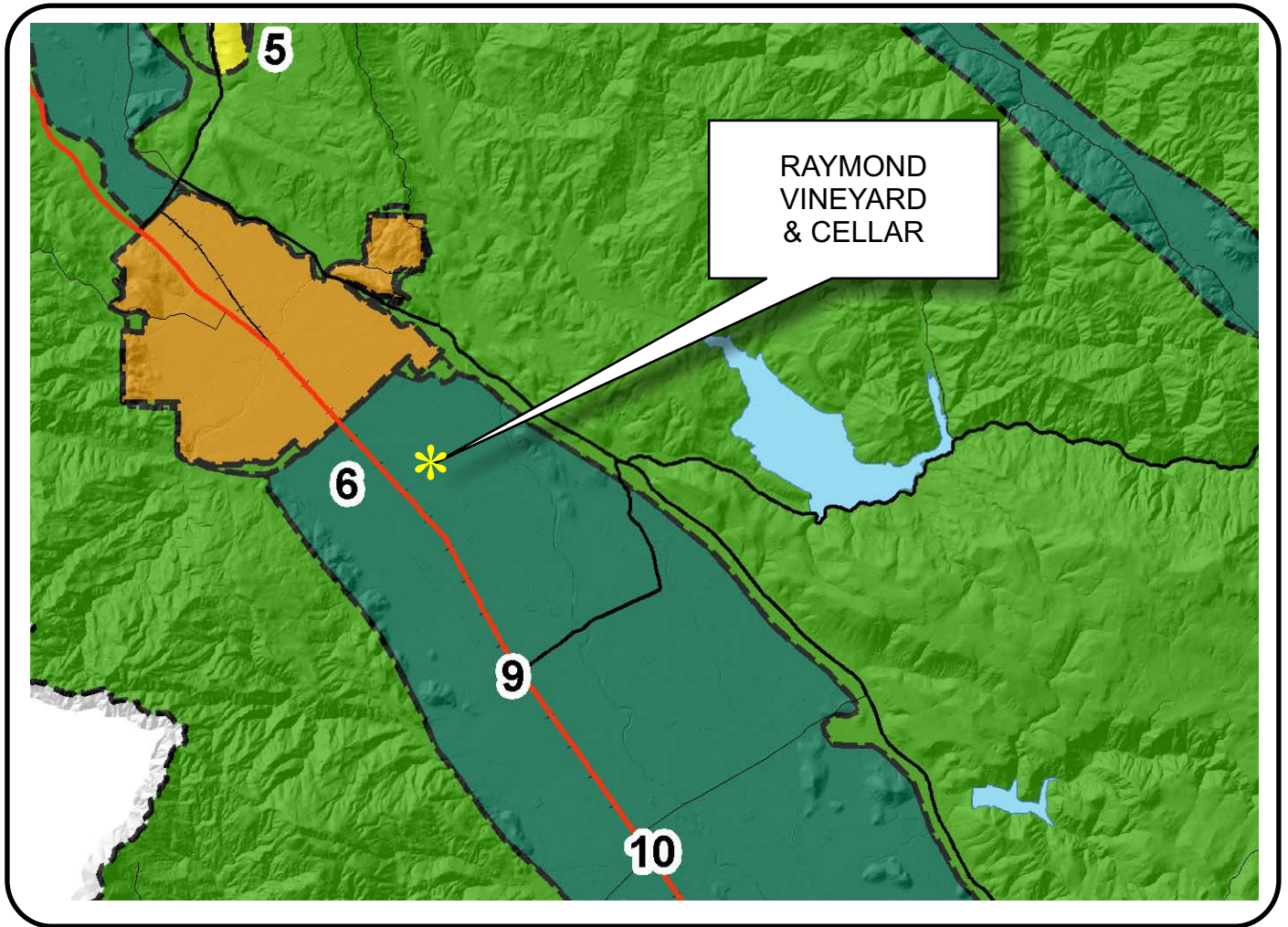








# NAPA COUNTY LAND USE PLAN 2008 - 2030





## LEGEND





### URBANIZED OR NON-AGRICULTURAL

-  Cities
-  Urban Residential \*
-  Rural Residential \*
-  Industrial
-  Public-Institutional
-  Study Area

### OPEN SPACE

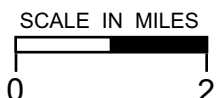
-  Agriculture, Watershed & Open Space
-  Agricultural Resource

### TRANSPORTATION

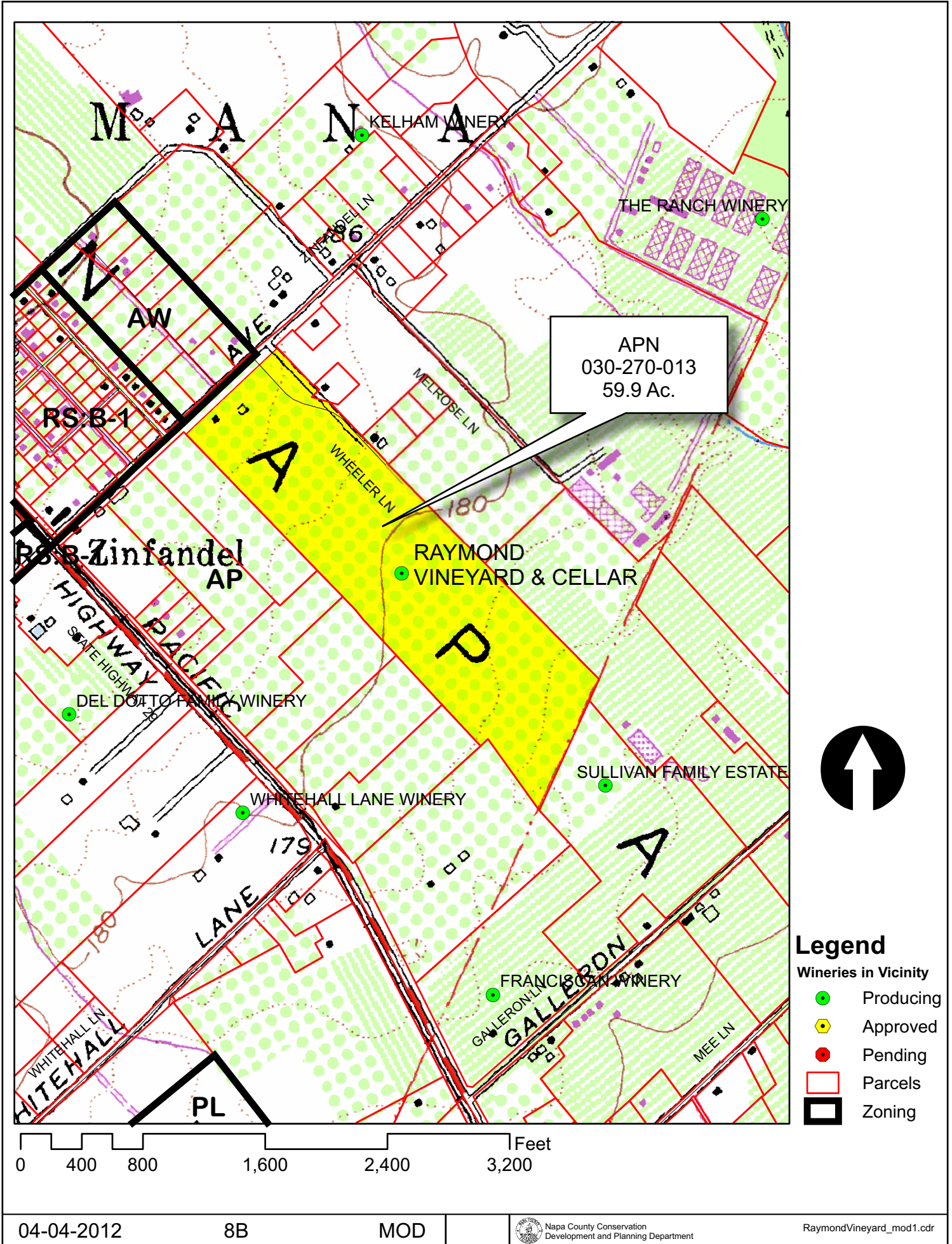
-  Mineral Resource
-  Railroad
-  Limited Access Highway
-  Major Road
-  Secondary Road
-  Airport
-  Airport Clear Zone
-  Landfill - General Plan

