



# 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	±2700 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

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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

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**Winery Comparison (65,000 - 75,000 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
KULETO VILLA VINEYARDS	18,299	0	75,000	15	0	450	0	0	450	106	hillside
ARKENSTONE VINEYARDS	15,528	25,000	60,000	30	210	10,920	708	18	11,628	42.53	Angwin
HUNNICUTT WINERY	11,237	14,100	60,000	32	168	8,736	2,720	56	11,456	15.1	hillside
TAMBER BEY VINEYARDS	26,372	0	60,000	20	140	7,280	1,360	3	8,640	22.41	valley floor
MENDING WALL (SILVERADO TRL WINERY)	33,630	0	60,000	60	210	10,920	1,020	18	11,940	20.89	valley floor
<b>AVERAGE CALCULATION</b>	<b>21,013</b>	<b>7,820</b>	<b>63,000</b>	<b>31</b>	<b>146</b>	<b>7,661</b>	<b>1,162</b>	<b>19</b>	<b>8,823</b>	<b>41.38</b>	
<b>MEDIAN CALCULATION</b>	<b>18,299</b>	<b>0</b>	<b>60,000</b>	<b>30</b>	<b>168</b>	<b>8,736</b>	<b>1,020</b>	<b>18</b>	<b>11,456</b>	<b>22.41</b>	
ZD WINES (EXISTING)	22,956	0	70,000	50	350	18,200	60	6	18,260	5.75	valley floor
ZD WINES (PROPOSED)	22,956	0	70,000	225	1575	81,900	660	5	82,560	5.75	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
ST CLEMENT VINEYARDS	6,600	0	72,000	0	490	25,480	0	0	25,480	3.97	hillside
ATALON WINERY	12,100	0	60,000	10	20	1,040	0	0	1,040	25.98	valley floor
TURLEY WINE CELLARS	13,171	0	65,000	15	75	3,900	63	9	3,963	6.7	valley floor
ST CLEMENT VINEYARDS	6,600	0	72,000	0	490	25,480	0	0	25,480	3.97	hillside
SINEGAL ESTATE WINERY	7,025	13,200	60,000	21	120	6,240	780	56	7,020	30	valley floor
RUDD ESTATE WINERY	10,088	22,000	75,000	80	250	13,000	702	33	13,702	9.25	valley floor
ROBERT SINSKEY VINEYARDS	9,000	10,685	65,000	132	129	6,708	420	14	7,128	11.82	hillside
STAGS LEAP WINE WINERY (DC)	20,739	3,200	60,000	40	280	14,560	0	0	14,560	10.17	hillside
BELL WINE CELLARS	11,409	0	60,000	100	250	12,020	1760	28	13,780	7.84	valley floor
ELYSE WINERY	6,650	0	60,000	6	24	1,248	0	0	1,248	2.5	valley floor
SILENUS VINTNERS	13,740	0	72,000	70	490	25,480	1680	18	27,160	10	valley floor
TRUCHARD VINEYARDS	1,632	8,438	60,000	35	100	5,200	1865	175	7,065	9.95	Carneros
FREEMARK ABBEY	30,232	0	60,000	0	1800	93,600	0	0	93,600	3.11	hillside
LARKMEAD VINEYARDS	18,047	0	75,000	100	800	41,600	1740	51	43,340	18	valley floor
<b>AVERAGE CALCULATION</b>	<b>11,323</b>	<b>3,835</b>	<b>65,733</b>	<b>41</b>	<b>355</b>	<b>18,370</b>	<b>601</b>	<b>26</b>	<b>18,971</b>	<b>16.50</b>	
<b>MEDIAN CALCULATION</b>	<b>10,749</b>	<b>0</b>	<b>62,500</b>	<b>28</b>	<b>250</b>	<b>12,510</b>	<b>242</b>	<b>12</b>	<b>43,340</b>	<b>9.95</b>	
ZD WINES (EXISTING)	22,956	0	70,000	50	200	18,200	60	6	18,260	5.75	valley floor
ZD Wines (PROPOSED)	22,956	0	70,000	225	1575	81,900	660	6	82,560		

**NON- VISITATION WINERIES**

BEUCANON ESTATE	2,805	0	70,000	0	0	0	0	0	0	94.23	MST
BURGESS NAPA CELLARS	14,500	0	75,000	0	0	0	0	0	0	50.64	valley floor