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Winery Comparison Analysis

Dakota Shy Winery
Permit # P14-00336
Summary of Location and Operation Criteria

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	6.0 acres
Proximity of Nearest Residence	600 feet
Number of Wineries Located Within One Mile	14
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	Yes
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	No
Located Within an Area of Expansive Soils	
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	2%
Number of Proposed Variances	One-Silverado Trail
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Yes; 15 measures incorporated
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	Yes
Violations Currently Under Investigation	No
High Efficiency Water Use Measures Proposed	Yes
Existing Vineyards Proposed to be Removed	No
On-Site Employee or Farmworker Housing Proposed	Yes; winemaker to live on site
Site Served by a Municipal Water Supply	Yes; residences served by City of Napa
Site Served by a Municipal Sewer System	No
Recycled Water Use Proposed	No
New Vineyards Plantings Proposed	Yes; approximately 0.8 acres
Hold & Haul Proposed: Temporary (Duration of Time) or Permanent	No
Trucked in Water Proposed	No

Dakota Shy Winery
Permit #P14-00335-UP
Wineries Within One Mile of APN 030-120-024

Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Number of Marketing Events	Employees
SLOAN WINERY		3700	5593	15000	NO	0	0	0
RUTHERFORD HILL WINERY		72522	38100	640000	PUB	0	721	46
ROUND HILL CELLARS (RUTHERFORD RANCH)		29685	0	1000000	APPT	1500	0	27
CONN CREEK WINERY		30055	0	850000	PUB	500	0	15
MUMM NAPA VALLEY		140834	0	850000	PUB	2900	137	87
ZD WINES		22956	0	70000	PUB	200	6	10
CAYMUS VINEYARDS		43098	0	110000	PUB	180	0	14
HONIG CELLARS		33837	0	300000	APPT	700	8	30
FROGS LEAP WINERY		38568	0	240000	APPT	350	36	19
MARTIN ESTATE		5420	0	20000	APPT	25	16	1
KATHRYN HALL WINERY		4600	13240	18000	APPT	105	26	2
SNOWDEN VINEYARDS		8025	18900	30000	APPT	5	0	4
QUINTESSA WINERY		30430	17000	180000	APPT	500	13	12
LIEFF WINERY		3200	0	3000	APPT	8	2	2

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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
MJA WINERY	11921	5511	15000	15	75	3900	420	14	4320	17.78	hillside
VILLA DEL LAGO	4877	2500	15000	20	140	5460	320	6	5780	44.85	hillside
PAOLETTI ESTATES WINERY	3604	6400	16000	10	70	3640	30	3	3670	17.87	valley floor
O'SHAUGHNESSY WINERY	6891	11600	15000	20	140	7280	80	4	7360	63.31	Angwin
KATHRYN HALL WINERY	4600	13240	18000	15	105	5460	630	26	6090	40.05	hillside
REVANA WINERY	6624	0	15000	8	40	2080	258	12	2338	10.93	valley floor
ROY ESTATE VINEYARDS	10525	6500	12000	10	70	3640	630	12	4270	41.53	hillside
MALDONADO WINERY	3692	2800	15000	12	80	4160	80	3	4240	11.14	hillside
CHECKERBOARD VINEYARDS	8498	19000	15000	22	75	3900	200	7	4100	85.27	hillside
EEDEN VINEYARDS	3398	0	15000	4	28	1456	130	5	1586	7.1	hillside
KELLY FLEMING WINES	6305	7000	12000	8	60	3120	490	6	3610	83.14	hillside
CLEAVAGE CREEK WINERY	7630	0	16000	15	75	3900	430	9	4330	54.11	Pope Valley
KITCHAK WINERY	15324	0	15000	20	140	7280	680	26	7960	20.07	valley floor
AVERAGE CALCULATION	7222.2	5734.7	14923.1	13.8	84.5	4252.0	336.8	10.2	4588.8	38.2	
MEDIAN CALCULATION	6624	5511	15000	15	75	3900	320	7	4255	40.79	
DAKOTA SHY WINERY-Existing	551	0	1000	0	0	0	0	0	0	6	valley floor
DAKOTA SHY WINERY-Proposed	6060	0	14000	20	112	5824	80	2	6004	6	valley floor

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NAPA VALLEY BUSINESS PARK (AKA AIRPORT INDUSTRIAL AREA) WINERY 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
BLACK CAT VINEYARD	3350	0	12500	APPT	20	140	7280	120	4	7400	0.08	industrial
LEAF AND VINE	3561		18500	APPT	30	135	7020	200	6	7220	0.08	industrial
AVERAGE CALCULATION	3455.5		15500		25	137.5	7150	160	5	7310		
MEDIAN CALCULATION												
DAKOTA SHY WINERY-Existing	551	0	1000	N/A	0	0	0	0	0	0	6	valley floor
DAKOTA SHY WINERY-Proposed	6060	0	14000	APPT	20	112	5824	80	2	6004	6	valley floor