



Winery Comparison Analysis

**ZD Wine Wines Use Permit Modification
Permit #16-00026
Summary of Location and Operation Criteria**

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	±5.75 acres
Proximity of Nearest Residence	±2,700 feet
Number of Wineries Located Within One Mile	5
Located Within the Napa Valley Business Park (AKA Airport Industrial Area)	n/a
Primary Road Currently or Projected to be Level of Service D or Below	Silverado Trail is at LOS C, northbound predicted by General Plan to reach LOS D in the northbound direction
Primary Road a Dead End	n/a
Located Within a Flood Zone	Not located within a Flood Zone
Located Within a Municipal Reservoir Watershed	Not located within Municipal Reservoir Watershed
Located Within a State Responsibility Area or Fire Hazard Severity Zone	Local Responsibility
Located Within an Area of Expansive Soils	n/a Perkins gravelly loam is well drained
Located Within a Protected County Viewshed	Silverado Trail is listed as a viewshed highway
Result in the Loss of Sensitive Habitat	n/a
OPERATIONAL CRITERIA	STAFF COMMENTS
Napa Green Certified or Other Related Program	A certified Bay Area Green Business; Napa County Green Winery; ZD Wines Carneros Estate Vineyards is certified organic.
Percentage of Estate Grapes Proposed	100
Number of Proposed Variances	n/a
Wastewater Processed On-Site	existing septic system

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Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Existing ground mounted solar; use organic cover crop; alternative fuel and electric vehicles in fleet; existing VMT reduction plan; existing solar hot water heating; existing energy conserving lighting; energy star roof/cool roof; bicycle incentives; bicycle route improvements; connection to recycled water; installed water efficient fixtures; low impact development; water efficient landscape; recycle 75% of all waste; compost 75% food and garden material; implemented a sustainable purchasing and shipping program; planting of shade trees within 40 feet of the south side of the building elevations; electrical vehicle charging stations; site design oriented and designed to optimize conditions for natural heating, cooling and day lighting of interior spaces; limited amount of grading and tree removal; Certified Green Business; use of recycled materials; vegetable gardens on site offered to all employees as available; education to staff and visitors on sustainable practices; using 70-80% cover crop; retains biomass removed on site rather than burning on-site; participating in the BMPs at a "parent" location' ; and encourage all of growers to farm organically and 100% of fruit processed is farmed organically.
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	None
Violations Currently Under Investigation	None
High Efficiency Water Use Measures Proposed	None
Existing Vineyards Proposed to be Removed	None
On-Site Employee or Farmworker Housing Proposed	None
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	None
Hold & Haul Proposed: Temporary (Duration of Time) or Permanent	None
Trucked in Water Proposed	None

ZD Wine Wines Use Permit Modification
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Wineries Within One Mile of APN 030--200-005

Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Number of Marketing Events	Employees
Name	StreetAddr	BldSz_Curr	CaveSize	Prod_Curr	Tour_Tast	Visit_Week	Visit_NmEv	emplyeeNum
HONIG CELLARS	850 RUTHERFORD RD	33837	0	300000	APPT	700	8	30
FROGS LEAP WINERY	8815 CONN CREEK RD	38568	0	240000	APPT	350	36	19
FRANK FAMILY VINEYARDS RUTHERF	8895 CONN CREEK RD	82350	0	475000	APPT	350	104	24
DAKOTA SHY WINERY	771 SAGE CANYON RD	6060	0	14000	APPT	112	2	10
ZD WINES	8383 SILVERADO TRL	22956	0	70000	PUB	200	6	10
MUMM NAPA VALLEY	8445 SILVERADO TRL	140834	0	850000	PUB	2900	137	87
MARTIN ESTATE	8780 CONN CREEK RD	5420	0	20000	APPT	25	16	1
CAYMUS VINEYARDS	8700 CONN CREEK RD	85370	0	110000	PUB	3150	64	49
PINA CELLARS	8050 SILVERADO TRL	3000	0	20000	APPT	30	0	2

ZD Wine Wines Use Permit Modification

Permit #17-00389-MOD

Winery Comparison (100,000 - 120,000 Gallons)

BY APPOINTMENT WINERIES (pre WDO included)

