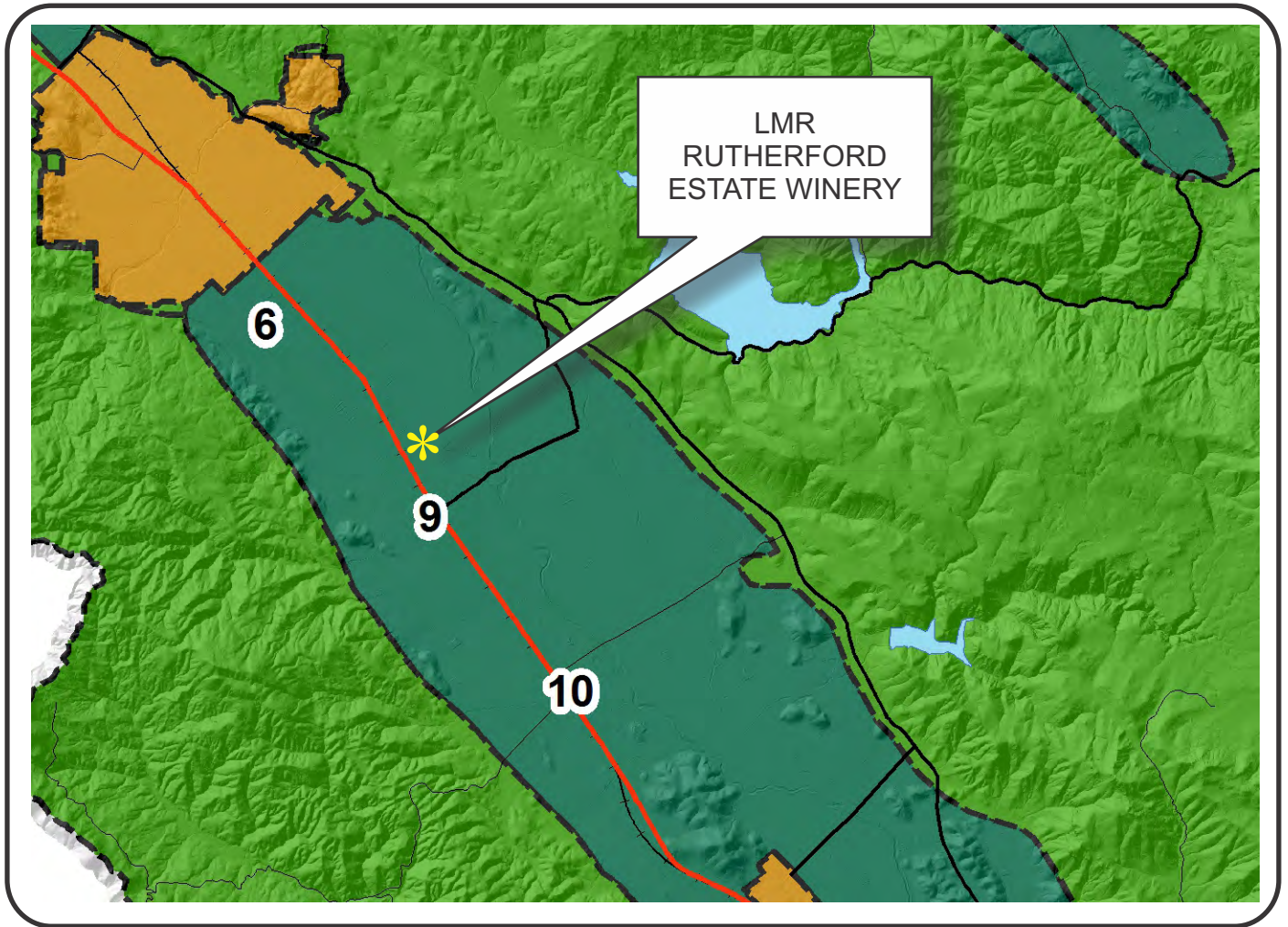


NAPA COUNTY LAND USE PLAN 2008 - 2030



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

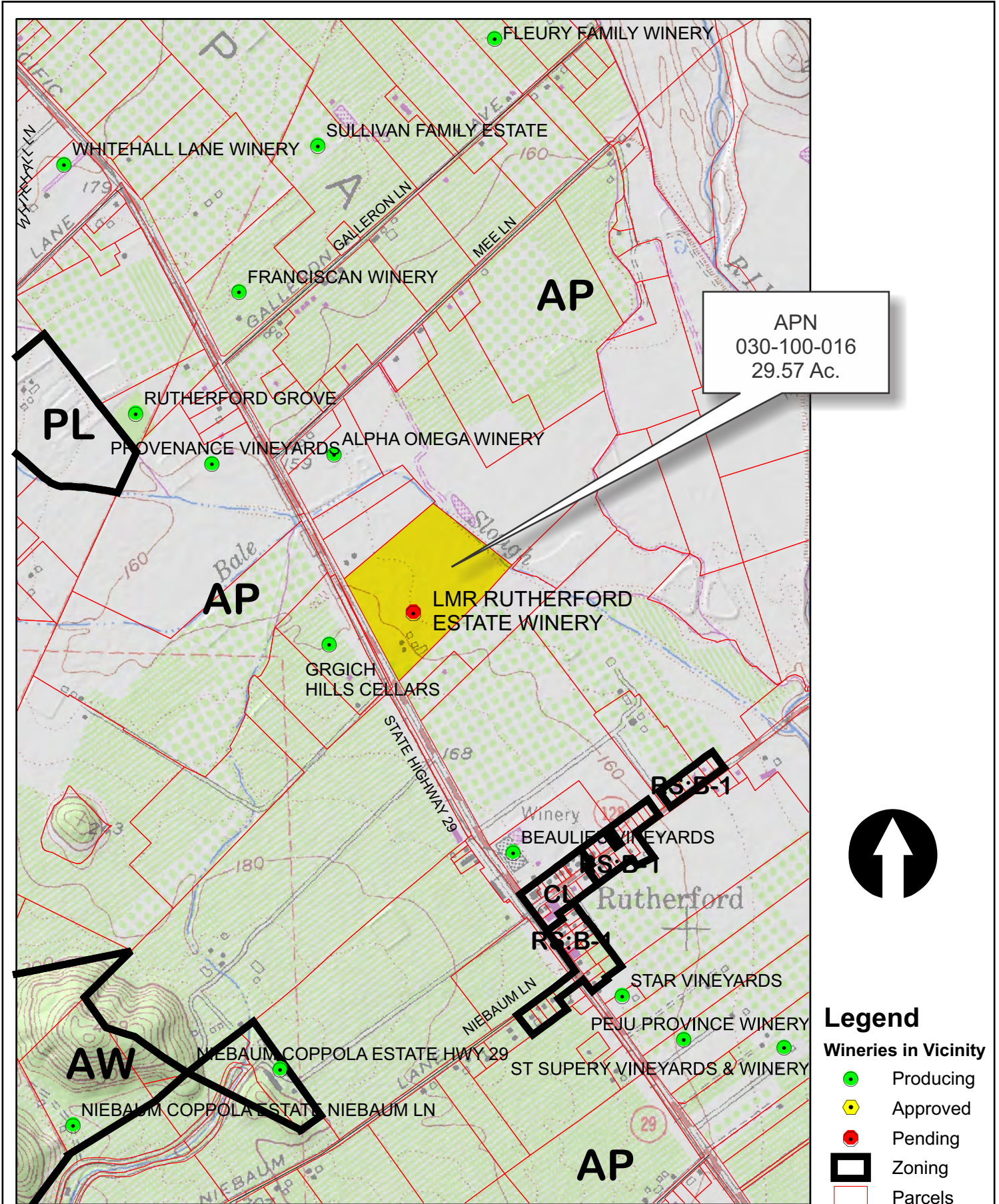
TRANSPORTATION

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

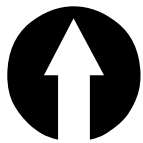
* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

