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Winery Comparison Analysis

Caymus Vineyards
Permit #P12-00221
Summary of Location and Operation Criteria

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	69.53
Proximity of Nearest Residence	300 feet
Number of Wineries Located Within One Mile	10
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	State Route 128/29 both eastbound and westbound approaches, and the eastbound approach of State Route 128/Conn Creek Road and Silverado Trail
Primary Road a Dead End	no
Located Within a Flood Zone	The parcel is both located within the mapped 100 and 500 year flood zones.
Located Within a Municipal Reservoir Watershed	no
Located Within a State Responsibility Area or Fire Hazard Severity Zone	The parcel is located within the Rutherford local responsibility area.
Located Within an Area of Expansive Soils	Very High Liquefaction potential
Located Within a Protected County Viewshed	The project is located along State Highway 128/Conn Creek Road and visible from Silverado Trail, both considered Viewshed roads.
Result in the Loss of Sensitive Habitat	no
OPERATIONAL CRITERIA	STAFF COMMENTS
Napa Green Certified or Other Related Program	n/a
Percentage of Estate Grapes Proposed	1,800 acres of Napa vineyards, of which 10,200 tons are purchased from 100 separate grape contracts
Number of Proposed Variances	0
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Refer to Voluntary Best Management Practices Checklist attached with the Project Application
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	Yes
Violations Currently Under Investigation	Violations have been addressed by the Final Judgment and Amendment to Judgment
High Efficiency Water Use Measures Proposed	Yes
Existing Vineyards Proposed to be Removed	<2 acres of existing vineyard will be removed in order to relocate the driveway and site access.
On-Site Employee or Farmworker Housing Proposed	None

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OPERATIONAL CRITERIA	STAFF COMMENTS
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	
Hold & Haul Proposed: Temporary (Duration of Time) or Permanent	Approved Hold & Haul under Minor Mod P8-00519
Trucked in Water Proposed	None

Caymus Vineyard
Permit #P12-00221
Wineries Within One Mile of APN 030-200-066

Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Number of Marketing Events	Employees
Dakota Shy Winery	771 Sage Canyon Rd	6060	0	14000	Appt	0	2	10
Conn Creek Winery	8711 Silverado Trl	30055	0	850000	Public	500	0	15
Mumm Napa Valley	8445 Silverado Trl	140834	0	850000	Public	2900	137	87
ZD Wines	8383 Silverado Trl	22956	0	70000	Public	200	6	10
Honig Cellars	850 Rutherford Rd	33837	0	300000	Appt	700	8	30
Frogs Leap Winery	8815 Conn Creek Rd	38568	0	240000	Appt	350	36	19
Pina Cellars	8050 Silverado Trl	3000	0	20000	Appt	30	0	2
Martin Estate	8780 Conn Creek Rd	5420	0	20000	Appt	25	16	1
Round Pond Winery	875 Rutherford Rd	33755	0	100000	Appt	360	30	12

Pending Winery Use Permit Modifications

Name	Address
Frogs Leap Winery	8815 Conn Creek Road
Frank Family Vineyards Rutherford	8895 Conn Creek Road

Caymus Vineyards
Permit #P12-00221
Winery Comparison (550,000 - 1.8M 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
Beaulieu Vineyards	284940	0	1800000	450	3150	163800	0	0	163800	13.46	valley flr
Artesa Winery	121081	0	900000	250	1750	91000	11714	1673	102714	132.77	carneros
Conn Creek Winery	30055	0	850000	0	500	26000	20520	0	46520	5.99	valley flr
Hall Winery	179787	0	1260000	500	3500	182000	7380	171	189380	32.91	valley flr
Franciscan Winery	118694	0	1200000	500	3500	182000	36040	4612	218040	19.73	valley flr
Hess Family Vineyards	92369	0	1000000	0	610	31720	3220	503	34940	249.68	hillside
Mumm Napa Valley	140834	0	850000	0	2900	150800	4450	137	155250	73.16	valley flr
Cardinale Winery	172060	0	1280000	120	500	26000	600	6	26600	71.95	valley flr
Raymond Vineyards and Cellar	125179	0	750000	400	2800	145600	9170	493	154770	59.9	valley flr
Round Hill Cellars (Rutherford Ranch)	29685	0	1000000	0	1500	78000	0	0	78000	17.37	hillside
Rutherford Hill Winery	72522	38100	640000	510	0	48000	4955	721	52955	29.14	hillside
Sterling Vineyards	120362	41000	1500000	0	0	250000	6700	547	256700	84.8	valley flr
William Hill Winery	102490	30000	720000	100	250	13000	0	0	13000	158.96	MST
AVERAGE CALCULATION	122312	36367	1057692	354	1905	106763	10475	985	114821	73.06	
MEDIAN CALCULATION	120362	38100	1000000	425	1750	91000	7040	503	78000	59.90	

