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# Winery Comparison Analysis and Summary of Changes

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	46.09
Proximity of Nearest Residence	Approximately 480 feet north
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	500 Year Flood Zone - Area of minimal hazard
Located Within a Municipal Reservoir Watershed	No
Located Within a State Responsibility Area or Fire Hazard Severity Zone	SRA Very High Hazard Severity Zone
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	Approximately 36.9 acres approved spread across six properties
Number of Proposed Variances	None
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Energy efficient lighting, water efficient fixtures, desing to optimaize natural heating/cooling, cover crop, chipping and reuse of pruned biomass
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	None
Violations Currently Under Investigation	None
High Efficiency Water Use Measures Proposed	None
Existing Vineyards Proposed to be Removed	Approximately 2,750 sq. ft.
On-Site Employee or Farmworker Housing Proposed	No
Site Served by a Municipal Water Supply	Yes
Site Served by a Municipal Sewer System	No
Recycled Water Use Proposed	Yes
New Vineyards Plantings Proposed	No
Hold & Haul Proposed: Temporary (Duration of Time) or Permanent	No
Trucked in Water Proposed	No

**Bremer Family Winery**  
**Permit P22-00086**  
**Winery Comparison 50,000 Gallons**

Name	Bldg Size	Cave Size	Production	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Annual Visitation	Acres	Location	Pre-WDO
JERICO CANYON WINERY	10,291	4,100	50,000	90	500	13,800	1,200	12	15,000	131.05	hillside	No
BENNETT LANE WINERY	17,550	0	50,000	32	200	10,400	2,495	55	12,895	10	valley floor	No
SHUTTERS WINERY	20,934	11,600	50,000	18	40	2,080	1,000	26	3,080	13.36	hillside	No
NORMAN ALUMBAUGH WINERY	21,052	0	50,000	20	140	7,280	7,280	244	7,524	80.92	Pope Valley	No
OUTPOST WINES	9,155	0	50,000	30	180	9,360	325	9	9,685	37.61	Angwin	Yes
ROBERT FOLEY VINEYARDS	1760	12,350	50,000	10	60	3,120	3,120	14	3,364	13.04	Angwin	No
LAST RESORT WINERY	9,839	0	50,000	20	140	7,280	720	12	8,000	55.44	Pope Valley	No
PRIDE MOUNTAIN VINEYARDS	5,400	14,000	50,000	20	20	1,040	1,060	49	2,100	22.27	hillside	No
LOKOYA	16,712	0	50,000	30	70	3,640	720	24	4,360	72.55	hillside	Yes
ROBERT KEENAN WINERY	10,006	0	50,000	35	245	12,740	1,050	21	13,790	147.39	hillside	Yes
BUEHLER VINEYARDS	12,187	0	50,000	0	0	0	0	0		47.76	hillside	Yes
BROWN ESTATE VINEYARDS	2,704	6,000	50,000	2	2	104	220	9	324	130.46	Chiles Valley	No
NIEBAUM COPPOLA ESTATE NIEBAUM LN	30,090	0	50,000	20	15	780	1,170	41	1,950	78.76	hillside	Yes
FOLIE A DEUX	9,700	0	50,000	50	350	18,200	0	0	18,200	3	valley floor	Yes
GAMBLE FAMILY VINEYARDS	32760	0	50,000	30	300	15,600	1,410	34	17,010	11.17	valley floor	No
ALTAMURA WINERY	11,800	3,115	50,000	0	20	1,040	0	0	1,040	58.59	Wooden Valley	No
PROGENY WINERY	20,882	0	50,000	60	350	18,200	4,460	76	22,840	236.66	hillside	No
REGUSCI WINERY	22,000	0	50,000	150	400	20,800	1,450	16	22,500	162.62	valley floor	No
HAGAFEN CELLARS	6,800	0	50,000	25	150	7,800	725	12	8,525	12.28	valley floor	No
SIGNORELLO WINERY	5,475	15,906	50,000	60	350	18,200	2,011	53	20,211	56.59	valley floor	Yes
REFUGE WINERY	18,875	0	50,000	124	868	45,136	3370	115	48,506	13.23	valley floor	No
MADONNA ESTATE	16,360	0	50,000	280	1,044	54,288	0	0	54,288	4.37	Carneros	Yes
ITALICS WINERY	13,967	16,500	50,000	20	50	2,600	390	8	2,990	45.98	MST	No
DAVID BUSBY WINERY	18,162	0	50,000	0	0	0	0	0	0	1.28	industrial	No
TWO ROCKS WINERY	6,950	20,682	50,000	6	15	780	920	13	1,700	46.66	hillside	No
<b>AVERAGE CALCULATION</b>	<b>11,998</b>	<b>5,256</b>	<b>50,000</b>	<b>30</b>	<b>160</b>	<b>6,795</b>	<b>2,150</b>	<b>53</b>	<b>7,706</b>	<b>45.46</b>		
<b>MEDIAN CALCULATION</b>	<b>10,065</b>	<b>0</b>	<b>50,000</b>	<b>20</b>	<b>140</b>	<b>7,280</b>	<b>1,130</b>	<b>20</b>	<b>7,524</b>	<b>37.61</b>		
<b>BREMER FAMILY WINERY (APPROVED)</b>	<b>3613</b>	<b>0</b>	<b>15,000</b>	<b>2</b>	<b>14</b>	<b>728</b>	<b>100</b>	<b>3</b>	<b>828</b>	<b>46.09</b>	<b>hillside</b>	<b>Yes</b>
<b>BREMER FAMILY WINERY (PROPOSED)</b>	<b>4676</b>	<b>0</b>	<b>50,000</b>		<b>176</b>	<b>9,152</b>	<b>100</b>	<b>3</b>	<b>9,252</b>	<b>46.09</b>	<b>hillside</b>	<b>Yes</b>

\* No tours or tasting permitted

**Bremer Family Winery**  
**Permit P22-00086**  
**Summary of Operational Changes**

Existing Conditions	Proposed Request	Net Change
<b>Production</b>		
15,000 gal/yr	50,000 gal/yr	Net increase of 35,000 gal/yr
<b>Visitation</b>		
70 visitors per day 490 visitors per week 3,600 visitors per year	70 visitors per day 490 visitors per week 12,500 visitors per year	No change visitors per day No change visitors per week Net increase 8,900 visitors per year
<b>Marketing Program</b>		
None	6 total events with 300 guests per year	Net increase: 6 total events with 300 guests per year
	1 event/year with 100 guests 3 events/year with 50 guests 2 event/year with 25 guests	
<b>Employees</b>		
4 full-time & 2 part-time	8 fulltime & 2 part -time	Net increase of 4 full-time