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Winery Comparison Analysis

Titus Vineyards Winery
Use Permit Modification Permit #P17-00128
Summary of Location and Operation Criteria

| LOCATIONAL CRITERIA | STAFF COMMENTS |
|--|---|
| Size of Parcel | 31.77 acres |
| Proximity of Nearest Residence | 154 feet located to the North (Note: Hospitality activities are located in the building or on the outdoor patio located on the south side of winery building) |
| Number of Wineries Located Within One Mile | 13 |
| Located Within the Napa Valley Business Park (AKA Airport Industrial Area) | N/A |
| Primary Road Currently or Projected to be Level of Service D or Below | N/A |
| Primary Road a Dead End | N/A |
| Located Within a Flood Zone | Yes - Napa River Floodway and 100-year Flood Plain |
| 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 | Silverado Trail is a viewshed road; No physical construct is being requested |
| Result in the Loss of Sensitive Habitat | No |
| OPERATIONAL CRITERIA | STAFF COMMENTS |
| Napa Green Certified or Other Related Program | |
| Percentage of Estate Grapes Proposed | 81% vineyards grown on-site |
| Number of Proposed Variances | N/A |
| Wastewater Processed On-Site | Yes |
| Voluntary Greenhouse Gas Emission Reduction Measures Proposed | Incorporated into construction of winery as noted in original Use Permit & Variance Approval - P13-00367-UP & P17-00128 -VAR |
| Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed | Incorporated into construction of winery as noted in original Use Permit & Variance Approval - P13-00367-UP & P17-00128 -VAR |
| Violations Currently Under Investigation | None |
| High Efficiency Water Use Measures Proposed | Yes |
| 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 |

**Titus Vineyards Winery
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Summary of Location and Operation Criteria

| | |
|---|----|
| 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 |

Titus Vineyards Winery
Use Permit Modification #P17-00128-UP
Wineries Within One Mile of APN 021-353-013

| Name | Address | Bldg Size | Cave Size | Production | Tours/ Tastings | Weekly Visitors | Number of Marketing Events | Employees |
|---|--------------------------|--------------|-----------|--------------|--------------------|--------------------|----------------------------------|-----------|
| Trinchero Napa Valley | 3070 St. Helena Hwy | 35,211 | 2296 | 100000 | Public | 930 | 11 | 14 |
| Morlet Family Estate | 2825 N. St Helena Hwy | 4121 | 5000 | 20000 | Appt | 25 | 8 | 6 |
| William Cole Winery | 2849 N. St Helena Hwy | 5040 | 4000 | 20000 | Appt | 10 | 8 | 2 |
| Revana Winery | 2910 N. St Helena Hwy | 6624 | 0 | 15000 | Appt | 40 | 12 | 3 |
| Freemark Abbey | 3022 N. St Helena Hwy | 30232 | 0 | 60000 | Public | 1800 | 0 | 12 |
| Grace Family | 1210 Rockland Dr | 2960 | 0 | 7000 | Appt | 20 | 0 | 1 |
| Vineyard 29 | 2927 N St Helena Hwy | 17804 | 14038 | 48500 | Appt | 30 | 17 | 4 |
| St Clement Vineyards | 2867 N St Helena Hwy | 6600 | 0 | 72000 | Public | 490 | 0 | 13 |
| Ballentine Winery | 2820 N St Helena Hwy | 7400 | 0 | 50000 | Appt | 10 | 0 | 4 |
| Markham Winery | 2812 N St Helena Hwy | 73983 | 0 | 429000 | Public | 450 | 81 | 18 |
| Charles Krug | 800 Main St | Unknown | 0 | 2,728,000 | Public | Unknown | Unknown | Unknown |
| Duckhorn Vineyards | 1000 Lodi Ln | 32933 | 0 | 160000 | Public | 626 | 167 | 42 |
| Melka Winery | 2900 Silverado Tr | 6359 | 0 | 10000 | Appt | 30 | 3 | 5 |
| | | | | | | | | |
| Titus Vineyard Winery (Existing) | 2969 Silverado Tr | 18763 | 0 | 24000 | Appt | 210 | 20 | 11 |
| Titus Vineyard Winery (Proposed) | 2969 Silverado Tr | 18763 | 0 | 48000 | Appt | 350 | 20 | 11 |

