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Use Permit Application Packet

RECEIVED

MAY 25 2016



Napa County Planning, Building & Environmental Services

COUNTY OF NAPA

PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES

1195 Third Street, Suite 210, Napa, California, 94559 • (707) 253-4417

A Tradition of Stewardship  
A Commitment to Service

FILE # P16-00289  
~~P16-00000~~

VERY MINOR/MINOR MODIFICATION APPLICATION FORM

FOR OFFICE USE ONLY

ZONING DISTRICT: AP Date Submitted: \_\_\_\_\_

TYPE OF APPLICATION: Minor Modification Date Published: \_\_\_\_\_

REQUEST: Modify Use Permit P13-05167 2nd Variation P13-05185 Date Complete: \_\_\_\_\_

to add a total 13,400 sq ft floor area, 8,320 sq ft covered outdoor space, used non-frame steel portions of open air pavilion and 824 sq ft porch to office building

TO BE COMPLETED BY APPLICANT

(Please type or print legibly)

PROJECT NAME: LMR Rutherford Estate Winery Minor Modification

Assessor's Parcel #: 030-100-016 Existing Parcel Size: 30 Acres

Site Address/Location: 1790 St Helena Highway South, Rutherford, CA 94573

Property Owner's Name: LMR Wine Estates LLC

Mailing Address: PO Box 477 Rutherford, CA 94573

Telephone #: (707) 963-5268 Street Fax #: \_\_\_\_\_ City E-Mail: tedhall@longmeadowranch.com

Applicant's Name: Same as Owner

Mailing Address: \_\_\_\_\_

Telephone #: \_\_\_\_\_ Fax #: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Status of Applicant's Interest in Property: \_\_\_\_\_

Representative Name: Albion Surveys, Inc - Jon Webb

Mailing Address: 1113 Hunt Ave, St Helena, Ca 94574

Telephone # (707) 963-1217 Fax #: (707) 963-1829 E-Mail: jwebb@albionsurveys.com

I certify that all the information contained in this application, including but not limited to the information sheet, water supply/waste disposal information sheet, site plan, floor plan, building elevations, water supply/waste disposal system site plan and toxic materials list, is complete and accurate to the best of my knowledge. I hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for preparation of reports related to this application, including the right of access to the property involved.

X Ted W. Hall 04.18.16  
Signature of Property Owner Date

\_\_\_\_\_  
Signature of Applicant Date

TED W. HALL  
Print Name

\_\_\_\_\_  
Print Name

TO BE COMPLETED BY PLANNING, BUILDING AND ENVIRONMENTAL SERVICES

Application Fee \$ \_\_\_\_\_ Receipt No. \_\_\_\_\_ Received by: \_\_\_\_\_ Date: \_\_\_\_\_



A Tradition of Stewardship  
A Commitment to Service

FILE # \_\_\_\_\_

**NAPA COUNTY**  
**PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES**  
1195 Third Street, Suite 210, Napa, California, 94559 • (707) 253-4417

**APPLICATION FORM**

FOR OFFICE USE ONLY

ZONING DISTRICT: \_\_\_\_\_ Date Submitted: \_\_\_\_\_  
TYPE OF APPLICATION: \_\_\_\_\_ Date Published: \_\_\_\_\_  
REQUEST: \_\_\_\_\_ Date Complete: \_\_\_\_\_

TO BE COMPLETED BY APPLICANT

PROJECT NAME: LMR Rutherford Estate Winery

Assessor's Parcel #: 030-100-016 Existing Parcel Size: 29.6 acres

Site Address/Location: 1790 St. Helena Hwy South, Rutherford, CA 94573  
No. Street City State Zip

Property Owner's Name: LMR Wine Estates LLC

Mailing Address: PO Box 477, Rutherford, CA 94573  
No. Street City State Zip

Telephone #: (707) 963 - 5628 Fax #: ( ) - \_\_\_\_\_ E-Mail: tedhall@longmeadowranch.com

Applicant's Name: Same as Owner

Mailing Address: \_\_\_\_\_  
No. Street City State Zip

Telephone #: ( ) - \_\_\_\_\_ Fax #: ( ) - \_\_\_\_\_ E-Mail: \_\_\_\_\_

Status of Applicant's Interest in Property: \_\_\_\_\_

Representative Name: Albion Surveys, Inc: Attn: Jon Webb, jwebb@albionsurveys.com

Mailing Address: 1113 Hunt Avenue, Saint Helena, CA 94574  
No. Street City State Zip

Telephone # (707) 963-1217 Fax #: (707) 963-1829 E-Mail: jwebb@albionsurveys.com

I certify that all the information contained in this application, including but not limited to the information sheet, water supply/waste disposal information sheet, site plan, floor plan, building elevations, water supply/waste disposal system site plan and toxic materials list, is complete and accurate to the best of my knowledge. I hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for preparation of reports related to this application, including the right of access to the property involved.

7-25-16

Signature of Property Owner

Date

Signature of Applicant

Date

Ted W. Hall, Manager

Print Name

Print Name

TO BE COMPLETED BY PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES

Total Fees: \$ \_\_\_\_\_ Receipt No. \_\_\_\_\_ Received by: \_\_\_\_\_ Date: \_\_\_\_\_

RECEIVED 03/20/2015

07 17 2016



## PROJECT NARRATIVE

(LMR Rutherford Estate Winery Modification to Use Permit Number P13-00167 and Variance Number P13-00185)

The purpose of this Application is to request a Modification to Use Permit Number P13-00167 and Variance Number P13-00185. The approved Use Permit granted the construction of a winery production building (11,000 square feet with 4,164 square foot covered tank pad and 4,164 covered crush pad for a total of 19,328 square feet), winery storage building (816 square feet), office building (1,360 square feet), and the hospitality use of the non-farmstand portion of the existing open-air Pavilion. The AP zoning district allows modifications to alter winery configuration and increase winery size upon grant of a use permit. Proposed modifications to the Use Permit are described below.

