

BONNY'S - NEW WINERY USE PERMIT
Permit #P22-00002
Summary of Location and Operation Criteria

| LOCATIONAL CRITERIA | STAFF COMMENTS |
|--|---|
| Size of Parcel | 25.54 acres |
| Proximity of Nearest Residence (off-site) | ~490 west and ~750 feet north |
| Number of Wineries Located Within One Mile | 12 |
| 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 | N/A (LOS NO LONGER USED) |
| Primary Road a Dead End | NO |
| Located Within a Flood Zone | The proposed winery building is outside of the 100-year flood zones |
| 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 | NO |
| Percentage of Estate Grapes Proposed | 100.00% |
| Number of Proposed Variances | NONE |
| Wastewater Processed On-Site | YES |
| Voluntary Greenhouse Gas Emission Reduction Measures Proposed | Compost 75% food and garden material, local food production, use of process wastewater for irrigation, water efficient fixtures, on-site renewable energy |
| Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed | NO |
| Violations Currently Under Investigation | NO |
| High Efficiency Water Use Measures Proposed | YES, water efficient fixtures |
| Existing Vineyards Proposed to be Removed | YES (0.63 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 | YES, water some (e) vines with process wastewater |
| New Vineyards Plantings Proposed | NO |
| Hold & Haul Proposed: Temporary (Duration of Time) or Permanent | NO |
| Trucked in Water Proposed | NO |