APN
030-100-016
05-01-2014
8C UP

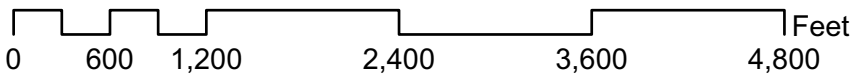
LMR RUTHERFORD ESTATE WINERY



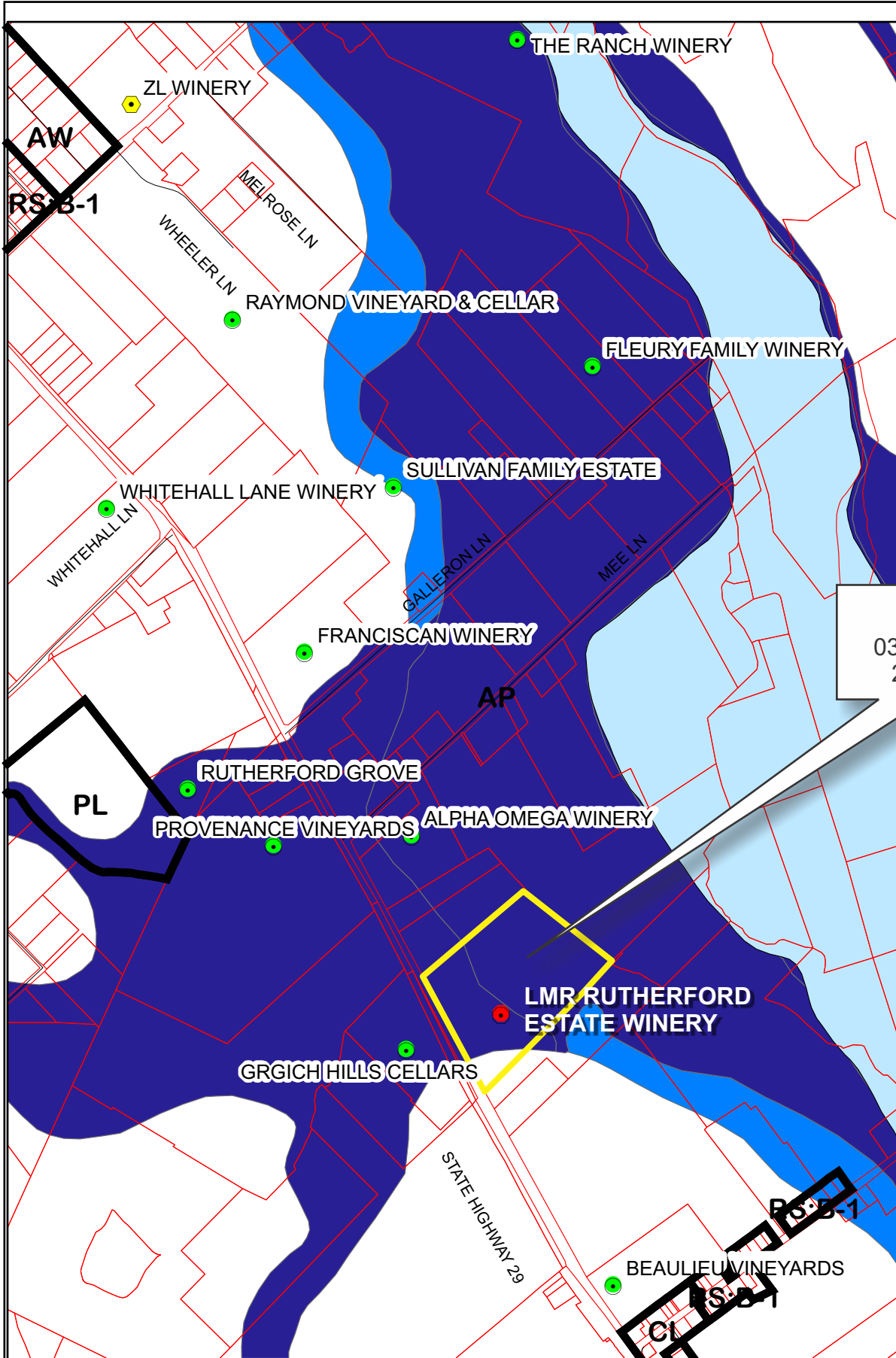
APN
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29.57 Ac.



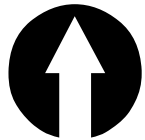
- Legend**
- Wineries in Vicinity**
- Producing
 - Approved
 - Pending
 - Zoning
 - Parcels



LMR RUTHERFORD ESTATE WINERY



APN
030-100-016
29.57 Ac.



Legend

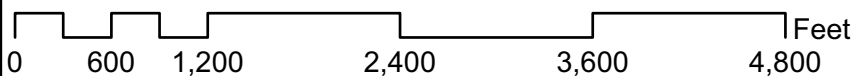
Wineries in Vicinity

- Producing
- Approved
- Pending

- Zoning
- Parcels
- Floodway

Flood Zones

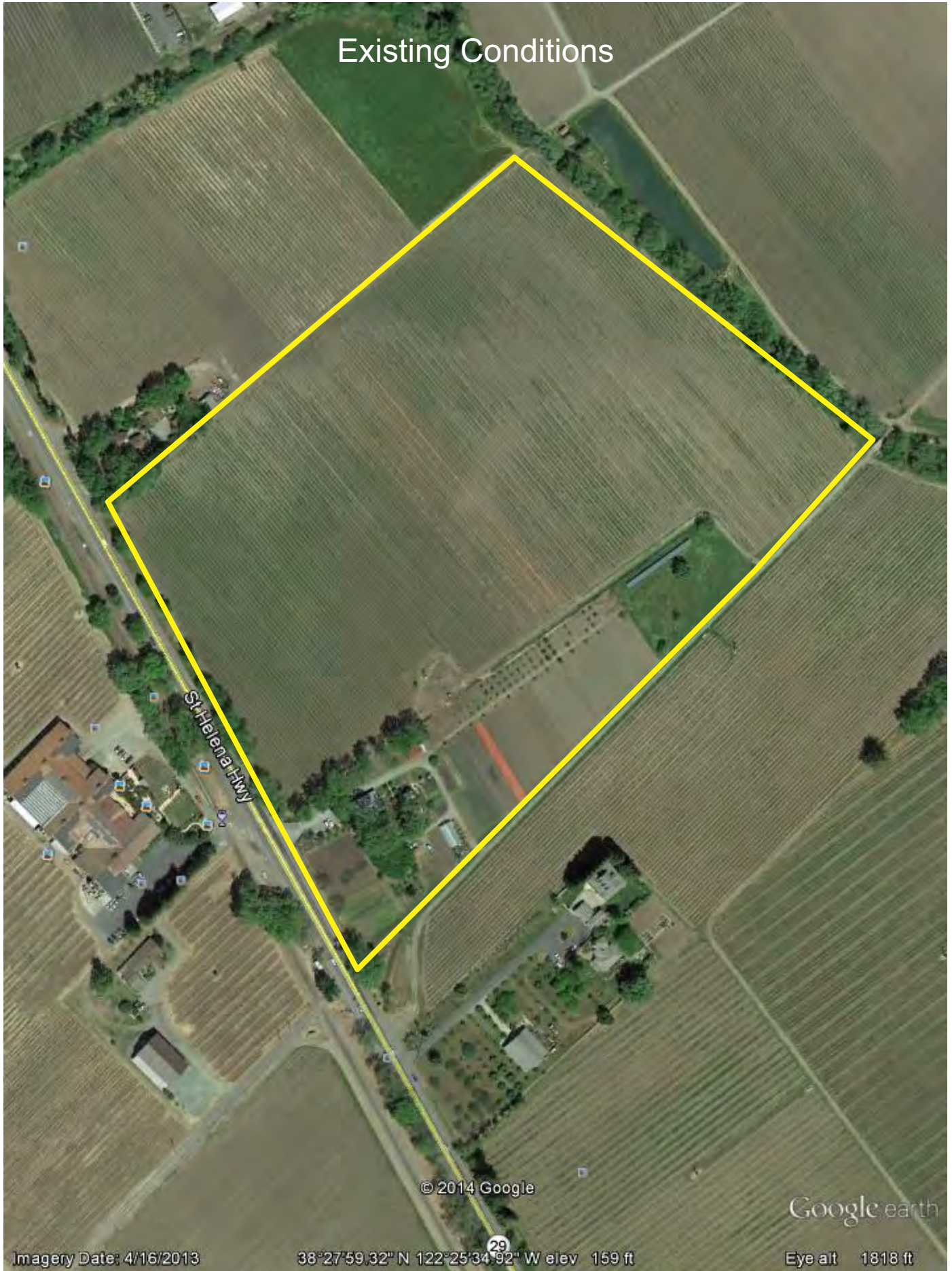
- FLD_ZONE
- 100 year zone
 - 500 year zone



