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Winery Comparison Chart

Nights in White Satin
Use Permit #P22-00236
Criteria Summary

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	59.16 (winery parcel) and 61.56 (existing well parcel)
Proximity of Nearest Residence	600 feet plus to the northeast
Number of Wineries Located Within One Mile	4
Located Within the Napa Valley Business Park	No
Primary Road Currently or Projected to be Level of Service D or Below	TIS prepared
Primary Road a Dead End	No
Located Within a Flood Zone	No
Located Within a Municipal Reservoir Watershed	No
Located Within a State Responsibility Area or Fire Hazard Severity Zone	Local Responsibility Area
Located Within an Area of Expansive Soils	No
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	Proposed
Percentage of Estate Grapes Proposed	47%
Number of Proposed Variances	None
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	<p>Generation of on-site renewable energy, VMT Reduction Plan, including employee incentives and employee carpool/vanpool, exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 1, energy conserving lighting, connection to recycled water, install Water Efficient fixtures, water efficient landscaping, planting of shade trees within 40 feet of the south side of the building elevation, electric vehicle charging stations, site design that is oriented and designed to optimize conditions for natural heating, cooling, and day lighting of interior spaces, and to maximize winter sun exposure, limit the amount of grading and tree removal, Certified Green Business or Certified Napa Green Winery, Certified Napa Green Land, use of recycled materials, local food production, and education of staff and visitors on sustainable practices.</p>

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OPERATIONAL CRITERIA	STAFF COMMENTS
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	Yes
Violations Currently Under Investigation	No
High Efficiency Water Use Measures Proposed	Yes
Existing Vineyards Proposed to be Removed	Yes, 5.4 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	Not as part of the proposal. The recycled water pipeline terminated at Huichica Creek along Neuenschwader Road at the southeaastern property line, with potential future hookup
New Vineyards Plantings Proposed	No
Hold & Haul Proposed	No
Trucked in Water Proposed	No

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Winery Comparison 120,000 gallons per year

Name	Bldg Size	Cave size	Production	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Annual Visitation	Acres	Location	Pre-WDO
CLIFF LEDE VINEYARDS	26430	31300	120000	145	1015	52780	1355	18	54135	25.27	valley floor	Yes
FLORA SPRINGS WINE CO	23065	13500	120000	100	700	36400	14310	317	50710	203	hillside	Yes
PALISADES WINERY	32646	6000	120000	70	60	3120	1440	24	4560	149.71	Pope Valley	No
PEJU PROVINCE WINERY	26866	0	120000	0	450	23400	480	12	23880	30	valley floor	Yes
ZD WINES	22956	0	120000	225	1575	81900	1090	7	82990	5.75	valley floor	Yes

AVERAGE CALCULATION	26,393	10,160	120,000	108	760	39,520	3,735	76	43,255	82.75		
MEDIAN CALCULATION	26,430	6000	120,000	100	700	36,400	1,355	18	50,710	30		
NIGHTS IN WHITE SATIN	42,290	0	120,000	150	600	31,200	290	75	32,450	59.16	Carneros	No

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Summary of Operational Changes

Existing Conditions		Proposed Request	Net Change Analyzed
Visitation			
0 Visitors/Day	150 Visitors/Day	Net increase of 150 Visitors/Day	
0 Visitors/Week (average)	600 Visitors/Week	Net increase of 600 Visitors/Week	
0 Visitors/Year	31,200 Visitors/Year	Net increase of 31,200 Visitors/Year	
Marketing Program			
0 Total Events	19 Total Events	Net increase 19 Total Events	
0 Total Marketing Guests/Year	1,250 Marketing Guests/Year	Net increase 1,250 Marketing Guests	
No temporary events	5 events for 30 guests		
	10 events for 50 guests		
	4 events for 150 guests		
Employees			
Zero (0) full-time employees	25 full-time employees ten	25 full-time employees	
Zero (0) part-time employees	Ten (10) part-time	Ten (10) part-time employees	
Zero (0) seasonal employees	employees		