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Winery Comparison Analysis

**Ellman family Winery
Use Permit #P18-00249
Locational and Operational Criteria**

| LOCATIONAL CRITERIA | STAFF COMMENTS |
|--|---|
| Size of Parcel | 13.52 |
| Proximity of Nearest Residence | 325 feet (east) |
| Number of Wineries Located Within One Mile | 18 |
| 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 | Yes (LOS E, existing condition) |
| 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 | Yes, SRA |
| 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 | No |
| Percentage of Estate Grapes Proposed | Approximately 12% |
| Number of Proposed Variances | None |
| Wastewater Processed On-Site | Yes |
| Voluntary Greenhouse Gas Emission Reduction Measures Proposed | Yes, 17 Measures |
| 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, water efficient landscape and fixtures |
| Existing Vineyards Proposed to be Removed | Yes, 2.86 ac. |
| 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 |

Ellman Family Winery
Use Permit #P18-00249
Winery Comparison 30,000 gallons per 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 |
|---------------------------|-----------|-----------|------------|----------------|-----------------|-----------------|---------------------------|----------------------------|-------------------|-------|---------------|
| SLEEPING LADY WINERY | 3200 | 0 | 30000 | 20 | 140 | 7300 | 450 | 12 | 7750 | 104 | Valley Floor |
| DAVID ARTHUR VINEYARDS | 6900 | 6500 | 30000 | 20 | 35 | 1820 | 1377 | 13 | 3197 | 47.85 | Valley Floor |
| GOOSECROSS CELLARS | 7151 | 0 | 30000 | 50 | 350 | 18200 | 710 | 15 | 18910 | 11.31 | Hillside |
| PARADIGM WINERY | 4616 | 0 | 30000 | 10 | 15 | 780 | 30 | 1 | 810 | 26.25 | Valley Floor |
| ANTHEM WINERY & VINEYARDS | 1680 | 0 | 30000 | 0 | 0 | 0 | 260 | 52 | 260 | 27.23 | Hillside |
| JUDD'S HILL WINERY | 7108 | 0 | 30000 | 8 | 28 | 1456 | 0 | 0 | 1456 | 20.05 | Valley Floor |
| MALDONADO WINERY | 3692 | 2800 | 30000 | 12 | 30 | 1560 | 80 | 3 | 1640 | 11.14 | Hillside |
| FANTESCA ESTATE | 4700 | 6900 | 30000 | 18 | 100 | 5200 | 1205 | 43 | 6405 | 52.56 | Hillside |
| CADE WINERY | 12203 | 14290 | 30000 | 15 | 75 | 3900 | 750 | 15 | 4650 | 53.9 | Angwin |
| FONTANELLA WINERY | 7569 | 0 | 30000 | 4 | 10 | 520 | 220 | 5 | 740 | 26.44 | Hillside |
| HOURGLASS WINERY | 4700 | 10400 | 30000 | 10 | 22 | 1144 | 550 | 16 | 1694 | 15 | Calistoga |
| HILLVIEW VINEYARD | 7700 | 0 | 30000 | 16 | 112 | 5824 | 1430 | 27 | 7254 | 16.01 | Valley Floor |
| FISHER WINERY | 16200 | 0 | 30000 | 10 | 50 | 2600 | 575 | 23 | 3175 | 55.69 | Calistoga |
| JOSEPH CELLARS | 4941 | 15798 | 30000 | 75 | 525 | 27300 | 4560 | 106 | 31860 | 25.96 | Calistoga |
| WALLIS FAMILY ESTATE | 11711 | 0 | 30000 | 18 | 108 | 5616 | 225 | 3 | 5841 | 24.89 | Hillside |
| HYDE WINERY | 12552 | 0 | 30000 | 20 | 120 | 6240 | 400 | 11 | 6640 | 12.27 | Carneros |
| YOUNG INGLEWOOD VINEYARDS | 10575 | 0 | 30000 | 16 | 112 | 5824 | 1745 | 28 | 7569 | 16 | St. Helena |
| EAGEL EYE WINERY | 8800 | 0 | 30000 | 16 | 112 | 5824 | 1452 | 53 | 7276 | 13.16 | Gordon Valley |
| H & L WINERY | 5000 | 0 | 30000 | 20 | 140 | 7280 | 400 | 11 | 7680 | 41.15 | Valley Floor |
| SHADYBROOK WINERY | 10548 | 0 | 30000 | 21 | 147 | 7644 | 270 | 9 | 7914 | 11.37 | MST |
| ROGERS WINERY | 4998 | 0 | 30000 | 20 | 120 | 6240 | 300 | 10 | 6540 | 52.93 | Valley Floor |
| DIODENES RIDGE WINERY | 3445 | 5800 | 30000 | 15 | 90 | 4680 | 1020 | 41 | 5700 | 12.94 | Angwin |
| IDEOLOGY CELLARS | 8523 | 0 | 30000 | 15 | 105 | 5460 | 240 | 7 | 5700 | 10.09 | Valley Floor |
| CASTELLUCCI FAMILY WINERY | 12376 | 0 | 30000 | 50 | 210 | 10920 | 830 | 19 | 11750 | 19.3 | St. Helena |
| MAHONEY VINEYARDS | 9410 | 0 | 30000 | 15 | 84 | 4368 | 450 | 12 | 4818 | 10.05 | Carneros |
| CASTLEVALE WINERY | 16000 | 1900 | 30000 | 18 | 126 | 6552 | 760 | 40 | 7312 | 55.35 | Chiles Valley |
| BEAUTIFUL DAY WINERY | 24471 | 0 | 30000 | 40 | 385 | 20020 | 1300 | 28 | 21230 | 29.4 | Valley Floor |
| BOYD FAMILY VINEYARDS | 4600 | 0 | 30000 | 15 | 40 | 2080 | 11 | 400 | 2480 | 21.88 | Valley Floor |

