

“M”

Winery Comparison Analysis

Baldacci Family Vineyards
Permit #P15-00422-UP / #P16-00295-VIEW
Locational and Operational Criteria

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	28.7
Proximity of Nearest Residence	750 feet (east)
Number of Wineries Located Within One Mile	17
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	No
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	Yes
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	25%
Number of Proposed Variances	None
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Yes, 15 Measures
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	Yes
Violations Currently Under Investigation	Yes
High Efficiency Water Use Measures Proposed	Yes; water efficient landscape and fixtures
Existing Vineyards Proposed to be Removed	Yes, approximately 1 acres
On-Site Employee or Farmworker Housing Proposed	Yes
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

Baldacci Family Vineyards
Permit # P15-00422-UP / #P16-00295-VIEW
Winery Comparison (35,000 to 45,000 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
JARVIS VINEYARDS	20424	51724	40000	50	350	18200	0	0	18200	124	Valley Floor
STAGLIN WINERY	28108	28483	36000	10	100	5200	740	9	5940	10.05	Calistoga
DEL BONDIO WINERY	700	0	38000	0	0	156	0	0	156	31.1	Valley Floor
HARTWELL WINERY	8000	5000	36000	24	120	6240	465	8	6705	29.81	Hillside
NEAL WINERY	8150	7132	35000	15	35	1820	300	7	2120	12.71	Hillside
PALMAZ WINERY	0	55000	35000	50	350	18200	130	3	18330	122.12	Calistoga
MADRIGAL VINEYARDS	7617	0	36000	4	20	1040	170	7	1210	10.16	Soda Canyon
ROBERT BIALI VINEYARDS	19706	0	40000	4	10	520	200	2	720	10.84	Valley Floor
SHIFFLETT ESTATE WINERY	3000	0	40000	20	56	2912	510	14	3422	46.2	Calistoga
ROCKY RIDGE WINERY	18280	16600	35000	8	40	2080	970	28	3050	20	Calistoga
NAPA HARVEST WINERY	5120	7440	36000	20	50	2600	140	4	2740	10.81	Hillside
B CELLARS	21552	22946	45000	60	250	13000	860	16	13860	11.53	Valley Floor
CEJA VINEYARDS	31758	0	45000	24	168	1176	4485	56	5661	10.42	Carneros
TENCH WINERY	6779	6245	42840	14	98	5264	150	3	5414	60.86	Valley Floor
AVERAGE CALCULATION	12800	14326	38560	22	118	5601	651	11	6252	36.47	
MEDIAN CALCULATION	8075	6688.5	37000	18	77	2756	250	7	4418	16.355	
Baldacci Family Vineyards	7474	18644	40000	100	700	36500	1420	34	37920	28.7	Valley Floor

Baldacci Family Vineyards
Permit # P15-00422-UP / P16-00295-VIEW
Winery Comparison (35,000 to 45,000 Gallons)

PUBLIC WINERY PERMITS (PRE WDO)

Name	Bldg Size	Cave Size	Production	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Total Visitors	Acres	Location
EAGLE TRACE*	26099	0	40,000	15	20	1040	360	16	1400	40	hillside
BENESSERE*	9994	0	40,000	0	4	208	0	0	208	42.61	valley floor
PESTONI FAMILY	7900	0	35000	20	150	7800	0	0	7800	5.47	valley floor
NEYERS VINEYARDS WINERY	8000	6800	40000	0	0	0	0	0	0	29.31	hillside
SWANSON VINEYARDS*	8480	0	42500	20	100	5200	0	0	5200	1.32	valley floor
AVERAGE CALCULATION	12095	1360	39,500	11	54.8	2849.6	72	3.2	2921.6	23.742	
MEDIAN CALCULATION	8480	0	39,500	15	20	2849.6	72	3.2	1400	29.31	
* Approved prior to the WDO by conduct tours & tastings by appointment											