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

APN  
030-270-013  
04-04-2012  
8B MOD

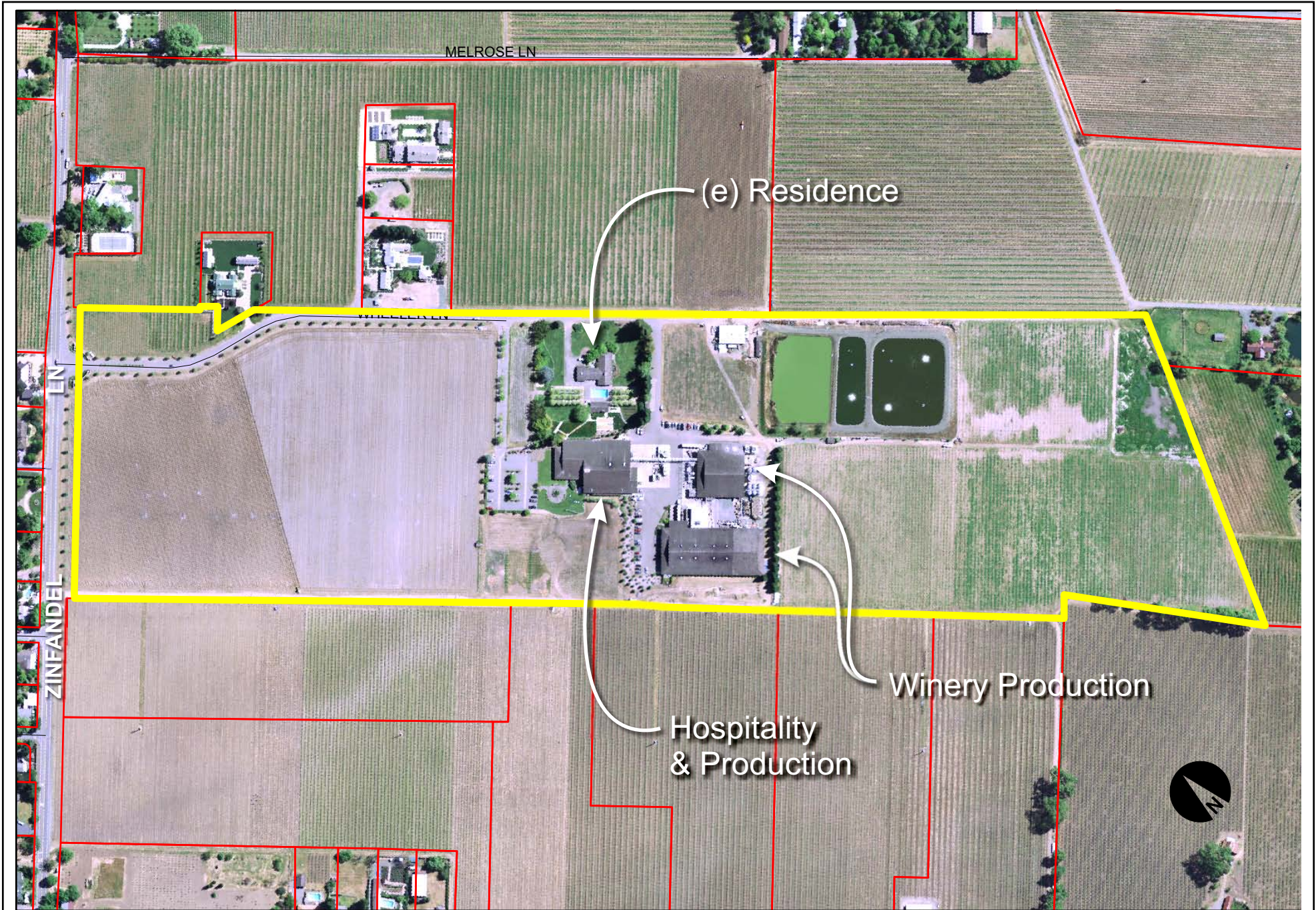


# RAYMOND VINEYARD AND CELLAR





# RAYMOND VINEYARD AND CELLAR

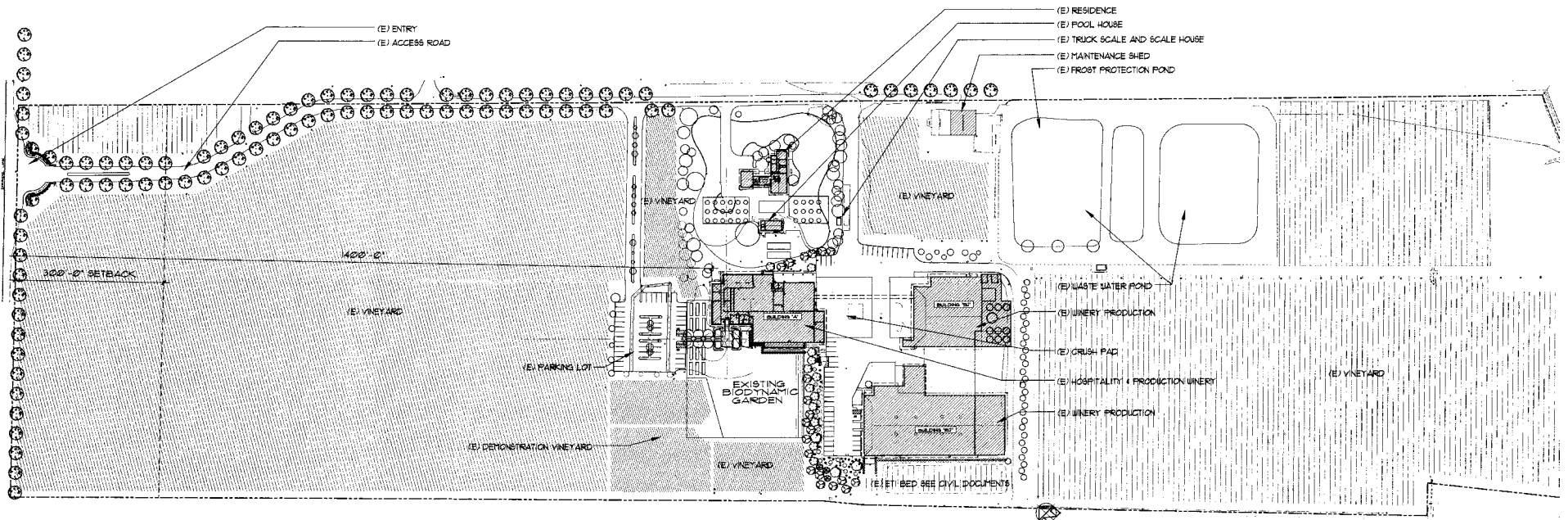


0 180 360 720 1,080 1,440 Feet

Existing Conditions



# RAYMOND VINEYARD AND CELLAR



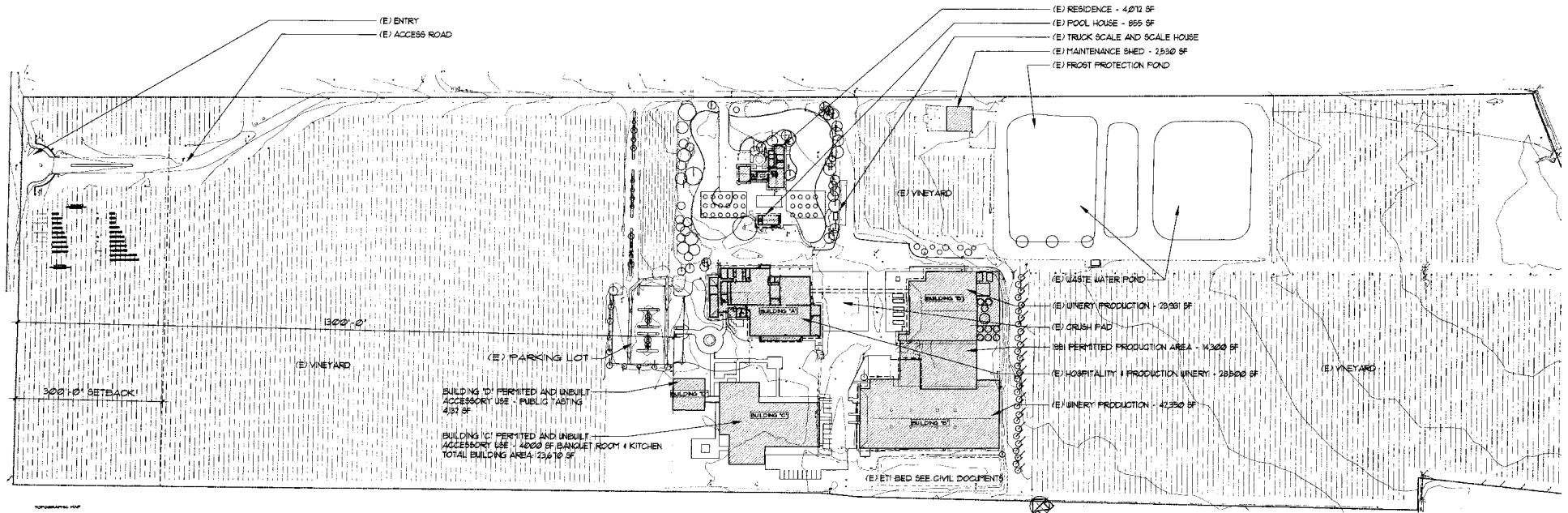
TOPOGRAPHIC MAP  
RAYMOND VINEYARD  
DATE: 04/04/2012

## EXISTING SITE PLAN



AREA CALCULATIONS		
EXISTING PROPERTY AREA:	60.12 ACRES	
<b>WINERY COVERAGE</b>		
413,710 SF	9.5 ACRES	EXISTING
452,175 SF	10.4 ACRES	1991 PERMIT
435,880 SF	10.0 ACRES	PROPOSED
10.0 ACRES / 60.12 ACRES = 16 % OF PARCEL		
<b>PRODUCTION FACILITY</b>		
243,800 SF		EXISTING
263,465 SF		1991 PERMIT
235,280 SF		PROPOSED
<b>ACCESSORY USE</b>		
15,209 SF		EXISTING
17,131 SF		1991 PERMIT
24,955 SF		PROPOSED
15,209 SF / 243,800 SF = 6% OF EXISTING PRODUCTION FACILITY		
17,131 SF / 263,465 SF = 7% OF 1991 USE PERMIT PRODUCTION FACILITY		
24,955 SF / 235,280 SF = 11% OF PROPOSED PRODUCTION FACILITY		
<b>WINERY DEVELOPMENT AREA</b>		
207,475 SF	4.8 ACRES	EXISTING
226,715 SF	5.2 ACRES	1991 PERMIT
197,500 SF	4.5 ACRES	PROPOSED

