

## Winery Comparison Analysis

White Rock Vineyards Use Permit P20-00142 Zoning Administrator Hearing June 30, 2021

## White Rock Vineyards P20-00142 Summary of Location and Operation Criteria

Proximity of Nearest Residence 1,065 feet to the northwest Number of Wineries Located Within One Mile 5 Located Within the Napa Valley Business Park (AKA No Airport Industrial Area) Primary Road Currently or Projected to be Level of Service No D or Below P Primary Road Currently or Projected to be Level of Service No Located Within a Flood Zone No Located Within a Flood Zone No Located Within a State Responsibility Area or Fire Hazard Yes Severity Zone State Responsibility Area or Fire Hazard Yes Located Within a Protected County Viewshed No Located Within a Protected County Viewshed No Result in the Loss of Sensitive Habitat No OPERATIONAL CRITERIA No No Located Within a Protected County Viewshed No Result of Proposed Variances None Wastewater Processed On-Site Yes Voluntary Greenhouse Gas Emission Reduction Measures Proposed Proposed Sensitive Gas Emission Reduction Measures Proposed Setate Grapes Proposed N/A - no production capacity increase requested Number of Proposed Variances None Wastewater Processed On-Site Yes Voluntary Greenhouse Gas Emission Reduction Measures Proposed Vareous Gas Emission Reduction Measures Proposed view Setting County I was and a view of Traveled (VMT) reduction plan; installation of an every conserving lighting; recycling of 75 percent of all waste; installation of an electrical vehicle charging statulation of an Violations Currently Under Investigation Yes; part of voluntary winery code compliance program High Efficiency Water Use Measures Proposed Yes Existing Vineyards Proposed to be Removed No On-Site Employee or Farmworker Housing Proposed No Site Served by a Municipal Swere System No New Vineyards Plantings Proposed No No New Kineyards Plantings Proposed No No New Kineyards Plantings Proposed No No New Kineyards Plantings Proposed No No No No No No No No No No	LOCATIONAL CRITERIA	STAFF COMMENTS
Number of Wineries Located Within One Mile     5       Located Within the Napa Valley Business Park (AKA     No       Airport Industrial Area)     No       Primary Road Currently or Projected to be Level of Service     No       D or Below     Yes       Dicated Within a Flood Zone     No       Located Within a Flood Zone     No       Located Within a Flood Zone     No       Located Within a Area of Expansive Soils     No       Result in the Loss of Sensitive Habitat     No       Percentage of Estate Grapes Proposed     N/A - no production capacity increase requested       Number of Proposed Variances     None       Wastewater Processed On-Site     Yes       Voluntary Greenhouse Gas Emission Reduction Measures     The following additional GHG reduction measures are proposed       Proposed     Yes       Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic     No       Violations Currently Under Investigation     Yes;	Size of Parcel	15 acres
Located Within the Napa Valley Business Park (AKA Arrort Industrial Area) Primary Rade a Dead End D or Below Primary Rade a Dead End Located Within a Flood Zone Located Within a Municipal Reservoir Watershed No Located Within a Municipal Reservoir Watershed No Located Within a Area of Expansive Soils No Located Within a Area of Expansive Soils No Located Within a new of Expansive Soils No Located Within a Protected County Viewshed No Result in the Loss of Sensitive Habitat No <b>OPERATIONAL CRITERIA</b> Noper Arroposed Variances None Waterwater Processed On-Site Yes Voluntary Greenhouse Gas Emission Reduction Measures Proposed Proposed Variances None Waterwater Processed On-Site Yes Voluntary Greenhouse Gas Emission Reduction Measures Proposed Varpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed Violations Currently Under Investigation Visition Scurrently Under Investigation Visition Scurrently Under Investigation Proposed Visition Scurrently Under Investigation No On-Site Employee or Farmworker Housing Proposed Visition Scurrently Under Investigation Site Served by a Municipal Stever No No No No No No No No No No	Proximity of Nearest Residence	1,065 feet to the northwest
Airport Industrial Area)   No     Primary Road Currently or Projected to be Level of Service   No     D or Below   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     Severity Zone   No     Located Within a Protected County Viewshed   No     Located Within a Protected County Viewshed   No     Located Within a Protected County Viewshed   No     Result in the Loss of Sensitive Habitat   No     Result in the Loss of Sensitive Habitat   No     Napa Green Certified or Other Related Program   Proposed     Percentage of Estate Grapes Proposed   N/A - no production capacity increase requested     Number of Proposed Variances   None     Wattewater Processed On-Site   Yes     Voluntary Greenhouse Gas Emission Reduction Measures   The following additional GHG reduction measures are proposed: exceedance of Title 24 energy efficiency standards; implementation of a Vehicle Miles Traveled (VMT) reduction pring: installation of an electrical vehicle charging station; use of the existing cave to optimize conditions for natural heating, cooling, and day lighting of interior spaces; and use of recycled materials.     Vanpools, Flexible Work Shifts, Shuttles,	Number of Wineries Located Within One Mile	5
