

Long Meadow Ranch Rutherford Estate Winery



Long Meadow Ranch

- Family-owned, diversified, integrated organic producer & purveyor
 - Significant role in local food system
 - Farming more than 2000 acres in Napa and Marin counties
- Leader in education and adoption of organic practices in Napa Valley
- Grantor of seven (7) conservation easements totaling 800+ acres



LMR Rutherford Estate (96 acres)



*EXHIBIT OF
LMR VINEYARDS
WITHIN N.C.A.P. 030-100-015, -016 & -017
COUNTY OF NAPA, STATE OF CALIFORNIA*



SCALE: 1"=400'

PREPARED BY
ALBION SURVEYS, INC.



JULY 3, 2014

C30 PROJECT 1075
1075-07 EXH.dwg



Long Meadow Ranch - Rutherford Estate

- 90-acre estate with 6 additional acres leased
 - 74 acres of vineyard
 - 10+ acres of production vegetables
 - 200+ commercial fruit trees
 - Egg-laying poultry
 - Apiary (bees)
- Conservation easements totaling 59 acres
- Organically certified since 2004
- Fish-Friendly Farming certified since inception



Easements Granted in 2009 and 2013



*EXHIBIT OF
LMR VINEYARDS
WITHIN N.C.A.P. 030-100-015, -016 & -017
COUNTY OF NAPA, STATE OF CALIFORNIA*



SCALE: 1"=400'

PREPARED BY
ALBION SURVEYS, INC.



JUNE 3, 2014

C30 PROJECT 1075
1075-07 EXH.dwg



LMR Rutherford Estate Approved Use Permit

- Permit vested by initial site preparation
- No visitation changes requested
 - Agriculture-focused hospitality program
 - Multi-faceted educational tours about wine and food in agriculture
 - Max 50 visitors per day
- Permit obtained from CalTrans for left turn improvements



LMR Rutherford Estate Approved Use Permit

- 100,000 gallon winemaking facility
- Sized to utilize estate grapes
- Innovative, sustainable project elements
 - Rootstock green walls
 - Rain water collection
 - State of the art water conservation
 - Solar power
 - High value thermal materials

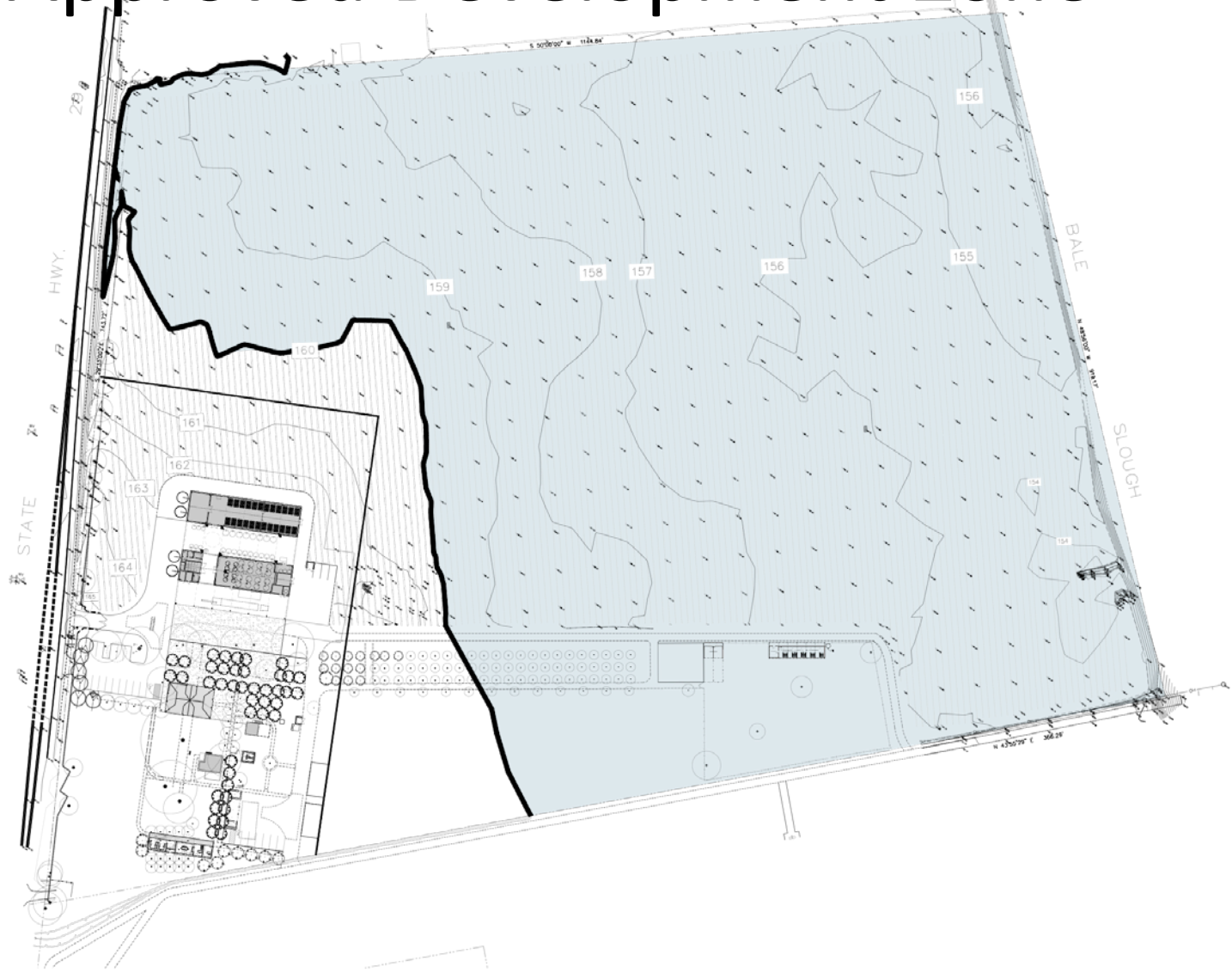


LMR Rutherford Estate

Approved Use Permit

- Clustered development with architecturally consistent design
 - Existing pavilion employed as hospitality center
 - Low-rise office building with green walls (figs)
- Continued diversified agriculture on site
- All development completely outside of 100-year flood plain

