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## Winery Comparison Analysis

**Paul Hobbs - Nathan Coombs Winery**  
**Permit # P15-00128**  
**APN 046-351-001; 16**  
**Summary of Location and Operation Criteria**

<b>LOCATIONAL CRITERIA</b>	<b>STAFF COMMENTS</b>
Size of Parcel	90 acres
Proximity of Nearest Residence	585 feet
Number of Wineries Located Within One Mile	4
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	No
Located Within an Area of Expansive Soils	No
Located Within a Protected County Viewshed	No
Result in the Loss of Sensitive Habitat	No
<b>OPERATIONAL CRITERIA</b>	<b>STAFF COMMENTS</b>
Napa Green Certified or Other Related Program	No
Percentage of Estate Grapes Proposed	73.00%
Number of Proposed Variances	None
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Thirteen including use of process wastewater from winery production for vineyard irrigation after treatment and maintenance of 70 %to 80% cover crop
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	Yes
Violations Currently Under Investigation	No
High Efficiency Water Use Measures Proposed	Yes
Existing Vineyards Proposed to be Removed	1.41 acres
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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Winery Comparison (60,000 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
BURGESS CELLARS	17092	0	60000	N/A	N/A	N/A	N/A	N/A	N/A	29.97	hillside
TRUCHARD VINEYARDS	1632	8438	60000	35	100	5200	1865	175	7065	9.95	carneros
BELL WINE CELLARS	11409	0	60000	100	250	12820	1760	28	14580	7.84	valley floor
ELYSE WINERY	6650	0	60000	6	24	1248	N/A	N/A	1248	2.5	valley floor
ATALON WINERY	12100	0	60000	10	20	1040	N/A	N/A	1040	25.98	valley floor
STAGS LEAP WINERY (DOUMANI 1)	20739	3200	60000	40	280	14560	N/A	N/A	14560	10.17	hillside
ARKENSTONE VINEYARDS	15528	25000	60000	30	210	10920	708	18	11628	42.53	Angwin
HUNNICUTT WINERY	11237	14100	60000	32	168	8736	2720	56	11456	15.1	hillside
TAMBER BEY VINEYARDS	26372	0	60000	20	140	7280	1360	3	8640	22.41	valley floor
MENDING WALL (SILVERADO TRAIL WINERY)	33630	0	60000	60	210	10920	1020	18	11940	20.89	valley floor
<b>AVERAGE CALCULATION</b>	<b>15639</b>	<b>5074</b>	<b>60000</b>	<b>37</b>	<b>156</b>	<b>8080</b>	<b>1572</b>	<b>50</b>	<b>9129</b>	<b>18.73</b>	
<b>MEDIAN CALCULATION</b>	<b>13814</b>	<b>0</b>	<b>60000</b>	<b>32</b>	<b>168</b>	<b>8736</b>	<b>1560</b>	<b>23</b>	<b>11456</b>	<b>18.00</b>	
PAUL HOBBS - NATAHAN COOMBS WINERY	19250	0	60000	30	210	10920	300	4	11220	90	MST

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Winery Comparison (60,000 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
FREEMARK ABBEY	30232	0	60000	257	1800	93600	N/A	N/A	93600	3.11	hillside
SINEGAL ESTATE WINERY	7025	13200	60000	21	120	6240	780	56	7020	30	valley floor
<b>AVERAGE CALCULATION</b>	<b>18629</b>	<b>6600</b>	<b>60000</b>	<b>139</b>	<b>960</b>	<b>49920</b>	<b>780</b>	<b>56</b>	<b>50310</b>	<b>16.56</b>	
<b>MEDIAN CALCULATION</b>	<b>18629</b>	<b>6600</b>	<b>60000</b>	<b>139</b>	<b>960</b>	<b>49920</b>	<b>780</b>	<b>56</b>	<b>50310</b>	<b>16.56</b>	
PAUL HOBBS - NATAHAN COOMBS WINERY	19250	0	60000	30	210	10920	300	4	11220	90	MST

