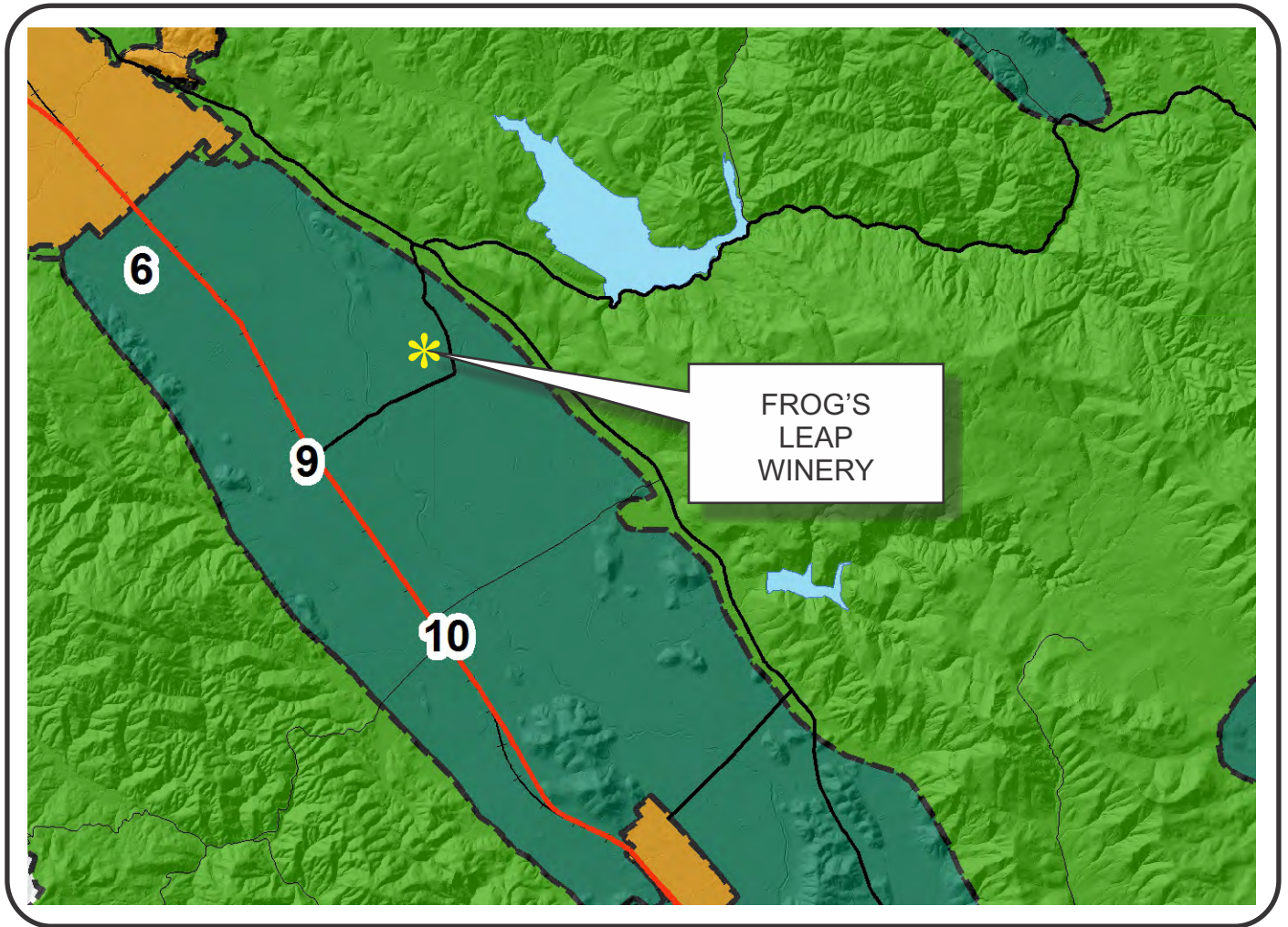


“M”

Graphics

NAPA COUNTY LAND USE PLAN 2008 - 2030



LEGEND



URBANIZED OR NON-AGRICULTURAL

- Study Area
- Cities
- Urban Residential*
- Rural Residential*
- Industrial
- Public-Institutional
- Napa Pipe Mixed Use