# RAYMOND VINEYARD AND CELLAR



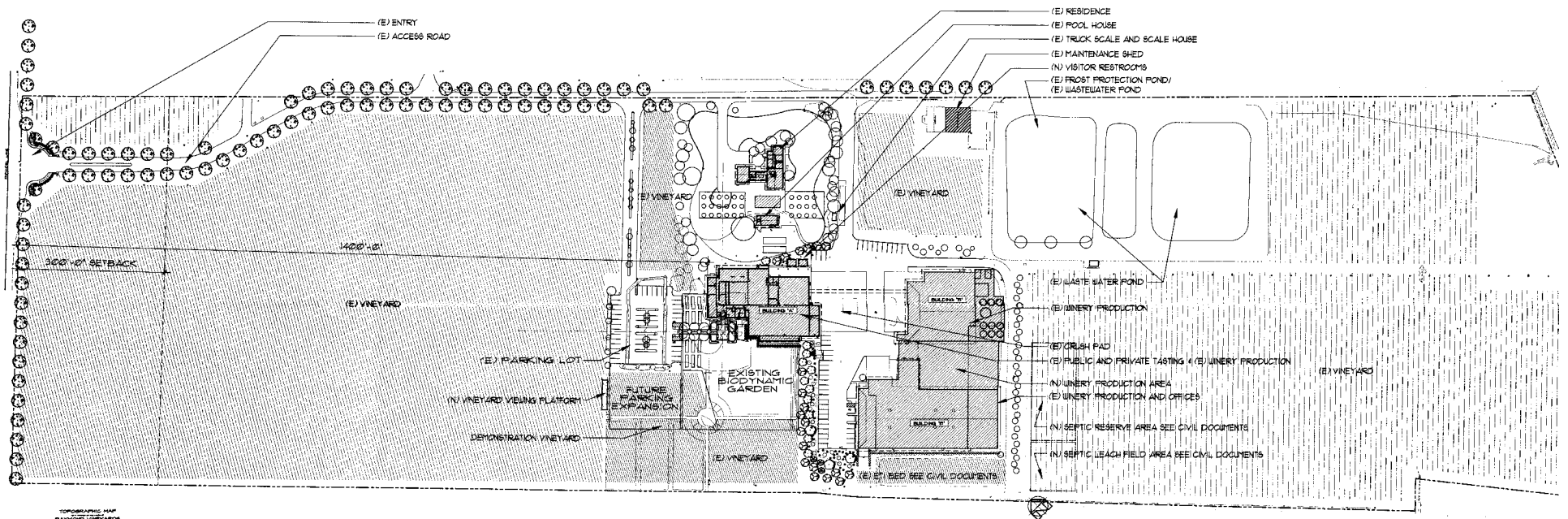
## SITE PLAN 1991 USE PERMIT

TOPOGRAPHIC MAP  
 EXISTING VEGETATION  
 1" = 100'

AREA CALCULATIONS		
EXISTING PROPERTY AREA:		60.72 ACRES
<b>WINERY COVERAGE</b>		
413,710 SF	9.5 ACRES	EXISTING
452,715 SF	10.4 ACRES	1991 PERMIT
435,880 SF	10.0 ACRES	PROPOSED
$10.0 \text{ ACRES} / 60.72 \text{ ACRES} = 16 \% \text{ OF PARCEL}$		
<b>PRODUCTION FACILITY</b>		
243,800 SF		EXISTING
263,465 SF		1991 PERMIT
235,280 SF		PROPOSED
<b>ACCESSORY USE</b>		
15,209 SF		EXISTING
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$15,209 \text{ SF} / 243,800 \text{ SF} = 6\% \text{ OF EXISTING PRODUCTION FACILITY}$ $17,131 \text{ SF} / 263,465 \text{ SF} = 7\% \text{ OF 1991 USE PERMIT PRODUCTION FACILITY}$ $24,955 \text{ SF} / 235,280 \text{ SF} = 11\% \text{ OF PROPOSED PRODUCTION FACILITY}$		
<b>WINERY DEVELOPMENT AREA</b>		
207,475 SF	4.8 ACRES	EXISTING
226,775 SF	5.2 ACRES	1991 PERMIT
197,500 SF	4.5 ACRES	PROPOSED



