

“C”

## Previous Project Conditions

CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION  
July 25, 1975

Raymond Vineyard and Cellar  
2271 Boysom Lane  
St. Helena, California 94574

Gentlemen:

Your Use Permit Application Number U-677475 to expand and convert an existing  
cabana to a farm labor dwelling on a 60.27 acre parcel

located on the south side of Zinfandel Lane east of State Highway #29 in an AP District  
has been approved by the Napa County Conservation, Development and Planning Commission  
based upon the following conditions:

(SEE ATTACHED LIST OF CONDITIONS OF APPROVAL)

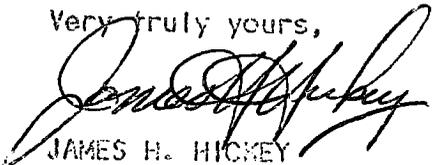
APPROVAL DATE: July 23, 1975

Your Use Permit becomes effective ten (10) days from the approval date, provided all conditions of approval are met or assurances made to guarantee compliance. The ten (10) day waiting period is required to provide sufficient time for anyone wishing to appeal the action of the Commission in approving your Use Permit. In the event an appeal is made to the Board of Supervisors you will be notified.

Should this Use Permit not be used within one (1) year after the date of approval, it shall be null and void without further action by the Commission or Department.

If you intend to request any time extension for your approved Use Permit, please note that any such request must be submitted to the Conservation, Development and Planning Department at least 30 days prior to the expiration of the present permit.

Very truly yours,



JAMES H. HICKEY  
Secretary-Director

JHH:ji

cc: Don Jonas  
Chief Building Inspector  
County of Napa

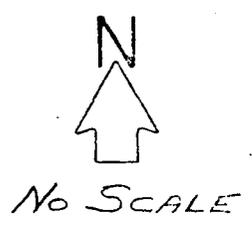
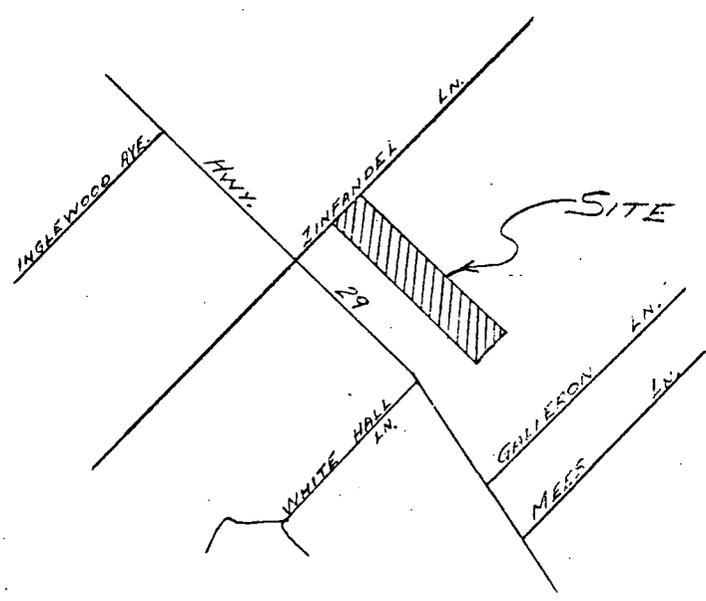
NAPA COUNTY  
CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT  
REPORT AND RECOMMENDATION

Agenda Item: 4

APPLICANT: Raymond Vineyard & Cellar )  
REQUEST FOR: Use Permit to expand and convert an existing cabana to a farm labor dwelling on a 60.27 acre parcel.  
LOCATION: On the south side of Zinfandel Lane approximately 1100 feet east of State Highway #29 within an AP District. (Assessor's Parcel #30-270-045)  
*013*

PROJECT IDENTIFICATION INFORMATION

DATE FILED: 5-28-75  
NOTICE PUBLISHED: 7-9-75 NOTICE POSTED: 7-11-75 APPLICANT NOTIFIED: 7-18-75  
SITE MAP:



DEPARTMENT REPORT

CORRESPONDENCE:      Letter(s) from:  
     Petition(s) from:

GENERAL INFORMATION: Zoning ordinance amendment #458 requires approval of a use permit for construction of farm labor housing.

Page 2  
7/23/75

FINDINGS:

1. The applicant, as a partner in Raymond Vineyard & Cellar, requests approval to convert an existing cabana to a farm labor dwelling by constructing a 900 square foot addition consisting of three bedrooms and a bath.
2. The subject property now contains a dwelling, swimming pool, and farm shop in addition to the above-mentioned cabana. The balance of the property is in vineyard.
3. An adjacent 16.83 acre parcel to the northeast also contains a vineyard and is under the same ownership as the subject property.
4. The submitted plot plan indicates an approved winery site on the subject property. An Environmental Impact Report was required upon the applicant's submittal for building permit. The Report was reviewed by the Conservation and Environmental Quality Committee on July 19, 1973. The Draft EIR was considered adequate. (See attached memorandum) The applicant submitted revised plans for a winery to the Building Division on June 27, 1974 but did not take out a building permit due to financial difficulties. On August 30, 1974, Ordinance #458 became effective requiring approval of a use permit for winery construction.
5. The request is in compliance with AP residential density standards.
6. A negative declaration has been issued to this proposal by the Department in regard to environmental considerations.

RECOMMENDATION:  Approval  Denial  Approval With Conditions

Continue Until: \_\_\_\_\_

Conditions of Approval Are:

1. Occupancy of the subject structure be limited to persons working on the owner's property.
2. Provision for two off-street parking spaces on a dust-free all weather surface approved by the County Engineer.
3. The structure be of earth tone coloring.
4. Compliance with all applicable building codes, zoning standards and requirements of various County Departments and agencies, State Division of Forestry and the State Fire Marshal.

Improvement Summary:

1. Environmental Health requires installation of an approved sewage disposal system to serve the proposed dwelling.
2. Public Works, Flood Control and Water Conservation District and the State Division of Forestry offer no objections or improvement requirements at this time.
3. State Fire Marshal comments are pending.

COUNTY OF NAPA

CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

PLANNING DIVISION

MEMORANDUM

TO: Don Jonas, Chief Building Inspector

FROM: James H. Hickey, Director 

SUBJECT: Building Permit request of Raymond Vineyards

DATE: July 24, 1973

The Conservation and Environmental Quality Committee met on July 19, 1973 to discuss the Draft EIR on this application. Their findings are as follows:

1. The Draft EIR is adequate.
2. Potential significant impact can be mitigated by redesign and relocation as recommended in Final EIR.
3. Recommend approval.

The application is returned for your disposition. Enclosed is a copy of the Final EIR for your information.

JHH/ld  
Enclosure

COUNTY OF NAPA  
DEPARTMENT OF PUBLIC WORKS

ROAD COMMISSIONER • SURVEYOR • ENGINEER

PHONE (707) 226-9991

HARRY D. HAMILTON  
DIRECTOR OF PUBLIC WORKS

June 30, 1975

1127 FIRST STREET  
NAPA, CALIFORNIA 94558  
RECEIVED  
JUL 1 1975

Napa County Conservation,  
Development & Planning Commission

Conservation, Development &  
Planning Commission  
1121 First Street  
Napa, California 94558

RE: Zinfandel Lane  
Raymond-Farm Labor House  
Use Permit U-677475

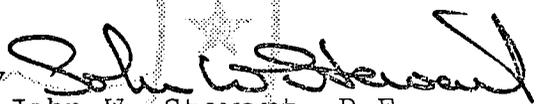
Gentlemen:

This department has reviewed the subject Use Permit Application of Walter Raymond, Raymond Vineyards, to construct a Farm Labor House and submit the following comments for your use:

Existing paved road and concrete parking area are adequate for the subject Application, therefore this department offers no further recommendations at this time.