Airport Industrial Area)   No     Primary Road Currently or Projected to be Level of Service   No     D or Below   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     Severity Zone   No     Located Within a Protected County Viewshed   No     Located Within a Protected County Viewshed   No     Located Within a Protected County Viewshed   No     Result in the Loss of Sensitive Habitat   No     Result in the Loss of Sensitive Habitat   No     Napa Green Certified or Other Related Program   Proposed     Percentage of Estate Grapes Proposed   N/A - no production capacity increase requested     Number of Proposed Variances   None     Wattewater Processed On-Site   Yes     Voluntary Greenhouse Gas Emission Reduction Measures   The following additional GHG reduction measures are proposed: exceedance of Title 24 energy efficiency standards; implementation of a Vehicle Miles Traveled (VMT) reduction pring: installation of an electrical vehicle charging station; use of the existing cave to optimize conditions for natural heating, cooling, and day lighting of interior spaces; and use of recycled materials.     Vanpools, Flexible Work Shifts, Shuttles,	Located Within the Napa Valley Business Park (AKA	No
D or Below Yes   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 Yes   Severity Zone Yes   Located Within a Area of Expansive Soils No   Located Within a Protected County Viewshed No   Result in the Loss of Sensitive Habitat No   Percentage of Estate Grapes Proposed N/A - no production capacity increase requested   Number of Proposed Variances None   Wastewater Processed On-Site Yes   Voluntary Greenhouse Gas Emission Reduction Measures The following additional GHG reduction measures are proposed: exceedance of Title 24 energy efficiency standards; implementation of a vehicle Miles Traveled (VMT) reduction plain, installation of an electrical vehicle charging station, use of the existing cave to optimize conditions for natural heating, cooling, and day lighting of interior spaces; and use of recycled materials.   Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed No   Violations Currently Under Investigation Yes; part of voluntary winery code compliance program High Efficiency Water Use Measures Proposed   Yes Stite Served by a Municipal Sewer System No   Stite Served by a Municipal Sewer System No   No Stite Servered by a Municipal Sewer System </td <td>Airport Industrial Area)</td> <td></td>	Airport Industrial Area)	
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Located Within a Flood Zone     No       Located Within a Municipal Reservoir Watershed     No       Located Within a State Responsibility Area or Fire Hazard     Yes       Severity Zone     No       Located Within an Area of Expansive Soils     No       Result in the Loss of Sensitive Habitat     No       OPERATIONAL CRITERIA     STAFF COMMENTS       Napa Green Certified or Other Related Program     Proposed       Percentage of Estate Grapes Proposed     N/A - no production capacity increase requested       Number of Proposed Variances     None       Wastewater Processed On-Site     Yes       Voluntary Greenhouse Gas Emission Reduction Measures     The following additional GHG reduction measures are proposed       Proposed     Yes       Congestion Management Strategies Proposed     Yes       Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed     No       Violations Currently Under Investigation     Yes; part of voluntary winery code compliance program       High Efficiency Wa	D or Below	
Located Within a Municipal Reservoir Watershed     No       Located Within a State Responsibility Area or Fire Hazard     Yes       Severity Zone     No       Located Within a 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     Proposed       Percentage of Estate Grapes Proposed     N/A - no production capacity increase requested       Number of Proposed Variances     None       Yes     Yes       Voluntary Greenhouse Gas Emission Reduction Measures     The following additional GHG reduction measures are proposed: exceedance of Title 24 energy efficiency standards; implementation of a Vehicle Miles Traveled (VMT) reducting of 75 percent of all waste; installation of an electrical vehicle charging station; use of the existing cave to optimize conditions for natural heating, cooling, and day lighting of interior spaces; and use of recycled materials.       Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed     No       Violations Currently Under Investigation     Yes; part of voluntary winery code compliance program High Efficiency water Use Measures Proposed       Kistis Served by a Municipal Water Supply	Primary Road a Dead End	Yes
