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Winery Comparison Analysis

Boyd Family Vineyards Winery
Permit #P17-00379-UP
Summary of Location and Operation Criteria

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	21.88 Acres
Proximity of Nearest Residence	100 feet
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	Partially
Located Within a Municipal Reservoir Watershed	Yes
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	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	± 33%
Number of Proposed Variances	None
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Yes, 11
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 efficiency fixtures
Existing Vineyards Proposed to be Removed	
On-Site Employee or Farmworker Housing Proposed	No
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	Yes, permanent
Trucked in Water Proposed	No

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Winery Comparison 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
IDEOLOGY CELLARS	8523	0	30000	15	105	5460	240	7	5700	10.09	Valley Floor
JOSEPH CELLARS	4941	15798	30000	75	525	27300	4560	106	31860	25.96	hillside
CADE WINERY	12203	14290	30000	15	75	3900	750	15	4650	53.9	Angwin
DARMS LANE WINERY	11251	11771	30000	24	150	7800	1414	54	9214	49.16	Valley Floor
ROGERS WINERY	4998	0	30000	20	120	6240	300	10	6540	52.93	hillside
DIOGENES RIDGE WINERY	3445	5800	30000	15	90	4680	1020	41	5700	12.94	Angwin
FISHER WINERY	16200	0	30000	10	50	2600	575	23	3175	55.69	Valley Floor
HOURGLASS WINERY	4700	10400	30000	10	22	1144	550	16	1694	15	hillside
CORBETT VINEYARDS	8243	4000	30000	0	10	520	140	4	660	56.48	hillside
DAVID ARTHUR VINEYARDS	6900	6500	30000	20	35	1820	1377	13	3197	47.85	hillside
SLEEPING GIANT	12745	0	30000	10	85	4420	300	6	3212	11.41	Calistoga
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	0	30000	25	175	9100	400	11	9500	10.5	Valley Floor
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
H and L Winery	5000	0	30000	20	140	7280	400	11	7680	41.15	Valley Floor
AVERAGE CALCULATION	8206	4716	30000	21	118	6149	943	25	6998	31.86	
MEDIAN CALCULATION	7404	2000	30000	16	95	4940	663	16	5175	33.95	
BOYD FAMILY VINEYARDS WINERY	4,200	0	30000	15	40	2080	400	11	2480	21.88	Valley Floor

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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
CONSTENTINO WINERY	12850	0	30000	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	