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## Winery Comparison Analysis

**Amizetta Winery**  
**Use Permit P19-00132/Variance P21-00229**  
**Locational and Operational Criteria**

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	21.5
Proximity of Nearest Residence	1,022 (southwest)
Number of Wineries Located Within One Mile	2
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	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	Yes, SRA
Located Within an Area of Expansive Soils	No
Located Within a Protected County Viewshed	No
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	Approximately 47%
Number of Proposed Variances	One
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Yes, 18 Measures
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	Yes
Violations Currently Under Investigation	Yes, part of voluntary winery code compliance program
High Efficiency Water Use Measures Proposed	Yes, water efficient landscape and fixtures
Existing Vineyards Proposed to be Removed	Yes, 0.70 acres
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: Temporary (Duration of Time) or Permanent	No
Trucked in Water Proposed	No

**Amizetta Winery**  
**Use Permit P19-00132/Variance P21-00229**  
**Wineries within One Mile of APN 025-390-010**

Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Number of Marketing Events	Employees
BUEHLER VINEYARDS	820 GREENFIELD ROAD	12,187	0	50,000	APPT	50	0	3
AONAIR WINERY	647 GREENFIELD ROAD	11,291	5,511	30,000	APPT	210	14	6
Amizetta Winery (Approved)	1089 GREENFIELD ROAD	2,700	1,312	12,000	No	0	0	3
Amizetta Winery (Existing)		2,700	1,312	15,677	APPT	240	0	4/FT & 4/PT
Amizetta Winery (Proposed)		4,997	4,959	20,000	APPT	210	10	5/FT