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## Winery Comparison Analysis & Summary of Changes

**B Cellars Winery**  
**Use Permit Modification Permit #P16-00423**  
**Summary of Location and Operation Criteria**

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	11.53 acres
Proximity of Nearest Residence	500 feet located to the East (Note: Hospitality activities are located in the building, on the outdoor patio located on the north side of winery building or on the lawn area adjacent to the production building)
Number of Wineries Located Within One Mile	13 wineries
Located Within the Napa Valley Business Park (AKA Airport Industrial Area)	N/A
Primary Road Currently or Projected to be Level of Service D or Below	N/A
Primary Road a Dead End	N/A
Located Within a Flood Zone	Yes - 100-year Flood Plain
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	Oakville Road is a viewshed road; No physical construction is being requested
Result in the Loss of Sensitive Habitat	No
OPERATIONAL CRITERIA	STAFF COMMENTS
Napa Green Certified or Other Related Program	Refer to Attachment E - Winery Sustainability Program
Percentage of Estate Grapes Proposed	4.10 acres of vineyards grown on-site
Number of Proposed Variances	N/A
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Incorporated into construction of winery as noted in original Use Permit Modification P12-00371-MOD (Refer to Attachment E for Existing Sustainability Programs)
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	Incorporated into construction of winery as noted in original Use Permit Modification - P12-00371-MOD (Refer to Attachment E for Existing Sustainability Programs)
Violations Currently Under Investigation	None
High Efficiency Water Use Measures Proposed	Yes
Existing Vineyards Proposed to be Removed	No
On-Site Employee or Farmworker Housing Proposed	No
Site Served by a Municipal Water Supply	No

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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

**B Cellars Winery**  
**Permit #P16-00423-MOD**  
**Wineries Within One Mile of APN 031-070-026**

Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Number of Marketing Events	Employees
OAKVILLE RANCH	7781 SILVERADO TRL	2354	0	5000	TST APPT	0	0	2
DALLA VALLE VINEYARDS	7776 SILVERADO TRL	7070	0	20000	NO	0	0	3
GROTH WINERY AND OAKCROSS VINEYARDS	750 OAKVILLE CROSS RD	49480	0	200000	APPT	180	77	24
MINER FAMILY WINERY	7850 SILVERADO TRL	19500	22000	300000	PUB	0	70	12
VILLA RAGAZZI	7878 MONEY RD	916	0	20000	NO	0	0	2
TWO ROCKS WINERY	135 LONG RANCH RD	6950	20682	50000	APPT	15	13	4
PLUMP JACK WINERY	620 OAKVILLE CROSS RD	7574	0	25000	PUB	140	0	5
TENCH WINERY	7631 SILVERADO TRL	6779	6245	42840	APPT	98	3	10
SCREAMING EAGLE WINERY	7557 SILVERADO TRL	22333	16000	20000	TST APPT	15	0	5
NEMEREVER WINERY	711 OAKVILLE CROSS RD	4092	3356	10000	APPT	24	6	1
GARGIULO WINERY	545 OAKVILLE CROSS RD	7,550	0	20000	APPT	70	1	3
VINE CLIFF WINERY	7400 SILVERADO TRL	7780	15000	48000	APPT	0	134	8
RUDD ESTATE WINERY	500 OAKVILLE CROSS RD	10088	22000	75000	APPT	250	33	15