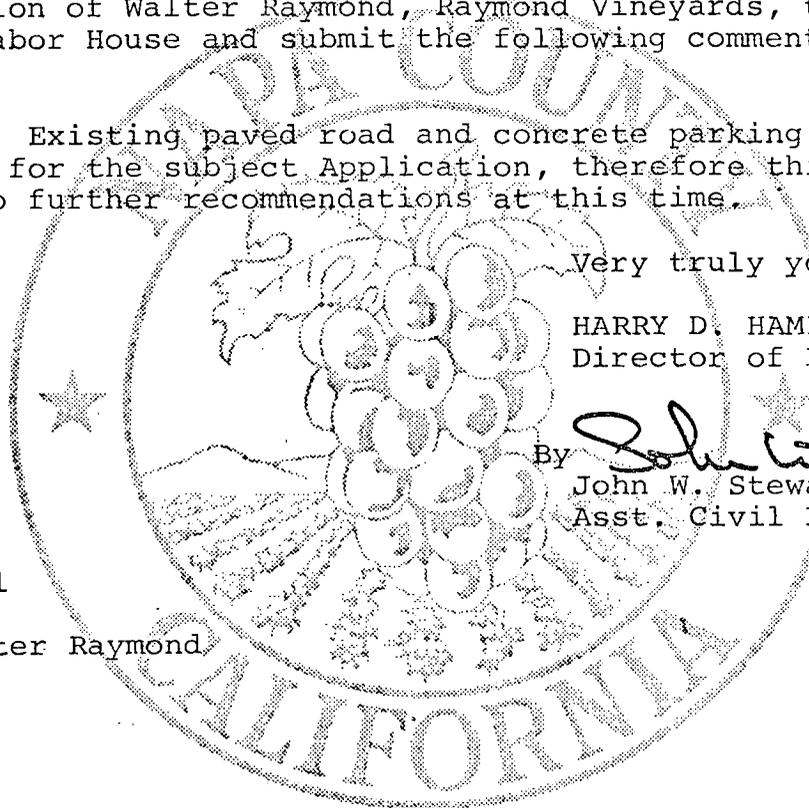
Very truly yours,

HARRY D. HAMILTON, P.E.  
Director of Public Works

By   
John W. Stewart, P.E.  
Asst. Civil Engineer

JH/JWS/sl

cc: Walter Raymond



ROBERT M. GREENE  
Director

DEPARTMENT OF PUBLIC HEALTH  
DIVISION OF ENVIRONMENTAL HEALTH

COUNTY OF NAPA  
CARITHERS BUILDING  
1123 First Street 255-5966  
Napa, California 94558

RECEIVED  
JUN 23 1975

Napa County Conservation  
Development & Planning Commission

MEMORANDUM

TO: Conservation, Development & Planning Department

FROM: James E. Page, R.S. *J.E. Page*

SUBJECT: Use Permit Application of Raymond Vineyard & Cellar  
File No. U-677475 - A.P. #30-270-04

DATE: June 23, 1975

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It is our recommendation that if the subject use is approved, the following conditions be included:

That an approved sewage disposal system be installed to serve the development.

JEP:ne

cc: Mr. Walter Raymond, Partner, 2271 Boysom Lane, St. Helena, CA



NAPA COUNTY  
**FLOOD CONTROL  
AND  
WATER CONSERVATION DISTRICT**  
JOSEPH V. REYNOLDS  
DISTRICT ENGINEER

1125 FIRST STREET  
NAPA, CALIFORNIA 94558  
PHONE 707 255-6344

RECEIVED

JUN 9 1975

Napa County Conservation,  
Development & Planning Commission

June 9, 1975

MEMORANDUM

TO: Conservation, Development & Planning Department  
FROM: Robert K. Jones, Associate Civil Engineer  
SUBJ: U67 7475, Walter Raymond Vineyard

The Napa County Flood Control District has no comments on above mentioned use permit.

  
ROBERT K. JONES, P.E.  
Associate Civil Engineer

RKJ/mc

DEPARTMENT OF CONSERVATION  
DIVISION OF FORESTRY

P. O. Box 73  
St. Helena, California 94574

Date: June 6, 1975

Subject: U-677475

Walter Raymond

RECEIVED  
JUN 9 1975

Napa County Conservation,  
Development & Planning Commission

Napa County Conservation,  
Development and Planning  
Commission  
1121 First Street  
Napa, California 94558

Gentlemen:

We have reviewed the subject application and offer the following comments:

1. We have no recommendations at this time.
2. Project should be required to meet existing state and local fire codes.
3. We offer the following specific recommendations:

Yours truly,

B. J. CARNIGLIA  
State Forest Ranger IV

By 

R. J. Smart  
Operations Officer

RJS/pj

P-UP-APVL  
U-498384  
030-270-013



# NAPA COUNTY

## CONSERVATION—DEVELOPMENT AND PLANNING COMMISSION

JAMES H. HICKEY  
Secretary-Director

1195 THIRD STREET • NAPA, CALIFORNIA 94558  
AREA CODE 707/253-4416

May 3, 1984

RAYMOND VINEYARD & CELLAR  
Attn: Walter Raymond  
849 Zinfandel Lane  
St. Helena, CA 94574

Dear Mr. Raymond:

Your Use Permit Application Number U-498384 to expand the existing winery  
with 27,250 sq. ft. of new construction, increase annual production capacity  
from 50,000 gallons to 250,000 gallons & add public tours and tasting

located on the south side of Zinfandel Ln., 1,200 ft. east of St. Hwy. 29  
has been approved by the Napa County Conservation, Development and Planning  
Commission based upon the following conditions:

(SEE ATTACHED LIST OF CONDITIONS OF APPROVAL)

APPROVAL DATE: May 2, 1984

Your Use Permit becomes effective ten (10) working days from the approval date, provided all conditions of approval are met or assurances made to guarantee compliance. The ten (10) day waiting period is required to provide sufficient time for anyone wishing to appeal the action of the Commission in approving your Use Permit. In the event an appeal is made to the Board of Supervisors, you will be notified.

Should this Use Permit not be used within one (1) year after the date of approval, it shall be null and void without further action by the Commission or Department.

If you intend to request any time extension for your approved Use Permit, please note that any such request must be submitted to the Conservation, Development and Planning Department at least 30 days prior to the expiration of the present permit.

Very truly yours,

A handwritten signature in black ink, appearing to read "James H. Hickey", written over a horizontal line.

