



Winery Comparison Analysis and Summary of Changes

Fontanella Family Winery

Use Permit #P18-00431

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	26.44
Proximity of Nearest Residence	300 feet
Number of Wineries Located Within One Mile	2
Located Within the Napa Valley Business Park	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	State Responsibility Area Moderate Fire Hazard Severity
Located Within an Area of Expansive Soils	No
Located Within a Protected County Viewshed	Partrick Road is a Viewshed road. The proposed improvements are not located on slopes greater than 15%; therefore the project is not subject to review under the Viewshed Protection Ordinance.
Result in the Loss of Sensitive Habitat	No
OPERATIONAL CRITERIA	STAFF COMMENTS
Napa Green Certified or Other Related Program	Vineyards are Napa Green Certified
Percentage of Estate Grapes Proposed	13 Percent; 5.4 acres ; 4,000 gallons
Number of Proposed Variances	None
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Solar water heating, energy conserving lighting, composting 75% food and garden material, educate staff and visitors on sustainable practices.
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	During the reservation process guests and larger groups are encouraged to carpool and information on group transportation options are provided, staff is encouraged to bring lunch, and space is provided to eat onsite
Violations Currently Under Investigation	None
High Efficiency Water Use Measures Proposed	Water efficient fixtures, water efficient landscaping
Existing Vineyards Proposed to be Removed	None
On-Site Employee or Farmworker Housing Proposed	Two employees currently live onsite
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	No
Trucked in Water Proposed	No

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Wineries Within One Mile

Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Number of Marketing Events	Employees
MT. VEEDER SPRINGS WINERY	1477 PARTRICK RD	2,860	0	10,000	NO	0	0	2
RENTERIA WINERY	1727 PARTRICK RD	11,275	8869	18,000	APPT	0	56	3

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BY APPOINTMENT WINERIES

Name	Cave		Production	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Annual Visitation	Acres	Location
	Bldg Size	size									
SLEEPING LADY WINERY	3,200	0	30,000	20	140	7,300	450	12	7,750	104	Valley Floor
DAVID ARTHUR VINEYARDS	6,900	6,500	30,000	20	35	1,820	1,377	13	3,197	47.85	Valley Floor
GOOSECROSS CELLARS	7,151	0	30,000	50	350	18,200	710	15	18,910	11.31	Hillside
PARADIGM WINERY	4,616	0	30,000	10	15	780	30	1	810	26.25	Valley Floor
ANTHEM WINERY & VINEYARDS	1,680	0	30,000	0	0	0	260	52	260	27.23	Hillside
JUDD'S HILL WINERY	7,108	0	30,000	8	28	1,456	0	0	1,456	20.05	Valley Floor
MALDONADO WINERY	3,692	2,800	30,000	12	30	1,560	80	3	1,640	11.14	Hillside
FANTESCA ESTATE	4,700	6,900	30,000	18	100	5,200	1,205	43	6,405	52.56	Hillside
CADE WINERY	12,203	14,290	30,000	15	75	3,900	750	15	4,650	53.9	Angwin
DARMS LANE WINERY	8,886	11,473	30,000	24	150	7,800	672	27	8,472	49.26	Hillside
HOURGLASS WINERY	4,700	10,400	30,000	10	22	1,144	550	16	1,694	15	Calistoga
HILLVIEW VINEYARD	7,700	0	30,000	16	112	5,824	1,430	27	7,254	16.01	Valley Floor
FISHER WINERY	16,200	0	30,000	10	50	2,600	575	23	3,175	55.69	Calistoga
JOSEPH CELLARS	4,941	15,798	30,000	75	525	27,300	4,560	106	31,860	25.96	Calistoga
WALLIS FAMILY ESTATE	11,711	0	30,000	18	108	5,616	225	3	5,841	24.89	Hillside
HYDE WINERY	12,552	0	30,000	20	120	6,240	400	11	6,640	12.27	Carneros
YOUNG INGLEWOOD VINEYARDS	10,575	0	30,000	16	112	5,824	1,745	28	7,569	16	St. Helena
EAGEL EYE WINERY	8,800	0	30,000	16	112	5,824	1,452	53	7,276	13.16	Gordon Valley
H & L WINERY	5,000	0	30,000	20	140	7,280	400	11	7,680	41.15	Valley Floor
SHADYBROOK WINERY	10,548	0	30,000	21	147	7,644	270	9	7,914	11.37	MST
ROGERS WINERY	4,998	0	30,000	20	120	6,240	300	10	6,540	52.93	Valley Floor
DIODENES RIDGE WINERY	3,445	5,800	30,000	15	90	4,680	1,020	41	5,700	12.94	Angwin
IDEOLOGY CELLARS	8,523	0	30,000	15	105	5,460	240	7	5,700	10.09	Valley Floor
CASTELLUCCI FAMILY WINERY	12,376	0	30,000	50	210	10,920	830	19	11,750	19.3	St. Helena
MAHONEY VINEYARDS	9,410	0	30,000	15	84	4,368	450	12	4,818	10.05	Carneros
CASTLEVALE WINERY	16,000	1,900	30,000	18	126	6,552	760	40	7,312	55.35	Chiles Valley
BEAUTIFUL DAY WINERY	24,471	0	30,000	40	385	20,020	1,300	28	21,230	29.4	Valley Floor
BOYD FAMILY VINEYARDS	4,600	0	30,000	15	40	2,080	11	400	2,480	21.88	Valley Floor

