

**Maldonado Winery  
P17-00101-MOD  
Summary of Location and Operation Criteria**

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	±11.4 ac
Proximity of Nearest Residence	±300 feet
Number of Wineries Located Within One Mile	Seven
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	No
Located Within a Municipal Reservoir Watershed	No
Located Within a State Responsibility Area or Fire Hazard Severity Zone	Napa County SRA
Located Within an Area of Expansive Soils	No
Located Within a Protected County Viewshed	Yes
Result in the Loss of Sensitive Habitat	None
OPERATIONAL CRITERIA	STAFF COMMENTS
Napa Green Certified or Other Related Program	No
Percentage of Estate Grapes Proposed	100%
Number of Proposed Variances	None
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Energy Conserving lighting; compost 75% food and garden material (grape pomace on site or taken to Upper Valley for recycling); site design that is oriented and designed to optimize conditions for natural heating, cooling and day lighting of interior spaces and to maximum winter sun exposure, such as a cave; use 70-80% cover crop.
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	None
Violations Currently Under Investigation	None
High Efficiency Water Use Measures Proposed	None
Existing Vineyards Proposed to be Removed	None
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	No
New Vineyards Plantings Proposed	No
Hold & Haul Proposed: Temporary (Duration of Time) or Permanent	No
Trucked in Water Proposed	No

**Maldonado Winery**  
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**Wineries Within One Mile of APN: 017-140-039**

Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Number of Marketing Events	Employees
VINCENT ARROYO WINERY	2361 GREENWOOD AVE	9586	0	70000	APPT	350	20	10
CHATEAU MONTELENA WINERY	1429 TUBBS LN	18162	25900	128000	PUB	0	0	20
AMICI CELLARS	3130 OLD LAWLEY TOLL RD	5000	0	20000	APPT	5	6	1
JERICO CANYON WINERY	3320 OLD LAWLEY TOLL RD	7160	4100	20000	APPT	15	4	2
CARVER SUTRO WINERY	3106 PALISADES RD	3265	6700	20000	APPT	120	10	3
VINCENT ARROYO WINERY #2	2280 GREENWOOD AVE	4714	0	9520	TST APPT	0	0	0
CALISTOGA ARTISAN VILLAGE	TUBBS LAND/BENNETT LANE	0	0	48000	APPT	240	8	16
MALDONADO WINERY	3070 OLD LAWLEY TOLL RD	3692	2800	15000	APPT	30	3	0

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**Winery Comparison (15,000-30,000 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
TWO SISTERS WINERY	9040	0	15000	0	10	520	130	5	650	10.16	valley floor
O'SHAUGHNESSY WINERY	6891	11600	15000	20	7	365	80	4	445	63.31	Angwin
CHECKERBOARD VINEYARDS	8498	19000	15000	22	75	3900	200	7	4100	85.27	hillside
REVANA WINERY	6624	0	15000	8	40	2080	258	12	2338	10.93	valley floor
EEDEN VINEYARDS	3398	0	15000	4	8	416	130	5	546	7.1	hillside
ROBINSON FAMILY VINEYARDS	1086	2100	15000	4	8	416	180	8	596	20	valley floor
SAGE VINEYARDS	10797	0	15000	8	48	2496	484	27	2980	46.75	hillside
TAYLOR FAMILY VINEYARDS	2000		15000	17	119	6188	375	11	6563	21.15	valley floor
KITCHAK WINERY	6020	0	15000	20	140	7280	680	26	7960	20.07	valley floor
DANCING HARES VINEYARD	4086	4885	15000	0	16	192	70	5	262	30.37	hillside
CALLA LILY ESTATE AND WINERY	7630	0	16000	15	75	3900	430	9	4330	54.11	Pope Valley
PAOLETTI ESTATES WINERY	3604	6400	16000	10	10	520	30	3	550	17.87	valley floor
PILLAR ROCK WINERY	6534	6779	16000	0	40	2080	1048	90	3128	114.38	hillside
KATHRYN HALL WINERY	4600	13240	18000	15	105	5460	630	26	6090	40.05	hillside
OVID VINEYARDS	12363	0	18000	35	245	12740	390	8	13130	161.1	hillside
RENTERIA WINERY	11275	8869	18000	0	56	2912	392	7	3304	55.12	hillside
VIN ROC WINERY	2000	2000	18000	0	8	416	0	0	416	32.31	Atlas Peak
VINEYARD 7 AND 8	9013	5300	19200	15	105	5460	320	8	5780	39.66	hillside
JERICOHO CANYON WINERY	7160	4100	20000	10	15	780	120	4	900	131.05	hillside
AMICI CELLARS	5000	0	20000	25	5	260	100	6	360	11.97	hillside
ENVY WINES	7242	0	20000	8	56	2912	1460	26	4372	18.76	valley floor
ADAMVS	14509	6000	20000	32	150	7800	521	11	8321	68.33	Angwin
YOUNG WINERY	8384	0	20000	1	2	104	0	0	104	99.88	Pope Valley
CLARK CLAUDON VINEYARD	6277	4100	20000	4	8	416	220	7	636	67.25	hillside
BEHRENS FAMILY WINERY	7319	0	20000	32	224	11648	340	8	11988	19.96	hillside
VENGE VINEYARDS	19298	9000	20000	20	140	7280	180	8	7460	12.37	valley floor

