



# Winery Comparison Analysis

**Brasswood (formerly Cairdean) Winery**  
**Major Modification, Permit #P19-00004-MOD**  
**Locational and Operational Criteria**

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	50.31
Proximity of Nearest Residence	450 feet
Number of Wineries Located Within One Mile	25
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	Yes (State Route 29 southbound lane, projected)
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; moderate to high fire severity
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	One acre - less than one percent of proposed production
Number of Proposed Variances	None; setback variance previously approved under P11-00299
Wastewater Processed On-Site	Existing system installed, to be upgraded for additional capacity
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Currently implemented: BMP-10 (Living Roof), BMP-15 (Low-impact Design, stormwater), BMP-16 (Water-efficient Landscape), BMP-23 (Natural Climate Control with retained mature trees, cave); Proposed with MOD: BMP-13 (Recycled Water for vineyard irrigation)
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	None proposed with this MOD
Violations Currently Under Investigation	Production exceedence would be remedied with requested Use Permit Major Modification
High Efficiency Water Use Measures Proposed	Recycled process wastewater for vineyard irrigation
Existing Vineyards Proposed to be Removed	None
On-Site Employee or Farmworker Housing Proposed	None
Site Served by a Municipal Water Supply	No

**Brasswood (formerly Cairdean) Winery**  
**Major Modification, Permit #P19-00004-MOD**  
**Locational and Operational Criteria**

Site Served by a Municipal Sewer System	No
Recycled Water Use Proposed	Yes - process wastewater for vineyard irrigation
New Vineyards Plantings Proposed	No
Hold & Haul Proposed: Temporary (Duration of Time) or Permanent	No
Trucked in Water Proposed	No

**Brasswood (formerly Cairdean) Winery**  
**Major Modification, Permit #P19-00004-MOD**  
**Wineries within One Mile of APN 022-070-028**

Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Number of Marketing Events	Employees
BALLENTINE WINERY	2820 ST HELENA HWY	7400	0	50000	TST APPT	10	0	4
CHATEAU CHEVALIER WINERY	SPRING MOUNTAIN RD	3500	0	24500	APPT	0	0	4
DUCKHORN VINEYARDS	1000 LODI LN	32933	0	160000	PUB	626	167	42
EHLERS ESTATE WINERY	3200 EHLERS LN	11350	11220	25000	PUB	0	41	8
EL MOLINO WINERY	3315 N ST HELENA HWY	5500	0	3000	NO	0	0	2
TRINCHERO NAPA VALLEY	3070 ST HELENA HWY	35211	2296	100000	PUB	930	11	14
FREEMARK ABBEY	3022 N ST HELENA HWY	30232	0	60000	PUB	1800	0	12
GRACE FAMILY WINERY	1210 ROCKLAND DR	2960	0	7000	APPT	20	0	1
SABINA VINEYARDS	3291 N ST HELENA HWY	1600	0	8000	NO	0	0	2
MARKHAM WINERY	2812 N ST HELENA HWY	73983	0	429000	PUB	450	81	18
METZGER VINEYARDS	3243 N ST HELENA HWY	670	0	800	NO	0	0	0
ST CLEMENT VINEYARDS	2867 ST HELENA HWY	6600	0	72000	PUB	490	0	13
STREBLOW WINERY	2849 SPRING MOUNTAIN RD	360	0	25000	TST APPT	0	0	1
TURLEY WINE CELLARS	3358 ST HELENA HWY	13171	0	65000	APPT	75	9	4
ALLORA WINERY	3244 EHLERS LN	2000	0	12000	APPT	4	12	0
REVANA WINERY	2910 N ST HELENA HWY	6624	0	15000	APPT	40	12	3
WILLIAM COLE WINERY	2849 N ST HELENA HWY	5040	4000	20000	APPT	10	8	2
SODHANI WINERY	3283 N ST HELENA HWY	0	7150	12000	NO	0	0	4
V MADRONE WINERY	3199 N ST HELENA HWY	6461	0	20000	APPT	90	12	3
EEDEN VINEYARDS	3505 SPRING MOUNTAIN RD	3398	0	15000	APPT	8	5	2
MORLET FAMILY ESTATE	2825 N ST HELENA HWY	4121	5000	20000	APPT	25	8	6
VINEYARD 29	2927 N ST HELENA HWY	17804	14038	48500	APPT	30	17	4
TITUS VINEYARDS	2969 SILVERADO TRL	18452	0	48000	APPT	350	20	11
MELKA WINERY	2900 SILVERADO TRL	6359	0	10000	APPT	30	3	5
BERGMAN FAMILY WINERY	3285 ST HELENA HWY	7081	0	8000	NO	0	0	3

**Brasswood (Cairdean) Winery**  
**Major Modification, Permit # P19-00004-MOD**  
**Winery Comparison 100,000 gallons per year**