OPEN SPACE

- Agriculture, Watershed & Open Space
- Agricultural Resource

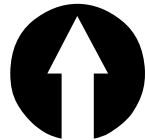
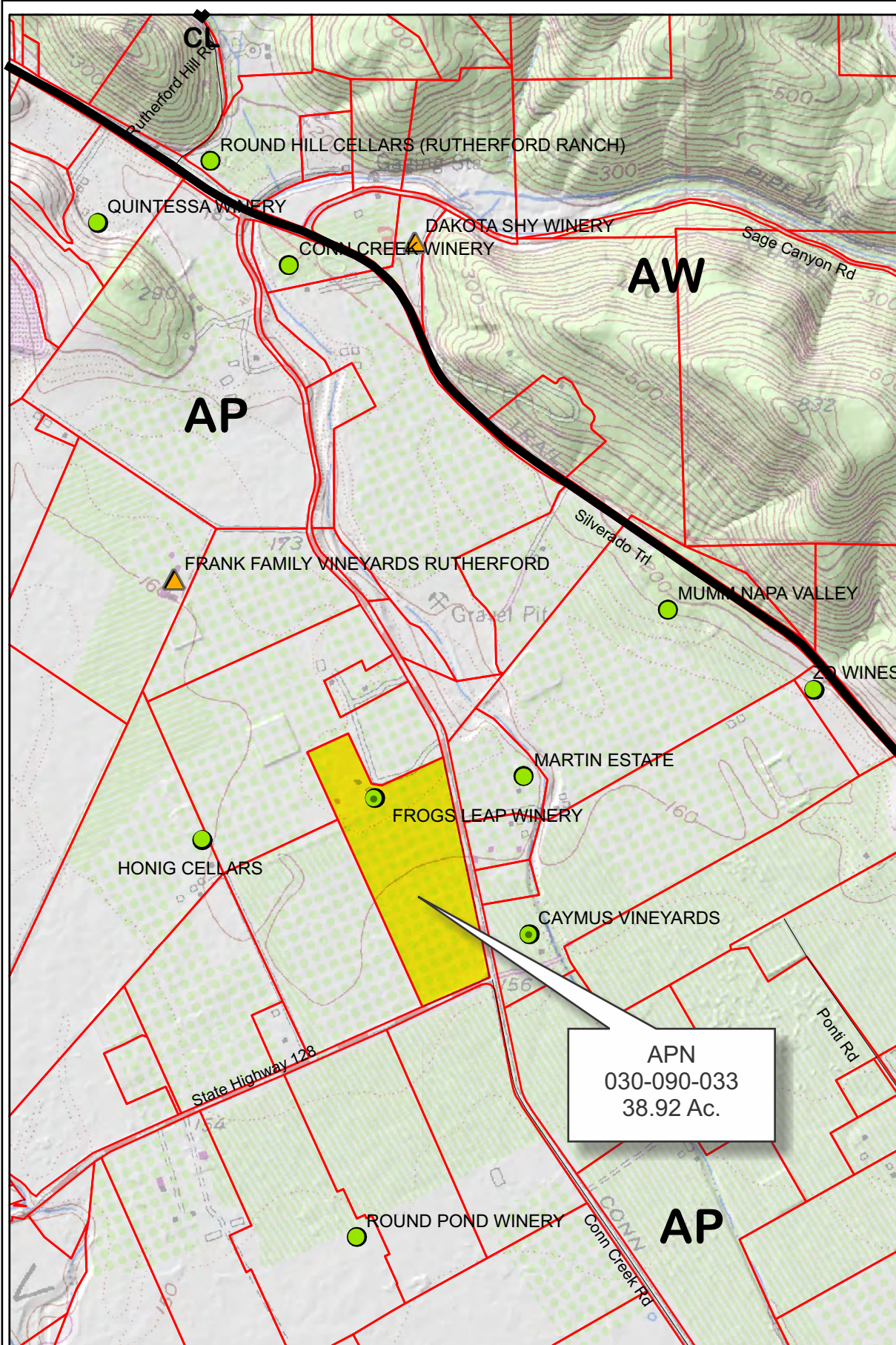
TRANSPORTATION

- Mineral Resource
- Limited Access Highway
- Major Road
- American Canyon ULL
- City of Napa RUL
- Landfill - General Plan
- Secondary Road
- Airport
- Railroad
- Airport Clear Zone

* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

APN
030-090-033
11-09-2015
8C MOD

FROG'S LEAP WINERY

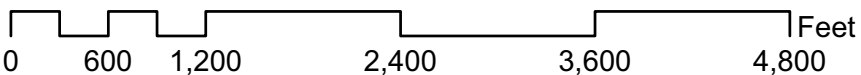


Legend

Wineries

Status

- Producing
- Producing, with pending major mod
- ▭ Approved
- ▴ Pending
- Unknown
- ▭ Zoning
- ▭ Parcels