### **Wine Production Building**

This Application requests changes to the approved wine production building from two enclosed “bay” areas and two covered exterior areas to three bays and three covered exterior areas. The square footage of enclosed bays and covered exterior space is proposed to change as described below.

**Interior Enclosed “Bay” Spaces:** Total interior space is reduced from 11,000 square feet to 10,782 square feet. This reduction is accomplished primarily by converting mechanical equipment rooms into covered exterior space and converting other previously enclosed spaces into covered exterior spaces.

**Covered Exterior Spaces:** The covered exterior space is increased from the approved 8,328 square feet to 22,671 square feet. The major changes include the addition of a racking pad between the center and northern-most bays, substantially increasing the covered exterior mechanical spaces, and creating breezeways instead of interior enclosed spaces.

### **Office Building**

This Application is also requesting the addition of 824 square feet of covered outdoor porch space to the office building. The interior of the office building would remain as previously approved.

### **Winery Equipment Storage Building**

The previously approved 816 square feet (16’x50’) of Winery Equipment Storage floor area is proposed to increase to 1,016 square feet. The Winery Equipment Storage building remains in the previously approved location.

### **Fire Pump and Fire Equipment Shed**

A newly proposed 150 square foot Fire Pump and Fire Equipment shed is included in this Modification to the permit along with two Fire Suppression water tanks. The Fire Pump and Fire Equipment shed is being located adjacent to the Visitor/Employee restrooms.

## Variance

The proposed modification of the approved winery increases the winery's size within the 600 foot setback but no closer to Highway 29. Therefore, an extension of the variance to include the increased wine production building is requested. In 2014, the Planning Commission approved a winery use permit and a variance (P13-00185-VAR) locating the winery building within the 600-foot setback. Those permits have been "used" and vested. A use permit modification application is being processed concurrent with this variance application to increase the winery size. The size increase primarily is needed to accommodate sustainable features within the winery. The rationale provided for the original variance is unchanged and provided in the attached copy of the Commission's findings approving the original variance.

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No other changes to the previously approved Use Permit are being requested.

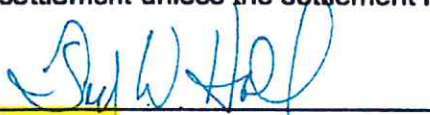
1/5/17

## INDEMNIFICATION AGREEMENT

Pursuant to Chapter 1.30 of the Napa County Code, as part of the application for a discretionary land use project approval for the project identified below, Applicant agrees to defend, indemnify, release and hold harmless Napa County, its agents, officers, attorneys, employees, departments, boards and commissions (hereafter collectively "County") from any claim, action or proceeding (hereafter collectively "proceeding") brought against County, the purpose of which is to attack, set aside, void or annul the discretionary project approval of the County, or an action relating to this project required by any such proceeding to be taken to comply with the California Environmental Quality Act by County, or both. This indemnification shall include, but not be limited to damages awarded against the County, if any, and cost of suit, attorneys' fees, and other liabilities and expenses incurred in connection with such proceeding that relate to this discretionary approval or an action related to this project taken to comply with CEQA whether incurred by the Applicant, the County, and/or the parties initiating or bringing such proceeding. Applicant further agrees to indemnify the County for all of County's costs, attorneys' fees, and damages, which the County incurs in enforcing this indemnification agreement.

Applicant further agrees, as a condition of project approval, to defend, indemnify and hold harmless the County for all costs incurred in additional investigation of or study of, or for supplementing, redrafting, revising, or amending any document (such as an EIR, negative declaration, specific plan, or general plan amendment) if made necessary by said proceeding and if the Applicant desires to pursue securing approvals which are conditioned on the approval of such documents.

In the event any such proceeding is brought, County shall promptly notify the Applicant of the proceeding, and County shall cooperate fully in the defense. If County fails to promptly notify the Applicant of the proceeding, or if County fails to cooperate fully in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County. The County shall retain the right to participate in the defense of the proceeding if it bears its own attorneys' fees and costs, and defends the action in good faith. The Applicant shall not be required to pay or perform any settlement unless the settlement is approved by the Applicant.



Applicant

Property Owner (if other than Applicant)

7-25-16

Date

Project Identification

e

October 17, 2016

Wyntress Balcher  
Napa County PBES  
1195 Third Street  
Napa, California

RECEIVED

OCT 17 2016

Napa County Planning, Building  
& Environmental Services

*Via hand delivery*

RE: LMR – Rutherford Estate Winery (P16-00222)

Dear Wyntress,

Enclosed please find an application form, indemnification agreement, revised project narrative for a variance associated with this project. Also, I am providing a check payable to Napa County in the amount \$3,6550.02 as a deposit on fees that may be incurred in processing this application.