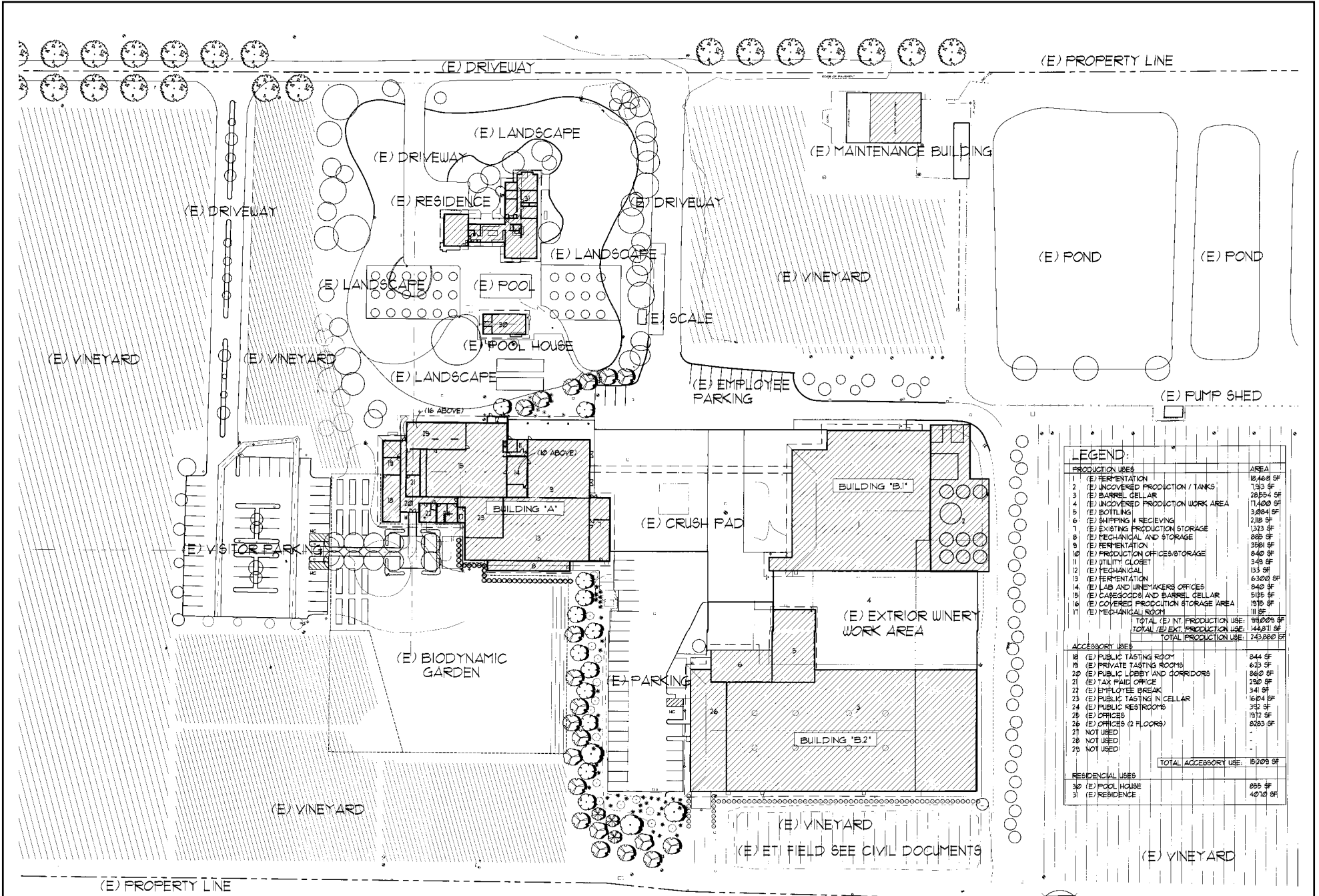
# RAYMOND VINEYARD AND CELLAR



## PROPOSED SITE PLAN

AREA CALCULATIONS		
EXISTING PROPERTY AREA:		60.12 ACRES
WINERY COVERAGE		
413,710 SF	9.5 ACRES	EXISTING
452,175 SF	10.4 ACRES	1991 PERMIT
435,880 SF	10.0 ACRES	PROPOSED
$10.0 \text{ ACRES} / 60.12 \text{ ACRES} = 16\% \text{ OF PARCEL}$		
PRODUCTION FACILITY		
243,800 SF		EXISTING
263,465 SF		1991 PERMIT
235,280 SF		PROPOSED
ACCESSORY USE		
15,209 SF		EXISTING
17,131 SF		1991 PERMIT
24,955 SF		PROPOSED
$15,209 \text{ SF} / 243,800 \text{ SF} = 6\% \text{ OF EXISTING PRODUCTION FACILITY}$		
$17,131 \text{ SF} / 263,465 \text{ SF} = 7\% \text{ OF 1991 USE PERMIT PRODUCTION FACILITY}$		
$24,955 \text{ SF} / 235,280 \text{ SF} = 11\% \text{ OF PROPOSED PRODUCTION FACILITY}$		
WINERY DEVELOPMENT AREA		
207,475 SF	4.8 ACRES	EXISTING
226,775 SF	5.2 ACRES	1991 PERMIT
197,500 SF	4.5 ACRES	PROPOSED

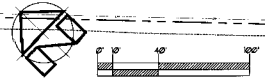
# RAYMOND VINEYARD AND CELLAR



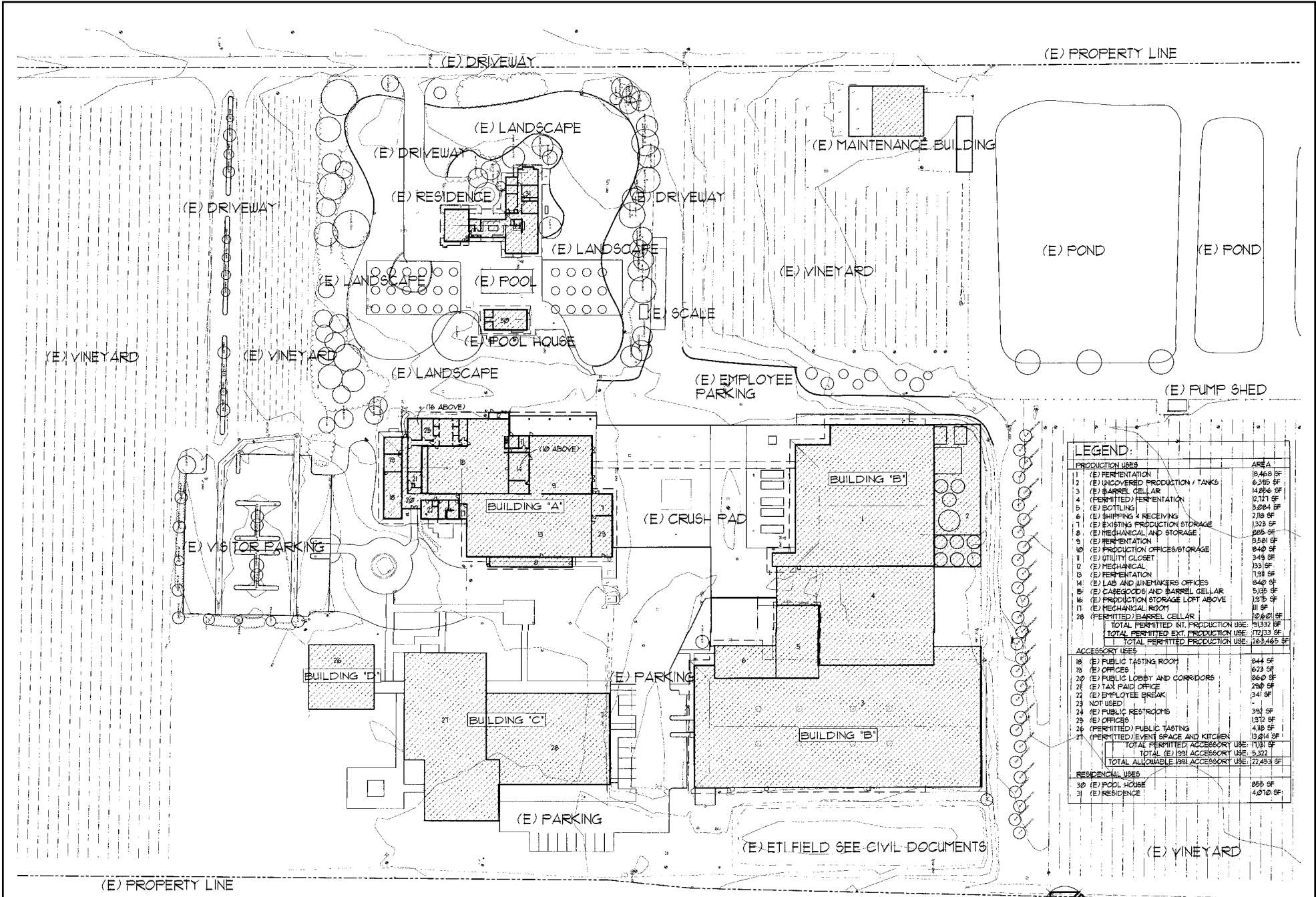
**LEGEND:**

PRODUCTION USES	AREA
1 (E) FERMENTATION	18,468 SF
2 (E) UNCOVERED PRODUCTION / TANKS	7,393 SF