FROG'S LEAP WINERY

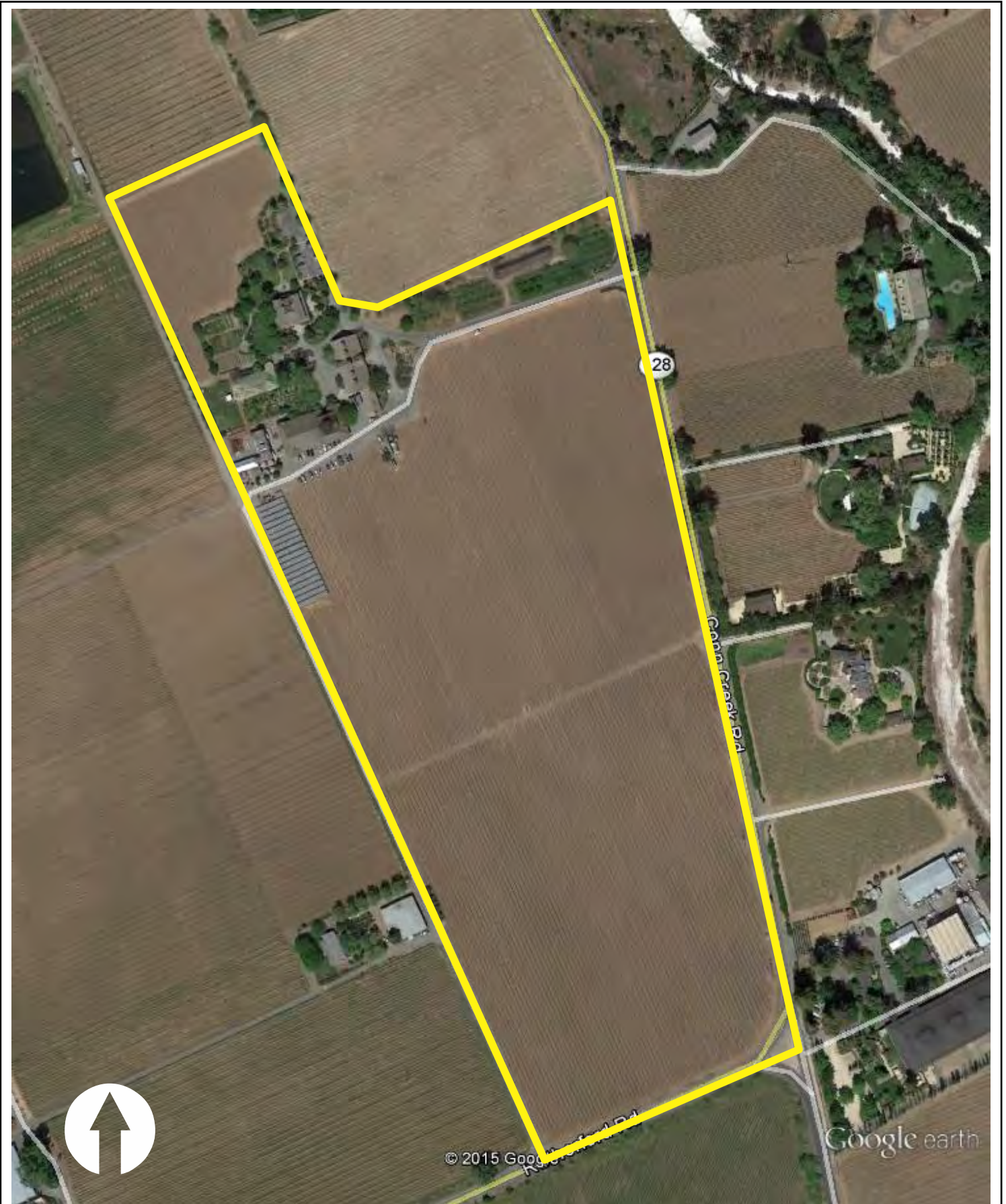


Photo Date: 2015

Existing Conditions

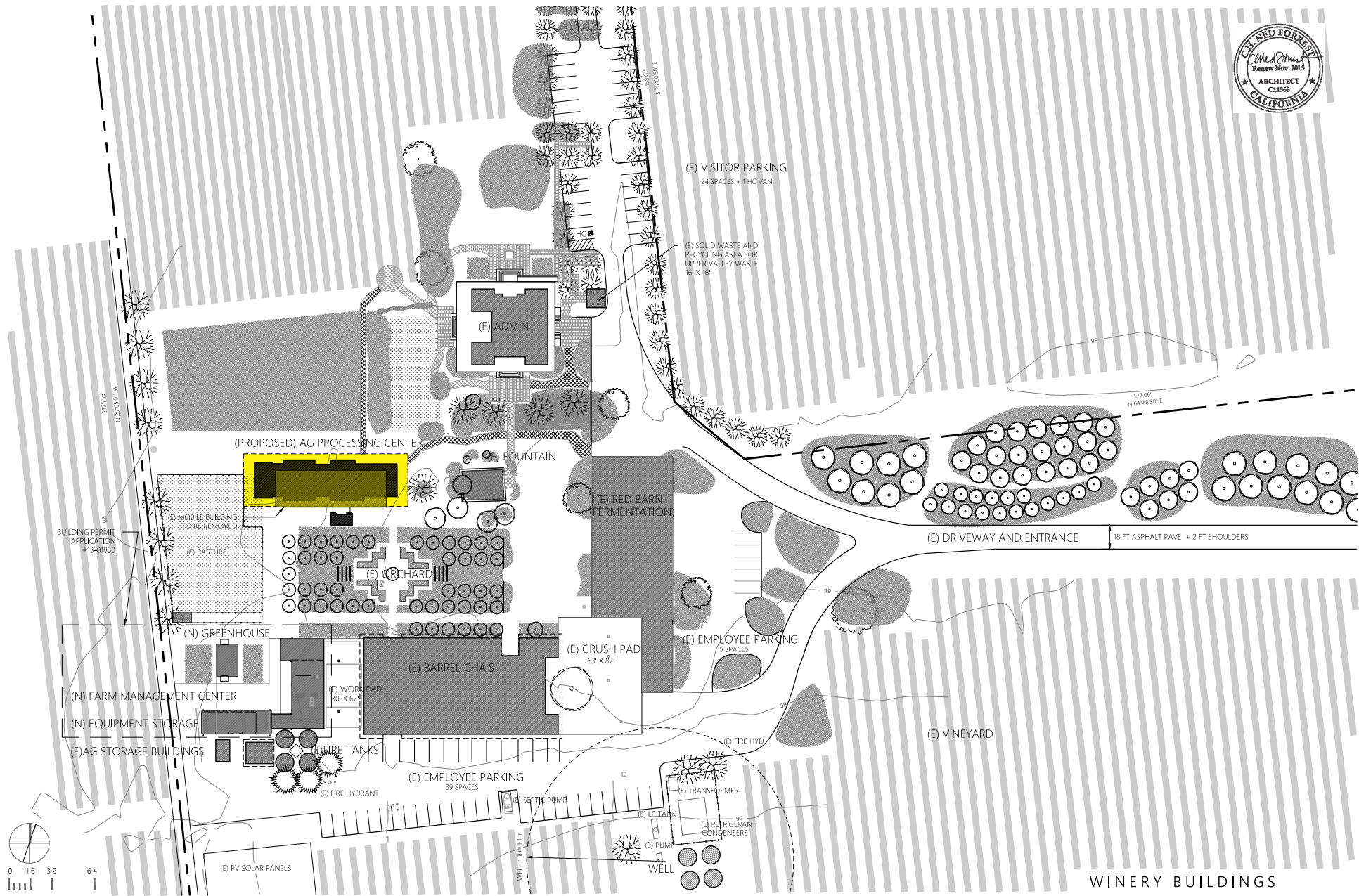
FROG'S LEAP WINERY



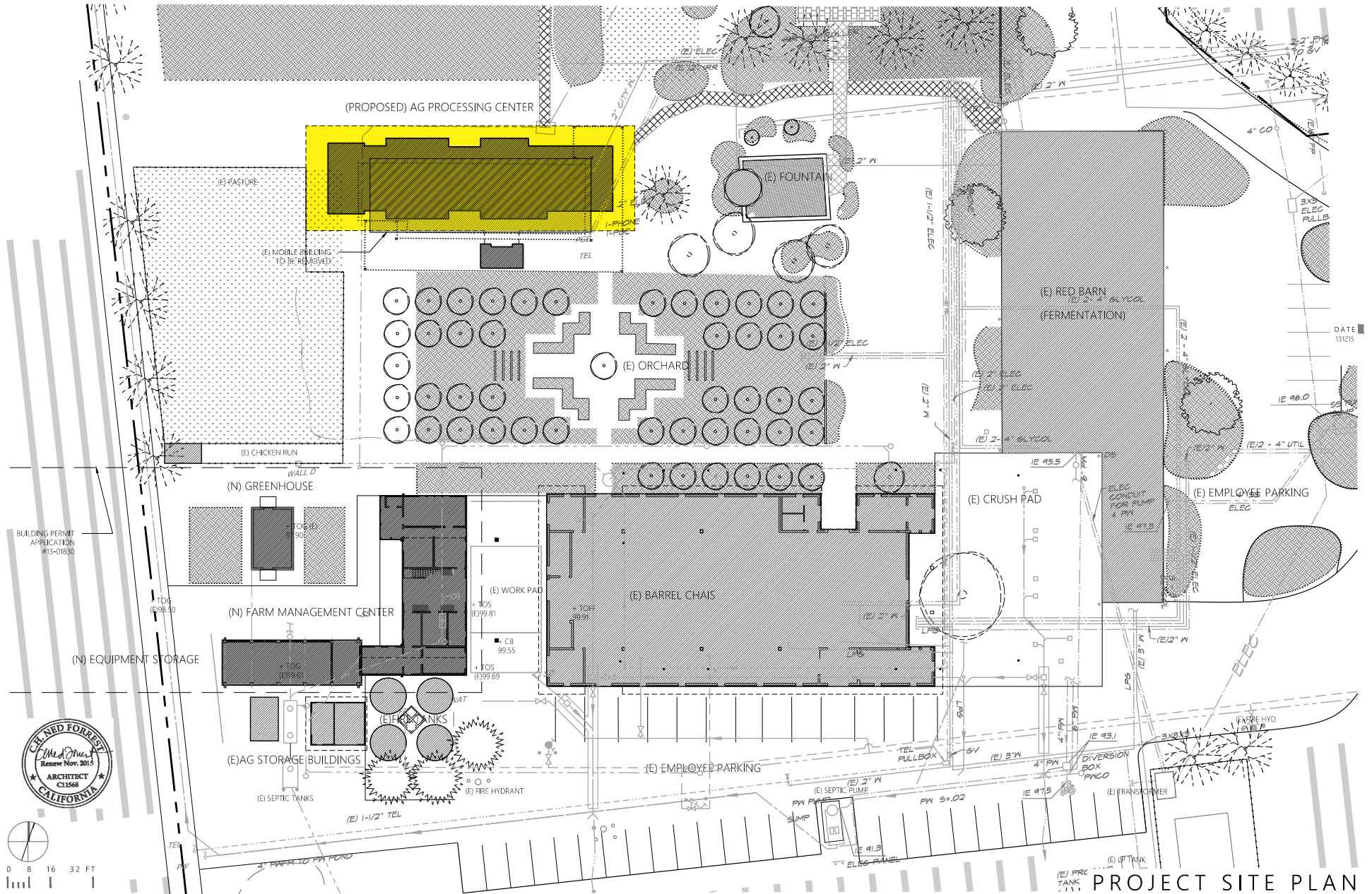
Photo Date: 2015