JAMES H. HICKEY  
Secretary-Director

JHH:pm

cc: Bill L. Hall  
Building Codes Administrator  
County of Napa

CONDITIONS OF APPROVAL

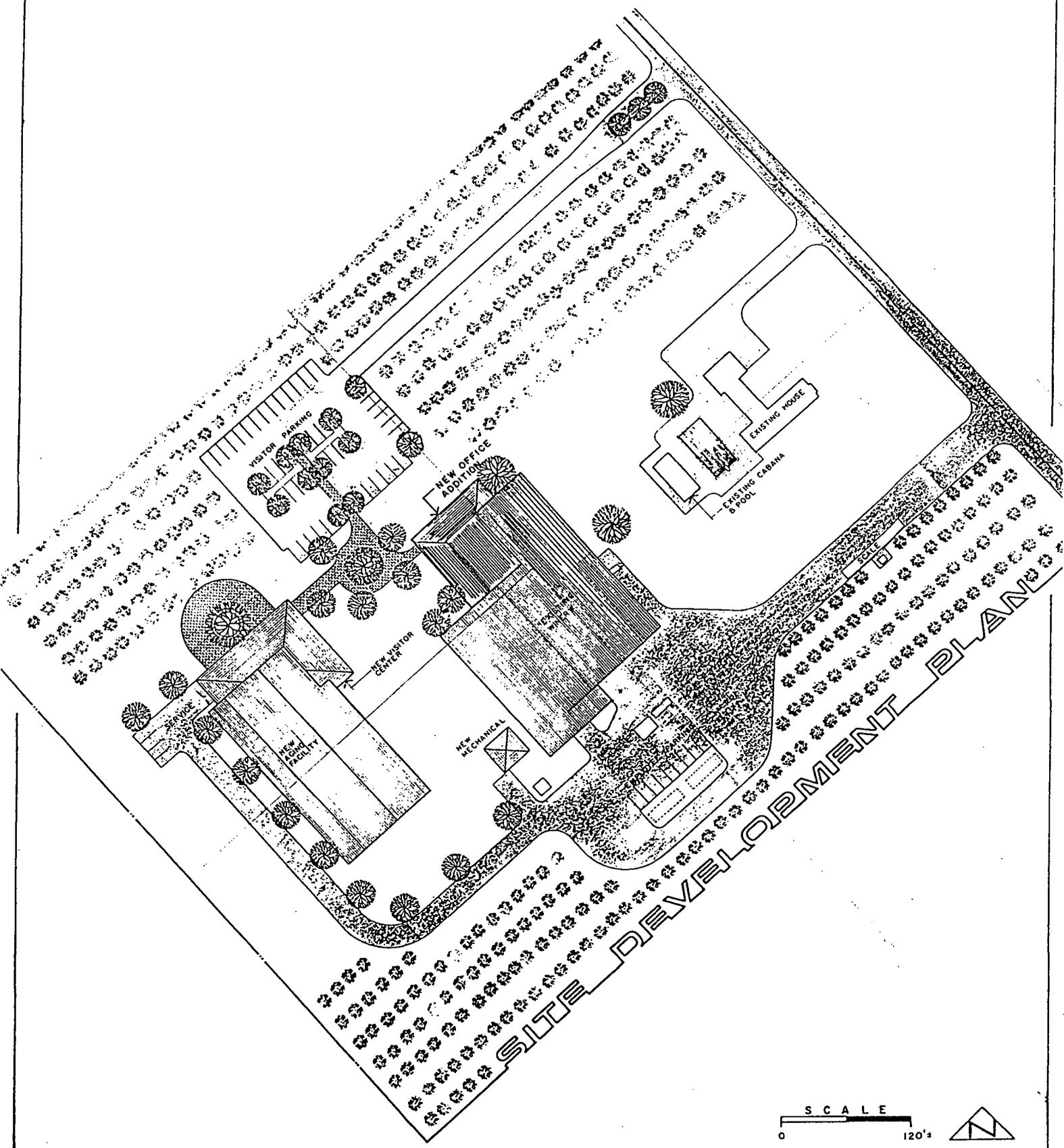
Agenda Item: #4

Meeting Date: May 2, 1984

Use Permit: #U-498384

- 1)  The permit be limited to: expansion of the existing winery with the addition of 27,500 square feet of new winery construction; increase of annual production to 250,060 gallons; and the addition of public tours and tasting.  
Any expansion or changes in use to be by separate Use Permit submitted for Commission consideration.
- 2)  Submission of a detailed landscaping, fencing and parking plan to the Department for review and approval indicating names and locations of plant materials, method of maintenance and location of off-street parking spaces. Said plan to be submitted prior to issuance of the Building Permit. Landscaping, fencing and parking to be completed prior to finalization of Building Permit.
- 3)  Provisions for a minimum of 19 off-street parking spaces on a dust free, all weather surface approved by Public Works.
- 4)  Plans for any outdoor signs be submitted to the Department for review and approval with regard to design, area, height and placement.
- The applicant enter into an agreement with the County not to oppose annexation to an appropriate service district when deemed necessary by the County. The agreement to be reviewed by Environmental Health and approved by County Counsel.
- Annexation of the property to the following districts:
  - American Canyon County Water District
  - American Canyon Fire Protection District
  - \_\_\_\_\_
- All open storage of \_\_\_\_\_ be screened from view of \_\_\_\_\_ and adjacent properties by a visual barrier. No open storage to exceed height of screening.
- The permit be limited to a \_\_\_\_\_ year period.
- 5)  Compliance with all applicable building codes, zoning standards and requirements of various County departments and agencies.
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

RAYMOND  
VINEYARD & CELLAR  
ENLARGED AREA



SCALE  
0 120'



2-15-84  
UP

53



# NAPA COUNTY

P-UP-APVL  
U-89-46  
030-270-013

## CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

JEFFREY R. REDDING  
Director

1195 THIRD STREET, ROOM 210 • NAPA, CALIFORNIA 94559-3092  
AREA CODE 707/253-4416

February 25, 1991

Assessor's Parcel # 30-270-04 &  
013  
30-050-27

Walter Raymond  
Raymond Vineyard & Cellar Inc.  
849 Zinfandel Lane  
St. Helena, California 94574

Dear Mr. Raymond:

Please be advised that Use Permit Application Number #U-89-46 has been approved by the Napa County Conservation, Development and Planning Commission based upon the following conditions.

(SEE ATTACHED LIST OF CONDITIONS OF APPROVAL)

APPROVAL DATE: February 20, 1991

EXPIRATION DATE: March 6, 1992

The use permit becomes effective ten (10) working days from the approval date unless an appeal is filed with the Napa County Board of Supervisors pursuant to Title XIII of the Napa County Code. You may appeal the conditions of approval. In the event an appeal is made to the Board by another, you will be notified.

Pursuant to Section 12806 of the Napa County Code, the use permit must be activated within one (1) year and ten (10) calendar days from the approval date or the use permit shall automatically expire and become void. A one-year extension of time in which to activate the use permit may be granted by the County provided that such extension request is made thirty (30) days prior to the expiration date. A request for an extension of time is subject to payment of a \$300.00 filing fee.

This letter serves as the only notice you will receive regarding the expiration date of your permit or procedures for extensions.

Very truly yours,

Handwritten signature of Jeffrey R. Redding in cursive.  
JEFFREY R. REDDING  
Director

cc: John Tuteur, County Assessor  
Deanna Silvestri, Acting Supervising Building Inspector

## CONDITIONS OF APPROVAL

(Raymond Vineyard & Cellar, Inc.)

Use Permit #U-89-46

1. The permit is limited to:
  - a) an increase in the production capacity to 750,000 gallons per year; and
  - b) construction of a 67,800 square foot winery production facility in conformance with the attached site and floor plans and listed building area uses and dimensions; and
  - c) marketing activities outlined in Exhibit A and as amended by the conditions of this permit; and
  - d) revision to the floor plan of "Building C" shown on the site plan to include the private visitor facilities shown on the attached floor plan including: private banquet room, kitchen, tour gallery, conference room, etc.
2. The exterior elevations of the proposed addition shall substantially conform with the submitted architectural renderings.
3. Any expansion or changes in use shall be by separate Use Permit submitted for Commission consideration.
4. Submit a detailed landscaping, fencing, and parking plan to the Department for review and approval indicating names and locations of plant materials, method of maintenance and location of off-street parking spaces. Landscaping plan shall include screening along the north edge of the visitor parking area (adjacent to the vineyard) to minimize dust. Said plan is to be submitted prior to issuance of any building permit. To the greatest extent possible, drought-resistant, native plants should be utilized in the landscaping. Landscaping, fencing, and the additional parking space are to be completed prior to final occupancy. Landscaping shall be permanently maintained in accordance with the approved landscape plan.
5. Provide a site total maximum of 75 off-street parking spaces on a dust-free all-weather surface approved by the Public Works Department. Visitor parking shall be limited to the existing paved visitor parking lot.

**Conditions of Approval**

**Use Permit #U-89-46**

**(Raymond Vineyard & Cellar, Inc.)**

6. Visitor parking areas shall be clearly delineated. Access to the service roads west of the visitor parking area and south of the visitor parking lot driveway shall be restricted to winery and emergency personnel (including the owner/resident and visitors to the residence). Parking control signs acceptable to the Director shall be installed to indicate "No parking" areas and "Winery Personnel Only" areas. Location and sign specifications shall be included on the required landscape plan.
7. All outdoor storage of tanks shall be screened from view of and adjacent properties by a visual barrier consisting of fencing and/or dense landscaping. No open storage is to exceed the height of the screening.
8. Comply with all applicable building codes, zoning standards, and requirements of County Departments and agencies.
9. Comply with 21 Mitigation Measures described in the Project Revision Statement signed by the applicant dated February 8, 1991.
10. The applicant shall report to the Department on an annual basis the source of his grapes, verifying that 75% of the annual production over 250,000 gallons is from Napa County grapes. The report shall include the grape tonnage and the Assessor's Parcel Number(s) where grown. Such report shall be proprietary and not available to the public.
11. For the public record, the applicant shall annually submit to the Department a statement certifying compliance with the sourcing requirement and indicating the percentage of Napa County grapes utilized.
12. Retail sales shall be limited to wine fermented or re-fermented and bottled at the winery, and wine produced by or for the winery from grapes grown in Napa County and wine glasses sold only in conjunction with tasting and those pre-existing uses specifically authorized by any approved Certificate of Legal Non-Conformity issued pursuant to Section 12856 of the Napa County Code. No picnicking or outdoor wine tasting shall be permitted.
13. All uses of the site henceforth undertaken by the winery in conjunction with marketing shall be in compliance with the Marketing Plan approved herein and incorporated by reference. All facilities of the winery, including offices and kitchen facilities, shall be for the exclusive use of the on-site winery. No portion of the structure shall be rented, leased and the winery facility shall not be used for events hosted by entities other than the winery itself.

**Conditions of Approval**

**Use Permit #U-89-46**

**(Raymond Vineyard & Cellar, Inc.)**

14. The production capacity of the winery shall not exceed 750,000 gallons/year as averaged over any consecutive three(3) year period. In any given year production shall not exceed 900,000 gallons. The applicant shall report to the Planning Department in December of each year the number of gallons produced during the year.
15. Comply with all applicable conditions and measures which were included in previously approved use permits. Any conditions that are in conflict with the requirements of this permit shall be null and void.
16. All food service outlined in the Marketing Plan shall be provided without charge except to the extent of cost recovery.
17. Use of the proposed visitor-related facilities located within Building "C", as delineated on the project site plan, shall be limited to members of the wine trade, persons invited by the winery who have pre-established business or personal relationships with the winery or its owners, and persons who have made unsolicited prior appointments for their use.
18. All meeting and food service activities outlined in the Marketing Plan (Exhibit A) for groups of eighty persons or more, shall be conducted during the hours when the tour and visitors center is closed. If the public parking lot is fully occupied by such an activity, irrespective of the number of invitees, the tour and visitor center shall be closed and a publicly-visible sign will be posted to that effect.

