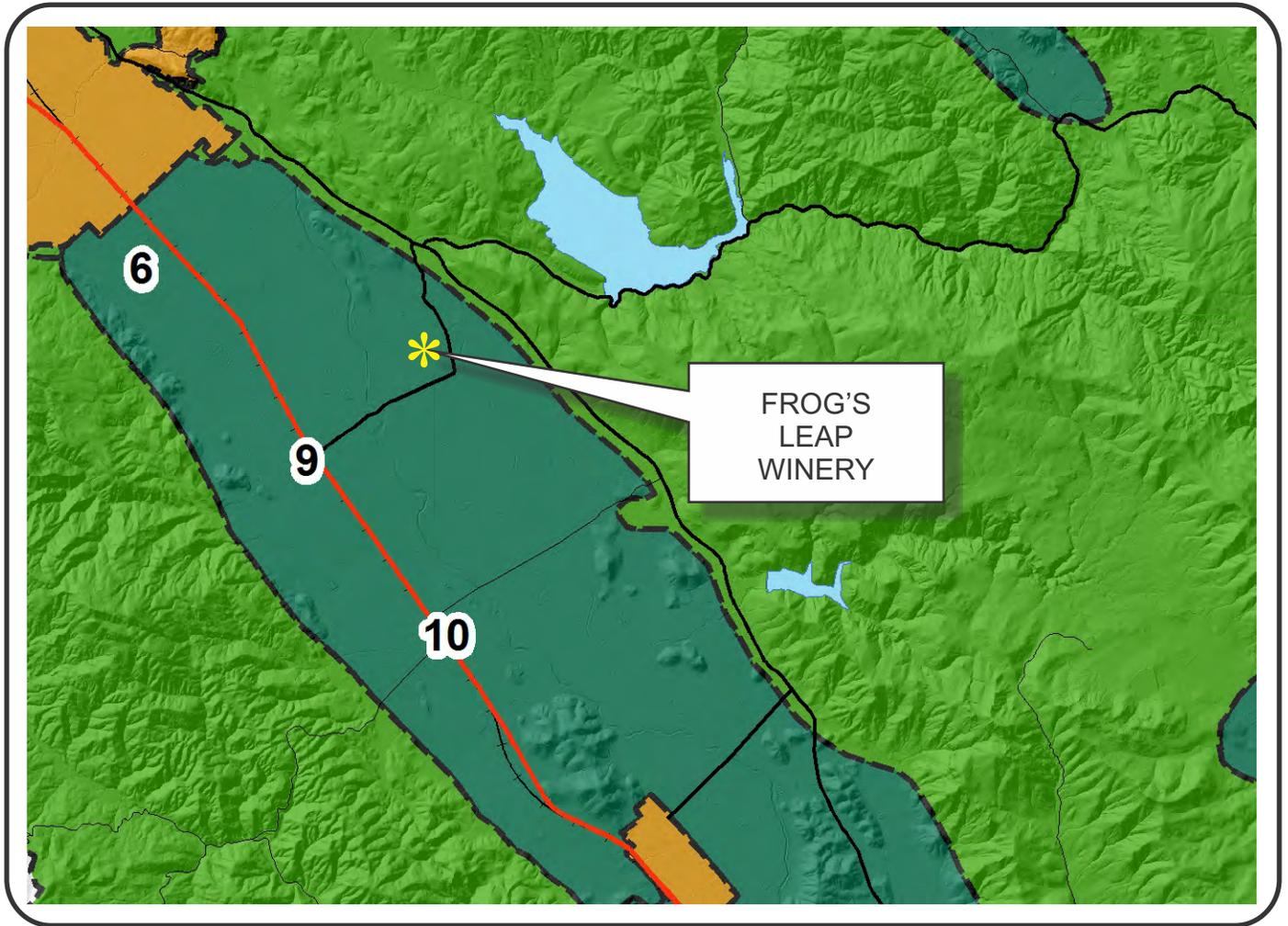


“O”