Approved Development Zone

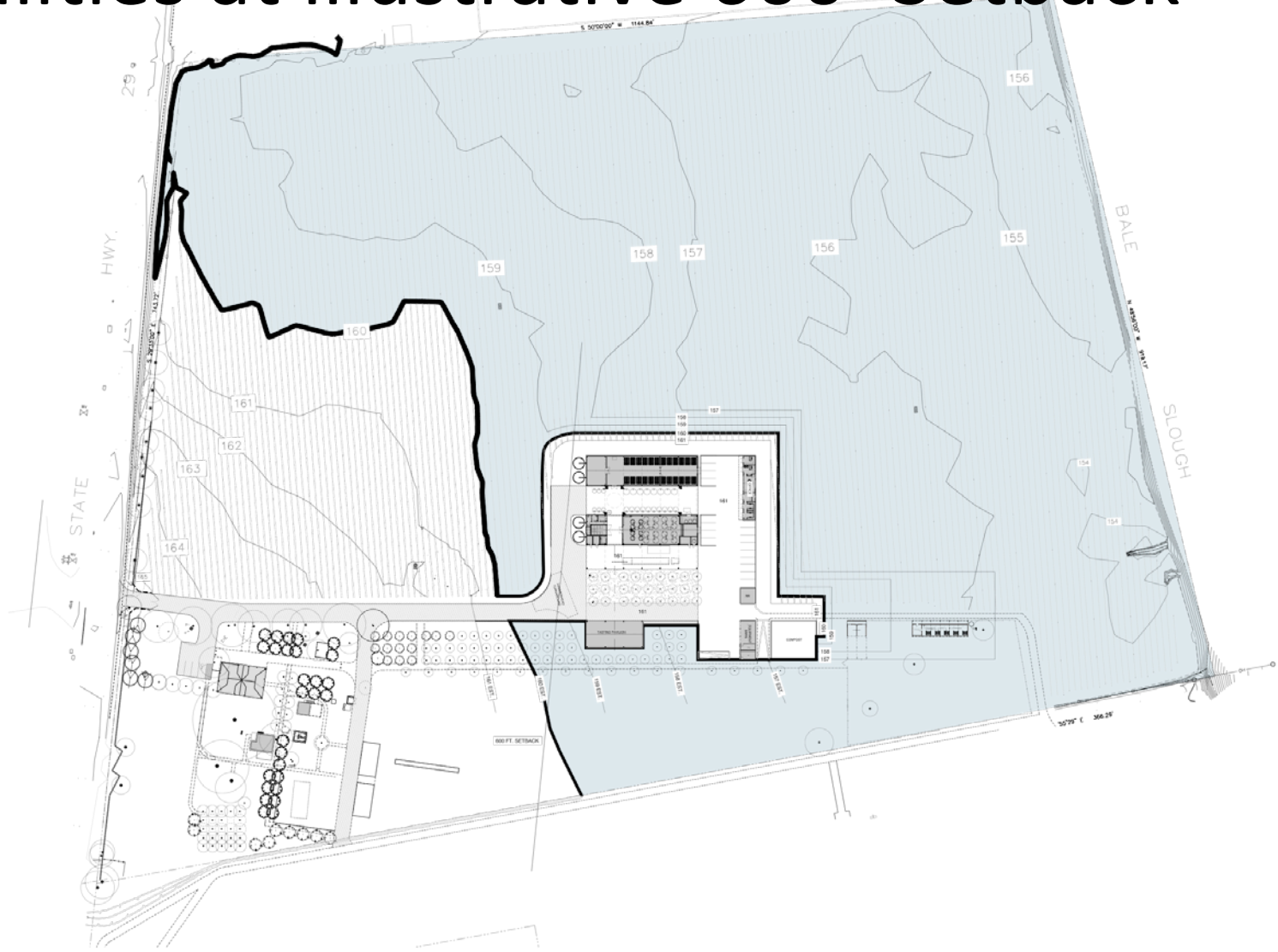


SITE PLAN
SCALE: $\frac{1}{60}'' = 1'-0''$

LONG MEADOW RANCH, RUTHERFORD ESTATE WINERY
JUNE 11, 2014



Facilities at illustrative 600' Setback



SITE PLAN - 600 FT. SETBACK
SCALE: $\frac{1}{60}'' = 1'-0''$

