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Winery Comparison Analysis

Vida Valiente Winery
Use Permit #P20-00079

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	16.93 and 1.15-acre
Proximity of Nearest Residence	450 feet to the east
Number of Wineries Located Within One Mile	11
Located Within the Napa Valley Business Park	No
Primary Road Currently or Projected to be Level of Service D or Below	Crystal Springs Road will remain a LOS A
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	State Responsibility Area
Located Within an Area of Expansive Soils	No
Located Within a Protected County Viewshed	No
Result in the Loss of Sensitive Habitat	No - Applicant will replace at 3:1 ratio
OPERATIONAL CRITERIA	STAFF COMMENTS
Napa Green Certified or Other Related Program	No
Percentage of Estate Grapes Proposed	Approximately 20%
Number of Proposed Variances	None
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Applicant proposes use of bike riding incentives, wastewater disposal by on site percolations and subsurface irrigation, onsite stormwater management, natural lighting (skylights), LED lighting, a green living roof above the tasting room, water efficient fixtures, water efficient landscaping, and a production facility within the hillside which utilizes natural temperature control from the earth. Additionally, the applicant proposes to create riparian habitat, which would sequester carbon.
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	Yes
Violations Currently Under Investigation	No
High Efficiency Water Use Measures Proposed	Yes
Existing Vineyards Proposed to be Removed	Vines will be removed for driveway expansion to meet commercial standards
On-Site Employee or Farmworker Housing Proposed	No

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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	No
Trucked in Water Proposed	No

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Winery Comparison 30,000 gallons per year

Name	Cave		Production	Daily	Weekly	Annual	Annual	Number of	Annual	Acres	Location	Pre-WDO
	Bldg	Size	size	Visitors	Visitors	Visitors	Visitors	Marketing	Visitation			
								Events				
AMICI CELLARS	7457	10000	30000	25	175	9100	400	11	9500	11.97	hillside	No
MALDONADO WINERY	3692	2800	30000	12	30	1560	80	3	1640	11.14	hillside	No
FEW AND FAR BETWEEN	3696	22355	30000	4	28	1456	173	5	1629	113.64	Calistoga	No
HOURLASS WINERY	4700	10400	30000	10	22	1144	550	16	1694	15	hillside	No
FISHER WINERY	16200	0	30000	10	50	2600	575	23	3175	55.69	valley floor	No
BEAUTIFUL DAY WINERY	24471	0	30000	40	385	20020	1300	28	21320	29.4	valley floor	No
JOSEPH CELLARS	4941	15798	30000	75	525	27300	4560	106	31860	25.96	hillside	No
WALLIS FAMILY ESTATE	11711	0	30000	18	108	5616	225	3	5841	0	hillside	No
FANTESCA ESTATE	4700	6900	30000	18	100	5200	1205	43	6405	52.56	hillside	No
DIOGENES RIDGE WINERY	3592	7037	30000	15	90	4680	1020	41	5700	12.94	Angwin	No
CADE WINERY	12203	14290	30000	15	75	3900	750	15	4650	53.9	Angwin	No
CASTELLUCCI FAMILY WINERY	12376	0	30000	50	210	10920	830	19	11750	19.3	valley floor	No
SNOWDEN VINEYARDS	8025	18900	30000	0	5	260	0	0	260	160.06	hillside	No
CASTLEVALE WINERY	21795	2965	30000	18	126	6552	835	17	7387	55.35	Chiles Valley	No
AONAIR WINERY	11921	5511	30000	15	75	10500	420	14	10920	17.78	hillside	Yes
HEATH CANYON WINERY	8243	5224	30000	0	10	520	140	4	660	56.48	hillside	No
TOAD HALL CELLARS	5360	6000	30000	0	0	0	0	0	0	35.16	valley floor	No
YOUNG INGLEWOOD VINEYARDS	10575	0	30000	16	112	5824	1745	28	7569	16	valley floor	No
PARADIGM WINERY	4616	0	30000	20	120	6240	30	1	6270	26.25	valley floor	Yes
COSENTINO WINERY	12850	0	30000	0	350	18200	0	0	18200	4.29	valley floor	Yes
BOMMARITO WINERY	12882	0	30000	15	105	5475	2100	66	7575	23.4	Rutherford	No
STAR VINEYARDS	2800	0	30000	0	20	1040	0	0	1040	1.44	valley floor	Yes
SCARLETT WINERY	27261	0	30000	15	80	4160	765	28	4925	47.88	valley floor	No
GOOSECROSS CELLARS	7151	0	30000	50	350	18200	710	15	18910	11.31	valley floor	Yes
DAVID ARTHUR VINEYARDS	6900	6500	30000	20	35	1820	1377	13	3197	47.85	hillside	Yes
EAGLE EYE WINERY	8800	0	30000	16	112	5824	1452	53	7276	13.16	Gordon Valley	No
SLEEPING LADY WINERY	8800	0	30000	20	140	7280	450	12	7580	103.83	valley floor	No
DARMS LANE WINERY	11,251	11,771	30,000	24	150	7,800	1,414	54	9,214	49.16	valley floor	No