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

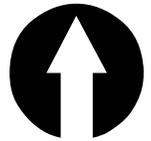
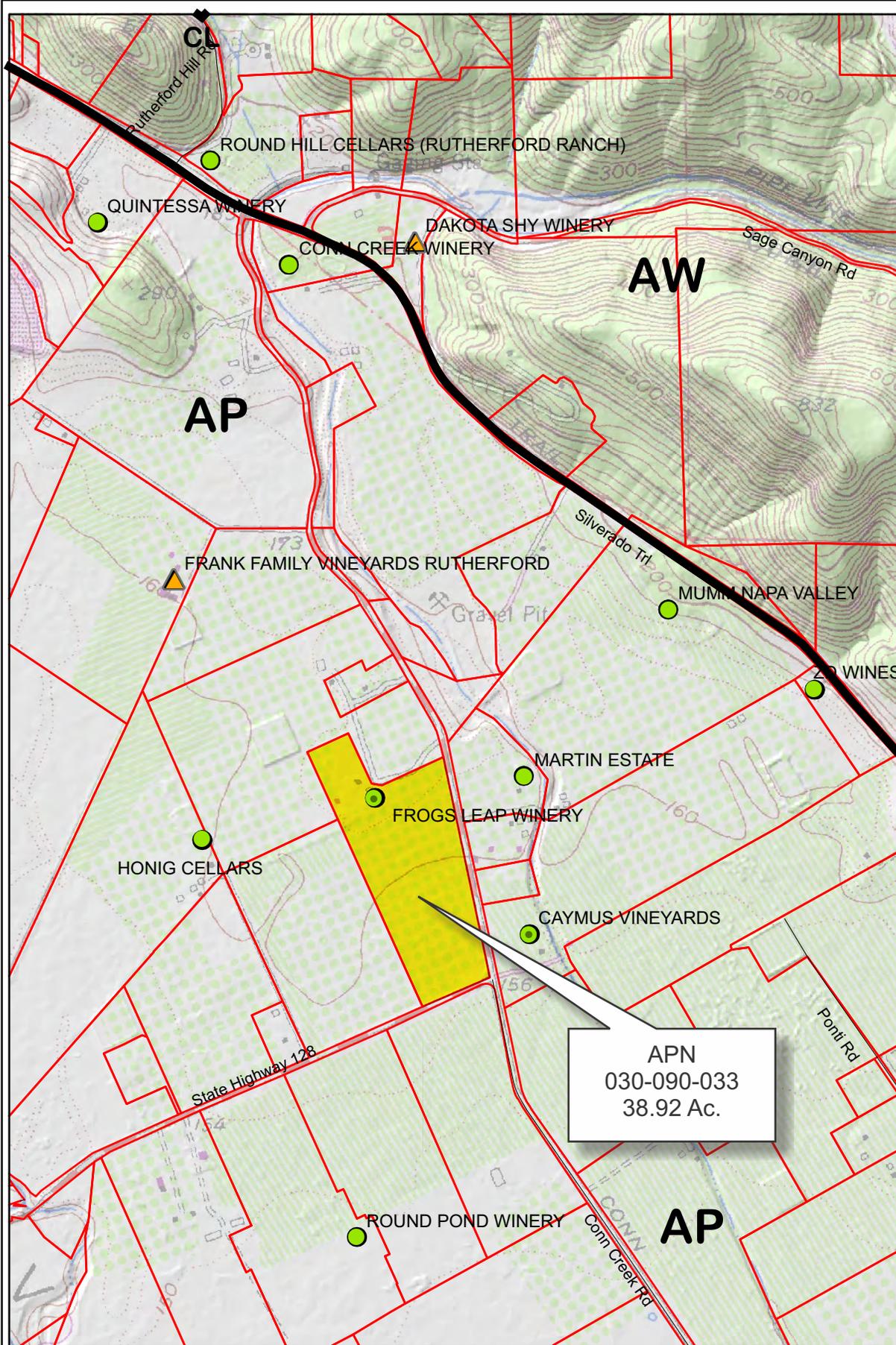
### TRANSPORTATION

-  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



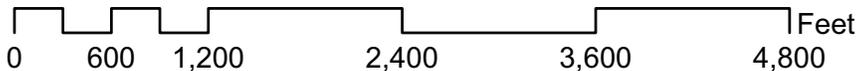
## Legend

### Wineries

#### Status

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

APN  
030-090-033  
38.92 Ac.