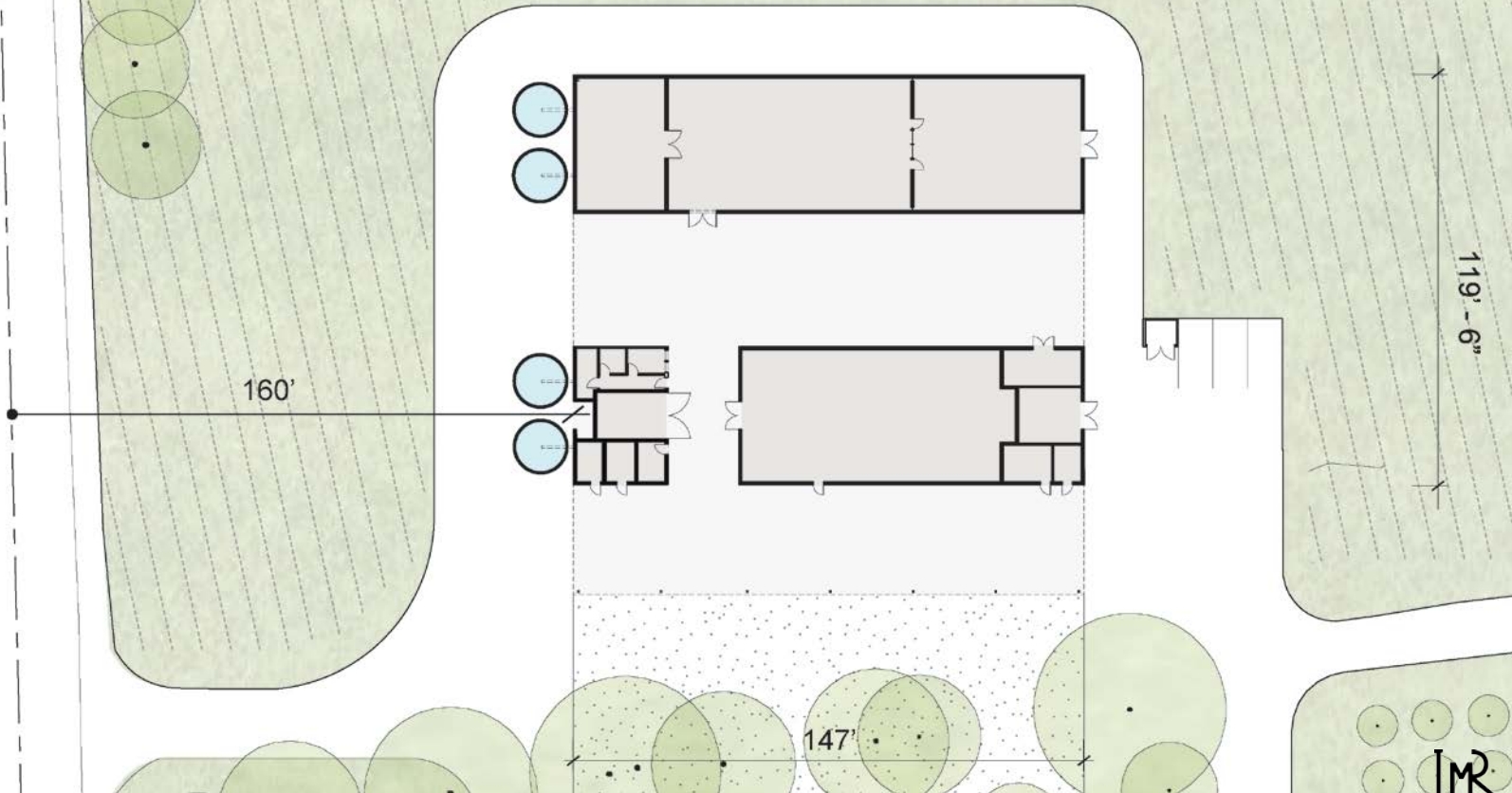
LONG MEADOW RANCH, RUTHERFORD ESTATE WINERY
JUNE 11, 2014



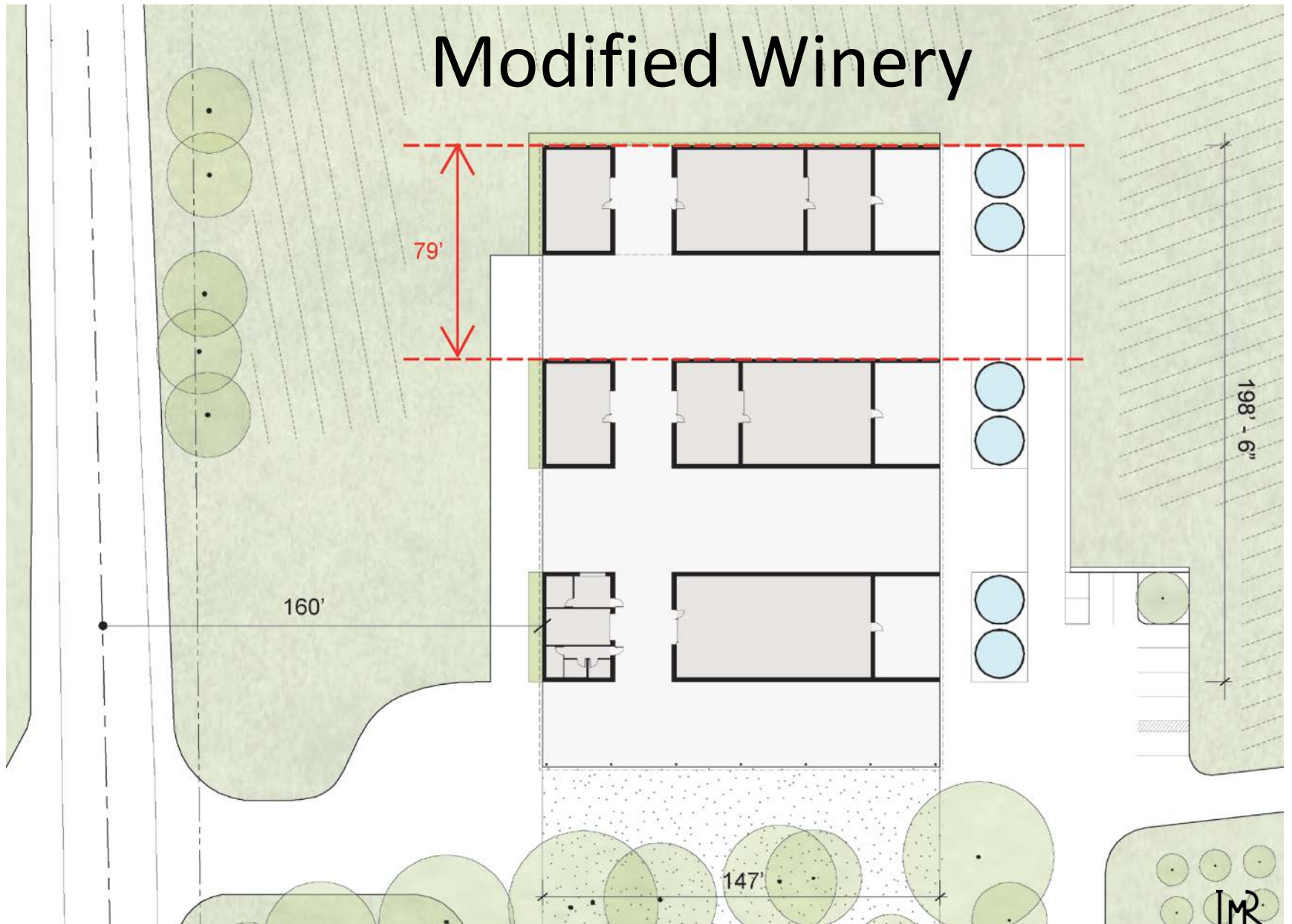
Approved Winery



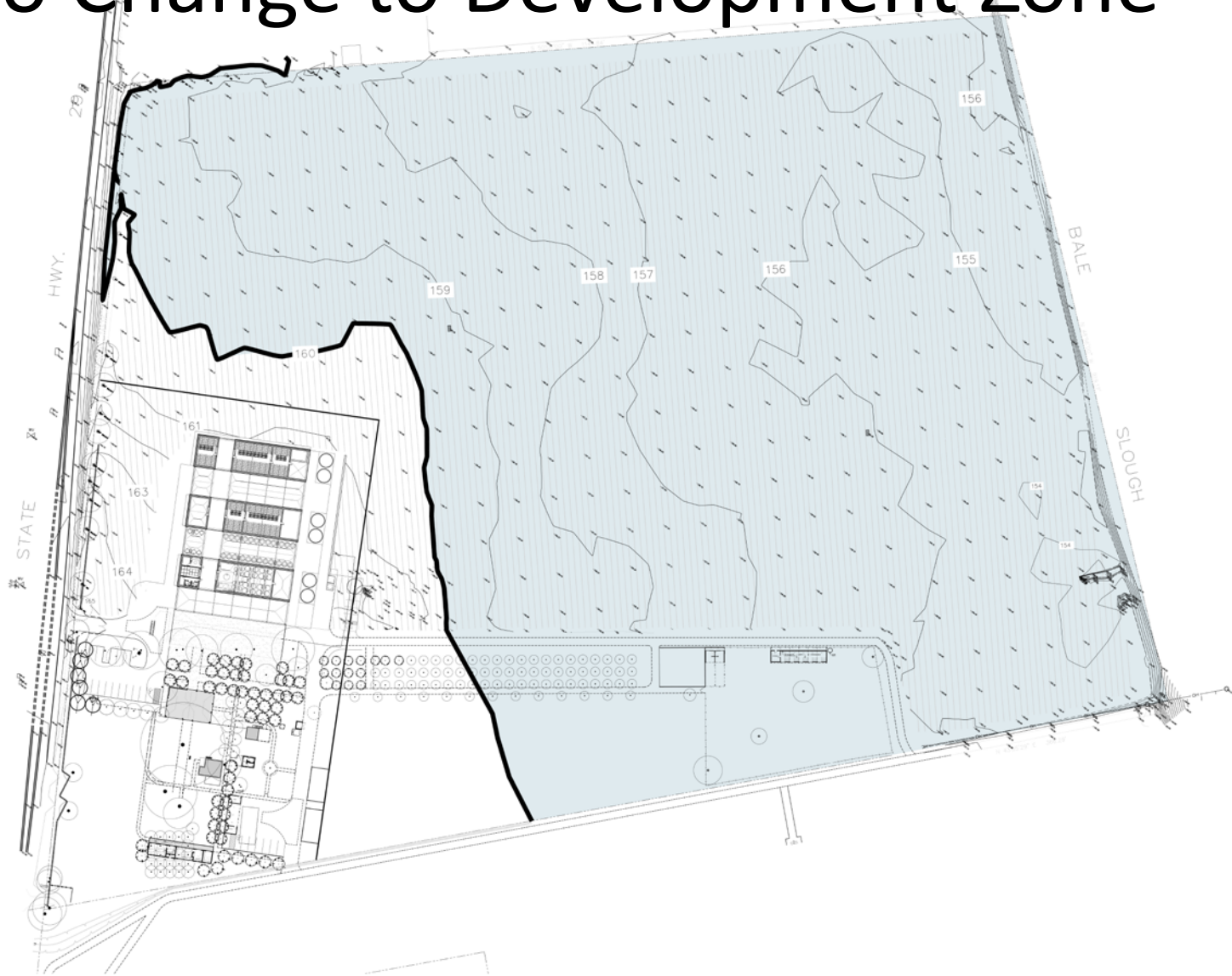
Approved Winery



Modified Winery



No Change to Development Zone



Consistent Clustered Development



Project Design Objectives

- No ground water use
- Self-sufficient in energy (“off-the-grid”)
- No effluent
- No use of hazardous chemicals
- Zero Carbon Footprint
- No runoff
- Cost effective (financially viable)

