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Winery Comparison
Analysis and Summary of
Changes

Rombauer Vineyards
Permit #P19-00103
Summary of Location and Operation Criteria

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	±31.85 acres & ± 5.15 acres
Proximity of Nearest Residence	±200 feet (winery owners property)
Number of Wineries Located Within One Mile	19
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	Silverado Trail
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	Local Responsibility Area - High
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	Yes
Percentage of Estate Grapes Proposed	100%
Number of Proposed Variances	0
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Continued generation of on-site renewable energy; continued use of energy conserving lighting; continue offer of financial bicycle incentives for bicycling to work with two on-site showers; existing water efficient fixtures; limitation to the amount of grading and tree removal; intend to become a Certified Green Business or certified as a "Napa Green Winery"; continue use of 70-80% cover crop; continue to retain and continue biomass removed via pruning and thinning by chipping material and reusing it rather than burning on-site.
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	yes
Violations Currently Under Investigation	None
High Efficiency Water Use Measures Proposed	Yes
Existing Vineyards Proposed to be Removed	None
On-Site Employee or Farmworker Housing Proposed	None
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

Rombauer Vineyards
Permit #
Wineries Within One Mile of APN 021-410-025

Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Number of Marketing Events	Employees
BENESSERE	1010 BIG TREE RD	9994	0	44000	APPT	300	56	8
CASA NUESTRA	3473 SILVERADO TRL	3420	0	5000	APPT	100	3	7
CHATEAU BOSWELL	3468 SILVERADO TRL	7200	10860	48000	PUB	210	0	4
DUCKHORN VINEYARDS	1000 LODI LN	32933	0	160000	PUB	626	167	42
EHLERS ESTATE WINERY	3200 EHLERS LN	11350	11220	25000	PUB	0	41	8
EL MOLINO WINERY	3315 N ST HELENA HWY	5500	0	3000	NO	0	0	2
SABINA VINEYARDS	3291 N ST HELENA HWY	1600	0	8000	NO	0	0	2
COOK FAMILY WINERY	264 N FORK CRYSTAL SPRINGS RD	2789	0	20000	TST APPT	34	0	4
TUDAL WINERY	1015 BIG TREE RD	1248	0	3500	APPT	0	0	0
TURLEY WINE CELLARS	3358 ST HELENA HWY	13171	0	65000	APPT	75	9	4
ALLORA WINERY	3244 EHLERS LN	2000	0	12000	APPT	4	12	0
MERUS WINES	424 CRYSTAL SPRINGS RD	4580	6947	20000	APPT	125	10	4
DANCING HARES VINEYARD		4086	4885	15000	APPT	16	5	2
BOESCHEN WINERY	3242 N SILVERADO TRL	1360	5000	10000	APPT	70	4	1
WOODBIDGE WINERY	563 CRYSTAL SPRINGS RD	0	10985	19000	NO	0	0	2
MASKED MAN WINERY	3750 SILVERADO TRL	3040	0	8000	APPT	10	7	1
EHREN JORDAN WINE CELLARS	3528 SILVERADO TRL N	15000	13276	25000	APPT	10	5	2
HUNNICUTT WINERY	3520 SILVERADO TRL	11237	14100	60000	APPT	168	56	4
MENDING WALL WINERY	3730 SILVERADO TRL	33630	0	60000	APPT	210	18	10
ROMBAUER VINEYARDS (Approved)	3522 SILVERADO TRL	53670	26340	450000	APPT	2800	55	34
ROMBAUER VINEYARDS (Existing)	3522 SILVERADO TRL	53670	26340	450000	APPT	2800	55	70
ROMBAUER VINEYARDS (Proposed)	3522 SILVERADO TRL	53670	26340	450000	APPT	2800	55	81