# FROG'S LEAP WINERY

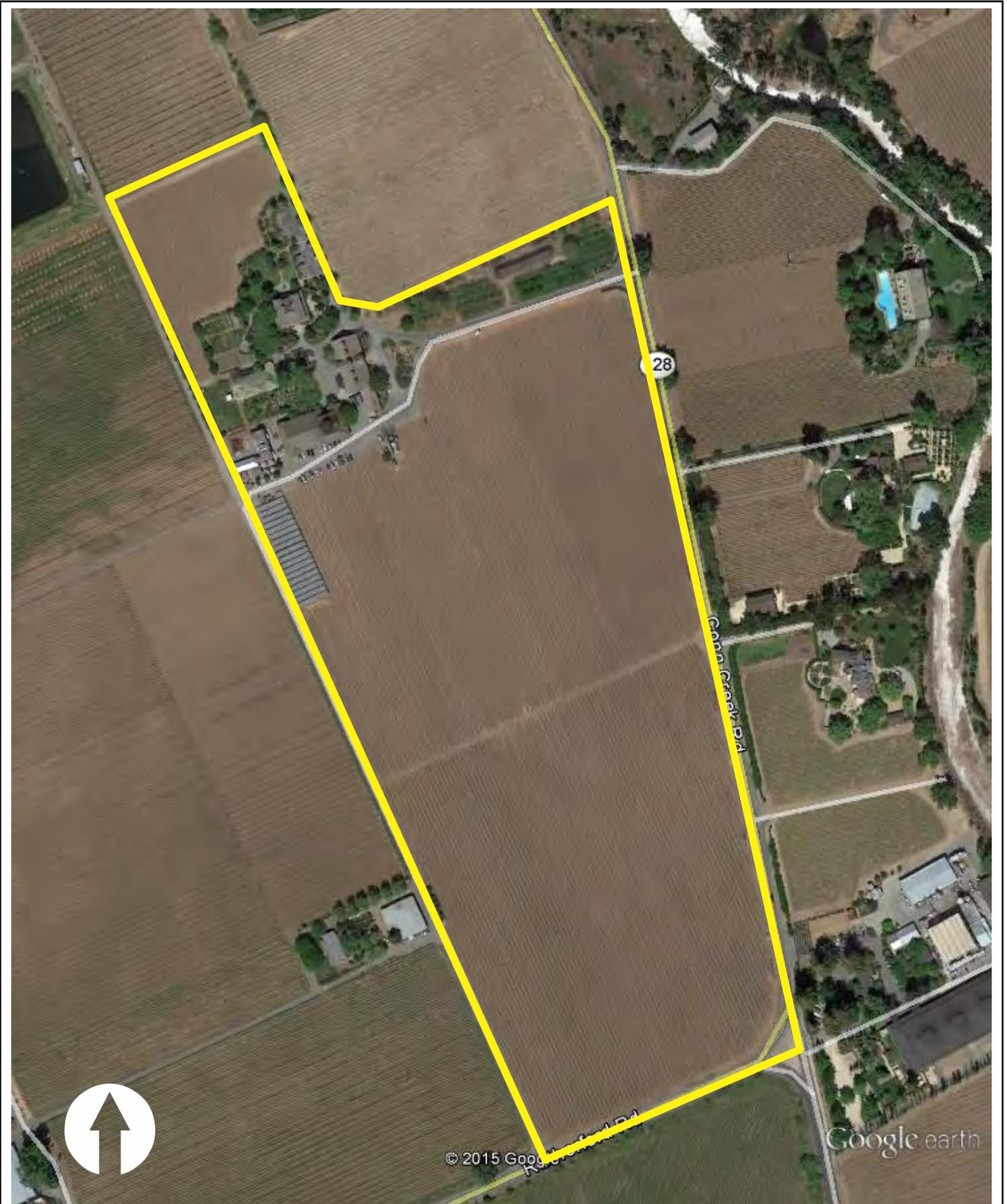


Photo Date: 2015

## Existing Conditions

# FROG'S LEAP WINERY

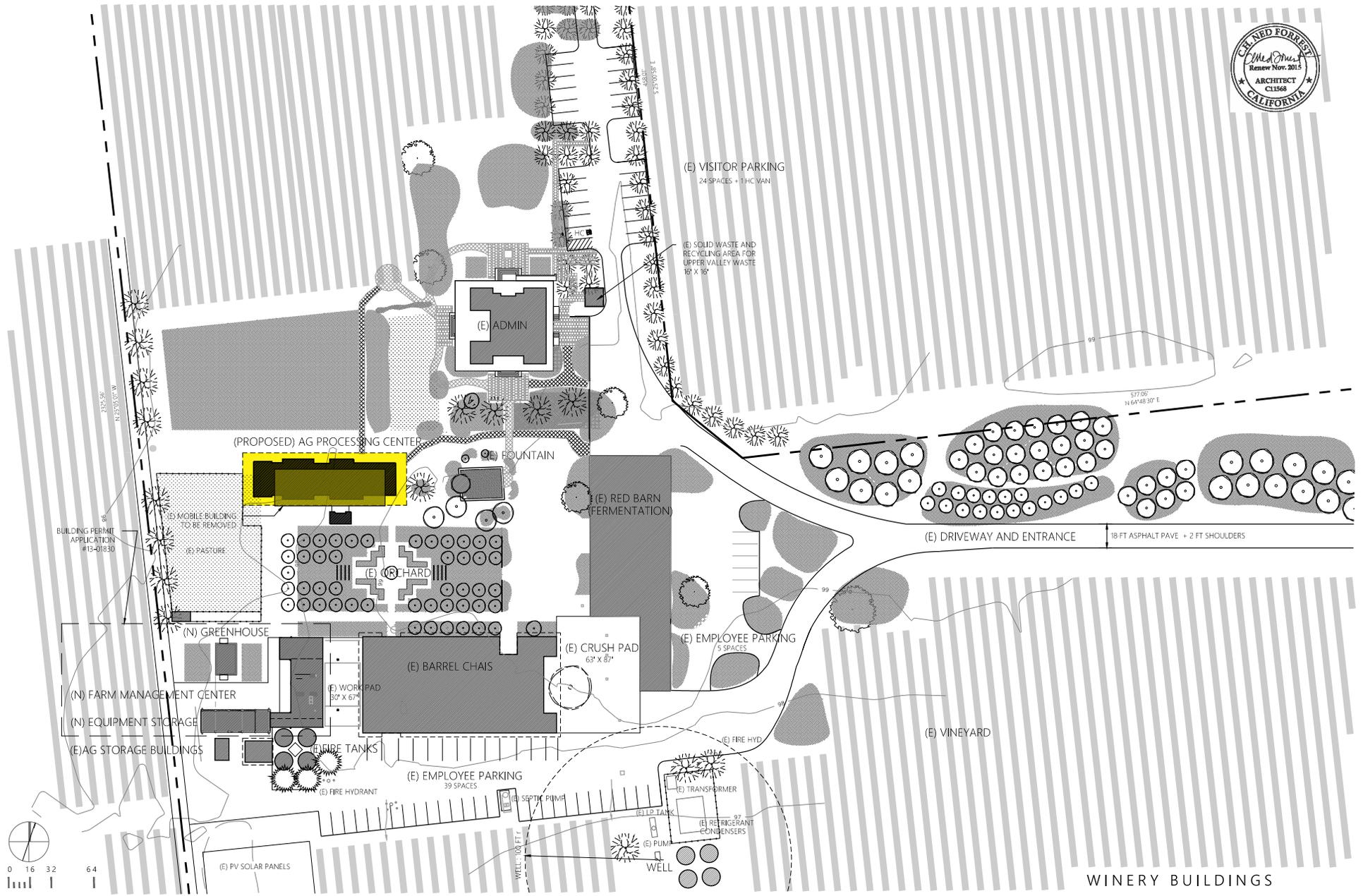


Photo Date: 2015

## Existing Conditions Detail

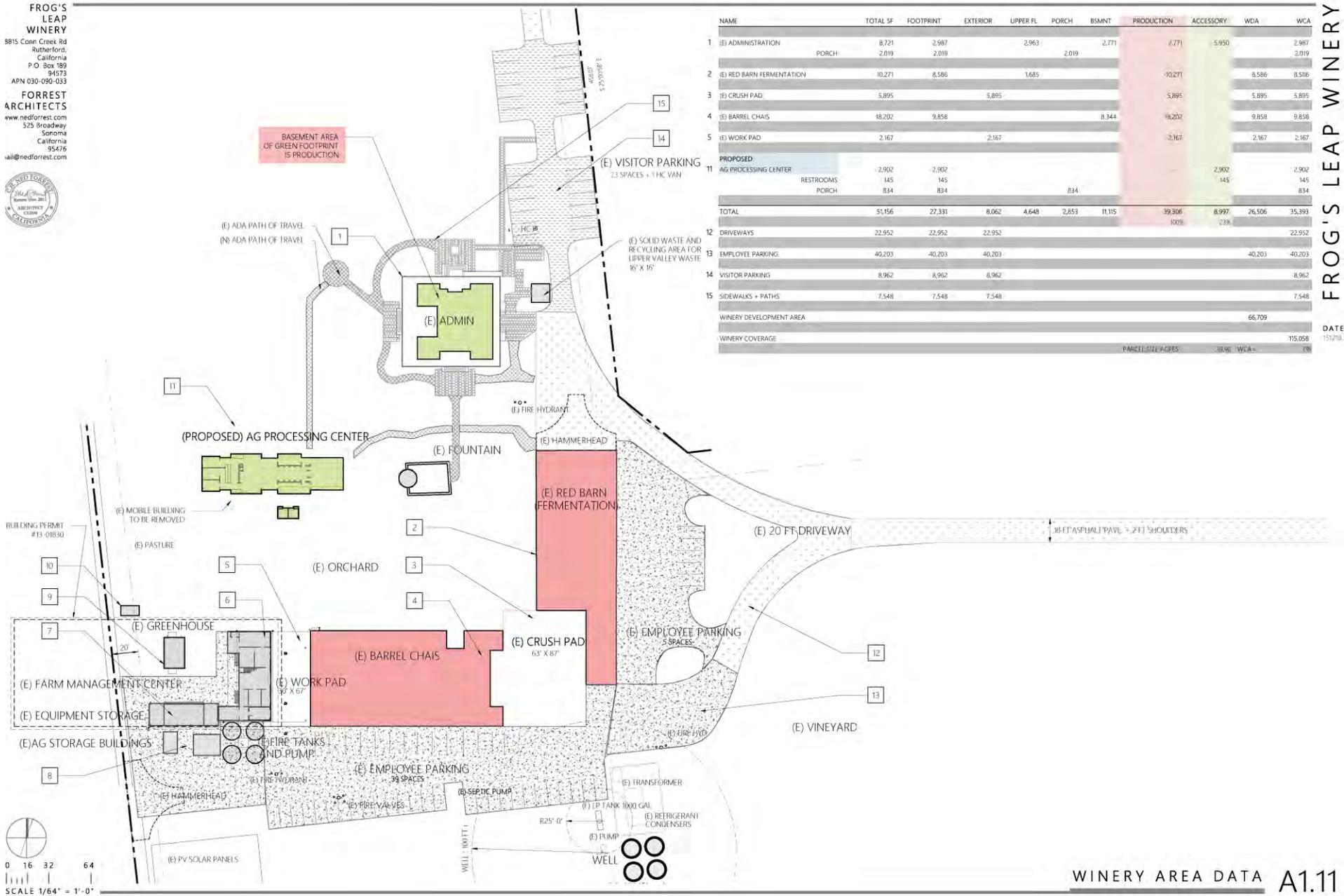


# FROG'S LEAP WINERY



# FROG'S LEAP WINERY

FROG'S LEAP WINERY  
 8815 Conn Creek Rd  
 Rutherford, California  
 P.O. Box 189  
 94573  
 APN 030-090-033  
**FORREST ARCHITECTS**  
 www.neeforrest.com  
 525 Broadway  
 Sonoma, California  
 95476  
 aal@neeforrest.com