Existing Conditions Detail

FROG'S LEAP WINERY

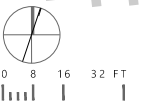


FROG'S LEAP WINERY



DATE
131215

BUILDING PERMIT APPLICATION #13-01830



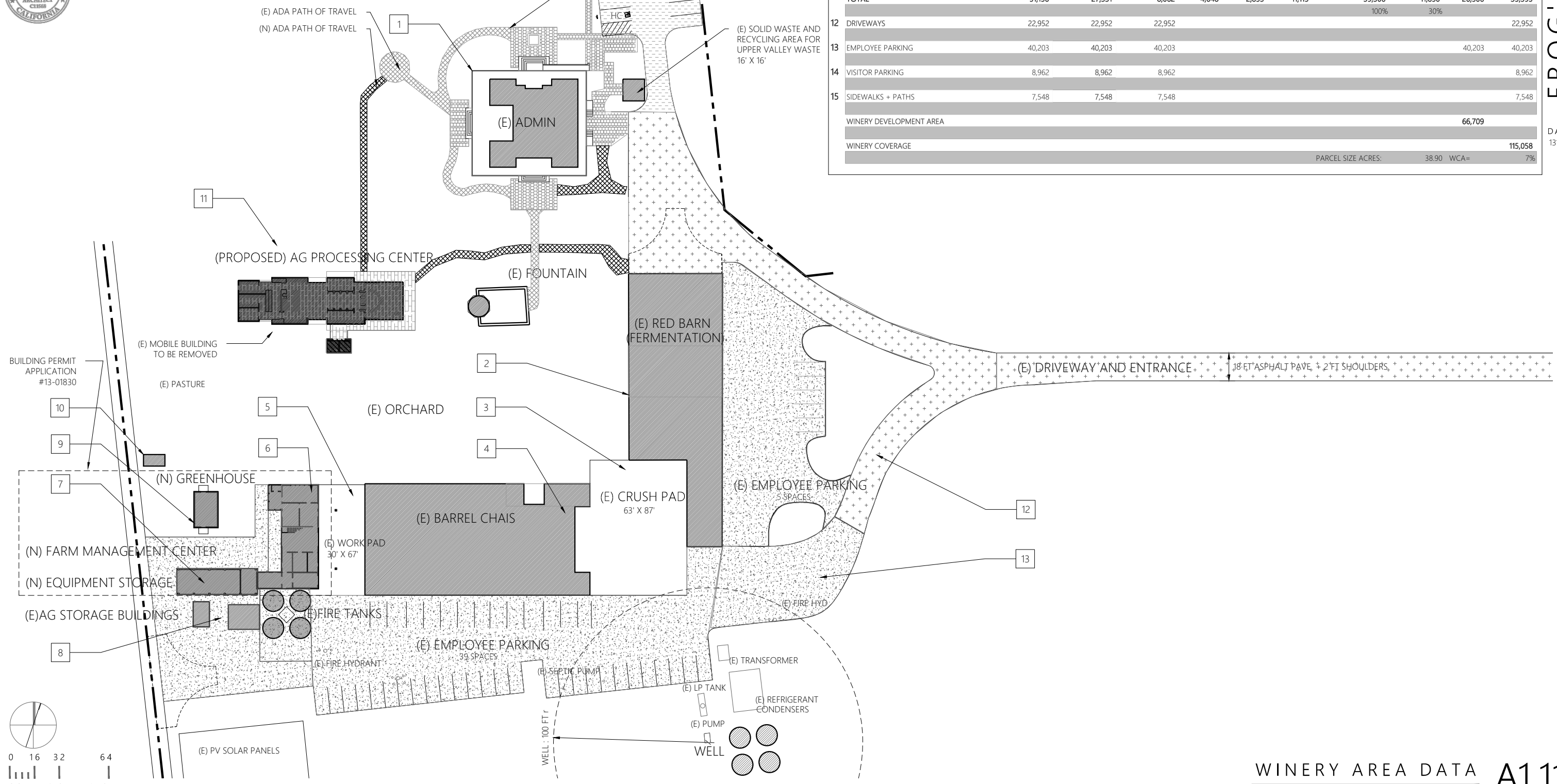
PROJECT SITE PLAN

FROG'S LEAP WINERY
 8815 Conn Creek Rd
 Rutherford, California
 P.O. Box 189
 94513
 APN 030-090-033

FORREST ARCHITECTS
 www.nedforrest.com
 525 Broadway
 Sonoma, California
 95476
 mail@nedforrest.com