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**Winery Comparison (15,000-30,000 Gallons)**

Name	Bldg Size	Cave Size	Production	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Annual Visitation	Acres	Location
THE VINEYARDIST	5700	7500	20000	15	20	1040	300	10	1340	40	hillside
BROMAN CELLARS	3648	4375	20000	2	10	520	195	10	715	11.47	hillside
MERUS WINES	4580	6947	20000	25	125	6500	130	10	6630	52.58	hillside
V MADRONE WINERY	6461	0	20000	20	90	4680	570	12	5250	7.85	hillside
SCHWEIGER VINEYARDS	15664	0	20000	8	48	2496	125	3	2621	45.04	hillside
MORLET FAMILY ESTATE	4121	5000	20000	12	25	1300	185	8	1485	10.18	hillside
WILLIAM COLE WINERY	5040	4000	20000	5	10	520	185	8	705	5.72	hillside
ABREU VINEYARDS	5144	13200	20000	0	12	624	170	7	794	33.62	Angwin
HOWELL AT THE MOON WINERY	2495	0	20000	4	10	520	170	7	690	20.36	Angwin
BRAVANTE WINERY	8100	2300	20000	4	20	1040	220	8	1260	20.44	Angwin
MANSFIELD WINERY	15688	0	20000	20	120	6240	624	19	6864	2	hillside
MARCIANO WINERY	10675	0	20000	15	75	3900	375	7	4275	55.59	hillside
CORISON WINERY	9480	0	20000	25	10	520	106	8	626	9.5	valley floor
FOLEY JOHNSON WINERY	20616	0	20000	50	350	18200	1700	56	19900	39.78	valley floor
MARTIN ESTATE	5420	0	20000	25	25	1300	312	16	1612	11.57	valley floor
3646 SMR VINEYARD	10456	0	20000	12	84	4368	584	27	4952	56.75	hillside
PERATA WINERY	4780	0	20000	20	50	2600	320	14	2920	47.69	valley floor
KAPCSANDY WINERY	11820	0	20000	6	36	1872	1020	27	2892	19.47	valley floor
COLGIN PARTNERS WINERY	18686	0	20000	10	25	1300	175	5	1475	124.81	hillside
LODESTONE VINEYARDS	8752	7230	20000	35	245	12740	390	8	13130	42.1	hillside
GANDONA WINERY	4205	4716	20000	6	18	936	125	6	1061	114.72	hillside
RELIC WINERY	8641	2458	20000	20	120	4180	278	11	4458	10.31	Soda Canyon
VIOLET VINEYARD	5666	0	20000	10	12	624	560	14	1184	13.52	valley floor
HDV	5100	0	20000	10	25	1300	210	7	1510	18.14	valley floor
DEL DOTTO WINERY	7422	2364	20000	10	50	2600	500	10	3100	6.65	MST
SAM JASPER WINERY	17400		20000	25	160	8320	550	23	8870	10.23	valley floor
CHATEAU 15 WINERY	2828	11338	20000	4	36	1872	460	14	2332	12.33	MST
V-12 WINERY	1800	7000	22500	16	36	1872	300	5	2172	42.38	Soda Canyon
EDGE HILL ESTATE WINERY	13450	5000	24000	0	60	3120	315	7	3435	23.4	hillside