Name	Bldg Size	Cave Size	Production	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Annual Visitation	Acres	Location
SUMMERS WINERY	13948	0	100000	20	140	7280	240	8	7520	25.3	valley floor
AUBURNJAMES WINERY	18554	0	100000	48	336	17472	2177	64	19649	5.67	hillside
KELHAM WINERY	16596	0	100000	20	140	7280	480	6	7760	10.9	valley floor
FLORA SPRINGS WINE CO	23065	13500	120000	100	700	36400	14310	317	50710	203	hillside
PEJU PROVINCE WINERY	26866	0	120000	0	450	23400	480	12	23880	30	valley floor
JOEL GOTT WINES	13490	0	120000	17	85	4420	0	0	4420	10	valley floor
ASHES AND DIAMONDS	38419	0	100000	400	2800	145600	5616	236	151216	30.21	valley floor
KENT RASSMUSSEN WINERY CARNEROS ESTATE	17162	0	100000	24	168	8736	1602	54	10338	11.55	Carneros
ELEVEN ELEVEN WINES	24200	0	100000	20	140	7280	345	9	7625	11.65	valley floor
PAHLMAYER WINERY	56057	0	100000	20	70	3640	1490	7	5130	221.8	Atlas Peak
PALISADES WINERY	32646	6000	120000	70	60	3120	1440	24	4560	149.7	Pope Valley
ROUND POND WINERY	33755	0	100000	60	360	18720	12300	30	31020	46.23	valley floor
MATERRA WINERY	26118	0	110000	18	40	2080	200	2	2280	50	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	33453	0	100000	50	330	17160	1400	32	18560	29.57	valley floor
YOUNTVILLE HILL WINERY	14019	35588	100000	0	420	21840	3400	56	25240	8.17	valley floor
TRUCHARD WINERY	34902	0	100000	60	320	16640	1320	28	17960	11.52	Carneros
MOUNTAIN PEAK WINERY	14458	33424	100000	60	275	14300	275	3	14575	41.76	hillside
AVERAGE CALCULATION	4,659	4,659	104,737	65	448	23,301	4,228	57	27,530	53.69	
MEDIAN CALCULATION	26,118	0	100,000	48	280	14,560	63	28	16,988	30.00	
ZD WINES (EXISTING)	22,956	0	70,000	225	1575	81,900	660	6	82,560	5.75	valley floor
ZD WINES (PROPOSED)	22,956	0	120,000	225	1575	81,900	660	6	82,560	5.75	valley floor

**ZD Wine Wines Use Permit Modification
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Winery Comparison (100,000-120,000 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
ANDRETTI WINERY	15500	0	100000	20	100	5200	0	0	5200	52.98	valley floor
TRINCHERO NAPA VALLEY	35211	2296	100000	0	930	48360	1100	11	49460	21.03	hillside
CAYMUS VINEYARDS	85370	0	110000	450	3150	163800	4350	64	168150	69.53	valley floor
ALPHA OMEGA WINERY	17419	0	100000	400	0	50800	2800	0	53600	10.79	valley floor
MOSS CREEK WINERY	7600	15500	100000	100	600	31200	0	0	31200	21.09	Cappell Valley
CLIFF LEDE VINEYARDS	26430	31300	120000	145	1015	52780	1355	18	54135	25.27	valley floor
DARIOUSH WINERY	21252	0	100000	100	400	20800	5280	428	26080	31.49	valley floor
MONTICELLO CELLARS (CORLEY)	11500	0	100000	12	84	4368	0	0	4368	81.28	valley floor
BLACK STALLION	43600	0	100000	50	350	18200	0	0	18200	11.28	valley floor
AVERAGE CALCULATION	29,320	5,455	103,333	142	737	43,945	1654	58	45,599	36.08	
MEDIAN CALCULATION	21,252	0	100,000	100	400	31,200	1100	0	31,200	25.27	
ZD WINES (EXISTING)	22,956	0	70,000	225	1575	81,900	660	6	82,560	5.75	valley floor
ZD Wines (PROPOSED)	22,956	0	120,000	225	1575	81,900	660	6	82,560	5.75	

NON- VISITATION WINERIES

ALKO RANCH, LLC	20107	12000	100000	0	0	0	864	0	864	89.85	Pope Valley NO
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ZD WINES MODIFICATION P17-00289-MOD
SUMMARY OF CHANGES

Existing Conditions	Proposed Request	Net Change Analyzed
Existing Production: 70,000 gallons/year	120,000 gallons/year	50,000 gallons/year (50,000 gallons not subject to 75% rule)
Visitation: 225 Visitors/Day 1575 Visitors/Week 18,900 Visitors/year	No Change	No Change
Marketing Program: Five Events per year, maximum 165 guests One event per year, maximum 100 people	No Change	No Change
Employees: 25 Full-time; 10 part-time	No Change	No Change