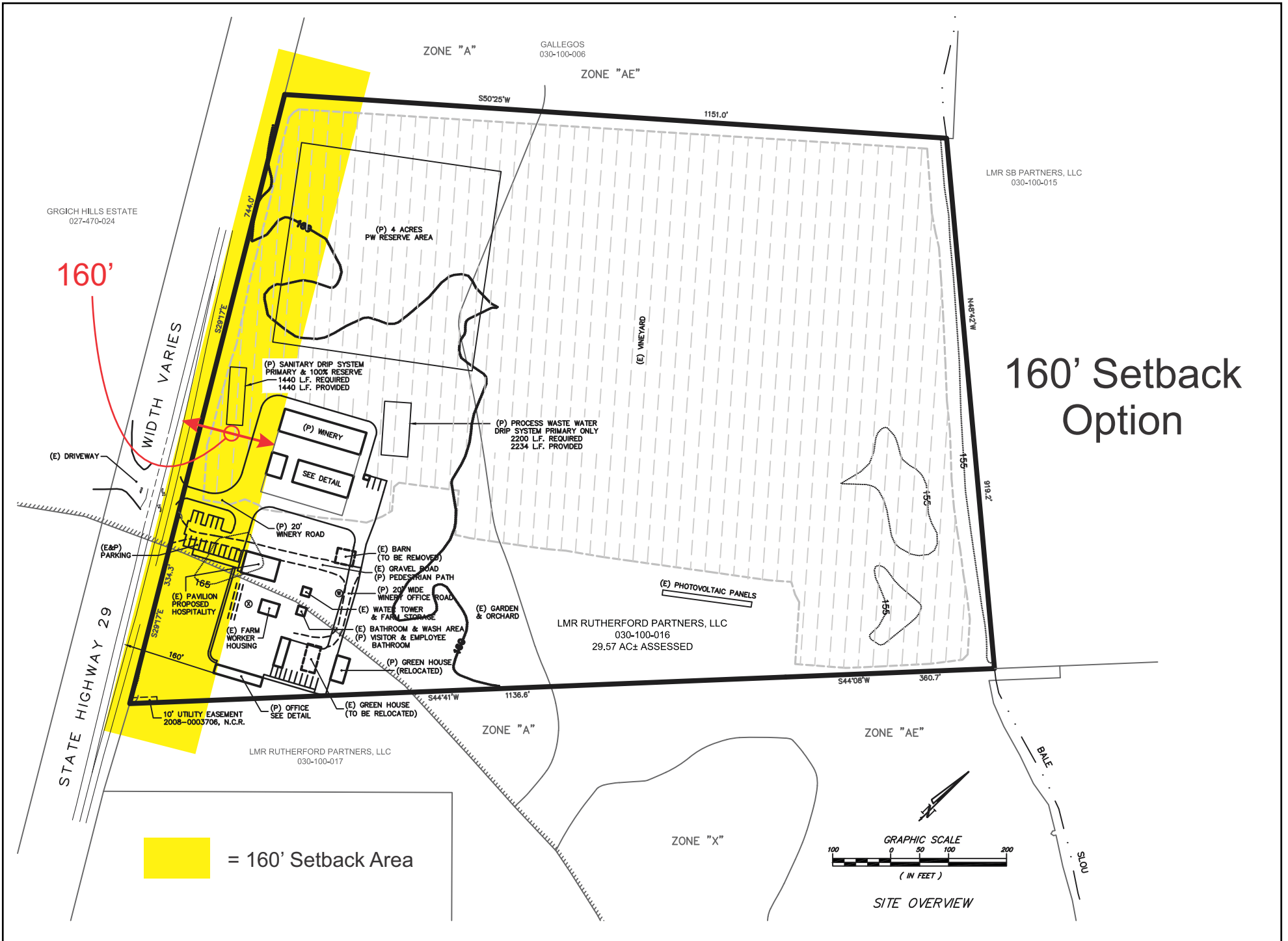
Flood Zones

LMR RUTHERFORD ESTATE WINERY

Existing Conditions

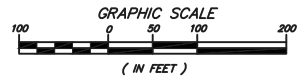


LMR RUTHERFORD ESTATE WINERY



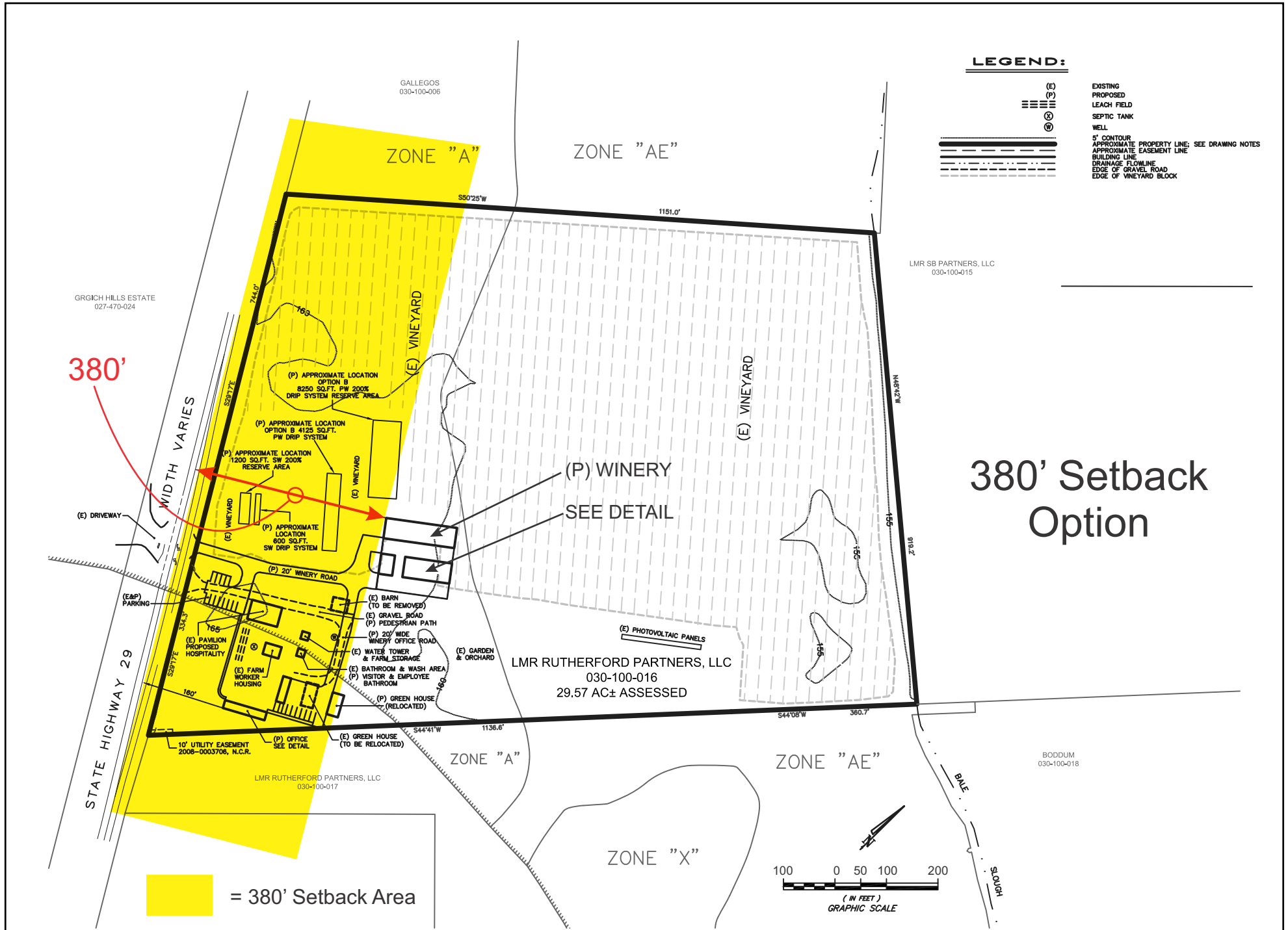
160' Setback Option

= 160' Setback Area