Key Implementation Technologies

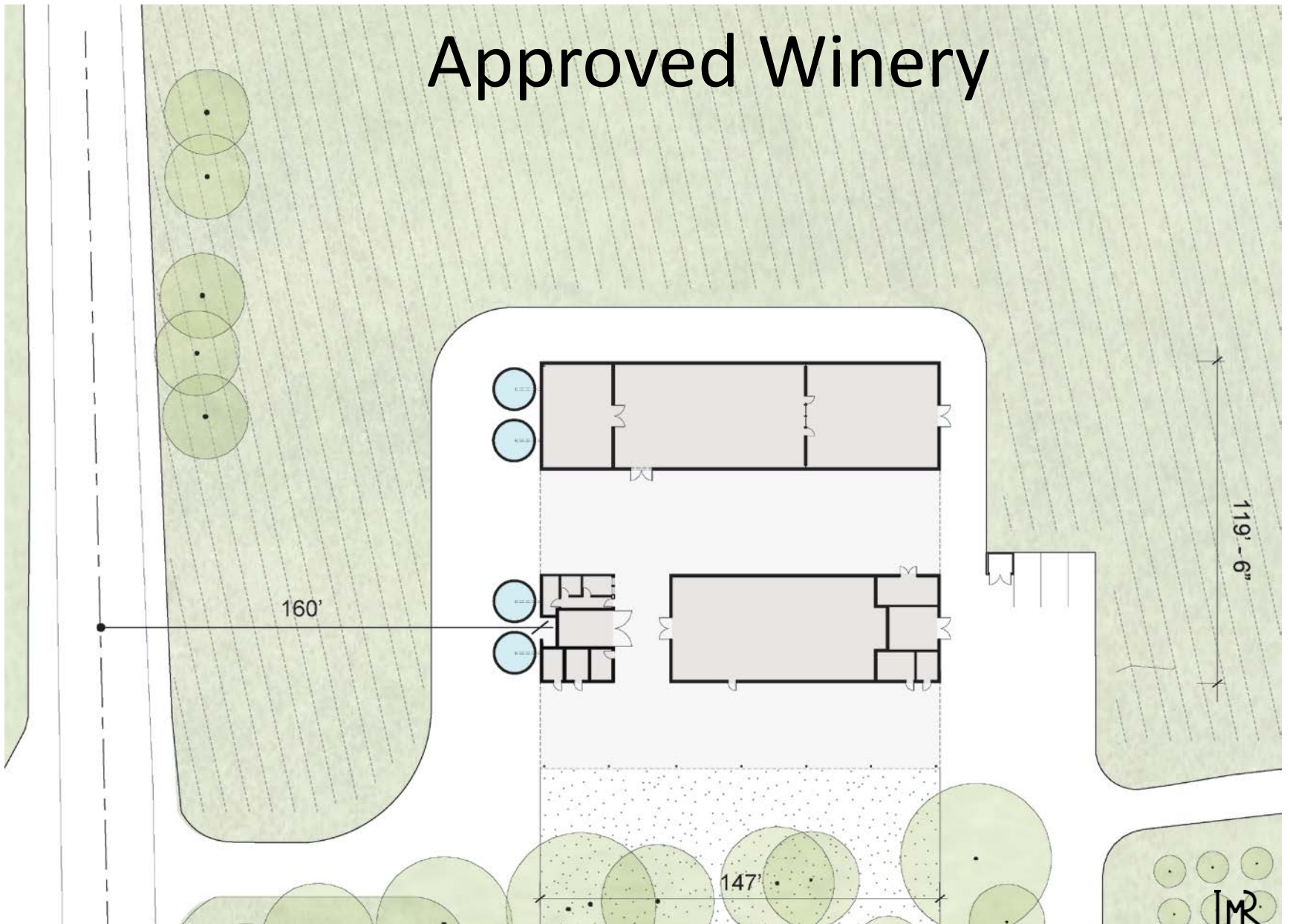
- Rain water collection (no ground water/no minerals)
- SIP and CIP water conservation (7-10 times reuse)
- Benign sanitation chemistry
- Highly energy efficient building
 - Energy Mass Walls (R60 - R100)
 - Exterior Green Walls (039-16 rootstock)
- Direct conversion of solar to ice for chilling (no glycol)
- Solar electrical generation (micro turbine backup)
- Capture of CO₂ from fermentation
- Minimized impervious surfaces



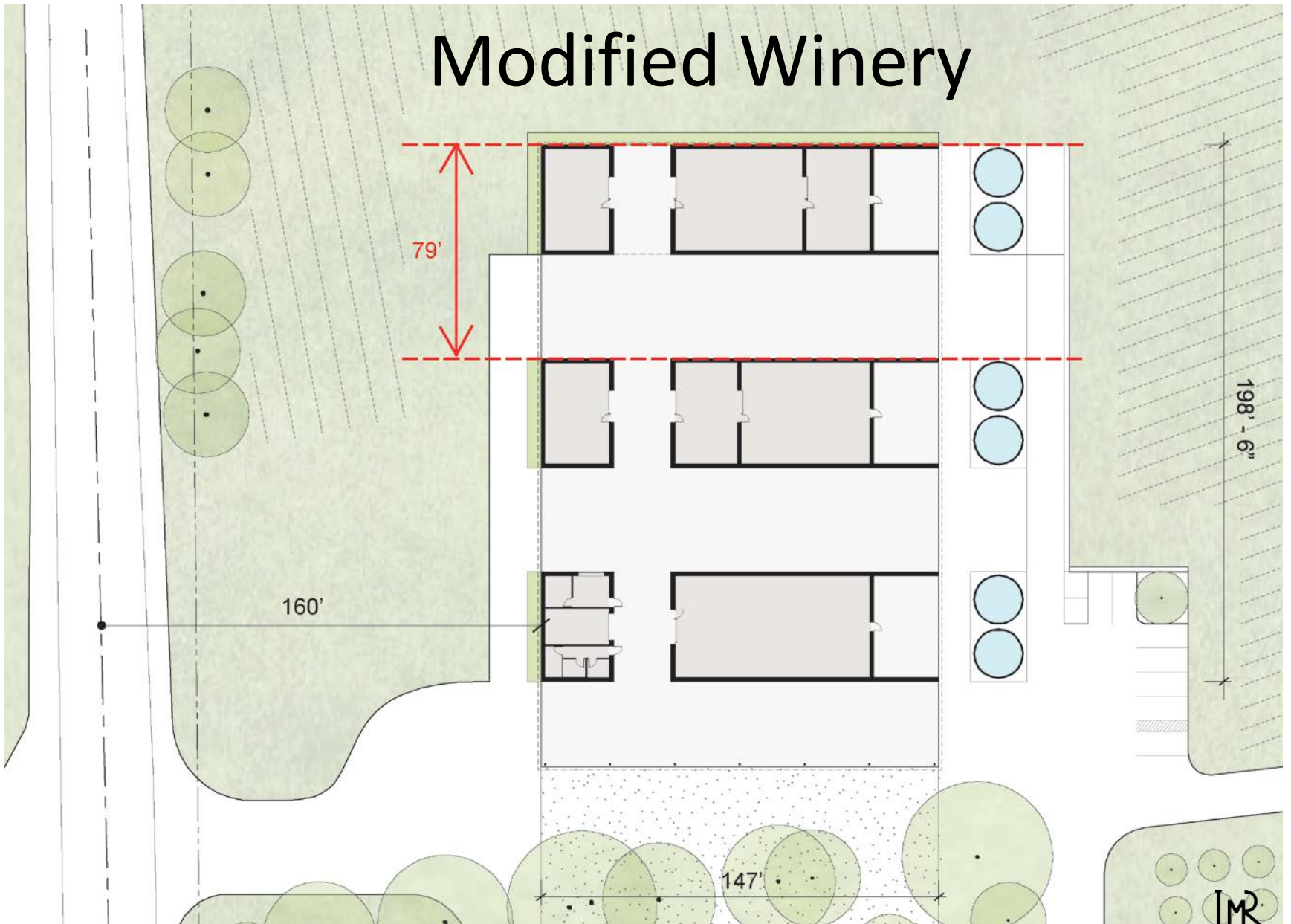
Design Adjustments Required

- Greater roof area needed for solar collection
- Change in construction to Thermal Mass walls
- Reduction in enclosed spaces (no retained heat from support systems)
- Additional rain water storage
- “Easy access” bays to adapt to evolving technology
 - Battery
 - CO2 compression
 - SIP/CIP

