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Winery Comparison Analysis

Bergman Family Winery
Permit #P17-00428-UP
Locational and Operational Criteria

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	16.3 acres
Proximity of Nearest Residence	1,050 feet
Number of Wineries Located Within Two Miles	9
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	No
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	No
Result in the Loss of Sensitive Habitat	No
OPERATIONAL CRITERIA	STAFF COMMENTS
Napa Green Certified or Other Related Program	Yes, the vineyard is certified Napa Green Land
Percentage of Estate Grapes Proposed	Approximately 66 percent
Number of Proposed Variances	Exception from Napa County Road and Street Standards requested
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Yes, 10 measures proposed including rooftop solar panels, site design which minimizes tree removal and grading, and reduced VMT via no visitors or marketing events
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	No
Violations Currently Under Investigation	No
High Efficiency Water Use Measures Proposed	Yes, water efficient fixtures
Existing Vineyards Proposed to be Removed	4,356 square feet to be removed
On-Site Employee or Farmworker Housing	Yes
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