Rombauer
Permit #P19-00103
Winery Comparison (350K-500K Gallons/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
JOSEPH PHELPS VINEYARDS	72984	0	420000	200	800	41600	0	0	41600	376	hillside
WHISKEY RIVER RANCH VINEYARDS	12537	18000	360000	12	50	2600	275	21	2875	80	Pope Valley
ANTICA NAPA VALLEY	47000	36000	450000	20	100	5200	0	0	5200	701	Soda Canyon
CAKEBREAD CELLARS	61173	0	500000	736	3240	168459	38614	732	207073	36	valley floor
JOSEPH PHELPS VINEYARDS	72984	0	420000	200	800	41600	0	0	41600	376	hillside
WHISKEY RIVER RANCH VINEYARDS	12537	18000	360000	12	50	2600	275	21	2875	80	Pope Valley
ANTICA NAPA VALLEY	47000	36000	450000	20	100	5200	0	0	5200	701	Soda Canyon
CAKEBREAD CELLARS	61173	0	500000	736	3240	168459	38614	732	207073	36	valley floor
AVERAGE CALCULATION	48424	13500	432500	242	1048	54465	9722	188	64187	298	
MEDIAN CALCULATION	54087	9000	435000	110	450	23400	138	11	41600	80	
ROMBAUER VINEYARDS (Approved)	53670	26340	450000	400	2800	145600	3300	55	145600	31	valley floor
ROMBAUER VINEYARDS(Existing)	53670	26340	450000	400	2800	145600	3300	55	145600	31	valley floor
ROMBAUER VINEYARDS (Proposed)	53670	26340	450000	400	2800	145600	4710	55	145600	31	valley floor
Winery maintains 400 visitors/day with closing winery to offset large marketing events, or incorporating participants into the total maximum 400 visitor/day counts.											

Rombauer Vineyards Winery
Permit #P19-00103-MOD
Winery Comparison (350K to 500K Gallons/year)

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
DOMAINE CARNEROS	72826	0	432000	450	1400	72800	1100	16	73900	132	Carneros
CLOS DU VAL WINE CO	62882	0	350000	175	900	46800	4496	94	51296	14	hillside
MARKHAM WINERY	73983	0	429000	350	450	23400	7000	81	30400	10	valley floor
SILVERADO VINEYARDS	65030	0	360000	100	250	13000	7140	271	20140	12	valley floor
ST SUPERY VINEYARDS AND WINERY	93750	0	450000	0	0	0	0	0	0	54	valley floor
TREFETHEN VINEYARDS	60700	0	500000	0	800	41600	5100	383	46700	41	valley floor
AVERAGE CALCULATION	71529	0	420167	179	633	32933	4139	141	37073	43.80	
MEDIAN CALCULATION	68928	0	430500	138	625	32500	4798	88	25270	26.19	
ROMBAUER VINEYARDS (Approved)	53670	26340	450000	400	2000	145600	2300	55	145600	31	valley floor
ROMBAUER VINEYARDS (Existing)	53670	26340	450000	400	2000	145600	2300	55	145600	31	valley floor
ROMBAUER VINEYARDS (Proposed)	53670	26340	450000	400	2000	145600	4710	55	106300	31	valley floor
Winery maintains 400 visitors/day with closing winery to offset large marketing events, or incorporating participants into the total maximum 400 visitor/day counts.											

Rombauer Vineyards Major Modification
Permit #19-00103-MOD
Summary of Project Changes

APPROVED	EXISTING	PROPOSED
EMPLOYEES APPROVED	EMPLOYEES EXISTING	PROPOSED EMPLOYEES
25 Full time	48 full-time	55 full-time
9 part-time/seasonal	22 part-time/seasonal	26 part-time/seasonal
TOTALS	TOTALS	TOTALS
34 employees	70 employees	81 employees
VISITATION		
Private Tours and Tastings: Daily, maximum 400 visitors	No change	No change
Food and Wine Pairings: 10/day, maximum 8/pairing	No change	No change
The food and wine pairing visitors are included in the current maximum 400 daily private tours and tastings visitors		
MARKETING PROGRAM	Same as Approved	MARKETING PROGRAM
Wine club Release Event: 1/year, 300 people max = 300		Marketing Events: 5/year, 350 people max = 1750
Wine Club Events: 4/yr 250 people max = 1000		
Barrel Tastings: 1/yr 40 people max = 40		Barrel Tastings: 1/yr max 40 = 40
Auction Related Events: 1/yr 40 people max = 40		Auction Related Events: 1/yr Max 40 = 40
Lunch or Dinner Events: 4/month 40 people max =1920		Lunch or Dinner Events: 4/month 60 Max = 2880
		Marketing Events do not occur the same day as any other events
Wine Club Release Events and Wine Club Events shall not occur simultaneous, nor be held the same day as, the Barrel Tasting, Auction Related Events or Lunch/Dinner Events, and Tours and Tastings.		Auction Related Events, Lunch/Dinner Events and Barrel Tasting Events do not occur simultaeously , but individually can be held inconjunction with the tours and tastings and Food and Wine Pairings, and such event participations shall be included in the current maximum 400 daily private tours and tasting visitors.
TOTALS		TOTALS
Total annual marketing events = 55		Total annual marketing events = 55
Total annual marketing guests=3300		Total annual marketing guests= 4710; Increase 1410/yr
The winery has no more than 400 visitors any day		The winery has no more than 400 visitors on any day