

CMPR
CARLE, MACKIE, POWER & ROSS LLP
ATTORNEYS

July 31, 2014

VIA ELECTRONIC & U.S. MAIL

John McDowell, Deputy Planning Director
Napa County Planning, Building and
Environmental Services
1195 Third Street, Suite 210
Napa, CA 94559
(john.mcdowell@countyofnapa.org)

Re: Use Permit Application No. P11-00156
Raymond Vineyard & Cellar; APN 030-270-013 and 030-050-031

Dear Mr. McDowell:

At the July 16, 2014, continued hearing before the Napa County Planning Commission regarding the above-reference Use Permit Application, our client, Raymond Vineyard & Cellar, offered to make certain modifications to its proposed project, in order to lessen the impacts and concerns of certain citizens and Commission members. In the hearing, you referred the Commissioners to my letter of January 31, 2014, for a description of the proposed project. As you know, that letter contained certain modifications from the originally proposed project, most significantly an elimination of the request for an increase in wine production.

This letter confirms our oral statements about the modifications in the proposed project I presented on July 16, 2014. This letter does not constitute acceptance by our client of all conditions proposed by your staff or the Commissioners. That would be the subject of additional communication between us. However, some conditions of approval are referenced below for purposes of clarity. In order to be clear about what has changed from my January 31, 2014 project description, the project description below uses the same numbering and indicates to you where changes have been made.

(1) [No increased visitation from permitted visitors is requested.]

(2) [Modified with clarification of certain conditions below.] Adoption of a marketing plan to allow 50 total events, not to exceed eight per month, with one weekend per month between May and October not to have an event in excess of 100 people: (a) 2 events per year for up to 500 people; (b) 4 events per year for up to 250 people; (c) 6 events per year for up to 150 people; (d) 12 events per year for up to 100 people; and (e) 26 events per year for up to 50 people. (Among other conditions, Raymond has agreed to (i) compile an e-mail list of anyone wishing to be notified of events expected to be larger than 250 attendees; (ii) provide a shuttle

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from an off-site parking location for events of 250 attendees or great; and (iii) close the winery to other visitors during events of 250 attendees or greater.)

- (3) Expansion of the domestic wastewater treatment capacity.
- (4) [Modified to clarify Wheeler Lane arrangement.] Construction of 50 additional parking spaces for a total of 130 parking spaces. (Raymond will provide valet parking service for events expected to be larger than 100 attendees and parking on off-site portions of Wheeler Lane, will be prohibited and actively monitored.)
- (5) Inclusion of food and wine pairing along with an outdoor demonstration kitchen as a part of tours and tasting.
- (6) Construction of a left-hand turn lane on Zinfandel Lane.
- (7) Remodel of the existing 855 sq. ft. pool house to be converted to a private tasting space.
- (8) Construction of a vineyard viewing platform.
- (9) Increase the tours and tastings hours of operation from 10 am to 4 pm to 10 am to 6:30 pm.
- (10) Increase the production hours of operation from 6 am to 6 pm to 6 am to 10 pm thirty days out of a calendar year.
- (11) Increase the number of employees (by 66) from 24 to 90.
- (12) Construction of approximately 15,000 sq. ft. of production space by enclosing the existing exterior work area.
- (13) Interior modifications, including the conversion of 10,670 sq. ft. of production space to accessory space and relocating an entitled commercial kitchen from building "C" to building "A".
- (14) Modify the existing conditions of approval to allow for outdoor events (with conditions).

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- (15) Remove the existing swimming pool and replace with landscaping.
- (16) Display public art within one-acre of landscape.
- (17) Allowance for outdoor consumption of wine pursuant to AB 2004 (Evans), in locations identified in the attached site plan.
- (18) Addition of more on-site signage to better direct guests and service vehicles to their destinations.

Enclosed again is the site plan that presents the proposed project in graphic form.

The groundwater, wastewater and traffic analyses are being updated for purposes of this revised project and will be submitted separately, along with comments responsive to certain public correspondence provided at the last hearing.

Thank you, again, to you and your colleagues for your assistance.

