



Vine Cliff Winery

Winery Use Permit Modification
Hearing

January 17, 2018

Napa County Planning
Commission

Vine Cliff Winery

- Wine production started in 1870s
- No variances
- No vineyard removal
- No viewshed issues
- No groundwater issues
- No neighbor issues
- Existing infrastructure adequacy
- Assures survival of NV Heritage Property
- Reinforces commitment to Family-owned wineries

Vine Cliff Winery

"Intensity and Density" of Visitation Summary

Comparison to Approved 50k gpy Wineries

- Parcel Size
 - Range: 9 to 237 acres
 - Avg. = 55 acres
 - Vine Cliff - +/-99.6 acres
- Vineyard Acreage
 - Range: 2 to 100 acres
 - Avg. = <20 acres
 - Vine Cliff = +/-23 acres
- Avg. Annual Visitors per Parcel Acre
 - Range = 0 to 3,666 visitors/acre
 - Avg. = 208 visitors/acre
 - Vine Cliff = 208 visitors/acre (Ranked 19th out of 37)

Non-inclusive of Airport Area and Pre-WDO data

Vine Cliff Winery

"Intensity and Density" of Visitation Detail

Comparison to Approved 45-50k gpy Wineries

Ranking of 45- 50,000 gpy Wineries Based on Intensity of Use

Name	Acres	Annual T&T Visitors	Annual Marketing Visitors	Number of Marketing Events	Maximum Total Annual Visitation	Maximum Visitors per Parcel Acre	Location
REFUGE WINERY	13.2	45,136	3,370	115	48,506	3,666	Valley Floor
GAMBLE FAMILY VINEYARDS	11.2	15,600	1,410	34	17,010	1,523	Valley Floor
BENNETT LANE WINERY	10.0	10,400	2,495	55	12,895	1,290	Valley Floor
CHATEAU BOSWELL	9.0	10,920	0	0	10,920	1,213	Hillside
B CELLARS	12.0	13,000	860	16	13,860	1,155	Valley Floor
PIAZZA DEL DOTTO	10.0	10,400	1,146	31	11,546	1,155	Valley Floor
DEL DOTTO FAMILY WINERY	10.0	10,400	1,146	31	11,546	1,155	Valley Floor
WHEELER FARMS WINERY	11.7	11,648	1,452	52	13,100	1,123	Valley Floor
HAGAFEN CELLARS	12.3	7,800	725	12	8,525	694	Valley Floor
CALISTOGA ARTISAN VILLAGE	22.0	12,480	384	8	12,864	585	Valley Floor
CEJA VINEYARDS	10.0	1,176	4,485	56	5,661	566	Carneros
MEADOWOOD LANE WINERY	15.0	4,680	1,140	50	5,820	388	Hillside
ROBERT FOLEY VINEYARDS	13.0	3,120	244	14	3,364	258	Angwin
OUTPOST WINES	37.6	9,360	325	9	9,685	258	Angwin
SHUTTERS WINERY	13.4	2,080	1,000	26	3,080	231	Hillside
CAIRDEAN WINERY	50.3	9,100	1,400	50	10,500	209	Hillside
VINE CLIFF WINERY (Proposed)	99.6	18,200	2,516	140	20,716	208	Hillside
LAST RESORT WINERY	55.4	7,280	720	12	8,000	144	Pope Valley
REGUSCI WINERY	163	20,800	1,450	16	22,250	137	Hillside/Valley Floor
CHATEAU POTELLE	123.0	13,000	0	0	13,000	106	Urban/City
WOOLLS RANCH WINERY	236.7	18,200	4,640	76	22,840	97	Hillside
PRIDE MOUNTAIN VINEYARDS	22.3	1,040	1,060	49	2,100	94	Hillside
ROBERT KEENAN WINERY	147.4	12,740	1,050	21	13,790	94	Hillside
NORMAN ALUMBAUGH WINERY	80.9	7,280	244	8	7,524	93	Pope Valley
TOM EDDY WINERY	15.0	1,040	309	8	1,349	90	Hillside
VINEYARD 29	25.0	1,560	660	17	2,220	89	Hillside
NAPA VALLEY RESERVE	64.0	1,040	4,540	266	5,580	87	Hillside
ITALICS WINERY	46.0	2,600	390	8	2,990	65	MST
LOKOYA	72.6	3,640	720	24	4,360	60	Hillside
TWO ROCKS WINERY	46.7	780	920	13	1,700	36	Hillside
NIEBAUM COPPOLA ESTATE NIEBAUM LN	78.8	780	1,170	41	1,950	25	Hillside
BALLENTINE WINERY	21.1	520	0	0	520	25	Valley Floor
VINE CLIFF WINERY (Existing)	99.6	400	1,916	134	2,316	23	Hillside
ALTAMURA WINERY	58.6	1,040	0	0	1,040	18	Wooden Valley
BROWN ESTATE VINEYARDS	130.5	104	220	9	324	2	Chiles Valley
SPRING MOUNTAIN VINEYARDS	233.0	0	0	0	0	0	Hillside
BUEHLER VINEYARDS	47.8	0	0	0	0	0	Hillside
AVERAGE CALCULATION	57.5	7,820	1,192	38	9,012	458	
MEDIAN CALCULATION	37.6	7,280	920	17	7,524	137	