| Name | Bldg Size | Cave Size | Production | Tours/ Tastings | Daily Visitors | Weekly Visitors | Annual Visitors | Annual Marketing Visitors | Number of Marketing Events | Total Visitors | Acres | Location | Pre-WDO Winery |
|-----------------------------|--------------|--------------|---------------|--------------------|-------------------|--------------------|--------------------|---------------------------------|----------------------------------|-------------------|--------------|---------------------|-------------------|
| LAVA VINE | | | 30000 | PUB | | | | 100 | 4 | | | 1 city | No |
| AMICI CELLARS | 7457 | 10000 | 30000 | APPT | 25 | 175 | 9100 | 400 | 11 | 9500 | 11.97 | hillside | No |
| MALDONADO WINERY | 3692 | 2800 | 30000 | APPT | 12 | 30 | 1560 | 80 | 3 | 1640 | 11.14 | hillside | No |
| FEW AND FAR BETWEEN | 3696 | 22355 | 30000 | APPT | 4 | 28 | 1456 | 173 | 5 | 1629 | 113.64 | Calistoga | No |
| HOURGLASS WINERY | 4700 | 10400 | 30000 | APPT | 10 | 22 | 1144 | 550 | 16 | 1694 | 15 | hillside | No |
| FISHER WINERY | 16200 | 0 | 30000 | APPT | 10 | 50 | 2600 | 575 | 23 | 3175 | 55.69 | valley floor | No |
| BEAUTIFUL DAY WINERY | 24471 | | 30000 | APPT | 40 | 385 | 20020 | 1300 | 28 | 21320 | 29.4 | valley floor | No |
| JOSEPH CELLARS | 4941 | 15798 | 30000 | APPT | 75 | 525 | 27300 | 4560 | 106 | 31860 | 25.96 | hillside | No |
| WALLIS FAMILY ESTATE | 11711 | 0 | 30000 | APPT | 18 | 108 | 5616 | 225 | 3 | 5841 | 0 | hillside | No |
| FANTESCA ESTATE | 4700 | 6900 | 30000 | APPT | 18 | 100 | 5200 | 1205 | 43 | 6405 | 52.56 | hillside | No |
| DIOGENES RIDGE WINERY | 3592 | 7037 | 30000 | APPT | 15 | 90 | 4680 | 1020 | 41 | 5700 | 12.94 | Angwin | No |
| CADE WINERY | 12203 | 14290 | 30000 | APPT | 15 | 75 | 3900 | 750 | 15 | 4650 | 53.9 | Angwin | No |
| CASTELLUCCI FAMILY WINERY | 12376 | 0 | 30000 | APPT | 50 | 210 | 10920 | 830 | 19 | 11750 | 19.3 | valley floor | No |
| SNOWDEN VINEYARDS | 8025 | 18900 | 30000 | APPT | 0 | 5 | 260 | 0 | 0 | 260 | 160.06 | hillside | No |
| CASTLEVALE WINERY | 21795 | 2965 | 30000 | APPT | 18 | 126 | 6552 | 835 | 17 | 7387 | 55.35 | Chiles Valley | No |
| AONAIR WINERY | 11921 | 5511 | 30000 | APPT | 15 | 75 | 10500 | 420 | 14 | 10920 | 17.78 | hillside | Yes |
| HEATH CANYON WINERY | 8243 | 5224 | 30000 | APPT | 0 | 10 | 520 | 140 | 4 | 660 | 56.48 | hillside | No |
| TOAD HALL CELLARS | 5360 | 6000 | 30000 | NONE | 0 | 0 | 0 | 0 | 0 | 0 | 35.16 | valley floor | No |
| YOUNG INGLEWOOD VINEYARDS | 10575 | 0 | 30000 | APPT | 16 | 112 | 5824 | 1745 | 28 | 7569 | 16 | valley floor | No |
| PARADIGM WINERY | 4616 | 0 | 30000 | APPT | 20 | 120 | 6240 | 30 | 1 | 6270 | 26.25 | valley floor | Yes |
| COSENTINO WINERY | 12850 | 0 | 30000 | PUB | 0 | 350 | 18200 | 0 | 0 | 18200 | 4.29 | valley floor | Yes |
| BOMMARITO WINERY | 12882 | | 30000 | APPT | 15 | 105 | 5475 | 2100 | 66 | 7575 | 23.4 | Rutherford | No |
| STAR VINEYARDS | 2800 | 0 | 30000 | APPT | 0 | 20 | 1040 | 0 | 0 | 1040 | 1.44 | valley floor | Yes |
| SCARLETT WINERY | 27261 | | 30000 | APPT | 15 | 80 | 4160 | 765 | 28 | 4925 | 47.88 | valley floor | No |
| GOOSECROSS CELLARS | 7151 | 0 | 30000 | APPT | 50 | 350 | 18200 | 710 | 15 | 18910 | 11.31 | valley floor | Yes |
| DAVID ARTHUR VINEYARDS | 6900 | 6500 | 30000 | APPT | 20 | 35 | 1820 | 1377 | 13 | 3197 | 47.85 | hillside | Yes |
| EAGLE EYE WINERY | 8800 | 0 | 30000 | APPT | 16 | 112 | 5824 | 1452 | 53 | 7276 | 13.16 | Gordon Valley | No |
| SLEEPING LADY WINERY | 8800 | | 30000 | APPT | 20 | 140 | 7280 | 450 | 12 | 7580 | 103.83 | valley floor | No |
| DARMS LANE WINERY | 11251 | 11771 | 30000 | APPT | 24 | 150 | 7800 | 1414 | 54 | 9214 | 49.16 | valley floor | No |
| ARROW AND BRANCH WINERY | 10633 | 0 | 30000 | APPT | 15 | 105 | 5460 | 240 | 7 | 5700 | 10.09 | valley floor | No |
| HILLVIEW VINEYARD | 7700 | 0 | 30000 | APPT | 16 | 112 | 5824 | 1430 | 27 | 7254 | 16.01 | valley floor | No |
| ANTHEM WINERY AND VINEYARDS | 1680 | 0 | 30000 | NONE | | | | 260 | 52 | 260 | 27.23 | hillside | No |
| MIRA WINERY | 5264 | | 30000 | APPT | 25 | 175 | 9100 | 400 | 11 | 9500 | 10.5 | valley floor | No |
| H and L WINERY | 5000 | 0 | 30000 | APPT | 20 | 140 | 7280 | 400 | 11 | 7680 | 41.15 | valley floor | No |
| BOYD FAMILY VINEYARDS | 5942 | | 30000 | APPT | 15 | 40 | 2080 | 400 | 11 | 2480 | 21.88 | valley floor | No |
| JUDD'S HILL WINERY | 7108 | 0 | 30000 | APPT | 8 | 28 | 1456 | 0 | 0 | 1456 | 20.05 | valley floor | No |
| ELLMAN FAMILY WINERY | | | 30000 | APPT | 15 | 70 | 3640 | 665 | 27 | 4305 | 13.52 | valley floor | No |
| MAHONEY VINEYARDS | 9410 | 0 | 30000 | APPT | 15 | 84 | 4368 | 450 | 12 | 5910 | 10.05 | Carneros | No |
| HYDE WINERY | 12552 | 0 | 30000 | APPT | 100 | 575 | 29900 | 840 | 11 | 30740 | 12.27 | Carneros | No |
| SLEEPING GIANT | 12745 | | 30000 | APPT | 10 | 85 | 4420 | 300 | 6 | 3212 | 11.41 | Carneros | No |
| FONTANELLA WINERY | 8969 | 0 | 30000 | APPT | 14 | 98 | 5096 | 805 | 58 | 5901 | 26.44 | hillside | No |
| ROGERS WINERY | 4998 | 0 | 30000 | APPT | 20 | 120 | 6240 | 300 | 10 | 6540 | 52.93 | hillside | No |
| VIDA VALIENTE | 17722 | 13675 | 30000 | APPT | 22 | 100 | 5200 | 468 | 15 | 5668 | 16.92 | hillside | No |
| AVERAGE CALCULATION | 9,480 | 4,710 | 30,000 | | 20 | 130 | 6,909 | 701 | 20 | 7,447 | 32 | | |
| MEDIAN CALCULATION | 8243 | | 30,000 | | 15 | 100 | 5460 | 450 | 13 | 5905.5 | 20.05 | | |
| BONNY'S VINEYARD | 13677 | 0 | 30000 | APPT | 45 | 315 | 16380 | 1020 | 11 | 17400 | 25.54 | Valley Floor | No |

BONNY'S VINEYARD NEW WINERY #P22-00002
 SUMMARY OF CHANGES

| Existing Conditions | Proposed Request |
|-------------------------------|--------------------------------|
| Visitation: | |
| 0 Visitors/Day | 45 Visitors/Day |
| 0 Visitors/Week | 315 Visitors/Week |
| 0 Visitors/Year | 16,380 Visitors/Year |
| | |
| | |
| Marketing Program: | |
| 0 events | 2 events/year @ 150 guests |
| 0 events | 9 events/year @ 80 guests |
| 0 Total Events | 11 Total Events |
| 0 Total Marketing Guests/Year | 1020 Marketing Guests/year --> |