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Name	Bldg Size	Cave Size	Production	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Annual Visitation	Acres	Location	Pre-WDO
ARROW AND BRANCH WINERY	10633	0	30,000	15	105	5460	240	7	5700	10.09	valley floor	No
HILLVIEW VINEYARD	7700	0	30,000	16	112	5824	1430	27	7254	16.01	valley floor	No
MIRA WINERY	5264	0	30,000	25	175	9100	400	11	9500	10.5	valley floor	No
H and L WINERY	5000	0	30,000	20	140	7280	400	11	7680	41.15	valley floor	No
BOYD FAMILY VINEYARDS	4600		30,000	15	40	2080	400	11	2480	21.88	valley floor	No
JUDD'S HILL WINERY	7108	0	30,000	8	28	1456	0	0	1456	20.05	valley floor	No
MAHONEY VINEYARDS	9410	0	30,000	15	84	4368	450	12	5910	10.05	Carneros	No
HYDE WINERY	12552	0	30,000	100	575	29900	840	11	30740	12.27	Carneros	No
SLEEPING GIANT	12745	0	30,000	10	85	4420	300	6	3212	11.41	Carneros	No
FONTANELLA WINERY	8969	0	30,000	14	98	5096	805	58	5901	26.44	hillside	No
ROGERS WINERY	4998	0	30,000	20	120	6240	300	10	6540	52.93	hillside	No
BONNY'S VINEYARD	13677	0	30,000	45	315	16380	1020	11	17400	25.54	valley floor	No

AVERAGE CALCULATION	9,541	3,755	30,000	21	137	7,270	742	20	7,998	33.23		
MEDIAN CALCULATION	8,522	0	30,000	16	105	5,546	500	12	6,338	22.64		
VIDA VALIENTE WINERY	17,722	13,675	30,000	28	120	6,240	1,006	29	7,246	16.93	hillside	No

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Summary of Operational Changes

Existing Conditions		Proposed Request	Net Change Analyzed
Visitation			
0 Visitors/Day	28 Visitors/Day	Net increase of 28 Visitors/Day	
0 Visitors/Week (average)	120 Visitors/Week	Net increase of 120 Visitors/Week	
0 Visitors/Year	6,240 Visitors/Year	Net increase of 6,240 Visitors/Year	
Marketing Program			
0 Total Events	29 Total Events	Net increase 29 Total Events	
0 Total Marketing Guests/Year	1,006 Marketing Guests/Year	Net increase 1,006 Marketing Guests	
No temporary events	24 events for 24 guests		
	3 events for 60 guests		
	2 event for 125 guests		
Employees			
Zero (0) full-time employees	Five (5) full-time employees	Five (5) full-time employees	
Zero (0) part-time employees	Two (2) part-time employees	Two (2) part-time employees	
Zero (0) seasonal employees	Two (2) seasonal employees	Two (2) seasonal employees	