The applicant believes the Mitigated Negative Declaration and Initial Study for the original winery use permit and variance<sup>1</sup> adequately examined this project's potential environmental impacts pursuant to California Environmental Quality Act (CEQA) Guidelines §§15063, 15162. Pursuant to CEQA Guidelines §15162(a), a subsequent Mitigated Negative Declaration shall not be required when:

- A. There is not a substantial change to the project that involves new significant environmental effects or an increase in the severity of a previously identified significant effect;
- B. There is not a substantial change to the circumstances which the project is undertaken that involves new significant environmental effects or an increase in the severity of a previously identified significant effect; and
- C. There is no new information of substantial importance that shows the project will have a significant effect, significant effects will be more severe, and mitigation measures that would reduce significant effects are rejected by the Applicant.

The applicant believes the above guidelines apply to this project so that Napa County could rely upon the previously certified negative declaration in its approval

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<sup>1</sup> The original winery use permit and variance were designated P13-00167 & P13-00185 for which a mitigated negative declaration was adopted by the Planning Commission on July 16, 2014.

of the current project. I would be happy to discuss this project's review under CEQA with you and/or County Counsel if that's helpful.

Please feel free to contact me with any questions. Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Rob Anglin', is written over the typed name.

Rob Anglin

cc: Ted Hall



**LEGEND**

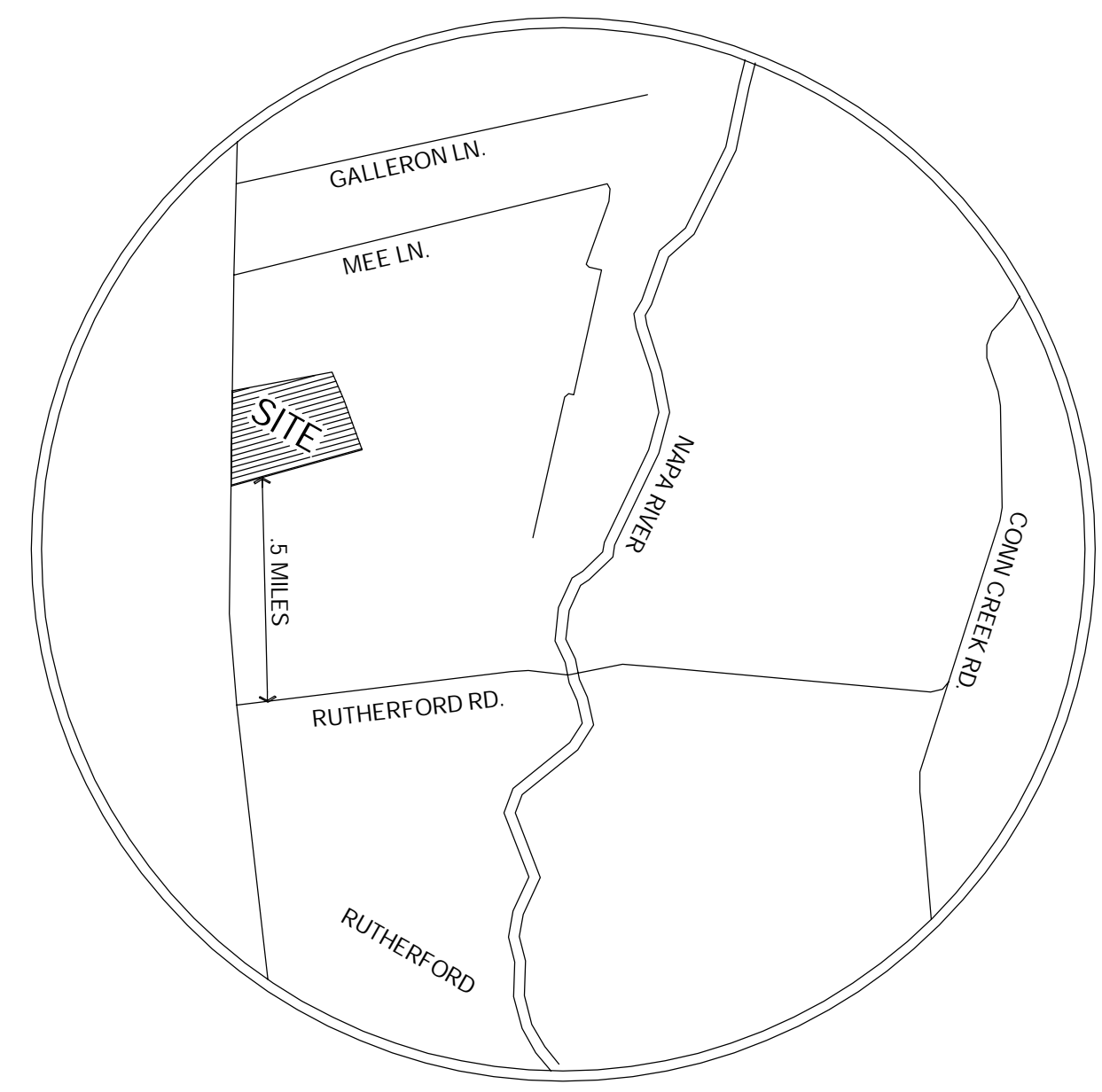
(E) EXISTING  
(A) APPROVED USE PERMIT  
(M) MODIFICATION TO APPROVED USE PERMIT