3 (E) BARREL CELLAR	28,554 SF
4 (E) UNCOVERED PRODUCTION WORK AREA	11,400 SF
5 (E) BOTTLING	3,884 SF
6 (E) SHIPPING & RECEIVING	218 SF
7 (E) EXISTING PRODUCTION STORAGE	133 SF
8 (E) MECHANICAL AND STORAGE	888 SF
9 (E) FERMENTATION	3581 SF
10 (E) PRODUCTION OFFICES/STORAGE	840 SF
11 (E) UTILITY CLOSET	349 SF
12 (E) MECHANICAL	133 SF
13 (E) FERMENTATION	6,300 SF
14 (E) LAB AND WINEMAKERS OFFICES	840 SF
15 (E) CAGEGOODS AND BARREL CELLAR	5135 SF
16 (E) COVERED PRODUCTION STORAGE AREA	1915 SF
17 (E) MECHANICAL ROOM	11 SF
TOTAL (E) INT PRODUCTION USE:	99,029 SF
TOTAL (E) EXT PRODUCTION USE:	44,871 SF
TOTAL PRODUCTION USE:	143,900 SF
<b>ACCESSORY USES</b>	
18 (E) PUBLIC TASTING ROOM	844 SF
19 (E) PRIVATE TASTING ROOMS	623 SF
20 (E) PUBLIC LOBBY AND CORRIDORS	860 SF
21 (E) TAX PAID OFFICE	290 SF
22 (E) EMPLOYEE BREAK	34 SF
23 (E) PUBLIC TASTING IN CELLAR	16,074 SF
24 (E) PUBLIC RESTROOMS	350 SF
25 (E) OFFICES	1912 SF
26 (E) OFFICES (2 FLOORS)	8283 SF
27 NOT USED	
28 NOT USED	
29 NOT USED	
TOTAL ACCESSORY USE:	15,079 SF
<b>RESIDENTIAL USES</b>	
30 (E) POOL HOUSE	895 SF
31 (E) RESIDENCE	40,128 SF