Located Within a State Responsibility Area or Fire Hazard   Yes     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 <b>OPERATIONAL CRITERIA STAFF COMMENTS</b> Napa Green Certified or Other Related Program     Precrentage of Estate Grapes Proposed   N/A - no production capacity increase requested     Number of Proposed Variances   None     Wastewater Processed On-Site   Yes     Voluntary Greenhouse Gas Emission Reduction Measures   The following additional GHG reduction measures are proposed     Proposed   Yes     Voluntary Greenhouse Gas Emission Reduction Measures   The following addition of a Vehicle Miles Traveled (VMT) reduction plan; installation of an electrical vehicle charging station; use of the existing cave to optimize conditions for natural heating, cooling, and day lighting of interior spaces; and use of recycled materials.     Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic   No     Congestion Management Strategies Proposed   Yes; part of voluntary winery code compliance program     High Efficiency Water Use Measures Proposed   No     On-Site Employee or Farnworker Housing Proposed   No <td>Located Within a Flood Zone</td> <td>No</td>	Located Within a Flood Zone	No
Severity Zone     No       Lacated Within an Area of Expansive Soils     No       Located Within a Protected County Viewshed     No       Result in the Loss of Sensitive Habitat     No       STAFF COMMENTS       Napa Green Certified or Other Related Program       Percentage of Estate Grapes Proposed     N/A - no production capacity increase requested       Number of Proposed Variances     None       Wastewater Processed On-Site     Yes       Voluntary Greenhouse Gas Emission Reduction Measures     The following additional GHG reduction measures are proposed: exceedance of Title 24 energy efficiency standards; implementation of a Vehicle Miles Traveled (VMT) reduction plan; installation of energy conserving lighting; recycling of 75 percent of all waste; installation of an electrical vehicle charging station; use of the existing cave to optimize conditions for natural heating, cooling, and day lighting of interior spaces; and use of recycled materials.       Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic     No       Congestion Management Strategies Proposed     Yes       Existing Vineyards Proposed to be Removed     No       On-Site Employee or Farmworker Housing Proposed     No       On-Site Employee or Farmworker Housing Proposed     No       Site Served by a Municipal Water Supply     No       Site Se	Located Within a Municipal Reservoir Watershed	No
Located Within a 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     Proposed       Percentage of Estate Grapes Proposed     N/A - no production capacity increase requested       Number of Proposed Variances     None       Wastewater Processed On-Site     Yes       Voluntary Greenhouse Gas Emission Reduction Measures     Proposed: exceedance of Title 24 energy efficiency standards; implementation of a Vehicle Miles Traveled (VMT) reduction go f 75 percent of all waste; installation of an electrical vehicle charging station; use of the existing cave to optimize conditions for natural heating, cooling, and day lighting of interior spaces; and use of recycled materials.       Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed     No       Violations Currently Under Investigation     Yes; part of voluntary winery code compliance program       High Efficiency Water Use Measures Proposed     No       On-Site Employee or Farmworker Housing Proposed     No       On-Site Employee or Farmworker Housing Proposed     No       Site Served by a Municipal Sever System     No       Site Served by a Municipal Sever System <t< td=""><td>Located Within a State Responsibility Area or Fire Hazard</td><td>Yes</td></t<>	Located Within a State Responsibility Area or Fire Hazard	Yes
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     Proposed       Percentage of Estate Grapes Proposed     N/A - no production capacity increase requested       Number of Proposed Variances     None       Wastewater Processed On-Site     Yes       Voluntary Greenhouse Gas Emission Reduction Measures     The following additional GHG reduction measures are proposed       Proposed     vesceedance of Title 24 energy efficiency standards; implementation of a Vehicle Miles Traveled (VMT) reduction plan; installation of an electrical vehicle charging station; use of the existing cave to optimize conditions for natural heating, cooling, and day lighting; recycling of 75 percent of all waste; installation of an electrical vehicle charging station; use of recycled materials.       Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic     No       Congestion Management Strategies Proposed     Yes; part of voluntary winery code compliance program High Efficiency Water Use Measures Proposed       Violations Currently Under Investigation     Yes; part of voluntary winery code compliance program High Efficiency Water Use Measures Proposed       Sitts Grived by a Municipal Water Supply     No       On-Site Employee or Farmworker Housing Proposed     No <td< td=""><td>Severity Zone</td><td></td></td<>	Severity Zone	
