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Winery Comparison Analysis (and Summary of Changes)

Cakebread Cellars
Use Permit Modification #P19-00074
Summary of Location and Operation Criteria

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	36.76
Proximity of Nearest Residence	528 feet
Number of Wineries Located Within One Mile	13
Located Within the Napa Valley Business Park (AKA Airport Industrial Area)	No
Primary Road Currently or Projected to be Level of Service (LOS) D or Below	Yes
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	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	Yes
Percentage of Estate Grapes Proposed	Approx. 7% on site & contiguous, 46% winery owned in Napa County
Number of Proposed Variances	None
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Existing measures include alternative/electric fleet vehicles, energy conserving lighting, water efficient fixtures (see application for additional measures)
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	A TDM plan will be submitted to staff for review and approval and will include an appointed TDM coordinator
Violations Currently Under Investigation	None
High Efficiency Water Use Measures Proposed	Existing includes water efficient Fixtures & landscaping
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	Winery currently uses recycled water
New Vineyards Plantings Proposed	No
Hold & Haul Proposed	No
Trucked in Water Proposed	

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Wineries Within One Mile of APN 031-010-014

Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly	Number of	Employees
						Visitors	Marketing Events	
ONE HOPE	8305 ST. HELENA HWY	17,063	0	20,000	APPT	100	38	9
FOLEY JOHNSON WINERY	8360 ST. HELENA HWY	20,616	0	20,000	APPT	350	56	5
SEQUOIA GROVE VINEYARDS	8338 ST. HELENA HWY	31,350	0	150,000	PUBLIC	600	22	28
PEJU PROVINCE WINERY	8468 ST. HELENA HWY	26,866	0	120,000	APPT	450	12	16
STAR VINEYARDS	8514 ST. HELENA HWY	2,800	0	30,000	APPT	20	0	4
SWANSON VINEYARDS	1271 MANLEY LN	8,480	0	42,500	APPT	100	0	4
DEL BONDIO WINERY	8338 ST. HELENA HWY	7,000	0	38,000	PVT	3	0	1
ST. SUPERY VINEYARDS AND WINERY	8440 ST. HELENA HWY	93,570	0	450,000	PUBLIC	0	0	20
TURNBULL WINE CELLARS	8210 ST. HELENA HWY	40,543	0	250,000	APPT	400	22	8
NICKEL AND NICKEL WINERY	8164 ST. HELENA HWY	75,627	0	225,000	APPT	1440	164	73
NAPA WINE COMPANY	1187 OAKVILLE CROSS RD	80,955	0	4,000,000	APPT	340	3	35
ROBERT MONDAVI WINERY	7801 ST. HELENA HWY	200,877	0	3,000,000	PUBLIC	4025	474	331
OPUS ONE WINERY	7900 ST. HELENA HWY	131,906	0	250,000	APPT	1450	35	78

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Winery Comparison (750,000 - 900,000 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
LAIRD FAMILY ESTATES	147,356	0	900,000	200	600	31,200	5,360	110	36,560	40.06	Valley Floor
AVERAGE CALCULATION	147,356	0	900,000	200	600	31,200	5,360	110	36,560	40	
MEDIAN CALCULATION	147,356	0	900,000	200	600	31,200	5,360	110	36,560	40	
CAKEBREAD CELLARS (EXISTING)	128,666	0	500,000	[520]*	[3,640]*	64,800**	39,654	734	228,934^	36.76	Valley Floor
CAKEBREAD CELLARS (PROPOSED)	128,666	0	800,000	[520]*	[3,640]*	64,800**	39,654	734	228,934^	36.76	Valley Floor

* - Based on Use Permit #U-90-5 staff report [numbers are approximate]

** - Use Permit #U-90-5 approved 64,800 visitor carrying vehicles annually

^ - estimated annual visitation

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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
CONN CREEK WINERY	30,055	0	850,000	0	500	26,000	20,520	0	46,520	5.99	Valley Floor
MUMM NAPA VALLEY	140,834	0	850,000	0	2,900	150,800	4,450	137	155,250	73.16	Valley Floor
ARTESA WINERY	121,081	0	900,000	250	1,750	91,000	11,714	1,673	102,714	132.77	Carneros
RAYMOND-TICEN RANCH WINERY	150,849	0	750,000	400	2,800	145,600	9,170	9,170	154,770	86.2	Valley Floor
AVERAGE CALCULATION	97,323	0	866,667	83	1,717	89,267	12,228	603	101,495	71	
MEDIAN CALCULATION	121,081	0	850,000	0	1,750	91,000	11,714	137	102,714	73	

CAKEBREAD CELLARS (EXISTING)	128,666	0	500,000	[520]*	[3,640]*	64,800**	39,654	734	228,934^	36.76	Valley Floor
CAKEBREAD CELLARS (PROPOSED)	128,666	0	800,000	[520]*	[3,640]*	64,800**	39,654	734	228,934^	36.76	Valley Floor

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Summary of Operational Changes

Existing Conditions	Proposed Request	Net Change Analyzed
Production		
500,000 al/yr	800,000 gal/yr	Net increase of 300,000 gal/yr
Employees		
77 full and part time	120 full and part time	43 full and part time