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Winery Comparison Analysis

Mahoney Winery
Permit #P14-00242-UP
Locational and Operational Criteria

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	10.05 acres
Proximity of Nearest Residence	330 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
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	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	95%
Number of Proposed Variances	0
Wastewater Processed On-Site	No, hold and haul proposed
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Yes; 13 measures incorporated
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	No
Violations Currently Under Investigation	No
High Efficiency Water Use Measures Proposed	Yes; water efficient landscape and fixtures
Existing Vineyards Proposed to be Removed	No, hold and haul proposed
On-Site Employee or Farmworker Housing Proposed	Yes, owner lives on the 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, permanent. No more than two trips weekly, 35 maximum annual trips.
Trucked in Water Proposed	No

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BY APPOINTMENT WINERIES

Name	Bldg Size	6500	Production	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Annual Visitation	Acres	Location
DAVID ARTHUR VINEYARDS	6900	0	30000	20	35	1820	1377	13	3197	47.85	Valley floor
GOSECROSS CELLARS	7151	0	30000	50	350	18200	710	15	18910	11.31	Yountville
PARADIGM WINERY	4616	0	30000	10	15	780	30	1	810	26.25	Valley floor
CHATEAU LANE WINERY	10548	15445	30000	21	147	7644	270	9	7914	11.37	Coombsville
DAVIS ESTATES	26445	0	30000	0	168	8736	300	4	9036	114.32	Calistoga
JUDD'S HILL WINERY	7108	6900	30000	8	28	1456	0	0	1456	20.05	Valley floor
FANTESCA ESTATE	4700	14290	30000	18	100	5200	1205	43	6405	52.56	Hillside
CADE WINERY	12203	0	30000	15	75	3900	750	15	4650	53.9	Hillside
FONTANELLA WINERY	7569	10400	30000	4	10	520	220	5	740	26.44	Hillside
HOURGLASS WINERY	4700	16000	30000	10	22	1144	550	16	1694	15	Calistoga
THE CAVES AT SODA CANYON	0	0	30000	20	70	3640	1320	18	4960	10	Valley floor
HILLVIEW VINEYARD	7700	0	30000	16	112	5824	1430	27	7254	16.01	Valley floor
FISHER WINERY	16200	15798	30000	10	50	2600	575	23	3175	55.69	Calistoga
JOSEPH CELLARS	4941	0	30000	75	525	27300	4560	106	31860	25.96	Calistoga
WALLIS FAMILY ESTATE	11711	0	30000	18	108	5616	225	3	5841	0	Hillside
HYDE WINERY	12552	0	30000	20	120	6240	400	11	6640	12.27	Carneros
YOUNG INGLEWOOD VINEYARDS	10575	0	30000	16	112	5824	1745	28	7569	16	St Helena
ROGERS WINERY	4998	0	30000	20	120	6240	300	10	6540	52.93	Valley floor
EAGLE EYE WINERY	8800	0	30000	16	112	5824	1452	53	7276	13.16	Valley floor
H and L WINERY	5000	5800	30000	20	140	7280	400	11	7680	41.15	Valley floor
DIOGENES RIDGE WINERY	3445	0	30000	15	90	4680	1020	41	5700	12.94	Hillside
IDEOLOGY CELLARS	8523	0	30000	15	105	5460	240	7	5700	10.09	Valley floor
CASTELLUCCI FAMILY WINERY	12376		30000	50	210	10920	830	19	11750	19.3	St Helena
AVERAGE CALCULATION	11132		30000	25.25	136.75	7111	596.75	9.5	7707.75	24.195	
MEDIAN CALCULATION	7025.5	N/A	30000	20.5	91	4732	490	11	7914	11.37	
MAHONEY-Existing	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	10.05	Carneros
MAHONEY-Proposed	9196	N/A	30,000	15	84	4368	450	12	4818	10.05	Carneros

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PUBLIC WINERY PERMITS

Name	Bldg Size	Cave Size	Production	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Total Visitors	Acres	Location
COSENTINO WINERY	12850	0	30,000	50	350	18200	N/A	N/A	N/A	4.29	Oakville
AVERAGE CALCULATION	12850	0	30000	50	350	18200				4.29	
MEDIAN CALCULATION	12850	0	30000	50	350	18200					
MAHONEY-Existing	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	10.05	Carneros
MAHONEY-Proposed	9196	N/A	30,000	15	84	4368	450	12	4818	10.05	Carneros