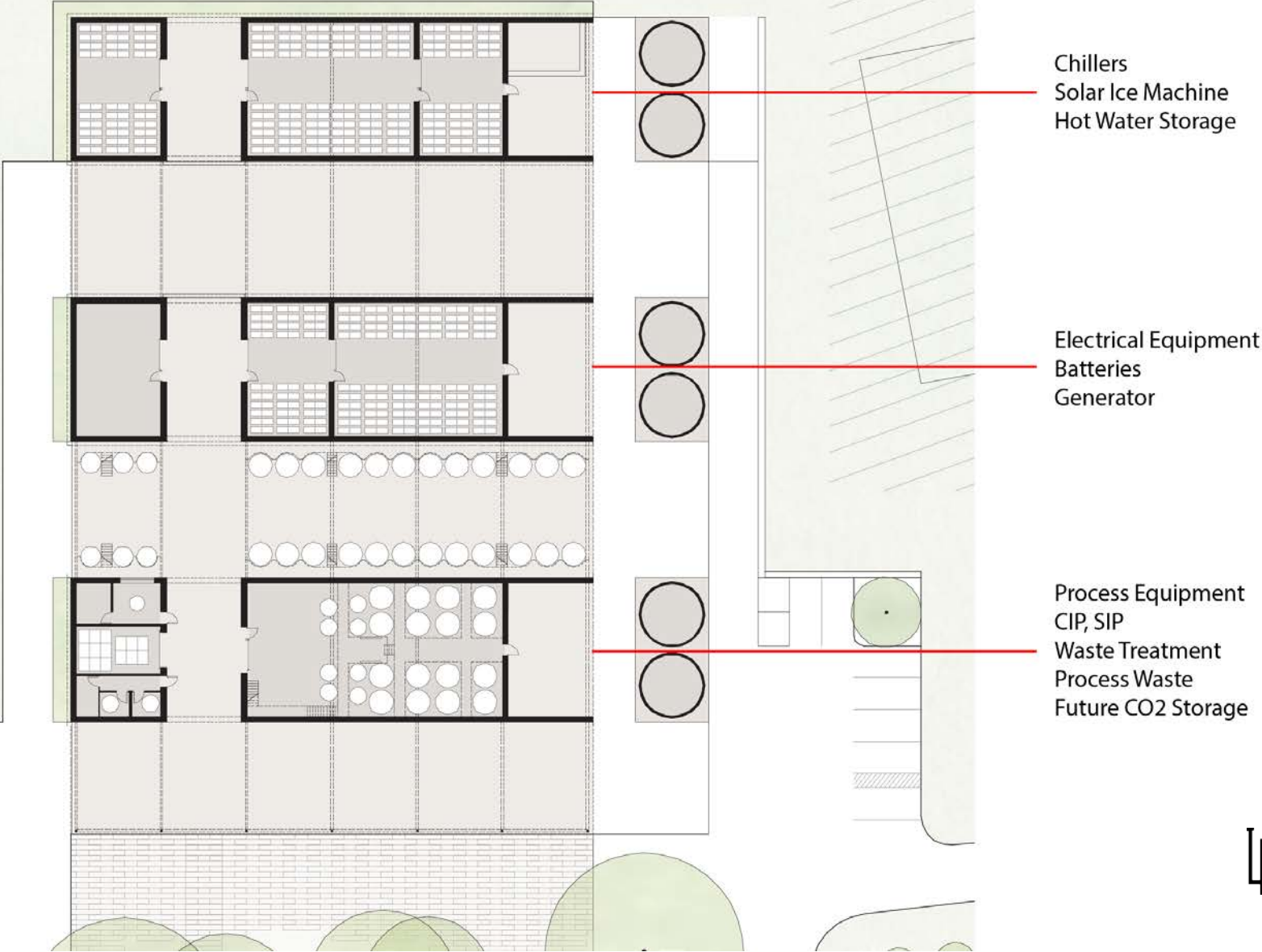
Approved Winery



Modified Winery



Innovative Systems



Modified Winery



Approved Winery



Permit Modification Required

- Reduce interior space
 - from 11,000 square feet
 - to 10,782 square feet
- Increase covered space
 - from 8,328 square feet
 - to 22,671 square feet
- Move water tanks to east and increase number from four (4) to six (6)

