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Winery Comparison Analysis

Beau Vigne Winery
Permit #15-00200
Summary of Location and Operation Criteria

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	±7.96
Proximity of Nearest Residence	± 200 feet
Number of Wineries Located Within One Mile	19
Located Within the Napa Valley Business Park (AKA Airport Industrial Area)	Not located within industrial area
Primary Road Currently or Projected to be Level of Service D or Below	Silverado Trail section between Oak Knoll/Hardman indicate currently LOS C; one section expected to decrease to LOS D by 2030.
Primary Road a Dead End	
Located Within a Flood Zone	Property located outside the Flood Hazard Zone
Located Within a Municipal Reservoir Watershed	Project not located within Municipal Reservoir Watershed
Located Within a State Responsibility Area or Fire Hazard Severity Zone	Project located outside the State Responsibility Area and not within a Fire Hazard Severity Zone
Located Within an Area of Expansive Soils	Located on Coombs gravelly loam (2%-5% slopes) soils, well drained,
Located Within a Protected County Viewshed	Project is not located on slopes greater than 15%
Result in the Loss of Sensitive Habitat	Project not located within area of sensitive habitat
OPERATIONAL CRITERIA	STAFF COMMENTS
Napa Green Certified or Other Related Program	install photovoltaic/solar system; exceed Title 24 energy efficiency standards; build to CALGREEN TIER 2 standards; energy conserving lighting; energy star cool roof; bicycle racks; immediate access to existing class II bike trail; use water efficient fixtures; low impact development; storm water discharge controlled and routed to the existing vineyards; water efficient landscaping; recycling and use of composting; shade trees southerly building site; an electrical charging station; employ roof overhangs and tree plantings for passive heating and cooling; minimal grading; remove only ornamental, non-native trees; prominent old cedar tree will be retained;use recycled materials; education regarding sustainable practices; using 70% to 80% cover crop; retain biomass removed via pruning and thinning; practicing and no burning; and currently practicing the BMP' s at their vineyards on Soda Canyon.

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Percentage of Estate Grapes Proposed	5.93 acres planted in vineyards; proposes processing of 100% of onsite-grapes plus a ±9 acre vineyard on a parcel owned by applicant on Soda Canyon Rd.
Number of Proposed Variances	No variances proposed
Wastewater Processed On-Site	Process wastewater on-site
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Applicant intends to implement 16 of the GHG emission reduction measures including roof-mounted solar, CALGREEN Tier 2 construction; low impact development; recycling; composting; shad tree plantings; an electric charging station; and limited grading and tree removal.
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	bicycle incentives
Violations Currently Under Investigation	No violations on record
High Efficiency Water Use Measures Proposed	water efficient fixtures proposed.
Existing Vineyards Proposed to be Removed	.06 acres to be removed.
On-Site Employee or Farmworker Housing Proposed	No residential use proposed
Site Served by a Municipal Water Supply	No. Onsite groundwater
Site Served by a Municipal Sewer System	No. On-site waste disposal systems
Recycled Water Use Proposed	None proposed
New Vineyards Plantings Proposed	None proposed
Hold & Haul Proposed: Temporary (Duration of Time) or Permanent	None proposed
Trucked in Water Proposed	None proposed; reduction in water use proposed

Beau Vigne Family Winery
Permit #P15-00200
Wineries Within One Mile of APN 039-390-016

Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Number of Marketing Events	Employees
Name	Address	BldSz_Curr	CaveSize	Prod_Curr	Tour_Tast	Visit_Week	Visit_NmEv	EmployeeNum
DARIOUSH WINERY	4240 SILVERADO TRAIL	21252	0	100000	PUB	400	428	8
MONTICELLO CELLARS (CORLEY F	4242 BIG RANCH RD	11500	0	100000	PUB	84	0	6
BLACK STALLION	4089 SILVERADO TRL	43600	0	100000	PUB	350	0	2
ANDRETTI WINERY	4162 BIG RANCH RD	15500	0	100000	PUB	100	0	5
SIGNORELLO WINERY	4500 SILVERADO TR	2320	0	20000	APPT	120	12	4
RAZI WINERY	3106 SILVERADO TRL	4600	0	20000	APPT	50	0	0
SILVERADO HILL VINEYARD LLC	3031 SILVERADO TRL	27454	0	200000	APPT	490	126	24
LUNA VINEYARDS	2921 SILVERADO TR	16480	0	150000	APPT	420	77	15
HAGAFEN CELLARS	4176 SILVERADO TRL	6800	0	50000	APPT	150	12	6
REYNOLDS WINERY	3260 SILVERADO TRL	7800	0	20000	APPT	70	3	2
ROY ESTATE VINEYARDS	1220 SODA CANYON RD	10525	6500	12000	APPT	40	12	2
JAMES COLE WINERY	5010 SILVERADO TRL	3333	0	10000	APPT	72	5	2
ROBERT BIALI VINEYARDS	4036 BIG RANCH RD	19706	0	40000	APPT	10	2	6
KITCHAK WINERY	1096 HARDMAN AVE	6020	0	15000	APPT	140	26	3
CORONA WINERY	039190028000	31428	0	100000	APPT	280	80	24
KRUPP BROTHERS WINERY	3165 SILVERADO TRL	18875	0	50000	APPT	868	115	10