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<b>AVERAGE CALCULATION</b>	<b>8541</b>	<b>3421</b>	<b>21786</b>	<b>15</b>	<b>82</b>	<b>4234</b>	<b>499</b>	<b>15</b>	<b>4733</b>	<b>36.09</b>	
<b>MEDIAN CALCULATION</b>	<b>7026</b>	<b>0</b>	<b>20000</b>	<b>15</b>	<b>50</b>	<b>2600</b>	<b>315</b>	<b>9</b>	<b>3128</b>	<b>20.44</b>	
<b>MALDONADO WINERY (APPROVED)</b>	3692	2800	15000	12	30	1560	80	3	1640	11.14	hillside
<b>MALDONADO WINERY (EXISTING)</b>	84	2800	15,000	12	30	1560	80	3	1640	11.14	hillside
<b>MALDONADO (PROPOSED)</b>	3692	2800	30,000	12	30	1560	80	3	1640	11.14	hillside

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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
LA JOTA VINEYARD	5000	5700	20000	0	4	208	0	0	208	6.57	Angwin
SEAVEY VINEYARD	12085	0	20000	15	6	312	50	1	362	143.42	hillside
DANA ESTATES	8886	19000	20000	6	20	1040	240	4	1280	26.54	valley floor
TRES SABORES	2150	780	20000	4	4	208	0	0	208	24.7	hillside
PINA CELLARS	3000	0	20000	0	30	1560	0	0	1560	23.19	hillside
THE TERRACES	1964	0	20000	2	10	520	0	0	520	21.19	hillside
SCREAMING EAGLE WINERY	22333	16000	20000	5	15	780	0	0	780	73.13	valley floor
SIGNORELLO WINERY	2320	0	20000	20	120	6240	240	12	6480	56.59	valley floor
RAZI WINERY	4600	0	20000	15	50	2600	0	0	2600	14.55	valley floor
SODARO WINERY	4900	0	20000	0	0	0	148	13	148	21.3	MST
THEOREM WINERY	23458	0	20000	15	105	5460	220	4	5680	41.45	hillside
SULLIVAN FAMILY ESTATE	5894	0	22500	0	7	364	0	0	364	26.17	valley floor
SADDLEBACK CELLARS	5749	0	24000	15	100	5200	850	5	6050	16.96	valley floor
CHATEAU CHEVALIER WINERY	3500	0	24500	0	0	0	0	0	0	48.86	hillside
VON STRASSER WINERY	4400	6700	25000	40	20	1040	440	18	1480	35.81	hillside
COSENTINO WINERY	12850	0	30,000	50	350	18200	0	0	18200	4.29	Valley Floor
<b>AVERAGE CALCULATION</b>	<b>7693</b>	<b>3011</b>	<b>21625</b>	<b>12</b>	<b>53</b>	<b>2733</b>	<b>137</b>	<b>4</b>	<b>2870</b>	<b>36.55</b>	
<b>MEDIAN CALCULATION</b>	<b>4950</b>	<b>0</b>	<b>20000</b>	<b>6</b>	<b>18</b>	<b>910</b>	<b>0</b>	<b>0</b>	<b>1030</b>	<b>25.44</b>	
<b>MALDONADO WINERY (APPROVED)</b>	3692	2800	15000	12	30	1560	80	3	1640	11.14	hillside
<b>MALDONADO WINERY (EXISTING)</b>	84	2800	15,000	12	30	1560	80	3	1640	11.14	hillside
<b>MALDONADO (PROPOSED)</b>	3692	2800	30,000	12	30	1560	80	3	1640	11.14	hillside





