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# WINERY COMPARISON ANALYSIS

**Gargiulo Vineyards Winery    Permit #P17-00199-MOD  
Summary of Location and Operation Criteria**

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	12.74 ac
Proximity of Nearest Residence	450 ft.
Number of Wineries Located Within One Mile	13
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	n/a
Primary Road a Dead End	n/a
Located Within a Flood Zone	n/a
Located Within a Municipal Reservoir Watershed	n/a
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	yes
Result in the Loss of Sensitive Habitat	no
OPERATIONAL CRITERIA	STAFF COMMENTS
Napa Green Certified or Other Related Program	yes
Percentage of Estate Grapes Proposed	100
Number of Proposed Variances	none
Wastewater Processed On-Site	no
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	<p>Best management practices: energy conserving lighting; energy star roof/living roof/cool roof; continue to use water efficient fixtures; continue low impact development; continue the water efficient landscaping; continue to recycle 75% of all waste; continue to compost 75% food and garden materials; maintain the planted shade trees within 45 feet of the west side of the existing winery building; proposes to install electrical vehicle charging station; has a site design that is oriented and designed to optimize conditions of natural heating and day lighting of interior spaces; limited the amount of grading and tree removal;continue using recycled materials; local food production; education to staff and visitors on sustainable practices, continue use of 70-80% cover crop, continue retainng biomass removal via pruning and thinning by chipping the material and reusing it rather than burning on -site; and the existing winery is a Certified Green Business and a Certified “Napa Green Land”.</p>

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Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	no
Violations Currently Under Investigation	none
High Efficiency Water Use Measures Proposed	yes
Existing Vineyards Proposed to be Removed	none
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 031-070-039**

Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Number of Marketing Events	Employees
OAKVILLE RANCH	7781 SILVERADO TRL	2354	0	5000	TST APPT	0	0	2
DALLA VALLE VINEYARDS	7776 SILVERADO TRL	7070	0	20000	NO	0	0	3
GROTH WINERY AND OAKCROSS VIN	750 OAKVILLE CROSS RD	49480	0	200000	APPT	180	77	24
MINER FAMILY WINERY	7850 SILVERADO TRL	19500	22000	300000	PUB	0	70	12
VILLA RAGAZZI	7878 MONEY RD	916	0	20000	NO	0	0	2
TWO ROCKS WINERY	135 LONG RANCH RD	6950	20682	50000	APPT	15	13	4
PLUMP JACK WINERY	620 OAKVILLE CROSS RD	7574	0	25000	PUB	140	0	5
TENCH WINERY	7631 SILVERADO TRL	6779	6245	42840	APPT	98	3	10
SCREAMING EAGLE WINERY	7557 SILVERADO TRL	22333	16000	20000	TST APPT	15	0	5
NEMEREVER WINERY	711 OAKVILLE CROSS RD	4092	3356	10000	APPT	24	6	1
B CELLARS	701 OAKVILLE CROSS RD	21552	22946	45000	APPT	250	16	10
VINE CLIFF WINERY	7400 SILVERADO TRL	7780	15000	48000	APPT	0	134	8
RUDD ESTATE WINERY	500 OAKVILLE CROSS RD	10088	22000	75000	APPT	250	33	15