**BUILDING AREA SUMMARY**

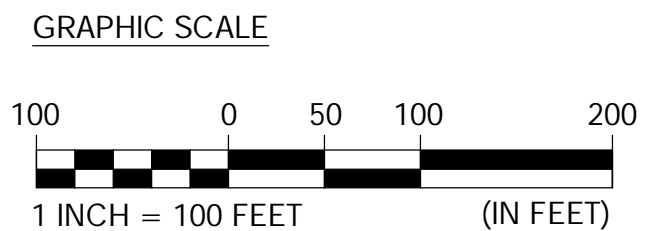
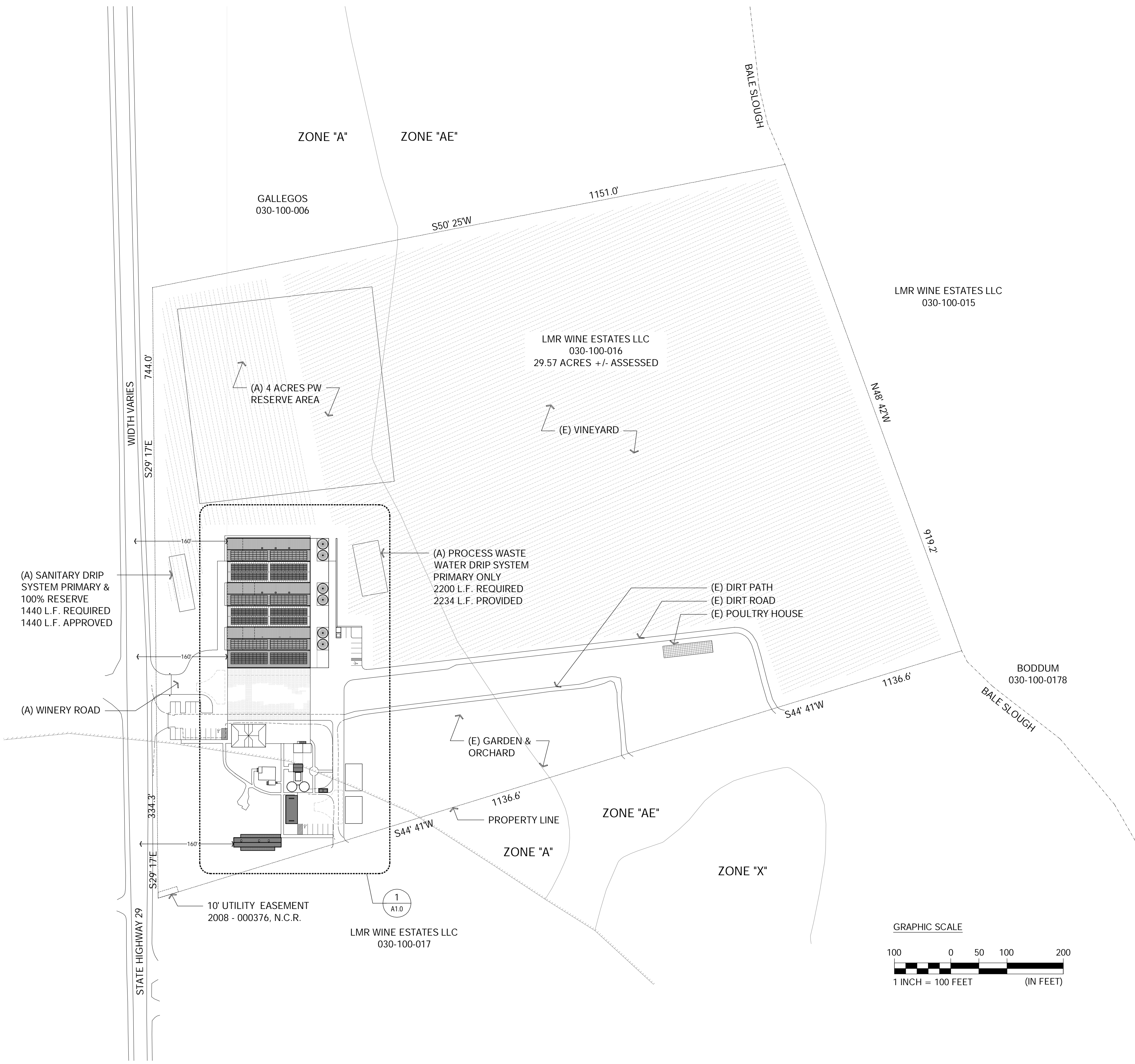
	APPROVED SQ. FT.	MODIFIED SQ. FT.
WINERY INTERIOR	11,000	10,782
WINERY COVERED EXTERIOR	8,328	22,671
OFFICE INTERIOR	1,360	1,360
OFFICE COVERED EXTERIOR	0	809
EQUIPMENT BARN INTERIOR	816	963
	EXISTING SQ. FT.	MODIFIED SQ. FT.
BATHROOM	224	224