Titus Vineyards Winery
Use Permit Modification Permit #17-00128
Winery Comparison (45,000 to 48,000 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 |
|----------------------------|--------------|--------------|--------------|----------------|-----------------|-----------------|---------------------------|----------------------------|-------------------|--------------|--------------|
| Spring Mountain Vineyards | 14000 | 19660 | 48000 | 0 | 0 | 0 | 0 | 0 | 0 | 233.35 | Hillside |
| Vine Cliff Winery | 7780 | 15000 | 48000 | 0 | 0 | 400 | 1916 | 134 | 2316 | 99.59 | Hillside |
| Meadowood Lane Winery | 9520 | 15000 | 48000 | 19 | 90 | 4680 | 1140 | 50 | 5820 | 14.7 | Hillside |
| Napa Valley Reserve | 26130 | 42000 | 48000 | 6 | 20 | 1040 | 4540 | 266 | 5580 | 63.7 | Hillside |
| Del Dotto Family Winery | 4200 | 15163 | 48000 | 0 | 200 | 10400 | 1146 | 31 | 11546 | 10 | Valley Floor |
| Tom Eddy Winery | 10200 | 21437 | 48000 | 0 | 20 | 1040 | 309 | 8 | 1349 | 14.59 | Hillside |
| CaNani Winery | 17923 | 15970 | 48000 | 0 | 200 | 10400 | 1146 | 31 | 11546 | 10.08 | Valley Floor |
| Calistoga Artisan Village | 9144 | 0 | 48000 | 40 | 240 | 12480 | 384 | 8 | 12864 | 21.97 | Valley Floor |
| B Cellars | 21552 | 22946 | 45000 | 60 | 250 | 13000 | 860 | 16 | 13860 | 11.53 | Valley Floor |
| Ceja Vineyards | 31758 | 0 | 45000 | 24 | 168 | 1176 | 4485 | 56 | 5661 | 10.42 | Carneros |
| AVERAGE CALCULATION | 15221 | 16718 | 47400 | 15 | 119 | 5462 | 1593 | 60 | 7054 | 48.99 | |

| | | | | | | | | | | | |
|---------------------------|--------------|--------------|--------------|----------|------------|-------------|-------------|-----------|--------------|--------------|--|
| MEDIAN CALCULATION | 12100 | 15567 | 48000 | 3 | 129 | 2928 | 1143 | 31 | 11546 | 11.53 | |
|---------------------------|--------------|--------------|--------------|----------|------------|-------------|-------------|-----------|--------------|--------------|--|

| | | | | | | | | | | | |
|---|--------------|----------|--------------|-----------|------------|--------------|-------------|-----------|--------------|--------------|---------------------|
| Titus Vineyard Winery (Existing) | 18763 | 0 | 24000 | 40 | 210 | 10920 | 1700 | 20 | 12620 | 31.77 | Valley Floor |
| Titus Vineyard Winery (Proposed) | 18763 | 0 | 48000 | 60 | 350 | 18200 | 1700 | 20 | 19900 | 31.77 | Valley Floor |

Titus Vineyards Winery
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Winery Comparison (45-000 to 48,000 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 |
|----------------------------|-------------|-------------|--------------|----------------|-----------------|-----------------|---------------------------|----------------------------|-------------------|--------------|----------|
| Chateau Boswell | 7200 | 10860 | 48000 | 30 | 210 | 10920 | 0 | 0 | 10920 | 9.12 | Hillside |
| Chateau Potelle | 5790 | 0 | 48000 | 36 | 250 | 13000 | 0 | 0 | 13000 | 122.68 | Hillside |
| AVERAGE CALCULATION | 6495 | 5430 | 48000 | 33 | 230 | 11960 | 0 | 0 | 11960 | 65.90 | |
| MEDIAN CALCULATION | 6495 | 5430 | 48000 | 33 | 230 | 11960 | 0 | 0 | 11960 | 65.90 | |

| | | | | | | | | | | | |
|----------------------------------|-------|---|-------|----|-----|-------|------|----|-------|-------|--------------|
| Titus Vineyard Winery (Existing) | 18763 | 0 | 24000 | 40 | 210 | 10920 | 1700 | 20 | 12620 | 31.77 | Valley Floor |
| Titus Vineyard Winery (Proposed) | 18763 | 0 | 48000 | 60 | 350 | 18200 | 1700 | 20 | 19900 | 31.77 | Valley Floor |