

Daryl & Lynette Galush
P O Box 218
Rutherford CA 94573

12 May 2014

Wyntress Balcher
Planning Services, Napa County
1195 Third Street, Ste 210
Napa CA 94559

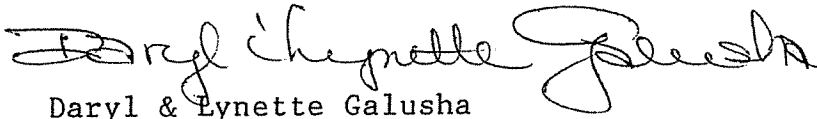
Re: LMR Rutherford Estate Winery
1790 St Helena Highway, Rutherford
APN: 030-100-018

Dear Ms. Balcher,

Thank you for providing information regarding the above project
to us for review.

Enclosed is a list of Questions & Concerns that have resulted
from the reports received.

Sincerley,



Daryl & Lynette Galusha

enclosure

cc: Diane Dillon; Supervisor

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MAY 13 2014 *as*

Napa County Planning, Building
& Environmental Services

QUESTIONS & CONCERNS REGARDING LMR RUTHERFORD WINERY:

Use Permit: #P13-00167-UP Variance: #P13-00185-VAR

- 1) Water: Winery will use significantly more water than currently used to irrigate vines and garden.
 - a) RAM Engineering prepared a Water System Feasibility Report that specifies a new well will be drilled. Please provide a plot plan that shows the location of this new well as the plan I received from Planning Department does not show this.
 - b) What did Public Works determine was the "potential impact on static ground water levels in neighborhood" based on proposed increase in water usage? Please send a copy of the report that outlines these findings that were a result of the WAA-Phase I study.
- 2) Traffic: Highway 29 from Rutherford North in the area of the proposed new winery has gridlock problems. This is especially bad during the afternoon commute South which starts about 3pm. Numerous accidents occur along this stretch of road. The increase in traffic due to additional employees and visitors to the winery will make the problem worse. Has a Traffic Impact Report been prepared to address these issues? If so, please provide a copy of the report. If this study has not been done, will it be done? If it will not be required, why not?
- 3) Noise: Public Notice (item L.) says that hours of production are from 7am to 6pm. How will this directive be enforced, what are penalties if not adhered to?
- 4) On what basis did Planning Department approve all the Variance Requests? Is there a written "narrative" explaining the process and research done by Planning staff to come to the decision that the Variance Requests have a Negative Impact? Please send a copy of this analysis.

**LMR Rutherford Partners LLC
P.O. Box 477
Rutherford, CA 94573**

May 20, 2014

Daryl and Lynette Galusha
P. O. Box 218
Rutherford, CA 94573

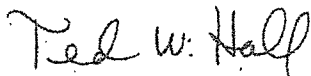
Dear Daryl and Lynette:

Thank you for taking the time to meet with us yesterday at our property at 1796 St. Helena Highway South. We appreciate the opportunity to discuss the proposed project with you and to give you a feeling for the layout on the ground.

We are pleased that we were able to respond to your questions regarding notice, traffic, water, entrance location, building location, etc. as outlined in your letter and to the additional items that you raised during our meeting.

Please let Jon Webb or me know if you have additional questions about the project.

Very best regards,



Ted W. Hall

Cc:
Diane Dillon
Wyntress Balcher

Daryl & Lynette Galusha
P O Box 218
Rutherford CA 94573

20 May 2014

Wyntress Belcher
Napa County Planning Department
1195 Third St, Ste 210
Napa CA 94559

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1790 St Helena Highway, Rutherford
APN: 030-100-018
Variance: #P13-00185-VAR

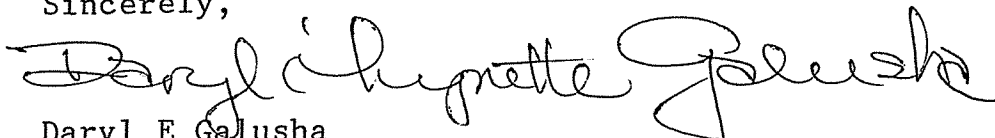
Ms. Balcher:

This is a follow-up to correspondence of 12 May 2014:
Item 4 on the list of questions and concerns requested
information regarding the granting of variance requests
for various buildings on the above property. None of the
buildings are proposed to be at the "required" 600' set-back
from the road.

We question this placement of the winery and other buildings
and request that Planning Department follow the Zoning
Regulation that requires a minimum set-back of 600 feet.

Thank you for your consideration.

Sincerely,



Daryl E Galusha
Lynette Galusha

cc: Diane Dillon

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MAY 28 2014

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