**WINERY COVERAGE SUMMARY**

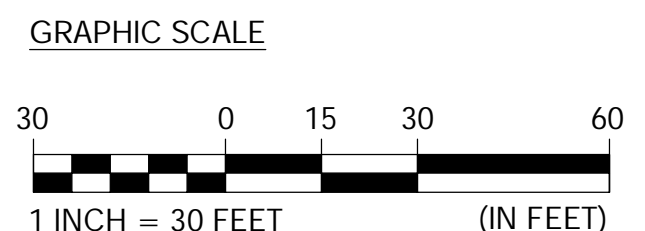
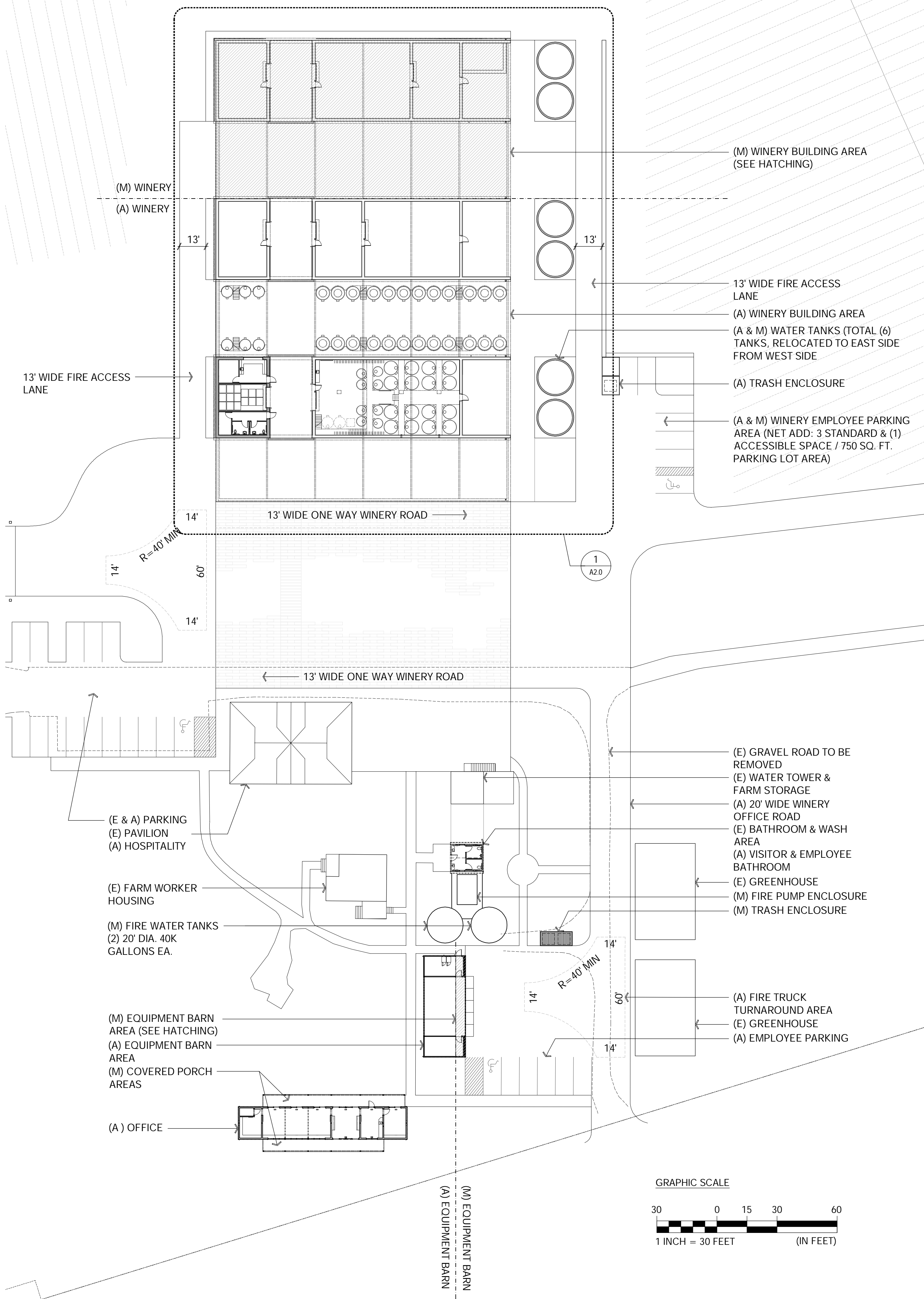
	SQ. FT.	ACRES
PARCEL SIZE:	29,57	
WINERY DEVELOPMENT AREA:	44,591	1.02
WINERY COVERAGE:	93,370	2.14 (7.2% OF PARCEL)
PRODUCTION FACILITY INTERIOR:	10,782	
PRODUCTION FACILITY EXTERIOR:	22,671	
PRODUCTION FACILITY TOTAL:	33,453	
ACCESSORY USE EXISTING:	2,323	
ACCESSORY USE PROPOSED:	2,624	
ACCESSORY USE TOTAL:	4,947	(14.8% OF PRODUCTION FACILITY)



LOCATION MAP  
SCALE: 1" = 100'  
3  
A1.0



PROPOSED SITE OVERVIEW  
SCALE: 1" = 100'  
2  
A1.0



PROPOSED SITE DETAIL  
SCALE: 1" = 30'  
1  
A1.0

APPROVED BY:

