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## Winery Comparison Analysis

**The Caves at Soda Canyon**  
**Permit #P16-00106**  
**Summary of Location and Operation Criteria**

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	41.43 acres
Proximity of Nearest Residence	1,000 feet
Number of Wineries Located Within One Mile	6
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 - Soda Canyon Road
Located Within a Flood Zone	No
Located Within a Municipal Reservoir Watershed	No
Located Within a State Responsibility Area or Fire Hazard Severity Zone	SRA
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	N/A - The winery is a custom crush facility; there are no vineyards on site
Number of Proposed Variances	None
Wastewater Processed On-Site	Proposed
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	None
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	None
On-Site Employee or Farmworker Housing Proposed	No
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	Use of existing hold and haul to be discontinued following installation of proposed system
Trucked in Water Proposed	No

**The Caves at Soda Canyon**  
**Permit #P16-00106**  
**Wineries Within One Mile of APN 039-640-013**

Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Number of Marketing Events	Employees
RELIC WINERY	2400 SODA CANYON RD	8641	2458	20000	APPT	120	11	6
GRIFFIN WINERY	5850 SILVERADO TRL	1275	0	2400	APPT	28	0	4
CAVUS VINEYARDS	5860 SILVERADO TRL	0	1650	2500	NO	0	0	2
REGUSCI WINERY	5584 SILVERADO TRL	2980	0	25000	APPT	10	0	10
CHIMNEY ROCK VINEYARDS	5350 SILVERADO TRL	48500	0	145000	PUB	350	149	23
V-12 WINERY	2001 SODA CANYON RD	1800	7000	22500	APPT	36	5	11

**The Caves at Soda Canyon**  
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**APN 039-640-013**  
**Winery Comparison (60,000 gallons)**

**BY APPOINTMENT WINERIES**

Name	Bldg Size	Cave Size	Production	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Annual Visitation	Acres	Location
BURGESS CELLARS	17092	0	60000	N/A	N/A	N/A	N/A	N/A	N/A	29.97	hillside
TRUCHARD VINEYARDS	1632	8438	60000	35	100	5200	1865	175	7065	9.95	carneros
BELL WINE CELLARS	11409	0	60000	100	250	12820	1760	28	14580	7.84	valley floor
ELYSE WINERY	6650	0	60000	6	24	1248	N/A	N/A	1248	2.5	valley floor
ATALON WINERY	12100	0	60000	10	20	1040	N/A	N/A	1040	25.98	valley floor
STAGS LEAP WINERY (DOUMANI 1)	20739	3200	60000	40	280	14560	N/A	N/A	14560	10.17	hillside
ARKENSTONE VINEYARDS	15528	25000	60000	30	210	10920	708	18	11628	42.53	Angwin
HUNNICUTT WINERY	11237	14100	60000	32	168	8736	2720	56	11456	15.1	hillside
TAMBER BEY VINEYARDS	26372	0	60000	20	140	7280	1360	3	8640	22.41	valley floor
MENDING WALL (SILVERADO TRAIL WINERY)	33630	0	60000	60	210	10920	1020	18	11940	20.89	valley floor
<b>AVERAGE CALCULATION</b>	<b>15639</b>	<b>5074</b>	<b>60000</b>	<b>37</b>	<b>156</b>	<b>8080</b>	<b>1572</b>	<b>50</b>	<b>9129</b>	<b>18.73</b>	
<b>MEDIAN CALCULATION</b>	<b>13814</b>	<b>0</b>	<b>60000</b>	<b>32</b>	<b>168</b>	<b>8736</b>	<b>1560</b>	<b>23</b>	<b>11456</b>	<b>18.00</b>	
THE CAVES AT SODA CANYON	0	17800	30000	20	140	7300	1320	18	8620	41.43	hillside

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**PRE-WDO WINERIES**

Name	Bldg Size	Cave Size	Production	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Annual Visitation	Acres	Location
FREEMARK ABBEY	30232	0	60000	257	1800	93600	N/A	N/A	93600	3.11	hillside
SINEGAL ESTATE WINERY	7025	13200	60000	21	120	6240	780	56	7020	30	valley floor
<b>AVERAGE CALCULATION</b>	<b>18629</b>	<b>6600</b>	<b>60000</b>	<b>139</b>	<b>960</b>	<b>49920</b>	<b>780</b>	<b>56</b>	<b>50310</b>	<b>16.56</b>	
<b>MEDIAN CALCULATION</b>	<b>18629</b>	<b>6600</b>	<b>60000</b>	<b>139</b>	<b>960</b>	<b>49920</b>	<b>780</b>	<b>56</b>	<b>50310</b>	<b>16.56</b>	

THE CAVES AT SODA CANYON	0	17800	30000	20	140	7300	1320	18	8620	41.43	hillside
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**NAPA VALLEY BUSINESS PARK (AKA AIRPORT INDUSTRIAL AREA) WINERY PERMITS**  
**SMALL WINERY EXEMPTION PERMITS**

Name	Bldg Size	Cave Size	Production	Tours/ Tastings	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Total Visitors	Acres	Location
SPELLETICH WINERY	7300	0	60000	No	0	0	0	0	0	0	2.22	industrial
BOURASSA WINERY	9604	0	60000	APPT	15	45	2340	500	10	2840	0.07	industrial
THE CAVES AT SODA CANYON	0	17800	30000	APPT	20	140	7300	1320	18	8620	41.43	hillside