## PROJECT REVISION STATEMENT

### **Raymond Vineyard & Cellars Winery Expansion Use Permit #U-89-46**

I hereby revise my proposal to expand the existing winery to increase the production capacity of the winery from a 250,000 gallons/year to 750,000 gallons/year operation, including construction of and modification of other facilities on Assessor's Parcels 30-270-04; 30-050-27 (Use Permit Request #U-89-46) to include the measures specified below:

#### Noise(Construction)

1. Outdoor noise-producing construction activities shall be limited to weekdays between 8:00 AM and 5:00 PM. An on-site noise compliance officer who is responsible for noise control and mitigation measure implementation shall be designated prior to the initiation of any work on-site.
2. All construction equipment shall be properly and adequately muffled or acoustically shielded at all times. All noisy stationary construction equipment shall be placed as distant as possible from nearby residences.

#### Aesthetic (Nighttime Lighting)

3. All exterior lighting shall be designed to shield and direct the illumination produced downward and away from all adjoining public roadways and all nearby residences.

#### Air Quality (Dust)

4. Water and/or dust pallatives shall be applied in sufficient quantities during grading and construction operations to limit the amount of dust produced to the minimum possible.

#### Traffic (Hazard Exposure)

5. A westbound left-turn lane along with acceleration and deceleration tapers shall be installed on Zinfandel Lane at its intersection with Wheeler Lane when traffic(ie, the ADT) on Zinfandel Lane exceeds 2,000 trips per day. The design of the required turn lane and tapers shall be approved by the Napa County Public Works Department.

**Project Revision Statement**

**Raymond Vineyard & Cellar, Inc.**

**Use Permit #U-89-46**

6. The existing southbound left-turn lane on Highway 29 at its intersection with Zinfandel Lane shall be lengthened as necessary to provide stacking space for at least two (2) standard vehicles.
7. The gated entrance to be installed on Wheeler Lane shall be set far enough back to provide adequate stacking distance outside the public right-of-way for at least three(3) cars. The entryway design selected shall permit a Mobile Home Design Vehicle upon coming to the gate when it is closed to turn around without backing up.
8. All driveways at the expanded winery shall be at least 10 feet wide. All portions of any driveway used by visitors shall be at least 20 feet wide. Any widening needed shall be completed prior to commencement of the use of any new facilities approved under this permit.

**Traffic** (Congestion Increases)

9. Seventy-five(75) improved, marked parking spaces shall be installed at the subject winery prior to commencement of any use authorized by this permit. Twenty-eight(28) of these spaces shall be reserved exclusively for employee use. Said spaces shall be physically separated from the remaining forty-seven(47) visitor spaces and shall be clearly labeled for employee use only. One of the visitor spaces provided shall be designed for bus use. All improved parking spaces provided shall meet Napa County Public Works Department standards as to size, surfacing, etc. No spaces installed shall directly access on, or require vehicles to back out onto Wheeler or Zinfandel Lanes.
10. No additional parking spaces beyond the 75 specified above shall be installed.
11. Parking of vehicles along Wheeler Lane or outside the 75 improved parking spaces present shall be prohibited except during the crush when seasonal employees may park outside improved parking areas. Readily perceivable "No Parking" signs shall be installed and maintained as necessary in other areas where people might park including but not limited to along the edges of the driveways to the expanded winery.
12. Access to the property shall be denied at the intersection of the winery driveway with Zinfandel Lane when the improved parking area(s) provided on-site are full. A sign readily and easily readable by the passing motoring public on Zinfandel Lane indicating that the winery parking lot is full shall be placed at said intersection.

**Project Revision Statement**

**Raymond Vineyard & Cellar, Inc.**

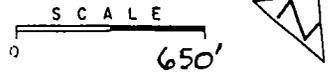
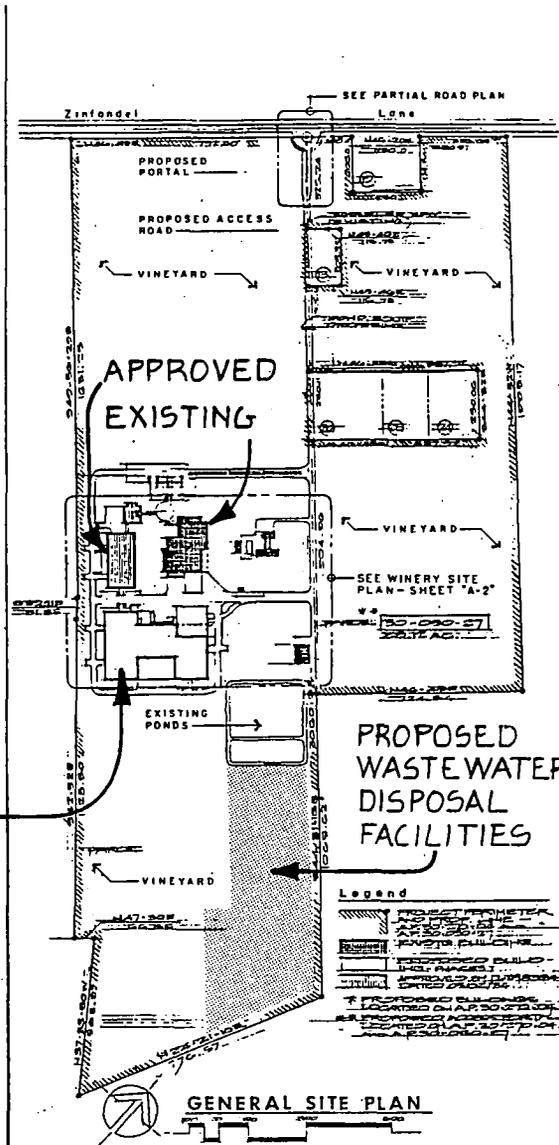
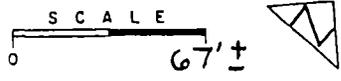
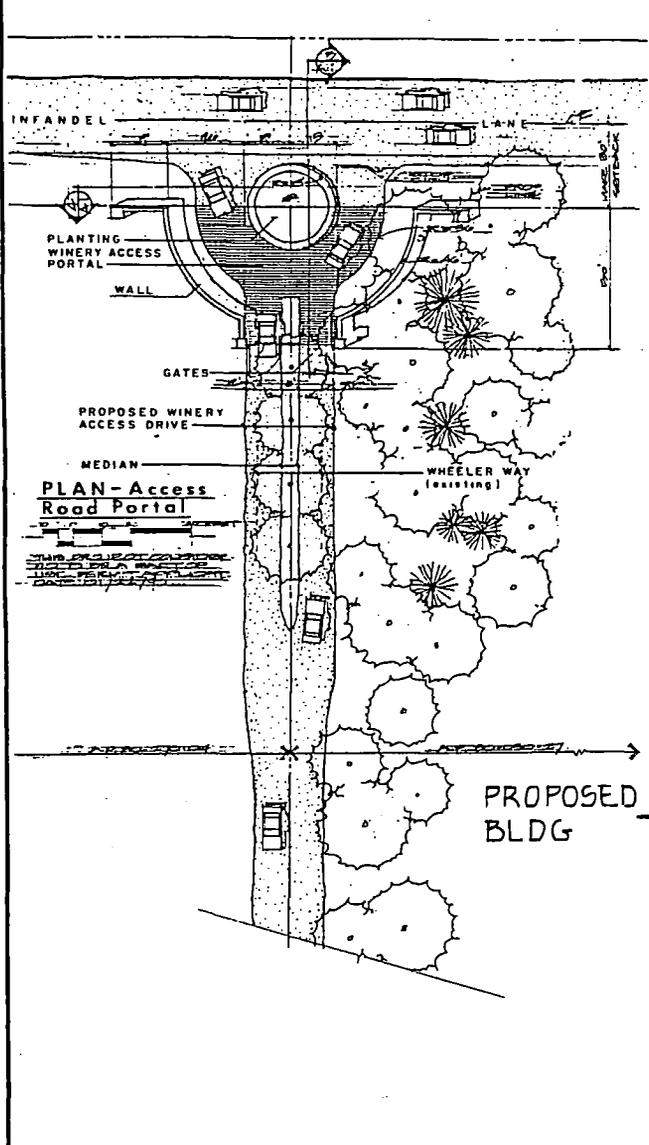
**Use Permit #U-89-46**

13. The visitor and retail sales facilities at the expanded winery shall be closed to the general public between 4:00 PM. and 6:30 PM. A sign readily and easily readable by the passing motoring public on Zinfandel Lane indicating that the winery is closed shall be placed out at 4:00 PM. No tours, tasting, and/or retail sales shall be initiated between these hours.
14. No dinners, festivals, or other marketing events shall be held at the expanded winery that begin or end during peak travel periods (between 4:00 and 6:30 PM).
15. The fact that the subject winery has displays of art or items of historical, enological or viticultural significance, or other special attractions shall not be promoted nor advertised. This prohibition shall apply to any promotional literature or brochures the winery publishes or advertisements in trade or general circulation publications it places.
16. Work shifts for all agricultural workers, and a percentage of winery employees equivalent to the proportion of new winery employees added to the winery, shall be scheduled to avoid travel to or from the subject winery during peak traffic periods (between 4:00 and 6:30 PM on weekdays and between 4:30 and 6:00 PM on Saturdays and Sundays). This restriction shall be maintained year-round except during the crush when it shall be maintained to the greatest extent feasible.
17. Winery employees shall be encouraged to car-pool to the greatest extent practical.
18. All routine pick-up and delivery of supplies and products shall be scheduled on weekdays between 7:00 AM and 4:00 PM except during the crush.
19. Upon completion of the construction of the proposed wine production facility, there shall be no transport of filled barrels between the winery and any off-site storage or aging facilities.

