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Winery Comparison Chart

Barnett Vineyards Winery Use Permit (P19-00125-UP), Viewshed
Protection Program (P20-00121-VIEW), and Exception to the Road
and Street Standards
Planning Commission Hearing Date January 7, 2026

Barnett Vineyards Winery
Permit #P19-00125-UP #P20-00121-VIEW
Summary of Location and Operation Criteria

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	±39.96
Proximity of Nearest Residence	680
Number of Wineries Located Within One Mile	11
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	No
Located Within a Flood Zone	No
Watershed	No
Located Within a State Responsibility Area or Fire Hazard Severity Zone	State Responsibility Area / High
Located Within an Area of Expansive Soils	No
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	Napa Green Certified
Number of Proposed Variances	None
Wastewater Processed On-Site	Yes

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Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Generation of on-site renewable energy, exceeding Title 24 energy efficiency standards with new construction, the installation of water efficient fixtures; designing new construction to achieve low-impact development (incorporated into the draining design); use of efficient lighting; installation of water efficient landscaping; recycling 75% of all waste, solar hot water heating; installation of electrical vehicle charging stations; designing the structure to limit the amount of grading and tree removal; and installation of an Energy Star roof. Additionally, the proposed winery will educate staff and visitor on sustainable practices, such as turning off lights after leaving the room and keeping heating/cooling thermostats at consistent temperatures to reduce energy usage. The Department of Public Works has conditioned the project to require a Transportation Demand Management Plan prior to building permit issuance, detailing measures to reduce vehicle trips. These measures shall include, but not limited to, subsidized transit passes, carpool incentives, and bicycle trip-end facilities such as bicycle parking.
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management	Yes
Violations Currently Under Investigation	Current application will resolve violations
High Efficiency Water Use Measures Proposed	Installation of water efficient fixtures and landscaping
Existing Vineyards Proposed to be Removed	Yes (1,150 sq. ft.)
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	No
New Vineyards Plantings Proposed	No
Hold & Haul Proposed	No
Trucked in Water Proposed	No
Closest fire station	Approximately 2.65 miles (Fire Station 26),

Barnett Vineyards Winery
Permit #P19-00125-UP & #P20-00121-VIEW
30,000 Gallon Wineries

Name	Bldg Size	Cave size	Production	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Annual Visitation	Acres	Location	Pre-WDO
AMICI CELLARS	7457	10000	30,000	25	175	9100	400	11	9500	11.97	hillside	No
MALDONADO WINERY	3692	2800	30,000	12	30	1560	80	3	1640	11.14	hillside	No
FEW AND FAR BETWEEN	3696	22355	30,000	4	28	1456	173	5	1629	113.64	Calistoga	No
HOURGLASS WINERY	4700	10400	30,000	10	22	1144	550	16	1694	15	hillside	No
FISHER WINERY	16200	0	30,000	10	50	2600	575	23	3175	55.69	valley floor	No
BEAUTIFUL DAY WINERY	24471		30,000	40	385	20020	1300	28	21320	29.4	valley floor	No
JOSEPH CELLARS	4941	15798	30,000	75	525	27300	4560	106	31860	25.96	hillside	No
WALLIS FAMILY ESTATE	11711	0	30,000	18	108	5616	225	3	5841	0	hillside	No
FANTESCA ESTATE	4700	6900	30,000	18	100	5200	1205	43	6405	52.56	hillside	No
DIOGENES RIDGE WINERY	3592	7037	30,000	15	90	4680	1020	41	5700	12.94	Angwin	No
CADE WINERY	12203	14290	30,000	15	75	3900	750	15	4650	53.9	Angwin	No
CASTELLUCCI FAMILY WINERY	12376	0	30,000	50	210	10920	830	19	11750	19.3	valley floor	No
SNOWDEN VINEYARDS	8025	18900	30,000	0	5	260	0	0	260	160.06	hillside	No
CASTLEVALE WINERY	21795	2965	30,000	18	126	6552	835	17	7387	55.35	Chiles Valley	No
AONAIR WINERY	11921	5511	30,000	15	75	10500	420	14	10920	17.78	hillside	Yes
HEATH CANYON WINERY	14813	1115	30,000	0	10	520	140	4	660	56.48	hillside	No
TOAD HALL CELLARS	5360	6000	30,000	0	0	0	0	0	0	35.16	valley floor	No
YOUNG INGLEWOOD VINEYARDS	10575	0	30,000	16	112	5824	1745	28	7569	16	valley floor	No
PARADIGM WINERY	4616	0	30,000	20	120	6240	30	1	6270	26.25	valley floor	Yes
COSENTINO WINERY	12850	0	30,000	0	350	18200	0	0	18200	4.29	valley floor	Yes
BOMMARITO WINERY	12882		30,000	15	105	5475	2100	66	7575	23.4	Rutherford	No
STAR VINEYARDS	2800	0	30,000	0	20	1040	0	0	1040	1.44	valley floor	Yes
SCARLETT WINERY	27261		30,000	15	80	4160	765	28	4925	47.88	valley floor	No
GOOSECROSS CELLARS	7151	0	30,000	50	350	18200	710	15	18910	11.31	valley floor	Yes
DAVID ARTHUR VINEYARDS	6900	6500	30,000	20	35	1820	1377	13	3197	47.85	hillside	Yes
EAGLE EYE WINERY	8800	0	30,000	16	112	5824	1452	53	7276	13.16	Gordon Valley	No
SLEEPING LADY WINERY	8800		30,000	20	140	7280	450	12	7580	103.83	valley floor	No
DARMS LANE WINERY	11251	11771	30,000	24	150	7800	1414	54	9214	49.16	valley floor	No
ARROW AND BRANCH WINERY	10633	0	30,000	15	105	5460	240	7	5700	10.09	valley floor	No
HILLVIEW VINEYARD	7700	0	30,000	16	112	5824	1430	27	7254	16.01	valley floor	No