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Number of Proposed Variances     None       Wastewater Processed On-Site     Yes       Voluntary Greenhouse Gas Emission Reduction Measures     The following additional GHG reduction measures are proposed: exceedance of Title 24 energy efficiency standards; implementation of a Vehicle Miles Traveled (VMT) reduction plan; installation of energy conserving lighting; recycling of 75 percent of all waste; installation of an electrical vehicle charging station; use of the existing cave to optimize conditions for natural heating, cooling, and day lighting of interior spaces; and use of recycled materials.       Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic     No       Congestion Management Strategies Proposed     Yes       Existing Vineyards Proposed to be Removed     No       On-Site Employee or Farmworker Housing Proposed     No       Site Served by a Municipal Water Supply     No       Site Served by a Municipal Sever System     No       New Vineyards Plantings Proposed     No       New Vineyards Plantings Proposed     No	Napa Green Certified or Other Related Program	Proposed
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Voluntary Greenhouse Gas Emission Reduction Measures ProposedThe following additional GHG reduction measures are proposed: exceedance of Title 24 energy efficiency standards; implementation of a Vehicle Miles Traveled (VMT) reduction plan; installation of energy conserving lighting; recycling of 75 percent of all waste; installation of an electrical vehicle charging station; use of the existing cave to optimize conditions for natural heating, cooling, and day lighting of interior spaces; and use of recycled materials.Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies ProposedNoViolations Currently Under Investigation High Efficiency Water Use Measures ProposedYes; part of voluntary winery code compliance programKisting Vineyards Proposed to be Removed Site Served by a Municipal Sewer SystemNoSite Served by a Municipal Sewer System Recycled Water Use ProposedNoNoNoNoNoSite Served Strategies ProposedNoNoNoSite Served by a Municipal Sewer System Recycled Water Use ProposedNoNoNoNoNoSite Served Strategies ProposedNoNoNoSite Served by a Municipal Sewer System Recycled Water Use ProposedNo <t< td=""><td>Number of Proposed Variances</td><td>None</td></t<>	Number of Proposed Variances	None
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Congestion Management Strategies ProposedViolations Currently Under InvestigationYes; part of voluntary winery code compliance programHigh Efficiency Water Use Measures ProposedYesExisting Vineyards Proposed to be RemovedNoOn-Site Employee or Farmworker Housing ProposedNoSite Served by a Municipal Water SupplyNoSite Served by a Municipal Sewer SystemNoRecycled Water Use ProposedNoNew Vineyards Plantings ProposedNoHold & Haul Proposed: Temporary (Duration of Time) or PermanentNo	Voluntary Greenhouse Gas Emission Reduction Measures Proposed	proposed: exceedance of Title 24 energy efficiency standards; implementation of a Vehicle Miles Traveled (VMT) reduction plan; installation of energy conserving lighting; recycling of 75 percent of all waste; installation of an electrical vehicle charging station; use of the existing cave to optimize conditions for natural heating, cooling, and day
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Existing Vineyards Proposed to be RemovedNoOn-Site Employee or Farmworker Housing ProposedNoSite Served by a Municipal Water SupplyNoSite Served by a Municipal Sewer SystemNoRecycled Water Use ProposedNoNew Vineyards Plantings ProposedNoHold & Haul Proposed: Temporary (Duration of Time) or PermanentNo	Violations Currently Under Investigation	Yes; part of voluntary winery code compliance program
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Recycled Water Use Proposed No   New Vineyards Plantings Proposed No   Hold & Haul Proposed: Temporary (Duration of Time) or No   Permanent No	Site Served by a Municipal Water Supply	No
New Vineyards Plantings ProposedNoHold & Haul Proposed: Temporary (Duration of Time) or PermanentNo	Site Served by a Municipal Sewer System	No
New Vineyards Plantings ProposedNoHold & Haul Proposed: Temporary (Duration of Time) or PermanentNo	Recycled Water Use Proposed	No
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## White Rock Vineyards P20-00142 Wineries Within One Mile of APN 039-680-004

		Bldg	Cave		Tours/	Weekly	Number of Marketing	
Name	Address	Size	Size	Production	Tastings	Visitors	Events	Employees
ROY ESTATE VINEYARDS	1220 Soda Canyon Road	10,525	6,500	12,000	APPT	40	12	2
HAGAFEN CELLARS	4160 Silverado Trail	6,800	0	50,000	APPT	150	12	6
DARIOUSH WINERY	4240 Silverado Trail	21,252	0	100,000	PUBLIC	400	428	8
SIGNORELLO WINERY	4500 Silverado Trail	5,475	15,906	50,000	APPT	350	53	20
JAMES COLE WINERY	5014 Silverado Trail	3,333	0	10,000	APPT	72	5	2
WHITE ROCK VINEYARDS (Approved)	1112 Loma Vista Drive	1,640	6,000	20,000	NO	0	0	2
WHITE ROCK VINEYARDS (Existing)	1112 Loma Vista Drive	1,640	6,000	20,000	APPT	133	0	4
WHITE ROCK VINEYARDS (Proposed)	1112 Loma Vista Drive	1,695	6,000	20,000	АРРТ	133	11	4