**Public Health**

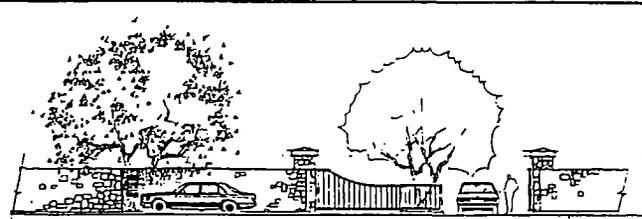
20. Smoke detector and sprinkler systems, acceptable to and approved by the County Fire Department shall be installed within the new structure designated "Building B" on the project site plan and within the modified area of the structure designated "Building C" on said plan prior to occupancy of said structures. In processing areas, monitored heat detectors may be substituted for the required smoke detectors.
21. Access to the facility for fire department equipment and personnel shall be provided at all times.

# RAYMOND VINEYARD & CELLAR INC.



## List of Drawings:

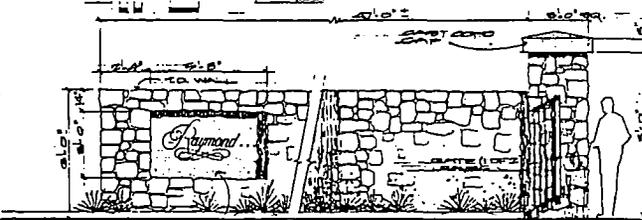
- A-1 GENERAL SITE PLAN (AS SHOWN)
- A-2 SITE PLAN - ACCESS ROAD (AS SHOWN)
- A-3 SITE PLAN - PLANTING (AS SHOWN)
- A-4 SITE PLAN - WINEYARD (AS SHOWN)
- A-5 SITE PLAN - WINEYARD (AS SHOWN)



North Elevation [partial]



West Elevation



Partial Enlarged Elev.

ACCESS PORTAL ELEVATIONS...



APN 30-050-27  
APN 30-270-04

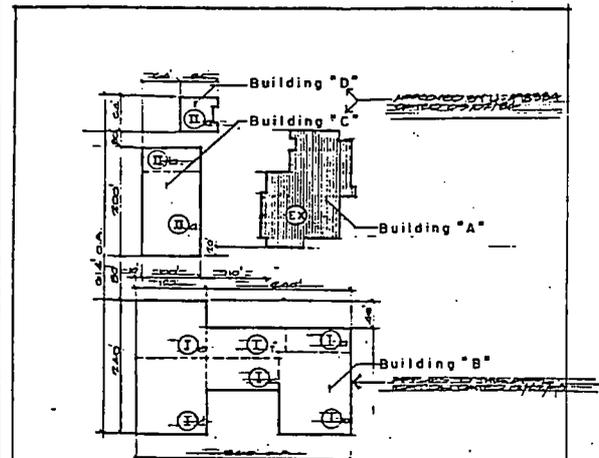
1-30-90  
8B UP

117

030-270-013

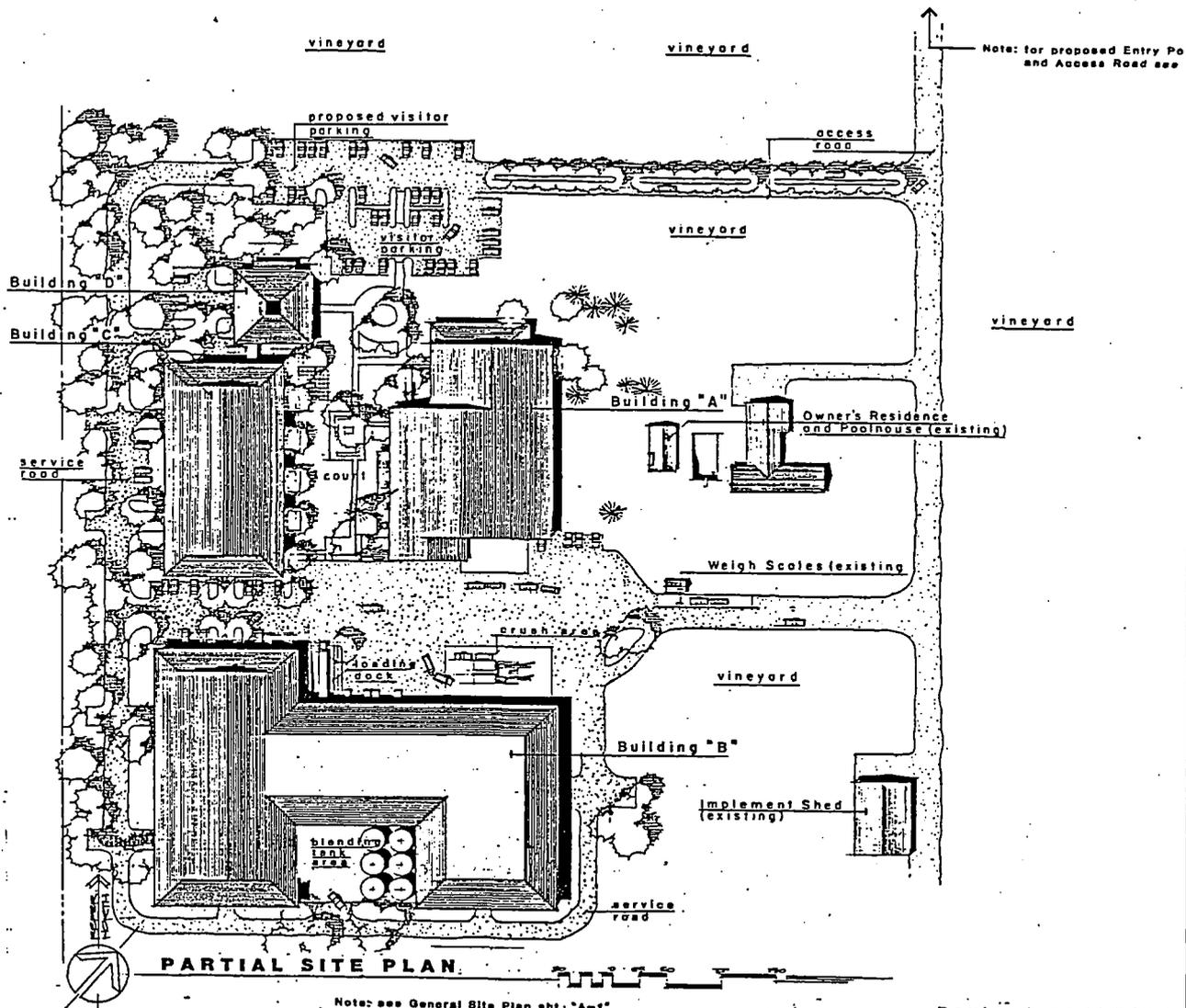
P-UP-PLNS  
U-89-46

# RAYMOND VINEYARD & CELLAR INC.



### Summary - Construction Phasing...

PHASE	DESCRIPTION	AREA (SQ. FT.)	EST. COST
A	ADMIN OFFICE, LABORATORY, PACKAGING, WAREHOUSES	24,800	
<b>TOTAL PHASE A</b> → 24,800			
B	① PRESS AREA	24,500	
	② PACKAGING	19,200	
	③ PACKAGING (LAB. MECH.)	1,800	
	④ PACKAGING	14,200	
C	① WAREHOUSES	12,000	
	② WAREHOUSES	4,000	
	③ WAREHOUSES	20,000	
	④ WAREHOUSES	4,000	
<b>TOTAL PHASES B &amp; C</b> → 52,152			
<b>TOTAL PROJECT</b> → 76,952			



PARTIAL SITE PLAN

Note: see General Site Plan sht. "A-1"

