

“K”

## Winery Comparison Analysis

**Yountville Washington Street Winery**  
**Permit #P16-00083-UP**  
**Locational and Operational Criteria**

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	10.5 Acres
Proximity of Nearest Residence	475 feet (northwest)
Number of Wineries Located Within One Mile	10
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	No
Primary Road a Dead End	No
Located Within a Flood Zone	Yes
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	Yes
Located Within a Protected County Viewshed	No
Result in the Loss of Sensitive Habitat	No
OPERATIONAL CRITERIA	STAFF COMMENTS
Napa Green Certified or Other Related Program	The applicants plan to participate in the program
Percentage of Estate Grapes Proposed	17%
Number of Proposed Variances	None
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Yes, 11 Measures
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	No
Violations Currently Under Investigation	No
High Efficiency Water Use Measures Proposed	Yes; water efficient landscape and fixtures
Existing Vineyards Proposed to be Removed	Yes, approximately 1.9 acres
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	Yes
New Vineyards Plantings Proposed	No
Hold & Haul Proposed: Temporary (Duration of Time) or Permanent	No
Trucked in Water Proposed	No

Yountville Washington Street Winery  
Permit #P16-00083-UP  
Wineries within One Mile of APN 036-110-009

Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Number of Marketing Events	Employees
HOPPER CREEK WINERY	6204 Washington Street	3300	0	20000	NO	0	0	2
BELL WINE CELLARS	6200 Washington Street	11409	0	60000	APPT	250	28	15
McVICAR WINERY	6155 Solano Avenue	1200	0	20000	NO	0	0	1
CHATEAU CHEVRE WINERY	2030 Hoffman Lane	2310	0	5000	APPT	0	0	1
ELYSE WINERY	2100 Hoffman Lane	6650	0	60000	APPT	24	0	7
JOEL GOTT WINES	2055 Hoffman Lane	13490	0	120000	APPT	85	0	9
COMBS BROTHERS CELLARS	6075 Solano Avenue	900	0	10000	NO	0	0	0
BURGESS NAPA CELLARS	5445 Solano Avenue	14500	0	75000	NO	0	0	3
KEEVER WINERY	26 Vineyard View Drive	7474	2800	10000	APPT	32	15	2
CHANTICLEER WINERY	4 Vineyard View Drive	7978	8900	10000	APPT	75	12	3
PENDING WINERIES								
SLEEPING LADY	5337 Solano Avenue							

Yountville Washington Street Winery  
Permit # P16-00083  
APN 036-110-009

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
DAVID ARTHUR VINEYARDS	6900	6500	30000	20	35	1820	1377	13	3197	47.85	Valley Floor
GOOSECROSS CELLARS	7151	0	30000	50	350	18200	710	15	18910	11.31	Hillside
PARADIGM WINERY	4616	0	30000	10	15	780	30	1	810	26.25	Valley Floor
CHATEAU LANE WINERY	10548	0	30000	21	147	7644	270	9	7914	11.37	MST
DAVIS ESTATES	26445	15445	30000	20	168	8736	300	4	9036	114.32	Calistoga
JUDD'S HILL WINERY	7108	0	30000	8	28	1456	0	0	1456	20.05	Valley Floor
FANTESCA ESTATE	4700	6900	30000	18	100	5200	1205	43	6405	52.56	Hillside
CADE WINERY	12203	14290	30000	15	75	3900	750	15	4650	53.9	Hillside
FONTANELLA WINERY	7569	10400	30000	4	10	520	220	5	740	26.44	Hillside
HOURLGLASS WINERY	4700	0	30000	10	22	1144	550	16	1694	15	Calistoga
THE CAVES AT SODA CANYON	0	16000	30000	20	70	3640	1320	18	4960	10	Soda Canyon
HILLVIEW VINEYARD	7700	0	30000	16	112	5824	1430	27	7254	16.01	Valley Floor
FISHER WINERY	16200	0	30000	10	50	2600	575	23	3175	55.69	Calistoga
JOSEPH CELLARS	4941	15798	30000	75	525	27300	4560	106	31860	25.96	Calistoga
WALLIS FAMILY ESTATE	11711	0	30000	18	108	5616	225	3	5841	0	Hillside
HYDE WINERY	12552	0	30000	20	120	6240	400	11	6640	12.27	Carneros
YOUNG INGLEWOOD VINEYARDS	10575	0	30000	16	112	5824	1745	28	7569	16	St Helena
ROGERS WINERY	4998	0	30000	20	120	6240	300	10	6540	52.93	Valley Floor
EAGLE EYE WINERY	8800	0	30000	16	112	5824	1452	53	7276	13.16	Valley Floor
H & L WINERY	5000	0	30000	20	140	7280	400	11	7680	41.15	Valley Floor
DIOGENES RIDGE WINERY	3445	5800	30000	15	90	4680	1020	41	5700	12.94	Hillside
IDEOLOGY CELLARS	8523	0	30000	15	105	5460	240	7	5700	10.09	Valley Floor
CASTELLUCCI FAMILY WINERY	12376	0	30000	50	210	10920	830	19	11750	19.3	St Helena
MAHONEY WINERY	9410	0	30000	15	84	4368	450	12	4818	10.05	Carneros
SLEEPING GIANT WINERY	12745	0	30000	15	85	4420	300	6	4720	11.41	Carneros
AVERAGE CALCULATION	8674	3797	30000	21	121	6301	848	20	7149	28.11	
MEDIAN CALCULATION	7635	0	30000	17	107	5538	563	14	6405	16.01	
Yountville Washington St Winery	4784	0	30000	25	175	9100	400	11	9500	10.5	Valley Floor

**APN 036-110-009**

## PUBLIC WINERY PERMITS (PRE WDO)

[illegible]