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Winery Comparison Analysis and Summary of Changes

Cuvaison Winery
Permit # P16-00146
APN 047-120-005; and 006
Summary of Location and Operation Criteria

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	392 acres
Proximity of Nearest Residence	Approximately 2,535 feet
Number of Wineries Located Within One Mile	7
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	No
Located Within a Municipal Reservoir Watershed	No
Located Within a State Responsibility Area or Fire Hazard Severity Zone	Moderate Fire Hazard Severity Zone
Located Within an Area of Expansive Soils	No
Located Within a Protected County Viewshed	Yes
Result in the Loss of Sensitive Habitat	No
OPERATIONAL CRITERIA	STAFF COMMENTS
Napa Green Certified or Other Related Program	Certified as a Napa Green Winery & Napa Green Land
Percentage of Estate Grapes Proposed	266 acres of vineyards on-site
Number of Proposed Variances	None
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Installation of bicycle parking facilities proposed. Thirteen 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	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

Cuvaison Winery
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Wineries Within One Mile of APN 047-120-005; and 006

Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Number of Marketing Events	Employees
KIEU HOANG WINERY	1285 Dealy Lane	28,965	N/A	240,000	PUB	51	0	10
ROBERT MONDAVI CARNEROS WINERY	1319 Duhig Road	19,640	N/A	340,000	NO	0	2	9
DOMAINE CARNEROS	1240 Duhig Road	72,826	N/A	432,000	PUB	1,400	16	42
HYDE WINERY	1044 Los Carneros Avenue	12,552	N/A	30,000	APPT	120	11	3
MADONNA ESTATE	5400 Old Sonoma Road	15,280	N/A	50,000	PUB	50	0	6
MAHONEY VINEYARDS	1134 Dealy Lane	9,410	N/A	30,000	APPT	84	12	2
SAINTSBURY	1500 Los Canernos Avenue	13,150	N/A	135,000	APPT	24	9	6

Cuaison Winery
Permit # P126-00146
APN 047-120-005; and 006

Winery Comparison (300,000 to 400,000 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
WHISKEY RIVER RANCH VINEYARDS	12537	18000	360000	12	50	2600	275	21	2875	80.09	Pope Valley
STAGS LEAP WINERY (RED TAIL FACILITY)	35180	23500	315000	4	10	520	260	25	780	107.55	hillside
ROBERT MONDAVI CARNEROS WINERY	19640	0	340000	N/A	N/A	N/A	100	2	100	308.25	Caerberos
AVERAGE CALCULATION	22452	13833	338333	8	30	1560	212	16	1252	165.30	

MEDIAN CALCULATION	19640	18000	340000	8	30	1560	260	21	780	107.55	
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Cuaison Winery (Approved)	35000	25000	340000	75	525	27300	0	0	27300	392	Carneros
Cuaison Winery (Proposed)	35000	25000	340000	180	1260	65520	4240	38	69760	392	Carneros

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Winery Comparison (300,000 to 400,000 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	30000	186	1307	68000	1760	70	69760	13.5	hillside
SILVERADO VINEYARDS	65030	0	360000	100	250	13000	7140	271	20140	11.5	valley floor
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
AVERAGE CALCULATION	44969	12670	281429	154	970	50445	7649	263	58095	32.34	
MEDIAN CALCULATION	40520	0	300000	119	833	43316	7140	112	51296	29.81	
Cuvaison Winery (Approved)	35000	25000	340000	75	525	27300	0	0	27300	392	Carneros
Cuvaison Winery (Proposed)	35000	25000	340000	180	1260	65520	4240	38	69760	392	Carneros

**Cuvaision Winery
Summary of Changes**

Existing Conditions	Proposed Request	Net Change Analyzed
Visitation:		
75 Visitors/Day	180 Visitors/Day	Net Increase of 105 Visitors/Day
525 Visitors/Week	1,260 Visitors/Week	Net Increase of 735 Visitors/Week
27,300 Visitors/Year	65,520 Visitors/Year	Net Increase of 38,220 Visitors/Year
Marketing Program:		
None	24 Events/Year @ 60 Guests	
None	13 Events/Year @ 200 Guests	
None	1 Event/Year @ 200 Guests	
0 Total Events	38 Total Events	Net Increase: 38 Total Events
0 Total Guests/Year	4,240 Total Guests/Year	Net Increase: 4,240 Total Guests/Year
Number of Employees:		
10 Full-Time	28 Full-Time	Net Increase of 18 Full-Time Emp.