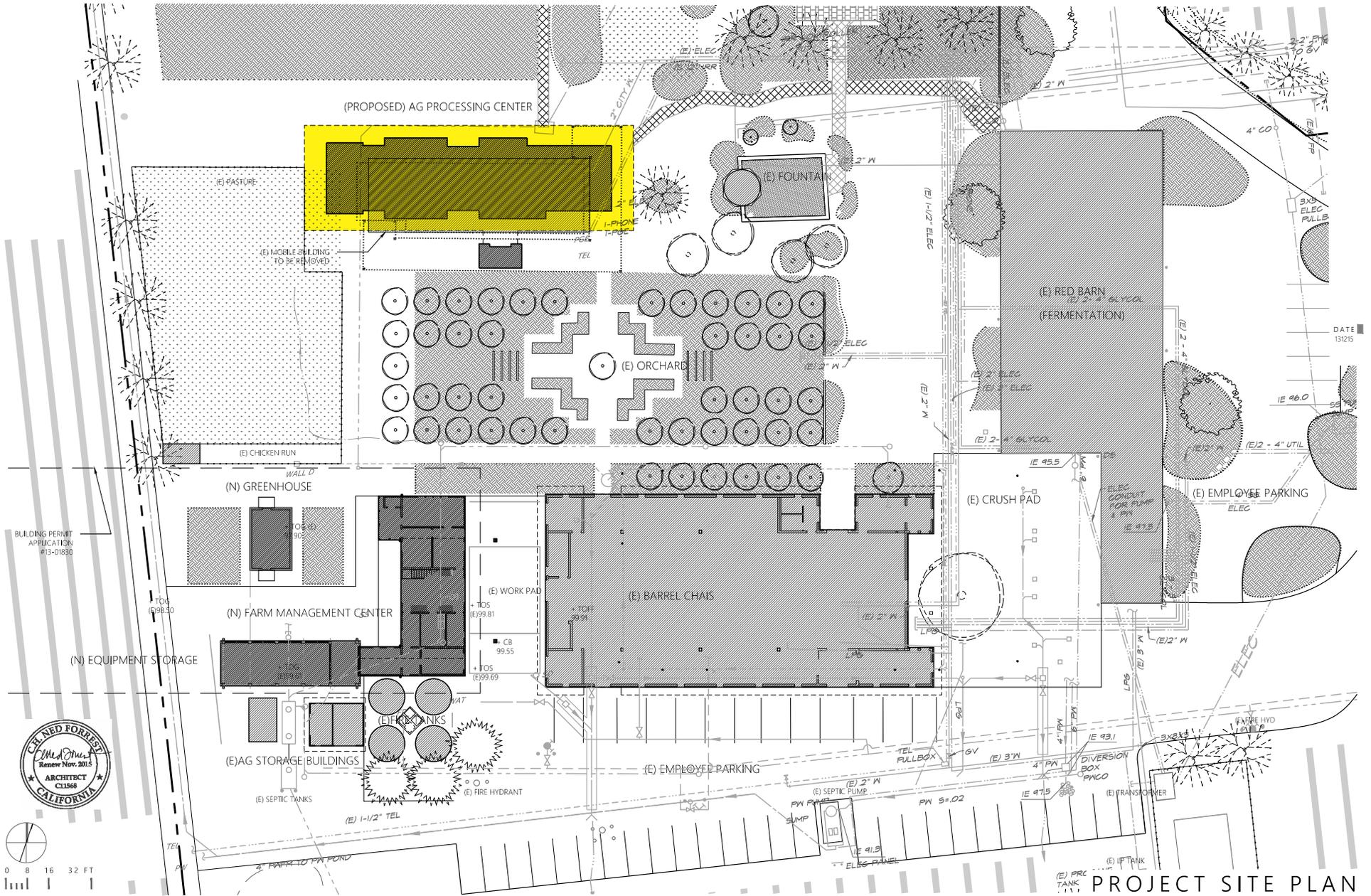
NAME	TOTAL SF	FOOTPRINT	EXTERIOR	UPPER FL	PORCH	BSMNT	PRODUCTION	ACCESSORY	WDA	WCA
1 (E) ADMINISTRATION	8,721	2,987		2,963		2,771	6,771	5,950		2,987
PORCH	2,019		2,019		2,019					2,019
2 (E) RED BARN FERMENTATION	10,271	8,586		1,685			10,271		8,586	8,586
3 (E) CRUSH PAD	5,895		5,895				5,895		5,895	5,895
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	2,167
<b>PROPOSED:</b>										
11 AG PROCESSING CENTER	2,902	2,902						2,902		2,902
RESTROOMS	145	145						145		145
PORCH	834		834		834					834
<b>TOTAL</b>	<b>51,156</b>	<b>27,331</b>	<b>8,062</b>	<b>4,648</b>	<b>2,853</b>	<b>11,115</b>	<b>39,306</b>	<b>8,997</b>	<b>26,506</b>	<b>35,393</b>
12 DRIVEWAYS	22,952	22,952	22,952				1,005	238		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
<b>WINERY DEVELOPMENT AREA</b>									<b>66,709</b>	
<b>WINERY COVERAGE</b>										<b>115,058</b>
									<b>PARCEL SIZE ACRES</b>	<b>18.46</b>
									<b>WCA</b>	<b>136</b>