BEAU VIGNE FAMILY WINERY
Permit #P15-00200
Winery Comparison (15,000 Gallons)

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
CHECKERBOARD VINEYARDS	8498	19000	15000	22	75	3900	200	7	4100	85.27	hillside
DANCING HARES VINEYARD	4086	4885	15000	0	16	192	70	5	262	30.37	hillside
EEDEN VINEYARDS	3398	0	15000	4	8	416	130	5	546	7.1	hillside
KITCHAK WINERY	6020	0	15000	20	140	7280	680	26	7960	20.07	valley floor
MALDONADO WINERY	3692	2800	15000	12	30	1560	80	3	1640	11.14	hillside
REVANA WINERY	6624	0	15000	8	40	2080	258	12	2338	10.93	valley floor
ROBINSON FAMILY VINEYARDS	1086	2100	15000	4	8	416	180	8	596	20	valley floor
SAGE VINEYARDS	10797	0	15000	8	48	2496	484	27	2980	46.75	hillside
TWO SISTERS WINERY	9040	0	15000	0	10	520	130	5	650	10.16	valley floor
VILLA DEL LAGO	4877	2500	15000	20	30	1560	320	6	1880	44.85	hillside
BREMER FAMILY WINERY	6780	16136	15000	1	6	312	420	0	312	26.65	hillside
MJA WINERY	11921	5511	15000	15	75	3900	420	14	4320	17.78	hillside
AVERAGE CALCULATION	6402	4411	15000	10	41	2053	281	10	2299	27.59	
MEDIAN CALCULATION	6322	2300	15000	8	30	1560	229	7	1760	20.04	

Van Der Heyden (APPROVED)	1200		8000	0	0	0	0	0	0	7.96	valley floor
Beau Vigne (PROPOSED)	7580		14000	10	80	4160	360	14	4520	7.96	valley floor
	7580		14000	15	80	4160	360	14	4520	7.96	valley floor

Beau Vigne Family Winery
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Winery Comparison (15,000 Gallons)

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
SLOAN WINERY	3700	5593	15000	0	0	0	0	0	0	40.23	hillside
ELAN VINEYARDS	3040	0	15000	0	0	0	0	0	0	41.7	Atlas Peak
AVERAGE CALCULATION	3370	2797	15000	0	0	0	0	0	0	40.97	
MEDIAN CALCULATION	3370	2797	15000	0	0	0	0	0	0	40.97	

Van Der Heyden (APPROVED)	1200		8000	0	0	0	0	0	0	7.96	valley floor
Beau Vigne (PROPOSED)	7580		14000	10	80	4160	360	14	4520	7.96	valley floor
	7580		14000	15	80	4160	360	14	4520	7.96	valley floor

Beau Vigne Winery
Permit #P14-00200
Winery Comparison (15,000 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
NO VISITATION APPROVED												
GRIEVE FAMILY WINERY	6115	8000	15000	NO	0	0	0	100	3	100	59.66	hillside
STORYBOOK MOUNTAIN VINEYAR	2975	5400	15000	APPT	0	0	0	6	240	240	90.78	hillside
Van Der Heyden (APPROVED)	1200		8000	NO	0	0	0	0	0		7.96	valley floor
Beau Vigne (PROPOSED)	7580		14000	APPT	10	80	4160	360	14	4520	7.96	valley floor
	7580		14000	APPT	15	80	4160	360	14	4520	7.96	valley floor