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ANTHEM WINERY AND VINEYARDS	1680	0	30,000	0	0		260	52	260	27.23	hillside	No
MIRA WINERY	5264		30,000	25	175	9100	400	11	9500	10.5	valley floor	No
H and L WINERY	5000	0	30,000	20	140	7280	400	11	7680	41.15	valley floor	No
BOYD FAMILY VINEYARDS	5942		30,000	15	40	2080	400	11	2480	21.88	valley floor	No
JUDD'S HILL WINERY	7108	0	30,000	8	28	1456	0	0	1456	20.05	valley floor	No
ELLMAN FAMILY WINERY			30,000	15	70	3640	665	27	4305	13.52	valley floor	No
MAHONEY VINEYARDS	9410	0	30,000	15	84	4368	450	12	5910	10.05	Carneros	No
HYDE WINERY	12552	0	30,000	100	575	29900	840	11	30740	12.27	Carneros	No
SLEEPING GIANT	12745		30,000	10	85	4420	300	6	3212	11.41	Carneros	No
FONTANELLA WINERY	8969	0	30,000	14	98	5096	805	58	5901	26.44	hillside	No
ROGERS WINERY	4998	0	30,000	20	120	6240	300	10	6540	52.93	hillside	No
VIDA VALIENTE	16836	10779	30,000	22	100	5200	468	15	5668	16.92	hillside	No
BONNY'S VINEYARD	13677	0	30,000	45	315	16380	1020	11	17400	25.54	Valley Floor	No

AVERAGE CALCULATION	9,716	4,375	30,000	20	131	7,134	723	21	7,678	32.25		
MEDIAN CALCULATION	8,800	0	30,000	15	100	5,468	468	13	5,910	21.88		
Barnett Vineyards Winery	3,170	3,276	30,000	30	210	10,950	460	9	11,410	39.96	hillside	No

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PERMITTED CONDITIONS - Small Winery Exemption	EXISTING CONDITIONS	PROPOSED REQUEST - Use Permit	NET CHANGE ANALYZED
Production (Gallons)	Production (Gallons)	Production (Gallons)	Production (Gallons)
20,000	20,000	30,000	Net increase of 10,000
Visitation	Visitation	Visitation	Visitation
No public or by appointment visitation	21 Visitors/Day	30 Visitors/Day	Net increase in 9 Visitors/Day
	97 Visitors/Week	210 Visitors/Week	Net increase of 113 Visitors/Week
	5,044 Visitors/Year	10,950 Visitors/Year	Net increase of 5,906 Visitors/Year
Marketing Program	Marketing Program	Marketing Program	Marketing Program
None	Seven (7) events/year @ 30 guests	Four (4) events/year @ 20 guests	No Increase, just reconfiguration from existing conditions
	One (1) event/year @ 250 guests	Three (3) events/year @ 60 guests	
		Two (2) events/year @ 100 guests	
Employees:	Employees:	Employees:	Employees:
Two (2) full-time employees	Five (5) full-time employees	Nine (9) full-time employees	Net increase of four (4) full-time employees