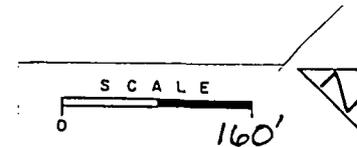
Revised 01/22/90

BLDG A - EXISTING  
 BLDG C - APPROVED (PROPOSED REVISED USE)  
 BLDG D - APPROVED

BLDG B - PROPOSED

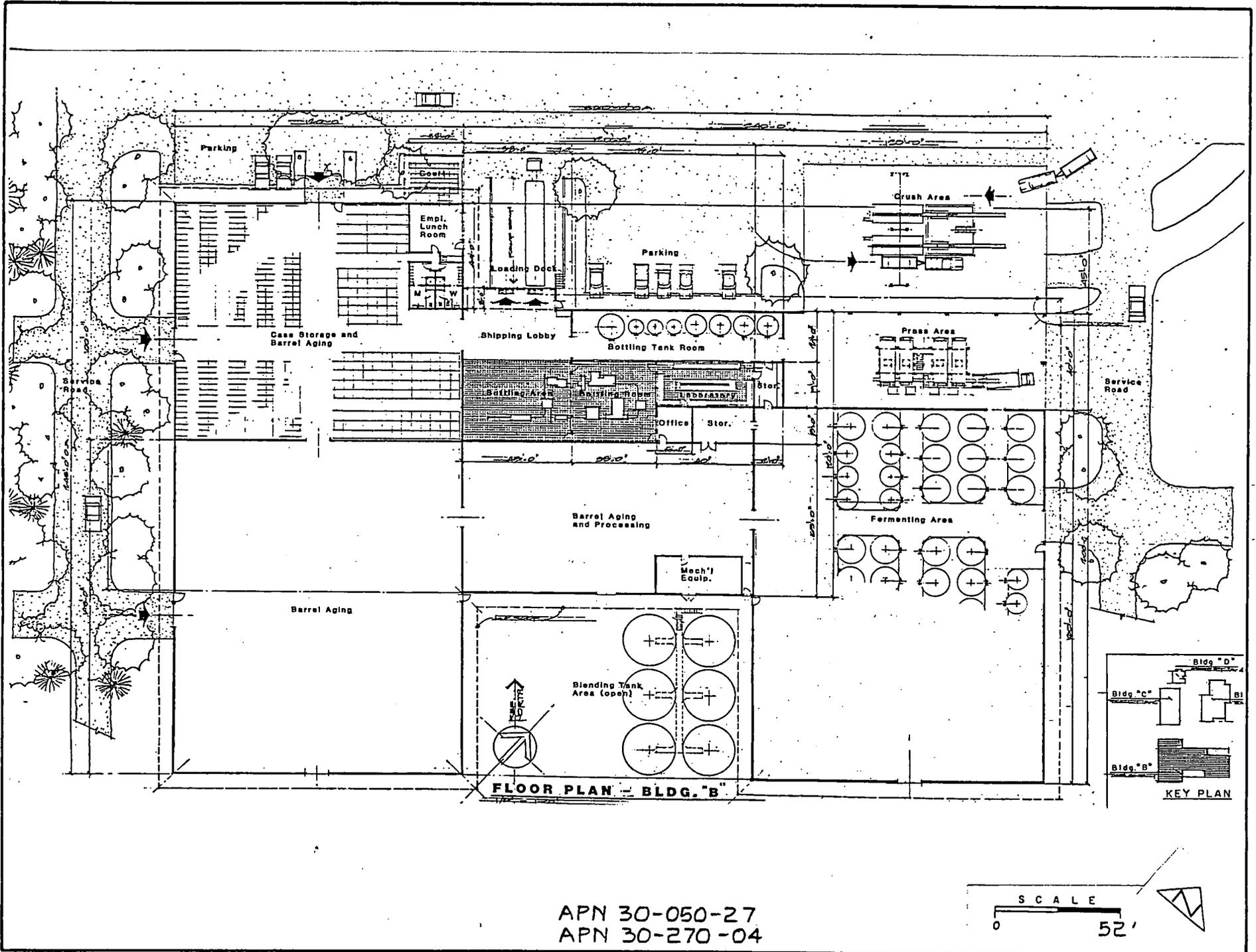
APN 30-050-27  
 APN 30-270-04

1-30-90  
 UP



87

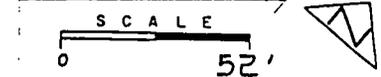
# RAYMOND VINEYARD & CELLAR INC.



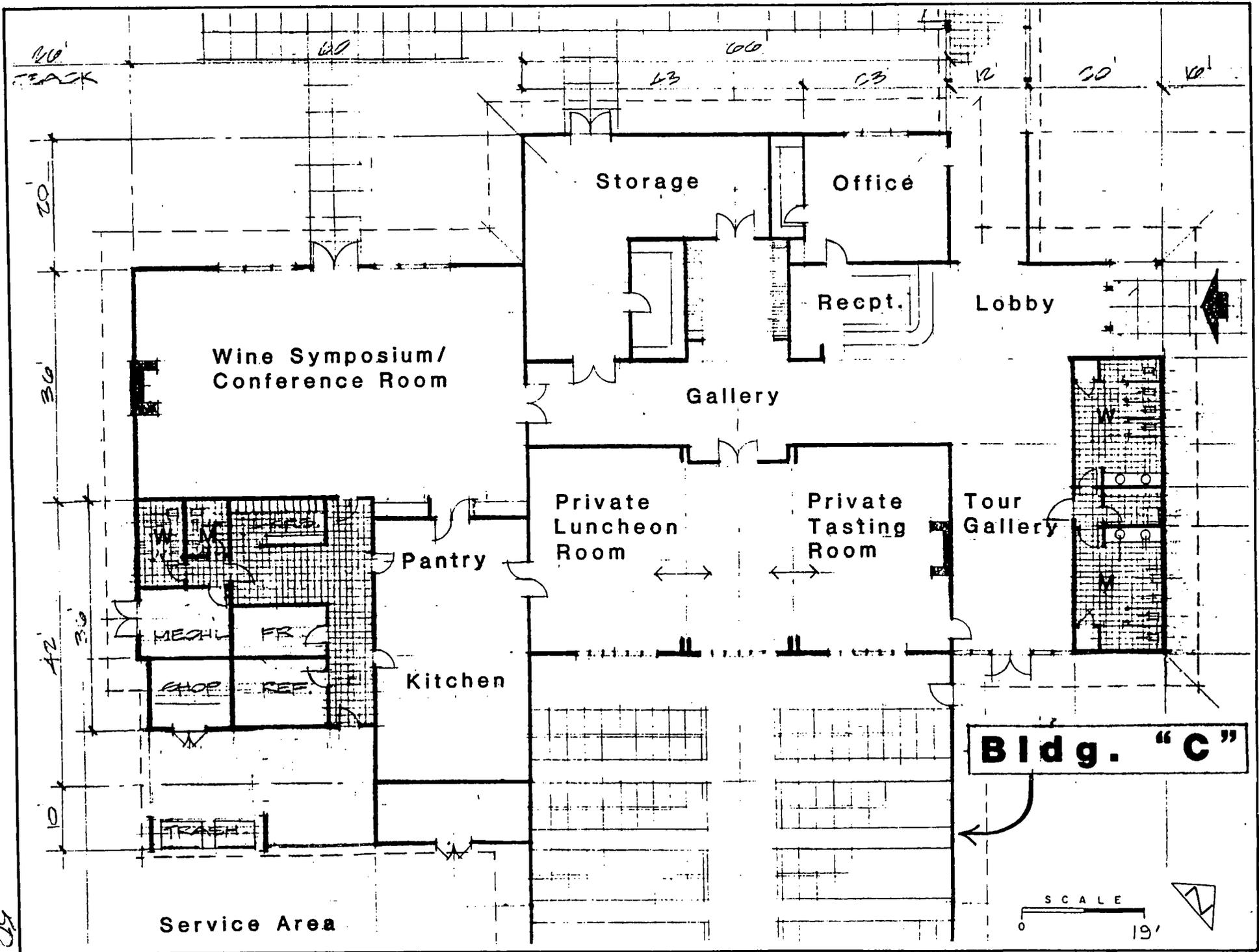
64

APN 30-050-27  
APN 30-270-04

1-30-90  
UP



RAYMOND VINEYARD & CELLAR INC.



1-28-91  
OR 110





P-MOD-APVL  
95-257  
030-270-013



# NAPA COUNTY

## CONSERVATION -- DEVELOPMENT AND PLANNING DEPARTMENT

**JEFFREY REDDING**  
Director

1195 THIRD STREET, ROOM 210 • NAPA, CALIFORNIA 94559-3092  
AREA CODE 707/253-4416

March 8, 1996

Walter Raymond  
Raymond Vineyard & Cellar  
849 Zinfandel Lane  
St. Helena, CA 94574

RE: Modification of Use Permit #U-89-46  
File # 95257-MOD (APN 30-270-04)  
013

Dear Mr. Raymond:

At the meeting of March 8, 1996, the Napa County Zoning Administrator **APPROVED** your request to modify previously-issued Use Permit #U-89-46 to allow up to three custom wine producers/alternating proprietors of a combined total of up to 37,500 gallons of wine at the existing Raymond Vineyards Winery located on a 59.96 acre parcel on the south side of Zinfandel Lane between Silverado Trail and Highway 29 within an AP (Agricultural Preserve) Zoning District.