Very truly yours,

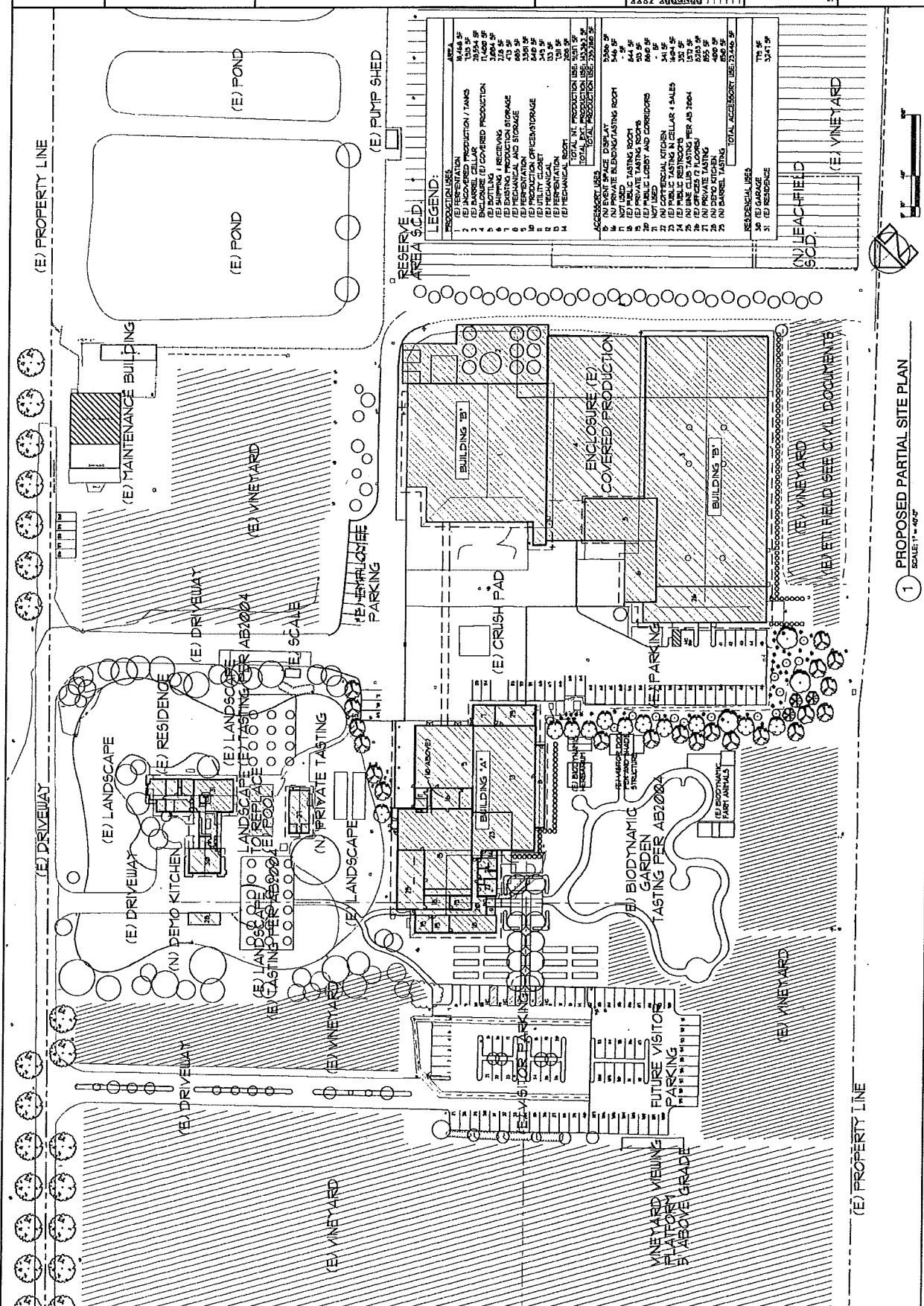


John G. Mackie

JGM/hd

Enclosure

cc (via email): Jean-Charles Boisset
Alain Leonnet
Lisa Heisinger
Tom Blackwood
Jeff Redding, Land Use Consultant
Laura Anderson, Deputy County Counsel



LEGEND:

PRODUCTION USES	AREA
1 (E) FERMENTATION	18,444 SF
2 (E) UNCOVERED PRODUCTION / TANKS	1,015 SF
3 (E) COVERED PRODUCTION	11,608 SF
4 (E) ENCLAVAGE (E) COVERED PRODUCTION	3,084 SF
5 (E) BOTTLING / BUCKING	473 SF
6 (E) EXISTING PRODUCTION STORAGE	685 SF
7 (E) MECHANICAL AND STORAGE	1,408 SF
8 (E) PRODUCTION OFFICE/STORAGE	349 SF
9 (E) UTILITY CLOSET	133 SF
10 (E) FERMENTATION	133 SF
11 (E) MECHANICAL	208 SF
12 (E) MECHANICAL	208 SF
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1 PROPOSED PARTIAL SITE PLAN
 SCALE 1" = 40'