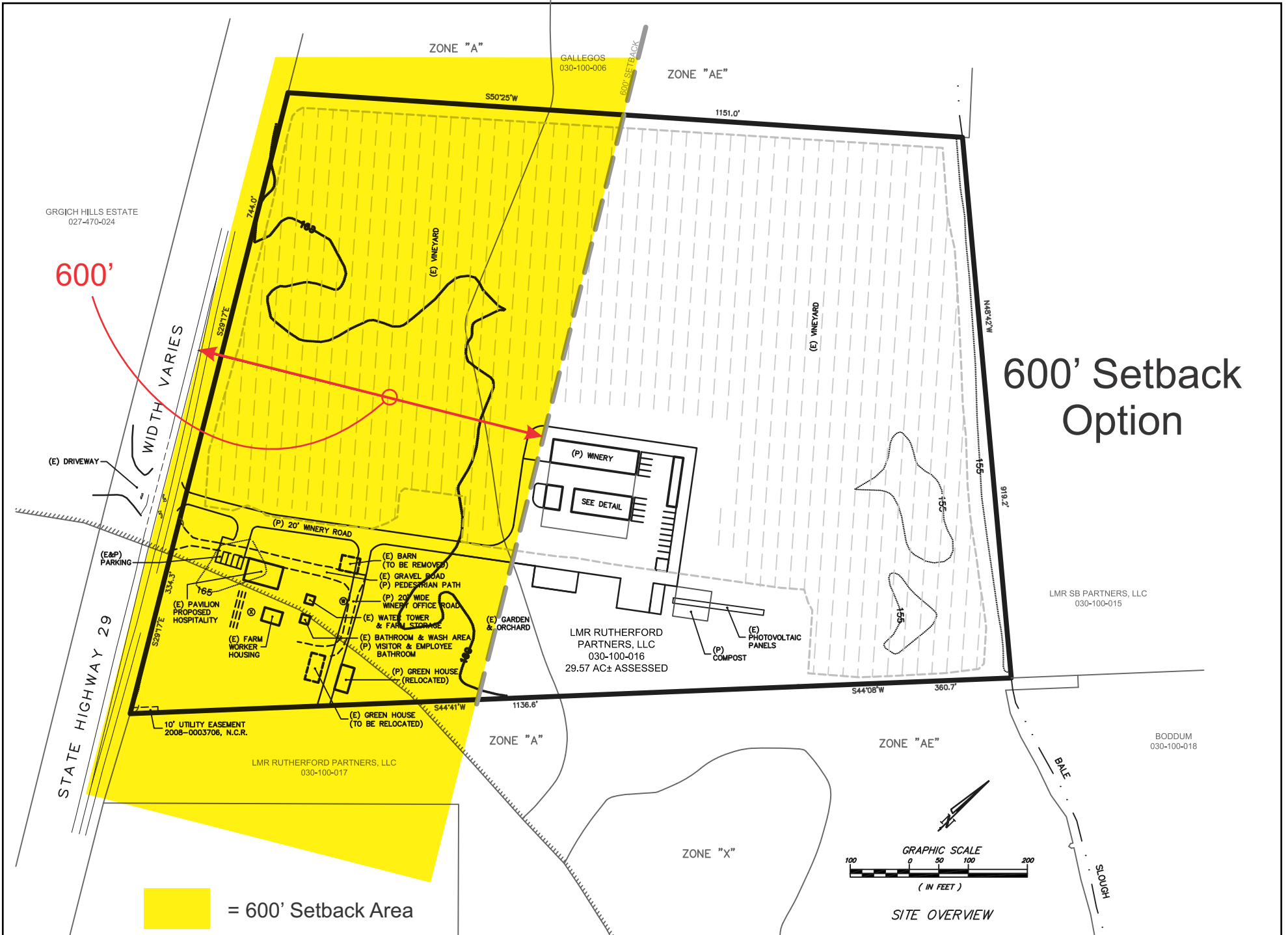


SITE OVERVIEW

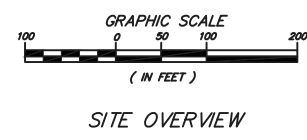
LMR RUTHERFORD ESTATE WINERY



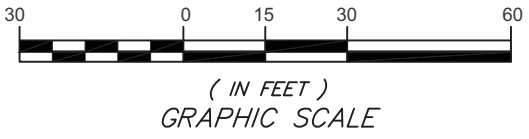
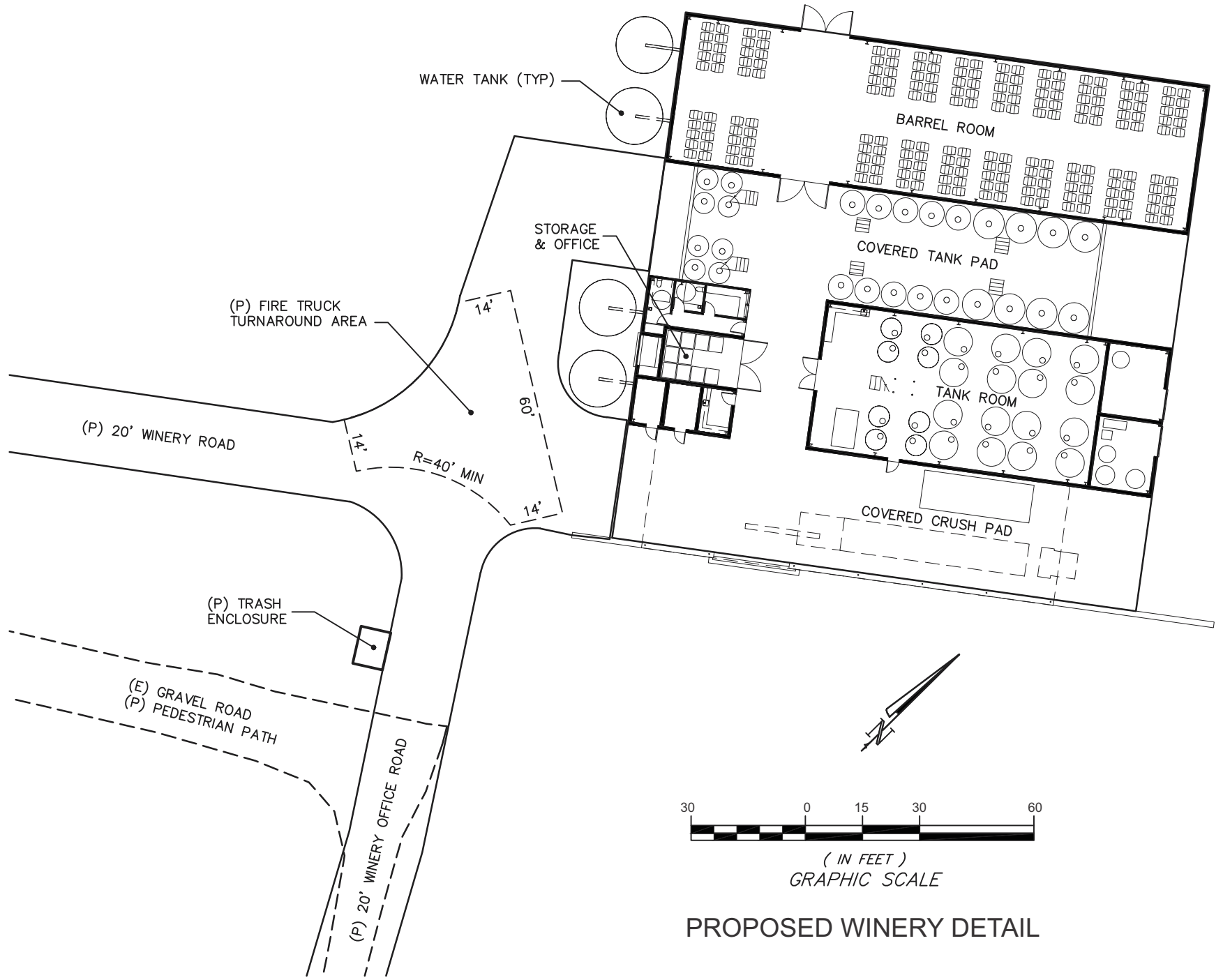
LMR RUTHERFORD ESTATE WINERY



