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Winery Comparison Analysis

Robert Biale Vineyards
Permit #P16-00396
Summary of Location and Operation Criteria

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	10.84
Proximity of Nearest Residence	350 feet
Number of Wineries Located Within One Mile	15
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	Big Ranch Road
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	No
Located Within a Protected County Viewshed	located on relatively flat lands
Result in the Loss of Sensitive Habitat	re-purposing existing structures
OPERATIONAL CRITERIA	STAFF COMMENTS
Napa Green Certified or Other Related Program	not indicated
Percentage of Estate Grapes Proposed	100%
Number of Proposed Variances	none
Wastewater Processed On-Site	none
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	energy conserving lighting; use cooling roofing products in replacement; install water efficient fixtures; low impact development (re-purposing); water efficient landscaping; limit amount of grading to avoid existing trees; using recycled materials; education to staff and visitor on sustainable practices; use 70%-80% cover crop; retain biomass pruning materials by chipping material and reusing than burning;
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	During events, employees requested to carpool
Violations Currently Under Investigation	none
High Efficiency Water Use Measures Proposed	water efficient plumbing & water efficient landscaping in new patio
Existing Vineyards Proposed to be Removed	none
On-Site Employee or Farmworker Housing Proposed	none

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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	replanting, portion of vineyard currently fallow
Hold & Haul Proposed: Temporary (Duration of Time) or Permanent	none
Trucked in Water Proposed	none

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Wineries Within One Mile of APN 036-190-007

Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Number of Marketing Events	Employees
RAZI WINERY	3106 SILVERADO TRL	4600	0	20000	APPT	50	0	0
LUNA VINEYARDS	2921 SILVERADO TRL	16480	0	150000	APPT	420	77	15
BLACK STALLION	4089 SILVERADO TRL	43600	0	100000	PUB	350	0	2
SAM JASPER WINERY	4059 SILVERADO TRL	17093	0	20000	APPT	160	23	3
ANDRETTI WINERY	4162 BIG RANCH RD	15500	0	100000	PUB	100	0	5
DOMAINE MONTREAUX	4101 BIG RANCH RD	7956	0	20000	NO	0	0	2
CORONA WINERY	3165 SILVERADO TRL	31428	0	100000	APPT	280	80	24
BEAU VIGNE WINERY	4057 SILVERADO TRL	7580	0	14000	APPT	80	14	4
ELLMAN FAMILY WINERY	3286 SILVERADO TRL	0	0	0	APPT	70	27	9
FORTUNATI WINERY	986 SALVADOR AVE	2563	0	12000	APPT	70	11	10
REYNOLDS WINERY	3260 SILVERADO TRL	7800	0	20000	APPT	70	3	2
REFUGE WINERY	3150 SILVERADO TRL	18875	0	50000	APPT	868	115	10
MATERRA WINERY	4324 BIG RANCH RD	26118	0	85000	APPT	40	26	4
MONTICELLO CELLARS (CORLEY FAM	4242 BIG RANCH RD	11500	0	100000	PUB	84	0	6
SILVERADO HILL VINEYARD LLC	3031 SILVERADO TRL	27454	0	200000	APPT	490	126	24
ROBERT BIALI VINEYARDS	4036 BIG RANCH RD	19706	0	40000	APPT	10	2	6

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Winery Comparison (59,000-65,000 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
MENDING WALL (SILVERADO TRL WINERY)	33,630	0	60,000	60	210	10,920	1,020	18	11,940	20.89	valley floor
TAMBER BEY VINEYARDS	26,372	0	60,000	20	140	7,280	1,360	3	8,640	22.41	valley floor
MAXVILLE LAKE WINERY	23,662	14,995	59,000	130	370	19,240	3,950	369	23,190	247.45	Chiles Valle
PAUL HOBBS WINERY	17,625	0	60,000	30	210	10,920	400	4	11,320	90.03	MST
HUNNICUTT WINERY	11,237	14,100	60,000	32	168	8,736	2,720	56	11,456	15.10	hillside
ARKENSTONE VINEYARDS	15,528	25,000	60,000	30	210	10,920	708	18	11,628	42.53	Angwin
AVERAGE CALCULATION	21,342	9,016	59,833	50	218	11,336	1,693	78	13,029	73.07	

MEDIAN CALCULATION	20,644	7,050	60,000	31	210	10,920	1,190	18	11,542	32.47	
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ROBERT BIALI VINEYARDS (APPROVED)	19,706	0	40,000	4	10	520	200	2	720	10.84	valley floor
ROBERT BIALI VINEYARDS (EXISTING)	18,548	0	40,000	21/45	129	6,708	200	2	6,908	10.84	valley floor
ROBERT BIALI VINEYARDS (PROPOSED)	23,804	0	60,000	21/45	195	10,140	1,530	34	11,670	10.84	valley floor

ROBERT BIALE VINEYARDS
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Winery Comparison (59,000 -65,000 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
TURLEY WINE CELLARS	13,171	0	65,000	15	75	3,900	63	9	3,963	6.7	valley floor
ODETTE WINERY	17,680	8160	59,999	12	24	47,684	7,800	96	55,484	49.26	valley floor
ATALON WINERY	12,100	0	60,000	10	20	1,040	0	0	1,040	25.98	valley floor
BELL WINE CELLARS	11,409	0	60,000	100	250	12,020	1,760	28	13,780	7.84	valley floor
ATALON WINERY	12,100	0	60,000	10	20	1,040	0	0	1,040	25.98	valley floor
ELYSE WINERY	6,650	0	60,000	6	24	1,248	0	0	1,248	2.50	valley floor
STAGS LEAP WINE WINERY (DOUMANI 1)	20,739	3200	60,000	40	280	14,560	0	0	14,560	10.17	hillside
TRUCHARD VINEYARDS	1,632	8438	60,000	35	100	5,200	1,865	175	7,065	9.95	Carneros
AVERAGE CALCULATION	11,935	2475	60,625	29	99	10,837	1,436	39	12,273	17.30	
MEDIAN CALCULATION	12,100	0	60,000	14	50	4,550	32	5	4,157	10.06	

ROBERT BIALI VINEYARDS (APPROVED)	19,706	0	40,000	4	10	520	200	2	720	10.84	valley floor
ROBERT BIALI VINEYARDS (EXISTING)	18,548	0	40,000	21/45	129	6,708	200	2	6,908	10.84	valley floor
ROBERT BIALI VINEYARDS (PROPOSED)	23,804	0	60,000	21/45	195	10,140	1,530	34	11,670	10.84	valley floor

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NAPA VALLEY BUSINESS PARK (AKA AIRPORT INDUSTRIAL AREA) WINERY 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
BOURASSA WINERY	9,604	0	60,000	APPT	15	45	2,340	500	10	2,840	0	industrial
SPELLETICH WINERY	7,300	0	60,000	NONE	0	0	0	0	0	0	2	industrial

ROBERT BIALI VINEYARDS (APPROVED)	19706	0	40000	4	10	520	200	2	720	10.84	valley floor
ROBERT BIALI VINEYARDS (EXISTING)	18548	0	40000	APPT	21/45	129	6,708	2	6,908	10.84	valley floor
ROBERT BIALI VINEYARDS (PROPOSED)	23804	0	60000	APPT	21/45	195	10,140	34	11,670	10.84	valley floor