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Winery Comparison Analysis

Fortunati Winery
Permit # P16-00043
Summary of Location and Operation Criteria

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	10.28 acres
Proximity of Nearest Residence	± 65 feet
Number of Wineries Located Within One Mile	8
Located Within the Napa Valley Business Park (AKA Airport Industrial Area)	Not located within the Napa Business Park
Primary Road Currently or Projected to be Level of Service D or Below	No
Primary Road a Dead End	Primary road not a dead end road
Located Within a Flood Zone	Property is located outside the flood zone
Located Within a Municipal Reservoir Watershed	Project not located within Municipal Reservoir Watershed
Located Within a State Responsibility Area or Fire Hazard Severity Zone	Property is not located in the State Responsibility Area or Fire Hazard Severity Zone
Located Within an Area of Expansive Soils	Located on Cole silt loam and Bale clay loam soils on less than 4 % slope
Located Within a Protected County Viewshed	Project not located within slopes greater than 15%
Result in the Loss of Sensitive Habitat	Project is not located within an area of sensitive habitat
OPERATIONAL CRITERIA	STAFF COMMENTS
Napa Green Certified or Other Related Program	No
Percentage of Estate Grapes Proposed	Approximately 43%
Number of Proposed Variances	No Variances are proposed
Wastewater Processed On-Site	Approximately 60,000 gallons of on-site processed wastewater per year
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Yes, 16 measures proposed
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	No; only two employees requested
Violations Currently Under Investigation	There is a record of a Code Compliance Violation which has been resolved
High Efficiency Water Use Measures Proposed	Installation of water efficient fixtures proposed
Existing Vineyards Proposed to be Removed	Approximately .08 acres could be removed
On-Site Employee or Farmworker Housing Proposed	No on-site farm housing proposed
Site Served by a Municipal Water Supply	The site is served by well water
Site Served by a Municipal Sewer System	The site is served by septic system
Recycled Water Use Proposed	Yes, recycled water is proposed
New Vineyards Plantings Proposed	No new vineyard planting proposed

Hold & Haul Proposed: Temporary (Duration of Time) or Permanent	Identified as an option; On-site processing also proposed
Trucked in Water Proposed	Not proposed

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Wineries Within One Mile of APN: 036-180-004

Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Number of Marketing Events	Employees
MONTICELLO CELLARS (CORLEY FAMILY)	4242 BIG RANCH RD	11500	0	100000	PUB	84	0	6
ANDRETTI WINERY	4162 BIG RANCH RD	15500	0	100000	PUB	100	0	5
DOMAINE MONTREAU	4101 BIG RANCH RD	7956	0	20000	NO	0	0	2
ASHES AND DIAMONDS	4106 HOWARD LN	38419	0	100000	APPT	2800	236	22
VIOLET VINEYARD	1300 OAK KNOLL AV	5666	0	20000	APPT	12	14	2
ROBERT BIALI VINEYARDS	4036 BIG RANCH RD	19706	0	40000	APPT	10	2	6
MATERRA WINERY	4324 BIG RANCH RD	26118	0	85000	APPT	40	26	4
H and L WINERY	1216 Oak Knoll AV	5000	0	30000	APPT	140	11	4

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BY APPOINTMENT WINERIES

Name	Bldg Size	Cave Size	Production	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Annual Visitation	Acres	Location
ALLORA WINERY	2000	0	12000	2	4	208	240	12	448	14.84	Valley Floor
PORTER VINEYARDS	3000	21000	12000	0	0	120	0	0	120	19.18	MST
ROY ESTATE VINEYARDS	10525	6500	12000	10	40	2080	630	12	2710	41.53	Hillside
BLANKIET WINERY	11583	6098	12000	0	10	520	0	0	520	45.75	Hillside
ANNAPURNA WINERY	5250	11700	12000	20	60	3120	560	14	3680	20.14	Valley Floor
LAIL VINEYARDS	6800	11000	12000	8	10	520	560	14	1080	20.13	Angwin
STEPHENS WINERY	13516	0	12000	25	60	3120	560	14	3680	33.8	Hillside
GAMBLE WINERY	7400	0	12000	20	100	5200	550	12	5750	1.96	Valley Floor
KELLY FLEMING WINES	6305	7000	12000	8	60	3120	490	6	3610	83.14	Hillside
SODHANI WINERY	0	7150	12000	N/A	N/A	N/A	N/A	N/A	N/A	11.14	Hillside
KONGSGAARD WINERY	700	7000	12000	N/A	N/A	N/A	N/A	N/A	N/A	148	Atlas Peak
AVERAGE CALCULATION	6638	7045	12000	10	38	2001	399	9	2400	29.16	
MEDIAN CALCULATION	6553	6750	12000	8	40	2080	550	12	2710	20.14	
FORTUNATI WINERY (PROPOSED)	2563	0	12000	10	70	3640	400	11	4040	10.21	Valley Floor

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PRE-WDO WINERIES

Name	Bldg Size	Cave Size	Production	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Annual Visitation	Acres	Location
NICHELINI VINEYARDS	0	0	12000	0	100	5200	0	0	5200	161.72	Hillside
FORTUNATI WINERY (PROPOSED)	2563	0	12000	10	70	3640	400	11	4040	10.21	Valley Floor

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SMALL WINERY EXEMPTION PERMITS

Name	Bldg Size	Cave Size	Production	Tours/ Tastings	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Total Visitors	Acres	Location
AMIZETTA VINEYARDS	2700	0	12000	NO	0	0	0	0	0	0	21.47	Hillside
SUMMIT LAKE VINEYARDS	2500	0	12000	NO	0	0	0	0	0	0	20.72	Angwin
FORTUNATI WINERY (PROPOSED)	2563	0	12000	Yes	10	70	3640	400	11	4040	10.21	Valley Floor