= 600' Setback Area

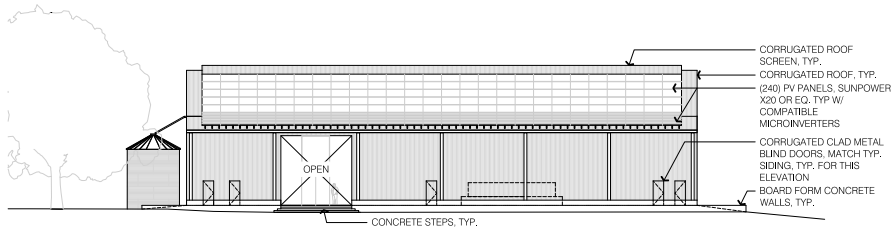


LMR RUTHERFORD ESTATE WINERY

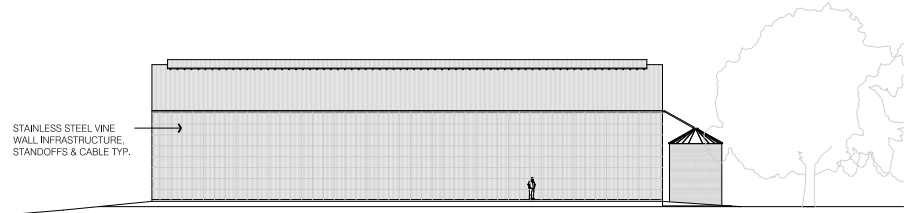


PROPOSED WINERY DETAIL

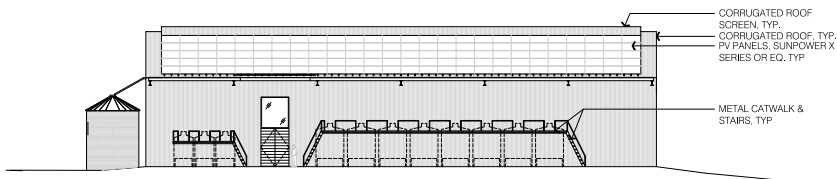
LMR RUTHERFORD ESTATE WINERY



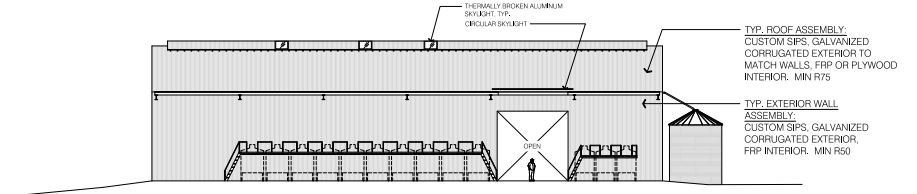
SOUTH ELEVATION, PORCH



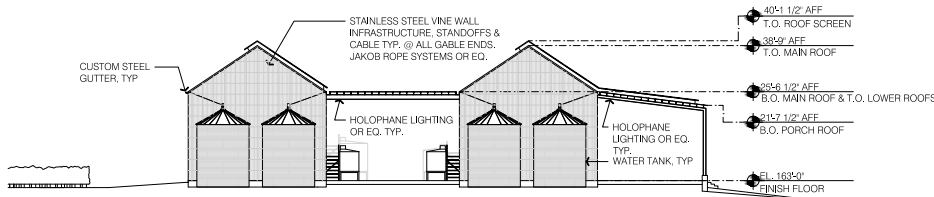
NORTH ELEVATION



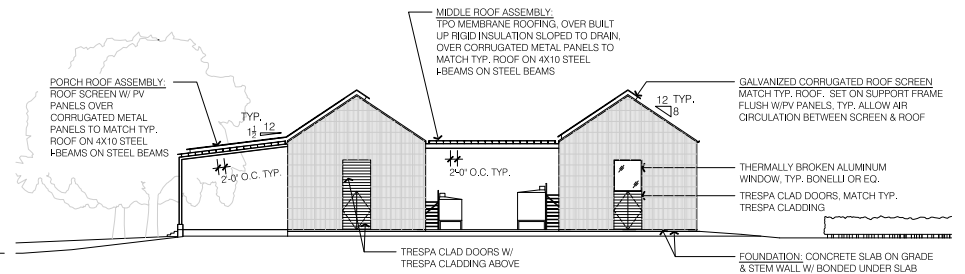
SOUTH ELEVATION, PORCH



NORTH ELEVATION @ CENTER SPACE



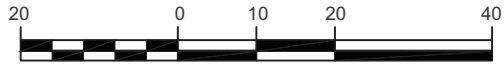
WEST ELEVATION



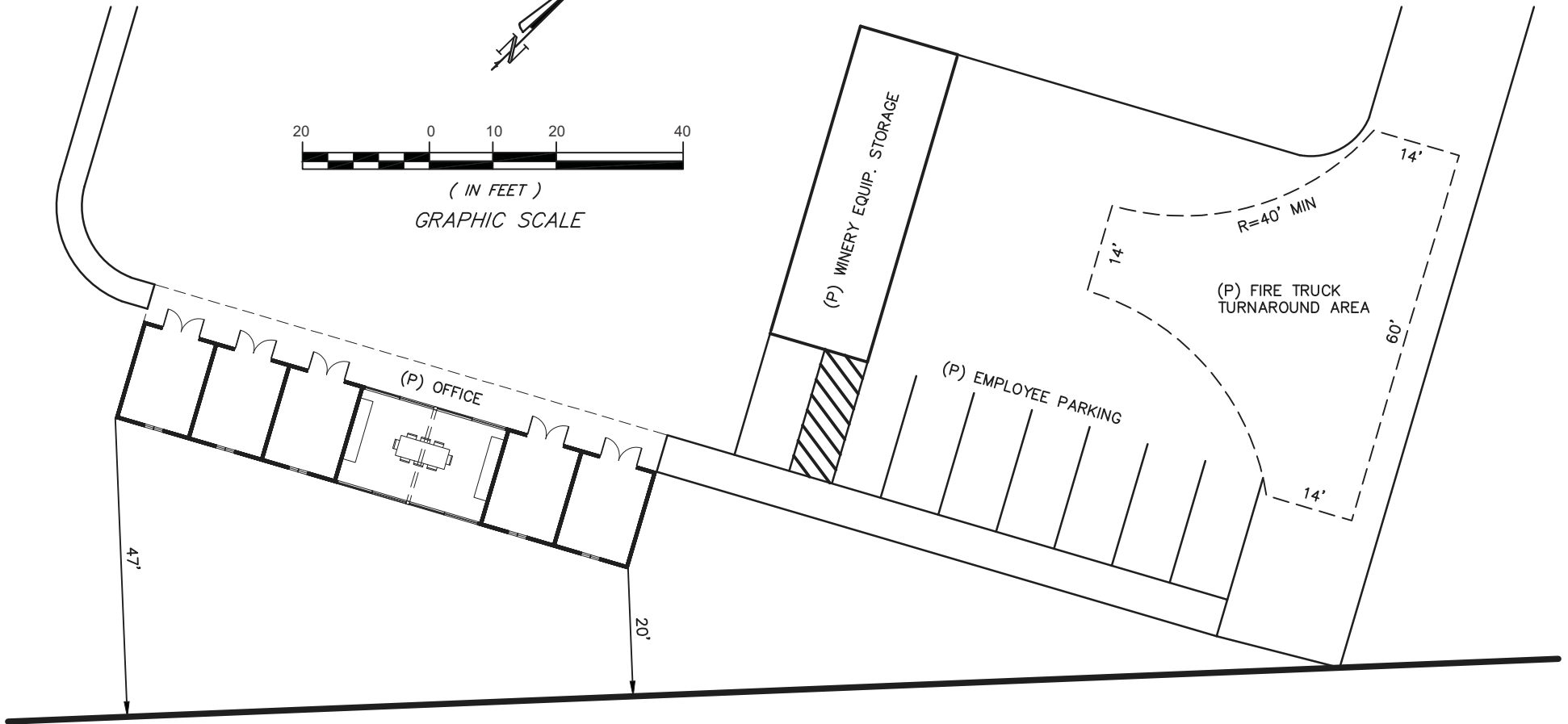
EAST ELEVATION

WINERY ELEVATIONS

LMR RUTHERFORD ESTATE WINERY

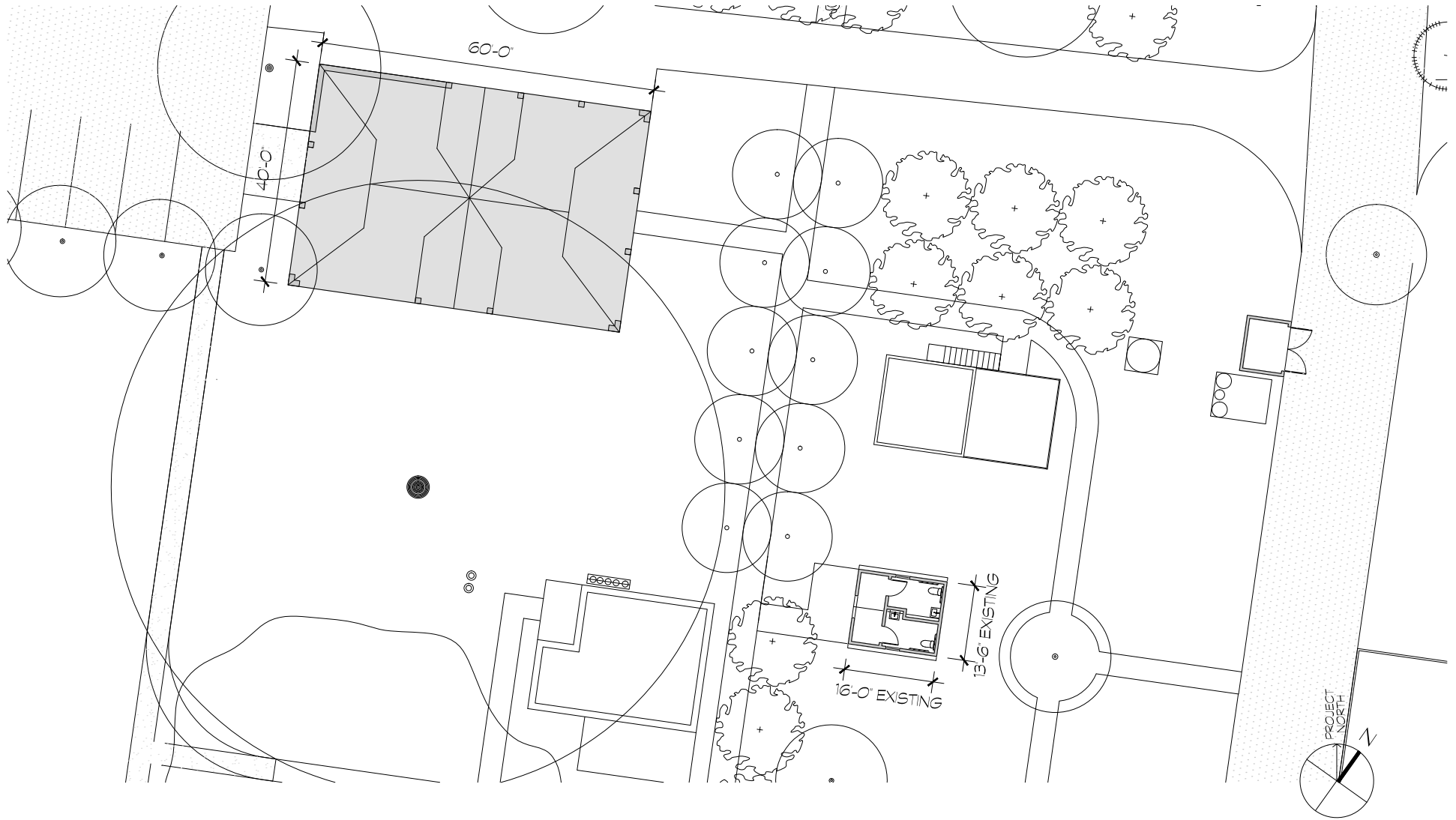


(IN FEET)
GRAPHIC SCALE



PROPOSED OFFICE DETAIL

LMR RUTHERFORD ESTATE WINERY

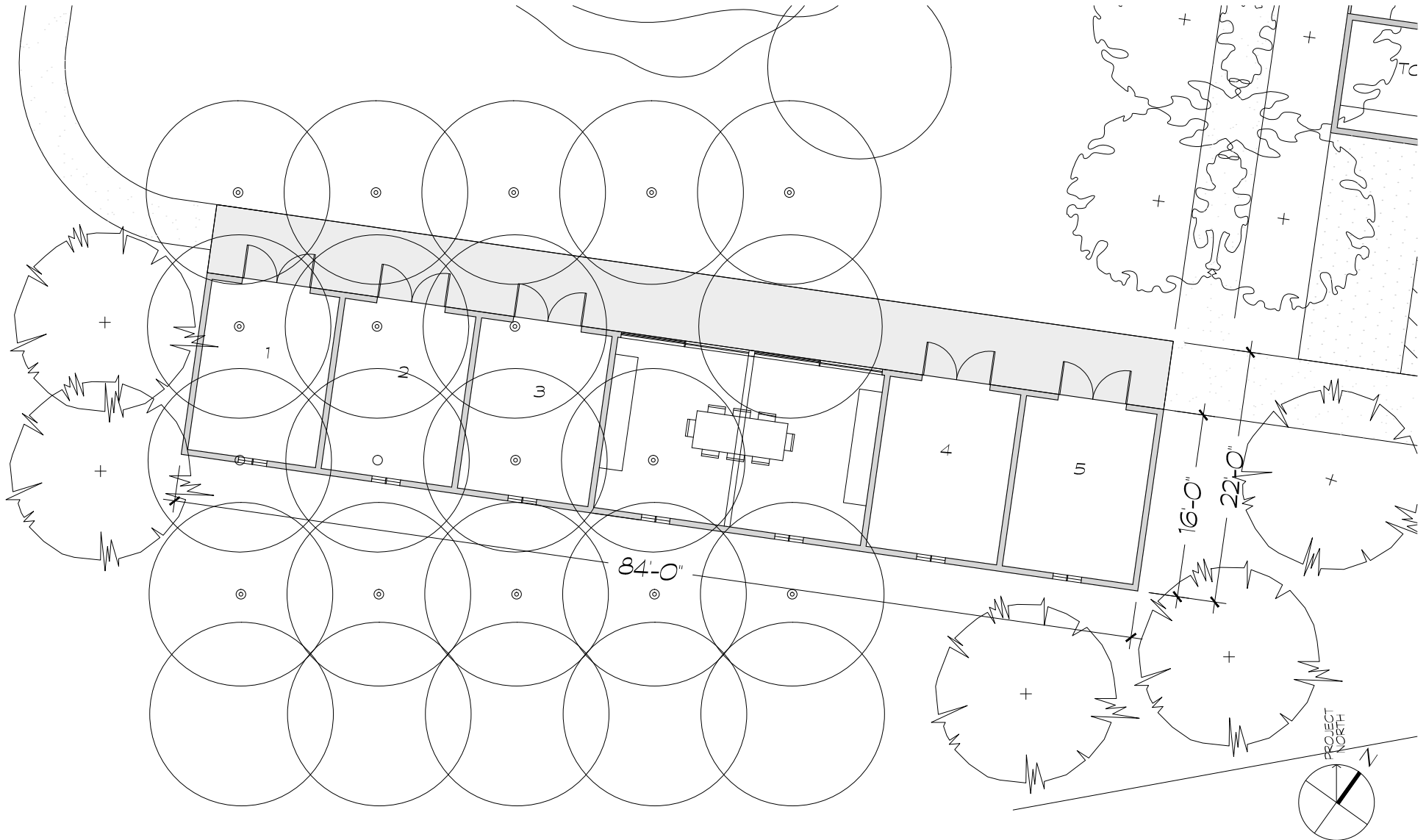


PAVILION AND BATHROOM BUILDING PLAN

LONG MEADOW RANCH, RUTHERFORD ESTATE WINERY

