

**From:** [Mark Pulido](#)  
**To:** [Hedge, Emily](#)  
**Subject:** Fontanella Family Winery  
**Date:** Monday, November 11, 2019 5:34:38 AM

---

Dear Ms. Hedge,

Fontanella Family Winery has submitted an application for a Use Permit Modification set for hearing on November 20, 2019. I own the property directly south and contiguous to the Fontanella property.

I am writing in SUPPORT of the proposed winery modification. The use permit modification is a small and reasonable request. Fontanella Family Winery has been a wonderful addition to our neighborhood and the winery, along with owners, Jeff and Karen Fontanella, have proven over the years to be caring and conscientious neighbors and strong advocates of our Community and environmental stewards.

Sincerely,

Mark A. Pulido  
1477 Partrick Road  
707-226-1900

--Certified Virus Free by 4SecureMail.com ICSA-Certified Scanner--

**From:** [Andrew Cates](#)  
**To:** [Hedge, Emily](#)  
**Subject:** In Support of Fontanella's Winery's Application to Modify Its Use Permit  
**Date:** Tuesday, November 12, 2019 1:51:45 PM

---

Dear Commissioners,

I am a resident of Napa County and a neighbor of Fontanella Winery in the Mt. Veeder Appellation, and write in support of Karen and Jeff Fontanella's application to modify Fontanella Family Winery's Use Permit. I understand that the Fontanella's are applying to modify their existing Winery Use Permit to for an existing 30,000 gallon winery to allow the following: 1) Tours and tastings by appointment only for 14 visitors per day (increase from four per day); 2) Annual marketing plan (modified) including fifty events with a maximum of eight guests per event, six events with a maximum of 30 guests per event, one event with a maximum of 75 guests per event, and one event with a maximum of 150 visitors; 3) Employment of six full-time employees (increased from three full-time and two part-time); 4) demolition of the existing 1,500-square foot winery office building; 5) construction a replacement, approximately 2,900-square foot office building; 6) Driveway improvements to widen the access road to County Road and Street Standards (remove use of loop road); 7) Total of nine parking spaces (increased from five); and 8) Permanent installation of tanks on the existing outdoor work area. I support the Fontanella Family Winery's application because it exemplifies the type of project the Planning Commission should unanimously approve. The Fontanella's are courteous and thoughtful neighbors; focused on preserving the sanctuary that Napa is to all of us.

Napa County's General Plan is clear that agriculture is the highest and best use of land, and the Fontanella's careful planning maximizes the agricultural use of their land, and at the same time improves emergency ingress and egress to and from the surrounding hillside. I sincerely hope that the Planning Commission grants Fontanella Family Winery's application to modify its use permit so that the Fontanella's can proceed with their small winery project.

Sincerely,

Andrew Cates

Owner, Segassia Vineyard

3390 Mt. Veeder Road

Napa, CA 94558

**From:** [George Sycip](#)  
**To:** [Hedge, Emily](#)  
**Cc:** [Karen Fontanella](#); [Jeff Fontanella](#)  
**Subject:** Fontanella Family Winery - Use Permit Major Modification P18-00431  
**Date:** Thursday, November 14, 2019 12:35:39 PM

---

Dear Emily,

My wife and I have a home located at 1760 Partrick Road, just uphill from the Fontanella Family Winery at 1721 Partrick Road. We have known Jeff & Karen Fontanella since they moved to our neighborhood, and have been very pleased that they have proven to be such good neighbors. We support their Request to modify their Use Permit and believe that this will enable them to continue to operate their Winery and Vineyard in a sustainable and responsible manner.

Sincerely,

George & Barbara Sycip  
1760 Partrick Road  
Napa, CA 94558  
(707) 252-7755

**From:** [Dan Haspel](#)  
**To:** [Hedge, Emily](#)  
**Cc:** [Josie Haspel](#)  
**Subject:** Fontanella Winery Permit  
**Date:** Friday, November 15, 2019 2:41:15 PM

---

Dear Ms. Hedge:

We are writing to provide our strong support for the proposed modification at the Fontanella Winery at [1721 Partrick Road](#). We are the owners of the neighboring property to the east at [1713 Partrick Road](#). We have read the proposed modification and spoken directly with Karen and Jeff Fontanella about the plans and we are strongly in favor of allowing the larger office building and improved facilities, as well as the increased visitor counts and event limits. The Fontanellas are excellent neighbors and extremely thoughtful in all of their actions and activities and we love having a wonderful family owned winery next door. These proposed modifications will help ensure their continued success and that is something that we all should be invested in. Wineries like the Fontanella's are such a key part of what helps make Napa the place we all know and love and we would like to register our support for their plans and their continued success.

Best,  
Dan and Josie Haspel  
[1713 Partrick Road](#)



November 19, 2019

Emily Hedge  
Planner III  
Napa County Planning, Building, & Environmental Services Department  
1195 Third Street, Suite 210  
Napa, CA 94559

Use Permit Modification for Fontanella Family Winery

Dear Emily,

Emily, we have been property and vineyard owners at the end of Redwood Road for over 70 years. We have seen the changes that have happened over the years. We respect all of our neighbor's property and rights that go with each individual's parcels.

I have met and worked with Jeff and Karen Fontanella through the Mount Veeder Appellation Council and personally through our businesses. It is my understanding that everything they do is to the highest standard and purposely designed for minimal impact on the environment and the interests of owners of surrounding properties.

As members of the wine industry we all understand the importance of the land in Napa and how valuable the resources we have are. The modification to their winery use permit that they are proposing has our support. As neighbors on the hill, we embrace the changes to our beloved mountain.

Thank you for allowing us the opportunity to share our views.

Sincerely,

A handwritten signature in cursive script that reads "Mary Yates Jones". The signature is written in black ink and is positioned above a horizontal line.

Printed Name: Mary Yates Jones