EXISTING PARTIAL SITE PLAN



# RAYMOND VINEYARD AND CELLAR



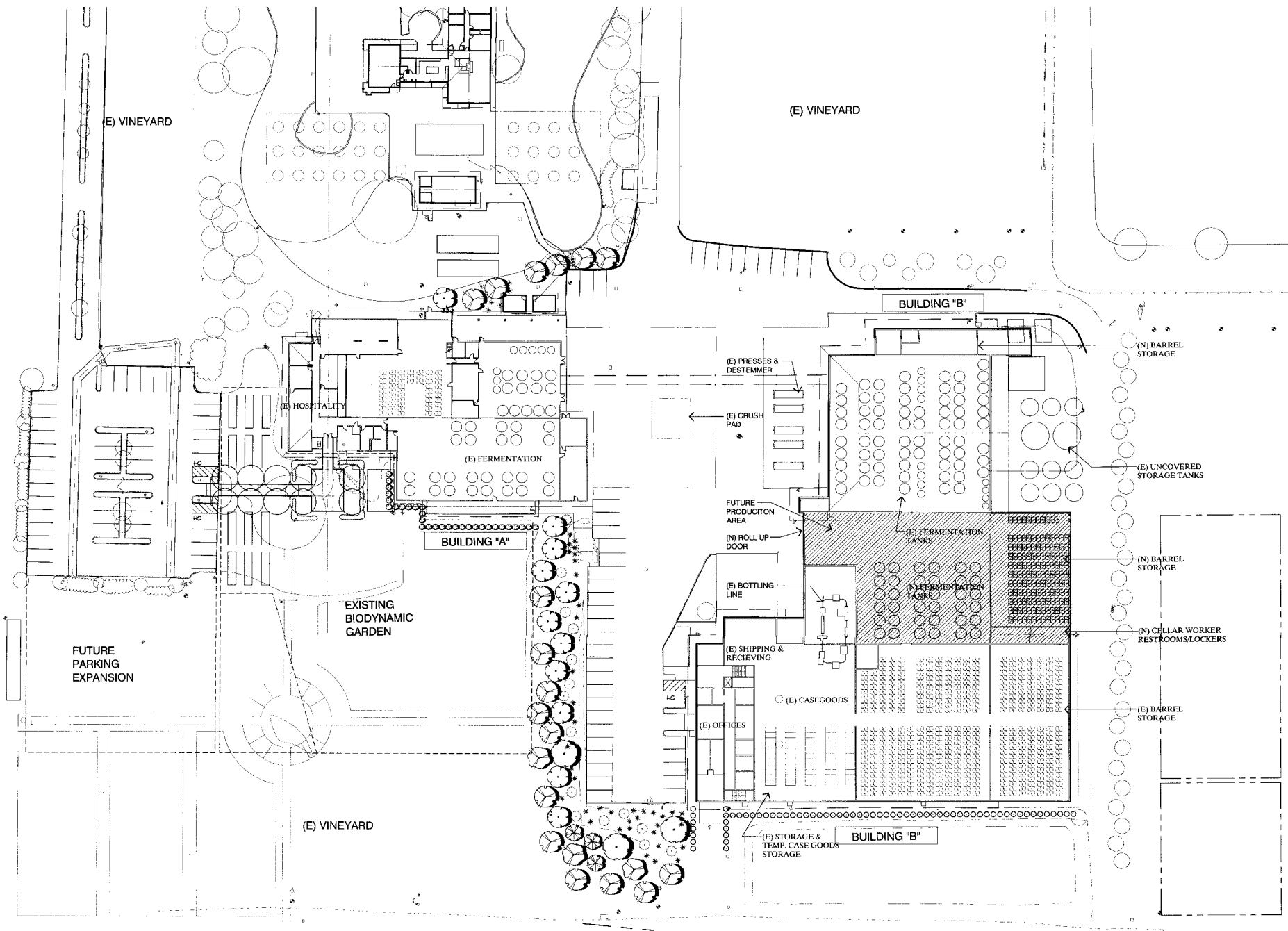
PARTIAL SITE PLAN - 1991 USE PERMIT





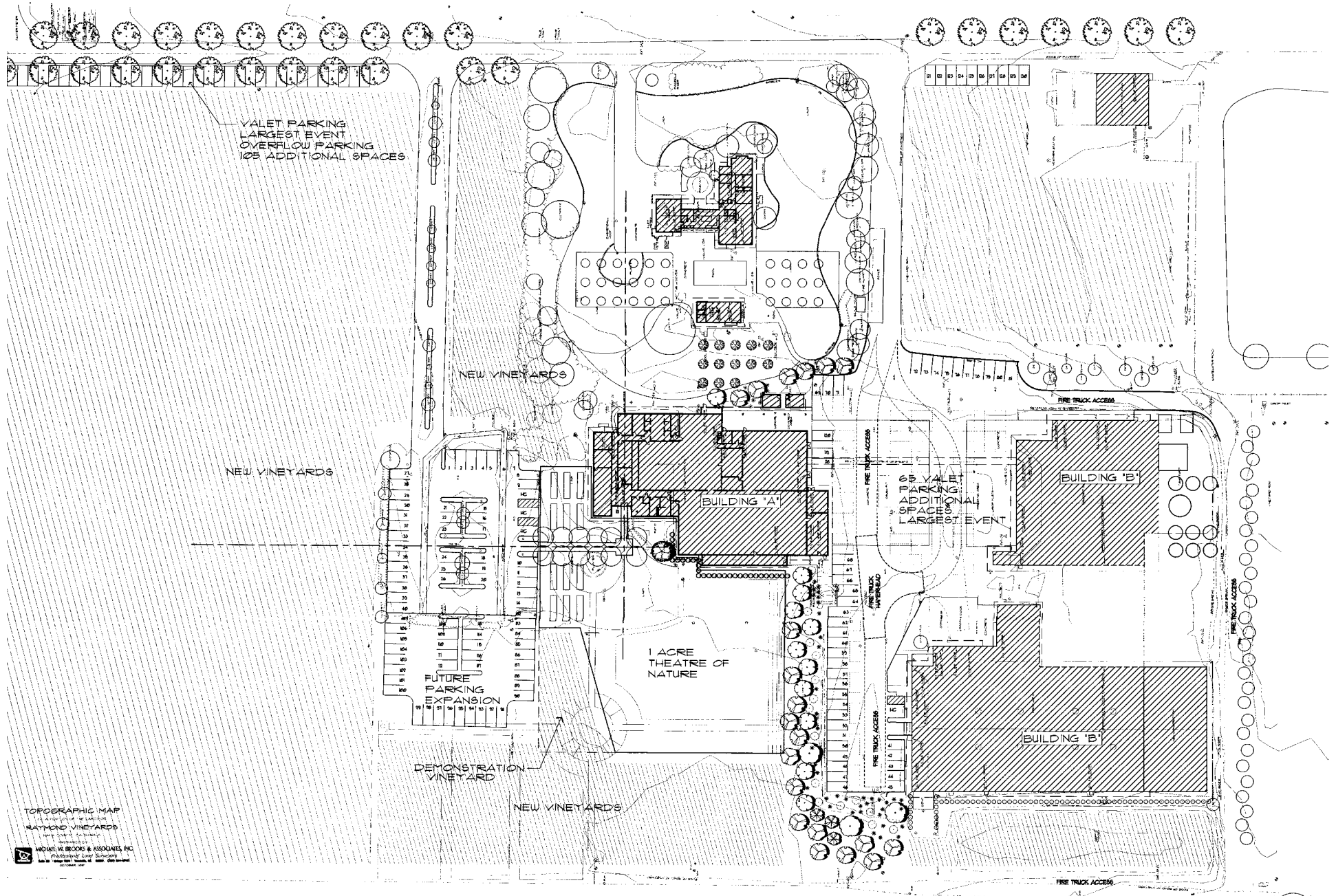


# RAYMOND VINEYARD AND CELLAR



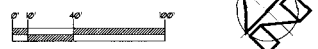
## PRODUCTION AREA PLAN

# RAYMOND VINEYARD AND CELLAR



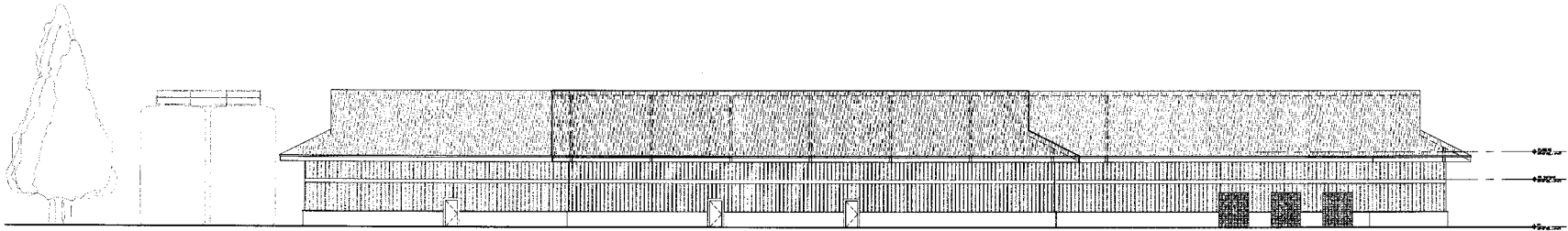
TOPOGRAPHIC MAP  
