

“A”

Winery Comparison Analysis

Sodhani Winery
Permit # P14-00402-UP P16-00111-VIEW

APN 022-080-004

Summary of Location and Operation Criteria

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	11.1 acres
Proximity of Nearest Residence	565 feet
Number of Wineries Located Within One Mile	13
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	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	Yes
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	6.4 acres
Number of Proposed Variances	None
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Yes, 11 measures incorporated such as site design (living roof) and installation of water efficient landscaping
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, native drought tolerant landscaping and water efficient fixtures proposed
Existing Vineyards Proposed to be Removed	None
On-Site Employee or Farmworker Housing Proposed	One employee to reside on-site
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	Yes, the applicant may elect to use this option.
Trucked in Water Proposed	No

Sodhani Winery
Permit # P14-00402-UP P16-00111-VIEW
Wineries Within One Mile of APN 022-080-004

Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Number of Marketing Events	Employees
TUDAL WINERY	1015 Big Tree Road	1,248	N/A	3,500	TST APPT	0	0	0
ROMBAUER VINEYARDS	3522 Silverado Trail	46,610	26,340	450,000	TST APPT	2,000	51	18
CASA NUESTRA	3473 Silverado Trail	3,420	N/A	5,000	TST APPT	100	3	7
TURLEY WINE CELLARS	3358 St. Helena Highway	13,171	N/A	65,000	TST APPT	75	9	4
EL MOLINO WINERY	3315 North St. Helena Highway	5,500	N/A	3,000	None	0	0	2
SABINA VINEYARDS	3291 North St. Helena Highway	1,600	N/A	8,000	None	0	0	2
EHLERS ESTATE WINERY	3200 Ehlers Lane	11,350	11,220	25,000	PUB	1	41	8
DUCKHORN VINEYARDS	1000 Lodi Lane	32,933	N/A	160,000	PUB	626	167	42
TRINCHERO NAPA VALLEY	3070 St. Helena Highway	35,211	2,296	100,000	PUB	930	11	14
FREEMARK ABBEY	3022 North St. Helena Highway	30,232	N/A	60,000	PUB	1,800	0	12
ALLORA WINERY	3244 Ehlers Lane	2,000	N/A	12,000	TST APPT	4	12	0
V MADRONE WINERY	3199 North St. Helena Highway	6,461	N/A	20,000	TST APPT	90	12	3
CAIRDEAN WINERY	3125 North St. Helena Highway	24,370	16,500	50,000	TST APPT	175	50	14

Sodhani Winery
Permit # P14-00402-UP P16-00111 VIEW
APN 022-080-004
Winery Comparison (12,000 gallons)

BY APPOINTMENT WINERIES

Name	Bldg Size	Cave Size	Production	Visitation	Marketing Program	Acres	Location
ALLORA WINERY	2000	0	12000	Yes	Yes	14.84	valley floor
PORTER VINEYARDS	3000	21000	12000	Yes	No	19.18	MST
BLANKIET WINERY	11583	6098	12000	Yes	No	45.75	hillside
KONSGAARD WINERY	700	7000	12000	No	No	148	Atlas Peak
KELLY FLEMING WINES	6305	7000	12000	Yes	Yes	83.14	hillside
AVERAGE CALCULATION	4718	8220	12000	N/A	N/A	62.18	
MEDIAN CALCULATION	3000	7000	12000	N/A	N/A	45.75	
Sodhani Winery	7150	7150	12000	None	None	11.1	hillside

Sodhani Winery
Permit # P14-00402-UP P16-00111-VIEW
APN 022-080-004
Winery Comparison (12,000 gallons)

PRE-WDO WINERIES

Name	Bldg Size	Cave Size	Production	Visitation	Marketing Program	Acres	Location
AMIZETTA VINEYARDS	2700	0	12000	No	No	21.47	hillside
NICHELLNI VINEYARDS	Unknown	Unknown	12000	Yes	No	161.72	hillside
SUMMIT LAKE VINEYARDS	2500	0	12000	No	No	20.72	Angwin
AVERAGE CALCULATION	2600	0	12000	N/A	N/A	67.97	
MEDIAN CALCULATION	2600	0	12000	N/A	N/A	67.97	
Sodhani Winery	7150	7150	12000	None	None	11.1	hillside