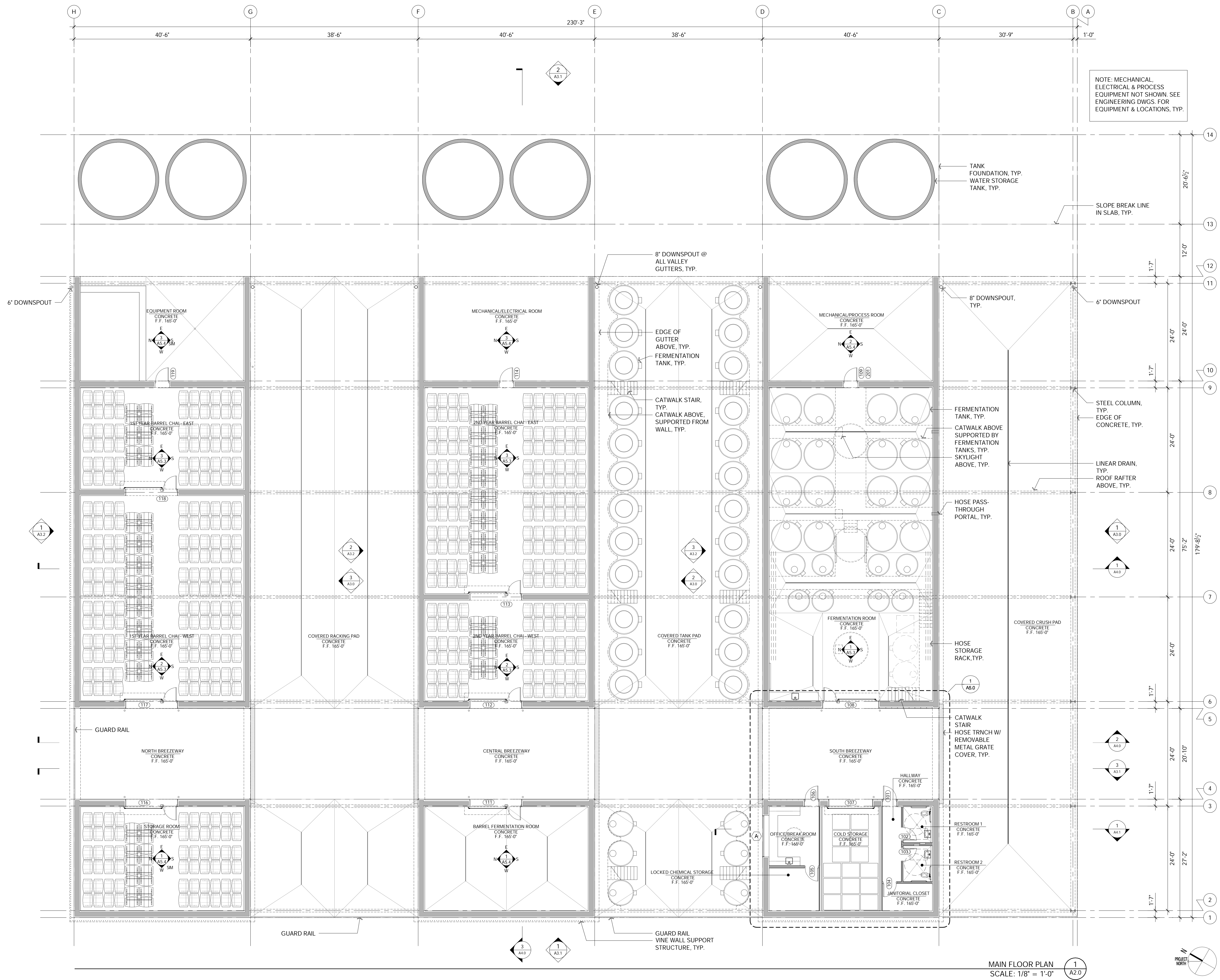
DRAWING TITLE:  
**WINERY ESTATE  
SITE PLAN**

DATE:  
12.20.2016

SCALE:  
AS NOTED

SHEET NO:  
**A1.0**





APPROVED BY:

DRAWING TITLE:  
FLOOR PLAN

DATE:  
12.20.2016

SCALE:  
1/8" = 1'-0"

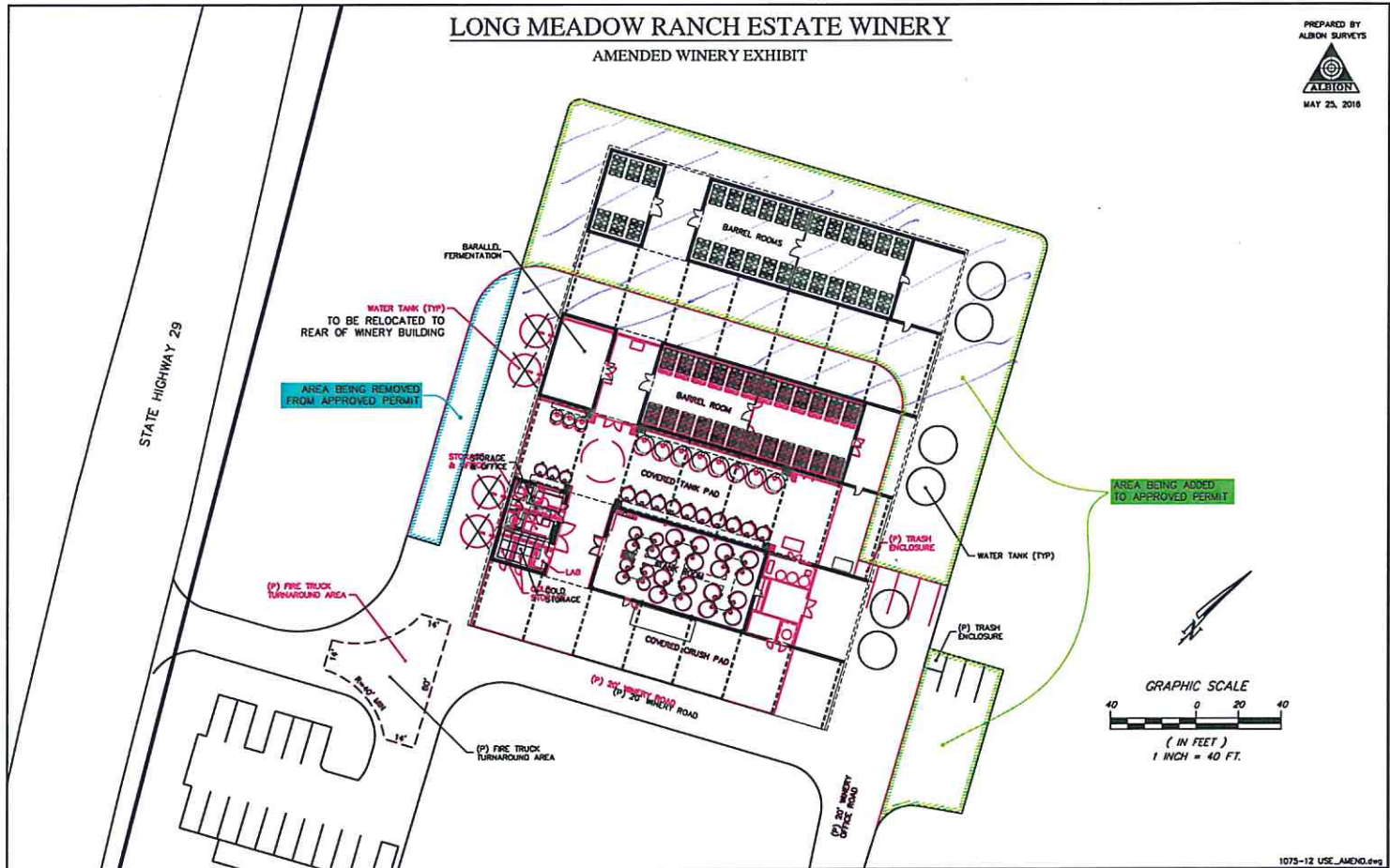
SHEET NO:

A2.0



LONG MEADOW RANCH ESTATE WINERY  
 AMENDED WINERY EXHIBIT

PREPARED BY  
 ALBION SURVEYS  
  
 MAY 25, 2016

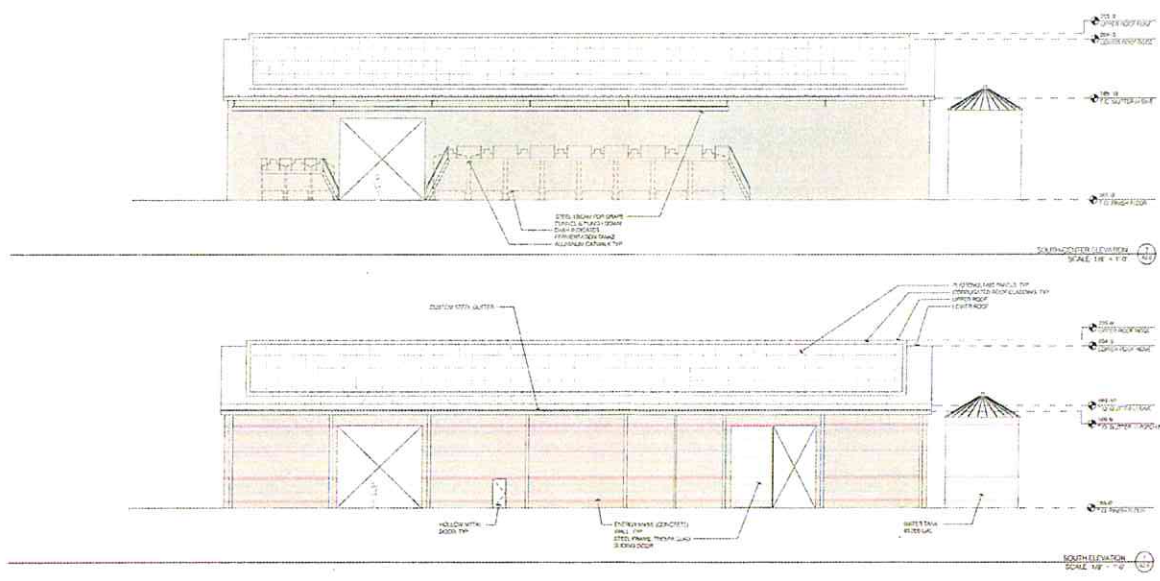


TURNBULL  
GRIFFIN &  
HAESLOOP

466 & 5th STREET WEST  
DOWNTOWN CANTON  
MA 01912-2208  
P: 978.471.2222  
WWW.TURNBULLGRIFFINHAESLOOP.COM

LEWIS FLETCHER FORD  
ESTATE VOUCHER  
100 W. HARRISON STREET  
AUBURN MA 01501  
978.233.1111

ARCHITECT: TURNBULL GRIFFIN & HAESLOOP  
DATE: 11/15/2016  
PROJECT: LEWIS FLETCHER FORD ESTATE VOUCHER  
DRAWING: EXTERIOR ELEVATIONS  
SCALE: 1/8" = 1'-0"



