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Winery Comparison Analysis

**Beautiful Day Winery
Permit #P15-00202-UP
Locational and Operational Criteria**

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	28.8 acres
Proximity of Nearest Residence	1,250 feet
Number of Wineries Located Within One Mile	21
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, 100-year and 500-year floodplain
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	No
Result in the Loss of Sensitive Habitat	No
OPERATIONAL CRITERIA	STAFF COMMENTS
Napa Green Certified or Other Related Program	No
Percentage of Estate Grapes Proposed	17.2 acres of vineyards on-site
Number of Proposed Variances	None
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Yes, water tolerant landscaping, recycle winery process waste for vineyard irrigation and use energy efficient lighting
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 fixtures
Existing Vineyards Proposed to be Removed	Yes, one acre to be removed
On-Site Employee or Farmworker Housing	Yes
Site Served by a Municipal Water Supply	No
Site Served by a Municipal Sewer System	No
Recycled Water Use Proposed	No
New Vineyards Plantings Proposed	No
Hold & Haul Proposed: Temporary (Duration of Time) or Permanent	No
Trucked in Water Proposed	No

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Wineries within One Mile of APN 020-180-037

Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Number of Marketing Events	Employees
BRIAN ARDEN	331 Silverado Trail	City of Calistoga	-	-	-	-	-	-
AUBERT WINERY	333 Silverado Trail	City of Calistoga	-	-	-	-	-	-
VINE CELLARS	810 Foothill Boulevard	City of Calistoga	-	-	-	-	-	-
FISHER WINERY	4771 N Silverado Trail	16,200	-	30,000	APPT	50	23	3
CLOS PEGASE INC	1060 Dunaweal Lane	20,000	19,000	200,000	PUB	725	0	10
GIRARD NAPA VALLEY	1077 Dunaweal Lane	39,604	-	200,000	APPT	294	9	25
CANARD WINERY	1016 Dunaweal Lane	3,005	-	10,000	APPT	70	8	3
PAOLETTI ESTATES WINERY	4501 Silverado Trail	3,604	6,500	16,000	APPT	10	3	2
STERLING VINEYARDS	1111 Dunaweal Lane	120,362	41,000	1,500,000	PUB	4808	547	46
TWOMEY CELLARS	1183 Dunaweal Lane	18,940	-	81,500	PUB	530	5	4
JOSEPH CELLARS	4455 N. St. Helena Highway	4,941	15,978	30,000	APPT	525	106	6
AZALEA SPRINGS WINERY	4301 Azalea Springs Way	8,591	3,016	12,500	APPT	125	14	2
FAIRVIEW ESTATES WINERY	4550 Silverado Trail	20,002	25,000	155,048	PUB	600	730	15
PHIFER PAVITT FAMILY VINEYARDS	4660 Silverado Trail	3,360	-	10,000	APPT	28	9	2
VENGE VINYARDS	4708 Silverado Trail	19,298	9,000	20,000	APPT	140	8	3
TEACHWORTH WINERY	4451 N. St. Helena Highway	800	-	5,000	NO	2	2	0
DIAMOND CREEK VINEYARDS	1500 Diamond Mountain Road	9,000	-	10,000	APPT	10	5	5
REVERIE ON DIAMOND MOUNTAIN	1520 Diamond Mountain Road	5,237	4,710	9,200	APPT	100	18	5
WALLIS FAMILY ESTATE	1670 Diamond Mountain Road	11,711	-	30,000	APPT	108	3	4
VON STRASSER WINERY	1510 Diamond Mountain Road	4,400	6,700	25,000	APPT	20	18	4

PENDING PROJECTS

MORRIS FAMILY WINERY	4199 Heitz Way							
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30,000 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
DAVID ARTHUR VINEYARDS	6900	6500	30000	20	35	1820	1377	13	3197	47.85	Valley Floor
GOSECROSS 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
FONTANELLA WINERY	7569	10400	30000	4	10	520	220	5	740	26.44	Hillside
HOURGLASS 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
DIODEGENES 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 LADY WINERY	3200	0	30000	20	140	7300	450	12	7750	104	Valley Floor
SLEEPING GIANT WINERY	12745	0	30000	15	85	4420	300	6	4720	11.41	Carneros
YOUNTVILLE WASHINGTON ST WINERY	4784	0	30000	25	175	9100	400	11	9500	10.5	Valley Floor
AVERAGE CALCULATION	8335	2956	30000	21	124	6467	798	19	7265	28.72	
MEDIAN CALCULATION	7360	0	30000	18	110	5720	450	12	6472.5	16.005	
Beautiful Day Winery	21243	0	30000	55	385	20020	1300	28	21320	28.8	Valley Floor

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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
COSENTINO WINERY	12850	0	30,000	50	350	18200	0	0	18200	4.29	Valley Floor
AVERAGE CALCULATION	12850	0	30000	50	350	18200	0	0	18200	4.29	
MEDIAN CALCULATION	12850	0	30000	50	350	18200	0	0	18200	4.29	
Beautiful Day Winery	21243	0	30000	55	385	20020	1300	28	21320	28.8	Valley Floor