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, currenlty LOS F and will wemain LOS F in 2030
Primary Road a Dead End	NO
Located Within a Flood Zone	Yes; only the southeastern edge of the property
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
· ·	Not subject to viewshed provisions, however proposed
Located Within a Protected County Viewshed	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
·	NO, the applicant came in voluntarily since visitation
Violations Currently Under Investigation	was 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 waterwaster and stormwater are recycled
New Vineyards Plantings Proposed	NO
Hold & Haul Proposed: Temporary (Duration of	
	NO
Time) or Permanent	INO

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Wineries Within One Mile of APN 030-090-033

							Number of	
			Cave				Marketing	
Name	Address	Bldg Size	Size	Production	Tours/ Tastings	Weekly Visitors	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	8700 Conn Creek Rd	43098	0	110000	PUB	180	0	14
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 WINERIES		
CAYMUS VINEYARDS	8700 Conn Creek Road	
FRANK FAMILY VINEYARDS	8895 Conn Creek Road	

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BY APPOINTMENT WINERIES

							Annual	Number of			
		Cave			Weekly	Annual	Marketing	Marketing	Annual		
Name	Bldg Size	Size	Production	Daily Visitors	Visitors	Visitors	Visitors	Events	Visitation	Acres	Location
ACACIA WINERY	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
TURNBULL WINE CELLARS	40543	0	250000	350	400	20800	1090	22	21890	21.64	Oakville
ALTAMURA VINEYARDS	30232	0	250000	10	150	7800	240	8	8040	42.72	Valley Floor
AVERAGE CALCULATION	37824	0	250000	252	1270	66046	6383	120	72429	31.8175	
MEDIAN CALCULATION	37824	0	250000	252	525	27375	3612	63	30987	31.82	
FROG'S LEAP WINERY	39306	0	240000	125 w/d 300 w/e	1100	42700	5140	104	47840	38.92	Valley Floor

PRE-WDO WINERIES

					Weekly	Annual	Annual Marketing	Number of Marketing	Annual		
Name	Bldg Size	Cave Size	Production	Daily Visitors	Visitors	Visitors	Visitors	Events	Visitation	Acres	Location
MICHAEL MONDAVI FAMILY WINERY	28965	0	240000	28	51	2652	N/A	N/A	2652	9.92	Carneros
NIEBAUM COPPOLA ESTATE HWY 29	74879	18400	250000	485	3391	176332	N/A	N/A	176332	81.81	hillside
CASTELLO DI AMOROSA	119460	30000	250000	200	600	31200	N/A	N/A	31200	40	hillside
AVERAGE CALCULATION	74435	16133	246667	238	1347	70061	N/A	N/A	70061	43.91	
MEDIAN CALCULATION	74879	18400	250000	200	600	31200	N/A	N/A	50631	41.96	
FROG'S LEAP WINERY	39306	0	240000	125 w/d 300 w/e	1100	42700	5140	104	47840	38.92	Valley Floo