The modification is subject to the attached conditions of approval.

Pursuant to Section 18.124.130(C) of the Napa County Code, this determination may be appealed to the Board of Supervisors within ten working days of the decision.

I would like to express my personal appreciation for the thoroughness of your application. If I may be of any further assistance or you have any further questions, please call.

Very truly yours,  
  
Michael Miller  
Zoning Administrator

attachment

cc. John Tuteur, Assessor  
Donna Campbell, ABC  
Will Selleck

**CONDITIONS OF APPROVAL**  
**Raymond Vineyards Modification**  
**95257-MOD**

1. The permit is limited to up to three (3) custom production operations consisting of crush, fermentation, barrel aging, bottling and case goods storage within the existing winery facility. The total annual custom production shall not exceed 37,500 gallons of the existing 750,000 gallon/year production capacity of the winery. There is no separate marketing, shipping, office or employees.

Any expansion or changes in use shall be by separate Use Permit submitted for Commission or Zoning Administrator consideration.

2. Area used for custom wine barrel and case goods storage shall not exceed the two areas delineated on the attached floor plan of approximately 1,076 sq.ft. (500 sq.ft. for case storage and 576 sq.ft. for barrel storage.)
3. All custom winery storage activities shall be limited to wine which is fermented and barrel aged on the site.
4. The applicant shall comply with all applicable conditions and measures which were included in the previously approved use permit #U-89-46. Any of those conditions that are in conflict with the requirements of this permit shall be null and void.
5. Compliance with all current applicable building codes, zoning standards, and requirements of County Departments and agencies, including those of the Department of Environmental Management dated Dec. 22, 1995.
6. All staff costs associated with monitoring compliance with these conditions and project revisions shall be borne by the applicant and/or property owner, other than those costs related to investigation of complaints of non-compliance which are determined to be unfounded. Costs shall be as established by Resolution #95-77 or as such Resolution may be amended from time to time.



**NAPA COUNTY**

DIVISION OF ENVIRONMENTAL HEALTH

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

1195 THIRD STREET, ROOM 101 • NAPA, CALIFORNIA 94559-3082  
AREA CODE 707/253-4471 • FAX 707/253-4545

**RECEIVED**

DEC 26 1995

MEMORANDUM

**TO:** NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT. **Napa County Planning Dept. - Jeffrey Redding, Director**

**FROM:** Department of Environmental Management - Chris *Secheli*,  
R.E.H.S.

**SUBJECT:** Use Permit Modification Application for Raymond  
Vineyards-addition of Custom Crush

**DATE:** December 22, 1995

**APN 30-270-04** **FILE # 95257-MOD**

Located at Zinfandel Ln.

We have reviewed the above proposal and recommend approval of the application providing the following are included as conditions of approval:

1. The applicant shall maintain regular monitoring of the waste water system as required by the Department of Environmental Management and submit quarterly reports. This monitoring shall include the amounts of wine custom crushed.
2. All other previous conditions still apply.

COUNTY/9991



# COUNTY of NAPA

CONSERVATION, DEVELOPMENT AND PLANNING

**HILLARY GITELMAN**  
Director

December 13, 2007

Raymond Vineyard and Cellar  
849 Zinfandel Lane  
St. Helena CA 94574

Re: Raymond Vineyard & Cellar  
Removing Custom Crush Production from #95257-MOD  
Very Minor Modification #P07-00829-MODVMIN  
Assessor's Parcel Number 030-270-013

Dear Mr. Raymond:

Your application to remove the reference to "custom crush" from #95257-MOD, has been approved.

Please be advised that our Very Minor Modification approval of December 13, 2007 operates to remove any previous restrictions on both the number and capacity of custom production services. The County no longer regulates the number of alternating proprietor or custom-crush clients at a winery, nor sets limits on the production capacity for custom production services. From the County's perspective, now that the Very Minor Modification approval has issued, Raymond Vineyards may have as many alternating proprietor or custom-crush relationships as it desires, so long as these services are conducted within the total production volume limitation of the winery (750,000 gallons/year).

I hope that this serves to clarify any confusion regarding the scope of the approval. Please feel free to contact Terri Abraham, Project Planner at (707) 299-1331 or email at [tabraham@co.napa.ca.us](mailto:tabraham@co.napa.ca.us) with any questions.

Regards,

A handwritten signature in cursive script that reads "Hillary Gitelman".

Hillary Gitelman  
Director

By:

A handwritten signature in cursive script that reads "Terri Abraham".

Terri Abraham  
Planner I

cc: DP&F 809 Coombs St. Napa, CA. 94559-2977



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Conservation, Development and Planning

1195 Third Street, Suite 210  
Napa, CA 94559  
www.co.napa.ca.us

Main: (707) 253-4417  
Fax: (707) 253-4336

Hillary Gitelman  
Director

July 29, 2010

Raymond Vineyards & Cellar  
849 Zinfandel Lane  
St Helena Ca 94574

Re: Raymond Vineyard Winery; APN 030-270-013; Use Permit Application No P10-00093

Your application for a Very Minor Modification No P10-00093 to the previous use permits, has been considered by the Conservation, Development, and Planning Director on April 29, 2010. The request includes: construction of an 8,129 square foot office improvement and addition to the existing winery. Please be advised that your request has been **APPROVED** by the Director subject to the conditions of approval attached as Exhibit A, and as follows.

The proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA), which exempts minor expansions to existing structures. Pursuant to CEQA Section 15301, Class 1, Existing Facilities/minor expansions, and Appendix B, Class 1 Existing Facilities, of the Napa County's Local Procedures for Implementing the California Environmental Quality Act, and Napa County's Local Procedures for implementing the California Environmental Quality Act, Appendix B), on a parcel located in the AW (Agricultural Watershed) District.

This permit becomes effective immediately unless an appeal is filed with the Napa County Board of Supervisors pursuant to Chapter 2.88 of the Napa County Code, including payment of applicable fees. You have the right to appeal the conditions of approval and you will be notified should an appeal be filed by another.

Pursuant to Government Code §66020(d)(1), you are hereby further notified that the ninety day period in which to protest the imposition of any fees, dedications, reservations, or other exactions which may have been adopted as conditions of approval has begun.

Pursuant to Napa County Code §18.124.080, the modification must be activated within two (2) years of the approval date, or it will automatically expire and become void. This letter serves as the only notice you will receive regarding the expiration date of your permit.

If you have any questions about this letter please feel free to contact me at 707.299.1334 or via email at [suzie.gambill@countyofnapa.org](mailto:suzie.gambill@countyofnapa.org) or [john.mcdowell@countyofnapa.org](mailto:john.mcdowell@countyofnapa.org)

Sincerely,

Hillary Gitelman, Director

A handwritten signature in cursive script, reading "Suzanne Gardner-Gambill".

By: Suzanne Gardner-Gambill, Planner

Attached: adopted conditions of approval and Departmental requirements  
Cc: Chron, file, Napa County Assessor

**CONDITIONS OF APPROVAL  
RAYMOND VINEYARD CELLAR  
USE PERMIT VERY MINOR MODIFICATION –FILE #P10-00093-VMOD  
(APN 030-270-013-000)**

1. **SCOPE:**

This permit shall be limited to:

- Construction of an 8,129 square foot office improvement/addition; adding an interior mezzanine office space, to house 26 existing employees, by adding 2,178 square feet of interior mezzanine office space within building "B"; convert 1,677 square feet of existing mezzanine storage to office space; convert 2,673 square feet of warehouse storage space to office, winemaking lab, storage and circulation; and to reuse 1,601 square feet of lobby, restroom, and break room space.
- Removal of illegal office improvements within the pool house;
- No change in production, marketing, visitation or increase in the existing approved 26 employees is authorized by this permit;
- The site improvements shall be designed in substantial conformance with the submitted site plan, except as modified by these conditions of approval. It is the responsibility of the applicant to communicate the requirements of these conditions to all designers, contractors, and employees to ensure compliance is achieved. Any expansion or change in use, or project changes, which are necessitated by the requirements of other department or agencies, are subject to further County approval.

2. Prior to the grant of final occupancy for the office addition, offices within the pool house shall be removed and the structure shall be converted back to a pool house. A building permit is required prior to commencement of this work.

