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Winery Comparison Analysis

Kitoko Winery
Permit #P17-00373
Summary of Location and Operation Criteria

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	20 acres
Proximity of Nearest Residence	±1,200 feet to the south and west
Number of Wineries Located Within One Mile	2
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	Yes
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	Yes
Result in the Loss of Sensitive Habitat	Yes
OPERATIONAL CRITERIA	STAFF COMMENTS
Napa Green Certified or Other Related Program	No
Percentage of Estate Grapes Proposed	17%
Number of Proposed Variances	None
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Exceeding Title 24 energy standards, installation of rooftop or ground mounted solar panels; installation of water efficient fixtures; application of low impact development; installation of water efficient landscape in compliance with the Water Efficient Landscape Ordinance (WELO); recycling waste and composting, installation of energy conserving lighting; the installation of bicycle racks; reducing Vehicle Miles Traveled (VMT) for employees by offering incentives, and the designation of clean air/carpool/electric vehicle parking spaces.

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Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	Marketing events would occur between 10:00 am and 6:00 pm and 7:00 pm to 10:00 pm, but scheduled to eliminate any guest traffic on the local circulation system between 3:00 and 5:30 pm on any day of the week. Will implement a shuttle service whereby guests would be directed to park at the Silverado Resort and Spa Golf Course parking lot located 1600 Atlas Peak Road and shuttled to events held during the evening.
Violations Currently Under Investigation	None
High Efficiency Water Use Measures Proposed	Yes
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 033-010-034

Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Number of Marketing Events	Employees
Sciambra Winery	3367 Atlas Peak	5169	0	10000	0	0	0	2
Ardente Estate Winery	2929 Atlas Peak	900	0	8000	0	0	0	0
Kitoko	3201 Atlas Peak	5790	13662	40000	APPT	140	11	5

Kitoko Winery
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Winery Comparison 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
REYNOLDS WINERY	10,066	0	40,000	40	280	14,560	1,906	52	16,466	13.45	hillside
SHIFFLETT RANCH AND VINEYARD	3,000	0	40,000	20	56	2,912	510	14	3,422	46.2	valley floor
FLYNNVILLE WINE COMPANY	26,200		40,000	25	175	9,100	150	6	9,250	10.09	valley floor
JARVIS VINEYARDS	20,424	51,724	40,000	50	350	18,200	0	0	18,200	124	hillside
AVERAGE CALCULATION	14,923	17,241	40,000	34	215	11,193	642	18	11,835	48.44	
MEDIAN CALCULATION	15,245	0	40,000	33	228	11,830	330	10	13,725	67.05	
KITOKO (PROPOSED)	5,790	13,662	40,000	20	140	7,280	400	11	8,080	20	hillside

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Winery Comparison 35,000 - 45,000 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
EAGLES TRACE	26,099	0	40,000	15	20	1,040	360	16	1,400	40.00	hillside
BALDACCI FAMILY VINEYARDS	7,474	18,644	40,000	100	700	36,400	1,420	34	37,820	28.72	valley floor
NEYERS VINEYARD WINERY	8,000	6,800	40,000	0	0	0	0	0	0	29.31	hillside
AVERAGE CALCULATION	13,858	8,481	40,000	38	240	12,480	593	17	13,073	32.68	
MEDIAN CALCULATION	8,000	6,800	40,000	15	20	1,040	360	16	1,400	29.31	
KITOKO (PROPOSED)	5,790	13,662	40,000	20	140	7,280	400	11	8,080	20	hillside