Caymus Vineyards U-438788 (APPROVED)	98000	0	110000	0	180	9360	0	0	9360	69.53	STH
2009 (EXISTING)	98000	0	657938	450	--	163800	4350	64	168150	69.53	STH
2011 (EXISTING)	98000	0	1200000	450	--	163800	4350	64	168150	69.53	STH
2012 (EXISTING)	98000	0	2500000	450	--	163800	4350	64	168150	69.53	STH
2012 (PROPOSED)	98000	0	660000	450	--	163800	4350	64	168150	69.53	STH

Caymus Vineyards
Permit #P12-00221
Winery Comparison (550,000 - 1.8M Gallons)

NAPA VALLEY BUSINESS PARK (AKA AIRPORT INDUSTRIAL AREA) WINERY PERMITS
SMALL WINERY EXEMPTION PERMITS

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
Suscol Creek Winery	73838	0	600000	APPT	25	100	5200	2600	208	7800	10.32	industrial
Gateway Winery	261000	0	600000	APPT	30	200	10400	9000	36	19400	11.06	industrial
Rombauer Vineyards Airpark 1	91759	0	880000	NO	0	0	0	0	0	0	5.95	industrial
Rang Dong Winery	70418	0	600000	Public	20	50	2600	600	3	3200	7.22	industrial

Caymus Vineyards U-438788 (APPRC	98000	0	110000		0	180	9360	0	0	9360	69.53	STH
2009 (EXISTING)	98000	0	657938		450	--	163800	4350	64	168150	69.53	STH
2011 (EXISTING)	98000	0	1200000		450	--	163800	4350	64	168150	69.53	STH
2012 (EXISTING)	98000	0	2500000		450	--	163800	4350	64	168150	69.53	STH
2012 (PROPOSED)	98000	0	660000		450	--	163800	4350	64	168150	69.53	STH

Caymus Vineyards
Permit #P12-00221
Winery Comparison (450+ daily visitation)

WINERIES with visitation >450/day

Name	Bldg Size	Cave Size	Production	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Annual Visitation	Acres	Location
Beaulieu Vineyards	284940	0	1800000	450	3150	163800	0	0	163800	13.46	valley flr
Cakebread Cellars	61173	0	500000	736	3240	168459	38614	732	207073	36.39	valley flr
Domaine Carneros	71426	0	432000	450	1400	72800	1100	16	73900	132.04	carneros
Hall Winery	179787	0	1260000	500	3500	182000	7380	171	189380	32.91	valley flr
Franciscan Winery	118694	0	1200000	500	3500	182000	36040	4612	218040	19.73	valley flr
Grgich Hills Cellars	46083	0	250000	572	4004	208208	20590	385	228798	13.24	valley flr
Rutherford Hill Winery	72522	38100	640000	510	0	48000	4955	721	52955	29.14	hillside
Sattui Winery	37650	0	96000	2625	8544	444288	95400	437	539688	21.66	hillside
Silver Oak Wine Cellars	75000	0	210000	500	3000	156000	18280	312	174280	22.54	valley flr
Madison Vineyards	56215	0	3700000	600	2000	104000	14700	74	118700	69	hillside
AVERAGE CALCULATION	100349	38100	1008800	744	3593	172956	26340	829	196661	39.01	

MEDIAN CALCULATION	71974	38100	570000	505	3240	166130	18280	385	189380	22.54	
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Caymus Vineyards U-438788 (APPROVED)	98000	0	110000	0	180	9360	0	0	9360	69.53	STH
2009 (EXISTING)	98000	0	657938	450	--	163800	4350	64	168150	69.53	STH
2011 (EXISTING)	98000	0	1200000	450	--	163800	4350	64	168150	69.53	STH
2012 (EXISTING)	98000	0	2500000	450	--	163800	4350	64	168150	69.53	STH
2012 (PROPOSED)	98000	0	660000	450	--	163800	4350	64	168150	69.53	STH