EXTERIOR  
ELEVATIONS  
DATE: 11/15/2016  
SCALE: 1/8" = 1'-0"  
A3.0

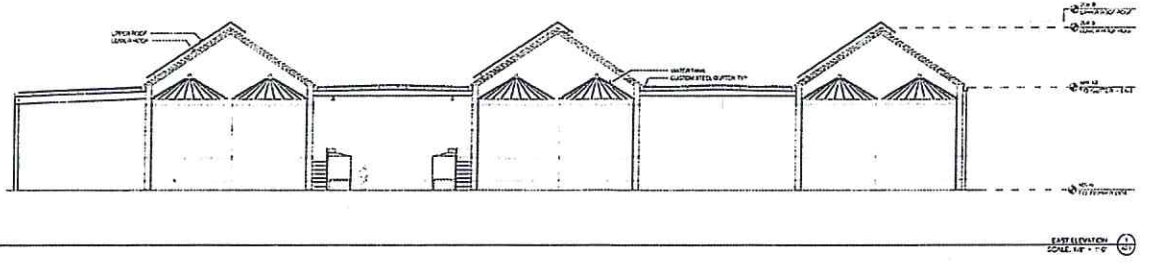
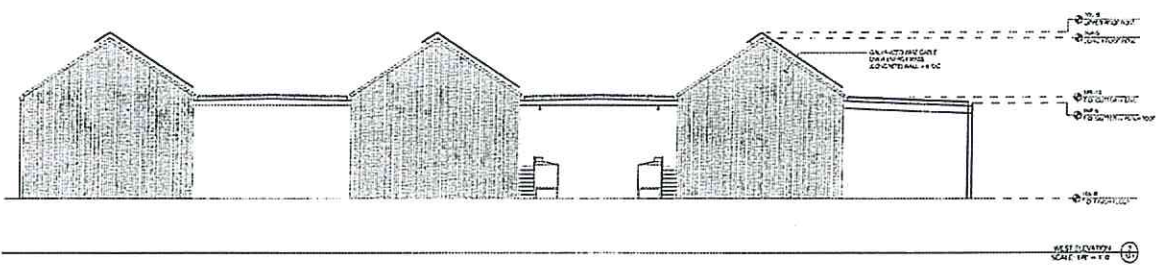


**TURNBULL  
GRIFFIN &  
HAESLOOP**

1400 MARKET STREET  
SAN FRANCISCO, CA 94102  
P 415.774.1200  
F 415.774.1201  
WWW.TURNBULLGRIFFINHAESLOOP.COM

**LARDER HOUSE**  
ESTATE WAREHOUSE  
1400 MARKET STREET  
SAN FRANCISCO, CA 94102

ARCHITECTS: TURNBULL GRIFFIN & HAESLOOP  
DATE: 08/14/16  
PROJECT NO.: 1400 MARKET STREET  
DRAWING NO.: 1400 MARKET STREET  
SCALE: AS SHOWN  
DATE PLOTTED: 08/14/16



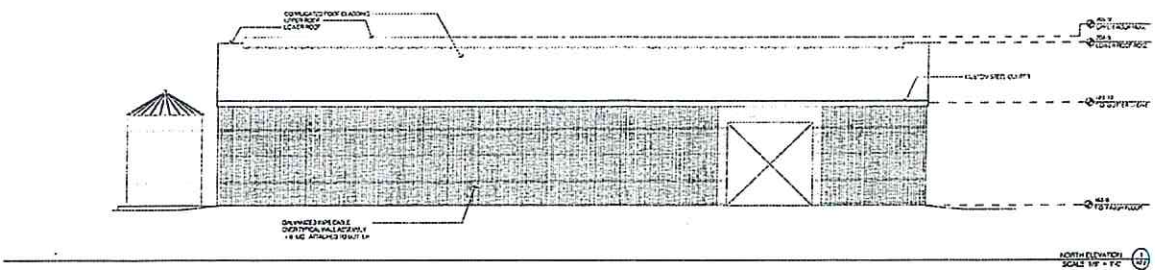
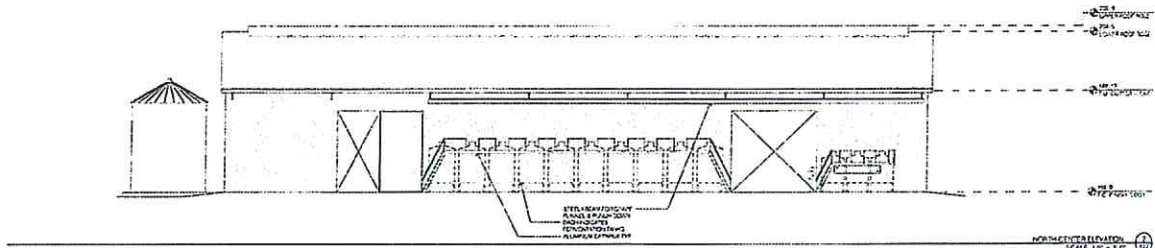
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SCALE: AS SHOWN  
DATE PLOTTED: 08/14/16  
A3.1

**TURNBILL  
GRIFFIN &  
HAESLOOP**

1000 N. W. 10th St.  
Fort Lauderdale, FL 33304  
Tel: 754.333.1111  
www.turnbillgriffin.com

**LAIN RUTHERFORD  
ESTATE WINEERY**  
1000 N. W. 10th St.  
Fort Lauderdale, FL 33304  
Tel: 754.333.1111

Architect: Turnbull Griffin & Haesloop  
Interior Designer: Turnbull Griffin & Haesloop  
Structural Engineer: [Redacted]  
Mechanical Engineer: [Redacted]  
Electrical Engineer: [Redacted]  
Civil Engineer: [Redacted]  
Landscape Architect: [Redacted]  
Date: 05/15/2016  
Sheet: A3.2



**EXTERIOR  
ELEVATIONS**  
DATE: 5/25/2016  
SCALE: 1/8" = 1'-0"  
**A3.2**