FROG'S LEAP WINERY

DATE 11/12/18

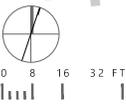
WINERY AREA DATA A1.11

# FROG'S LEAP WINERY



DATE  
131215

BUILDING PERMIT  
APPLICATION  
#13-01830

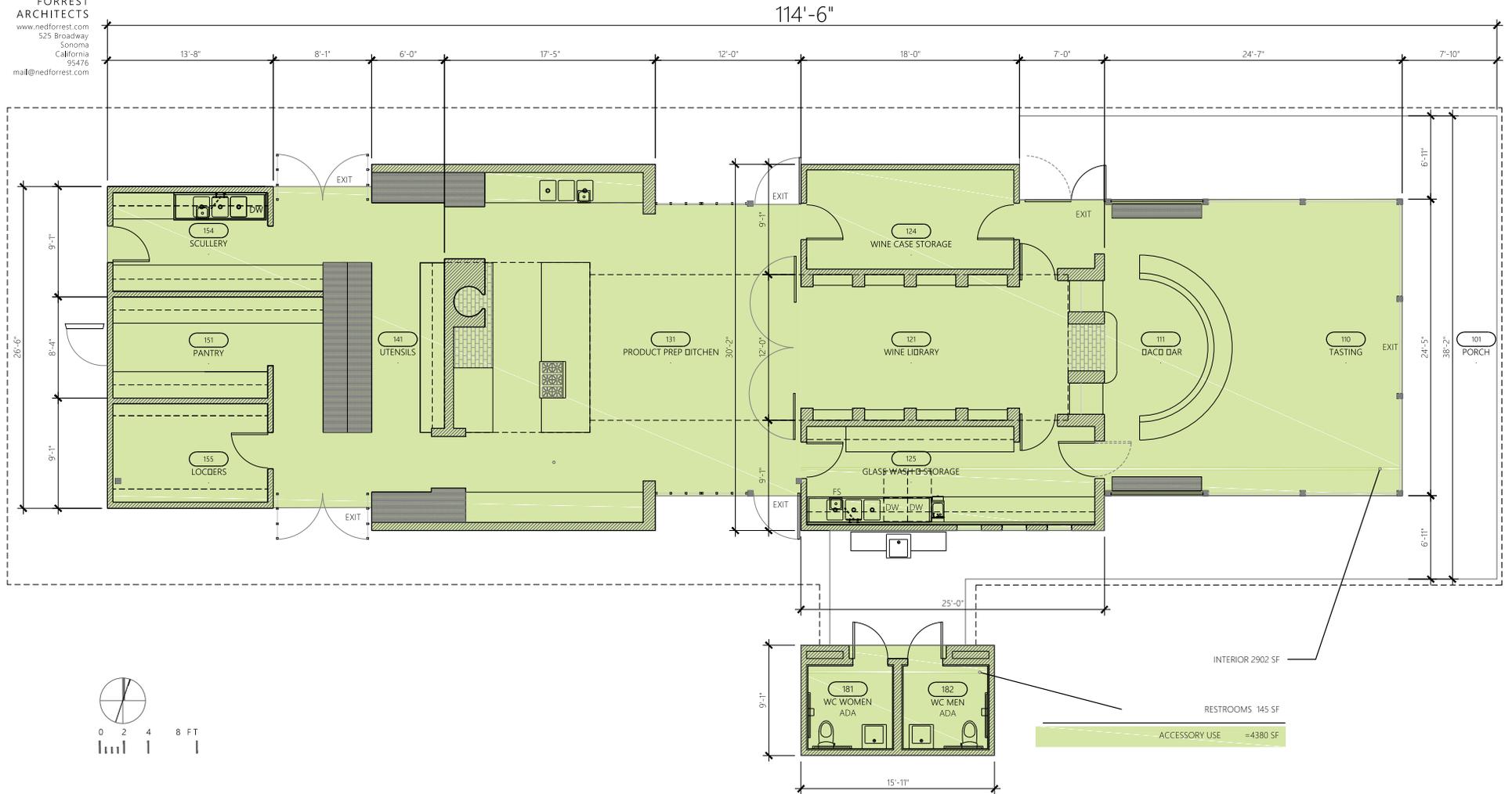


PROJECT SITE PLAN

# FROG'S LEAP WINERY

FROG'S LEAP WINERY  
 8815 Conn Creek Rd  
 Rutherford, California  
 P.O. Box 189  
 94513  
 APN 30-090-021

