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## Winery Comparison Analysis

**Paraduxx Winery****Permit # P18-00347****APN 031-170-019****Summary of Location and Operation Criteria**

<b>LOCATIONAL CRITERIA</b>	<b>STAFF COMMENTS</b>
Size of Parcel	45.46 acres
Proximity of Nearest Residence	Approximately 1,250 feet
Number of Wineries Located Within One Mile	6
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	Yes, small area along Rector Creek in 100-year flood boundary.
Located Within a Municipal Reservoir Watershed	No
Located Within a State Responsibility Area or Fire Hazard Severity Zone	Moderate Fire Hazard Severity Zone & Non-Wildland/Non-Urban.
Located Within an Area of Expansive Soils	No
Located Within a Protected County Viewshed	Yes
Result in the Loss of Sensitive Habitat	No
<b>OPERATIONAL CRITERIA</b>	<b>STAFF COMMENTS</b>
Napa Green Certified or Other Related Program	No, but applicant intends to participate in program.
Percentage of Estate Grapes Proposed	34 acres of vineyards on-site.
Number of Proposed Variances	None
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Photovoltaic panels on the south side of barrel building 1 and 2; use of an electric forklift with additional purchases of electric vehicles planned. Six measures already implemented at winery.
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	Yes
Violations Currently Under Investigation	No
High Efficiency Water Use Measures Proposed	Already implemented at winery.
Existing Vineyards Proposed to be Removed	Yes, 0.28 acres.
On-Site Employee or Farmworker Housing Proposed	No
Site Served by a Municipal Water Supply	Yes, Veterans Home of California.
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

**Paraduxx Winery**  
**Permit # P18-00347**  
**Wineries Within One Mile of APN 031-170-019**

Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Number of Marketing Events	Employees
CLIFF LEDE VINEYARDS	1473 Yountville Cross Road	26,430	31,300	120,000	PUB	1,015	18	24
KAPSCANDY WINERY	1005 State Lane	11,820	N/A	20,000	APPT	36	27	2
GOSECROSS CELLARS	1119 State Lane	7,151	N/A	30,000	APPT	350	15	10
PERATA WINERY	1278 State Lane	4,780	N/A	20,000	APPT	50	14	2
SCREAMING EAGLE WINERY	7557 Silverado Trail	22,333	16,000	20,000	APPT	15	0	5
VINE CLIFF WINERY	7400 Silverado Trail	7,780	15,000	48,000	APPT	350	140	13

**Paraduxx Winery**  
**Permit # P18-00347**  
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**Winery Comparison (250,000 to 350,000 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
ALTAMURA VINEYARDS	30232	0	250000	10	150	7800	240	8	8040	42.72	Wooden Valley
ROBERT MONDAVI CARNEROS WINERY	19640	0	340000	-	-	-	200	2	200	308.25	Carneros
<b>AVERAGE CALCULATION</b>	<b>24936</b>	<b>0</b>	<b>295000</b>	<b>10</b>	<b>150</b>	<b>7800</b>	<b>220</b>	<b>5</b>	<b>4120</b>	<b>175.49</b>	

<b>MEDIAN CALCULATION</b>	<b>24936</b>	<b>0</b>	<b>295000</b>	<b>10</b>	<b>150</b>	<b>7800</b>	<b>220</b>	<b>5</b>	<b>4120</b>	<b>175.49</b>	
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Paraduxx Winery (Approved)	32909	0	200000	50	350	18200	8105	257	26305	45.46	valley floor
<b>Paraduxx Winery (Proposed)</b>	<b>36193</b>	<b>0</b>	<b>300000</b>	<b>144</b>	<b>800</b>	<b>41600</b>	<b>7749</b>	<b>198</b>	<b>49349</b>	<b>45.46</b>	<b>valley floor</b>

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**Winery Comparison (250,000 to 350,000 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
HONIG CELLARS	33837	0	300000	100	700	36400	600	8	37000	67	valley floor
MINER FAMILY WINERY	19500	22000	300000	186	1307	68000	1760	70	69760	13.5	hillside
NIEBAUM COPPOLA ESTATE HIGHWAY 29	74879	18400	250000	484	3391	176332	0	0	176332	81.81	hillside
PINE RIDGE WINERY	35896	31830	300000	119	833	43316	12640	112	55956	50.31	valley floor
STAGS LEAP WINE CELLARS	57120	34860	330000	50	350	18200	7225	153	25425	40.22	valley floor
CLOS DU VAL WINE COMPANY	62882	0	350000	175	900	46800	4496	94	51296	14.07	hillside
ETUDE WINERY	40520	0	300000	350	2450	127400	19685	1130	147085	29.81	Carneros
CASTELLO DI AMOROSA	119460	30000	250000	200	600	31200	0	0	31200	40	hillside
GRGICH HILLS CELLARS	46083	0	250000	572	4004	208208	20590	385	228798	13.24	valley floor
TURNBULL WINE CELLARS	40543	0	250000	350	400	20800	1090	22	21890	21.64	valley floor
OPUS ONE WINERY	131906	0	250000	200	1450	26000	2850	35	28850	49.17	valley floor
LIANA ESTATES WINERY	34511	0	250000	75	525	27375	3612	63	30987	49.67	Carneros
<b>AVERAGE CALCULATION</b>	<b>58095</b>	<b>11424</b>	<b>281667</b>	<b>238</b>	<b>1409</b>	<b>69169</b>	<b>6212</b>	<b>173</b>	<b>75382</b>	<b>39.20</b>	
<b>MEDIAN CALCULATION</b>	<b>43313</b>	<b>0</b>	<b>275000</b>	<b>193</b>	<b>867</b>	<b>39858</b>	<b>3231</b>	<b>67</b>	<b>44148</b>	<b>40.11</b>	
Paraduxx Winery (Approved)	32909	0	200000	50	350	18200	8105	257	26305	45.46	valley floor
<b>Paraduxx Winery (Proposed)</b>	<b>36193</b>	<b>0</b>	<b>300000</b>	<b>144</b>	<b>800</b>	<b>41600</b>	<b>7749</b>	<b>198</b>	<b>49349</b>	<b>45.46</b>	<b>valley floor</b>



**Paraduxx Winery  
Summary of Changes**

<b>Existing Conditions</b>	<b>Proposed Request</b>	<b>Net Change Analyzed</b>
<b>Production:</b>		
200,000 Gallons/Year	300,000 Gallons/Year	Net Increase of 100,000 Gallons/Year
<b>Visitation:</b>		
50 Visitors/Day	144 Visitors/Day	Net Increase of 94 Visitors/Day
346 Visitors/Week	800 Visitors/Week	Net Increase of 454 Visitors/Week
17,992 Visitors/Year	41,600 Visitors/Year	Net Increase of 23,608 Visitors/Year
<b>Marketing Program:</b>		
5 Events/Week @ 24 Guests	3 Events/Week @ 24 Guests	
5 Events/Year @ 125 Guests	33 Events/Year @ 60 Guests	
10 Events/Year @ 24 Guests	2 Events/Year @ 400 Guests	
2 Events/Year @ 500 Guests	5 Events/Year @ 125 Guests	
	2 Events/Year @ 300 Guests	
257 Total Events	198 Total Events	Net Decrease: 59 Total Events
8,105 Total Guests/Year	7,749 Total Guests/Year	Net Increase: 356 Total Guests/Year
<b>Number of Employees:</b>		
36 full-time employees and five part-time employees	No change	No change