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Winery Comparison Analysis and Summary of Changes

Justin/Knollwood Vineyards
Permit #19-00124-UP
Summary of Changes

Permitted Conditions	Existing Conditions To Be Recognized	Proposed Request Beyond Existing Conditions	Net Change Analyzed
Production:	Production:	Production:	Production:
20000	33000	40000	7000
Visitation:	Visitation:	Visitation:	Visitation:
0 Visitors/Day	7 Visitors/Day	14 Visitors/Day	Net increase of 7 Visitors/Day
0 Visitors/Week	49 Visitors/Week	98 Visitors/Week	Net increase of 49 Visitors/Week
0 Visitors/Year	2548 Visitors/Year	5096 Visitors/Year	Net increase of 2548 Visitors/Year
Marketing Program:	Marketing Program:	Marketing Program:	Marketing Program:
0 promotional Events/year @ max. x guests		0 10 small events/year @ 25 guests	10 small events/year @ 25 guests
0 wine auction event/year @ max. x guests		0 2 medium events/year @ max. 50 guests	2 medium events/year @ max. 50 guests
		0 1 large event/year @ max. 100 guests	1 large event/year @ max. 100 guests
0 Total Events		0 13 Total Events	13 Total Events
0 Total Marketing Guests/Year		0 450 Marketing Guests/year	450 Marketing Guests/year
Employees:	Employees:		
2 full-time employees	6 full-time employees	10 full time employees	Net increase of 4 full-time employees
2 part-time employees	5 harvest employees	5 part-time employees	Net increase of 2 part-time employees

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LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	31.7
Proximity of Nearest Residence	500
Number of Wineries Located Within One Mile	8
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	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	No
Percentage of Estate Grapes Proposed	50%
Number of Proposed Variances	0
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Installation of two (2) electrical vehicle charging stations. New development resulting from this project will connect to recycle water, implement Low-impact development (LID), limit the amount of grading and tree removal, and provide education to staff and visitors on sustainable practices
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	No
Violations Currently Under Investigation	No
High Efficiency Water Use Measures Proposed	No
Existing Vineyards Proposed to be Removed	Yes, 0.72 acres
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

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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 036-190-026

Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Number of Marketing Events	Employees
MATERRA WINERY	4326 Big Ranch Road	40,465	0	150,000	APPT	238	2	15
MONTICELLO CELLARS (CORLEY FAMILY)	4242 Big Ranch Road	11500	0	100,000	YES	84	0	6
ANDRETTI WINERY	4162 Big Ranch Road	15,500	0	100,000	yes	100	0	5
FORTUNATI WINERY	980 Salvador Avenue	1727	0	12,000	appt	70	11	2
BOYD FAMILY VINEYARDS	4042 Big Ranch Road	4600		30000	APPT	40	11	3
ROBERT BIALI VINEYARDS	4036 Big Ranch Road	23,804	0	60000	APPT	195	2	15
KITOKO WINERY	3201 Atlas Peak Road	0	14,321	40,000	APPT	140	11	7

Proposed Winery Napa	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Number of Marketing Events	Employees
KNOLLWOOD VINEYARDS	4101 Big Ranch Road	7956	0	10000	NO	0	0	2