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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
<b>NO VISITATION WINERIES</b>												
TOAD HALL CELLARS	5360	6000	30000	NO	0	0	0	0	0	0	35.16	valley floor
W H SMITH WINES	798	4730	20000	NO	0	0	0	148	13	148	41.64	Angwin
SLOAN WINERY	3700	5593	15000	NO	0	0	0	0	0	0	40.23	hillside
ELAN VINEYARDS	3040	0	15000	NO	0	0	0	0	0	0	41.7	Atlas Peak
GRIEVE FAMILY WINERY	6115	8000	15000	NO	0	0	0	100	3	100	59.66	hillside
WOODBIDGE WINERY	0	10985	19000	NO	0	0	0	0	0	0	40	hillside
LONGMEADOW RANCH WINERY	16500	6100	16000	PVT	0	0	0	144	12	144	54.71	hillside
OBRIEN FAMILY VINEYARD	4200	0	20000	NO	0	0	0	0	0	0	26.93	valley floor
KATES VINEYARD	1200	0	20000	NO	0	0	0	0	0	0	4.15	valley floor
CANDLESTICK RIDGE VINEYARD	3018	0	20000	NO	0	0	0	0	0	0	40.47	Angwin
ANTHEM WINERY AND VINEYARDS	1680	0	30000	NO	0	0	0	260	52	260	27.23	hillside
DALLA VALLE VINEYARDS	7070	0	20000	NO	0	0	0	0	0	0	26.61	hillside
AETNA SPRING CELLARS	2500	0	20000	TST APPT	0	0	0	0	0	0	41.18	Pope Valley
VILLA HELENA	5012	0	20000	NO	15	20	1040	70	2	1110	4.47	valley floor
DOMAINE MONTREAUX	7956	0	20000	NO	0	0	0	0	0	0	31.7	valley floor
WHITFORD CELLARS	4291	1414	20000	NO	0	0	0	0	0	0	43.36	MST
<b>MALDONADO WINERY (APPROVED)</b>	3692	2800	15000	APPT	12	30	1560	80	3	1640	11.14	hillside
<b>MALDONADO WINERY (EXISTING)</b>	84	2800	15,000	APPT	12	30	1560	80	3	1640	11.14	hillside
<b>MALDONADO (PROPOSED)</b>	3692	2800	30,000	APPT	12	30	1560	80	3	1640	11.14	hillside

**Maldonado Winery**  
**P17-00101-MOD**  
**Summary of Changes**

VISITATION:	Approved (by Appointment)	Proposed (by appointment)	Change
Daily visitation	limited to 4 per day with a maximum of 12 people per day, average of 10 tasting per week not to exceed 30 people per week, not to exceed 20 tastings per week	No Change Proposed	n/a
MARKETING PROGRAM	Approved	Proposed	Change
	limited to two appointments per year (weekends only) with a maximum of 25 people	No Change Proposed	n/a
	two wine and food events per year (weekends only), for members of the wine trade only, a	No Change Proposed	n/a
	one harvest event per year (weekends only) with a maximum of 50 people	No Change Proposed	n/a
Total Events	5	No Change Proposed	n/a
Total Marketing Guests/year	130	No Change Proposed	n/a
EMPLOYEES	Approved	Proposed	Change
	One part-time employees	One full--time and two part time employees	Net increase of one full-time and one part-time
PRODUCTION CAPACITY	APPROVED	PROPOSED	NET INCREASE
	15,000 Gallons/year	30,000 Gallons/year	15,000 Gallons/year