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Winery Comparison Analysis

Aloft Winery
Use Permit #P16-00429
Summary of Location and Operation Criteria

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	APN 024-340-011 - 8.51 acres (Access Parcel); APN 024-340-0010 - 50.07 (Winery Parcel)
Proximity of Nearest Residence	861.6' (Hospitality Bldg); 805' (Production Bldg); 218' (Driveway)
Number of Wineries Located Within One Mile	Six wineries
Located Within the Napa Valley Business Park (AKA Airport Industrial Area)	No
Primary Road Currently or Projected to be Level of Service (LOS) D or Below	Cold Springs Road and Howell Mountain Road - LOS A or B
Primary Road a Dead End	Yes - Cold Springs Road ends as a Cul-De-Sac and connects to three driveways
Located Within a Flood Zone	No
Located Within a Municipal Reservoir Watershed	Yes - Lake Hennessey Domestic Water Supply Drainage
Located Within a State Responsibility Area or Fire Hazard Severity Zone	Yes - State Responsibility Area/High Fire Severity Zone
Located Within an Area of Expansive Soils	Low
Located Within a Protected County Viewshed	No
Result in the Loss of Sensitive Habitat	Driveway - Loss of five Napa False Indigo Plants - Mitigation Measure BIO-1 requires a replanting and monitoring program
OPERATIONAL CRITERIA	STAFF COMMENTS
Napa Green Certified or Other Related Program	Proposed to become certified as a Napa Green Winery and Napa Green Land
Percentage of Estate Grapes Proposed	20.9 +/- acres or 111 tons (18,315 gallons)
Number of Proposed Variances	None Requested
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Rooftop solar panels, solar water heating, cool/green roof, recycle and composting program, sustainable purchasing and shipping program, planting of shade trees, electric vehicle charging stations
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	Mitigation Measure Trans-1 & Trans-2 requires submittal of a Transportation Demand Management Plan (TDM) & annual ongoing monitoring
Violations Currently Under Investigation	No
High Efficiency Water Use Measures Proposed	Yes
Existing Vineyards Proposed to be Removed	2.3 +/- acres

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On-Site Employee or Farmworker Housing Proposed	No
Site Served by a Municipal Water Supply	No
Site Served by a Municipal Sewer System	No
Recycled Water Use Proposed	Treated process wastewater to be used for vineyard irrigation
New Vineyard Plantings Proposed	No
Hold & Haul Proposed: Temporary (Duration of Time) or Permanent	No
Trucked in Water Proposed	No

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BY APPOINTMENT WINERIES

Name	Bldg Size	Cave Size	Production	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Annual Visitation	Acres	Location
WOOLLS RANCH WINERY	20882	0	50000	60	350	18200	4640	76	22840	236.66	Hillside
SHUTTERS WINERY	9034	11600	50000	18	40	2080	1000	26	3080	13.36	Hillside
ROBERT FOLEY VINEYARDS	1760	12350	50000	10	60	3120	244	14	3364	13.04	Angwin
BUEHLER VINEYARDS	12187	0	50000	0	0	0	0	0	0	47.76	Hillside
BROWN ESTATE VINEYARDS	2704	6000	50000	2	2	104	220	9	324	130.46	Chiles Valley
OUTPOST WINES	9155	0	50000	30	180	9360	325	9	9685	37.61	Angwin
ITALICS WINERY	15880	16500	50000	20	50	2600	390	8	2990	45.98	MST
GAMBLE FAMILY VINEYARDS	32760	0	50000	30	300	15600	1410	34	17010	11.17	Valley Floor
LAST RESORT WINERY	9839	0	50000	20	140	7280	720	12	8000	55.44	Pope Valley
ALTAMURA WINERY	11800	3115	50000	0	20	1040	0	0	1040	58.59	Wooden Valley
REFUGE WINERY	18875	0	50000	124	868	45136	3370	115	48506	13.23	Valley Floor
PRIDE MOUNTAIN VINEYARDS	5400	14000	50000	20	20	1040	1060	49	2100	22.27	Hillside
LOKOYA	16712	0	50000	30	70	3640	720	24	4360	72.55	Hillside
ROBERT KEENAN WINERY	10006	0	50000	35	245	12740	1050	21	13790	147.39	Hillside
BENNETT LANE WINERY	17550	0	50000	32	200	10400	2495	55	12895	10	Valley Floor
WHEELER FARMS WINERY	31085	0	50000	32	224	11648	1452	52	13100	11.66	Valley Floor
TWO ROCKS WINERY	6950	20682	50000	6	15	780	920	13	1700	46.66	Hillside
HAGAFEN CELLARS	6800	0	50000	25	150	7800	725	12	8525	12.28	Valley Floor
NIEBAUM COPPOLA ESTATE NIEBAUM LN	30090	0	50000	20	15	780	1170	41	1950	78.76	Hillside
BALLENTINE WINERY	7400	0	50000	0	10	520	0	0	520	21.12	Valley Floor
NORMAN ALUMBAUGH WINERY	21052	0	50000	20	140	7280	244	8	7524	80.92	Pope Valley
CAIRDEAN WINERY	24370	16500	50000	25	175	9100	1400	50	10500	50.31	Hillside
REGUSCI WINERY	26500	0	50000	150	400	20800	1450	16	22250	162.6	Hillside
AVERAGE CALCULATION	15165	4380	50000	31	160	8306	1087	28	9394	59.99	
MEDIAN CALCULATION	12187	0	50000	20	140	7280	920	16	7524	46.66	
ALOFT WINERY (PROPOSED)	9550	28107	50000	20	80	4160	1510	30	5670	50.07	Angwin

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PRE-WDO WINERIES

Name	Bldg Size	Cave Size	Production	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Annual Visitation	Acres	Location
FOLIE A DEUX	9700	0	50000	50	350	18200	0	0	18200	3	Valley Floor
MADONNA ESTATE - MONT ST JOHN CELLARS	15280	0	50000	0	50	2600	0	0	2600	4.37	Carneros
AVERAGE CALCULATION	12490	0	50000	25	200	10400	0	0	10400	3.69	
MEDIAN CALCULATION	12490	0	50000	25	200	10400	0	0	10400	3.69	

ALOFT WINERY (PROPOSED)	9550	28107	50000	20	80	4160	1510	30	5670	50.07	Angwin
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NAPA VALLEY BUSINESS PARK (AKA AIRPORT INDUSTRIAL AREA) WINERY PERMITS

Name	Bldg Size	Cave Size	Production	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Total Visitors	Acres	Location
DAVID BUSBY WINERY	18162	0	50000	0	0	0	0	0	0	1.28	Industrial

ALOFT WINERY (PROPOSED)	9550	28107	50000	20	80	4160	1510	30	5670	50.07	Angwin
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