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Winery Comparison Analysis and 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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Voluntary Greenhouse Gas Emission Reduction Measures Proposed	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.
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	NO
Violations Currently Under Investigation	
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
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

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	12,376	0	30,000	50	210	10,920	830	19	11,750	19.30	valley floor
HILLVIEW VINEYARD	7,700	0	30,000	16	112	5,824	1,430	27	7,254	16.01	valley floor
YOUNTVILLE WASHINGTON STREET WINERY	5,264		30,000	25	175	9,100	400	11	9,500	10.50	valley floor
FANTESCA ESTATE	4,700	6,900	30,000	18	100	5,200	1,205	43	6,405	52.56	hillside
JUDD'S HILL WINERY	7,108	0	30,000	8	28	1,456	0	0	1,456	20.05	valley floor
CHATEAU LANE WINERY	10,548	0	30,000	21	147	7,644	270	9	7,914	11.37	MST
FONTANELLA WINERY	7,569	0	30,000	4	10	520	220	5	740	26.44	hillside
H and L WINERY	5,000	0	30,000	20	140	7,280	400	11	7,680	41.15	valley floor
DAVIS ESTATES	26,445	15,445	30,000	0	168	8,736	300	4	9,036	114.32	hillside
WALLIS FAMILY ESTATE	11,711	0	30,000	18	108	5,616	225	3	5,841	0.00	hillside
EAGLE EYE WINERY	8,800	0	30,000	16	112	5,824	1,452	53	7,276	13.16	Gordon Valley
NAPA CUSTOM CRUSH / CAVES AT SODA CYN	0	16,000	30,000	20	70	3,640	1,320	18	4,960	10.00	Soda Canyon
VIADER VINEYARDS	4,714	14,100	32,000	0	0	288	36	3	324	45.84	hillside
PALMAZ WINERY	0	55,000	35,000	50	350	18,200	130	3	18,330	122.12	hillside
NEAL WINERY	8,150	7,132	35,000	15	35	1,820	300	7	2,120	12.71	Angwin
ROCKY RIDGE WINERY	18,280	16,600	35,000	8	40	2,080	970	28	3,050	20.00	Angwin
MADRIGAL VINEYARDS	7,617	0	36,000	4	20	1,040	170	7	1,210	10.16	valley floor
STAGLIN WINERY	28,108	28,483	36,000	10	100	5,200	740	9	5,940	10.05	valley floor
HARTWELL WINERY	8,000	5,000	36,000	24	120	6,240	465	8	6,705	29.81	valley floor
NAPA HARVEST WINERY	5,120	7,440	36,000	20	50	2,600	140	4	2,740	10.81	Wooden Valley
DEL BONDIO WINERY	7,000	0	38,000	0.6	3	156	0	0	156	31.10	valley floor
AVERAGE CALCULATION	9,248	8,605	32,333	18	105	5,455	579	14	5,733	29.88	
MEDIAN CALCULATION	7,617	2500	30,000	18	104	5,408	400	26	5,940	19.30	
CALDWELL VINEYARDS (Approved)	0	18,438	25,000	4	40	2,080	13	2	2,340	42.96	MST
CALDWELL VINEYARDS (Proposed) Low Season	0	21,865	35,000	25	84	0	0	0	0	42.96	MST
CALDWELL VINEYARDS (Proposed) Mid Season				35	106	0	0	0	0		
CALDWELL VINEYARDS (Proposed) High Season	No visitation on day of Marketing Evnt			35	190	6,250	99	15	6,349		

CALDWELL VINEYARDS WINERY MODIFICATION #P17-00074
SUMMARY OF CHANGES

Existing Conditions	Proposed Request	Net Change Analyzed
Approved Visitation:	Proposed Visitation:	
Eight (8) Visitors/Day; 40 Visitors/Week	Low Season (January, February, March, December: Maximum 25 visitors/day; 84/week	Net increase of 17 Visitors/Day; 66 visitors/week
Eight (8) Visitors/Day; 40 Visitors/Week	Mid Season (May, June, July, August): Maximum 35 visitors/day; 106/week	Net increase of 27 Visitors/day; 66 visitors/week
Eight (8) Visitors/Day; 40 Visitors/Week	High Season (April, September, October, November): Maximum 35 visitors/day; 190/week	Net increase of 27 visitors/day; 150 visitors/week
Total 2080 Visitors/Year	Total maximum 6250 visitors/year	Net Increase of 4,170 visitors/year
Approved Marketing Program	Proposed Marketing Program	
10 promotional Events/year: maximum 10 guests	12 small events/year: maximum 28 guests = 336 guests	Net increase of 2 events; net increase 18 guests
Two (2) Release Events/year: maximum 60 guests	Three (3) small events/year: maximum 68 guests = 204 guests	Net increase of 1 event; net increase 10 guests
12 Total Marketing Events/year	15 Total Marketing Events/year	Net increase 3 Events/year
270 Total Marketing Guests/year	540 Total Maximum guest/year	Net increase 540 guests/year
Winery Closed for tours/tasting Marketing Event Days - Total visitation at winery = 6349/year		
One (1) wine auction event/year (max. 50 guests)	Wine auction-related event is not considered marketing Event	No change
Employees		
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