AUGUST 15, 2013

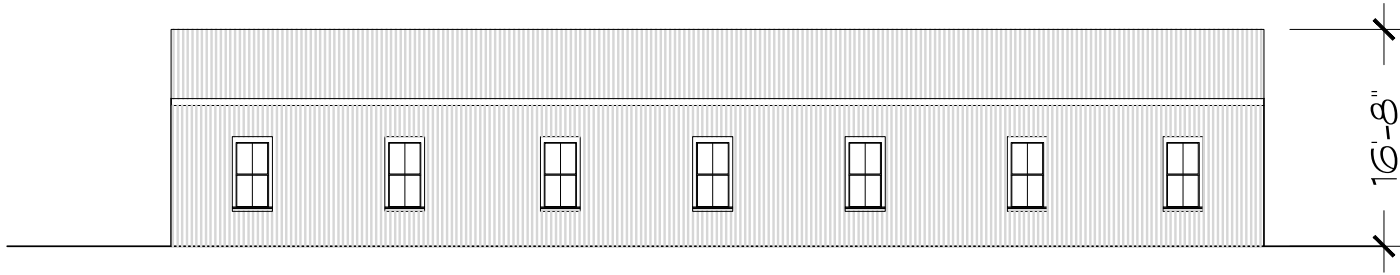
LMR RUTHERFORD ESTATE WINERY



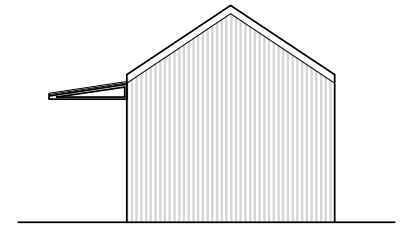
OFFICE BUILDING PLAN

LONG MEADOW RANCH, RUTHERFORD ESTATE WINERY

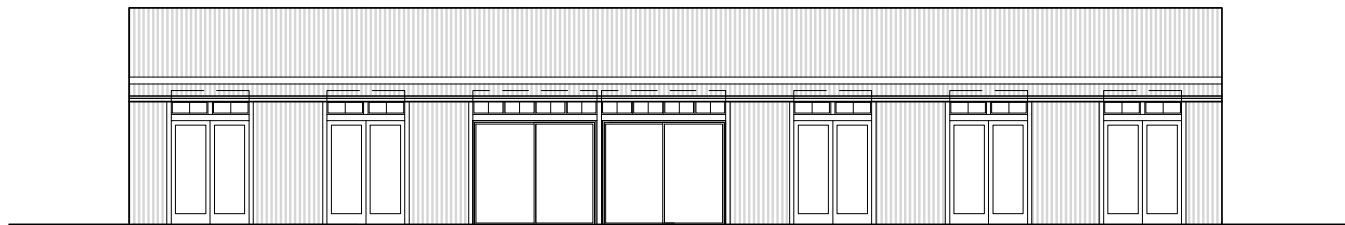
LMR RUTHERFORD ESTATE WINERY



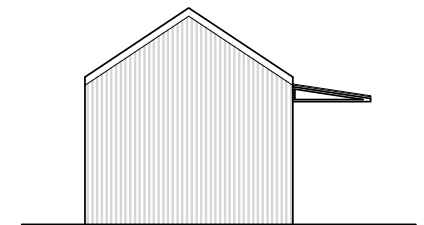
SOUTH



WEST



NORTH



EAST

OFFICE BUILDING ELEVATIONS

LONG MEADOW RANCH, RUTHERFORD ESTATE WINERY

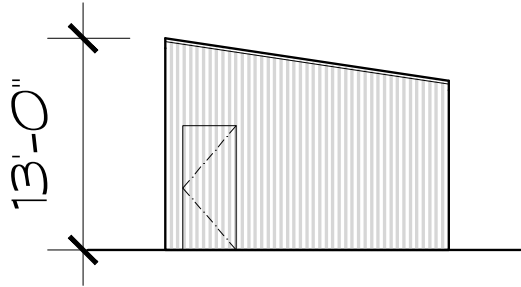
LMR RUTHERFORD ESTATE WINERY



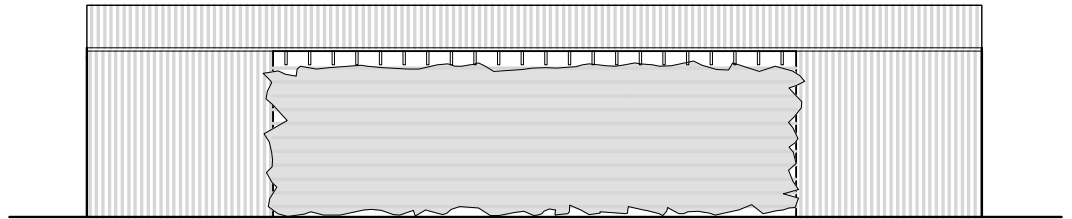
EQUIPMENT BARN PLAN

LONG MEADOW RANCH, RUTHERFORD ESTATE WINERY

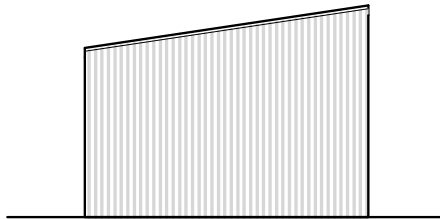
LMR RUTHERFORD ESTATE WINERY



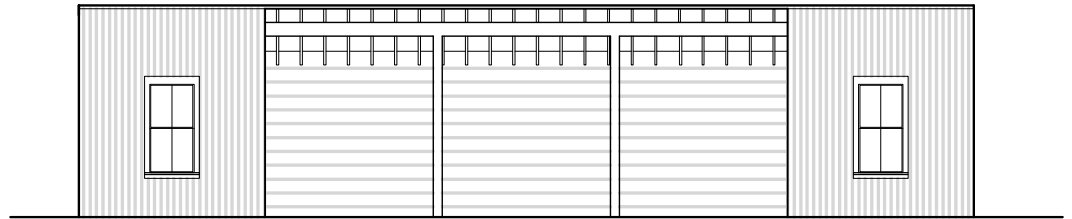
SOUTH



WEST



NORTH

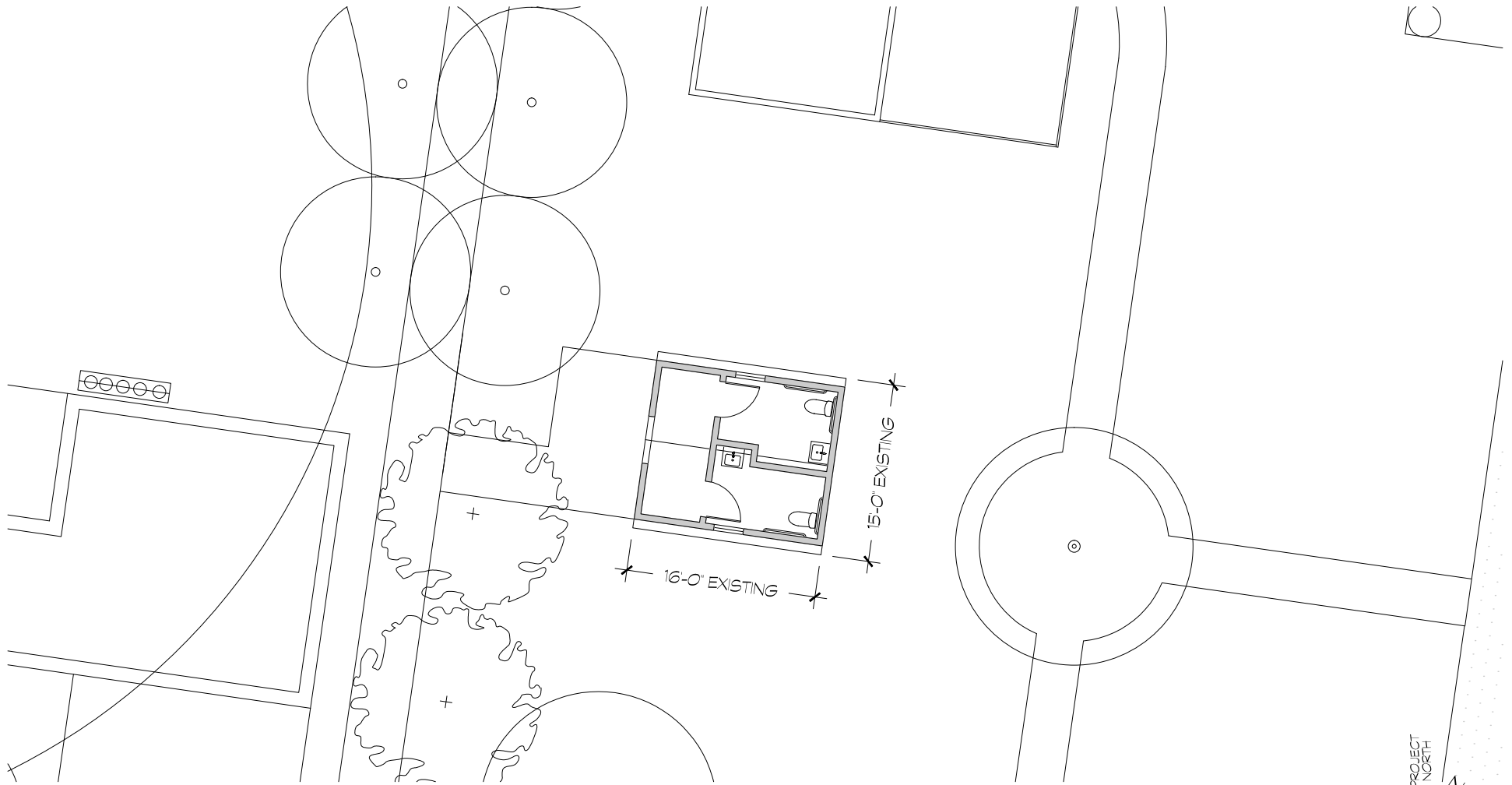


EAST

EQUIPMENT BARN ELEVATIONS

