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Winery Comparison Analysis

Taplin Cellars Winery
Permit #P20-00165
Summary of Location and Operation Criteria

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	20 acres
Proximity of Nearest Residence	688 feet
Number of Wineries Located Within One Mile	18
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	No
Result in the Loss of Sensitive Habitat	No
OPERATIONAL CRITERIA	STAFF COMMENTS
Napa Green Certified or Other Related Program	Applicant plans to to have a "Green Winery"
Percentage of Estate Grapes Proposed	67%
Number of Proposed Variances	0
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Yes
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	Appointments to be scheduled outside of peak hours; bike riding incentives
Violations Currently Under Investigation	0
High Efficiency Water Use Measures Proposed	0
Existing Vineyards Proposed to be Removed	0
On-Site Employee or Farmworker Housing Proposed	0
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

Tapling Cellars Winery
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Wineries Within One Mile of APN 027-100-005

Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Number of Marketing Events	Employees
Louis M. Martini Winery	254 St. Helena Highway	153,761	0	2,000,000	Public	1,694	4	37
Hall Winery	401 St. Helena Highway	179,787	0	1,260,000	Public	3,500	171	36
Edge Hill Estate Winery	2585 Sulphur Springs Ave	13,450	5,000	24,000	Appt	60	7	5
Savestrin Winery	397 Main Street		0					
Delectus (Milat Winery)	1091 S. St. Helena Highway	5,340	0	20,000	Public	7,280	0	1
Sutter Home Winery	100 St. Helena Highway	292,000	0	3,247,000	None	0	0	80
Corison Winery	987 St. Helena Hwy	9,480	0	20,000	Appt	520	8	3
Sutter Home Winery	277 St. Helena Hwy	41,000	0	200,000	Public	182,000	0	101
V. Sattui Winery	1111 White Lane	38,290	0	96,000	Public	444,288	437	59
Sulphur Springs Winery	2252 Sulphur Springs Avenue	0	0					
Prager Winery	1281 Lewelling Lane	3,352	0	8,500	Appt	2,184	0	4
Sinegal Estate Winery	2125 Inglewood Ave	7,025	13,200	60,000	Public	6,240	56	3
Anomaly	455 Bella Vista Ct.	0	0					
Marciano Winery	2233 Sulphur Springs Ave.	10,675	0	20,000	Appt	3,900	7	3
Young Inglewood Vineyards	1919 Inglewood Ave	10,575	0	30,000	Appt	5,824	28	6
Villa Helena	1455 Inglewood Ave	5,012	0	20,000	None	1,040	2	1
Davies Family Winery	555 Main St	0	0					
Flora Spring Wine Co.	2006 W. Zinfandel Ln.	23,065	13,500	120,000	Appt	36,400	317	20

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GARGIULO WINERY	8,573	0	20,000	10	70	3,640	480	12	4,120	11.18
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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
CANDLESTICK RIDGE VINEYARDS	3,018	0	20000	0	0	0	0	0	0	40.47	ANGWIN
DUNN VINEYARDS	2050	6000	20000	0	20	1040	0	0	1040	39	ANGWIN
POPE VALLEY WINERY	4836	0	20000	0	20	1040	0	0	1040	36.41	Pope Vly
DUTCH HENRY WINERY	2600	4500	20000	10	50	2600	0	0	2600	9.29	HILLSIDE
ARAUJO ESTATES WINERY	8703	9700	20000	18	126	6552	573	15	7125	162.23	Valley Fl
WERMUTH WINERY/RANCHO DE LAS FLORES	775	0	20000	30	100	5200	0	0	5200	7.44	HILLSIDE
REVERIE II WINERY	2789	0	20000	0	34	1747	0	0	1747	26.44	HILLSIDE
LA JOTA VINEYARD	5000	5700	20000	0	4	208	0	0	208	6.57	ANGWIN
VILLA HELENA	5012	0	20000	15	20	1040	70	2	1110	4.47	Valley Fl
DELECTUS (MILAT WINERY)	5340	0	20000	20	140	7280	0	0	7280	10.5	Valley Fl
DANA ESTATES	8886	19000	20000	6	20	1040	240	4	1280	26.54	Valley Fl
TES SABORES	2150	780	20000	4	4	208	0	0	208	24.7	HILLSIDE
THE TERRACES	1964	0	20000	2	10	520	0	0	520	21.19	HILLSIDE
FLEURY FAMILY WINERY	4230	0	20000	0	0	1800	0	0	1800	10.12	Valley Fl
PINA CELLARS	3000	0	20000	0	30	1560	0	0	1560	23.19	HILLSIDE
DALLA VALLE VINEYARDS	7070	0	20000	0	0	0	0	0	0	26.61	HILLSIDE
SCREAMING EAGLE WINERY	22333	16000	20000	5	15	780	0	0	780	73.13	Valley Fl
RAZI WINERY	4600	0	20000	15	50	2600	0	0	2600	14.55	Valley Fl
AVERAGE CALCULATION	5242	3427	20000	7	36	1956	49	1	2005	31.27	
MEDIAN CALCULATION	4415	0	20000	3	20	1040	0	0	1280	23.19	
Taplin Cellars Winery (Proposed)	3615	0	20000	16	90	6180	340	9	5840	20	Valley Fl