3. Prior to the grant of final occupancy for the office addition, the permittee shall resolve all outstanding code violations associated with the winery use permit to the satisfaction of the County Building Official and Director of Conservation, Development and Planning. Known existing code violations consist of :

- a. Conversion of the pool house to office space without obtaining the appropriate permits.
- b. Construction within the winery without obtaining the appropriate permits.

4. **COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES:**

The applicant shall comply with applicable development standards, the zoning regulations and all other applicable building codes, zoning standards and requirements of various County departments and other agencies including the following:

- a) Department of Environmental Management memo dated April 8, 2010.
- b) Department of Public Works memo dated May 30, 2010.
- c) Napa County Fire Department' s memo dated April 1, 2010.
- d) Napa County Building Department's memo dated April 7, 2010.
- e) Napa County Code Enforcement's memo dated April 5, 2010

The determination as to whether or not the permittee has substantially complied with the requirements of other County Departments and Agencies shall be determined by those Departments or Agencies. The inability to substantially comply with the requirements of other County Departments and Agencies may result in the need to modify the approved use permit.

5. **NOISE:**

Construction noise shall be minimized to the maximum extent practical and allowable under State and local safety laws. Construction equipment muffling and hours of operation shall be in compliance with County Code Chapter 8.16. Equipment shall be shut down when not in use. Construction equipment shall normally be staged, loaded, and unloaded on the project site. If project terrain or access road condition require construction equipment to be staged, loaded, or unloaded off the project site (such as on a neighboring road or at the base of a hill), such activities shall only occur between the hours of 8 AM to 5 PM. Exterior winery equipment shall be enclosed or muffled and maintained so as not to create a noise disturbance in accordance with the Code.

6. **PREVIOUS CONDITIONS/MITIGATION MEASURES:**

The permittee shall comply with all applicable conditions of approval and mitigation measures which were included in the previously approved use permits and use permit modifications. To the extent there is a conflict between this modification and any prior use permit or modification, this modification and these conditions of approval shall control.

7. **MONITORING COSTS:**

All staff costs associated with monitoring compliance with these conditions, previous permit conditions and project revisions shall be borne by the permittee and/or property owner. Costs associated with conditions and mitigation measures that require monitoring, including investigation of complaints, other than those costs related to investigation of complaints of non-compliance that are determined to be unfounded, shall be charged. Costs shall be as established by Board Resolution in accordance with the hourly consulting rate established at the time of the monitoring. Violations of conditions of approval or mitigations measures caused by the permittee's contractors, employees, and guests are the responsibility of the permittee.

The Planning Commission may implement an audit program if compliance deficiencies are noted. If evidence of compliance deficiencies is found to exist by the Planning Commission at some time in the future, the Planning Commission may institute the program at the applicant's expense (including requiring a deposit of funds in an amount determined by the Commission) as needed until compliance assurance is achieved. The Planning Commission may also use the data, if it is so warranted, to commence revocation hearings in accordance with section 18.124.120 of the County Code.



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Alicia Amaro  
Napa County Fire  
Asst. Fire Marshal  
1199 Big Tree Road  
St. Helena, CA 94574

alicia.amaro@fire.ca.gov

Main: (707) 967-1425  
Fax: (707) 967-1474  
Cell: (707) 486-5782

## INTER-OFFICE MEMO

TO: Hillary Gitelman, Director  
Conservation, Development, and Planning Department

FROM: Mike Wilson, Fire Department

DATE: April 1, 2010

SUBJECT: Raymond Vineyards Use Permit Minor Modification  
Apn: 030-270-040 P10-00093

**Site Address: 849 Zinfandel Lane, St. Helena**

The Napa County Fire Marshal staff has reviewed the application for a minor modification to the existing use permit at the above referenced address. The proposed project is for an 8,129 square foot office tenant improvement to take place within an existing winery building. No new use, increase in production or visitor flow is being requested.

This application for minor modification does not warrant additions to the fire protection conditions as long as **all construction and use of the facility complies with all applicable standards, regulations, codes and ordinances at the time of building permit issuance.** These modifications shall not reduce or impede the current fire department access around the existing building.

If there are any questions please feel free to contact the Napa County Fire Marshal's Office at (707) 967-1425 to discuss any other fire protection issue you may have regarding your project.

849 Zinfandel Lane, St. Helena  
Alicia Amaro  
Assistant Fire Marshal



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APR 12 2010

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

Environmental Management

1195 Third Street, Suite 101  
Napa, CA 94559  
www.co.napa.ca.us

Main: (707) 253-4471  
Fax: (707) 253-4545

Steven Lederer  
Director

MEMORANDUM

To: Napa County Planning Department Suzie Gambill, Planner	From: Napa County Environmental Management Department Kim Withrow, Sr. Env. Health Specialist
Date: April 8, 2010	Re: Use Permit Application for Raymond Vineyards Located at 849 Zinfandel Ln., St Helena Assessor Parcel # 030-270-013 File #P10-0093

The submitted application has been reviewed and this Department has neither recommendations nor conditions of approval to be included if the project is approved.

Cc: Boisset Family Estates, Attn Jim Nagel, 849 Zinfandel Ln, St Helena CA 94574



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Conservation, Development and Planning

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Fax: (707) 253-4336

Hillary Gitelman  
Director

4-7-10

## Building Inspection Department review comments for inclusion with:

Planning Department permit: P10-00093 Use Permit Very Minor Modification

Status of Building Department review of this Planning Application: Approved, awaiting issuance of pending building permit B10-00168.

At parcel: 030-270-013; 849 Zinfandel Lane, St Helena, CA

Owner: Raymond Vineyard & Cellar Inc.

Description of permit: Relocate office area to loft with an expansion of sq. ft.

### Comments:

The Building Department has no issues or concerns with the approval of the Use Permit Very Minor Modification; it is a use permit modification only and in itself doesn't authorize any construction. No significant California Building Standards Code issues can be foreseen at this time based on the information presented. Any such issues will be dealt with during the continuing building permit application review and approval processes.

Note: Work was commenced on this project prior to the building permit being issued. As of 3-31-10 the work was approximately 75% complete for the "All Trades" stage. Project was cited as a Code Violation (CE10-00063) and a Stop Work notice was posted. Prior to any resumption of construction:

- 1) Building permit B10-00168 is pending and must be issued prior to any further construction on this project.

All plans and documents for commercial projects are required by State Law to be prepared and coordinated under the direction of a California Licensed Architect, or other allowable properly CA-Licensed Design Professional in Responsible Charge (Business and Professions Code, Chapter 3, Division 3 & California Building Code, Appendix Chapter 1).

Prior to any construction work applicable building permits for the work must first be issued; all work must comply with all applicable code requirements, including any accessibility requirements of CBC Chapter 11B. Complete & appropriate plans, specifications, energy compliance, engineering, etc. must be submitted when applying for permits.

**Eric Banvard**  
Plans & Permit Supervisor  
Conservation Development & Planning  
Napa County, CA 94559  
Eric.Banvard@countyofnapa.org



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Hillary Gitelman  
Director

4-7-10

## Code Enforcement Unit review comments for inclusion with:

Planning Department permit: P10-00093 Use Permit Very Minor Modification

At parcel: 030-270-013; 849 Zinfandel Lane, St Helena, CA

Owner: Raymond Vineyard & Cellar Inc.

Description of permit: Relocate office area to loft with an expansion of 8,129sq. ft.

### Comments:

The Code Enforcement unit issued a stop work order on March 30, 2010 for work without a valid construction permit at the above stated parcel. The stop was issued based on California Building Code Appendix Chapter 1, Section 105.1 which states. Any owner who intends to construct ..., shall first make application to the building official and obtain the required permit. Framing, rough plumbing and electrical was nearly complete at the time the stop was issued. Forman stated that the work was started due to a short deadline of June 2010 and the winery wants to relocate employees from the Sausalito Office to the new office space. The information provided in the use permit application does not address the issue of additional employees. The attached plans should include a description of all existing offices in order to be consistent with the statement in the request "improvement is for existing employee use". Plans should state if any existing offices will be removed.

In 2008 an audit of existing farm Labor Dwelling Units revealed that the pool house located next to the main dwelling was being used as office space for the winery operation. The pool house which was originally intended to be converted to a farm labor unit was never converted and the use permit was abandoned. Code Enforcement staff directed Raymond Vineyards to remove the office space with the appropriate permits or to apply for a use permit modification to possibly allow the pool house as office space. A violation notice was sent March 3, 2008. On July 14, 2008 a use permit application to convert the cabana (pool house) to office space was applied for at the County of Napa Planning Division. The use permit application was later withdrawn on November 22, 2008 for incomplete information. As of this date the use of the cabana as an office has not been resolved. It is requested that this outstanding violation be addressed within this use permit application.

**David Giudice**  
Supervising Code Enforcement Officer  
Conservation Development & Planning  
Napa County, CA 94559