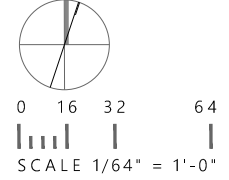


= ACCESSORY USE PORTION OF BUILDING



NAME	TOTAL SF	FOOTPRINT	EXTERIOR	UPPER FL	PORCH	BSMNT	PRODUCTION	ACCESSORY	WDA	WCA
1 (E) ADMINISTRATION	8,721	2,987		2,963		2,771	2,771	5,950		2,987
PORCH	2,019	2,019			2,019			2,019		2,019
2 (E) RED BARN FERMENTATION	10,271	8,586		1,685			10,271		8,586	8,586
3 (E) CRUSH PAD	5,895		5,895				5,895	5,895		5,895
4 (E) BARREL CHAIS	18,202	9,858				8,344	18,202		9,858	9,858
5 (E) WORK PAD	2,167		2,167				2,167			2,167
PROPOSED:										
11 AG PROCESSING CENTER	2,902	2,902						2,902		2,902
RESTROOMS	145	145						145		145
PORCH	834	834			834			834		834
TOTAL	51,156	27,331	8,062	4,648	2,853	11,115	39,306	11,850	26,506	35,393
							100%	30%		
12 DRIVEWAYS	22,952	22,952	22,952							22,952
13 EMPLOYEE PARKING	40,203	40,203	40,203						40,203	40,203
14 VISITOR PARKING	8,962	8,962	8,962							8,962
15 SIDEWALKS + PATHS	7,548	7,548	7,548							7,548
WINERY DEVELOPMENT AREA									66,709	
WINERY COVERAGE										115,058
							PARCEL SIZE ACRES:	38.90	WCA=	7%

