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Winery Comparison Analysis

Frog's Leap Winery

Permit # P14-00054

APN 030-090-033

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	38.92
Proximity of Nearest Residence	600 feet
Number of Wineries Located Within One Mile	8
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, currently LOS F and will remain LOS F in 2030
Primary Road a Dead End	NO
Located Within a Flood Zone	No; Only vineyards located at the southeastern edge of the property are subject to 100/500 year Flood Zone
Located Within a Municipal Reservoir Watershed	NO
Located Within a State Responsibility Area or Fire Hazard Severity Zone	NO
Located Within an Area of Expansive Soils	NO
Located Within a Protected County Viewshed	Not subject to viewshed provisions, however proposed structure is not visible from road
Result in the Loss of Sensitive Habitat	NO
OPERATIONAL CRITERIA	STAFF COMMENTS
Napa Green Certified or Other Related Program	YES
Percentage of Estate Grapes Proposed	75.00%
Number of Proposed Variances	NONE
Wastewater Processed On-Site	YES
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Yes, 16 measures incorporated
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	NO
Violations Currently Under Investigation	Yes, the applicant came in voluntarily since visitation and number of employees were over approved levels
High Efficiency Water Use Measures Proposed	Yes, water efficient fixtures and landscaping
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	Yes, 100% of wastewater and stormwater are recycled
New Vineyards Plantings Proposed	NO
Hold & Haul Proposed: Temporary (Duration of Time) or Permanent	NO
Trucked in Water Proposed	NO

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Wineries Within One Mile of APN 030-090-033

Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Number of Marketing Events	Employees
ROUND HILL CELLARS (RUTHERFORD RANCH)	1680 Silverado Trail	29685	0	1000000	APPT	1500	0	27
CONN CREEK WINERY	8711 Silverado Trail	30055	0	850000	PUB	500	0	15
MUMM NAPA VALLEY	8445 Silverado Trail	140834	0	850000	PUB	2900	137	87
ZD WINES	8383 Silverado Trail	22956	0	70000	PUB	200	6	10
CAYMUS VINEYARDS ¹	8700 Conn Creek Rd	85374	0	660000	PUB	3150	64	49
HONIG CELLARS	850 Rutherford Rd	33837	0	300000	APPT	700	8	30
ROUND POND WINERY	875 Rutherford Rd	33755	0	100000	APPT	360	30	12
QUINTESSA WINERY	1601 Silverado Trail	30430	17000	180000	APPT	500	13	12
PENDING WINERY APPLICATION								
FRANK FAMILY VINEYARDS	8895 Conn Creek Road							

Footnote¹ - Caymus Vineyard Phased Production Permitted: 1.8 Million - Current Year; 800,000 - Y 2017; 110,000 - Y 2018 ; 660,000 - Y 2019

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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
PARADUXX VINEYARDS	32909	0	200000	50	350	18200	7625	257	25825	45.56	Valley Floor
GIRARD NAPA VALLEY ¹	39604	0	200000	90	550	28600	1600	9	30200	26.53	Valley Floor
ALTAMURA VINEYARDS	30232	0	250000	10	150	7800	240	8	8040	42.72	Wooden Valley
AVERAGE CALCULATION	34248	0	216667	50	350	18200	3155	91	21355	38.27	
MEDIAN CALCULATION	32909	0	200000	50	350	18200	1600	9	25825	42.72	
FROG'S LEAP WINERY	48303	0	240000	125 w/d 300 w/e	1100	57200	5740	104	62940	38.92	Valley Floor

Footnote¹ Girard Napa Valley - Daily Visitor

75 M-F; 90 Sat-Su

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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
CLOS PEGASE INC	24100	19000	200000	N/A	725	37700	N/A	N/A	37700	20.39	Calistoga
GROTH WINERY & OAKCROSS VINEYARD	49480	0	200000	N/A	180	9360	5400	77	14760	63.09	Valley Floor
SHAFER WINERY	33630	8900	200000	N/A	105	3750	1720	29	5470	8.5	Hillside
SILVERADO HILL VINEYARD	27454	0	200000	70	490	25480	3612	126	29092	35.68	Valley Floor
SUTTER HOME WINERY	41000	0	200000	N/A	3500	182000	0	0	182000	1.44	Valley Floor
WHITEHALL LANE WINERY	34227	0	200000	250	600	31200	4800	60	36000	25.28	Valley Floor
SILVER OAK WINE CELLARS	75000	0	210000	500	3000	156000	18280	312	174280	22.54	Valley Floor
BOUCHAINE VINEYARDS ¹	39588	0	225000	130	863	44876	7870	136	52746	102.28	Los Carneros
KIEU HOANG WINERY	28965	0	240000	28	51	2652	N/A	N/A	2652	9.92	Los Carneros
LIANA WINERY (FORMERLY ACACIA)	34436	0	250000	75	525	27375	3612	63	30987	49.67	Los Carneros
GRGICH HILLS CELLARS	46083	0	250000	572	4004	208208	20590	385	228798	13.24	Rutherford
NIEBAUM COPPOLA ESTATE HWY 29	74879	18400	250000	485	3391	176332	N/A	N/A	176332	81.81	Rutherford
OPUS ONE WINERY ²	131906	0	250000	500	1450	75400	2850	35	78250	49.17	Valley Floor
TURNBULL WINE CELLARS	40543	0	250000	350	400	20800	1090	22	21890	21.64	Oakville
CASTELLO DI AMOROSA	119460	30000	250000	200	600	31200	N/A	N/A	31200	40	Hillside
HONIG CELLARS	33837	0	300000	100	700	36400	600	8	37000	67	Rutherford
MINER FAMILY WINERY	19500	22000	300000	N/A	N/A	68000	1760	70	69760	13.5	Hillside
PINE RIDGE WINERY	35896	31830	300000	119	833	43316	12640	112	55956	50.31	Valley Floor
AVERAGE CALCULATION	49444	7229	237500	260	1260	65558	6059	103	70271	37.53	
MEDIAN CALCULATION	37742	0	245000	200	700	37050	3612	67	37350	30.48	

FROG'S LEAP WINERY **48303** **0** **240000** **125 w/d 300 w/e** **1100** **57200** **5740** **104** **62940** **38.92** **Valley Floor**

Footnote¹ Bouchaine - Weekly Visitor

1150 peak; 575 off peak - Calc Average

Footnote² Opus One - Daily Visitor

200 M-F; 500 S-Su