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Winery Comparison Table and Summary of Changes

Promise Winery Variance P25-00283-VAR, Use Permit P22-00384-UP
Planning Commission Hearing – February 4, 2026

Promise Winery
Use Permit #P22-00384
Winery Comparison 30,000 gallons per year

Name	Cave		Production	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events			Annual Visitation	Acres	Location	Pre-WDO
	Bldg Size	size						Marketing	Events	Visitors				
LAVA VINE			30000				100		4			1	city	No
AMICI CELLARS	7457	10000	30000	25	175	9100	400		11		9500	11.97	hillside	No
MALDONADO WINERY	3692	2800	30000	12	30	1560	80		3		1640	11.14	hillside	No
FEW AND FAR BETWEEN	3696	22355	30000	4	28	1456	173		5		1629	113.64	Calistoga	No
HOURGLASS WINERY	4700	10400	30000	10	22	1144	550		16		1694	15	hillside	No
FISHER WINERY	16200	0	30000	10	50	2600	575		23		3175	55.69	valley floor	No
BEAUTIFUL DAY WINERY	24471		30000	40	385	20020	1300		28		21320	29.4	valley floor	No
JOSEPH CELLARS	4941	15798	30000	75	525	27300	4560		106		31860	25.96	hillside	No
WALLIS FAMILY ESTATE	11711	0	30000	18	108	5616	225		3		5841	0	hillside	No
FANTESCA ESTATE	4700	6900	30000	18	100	5200	1205		43		6405	52.56	hillside	No
DIOGENES RIDGE WINERY	3592	7037	30000	15	90	4680	1020		41		5700	12.94	Angwin	No
CADE WINERY	12203	14290	30000	15	75	3900	750		15		4650	53.9	Angwin	No
CASTELLUCCI FAMILY WINERY	12376	0	30000	50	210	10920	830		19		11750	19.3	valley floor	No
SNOWDEN VINEYARDS	8025	18900	30000	0	5	260	0		0		260	160.06	hillside	No
CASTLEVALE WINERY	21795	2965	30000	18	126	6552	835		17		7387	55.35	Chiles Valley	No
AONAIR WINERY	11921	5511	30000	15	75	10500	420		14		10920	17.78	hillside	Yes
HEATH CANYON WINERY	14813	1115	30000	0	10	520	140		4		660	56.48	hillside	No
TOAD HALL CELLARS	5360	6000	30000	0	0	0	0		0		0	35.16	valley floor	No
YOUNG INGLEWOOD VINEYARDS	10575	0	30000	16	112	5824	1745		28		7569	16	valley floor	No
PARADIGM WINERY	4616	0	30000	20	120	6240	30		1		6270	26.25	valley floor	Yes
COSENTINO WINERY	12850	0	30000	0	350	18200	0		0		18200	4.29	valley floor	Yes
BOMMARITO WINERY	12882		30000	15	105	5475	2100		66		7575	23.4	Rutherford	No
STAR VINEYARDS	2800	0	30000	0	20	1040	0		0		1040	1.44	valley floor	Yes
SCARLETT WINERY	27261		30000	15	80	4160	765		28		4925	47.88	valley floor	No
GOOSECROSS CELLARS	7151	0	30000	50	350	18200	710		15		18910	11.31	valley floor	Yes
DAVID ARTHUR VINEYARDS	6900	6500	30000	20	35	1820	1377		13		3197	47.85	hillside	Yes
EAGLE EYE WINERY	8800	0	30000	16	112	5824	1452		53		7276	13.16	Gordon Valley	No
SLEEPING LADY WINERY	8800		30000	20	140	7280	450		12		7580	103.83	valley floor	No
DARMS LANE WINERY	11251	11771	30000	24	150	7800	1414		54		9214	49.16	valley floor	No
ARROW AND BRANCH WINERY	10633	0	30000	15	105	5460	240		7		5700	10.09	valley floor	No

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	Bldg Size	size										
HILLVIEW VINEYARD	7700	0	30000	16	112	5824	1430	27	7254	16.01	valley floor	No
ANTHEM WINERY AND VINEYARDS	1680	0	30000				260	52	260	27.23	hillside	No
MIRA WINERY	5264		30000	25	175	9100	400	11	9500	10.5	valley floor	No
H and L WINERY	5000	0	30000	20	140	7280	400	11	7680	41.15	valley floor	No
BOYD FAMILY VINEYARDS	5942		30000	15	40	2080	400	11	2480	21.88	valley floor	No
JUDD'S HILL WINERY	7108	0	30000	8	28	1456	0	0	1456	20.05	valley floor	No
ELLMAN FAMILY WINERY			30000	15	70	3640	665	27	4305	13.52	valley floor	No
MAHONEY VINEYARDS	9410	0	30000	15	84	4368	450	12	5910	10.05	Carneros	No
HYDE WINERY	12552	0	30000	100	575	29900	840	11	30740	12.27	Carneros	No
SLEEPING GIANT	12745		30000	10	85	4420	300	6	3212	11.41	Carneros	No
FONTANELLA WINERY	8969	0	30000	14	98	5096	805	58	5901	26.44	hillside	No
ROGERS WINERY	4998	0	30000	20	120	6240	300	10	6540	52.93	hillside	No
VIDA VALIENTE	16836	10779	30000	22	100	5200	468	15	5668	16.92	hillside	No
BONNY'S VINEYARD	13677	0	30000	45	315	16380	1020	11	17400	25.54	Valley Floor	No

AVERAGE CALCULATION	9,716	4,375	30,000	21	134	7,134	709	20	7,678	31.54		
MEDIAN CALCULATION	8,800	0	30,000	16	103	5,468	459	13	5,910	20.965		
Promise Winery	4,962	5,000	30,000	15	105	5,460	250	7	5,710	62.56	hillside	No

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LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	62.56 acres
Proximity of Nearest Residence	400 feet to the west (applicant owned); and 600 feet to the north
Number of Wineries Located Within One Mile	6
Located Within the Napa Valley Business Park	No
Primary Road a Dead End	No
Located Within a Flood Zone	No
Located Within a Municipal Reservoir Watershed	Lake Hennessy Domestic Water Supply Drainage
Located Within a State Responsibility Area or Fire Hazard Severity Zone	State Responsibility Area - Very High Fire Severity Zone
Located Within an Area of Expansive Soils	Yes
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	4% (3.56 acres of estate hillside vineyard). 75% of grapes will be from Napa County.
Number of Proposed Variances	One (winery road setbacks)
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	These practices include use of water efficient fixtures, energy efficient lighting, and water efficient landscaping and installation of bicycle racks, a winery process wastewater treatment system to use recycled water for vineyard irrigation, and an underground cave that takes advantage of the natural temperature of the earth. The project also proposes to use existing buildings and driveways/parking areas to minimize grading, new impervious surfaces and vegetation removal. Onsite vineyards will be managed with a 70-80% cover crop to reduce erosion and amount of tilling, and biomass removed via pruning and thinning will be chipped and reused rather than burned.
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	Two employees live onsite. Shuttle services will be used to accommodate parking for marketing events.
Violations Currently Under Investigation	No

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High Efficiency Water Use Measures Proposed	Low-flow water fixtures, WELO compliant landscaping, and recycled water for vineyard irrigation.
Existing Vineyards Proposed to be Removed	No vines are proposed for removal.
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	Yes
New Vineyards Plantings Proposed	No
Hold & Haul Proposed	No
Trucked in Water Proposed	No