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Winery Comparison Analysis

Ehlers Estate Winery

Permit # P19-00146

APN 022-100-029

Summary of Location and Operation Criteria

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	13.83 acres
Proximity of Nearest Residence	Approximately 265 feet
Number of Wineries Located Within One Mile	22
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	Yes
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	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	Nine acres of vineyards on-site
Number of Proposed Variances	None
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Installation of energy efficient lighting fixtures; utilization of low-impact development for treatment of storm water runoff; installation of electric vehicle charging stations; minimal grading for project implementation and no tree removal; and education to staff and visitors on sustainable practices.
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	Yes
Violations Currently Under Investigation	Part of voluntary code compliance program
High Efficiency Water Use Measures Proposed	No
Existing Vineyards Proposed to be Removed	0.3 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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Wineries Within One Mile of APN 022-100-029

Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Annual Visitors	Number of Marketing Events	Annual Visitation	Employees
MELKA WINERY	2900 Silverado Trail	6,359	0	10,000	APPT	30	1,560	3	1,720	5
REVANA WINERY	2910 N. St. Helena Hwy	6,624	0	15,000	APPT	40	2,080	12	2,338	3
SABINA VINEYARDS	3291 N. St. Helena Hwy	1,600	0	8,000	NO	0	0	0	0	2
METZGER VINEYARDS	3243 N. St. Helena Hwy	670	0	800	NO	0	0	0	0	0
TURLEY WINE CELLARS	3358 St. Helena Hwy	13,171	0	65,000	APPT	75	3,900	9	3,963	4
FREEMARK ABBEY	3022 N. St. Helena Hwy	30,232	0	60,000	PUB	1,800	93,600	0	93,600	12
BERGMAN FAMILY WINERY	3285 St. Helena Hwy	895	7,620	8,000	NO	0	0	0	0	3
BOESCHEN WINERY	3242 N. Silverado Trail	1,360	5,000	10,000	APPT	70	3,640	4	3,680	1
V. MADRONE WINERY	3199 N. St. Helena Hwy	6,461	0	20,000	APPT	90	4,680	12	5,250	3
VINEYARD 29	2929 N. St. Helena Hwy	17,804	14,038	48,500	APPT	30	1,560	17	2,220	4
ST. CLEMENT VINEYARDS	2867 St. Helena Hwy	6,600	0	72,000	PUB	490	25,480	0	25,480	13
TITUS VINEYARDS	2971 Silverado Trail	18,450	0	48,000	APPT	350	18,200	20	19,900	11
ALLORA WINERY	3244 Ehlers Lane	2,000	0	12,000	APPT	4	208	12	448	0
BRASSWOOD NAPA VALLEY	3125 N. St. Helena Hwy	24,370	16,500	95,000	APPT	175	9,100	50	10,500	12
BALLENTINE WINERY	2820 St. Helena Hwy	11,605	0	125,000	APPT	390	20,280	112	23,680	4
EL MOLINO WINERY	3315 N. St. Helena Hwy	5,500	0	3,000	NO	0	0	0	0	2
SODHANI WINERY	3283 St. Helena Hwy	4,754	4,603	20,000	APPT	77	4,415	11	4,415	4
DUCKHORN VINEYARDS	1000 Lodi Lane	32,933	0	160,000	PUB	626	32,552	167	37,727	42
CASA NUESTRA	3473 Silverado Trail	3,420	0	5,000	APPT	100	5,200	3	5,425	7
CHATEAU BOSWELL	3468 Silverado Trail	7,200	10,680	48,000	PUB	210	10,920	0	10,920	4
GRACE FAMILY WINERY	1210 Rockland Dr	2,960	0	7,000	APPT	20	1,040	0	1,040	1
TRINCHERO NAPA VALLEY	3070 St. Helena Hwy	35,211	2,296	100,000	PUB	930	48,360	11	49,460	14

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Winery Comparison (35,000 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
NEAL WINERY	8150	7132	35000	15	35	1820	300	7	2120	12.71	Angwin
ROCKY RIDGE WINERY	18280	16600	35000	8	40	2080	970	28	3050	20	Angwin
CALDWELL WINERY	2580	18438	35000	35	190	6239	540	15	6668	40.11	MST
PALMAZ WINERY	0	55000	35000	50	350	18200	130	3	18330	122.12	hillside
AVERAGE CALCULATION	7253	24293	35000	27	35	1820	485	13	7542	48.74	

MEDIAN CALCULATION	5365	17519	35000	25	115	4160	420	11	4859	30.06	
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Ehlers Estate Winery (Approved)	11350	11220	25000	-	11	572	505	11	1077	13.83	valley floor
Ehlers Estate Winery (Existing)	11350	11220	29000	90	630	32760	770	14	33530	13.83	valley floor
Ehlers Estate Winery (Proposed)	11350	11220	35000	100	700	36400	800	14	37200	13.83	valley floor

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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
PESTONI FAMILY WINERY	7900	0	35000	20	150	7800	0	0	7800	5.47	valley floor
AVERAGE CALCULATION	7900	0	35000	20	150	7800	0	0	7800	5.47	
MEDIAN CALCULATION	7900	0	35000	20	150	7800	0	0	7800	5.47	

Ehlers Estate Winery (Approved)	11350	11220	25000	-	11	572	505	11	1077	13.83	valley floor
Ehlers Estate Winery (Existing)	11350	11220	29000	90	630	32760	770	14	33530	13.83	valley floor
Ehlers Estate Winery (Proposed)	11350	11220	35000	100	700	36400	800	14	37200	13.83	valley floor

Ehlers Estate Winery Summary of Changes

Prior Approval	Existing Conditions	Proposed Request	Net Change Analyzed (Existing Conditions v. Proposed Request)
Building Size:	Building Size:		
11,350 square feet	11,350 square feet	11,350 square feet	No change
Production:	Production:		
25,000 Gallons/Year	29,000 Gallons/Year	35,000 Gallons/Year	Net Increase: 6,000 Gallons/Year
Visitation:	Visitation:		
0 Visitors/Day	90 Visitors/Day	100 Visitors/Day	Net Increase: 10 Visitors/Day
11 Visitors/Week	630 Visitors/Week	700 Visitors/Week	Net Increase: 70 Visitors/Week
572 Visitors/Year	32,760 Visitors/Year	36,400 Visitors/Year	Net Increase: 3,640 Visitors/Year
Marketing Program:	Marketing Program:		
3 Events/Year @ 75 Guests 8 Events/Year @ 35 Guests	1 Event/Year @ 300 Guests 2 Events/Year @ 100 Guests 1 Event/Year @ 70 Guests 10 Events/Year @ 20 Guests	1 Event/Year @ 300 Guests 3 Events/Year @ 100 Guests 10 Events/Year @ 20 Guests	
11 Total Events	14 Total Events	14 Total Events	No change
505 Total Guests/Year	770 Total Guests/Year	800 Total Guests/Year	Net Increase: 30 Guests/Year
Number of Employees:	Number of Employees:		
8 Full-Time	12 Full-Time & 2 Part-Time	14 Full-Time & 4 Part-Time & 2 Harvest Season	Net Increase: 2 Full-time, 2 Part-Time & 2 Harvest Season