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Winery Comparison Analysis

Kenzo Estates
Permit #P15-00293-MOD
Locational and Operational Criteria

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	36.13
Proximity of Nearest Residence	1,450 feet
Number of Wineries Located Within One Mile	0
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	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	Yes
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%
Number of Proposed Variances	None requested
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Yes; eight measures incorporated
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	Yes, carpool/vanpool for employees
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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Winery Comparison 100,000 gallons per year

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
KENT RASMUSSEN WINERY	18554	0	100000	48	336	17472	2177	64	19649	5.67	Hillside
KENT RASSMUSSEN WINERY CARNEROS ESTATES	17162	0	100000	24	168	8736	1602	54	10338	11.55	Carneros
SUMMERS WINERY	13948	0	100000	20	140	7280	240	8	7520	25.3	Calistoga
KELHAM WINERY	16596	0	100000	20	140	7280	480	6	7760	10.9	Valley Floor
ASHES AND DIAMONDS	38419	0	100000	400	2800	145600	5616	236	151216	30.21	Valley Floor
ELEVEN ELEVEN WINES	24200	0	100000	20	140	7280	345	9	7625	11.65	Valley Floor
PAHLMeyer WINERY	56057	0	100000	20	70	3640	1490	7	5130	221.8	Atlas Peak
ROUND POND WINERY	33755	0	100000	60	360	18720	12300	30	31020	46.23	Valley Floor
SWANSON WINERY	46100	0	100000	200	1400	72800	30834	119	103634	73.99	Valley Floor
CORONA WINERY	31428	0	100000	48	280	14560	2428	80	16988	49.05	Valley Floor
LMR RUTHERFORD ESTATE WINERY	21504	0	100000	50	330	17160	1400	32	18560	29.57	Valley Floor
AVERAGE CALCULATION	28884	N/A	100000	83	560	29139	5356	59	34495	46.9	
MEDIAN CALCULATION	24200	N/A	100000	48	280	14560	1602	32	16988	29.57	
KENZO ESTATES-EXISTING	35145	18000	85000	25	75	3900	1550	27	5450	36.13	Hillside
KENZO ESTATES-PROPOSED (Visitation May-Oct)	35145	18000	102000	50 M-TH; 100 F-SU	250	6500	2550	42	12950	36.13	Hillside
KENZO ESTATES-PROPOSED (Visitation Nov-April)				50 M-TH; 75 F-SU	150	3900					

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PUBLIC WINERY PERMITS

Name	Bldg Size	Cave Size	Production	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Total Visitors	Acres	Location
BLACK STALLION	43600	0	100000	50	350	18200	N/A	N/A	18200	11.28	Valley Floor
TRINCHERO NAPA VALLEY	35211	2296	100000	0	930	48360	1100	11	49460	21.03	Hillside
ANDRETTI WINERY	15500	0	100000	20	100	5200	N/A	N/A	5200	52.98	Valley Floor
MONTICELLO CELLARS (CORLEY FAMILY)	11500	0	100000	12	84	4368	N/A	N/A	4368	81.28	Valley Floor
MOSS CREEK WINERY	7600	15500	100000	100	600	31200	N/A	N/A	31200	21.09	Cappell Valley
ALPHA OMEGA WINERY	17419	0	100000	400	0	50800	2800	N/A	53600	10.79	Valley Floor
DARIOUSH WINERY	21252	0	100000	100	400	20800	5280	428	26080	31.49	Valley Floor
AVERAGE CALCULATION	21726	2542	100000	97	352	25561	3060	220	26873	32.85	
MEDIAN CALCULATION	17419	0	100000	50	350	31200	2800	N/A	26080	21.09	
KENZO ESTATES-EXISTING	35145	18000	85000	25	75	3900	1550	27	5450	36.13	Hillside
KENZO ESTATES-PROPOSED (Visitation May-Oct)	35145	18000	102000	50 M-TH; 100 F-SU	250	6500	2550	42	12950	36.13	Hillside
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