Ellman Family Winery
Use Permit #P18-00249
Winery Comparison 30,000 gallons per 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 |
|-----------------------------|-------------|-----------|--------------|----------------|-----------------|-----------------|---------------------------|----------------------------|-------------------|--------------|---------------------|
| SLEEPING GIANT WINERY | 12745 | 0 | 30000 | 10 | 85 | 4420 | 300 | 6 | 3212 | 11.41 | Carneros |
| TOAD HALL CELLARS | 5360 | 6000 | 30000 | 0 | 0 | 0 | 0 | 0 | 0 | 35.16 | Valley Floor |
| MIRA WINERY | 4959 | 0 | 30000 | 25 | 175 | 9100 | 400 | 11 | 9500 | 10.5 | Valley Floor |
| DARMS LANE WINERY | 8886 | 11473 | 30000 | 24 | 150 | 7800 | 672 | 27 | 8472 | 49.26 | Hillside |
| SCARLETT WINERY (Proposed) | 22536 | 0 | 30000 | 15 | 80 | 4160 | 665 | 27 | 4825 | 47.88 | Valley Floor |
| | | | | | | | | | | | |
| AVERAGE CALCULATION | 8783 | 2481 | 30000 | 19 | 118 | 6116 | 716 | 33 | 6796 | 29.65 | |
| MEDIAN CALCULATION | 7569 | 0 | 30000 | 16 | 105 | 5460 | 450 | 15 | 5841 | 24.89 | |
| | | | | | | | | | | | |
| ELLMAN FAMILY WINERY | 6104 | 0 | 30000 | 15 | 70 | 3640 | 665 | 27 | 4305 | 13.52 | Valley Floor |

Ellman Family Winery
Use Permit #P18-00249-UP
Winery Comparison 30,000 gallons per year

PUBLIC WINERY PERMITS (PRE WDO)

| Name | Bldg Size | Cave Size | Production | Daily Visitors | Weekly Visitors | Annual Visitors | Annual Marketing Visitors | Number of Marketing Events | Total Visitors | Acres | Location |
|----------------------------|-------------|--------------|--------------|----------------|-----------------|-----------------|---------------------------|----------------------------|----------------|--------------|-----------------|
| COSENTINO WINERY | 12850 | 0 | 30000 | 50 | 350 | 18200 | 0 | 0 | 18200 | 4.29 | Valley floor |
| | | | | | | | | | | | Valley floor |
| AVERAGE CALCULATION | 12850 | 0 | 30000 | 50 | 350 | 18200 | 0 | 0 | 18200 | 4.29 | |
| MEDIAN CALCULATION | 12850 | 0 | 30000 | 50 | 350 | 18200 | 0 | 0 | 18200 | 4.29 | |
| Darms Lane Winery | 8886 | 11743 | 30000 | 24 | 150 | 7800 | 1414 | 54 | 9214 | 49.26 | Hillside |