Taplin Cellars Winery
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Winery Comparison (20,000 Gallons)

NAPA VALLEY BUSINESS PARK (AKA AIRPORT INDUSTRIAL AREA) WINERY PERMITS
SMALL WINERY EXEMPTION PERMITS

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
NAPA VALLEY BUSINESS PARK (AKA AIRPORT INDUSTRIAL AREA) WINERY PERMITS												
ROCCA FAMILY WINERY	11770	0	20000	APPT	32	224	11648	10800	213	22448	1	NVBP
PEJU	12800	0	20000	PVT	10	70	3640	100	1	3740	1.07	NVBP
SMALL WINERY EXEMPTION PERMITS												
HELENA VIEW - JOHNSTON VINEYARD	1200	0	20000	TST/APT	0	0	0	0	0	0	6.25	HILLSIDE
BLACK SEARS WINERY	4765	3600	20000	APPT	16	112	5824	300	10	6124	65.18	ANGWIN
AETNA SPRING CELLARS	2500	0	20000	TST/APT	0	0	0	0	0	0	41.18	POPE VLY
DOMAIN CHARBAY WINERY	7500	0	20000	APPT	0	0	0	0	0	0	10.56	HILLSIDE
SPRING MOUNTAIN VINEYARDS #2	8550	0	20000	TST/APT	0	0	0	0	0	0	270.2	HILLSIDE
VOLKER EISELE FAMILY ESTATE	2400	0	20000	NO	0	0	0	0	0	0	275.89	CHILES VLY
HAKANSON WINERY	720	0	20000	NO	0	0	0	0	0	0	29.73	HILLSIDE
BOND ESTATES	4402	10400	20000	TST/APT	0	0	0	0	0	0	38.79	HILLSIDE
HARLAN ESTATE I	10797	0	20000	TST/APT	0	0	0	0	0	0	80.17	HILLSIDE
WILLIAM HARRISON	6400	0	20000	TST/APT	0	0	0	0	0	0	8.8	VALLEY FL
VILLA RAGAZZI	916	0	20000	NO	0	0	0	0	0	0	25.33	VALLEY FL
ASTRALE E TERRA WINERY	864	0	20000	TST/APT	0	0	0	0	0	0	62.27	SODA CYN
LA VALLEETTE WINERY	1600	0	20000	NO	0	0	0	0	0	0	6.57	SODA CYN
WINERY OF THE ROSES	4500	0	20000	TST/APT	0	0	0	0	0	0	11.15	WOODEN VLY
HILL FAMILY ESTATE	1731	0	20000	APPT	12	84	624	300	10	924	7.51	VALLEY FL
FRINGSINGER VINEYARDS	1008	5000	20000	NO	0	0	0	0	0	0	20.21	HILLSIDE
HOPPER CREEK WINERY	3300	0	20000	NO	0	0	0	0	0	0	8	VALLEY FL
WHITE ROCK VINEYARDS	0	6000	20000	TST/APT	0	0	0	0	0	0	15	HILLSIDE
DAVIANA WINERY	4840	1200	20000	NO	0	0	0	0	0	0	24.231	MST
ROCCA FAMILY WINERY	11770	0	20000	APPT	32	224	11648	10800	213	22448	1	INDUSTRIAL
PEJU	12800	0	20000	PVT	10	70	3640	480	12	4120	11.18	HILLSIDE
KATES VINEYARD	1200	0	20000	NO	0	0	0	0	0	0	4.15	VALLEY FL
PHILIP VINEYARD	5000	0	20000	TST/APT	0	0	0	0	0	0	22.37	HILLSIDE
TAPLIN CELLARS (PROPOSED)	3,615	0	20000	TST/APT	16	90	5840	240	9	6180	20	VALLEY FL