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Name	Cave		Production	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Annual Visitation	Acres	Location
	Bldg Size	Size									
SLEEPING GIANT WINERY	12,745	0	30,000	10	85	4,420	300	6	3,212	11.41	Carneros
TOAD HALL CELLARS	5,360	6,000	30,000	0	0	0	0	0	0	35.16	Valley Floor
MIRA WINERY	4,959	0	30,000	25	175	9,100	400	11	9,500	10.5	Valley Floor
ELLMAN FAMILY WINERY	6,104	0	30,000	15	70	3,640	665	27	4,305	13.52	Valley Floor
SCARLETT WINERY (Proposed)	22,536	0	30,000	15	80	4,160	665	27	4,825	47.88	Valley Floor
AVERAGE CALCULATION	8,739	2,481	30,000	20	119	6,211	730	33	6,904	29.26	
MEDIAN CALCULATION	7,151	0	30,000	16	105	5,460	550	15	5,841	21.88	
FONTANELLA FAMILY WINERY	3,600	0	30,000	14	98	5,110	805	58	5,915	26.44	Hillside

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PUBLIC WINERY PERMITS (PRE WDO)

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	12,850	0	30,000	50	350	18,200	0	0	18,200	4.29	Valley floor
											Valley floor
AVERAGE CALCULATION	12,850	0	30,000	50	350	18,200	0	0	18,200	4.29	
MEDIAN CALCULATION	12,850	0	30,000	50	350	18,200	0	0	18,200	4.29	
FONTANELLA FAMILY WINERY	3,600	0	30,000	14	98	5,110	805	58	5,915	26.44	Hillside

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Summary of Operational Changes

Existing Conditions	Proposed Request	Net Change Analyzed
Visitation		
4 Visitors/Day	14 Visitors/Day	Net increase of 10 Visitors/Day
10 Visitors/Week (average)	98 Visitors/Week	Net increase of 70 Visitors/Week
520 Visitors/Year	5,096 Visitors/Year	Net increase of 4,576 Visitors/Year
Marketing Program		
10 Total Events	58 Total Events	Net increase 48 Total Events
370 Total Marketing Guests/Year	805 Marketing Guests/Year	Net increase 435 Marketing Guests
9 events for 30 people	50 events for 8 guests	
1 Wine Auction 100 people	6 events for 30 guests	
No temporary events	1 event for 75 guests	
	1 event for 150 guests	
	No restriction on temporary events	
Employees		
Three (3) full-time employees Two (2) part-time employees	six (6) full time employees	Net increase of three (3) full-time employees