

## 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 Located Within a State Responsibility Area or Fire	No				
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				
	Exception from Napa County Road and Street				
Number of Proposed Variances	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				

## Bergman Family Winery Permit #P17-00428-UP Wineries within One Mile of APN 022-080-010

					Tours/	Weekly	Number of Marketing	
Name	Address	Bldg Size	Cave Size	Production	Tastings	Visitors	Events	Employees
STONY HILL VINEYARD	P.O. Box 308, St. Helena, CA	5,000	-	8,700	APPT	4	0	6
EL MOLINO WINERY	3315 N. St. Helena Highway	5,500	-	3,000	NO	0	0	2
TURLEY WINE CELLARS	3358 N. St. Helena Highway	13,171	-	65,000	APPT	75	9	4
SABINA VINEYARDS	3291 N. St. Helena Highway	1,600	-	8,000	NO	0	0	2
SODHANI WINERY	3283 N. St. Helena Highway	-	7,150	12,000	NO	0	0	4
ALORA WINERY	3244 Ehlers Lane	2,000	-	12,000	APPT	4	12	0
EHLERS ESTATE WINERY	3200 Ehlers Lane	11,350	11,220	25,000	PUB	1	41	8
V MADRONE WINERY	3199 N. St. Helena Highway	6,461	-	20,000	APPT	90	12	3
CAIRDEAN WINERY	3125 N. St. Helena Highway	24,370	16,500	50,000	APPT	175	50	14