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WINERY COMPARISON ANALYSIS

Alta Napa Valley Vineyards
Permit #19-00372-UP #P19-00373-VAR
Summary of Location and Operation Criteria

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	22.65
Proximity of Nearest Residence	±290 north of project site
Number of Wineries Located Within One Mile	7
Located Within the Napa Valley Business Park (AKA Airport Industrial Area)	No
Primary Road Currently or Projected to be Level of Service D or Below	Silverado Trail
Primary Road a Dead End	none
Located Within a Flood Zone	Project site 100 year Flood zone AE; non-project site within the 100-year Flood Zone (floodway)
Located Within a Municipal Reservoir Watershed	No
Located Within a State Responsibility Area or Fire Hazard Severity Zone	No
Located Within an Area of Expansive Soils	No
Located Within a Protected County Viewshed	yes
Result in the Loss of Sensitive Habitat	No
OPERATIONAL CRITERIA	STAFF COMMENTS
Napa Green Certified or Other Related Program	None
Percentage of Estate Grapes Proposed	100
Number of Proposed Variances	1 - winery setback
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Generation of on-site renewable energy; Alternative fuel and electrical vehicles in fleet; Vehicle Miles Traveled (VMT) reduction; employees (owners) live on-site; onsite vineyard equipment; Energy-conserving lighting; Energy Star Roof/Living Roof/Cool Roof; Connection to recycled water; Install water-efficient fixtures; low-impact development; water efficient landscape; Recycle 75% of all waste; of shade trees, south side building elevation; Electrical Vehicle Charging Station(s); Site design that is oriented and designed to optimize conditions for natural heating, cooling and day lighting of interior spaces; maximize winter sun exposure; Limit the amount of grading and tree removal; use of recycled materials; and educate staff/visitors on sustainable practices; current use 70-80% cover crop; Retain biomass removed via pruning and thinning, participate at their Atlas peak property using cover crop and retain biomass; do not use fencing or wildlife restriction, and are planning the use of raptor boxes to control pests.

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Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	Alternative fuel and electrical vehicles in fleet; Vehicle Miles Traveled (VMT) reduction (with bike riding incentives, bus transportation for large marketing events)
Violations Currently Under Investigation	None
High Efficiency Water Use Measures Proposed	Yes
Existing Vineyards Proposed to be Removed	.51 acres
On-Site Employee or Farmworker Housing Proposed	owner/employees live on-site
Site Served by a Municipal Water Supply	No
Site Served by a Municipal Sewer System	No
Recycled Water Use Proposed	Yes
New Vineyards Plantings Proposed	None
Hold & Haul Proposed: Temporary (Duration of Time) or Permanent	No
Trucked in Water Proposed	No

Alta Napa Valley Vineyards
Permit #P19-00372-UP and P19-00373
Wineries Within One Mile of APN 039-270-005

Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Number of Marketing Events	Employees
MADOROM WINERY	2340 SILVERADO TRL	2,210	none	10,000	NO: no tours or tastings permitted	0	0	0
ELEVEN ELEVEN WINES	620 TRANCAS ST	28,004	none	100,000	APPT: tours & tastings by appointment only	140	9	3
BEAUCANON ESTATE	1006 MONTICELLO RD	2,805	none	70,000	NO: no tours or tastings permitted	0	0	4
CELANI FAMILY VINEYARDS	2230 BIG RANCH RD	2,150	none	10,000	NO: no tours or tastings permitted	0	0	0
JUDD'S HILL WINERY	2290 SILVERADO TRL	7,108	none	30,000	APPT: tours & tastings by appointment only	28	0	2
HERMAN WINERY	2120 BIG RANCH RD	15,550	none	24,000	APPT: tours & tastings by appointment only	10	18	4
HDV	588 TRANCAS ST	5,100	none	20,000	APPT: tours & tastings by appointment only	25	7	2

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Winery Comparison (10,000 - 11,000 Gallons)

BY APPOINTMENT WINERIES

Name	Bldg Size	Cave Size	Production	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing	Annual Visitation	Acres	Location
CIMAROSSA WINERY	5875	2500	10000	0	40	2080	400	11	2480	56.81	Angwin
DIAMOND MOUNTAIN WINERY	1408	1540	10000	25	25	1300	222	16	1522	54.69	hillside
PHIFER PAVITT FAMILY VINEYARDS	3360	0	10000	4	28	1456	110	9	1566	22.84	hillside
BOESCHEN WINERY	1360	5000	10000	10	70	3640	40	4	3680	18.47	hillside
MELKA WINERY	6359	0	10000	7	30	1560	160	3	1720	10.57	hillside
VINEYARD 22	1565	10050	10000	50	350	18200	270	9	18470	22.61	hillside
PALOMA VINEYARD	3613	0	10000	2	14	728	100	3	828	17.11	hillside
FUTO WINERY	14302	0	10000	10	25	1300	152	5	1452	40	hillside
JAMES COLE WINERY	3333	0	10000	20	72	3744	260	5	4004	10.67	hillside
BRAND NAPA VALLEY	7988	7700	10000	18	108	5616	1870	19	7486	42.26	hillside
KEEVER WINERY	7474	2800	10000	8	32	1664	420	15	2084	21.11	hillside
CELANI FAMILY VINEYARDS	2150	0	10000	0	0	0	0	0	0	20.11	valley floor
FAVIA ERICKSON WINEGROWERS	7085		10000	15	100	5200	600	18	5800	6.35	valley floor
CHANTICLEER WINERY	6900	8900	10000	10	70	3640	300	12	3940	40.06	valley floor
CANARD WINERY	3005		10000	10	70	3640	240	8	3880	24.69	valley floor
NEMEREVER WINERY	4092	3356	10000	10	24	1248	80	6	1328	10.08	valley floor
AVERAGE CALCULATION	4992	2989	10000	12	66	3439	327	9	3765	26.15	
MEDIAN CALCULATION	3853	2020	10000	10	36	1872	231	9	3680	20.11	
ALTA NAPA VALLEY		3689	10000	10	70	3640	100	4	3740	22.65	valley floor

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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
DIAMOND CREEK VINEYARDS	9000	0	10000	10	10	520	500	5	1020	69.86	hillside
HEITZ WINE CELLARS 2	6000		10000	0	0	0	0	0	0	74.03	valley floor
AVERAGE CALCULATION	7500	0	10000	5	5	260	250	3	510	71.95	
MEDIAN CALCULATION	7500	0	10000	5	5	260	250	3	0	74.03	
ALTA NAPA VALLEY		3689	10000	10	70	3640	100	4	3740	22.65	valley floor

Winery Name
Permit #
Winery Comparison (???? Gallons)

NAPA VALLEY BUSINESS PARK (AKA AIRPORT INDUSTRIAL AREA) WINERY PERMITS
SMALL WINERY EXEMPTION PERMITS

Name	Bldg Size	Cave Size	Production	Tours/ Tastings	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Total Visitors	Acres	Location
ARNS WINERY	800	0	10000	0	0	0	0	0	0	0	160	hillside
COMBS BROTHERS CELLARS	900	0	10000	0	0	0	0	0	0	0	18.8	valley floor
ALTA NAPA VALLEY		3689	10000	10	70	3640	100	4	3740	22.65	valley floor	