 1:1 Acre Scale of Location  
 RAYMOND VINEYARDS  
 10000 S. Highway 101  
 Napa, CA 94558  
 MICHAEL B. BRIDGES & ASSOCIATES, P.C.  
 Professional Land Surveyors  
 License No. 10000  
 10000 S. Highway 101, Napa, CA 94558

## PARKING PLAN



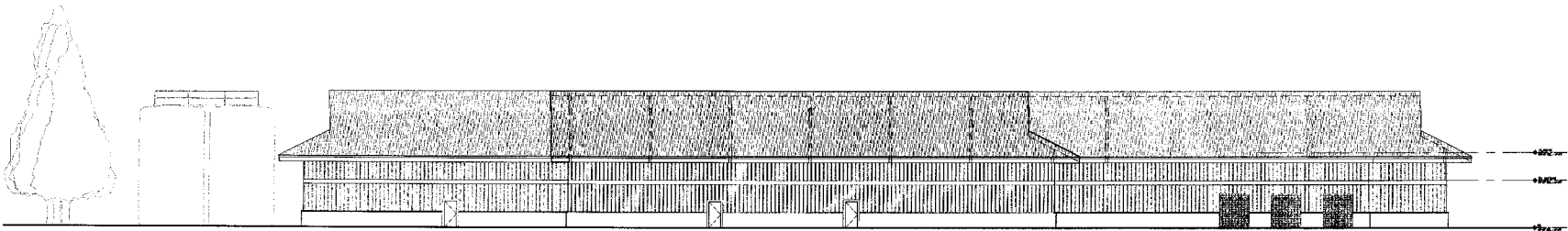


# RAYMOND VINEYARD AND CELLAR



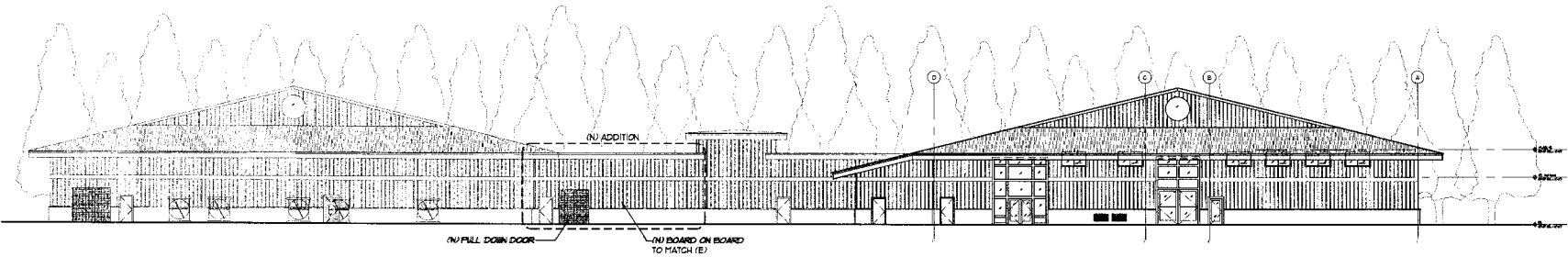
**(N) EAST ELEVATION**

SCALE: 1/16" = 1'-0"



