

Opus One Winery
Permit #P14-00177-UP
Locational and Operational Criteria

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	49.3acres
Proximity of Nearest Residence	1,700 feet
Number of Wineries Located Within One Mile	16
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	Yes
Primary Road a Dead End	No
Located Within a Flood Zone	Yes
Located Within a Municipal Reservoir Watershed	No
Located Within a State Responsibility Area or Fire Hazard Severity Zone	No
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	In the process of obtaining "Napa Green" certification
Percentage of Estate Grapes Proposed	95%
Number of Proposed Variances	None requested
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Yes; eight measures incorporated
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	No
Violations Currently Under Investigation	No
High Efficiency Water Use Measures Proposed	Yes; connection to recycled water, rainwater capture
Existing Vineyards Proposed to be Removed	Yes, one acre to be removed, 35 acres to remain
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

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Wineries Within One Mile of APN 031-020-007

Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Number of Marketing Events	Employees
GROTH WINERY AND OAKCROSS VINEYARDS	750 OAKVILLE CROSS RD	49480	0	200000	APPT	180	77	24
FOLEY JOHNSON WINERY	8360 ST HELENA HWY	20616	0	20000	APPT	350	56	5
SEQUOIA GROVE VINEYARDS	8338 ST HELENA HWY	27810	0	150000	PUB	600	22	28
VILLA RAGAZZI	7878 MONEY RD	916	0	20000	NO	0	0	2
SADDLEBACK CELLARS	7802 MONEY RD	4000	0	8000	APPT	14	0	1
TURNBULL WINE CELLARS	8210 ST HELENA HWY	40543	0	250000	APPT	400	22	8
SILVER OAK WINE CELLARS	915 OAKVILLE CROSS RD	75000	0	210000	PUB	3000	312	50
ROBERT MONDAVI WINERY	7801 ST HELENA HWY	195377	0	3000000	PUB	4025	474	331
NAPA WINE CO	1187 OAKVILLE CROSS RD	80955	0	4000000	APPT	340	3	35
CARDINALE WINERY	7600 ST HELENA HWY	172060	0	1280000	APPT	500	6	16
FAR NIENTE WINERY	1 ACACIA DR	18000	39000	175000	PUB	500	832	30
CAKEBREAD CELLARS	8300 ST HELENA HWY	61173	0	500000	APPT	3240	732	64
NICKEL AND NICKEL WINERY	8164 ST HELENA HWY	62565	0	125000	APPT	350	161	6
ENTRE NOUS	7688 ST HELENA HWY	1529	0	2500	NO	0	0	0
GAMBLE FAMILY VINEYARDS	7556 ST HELENA HWY	32760	0	50000	APPT	300	34	11
SWANSON WINERY	7711 MONEY RD	46100	0	100000	APPT	1400	119	30

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Winery Comparison 250,000 gallons per year

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
ACACIA WINERY	34436	N/A	250000	75	525	27375	3612	63	30987	49.67	Carneros
GRGICH HILLS CELLARS	46083	N/A	250000	572	4004	208208	20590	385	228798	13.24	valley floor
TURNBULL WINE CELLARS	40543	N/A	250000	350	400	20800	1090	22	21890	21.64	valley floor
ALTAMURA VINEYARDS	30232	N/A	250000	10	150	7800	240	8	8040	42.72	Wooden Valley
AVERAGE CALCULATION	37823.5		250000	251.75	1269.75	66045.75	6383	119.5	72428.75	31.8175	
MEDIAN CALCULATION	37489.5	N/A	250000	212.5	462.5	24087.5	2351	42.5	21890	21.64	
OPUS ONE-Existing	80000	N/A	111000	165	1,200	62400	3500	20	65900	49.3	valley floor
OPUS ONE-Proposed	131906	N/A	250000	200	1450	75400	5100	35	80500	49.3	valley floor

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PUBLIC WINERY PERMITS

Name	Bldg Size	Cave Size	Production	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Total Visitors	Acres	Location
NIEBAUM COPPOLA ESTATE HWY 29	74879	18400	250000	485	3391	N/A	N/A	N/A	N/A	81.81	HILLSIDE
CASTELLO DI AMOROSA	119460	30000	250000	200	600	N/A	N/A	N/A	N/A	40	HILLSIDE
AVERAGE CALCULATION	97169.5	24200	250000	342.5	1995.5	N/A				60.905	
MEDIAN CALCULATION	97169.5	24200	250000	342.5	1995.5	N/A					
OPUS ONE-Existing	80000	N/A	111000	165	1200	62400	3500	20	65900	49.3	valley floor
OPUS ONE-Proposed	131906	N/A	250000	200	1450	75400	5100	35	80500	49.3	valley floor