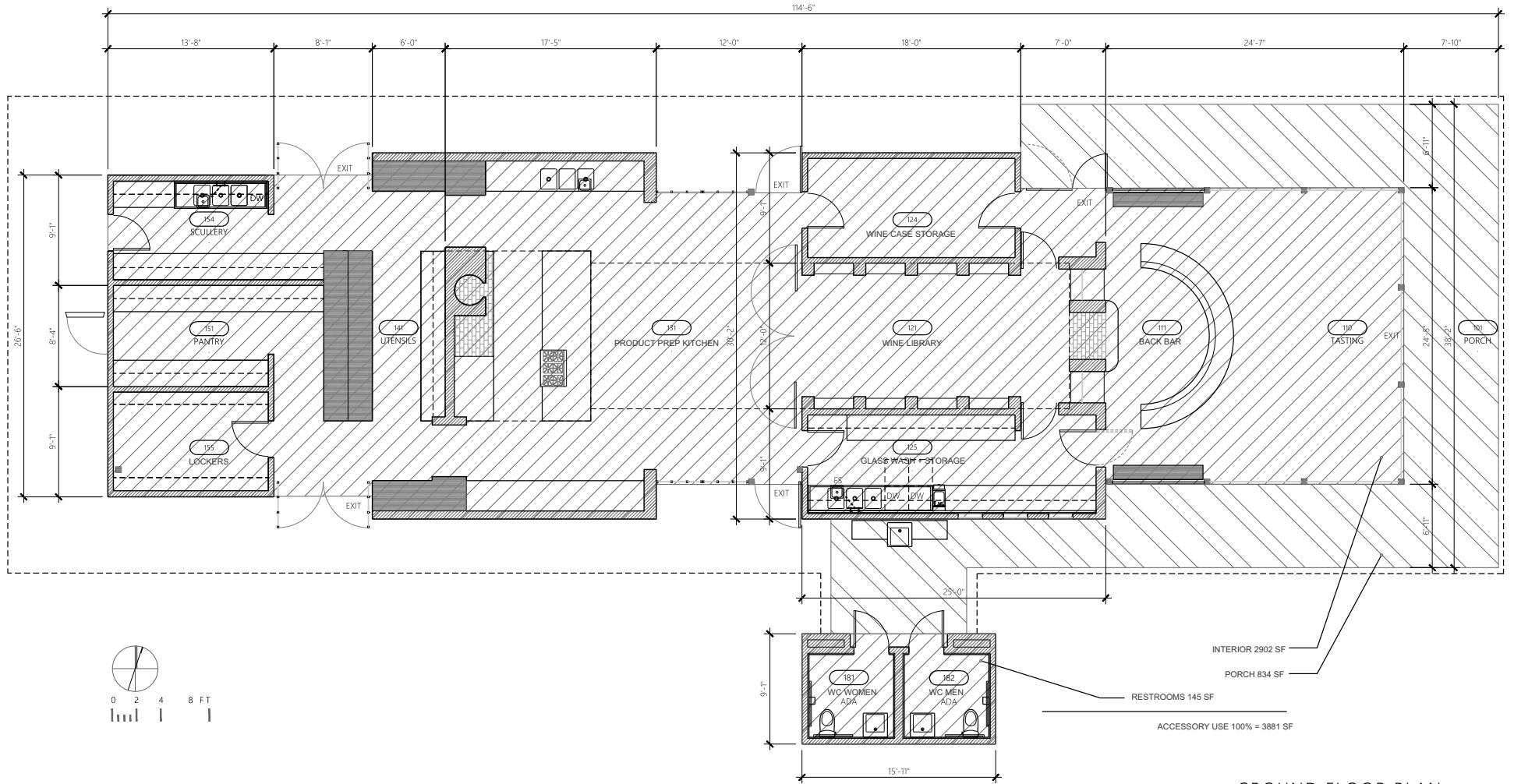
BUILDING PERMIT APPLICATION #13-01830



FROG'S LEAP WINERY

DATE 131215

FROG'S LEAP WINERY

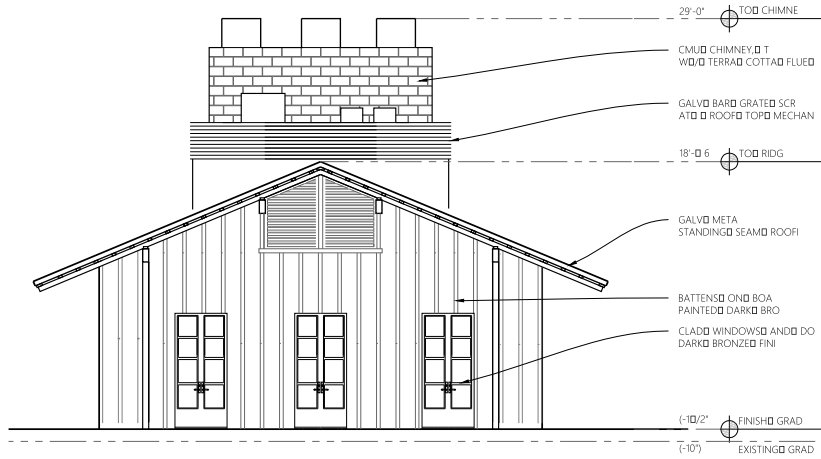


GROUND FLOOR PLAN

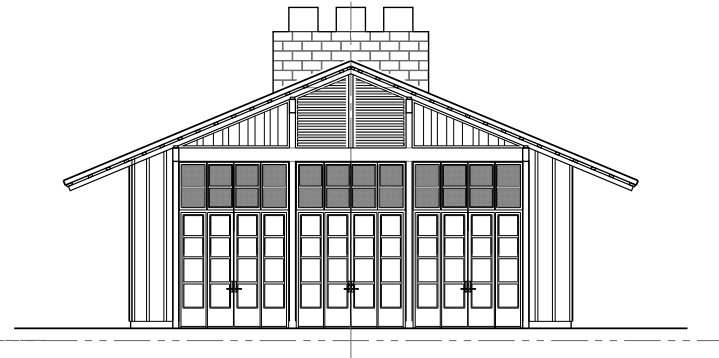
AG PROCESSING CENTER



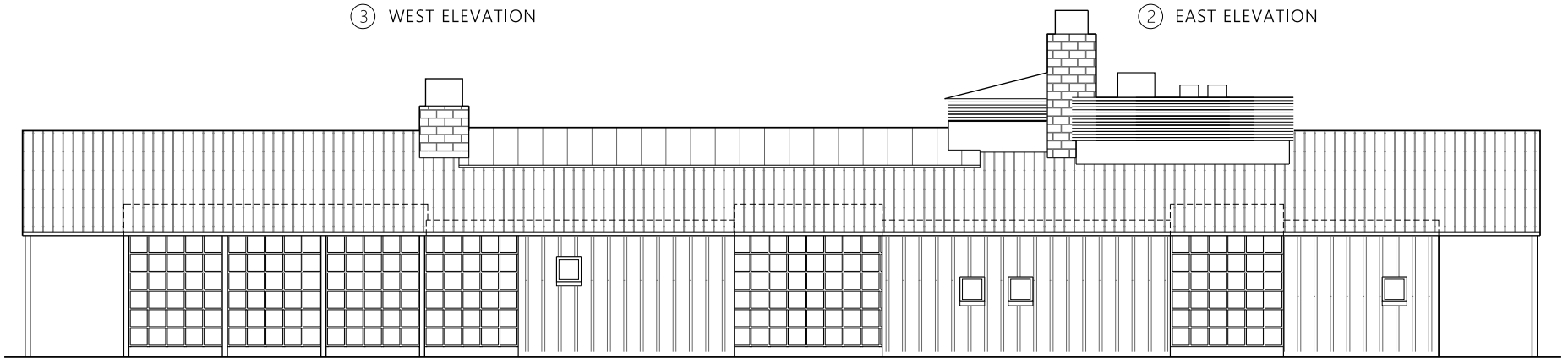
FROG'S LEAP WINERY



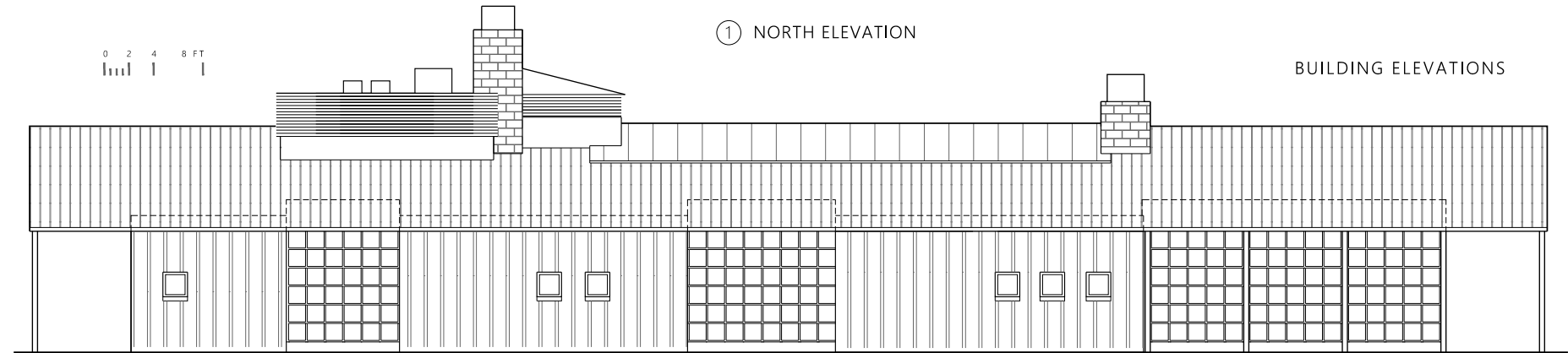
③ WEST ELEVATION



② EAST ELEVATION



① NORTH ELEVATION



④ SOUTH ELEVATION

BUILDING ELEVATIONS

AG PROCESSING CENTER

FROG'S LEAP WINERY

STATE ROUTE 128 SHOULDER IMPROVEMENTS EXHIBIT



LOCATION MAP

PROJECT INFORMATION

PROPERTY OWNER & APPLICANT:
FROG'S LEAP WINERY
8815 CONN CREEK ROAD
ST. HELENA, CA 94574

SITE ADDRESS:
8815 CONN CREEK ROAD
ST. HELENA, CA 94574

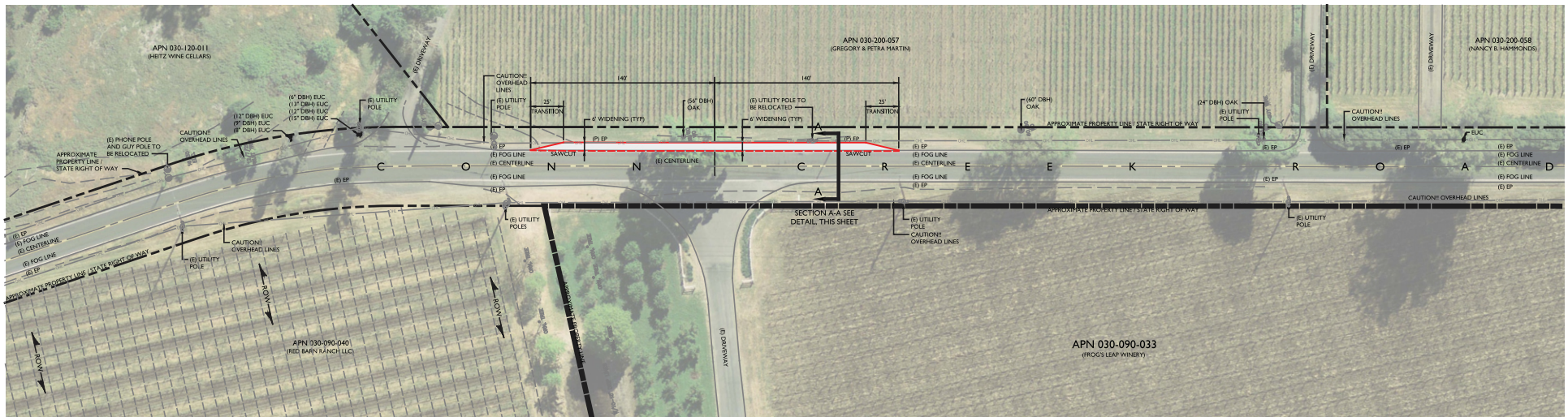
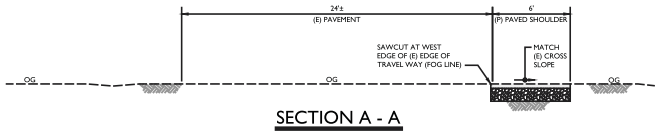
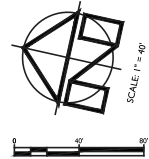
ASSESSOR'S PARCEL NUMBER:
030-090-033

PARCEL SIZE:
38.92± ACRES

ZONING:
AGRICULTURAL PRESERVE (AP)

NOTES:

1. FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC FEATURES. TOPOGRAPHIC INFORMATION WAS OBTAINED FROM THE "MAP OF TOPOGRAPHY OF THE LANDS OF FROG'S LEAP WINERY" PREPARED BY ALBION SURVEY'S INC., DATED NOVEMBER 2004. APPLIED CIVIL ENGINEERING INCORPORATED ASSUMES NO LIABILITY REGARDING THE ACCURACY OR COMPLETENESS OF THE TOPOGRAPHIC INFORMATION.
2. BACKGROUND PHOTOGRAPH WAS OBTAINED FROM THE NAPA COUNTY GEOGRAPHIC INFORMATION SYSTEM (GIS) DATABASE (PHOTO DATE: APRIL 9, 2011).
3. ACCORDING TO FEMA FIRM COMMUNITY PANEL 06055C0385E THE SUBJECT PARCEL IS DETERMINED TO BE WITHIN THE 100 YEAR AND THE 500 YEAR FLOOD BOUNDARY. SEE FEMA FIRM COMMUNITY PANEL 06055C0385E FOR MORE INFORMATION.
4. TREE INFORMATION USED PROVIDED BY POUND MANAGEMENT.



STATE ROUTE 128 SHOULDER IMPROVEMENTS EXHIBIT