**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
KENT RASMUSSEN WINERY	18554	0	100000	48	336	17472	2177	64	19649	5.67	Hillside
KENT RASSMUSSEN WINERY CARNEROS ESTATES	17162	0	100000	24	168	8736	1602	54	10338	11.55	Carneros
SUMMERS WINERY	13948	0	100000	20	140	7280	240	8	7520	25.3	Valley Floor
KELHAM WINERY	16596	0	100000	20	140	7280	180	6	7760	10.9	Valley Floor
ASHES AND DIAMONDS	38419	0	100000	400	2800	145600	5616	236	151216	30.21	Valley Floor
ELEVEN ELEVEN WINES	24200	0	100000	20	140	7280	345	9	7625	11.65	Valley Floor
PAHLMeyer WINERY	56057	0	100000	20	70	3640	1490	7	5130	221.8	Hillside
ROUND POND WINERY	33755	0	100000	60	360	18720	12300	30	31020	46.23	Valley Floor
SWANSON WINERY	46100	0	100000	200	1400	72800	30834	119	103634	73.99	Valley Floor
CORONA WINERY	31428	0	100000	48	280	14560	2428	80	16988	49.05	Valley Floor
LMR RUTHERFORD ESTATE WINERY	21504	0	100000	50	330	17160	1400	32	18560	29.57	Valley Floor
MOUNTAIN PEAK	8046	33424	100000	60	275	14300	275	3	14575	41.76	Hillside
TRUCHARD FAMILY WINERY*	33702	0	100000	46	320	16640	1320	28	17960	11.52	Carneros
DAVIS ESTATES**	28771	24170	100000	138	523	27475	5400	39	32875	114.32	Hillside
ENVY WINES WINERY	12608	0	100000	25	175	9100	1460	26	19660	18.76	Valley Floor
<b>AVERAGE CALCULATION</b>	26723	3840	100000	79	497	25870	4471	49	30967	46.82	
<b>MEDIAN CALCULATION</b>	24200	0	100000	48	280	14560	1490	30	17960	29.57	
<b>Brasswood Winery (Existing)</b>	<b>18500</b>	<b>16,500</b>	<b>50,000</b>	<b>25</b>	<b>175</b>	<b>9100</b>	<b>2000</b>	<b>26</b>	<b>11100</b>	<b>50.31</b>	<b>Valley floor</b>
<b>Brasswood Winery (Proposed)</b>	<b>18500</b>	<b>16,500</b>	<b>95,000</b>	<b>25</b>	<b>175</b>	<b>9100</b>	<b>2000</b>	<b>26</b>	<b>11100</b>	<b>50.31</b>	<b>Valley floor</b>

\*Visitation numbers for Truchard Winery are 40/weekday and 60 per weekend day. The number in the table reflects the daily average in a single week.

\*\* Visitation numbers for Davis Estates Winery are 200 Visitors/Day (800/Week) June 1 to Oct. 31; 100 Visitors/Day (350/Week) Nov. 1 to Nov. 30; 100 Visitors/Day (350/Week) Feb. 1 to May 31; and 75 Visitors/Day (250/Week) Dec. 1 to Jan. 31. The numbers in the table represents the weighted average of daily and weekly visitors.

**Brasswood (formerly Cairdean) Winery**  
**Major Modification, Permit # P19-00004-MOD**  
**Winery Comparison 100,000 gallons per year**

**PUBLIC WINERY PERMITS (PRE WDO)**

Name	Bldg Size	Cave Size	Production	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Total Visitors	Acres	Location
BLACK STALLION	43600	0	100000	50	350	18200	N/A	N/A	18200	11.28	Valley floor
TRINCHERO NAPA VALLEY	35211	2296	100000	0	930	48360	1100	11	49460	21.03	Hillside
ANDRETTI WINERY	15500	0	100000	20	100	5200	N/A	N/A	5200	52.98	Valley floor
MONTICELLO CELLARS (CORLEY FAMILY)	11500	0	100000	12	84	4368	N/A	N/A	4368	81.28	Valley floor
MOSS CREEK WINERY	7600	15500	100000	100	600	31200	N/A	N/A	31200	21.09	Hillside
ALPHA OMEGA WINERY	17419	0	100000	400	0	50800	2800	N/A	53600	10.79	Valley floor
DARIOUSH WINERY	21252	0	100000	100	400	20800	5280	428	26080	31.49	Valley floor
MOUNTAIN PEAK	8046	33424	100000	60	275	14300	275	3	14575	41.76	Hillside
<b>AVERAGE CALCULATION</b>	20016	6403	100000	93	342	24154	2364	147	25335	34	
<b>MEDIAN CALCULATION</b>	16460	0	100000	55	313	19500	1950	11	22140	26	
<b>Brasswood Winery (Existing)</b>	<b>18500</b>	<b>16,500</b>	<b>50,000</b>	<b>25</b>	<b>175</b>	<b>9100</b>	<b>2000</b>	<b>26</b>	<b>11100</b>	<b>50.31</b>	<b>Valley floor</b>
<b>Brasswood Winery (Proposed)</b>	<b>18500</b>	<b>16,500</b>	<b>95,000</b>	<b>25</b>	<b>175</b>	<b>9100</b>	<b>2000</b>	<b>26</b>	<b>11100</b>	<b>50.31</b>	<b>Valley floor</b>