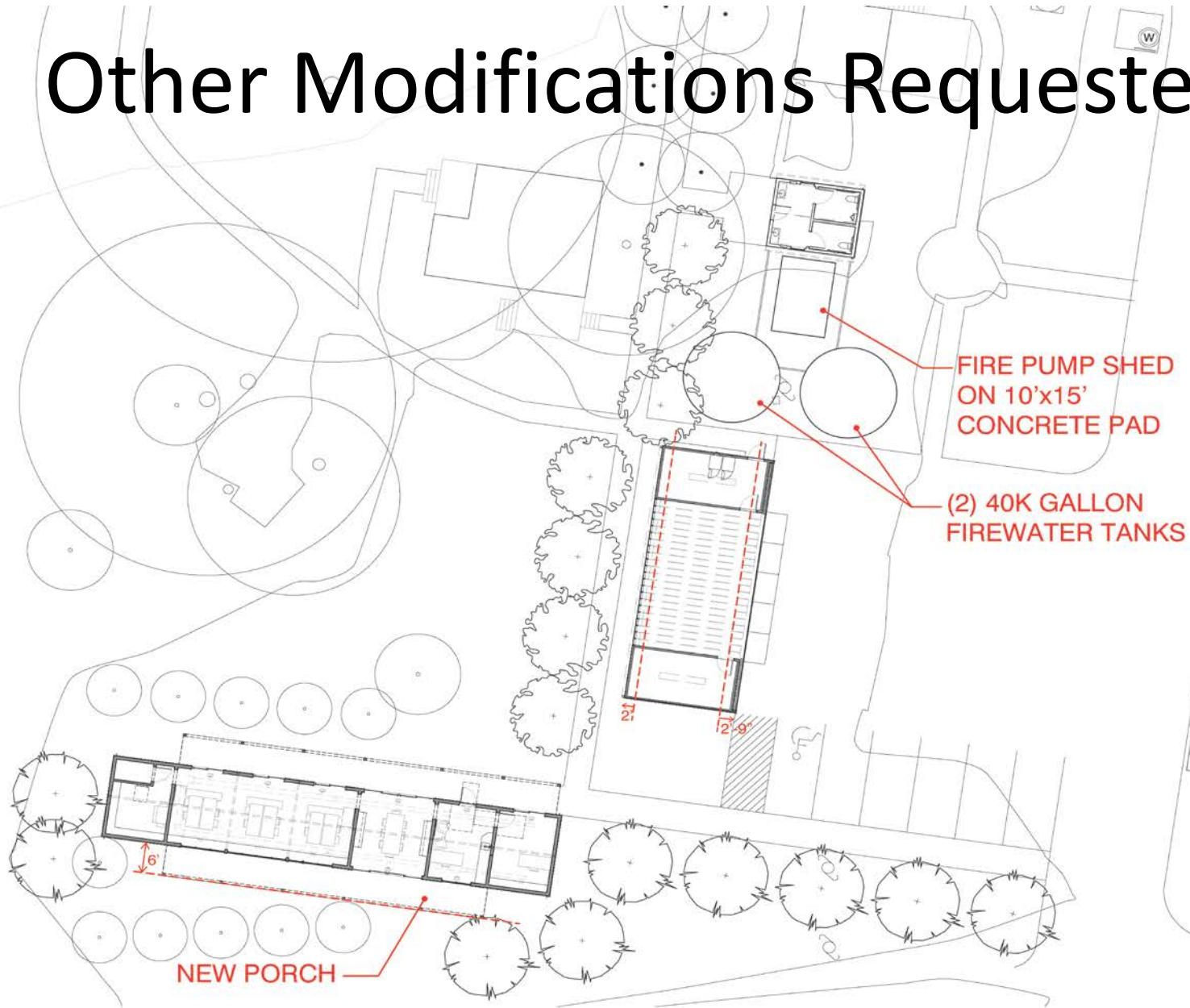
Additional Variance Necessary

- All buildings (existing and approved) located at common 160' setback from Highway 29
- Variances are required from 600' setback as established by Winery Definition Ordinance
- Adding 79 feet to previously approved (vested) facility requires additional variance

Other Modifications Requested

- Construct a fire pump and fire equipment shed (150 sq. ft.)
- Add two (2) 40,000 gallon firewater tanks
- Widen the approved equipment barn by 2 feet on two sides (200 sq.ft.)
- Add south porch to approved administration building to conserve energy (824 sq. ft.)

