



Winery Comparison Tables
Staglin Family Vineyards Major
Modification
P18-00253-MOD

Staglin Family Vineyards
Permit #P18-00253-MOD
Summary of Location and Operation Criteria

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel(s)	63 acres
Proximity of Nearest Residence	600 feet
Number of Wineries Located Within One Mile	6
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	Sections of project site in both SRA and Fire Hazard Severity Zone
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	Certified Napa Green
Percentage of Estate Grapes Proposed	95%
Number of Proposed Variances	0
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Yes. Vehicle miles reduction strategies including bus transportation and carpooling.
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	Yes
Violations Currently Under Investigation	No
High Efficiency Water Use Measures Proposed	No
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	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 027-250-064

Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Number of Marketing Events	Employees
NIEBAUM COPPOLA ESTATE NIEBAUM LN	1460 NIEBAUM LN	9500	0	25000	APPT	15	41	8
NIEBAUM COPPOLA ESTATE HWY 29	1991 ST HELENA HWY	67771	18400	10000	PUB	3391	0	78
ONE HOPE WINERY	8305 ST HELENA HWY	15006		20000	APPT	100	38	9
FOLEY JOHNSON WINERY	8360 ST HELENA HWY	7000	0	10000	APPT	350	56	5
SWANSON VINEYARDS	1271 MANLEY LN	3984	0	4000	APPT	100	0	4
DEL BONDIO WINERY	1315 BELLA OAKS LN	7000		38000	PVT	3	0	1

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Winery Comparison (32,000 - 40,000 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
FLYNNVILLE WINE COMPANY	26200		40000	25	175	9100	150	6	9250	10.09	valley floor
VIADER VINEYARDS	4714	14100	32000	0	0	288	36	3	324	45.84	hillside
MADRIGAL VINEYARDS	7352	0	36000	4	20	1040	170	7	1210	10.16	valley floor
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
DEL BONDIO WINERY	7000		38000		3	156	0	0	156	31.1	valley floor
KITOKO VINEYARDS WINERY	7448	13662	40000	20	140	7280	400	11	7680	20	Atlas Peak
NAPA HARVEST WINERY	5120	7440	36000	20	50	2600	140	4	2740	10.81	Wooden Valley
JARVIS VINEYARDS	20424	51724	40000	50	350	18200	0	0	18200	124	hillside
SHIFFLETT RANCH AND VINEYARD	3000	0	40000	20	56	2912	510	14	3422	46.2	valley floor
HARTWELL WINERY	8000	5000	36000	24	120	6240	465	8	6705	29.81	valley floor
REYNOLDS WINERY	7800	0	40000	40	280	14560	1906	52	16466	13.45	hillside
CALDWELL WINERY	0	18438	35000	35	190	6239	540	15	6668	40.11	MST
PALMAZ WINERY	0	55000	35000	50	350	18200	130	3	18330	122.1	hillside
AVERAGE CALCULATION	8821	15758	37000	24	129	6480	408	11	6880	38.31	

MEDIAN CALCULATION	7400	10551	36000	20	88	4576	235	7	6668	29.81	
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Staglin Family Vineyards (APPROVED)	0	22,756	36000	10	50	2,607	560	9	3,167	63	valley floor
Staglin Family Vineyards (PROPOSED)	0	22,756	36000	44	308	16,059	1,546	53	17,605	63	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
EAGLES TRACE	26099	0	40000	15	20	1040	360	16	1400	40	hillside
PESTONI FAMILY	7900	0	35000	20	150	7800	0	0	7800	5.47	valley floor
BALDACCI FAMILY VINEYARDS	7474	18644	40000	100	700	36400	1420	34	37820	28.72	valley floor
NEYERS VINEYARDS WINERY	8000	6800	40000	0	0	0	0	0	0	29.31	hillside
AVERAGE CALCULATION	12368	6361	38750	34	218	11310	445	13	11755	25.88	valley floor
MEDIAN CALCULATION	7950	3400	40000	18	85	4420	180	8	18910	29.02	valley floor

Staglin Family Vineyards (APPROVED)	0	22756	36000	10	50	2,607	560	9	3,167	63	valley floor
Staglin Family Vineyards (PROPOSED)	0	22756	36000	44	308	16,059	1,546	53	17,605	63	valley floor

STAGLIN FAMILY VINEYARDS MAJOR MODIFICATION #P18-00253-MOD
SUMMARY OF CHANGES

Existisng Conditions	Proposed Request	Net Change Analyzed
Visitation:		
10 Visitors/Day (weekdays only)	44 Visitors/Day (Monday - Sunday)	Net increase of 34 Visitors/Day
50 Visitors/Week	308 Visitors/Week	Net increase of 258 Visitors/Week
2,607 Visitors/Year	16,059 Visitors/Year	Net increase of 13,452 Visitors/Year
Marketing Program:		
8 events/year @ max. 45 guests	32 events/year @ max. 12 guests	
1 event/year @ max. 200 guests	16 events/year @ max. 32 guests	
	3 events/year @ max. 100 guests	
	1 event/year @ max. 100 guests	
	1 event/year @ max. 250 guests	
9 Total Events	53 Total Events	Net increase 44 Total Events
560 Total Marketing Guests/Year	1,546 Marketing Guests/year	Net increase 986 Marketing guests
Employees:		
8 full-time employees	11 full time employees	Net increase of 3 full-time employees
0 part-time employees	5 part-time employees	Net increase of 5 full-time employees