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## Winery Comparison Chart

Harcross Winery and Vineyard, Use Permit #P23-00105-UP, Viewshed  
Protection Program #P25-000314-VIEW, and Agricultural Erosion  
Control Plan #P23-00325-ECPA  
Planning Commission Hearing Date May 7, 2025

Harcross Winery  
Use Permit #P23-00105  
Winery Comparison 5,000 gallons per year

Name	Cave		Production	Daily	Weekly	Annual	Annual	Number of	Annual	Acres	Location	Pre-WDO
	Bldg	Size	size	Visitors	Visitors	Visitors	Marketing	Marketing	Visitation			
							Visitors	Events				
LAURA MICHAEL WINES	600	0	5000	12	84	4368	255	7	4623	3.23	valley floor	Yes
ALTA VINEYARD CELLAR	480	0	5000	0	4	208	0	0	208	40.7	hillside	Yes
RITCHIE CREEK VINEYARDS	500	0	5000	0	0	0	0	0	0	40	hillside	Yes
TEACHWORTH WINERY	800	0	5000	2	2	104	48	2	152	10	hillside	No
CASA NUESTRA	3420	0	5000	30	100	5200	225	3	5425	6.21	valley floor	Yes
SPENCE VINEYARDS	756		5000	0	0	0	64	4	64	10.13	Angwin	No
PALLADIAN ESTATE	0	2470	5000	0	0	0	48	2	48	10.01	hillside	No
PELOSI WINERY	2100	1000	5000	10	8	416	50	2	466	16.55	valley floor	No
OAKVILLE RANCH	2354	0	5000	0	0	0	0	0	0	133.9	hillside	Yes
SHED CREEK WINERY	2600		5000	15	105	5475	400	11	5875	287.37	Gordon Valley	No
MAYACAMAS VINEYARDS	0	0	5000	0	0	0	0	0	0	25	hillside	Yes
LAGIER MEREDITH WINERY	2850	2860	5000	4	20	1040	0	0	1040	84.3	hillside	No
CHATEAU CHEVRE WINERY	2310	0	5000	0	0	0	0	0	0	8.88	valley floor	Yes
SIMONE WINERY	3000	0	5000	0	0	0	0	0	0	9.09	valley floor	Yes
RUSTRIDGE WINERY	2000	0	5000	0	0	0	0	0	0	349.39	Chiles Valley	Yes
GOEL ESTATE WINERY	7040	0	5000	10	70	3640	0	0	3640	19.97	Los Carneros AV	No
CHAIX FAMILY VINEYARDS	244	0	5000	10	70	3640	0	0	3640	37.31	Rutherford AVA	No

AVERAGE CALCULATION	1,827	422	5,000	5	27	1,417	64	2	1,481	64.24		
MEDIAN CALCULATION	2,000	0	5,000	0	2	104	-	-	152	19.97		
HARCROSS WINERY	5,780	0	5,000	14	98	5,110	290	11	5,400	51	hillside	No

**Harcross Winery**  
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LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	16.93 and 1.15-acre
Proximity of Nearest Residence	800 feet to the east
Number of Wineries Located Within One Mile	0
Located Within the Napa Valley Business Park	No
Primary Road Currently or Projected to be Level of Service D or Below	TIS Not Completed
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	State Responsibility Area
Located Within an Area of Expansive Soils	No
Located Within a Protected County Viewshed	Yes
Result in the Loss of Sensitive Habitat	No - Applicant will replace at 3:1 ratio
OPERATIONAL CRITERIA	STAFF COMMENTS
Napa Green Certified or Other Related Program	No
Percentage of Estate Grapes Proposed	Vineyard is included within proposal
Number of Proposed Variances	None
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Bus transportation for large marketing events, wastewater disposal by onsite subsurface irrigation, onsite stormwater management, LED lighting, a green living roof above the tasting room, water efficient fixtures, water efficient landscaping, and a production facility within the hillside which utilizes natural temperature control from the earth with window shading to be provided on west-facing windows and doors. Additionally, the applicant proposes to plant vineyards, which would sequester carbon.
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	Yes
Violations Currently Under Investigation	No
High Efficiency Water Use Measures Proposed	Yes
Existing Vineyards Proposed to be Removed	N/A
On-Site Employee or Farmworker Housing Proposed	No
Site Served by a Municipal Water Supply	No

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Site Served by a Municipal Sewer System	No
Recycled Water Use Proposed	No
New Vineyards Plantings Proposed	Yes
Hold & Haul Proposed	No
Trucked in Water Proposed	No

Harcross Winery  
Use Permit #P23-00105  
Summary of Operational Changes

Existing Conditions		Proposed Request	Net Change Analyzed
Visitation			
0 Visitors/Day	14 Visitors/Day	Net increase of 14 Visitors/Day	
0 Visitors/Week (average)	98 Visitors/Week	Net increase of 98 Visitors/Week	
0 Visitors/Year	5,110 Visitors/Year	Net increase of 5,110 Visitors/Year	
Marketing Program			
0 Total Events	11 Total Events	Net increase 11 Total Events	
0 Total Marketing Guests/Year	290 Marketing Guests/Year	Net increase 290 Marketing Guests	
No temporary events	10 events for 24 guests		
	1 events for 50 guests		
Employees			
Zero (0) full-time employees	Four (4) full-time employees	Four (4) full-time employees	
Zero (0) part-time employees	One (1) part-time employees	One (1) part-time employees	
Zero (0) seasonal employees			