



# Winery Comparison Analysis and Summary of Changes

**Hagafen Cellars Winery**  
**Permit P19-00121**  
**Summary of Location and Operation Criteria**

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	12.28
Proximity of Nearest Residence	Approximately 550 feet to the west
Number of Wineries Located Within One Mile	10
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	Silverado Trail
Primary Road a Dead End	No
Located Within a Flood Zone	500 Year Flood Zone - Area of minimal flood hazard
Located Within a Municipal Reservoir Watershed	No
Located Within a State Responsibility Area or Fire Hazard Severity Zone	SRA Moderate Hazard Severity Zone
Located Within an Area of Expansive Soils	No
Located Within a Protected County Viewshed	Yes. No new development.
Result in the Loss of Sensitive Habitat	No
OPERATIONAL CRITERIA	STAFF COMMENTS
Napa Green Certified or Other Related Program	CCOF certified organic vineyards, Fish Friendly Farmer, Napa Green Land, Napa Green Winery, Vegan Approved Wines, Bee Friendly Farmer
Percentage of Estate Grapes Proposed	10 acres of vineyard on site
Number of Proposed Variances	None
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	None
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	None
Violations Currently Under Investigation	Current application will resolve violations.
High Efficiency Water Use Measures Proposed	None
Existing Vineyards Proposed to be Removed	0
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	None
Hold & Haul Proposed: Temporary (Duration of Time) or Permanent	No
Trucked in Water Proposed	No

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**Winery Comparison 50,000 Gallons**

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
JERICO CANYON WINERY	10291	4100	50,000	90	500	13800	1200	12	15000	131.05	hillside	No
BENNETT LANE WINERY	17550	0	50,000	32	200	10400	2495	55	12895	10	valley floor	No
SHUTTERS WINERY	20934	11600	50,000	18	40	2080	1000	26	3080	13.36	hillside	No
NORMAN ALUMBAUGH WINERY	21052	0	50,000	20	140	7280	244	8	7524	80.92	Pope Valley	No
OUTPOST WINES	9155	0	50,000	30	180	9360	325	9	9685	37.61	Angwin	Yes
ROBERT FOLEY VINEYARDS	1760	12350	50,000	10	60	3120	244	14	3364	13.04	Angwin	No
LAST RESORT WINERY	9839	0	50,000	20	140	7280	720	12	8000	55.44	Pope Valley	No
PRIDE MOUNTAIN VINEYARDS	5400	14000	50,000	20	20	1040	1060	49	2100	22.27	hillside	No
LOKOYA	16712	0	50,000	30	70	3640	720	24	4360	72.55	hillside	Yes
ROBERT KEENAN WINERY	10006	0	50,000	35	245	12740	1050	21	13790	147.39	hillside	Yes
BUEHLER VINEYARDS	12187	0	50,000	0	0	0	0	0	0	47.76	hillside	Yes
BROWN ESTATE VINEYARDS	2704	6000	50,000	2	2	104	220	9	324	130.46	Chiles Valley	No
NIEBAUM COPPOLA ESTATE NIEBAUM LN	30090	0	50,000	20	15	780	1170	41	1950	78.76	hillside	Yes
FOLIE A DEUX	9700	0	50,000	50	350	18200	0	0	18200	3	valley floor	No
GAMBLE FAMILY VINEYARDS	32760	0	50,000	30	300	15600	1410	34	17010	11.17	valley floor	No
ALTAMURA WINERY	11800	3115	50,000	0	20	1040	0	0	1040	58.59	Wooden Valley	No
PROGENY WINERY	20882	0	50,000	60	350	18200	4640	76	22840	236.66	hillside	No
REGUSCI WINERY	22000	0	50,000	150	400	20800	1450	16	22250	162.62	valley floor	No
SIGNORELLO WINERY	5475	15906	50,000	60	350	18200	2011	53	20211	56.59	valley floor	Yes
REFUGE WINERY	18875	0	50,000	124	868	45136	3370	115	48506	13.23	valley floor	No
MADONNA ESTATE - MONT ST JOHN CELL	16360	0	50,000	280	1044	54288	0	0	54288	4.37	Carneros	Yes
ITALICS WINERY	13967	16500	50,000	20	50	2600	390	8	2990	45.98	MST	No
DAVID BUSBY WINERY	18162	0	50,000	0	0	0	0	0	0	1.28	industrial	No
TWO ROCKS WINERY	6950	20682	50,000	6	15	780	920	13	1700	46.66	hillside	No
<b>AVERAGE CALCULATION</b>	<b>14,359</b>	<b>4,344</b>	<b>50,000</b>	<b>46</b>	<b>223</b>	<b>11,103</b>	<b>1,027</b>	<b>25</b>	<b>12,129</b>			
<b>MEDIAN CALCULATION</b>	<b>13,077</b>	<b>-</b>	<b>50,000</b>	<b>25</b>	<b>140</b>	<b>7,280</b>	<b>820</b>	<b>14</b>	<b>7,762</b>			

<b>HAGAFEN CELLARS WINERY (APPROVED)</b>	<b>4860</b>	<b>0</b>	<b>50,000</b>	<b>25</b> *Occurring 6 days/week	<b>150</b>	<b>7,825</b>	<b>725</b>	<b>12</b>	<b>8,550</b>	<b>12.28</b>	<b>valley floor</b>	<b>No</b>
<b>HAGAFEN CELLARS WINERY (EXISTING AND PROPOSED RECOGNITION)</b>	<b>4860</b>	<b>0</b>	<b>50,000</b>	<b>60</b> *Occurring 7 days/week	<b>311</b>	<b>9,719</b>	<b>725</b>	<b>12</b>	<b>10,444</b>	<b>12.28</b>	<b>valley floor</b>	<b>No</b>

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**Summary of Operational Changes**

Entitled Conditions	Existing Operations (Out of Compliance Levels to be recognized)	Entitlement Changes
<b>Visitation</b>		
25 visitors per day 150 visitors per week 7,825 visitors per year	60 visitors per day 311 visitors per week 9,719 visitors per year	35 visitors per day 161 visitors per week 1,894 visitors per year
<b>Days of Operation</b>		
6 days per week Monday through Friday and Sunday	7 days per week Monday through Sunday	1 additional day
<b>Days of Retail Sales</b>		
5 days per week Monday through Thursday and Sunday	7 days per week Monday through Sunday	2 additional days