

“J”

Winery Comparison Tables  
Kenzo Estate  
P19-00396-MOD

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	36.13
Proximity of Nearest Residence	1,450 sq. ft.
Number of Wineries Located Within One Mile	Zero (0), there are five (5) wineries within a two (2) mile radius
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
Located Within a Municipal Reservoir Watershed	No
Located Within a State Responsibility Area or Fire Hazard Severity Zone	Within State Responsibility Area and High Fire Hazard Severity Zone
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	100%
Number of Proposed Variances	0
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	No new GHG reduction measures proposed. GHG Reduction measures already in place include; VMT reduction plan, energy conserving lighting, low-impact development, recycle 75% waste, site design for natural cooling/heating, limited grading, use of recycled materials, staff and visitor education on sustainable practices.
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	No new congestion management strategies proposed. Employee carpool and bus transportation for large marketing events already in place.
Violations Currently Under Investigation	None
High Efficiency Water Use Measures Proposed	No
Existing Vineyards Proposed to be Removed	No
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

**Kenzo Estate Winery**  
**Permit #P19-00396-MOD**  
**Wineries Within Two Miles of APN 033-110-075**

Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Number of Marketing Events	Employees
PHELAN WINERY	2802 MONTICELLO RD	800	2080	4800	NO	0	0	0
JARVIS VINEYARDS	2970 MONTICELLO RD	20424	51724	40000	APPT	350	0	4
ALTAMURA WINERY	1701 WOODEN VALLEY RD	11800	3115	50000	APPT	20	0	2
PALMAZ WINERY	4029 HAGEN RD	0	55000	35000	APPT	350	3	3
KENZO WINERY	3200 MONTICELLO RD	22500	25000	85000	APPT	75	27	10

**Kenzo Estate Winery**  
**Permit #P19-00396-MOD**  
**Winery Comparison (140,000 - 160,000 Gallons)**

**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
CADE AT THIRTEENTH	20822	19000	150000	70	60	3120	1140	30	4260	13.99	Angwin
SOMERSTON WINERY	34477	18045	150000	8	56	2912	496	8	3408	261.63	hillside
LUNA VINEYARDS	16480	0	150000	60	420	21840	2860	77	24700	28.11	valley floor
BRANDLIN / CUIVAISON CARNEROS	37860	25000	155048	180	1260	65520	4240	38	69760	206	Carneros
<b>AVERAGE CALCULATION</b>	<b>27410</b>	<b>15511</b>	<b>151262</b>	<b>80</b>	<b>449</b>	<b>23348</b>	<b>2184</b>	<b>38</b>	<b>25532</b>	<b>127.43</b>	
<b>MEDIAN CALCULATION</b>	<b>27650</b>	<b>18523</b>	<b>150000</b>	<b>65</b>	<b>240</b>	<b>12480</b>	<b>2000</b>	<b>34</b>	<b>69760</b>	<b>206.00</b>	
Kenzo Estate Winery (EXISTING)	24174	22470	102000	100	250	10428	2550	42	12978	36.13	
<b>Kenzo Estate Winery (PROPOSED)</b>	<b>24174</b>	<b>68415</b>	<b>150000</b>	<b>100</b>	<b>250</b>	<b>10428</b>	<b>2550</b>	<b>42</b>	<b>12978</b>	<b>36.13</b>	

**Kenzo Estate Winery**  
**Permit #P19-00396-MOD**  
**Winery Comparison (140,000 - 160,000 Gallons)**

**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
FAIRVIEW ESTATES WINERY	20002	25000	155048	300	600	31200	45625	730	76825	14.59	hillside
DUCKHORN VINEYARDS	32933	0	160000	82	626	32552	5175	167	37727	10.67	valley floor
CADE AT THIRTEENTH	20822	19000	150000	70	60	3120	1140	30	4260	13.99	Angwin
HEITZ WINE CELLARS	20100	30000	144000	30	60	3120	5240	52	8360	157.18	hillside
HARLAN ESTATE II	46462	19165	144000	100	700	36400	0	0	36400	21.4	hillside
SEQUOIA GROVE VINEYARDS	31350	0	150000	45	600	31200	3100	22	34300	24.26	valley floor
CHAPPELLET WINERY	53136	0	150000	40	280	14560	585	9	15145	15.01	hillside
CHIMNEY ROCK VINEYARDS	48500	0	145000	100	350	18200	6106	149	24306	137.14	hillside
LUNA VINEYARDS	16480	0	150000	60	420	21840	2860	77	24700	28.11	valley floor
<b>AVERAGE CALCULATION</b>	<b>32198</b>	<b>10352</b>	<b>149783</b>	<b>92</b>	<b>411</b>	<b>21355</b>	<b>7759</b>	<b>137</b>	<b>29114</b>	<b>46.93</b>	
<b>MEDIAN CALCULATION</b>	<b>31350</b>	<b>0</b>	<b>150000</b>	<b>70</b>	<b>420</b>	<b>21840</b>	<b>3100</b>	<b>52</b>	<b>24306</b>	<b>24.26</b>	
Kenzo Estate Winery (EXISTING)	24174	22470	102000	100	250	10428	2550	42	12978	36.13	
<b>Kenzo Estate Winery (PROPOSED)</b>	<b>24174</b>	<b>68415</b>	<b>150000</b>	<b>100</b>	<b>250</b>	<b>10428</b>	<b>2550</b>	<b>42</b>	<b>12978</b>	<b>36.13</b>	

KENZO ESTATE WINERY MODIFICATION #P19-00396-MOD  
SUMMARY OF OPERATIONAL CHANGES

Existisng Conditions	Proposed Request	Net Change Analyzed
Visitation:	No changes to Visitation requested	
May - October: 50 Visitors/Day (Mon-Thurs), 100 Visitors/Day (Fri-Sun)		Net increase of 0 Visitors/Day
November - April: 50 Visitors/Day (Mon-Thurs), 75 Visitors/Day (Fri-Sun)		
May - October: 250 Visitors/Week		Net increase of 0 Visitors/Week
November - April: 150 Visitors/Week		
10,428 Visitors/Year		Net increase of 0 Visitors/Year
Marketing Program:	No changes to the Marketing Program requested	
36 Events/year @ max. 50 guests		
4 Events/year @ max. 150 guests		
2 Events/year @ max. 75 guests		
42 Total Events		Net increase 0 Total Events
2,550 Total Marketing Guests/Year		Net increase 0 Marketing guests
Employees:	No changes to Employment requested	
17 full-time employees		Net increase of 0 full-time employees
6 part-time employees		Net increase of 0 full-time employees