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## Winery Comparison Analysis

**STAG'S LEAP WINERY**  
**Permit #P13-00356**  
**Summary of Location and Operation Criteria**

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	40.22 acres
Proximity of Nearest Residence	635 feet
Number of Wineries Located Within One Mile	Six
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
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
OPERATIONAL CRITERIA	STAFF COMMENTS
Napa Green Certified or Other Related Program	No
Percentage of Estate Grapes Proposed	20%
Number of Proposed Variances	One; 600 feet setback along Silverado Trail
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Yes, 22 measure proposed
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	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
Recycled Water Use Proposed	Yes
New Vineyards Plantings Proposed	No
Hold & Haul Proposed: Temporary (Duration of Time) or Permanent	No
Trucked in Water Proposed	No

**STAG'S LEAP WINERY**  
**Permit #P13-00356**  
**Wineries Within One Mile of APN 039-030-038**

Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Number of Marketing Events	Employees
ODETTE WINERY	5998 SILVERADO TRAIL	14,500	8,160	59,999	PUBLIC	24	96	14
PINE RIDGE WINERY	5901 SILVERADO TRAIL	67,721	31,830	300,000	PUBLIC	833	112	30
REGUSCI WINERY	5584 SILVERADO TRAIL	2,980	N/A	25,000	PUBLIC	10	0	1
HARTWELL WINERY	5765 SILVERADO TRAIL	8,000	5,000	36,000	APPT	120	8	10
CHIMNEY ROCK VINEYARDS	5350 SILVERADO TRAIL	48,500	N/A	145,000	PUBLIC	350	149	18
GRIFFIN WINERY	5850 SILVERADO TRAIL	1,275	N/A	2,400	PUBLIC	28	0	2

**Winery Name**  
**Permit # P13-00356**  
**Winery Comparison (300,000-330,000 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
HONIG CELLARS	33837	0	300000	APPT	700	36400	600	8	37000	30	valley floor
<b>AVERAGE CALCULATION</b>	<b>33837</b>	<b>0</b>	<b>300000</b>		<b>700</b>	<b>36400</b>	<b>600</b>	<b>8</b>	<b>37000</b>		
<b>MEDIAN CALCULATION</b>	<b>33837</b>	<b>0</b>	<b>300000</b>		<b>700</b>	<b>36400</b>	<b>600</b>	<b>8</b>	<b>37000</b>		
STAG'S LEAP WINE CELLARS-Existing	74,702	34860	330,000	PUBLIC	700	36400	7750	150	44150	40.22	valley floor
STAG'S LEAP WINE CELLARS-Proposed	82,500	34860	330,000	PUBLIC	700	36400	7725	153	44125	40.22	valley floor

**Winery Name**  
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**Winery Comparison (300,000-350,000 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
CLOS DU VAL WINE CO	59882	N/A	350000	PUB	900	46800	4496	94	51296	14.07	hillside
MINER FAMILY WINERY	19500	22000	300000	PUB	N/A	68000	1760	70	69760	13.5	hillside
PINE RIDGE WINERY	35896	31830	300000	PUB	833	43316	12640	112	55956	50.31	valley floor
ROBERT MONDAVI CARNEROS WINERY	19640	N/A	340000	NO	N/A	N/A	100	2	100	308.25	Carneros
STAG'S LEAP WINERY (DOUMANI 5)	64689	23500	315000	NO	10	N/A	260	25	780	107.55	hillside
<b>AVERAGE CALCULATION</b>	<b>39921</b>	<b>25777</b>	<b>321000</b>		<b>581</b>	<b>52705</b>	<b>3851</b>	<b>61</b>	<b>35578</b>	<b>98.74</b>	
<b>MEDIAN CALCULATION</b>	<b>35896</b>	<b>23500</b>	<b>315000</b>		<b>833</b>	<b>46800</b>	<b>1760</b>	<b>70</b>	<b>780</b>	<b>107.55</b>	
STAG'S LEAP WINE CELLARS-Existing	74702	34860	330000	PUBLIC	700	36400	7750	150	44150	40.22	valley floor
STAG'S LEAP WINE CELLARS-Proposed	82500	34860	330000	PUBLIC	700	36400	7725	153	44125	40.22	valley floor