LONG MEADOW RANCH, RUTHERFORD ESTATE WINERY

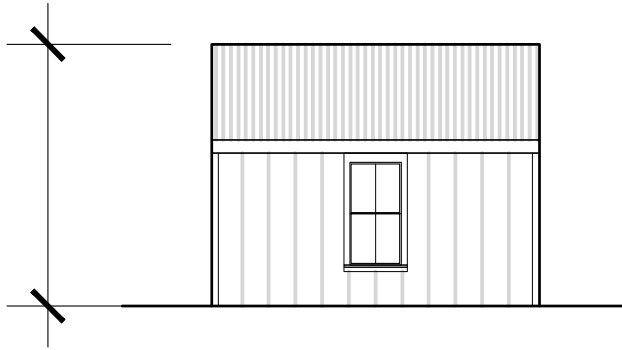
LMR RUTHERFORD ESTATE WINERY



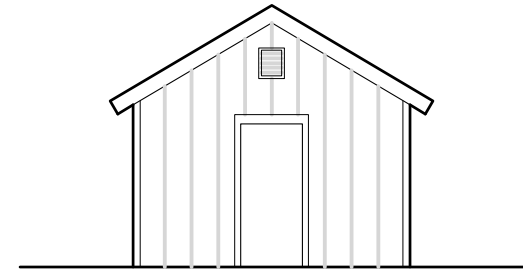
BATHROOM BUILDING PLAN

LONG MEADOW RANCH, RUTHERFORD ESTATE WINERY

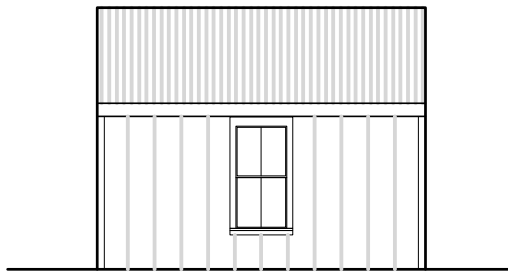
LMR RUTHERFORD ESTATE WINERY



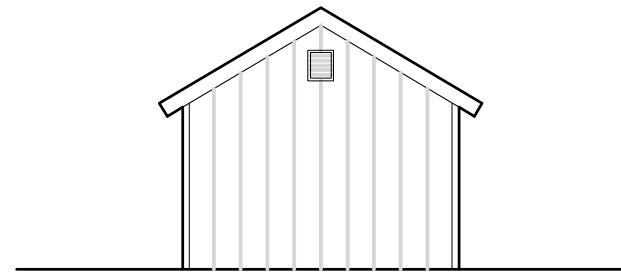
SOUTH



WEST



NORTH

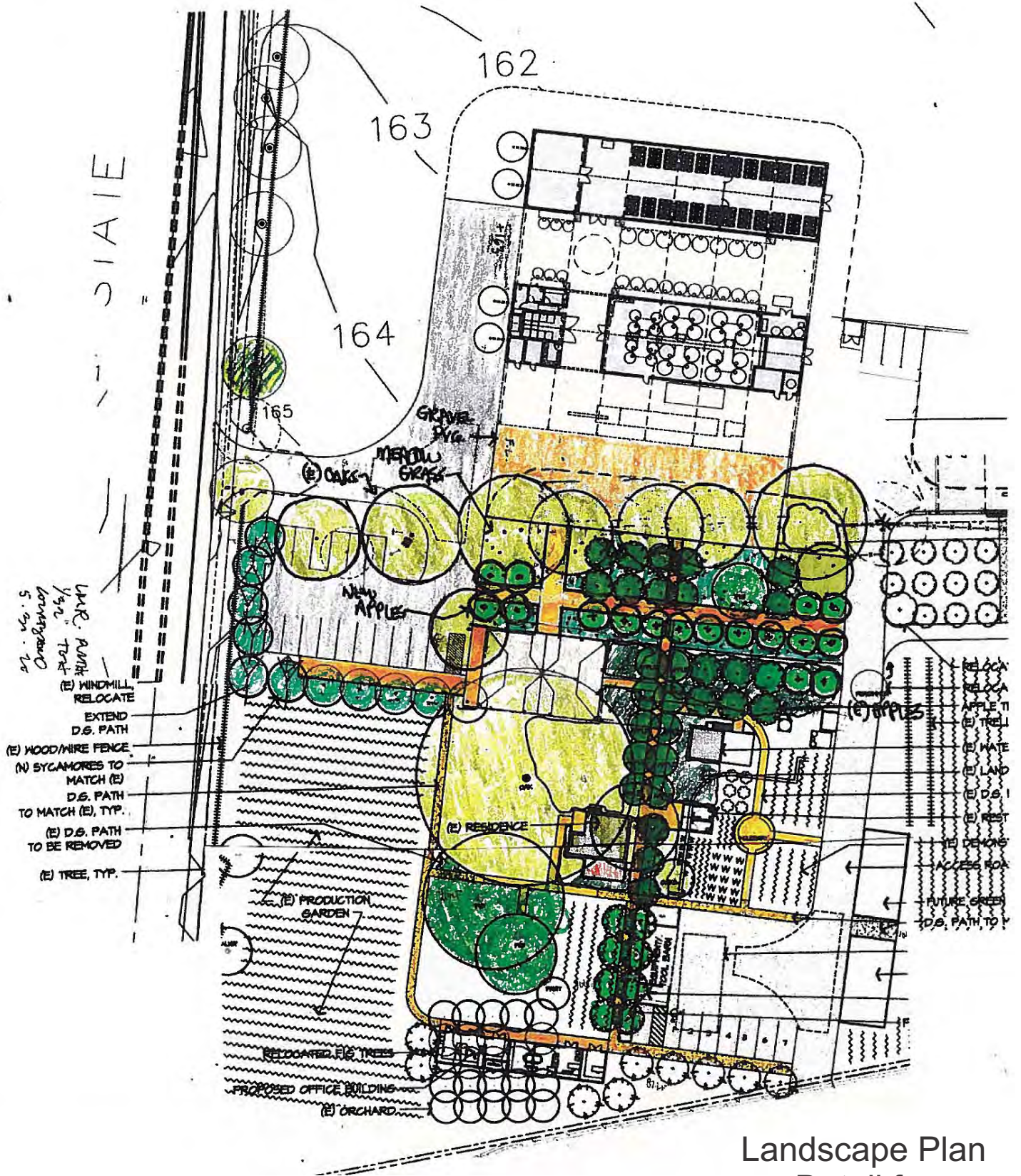


EAST

BATHROOM BUILDING ELEVATIONS

LONG MEADOW RANCH, RUTHERFORD ESTATE WINERY

LMR RUTHERFORD ESTATE WINERY



Landscape Plan
Detail for
160' Setback Option

LMR RUTHERFORD ESTATE WINERY



Southwest View from Winery



Looking South Down Office Pathway



East View from Winery



East View from front of Winery

LMR RUTHERFORD ESTATE WINERY



Looking West at Pavilion



Looking South at Office Pathway From Visitor Parking Lot



Looking East at Gardens from Greenhouse



Looking East at Greenhouse from West End of Office

LMR RUTHERFORD ESTATE WINERY



Looking East at Greenhouse from West End of Office



Looking Northeast at Pavilion



Looking North from Office Down Pathway



Looking Northwest at Bathroom and Water Tower

LMR RUTHERFORD ESTATE WINERY



Looking North At Visitor Parking Lot from Employee Parking Lot



Looking Northeast at Winery Site



Looking Northeast at Winery Site from Visitor Parking Lot



Looking South from Front(west) Face of Winery

LMR RUTHERFORD ESTATE WINERY



Looking Southwest at Green House & Office



Looking Southwest at Pavilion



View of Winery Site from Greenhouse



Looking West from Winery at Grgich Winery Roof Line

LMR RUTHERFORD ESTATE WINERY



from North Across Vineyard



of Relocated Gate from Across Hwy 29



of Office Bldg. from Across Hwy 29