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Winery Comparison Analysis & Summary of Changes

Caldwell Vineyards Winery Modification
Permit #P17-00074
Summary of Location and Operation Criteria

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	±42.96 acres and ±40.11 acres
Proximity of Nearest Residence	1,000 feet
Number of Wineries Located Within One Mile	FOUR (4)
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	NO
Primary Road a Dead End	YES
Located Within a Flood Zone	NO
Located Within a Municipal Reservoir Watershed	NO
Located Within a State Responsibility Area or Fire Hazard Severity Zone	YES
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	100
Number of Proposed Variances	0
Wastewater Processed On-Site	YES

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<p>Voluntary Greenhouse Gas Emission Reduction Measures Proposed</p>	<p>Voluntary best management practices proposed: intend to use energy conserving lighting and connect to recycled water and already do: energy star roof/living roof/cool roof; connection to recycled water; install water efficient fixtures; low impact development; water efficient landscape; recycle 75% of all waste; compost 75% food and garden material; implement a sustainable purchasing and shipping programs; site design that is oriented and designed to optimize conditions for natural heating, cooling, and day lighting of interior spaces, and to maximize winter sun exposure, such as a cave; limit the amount of grading and tree removal during construction of the required access road improvements; local food production; education to staff and visitors on sustainable practices; use 70-80% cover crop; and retain biomass removed via pruning and thinning by chipping the material and reusing it rather than burning on-site. All winery activities are conducted within an existing cave which has been oriented to the south where the portal entry is shaded trees.</p>
<p>Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed</p>	<p>NO</p>
<p>Violations Currently Under Investigation</p>	<p></p>
<p>High Efficiency Water Use Measures Proposed</p>	<p>YES</p>
<p>Existing Vineyards Proposed to be Removed</p>	<p>NO</p>
<p>On-Site Employee or Farmworker Housing Proposed</p>	<p>NO</p>
<p>Site Served by a Municipal Water Supply</p>	<p>NO</p>
<p>Site Served by a Municipal Sewer System</p>	<p>NO</p>
<p>Recycled Water Use Proposed</p>	<p>NO</p>
<p>New Vineyards Plantings Proposed</p>	<p>NO</p>
<p>Hold & Haul Proposed: Temporary (Duration of Time) or Permanent</p>	<p>NO</p>
<p>Trucked in Water Proposed</p>	<p>NO</p>

Caldwell Vineyards
Permit #17-00074
Winery Comparison (30,000-35,000 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
CASTELLUCCI FAMILY WINERY	12376	0	30000	50	210	10920	830	19	11750	19.3	valley floor
HILLVIEW VINEYARD	7700	0	30000	16	112	5824	1430	27	7254	16.01	valley floor
YOUNTVILLE WASHINGTON STREET WINERY	5264		30000	25	175	9100	400	11	9500	10.5	valley floor
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FANTESCA ESTATE	4700	6900	30000	18	100	5200	1205	43	6405	52.56	hillside
JUDD'S HILL WINERY	7108	0	30000	8	28	1456	0	0	1456	20.05	valley floor
CHATEAU LANE WINERY	10548	0	30000	21	147	7644	270	9	7914	11.37	MST
FONTANELLA WINERY	7569	0	30000	4	10	520	220	5	740	26.44	hillside
H and L WINERY	5000	0	30000	20	140	7280	400	11	7680	41.15	valley floor
DAVIS ESTATES	26445	15445	30000	0	168	8736	300	4	9036	114.32	hillside
WALLIS FAMILY ESTATE	11711	0	30000	18	108	5616	225	3	5841	0	hillside
EAGLE EYE WINERY	8800	0	30000	16	112	5824	1452	53	7276	13.16	Gordon Valley
NAPA CUSTOM CRUSH / CAVES AT SODA CYN	0	16000	30000	20	70	3640	1320	18	4960	10	Soda Canyon
VIADER VINEYARDS	4714	14100	32000	0	0	288	36	3	324	45.84	hillside
PALMAZ WINERY	0	55000	35000	50	350	18200	130	3	18330	122.12	hillside
NEAL WINERY	8150	7132	35000	15	35	1820	300	7	2120	12.71	Angwin
ROCKY RIDGE WINERY	18280	16600	35000	8	40	2080	970	28	3050	20	Angwin
MADRIGAL VINEYARDS	7617	0	36000	4	20	1040	170	7	1210	10.16	valley floor
STAGLIN WINERY	28108	28483	36000	10	100	5200	740	9	5940	10.05	valley floor
HARTWELL WINERY	8000	5000	36000	24	120	6240	465	8	6705	29.81	valley floor
NAPA HARVEST WINERY	5120	7440	36000	20	50	2600	140	4	2740	10.81	Wooden Valley
DEL BONDIO WINERY	7000		38000		3	156	0	0	156	31.1	valley floor
AVERAGE CALCULATION	9067	9058	32227	18	103	5386	270	13	5904	29.00	
MEDIAN CALCULATION	7593	5000	30000	18	104	5408	350	9	5401	16.36	
CALDWELL VINEYARDS (Approved)	0	18,438	25,000	8	40	2,080	13	2	2,340	42.96	MST
CALDWELL VINEYARDS (Proposed)	0	21,865	35,000	60	420	21,840	1,040	19	22,880	42.96	MST

Caldwell Vineyards Winery
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Winery Comparison (30,000 -35,000 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
PARADIGM WINERY	4616	0	30000	10	15	780	30	1	810	26.25	valley floor
STAR VINEYARDS	2800	0	30000	0	20	1040	0	0	1040	1.44	valley floor
GOSECROSS CELLARS	7151	0	30000	50	350	18200	710	15	18910	11.31	valley floor
PESTONI FAMILY	7900	0	35000	20	150	7800	0	0	7800	5.47	valley floor
AVERAGE CALCULATION	5617	0	31250	20	134	6955	185	4	7140	11.12	
MEDIAN CALCULATION	5884	0	30000	15	85	4420	15	1	7800	5.47	
CALDWELL VINEYARDS (Approved)	0	18438	25000	8	40	2080	270	13	2350	42.96	MST
CALDWELL VINEYARDS (Proposed)	0	21865	35000	60	420	21840	1040	19	22880	42.96	MST

CALDWELL VINEYARDS WINERY MODIFICATION #P17-00074
SUMMARY OF CHANGES

Existing Conditions	Proposed Request	Net Change Analyzed
Visitation:		
8 Visitors/Day	60 Visitors/Day	Net increase of 52 Visitors/Day
40 Visitors/Week	420 Visitors/Week	Net increase of 380 Visitors/Week
2080 Visitors/Year	21,840 Visitors/Year	Net increase of 19,760 Visitors/Year
Marketing Program		
10 promotional Events/year @ max. 10 guests	12 small events/year @ 28 guests	
Two(2) Release Events/year @ max. 60 guests	3 small events/year @ max. 68 guests	
One (1) wine auction event/year @ max. 50 guests	3 medium events/year @ max. 100 guests	
	One (1) large event/year @ max. 200 guests	
13 Total Events	19 Total Events	Net increase 6 Total Events
270 Total Marketing Guests/Year	1040 Guests/year	Net increase 770 guests
Two (2) full-time employees	six (6) full time employees	Net increase of four (4) full-time employees
Two (2) part-time employees	six (6) part-time employees	Net increase of four (4) full-time employees