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

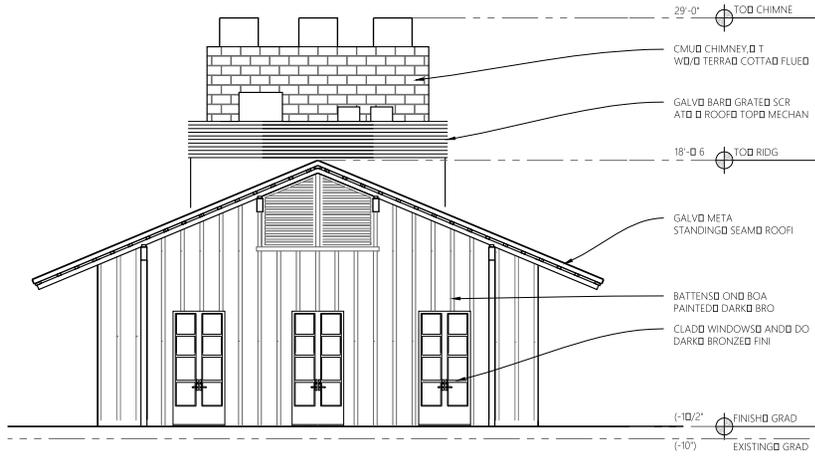


GROUND FLOOR PLAN A2.11

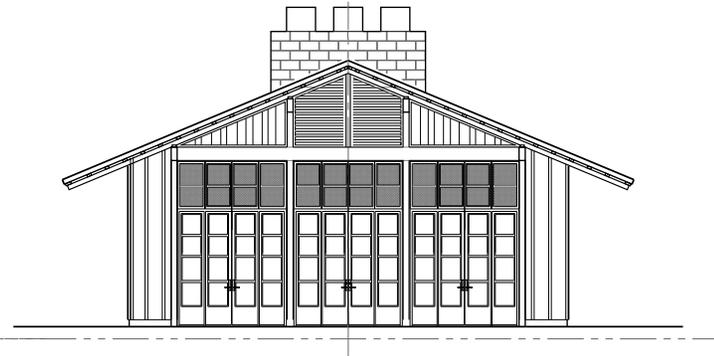
## AG PROCESSING CENTER



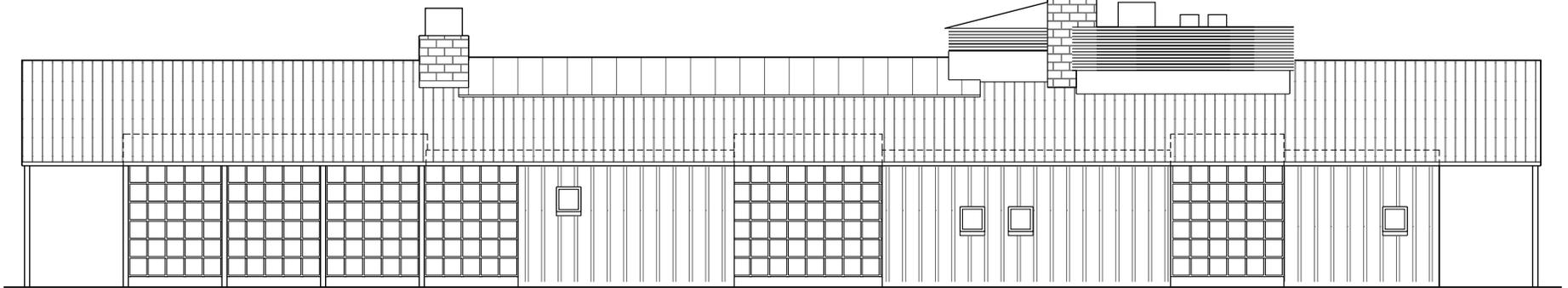
# FROG'S LEAP WINERY



③ WEST ELEVATION



② EAST ELEVATION



① NORTH ELEVATION



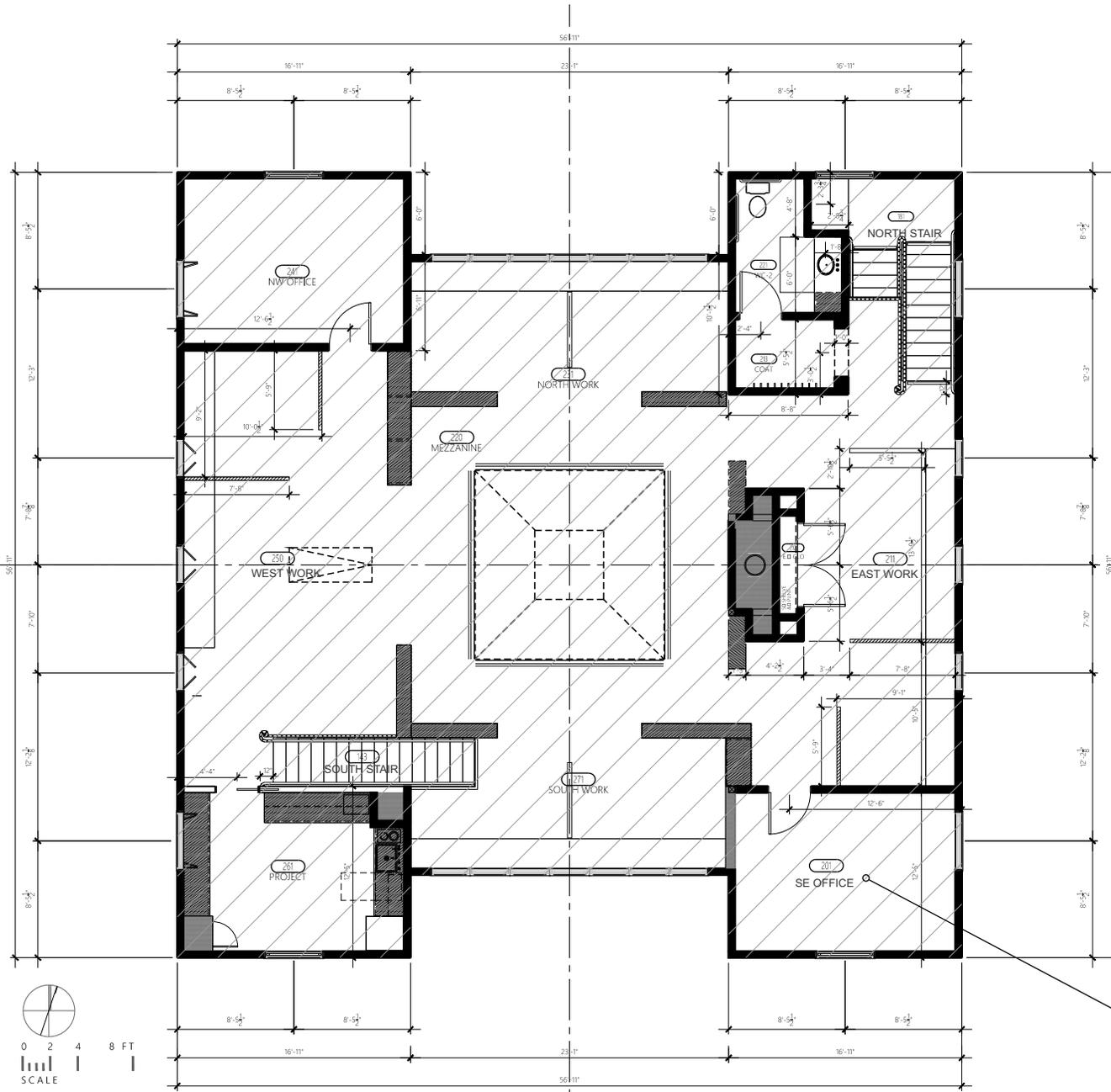
④ SOUTH ELEVATION

BUILDING ELEVATIONS

AG PROCESSING CENTER



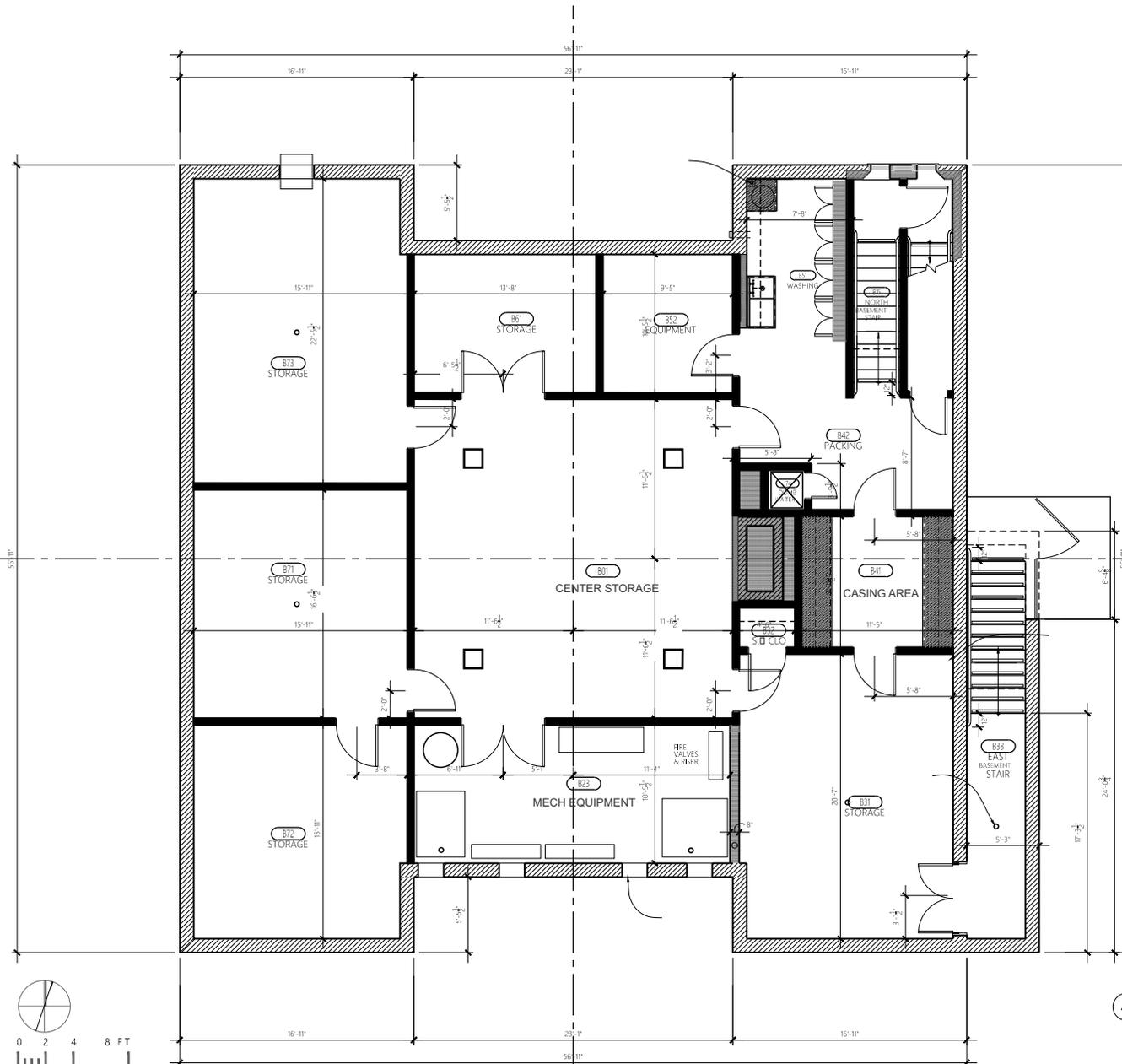
# FROG'S LEAP WINERY



3 SECOND FLOOR = 2963 SF  
(E) ACCESSORIES USES 100%

EXISTING ADMIN BUILDING

# FROG'S LEAP WINERY



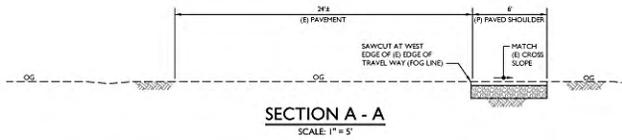