Other Modifications Requested



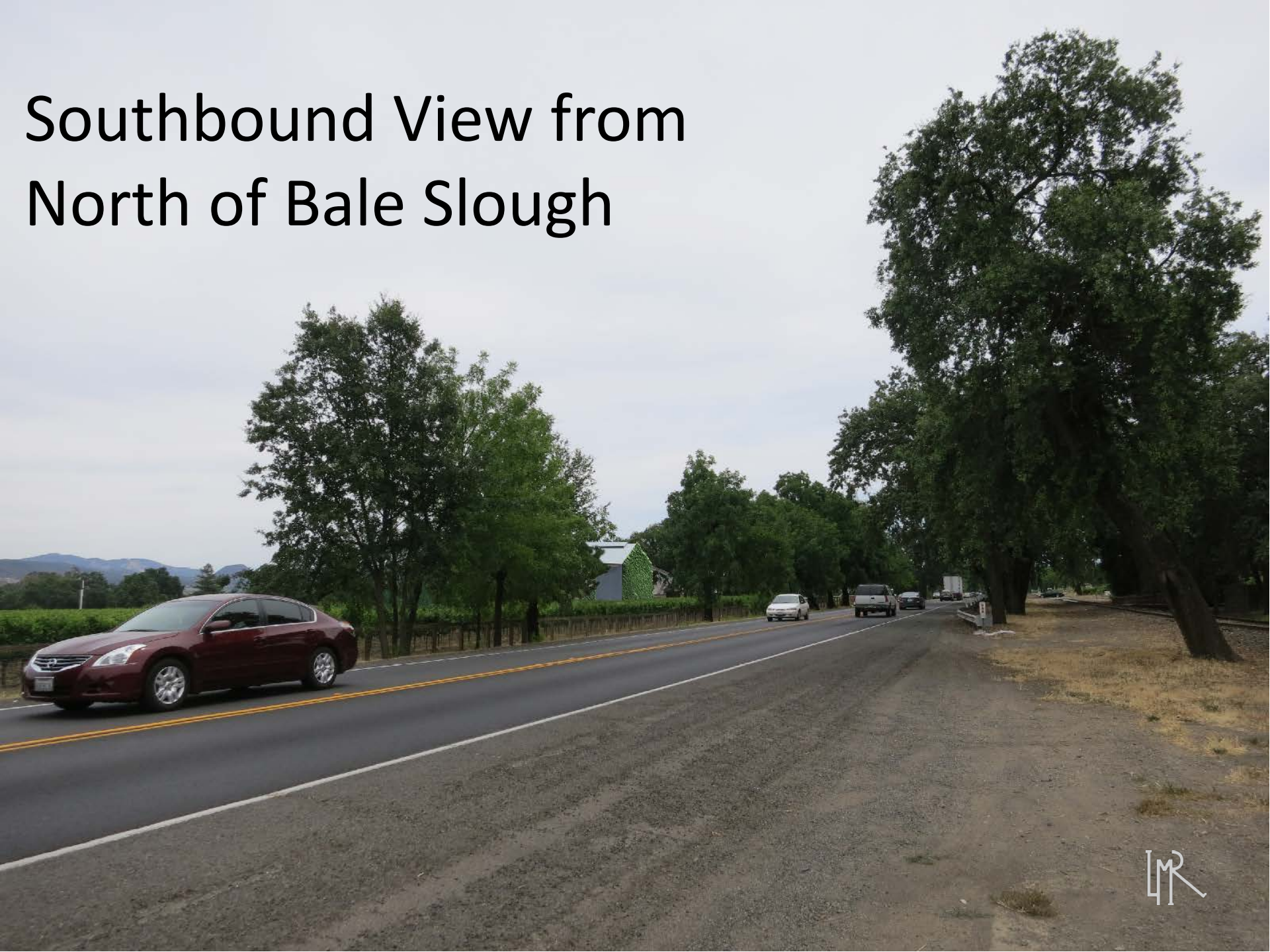
Minimal Visual Impact

- Existing cluster of classic agricultural buildings unchanged
- Approved office building shielded by existing fig orchard and green (fig) walls
- Modified winery facility
 - Screened from southbound traffic by perimeter trees
 - Not seen by northbound traffic until immediately abeam of entrance driveway

Southbound View from Mee Lane



Southbound View from North of Bale Slough



Southbound View across from Property



View from Grgich-Hills Driveway



Northbound Highway View

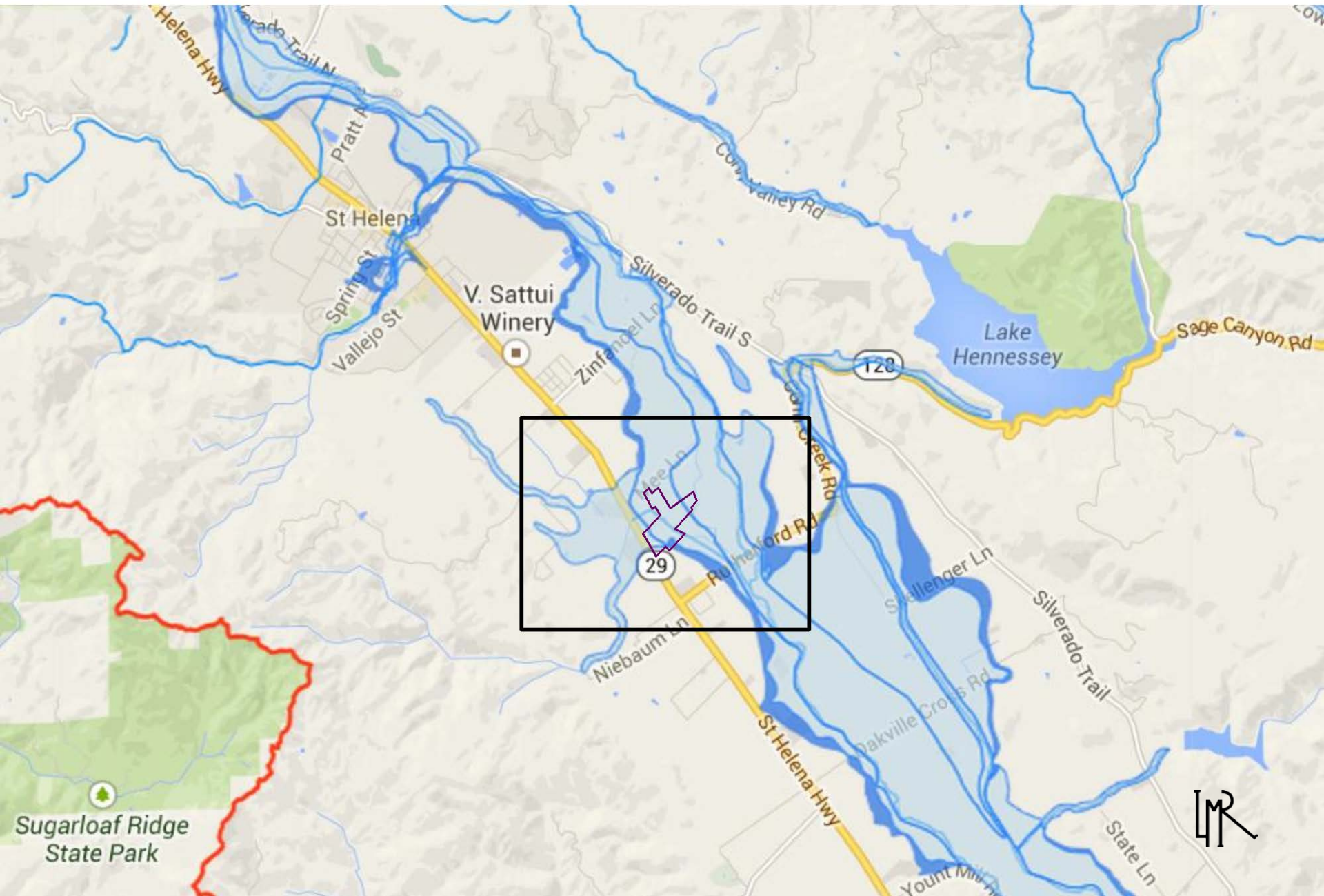


Summary

- Winery facility adapted to achieve significant environmental benefits
 - Establish new standards for wine industry
 - Achieve Napa County objectives/aspirations
- No significant visual impact
- No changes to production capacity, visitation or traffic
- Minor adjustments to other buildings

* * *

LMR Rutherford Estate Winery



Bale Slough Floodway

- Bale Slough highly channelized with major concentration of flow at Highway 29
- Active flood plain, with many recent incidents
 - December 2012
 - February 2014
 - January - March 2017
- Major flooding impacting LMR, Alpha Omega, Provenance, Grgich-Hills, and Beaulieu