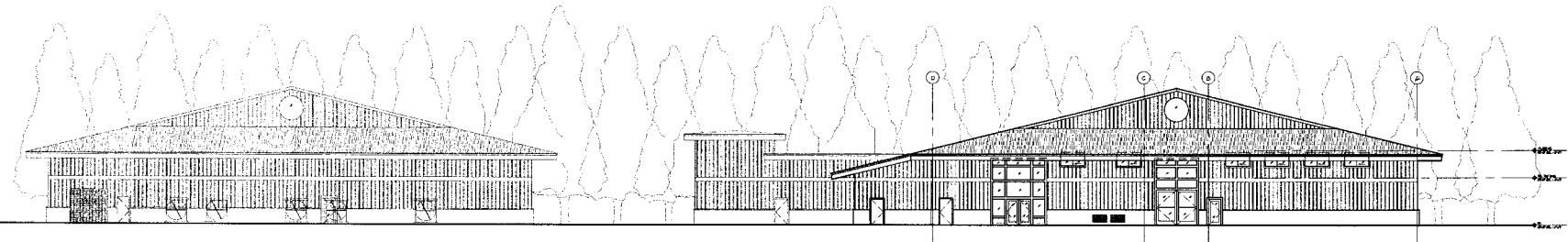
**(E) EAST ELEVATION**

SCALE: 1/16" = 1'-0"



**(N) NORTH ELEVATION**

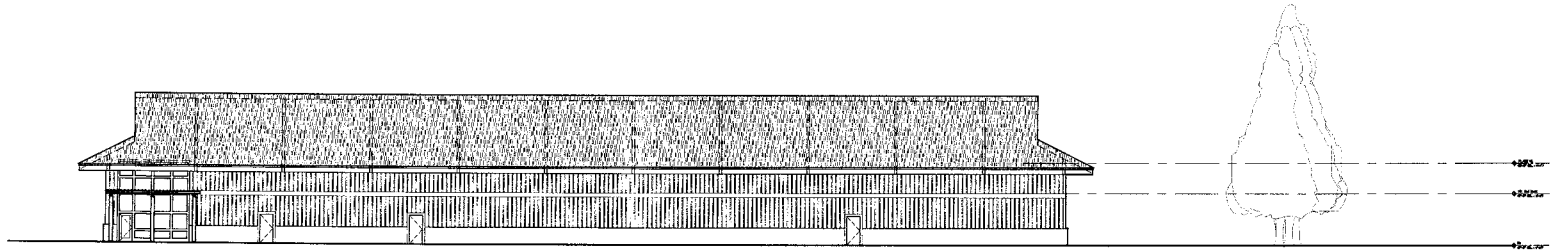
SCALE: 1/16" = 1'-0"



**(E) NORTH ELEVATION**

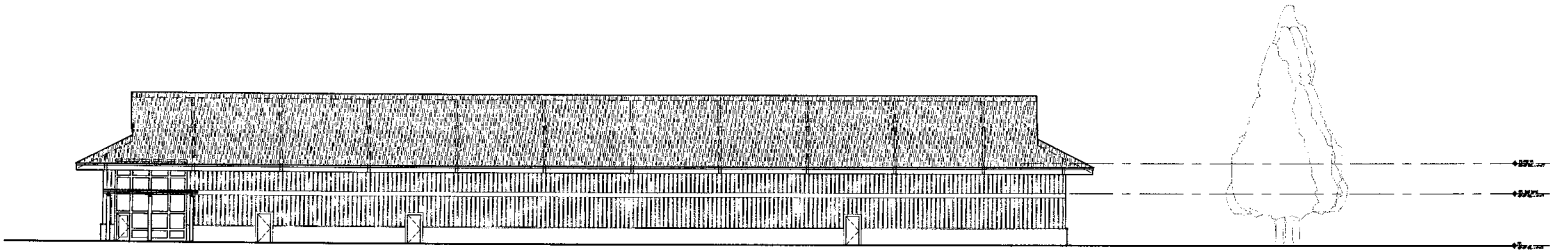
SCALE: 1/16" = 1'-0"

# RAYMOND VINEYARD AND CELLAR



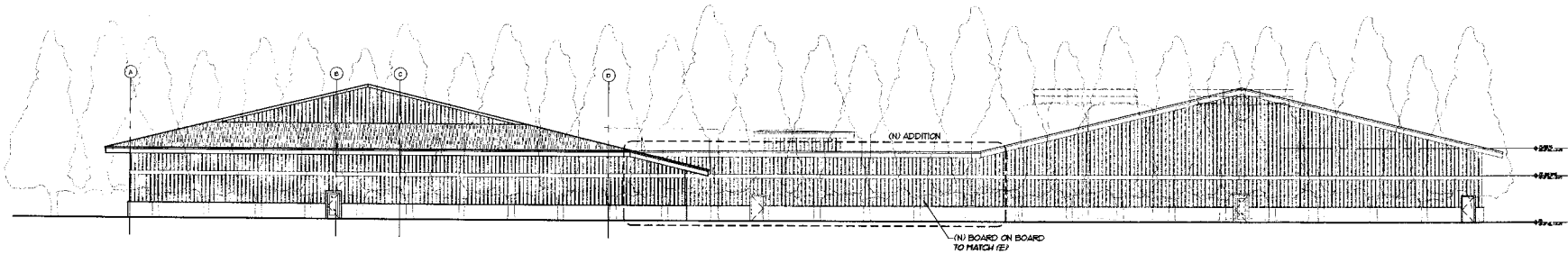
(N) WEST ELEVATION

SCALE: 1/16" = 1'-0"



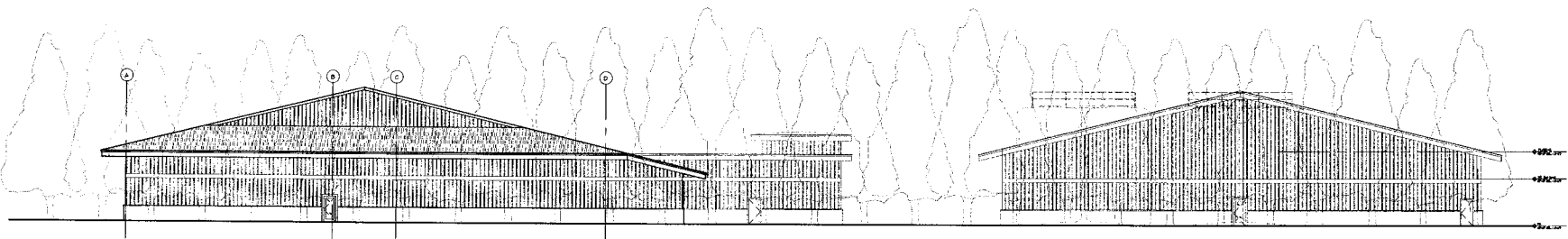
(E) WEST ELEVATION

SCALE: 1/16" = 1'-0"



(N) SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



(E) SOUTH ELEVATION

SCALE: 1/16" = 1'-0"