④ BASEMENT = 2771 SF  
 (E) PRODUCTION USES 100%  
 CASE STORAGE AND HANDLING

EXISTING ADMIN BUILDING

# FROG'S LEAP WINERY

## FROG'S LEAP WINERY

### STATE ROUTE 128 SHOULDER IMPROVEMENTS EXHIBIT



#### 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

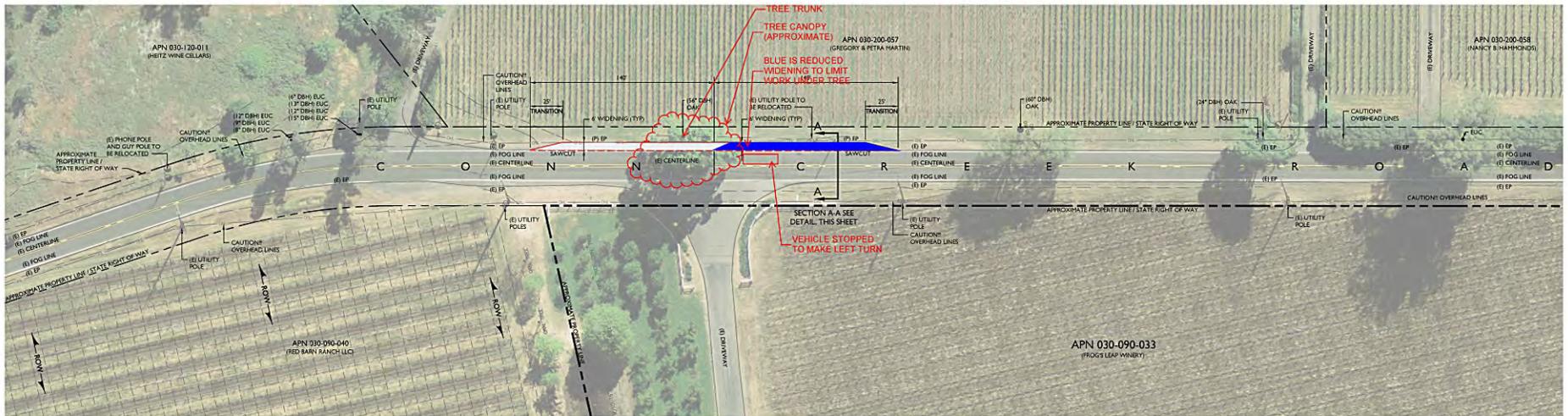
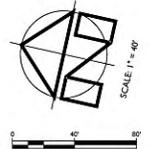
ASSESSOR'S PARCEL NUMBER:  
030-090-033

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 SURVEYS, 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

# FROG'S LEAP WINERY



omni-means

## Project Driveway Access Plan