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**Winery Comparison (45,000 to 48,000 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
Spring Mountain Vineyards	14000	19660	48000	0	0	0	0	0	0	233.35	Hillside
Vine Cliff Winery	7780	15000	48000	0	0	400	1916	134	2316	99.59	Hillside
Meadowood Lane Winery	9520	15000	48000	19	90	4680	1140	50	5820	14.7	Hillside
Napa Valley Reserve	26130	42000	48000	6	20	1040	4540	266	5580	63.7	Hillside
Del Dotto Family Winery	4200	15163	48000	0	200	10400	1146	31	11546	10	Valley Floor
Tom Eddy Winery	10200	21437	48000	0	20	1040	309	8	1349	14.59	Hillside
CaNani Winery	17923	15970	48000	0	200	10400	1146	31	11546	10.08	Valley Floor
Calistoga Artisan Village	9144	0	48000	40	240	12480	384	8	12864	21.97	Valley Floor
Titus Vineyard Winery	18763	0	48000	60	350	18200	1700	20	19900	31.77	Valley Floor
Ceja Vineyards	31758	0	45000	24	168	1176	4485	56	5661	10.42	Carneros
<b>AVERAGE CALCULATION</b>	<b>14942</b>	<b>14423</b>	<b>47700</b>	<b>15</b>	<b>129</b>	<b>5982</b>	<b>1677</b>	<b>60</b>	<b>7658</b>	<b>51.02</b>	
<b>MEDIAN CALCULATION</b>	<b>12100</b>	<b>15082</b>	<b>48000</b>	<b>3</b>	<b>129</b>	<b>2928</b>	<b>1146</b>	<b>31</b>	<b>11546</b>	<b>14.59</b>	

<b>B Cellars (Existing)</b>	<b>11047</b>	<b>22946</b>	<b>45000</b>	<b>60</b>	<b>250</b>	<b>13000</b>	<b>860</b>	<b>16</b>	<b>13860</b>	<b>11.53</b>	<b>Valley Floor</b>
<b>B Cellars (Proposed)</b>	<b>11047</b>	<b>22946</b>	<b>45000</b>	<b>80</b>	<b>450</b>	<b>23400</b>	<b>2235</b>	<b>71</b>	<b>25635</b>	<b>11.53</b>	<b>Valley Floor</b>

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**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
Chateau Boswell	7200	10860	48000	30	210	10920	0	0	10920	9.12	Hillside
Chateau Potelle	5790	0	48000	36	250	13000	0	0	13000	122.68	Hillside
<b>AVERAGE CALCULATION</b>	<b>6495</b>	<b>5430</b>	<b>48000</b>	<b>33</b>	<b>230</b>	<b>11960</b>	<b>0</b>	<b>0</b>	<b>11960</b>	<b>65.90</b>	
<b>MEDIAN CALCULATION</b>	<b>6495</b>	<b>5430</b>	<b>48000</b>	<b>33</b>	<b>230</b>	<b>11960</b>	<b>0</b>	<b>0</b>	<b>11960</b>	<b>65.90</b>	

<b>B Cellars (Existing)</b>	<b>11047</b>	<b>22946</b>	<b>45000</b>	<b>60</b>	<b>250</b>	<b>13000</b>	<b>860</b>	<b>16</b>	<b>13860</b>	<b>11.53</b>	<b>Valley Floor</b>
<b>B Cellars (Proposed)</b>	<b>11047</b>	<b>22946</b>	<b>45000</b>	<b>80</b>	<b>450</b>	<b>23400</b>	<b>2235</b>	<b>71</b>	<b>25635</b>	<b>11.53</b>	<b>Valley Floor</b>

## B Cellars Winery Summary of Changes

Existing Conditions	Proposed Request	Net Change Analyzed
<b>Visitation:</b>		
60 Visitors/Day	80 Visitors/Day	Net Increase of 20 Visitors/Day
250 Visitors/Week	450 Visitors/Day	Net Increase of 200 Visitors/Week
13,000 Visitors/Year	23,400 Visitors/Year	Net Increase of 10,400 Visitors/Year
<b>Marketing Program:</b>		
12 Events/Year @ 30 Guests	35 Events/Year @ 12 Guests	
2 Events/Year @ 100 Guests	26 Events/Year @ 40 Guests	
2 Events/Year @ 150 Guests	9 Events/Year @ 75 Guests	
	1 Event/Year @ 100 Guests	
16 Total Events	71 Total Events	Net Increase: 55 Total Events
860 Total Guests/Year	2,235 Total Guests/Year	Net Increase: 1,375 Total Guests/Year
<b>Number of Employees:</b>		
8 Full-Time (M-F)	12 Full-Time (M-F)	Net Increase of 4 Full-Time Emp.