

“D”

## Summary of Approved and Requested Accessory to Production Ratios

## Raymond Ticen Ranch Winery

### Summary of Entitled and Requested Accessory and Production Areas

Previous Entitlements		
Accessory to Production Ratio: 17 percent		
	Accessory Area (sq. ft.)	Production Area (sq. ft.)
Building A	8,000 *	19,560
Building B	--	23,587
Building C	8,325	34,750
Unbuilt Structures	4,000 **	16,000
Other Structures (Sheds, etc.)	--	40,979
<b>TOTAL</b>	<b>20,325</b>	<b>118,876</b>

\* This floor area was not identified in initial winery approval documents but was scaled based on an area labeled as office and visitor area (Area C) on a building floor plan from 1987. Of this area, approximately 4,720 square feet could have been used for public visitation; this 4,720 square feet was temporarily located in Building A until a separate building (approved with Use Permit 498384 and administratively amended as Building D in April 1990) was built. Building D was not subsequently built, but because public visitation had commenced as noted in the use permit modification request submitted in January 1990, the square footage remains a part of the winery's entitlement for public visitation (County Code Section 18.104.255.D).

\*\* This floor area was approved as private, by appointment visitation space in February 1991 (Use Permit Modification U-89-46).

Current Request, P15-00307 – MOD		
Accessory to Production Ratio: 32 percent		
	Accessory Area (sq. ft.)	Production Area (sq. ft.)
Building A	18,937	14,977
Building B	--	23,587
Building C	8,325	34,750
Ticen Ranch Buildings	3,984	--
Other Structures (Sheds, etc.)	5,310	40,979
<b>TOTAL</b>	<b>36,556</b>	<b>114,293</b>

Floor areas as noted in the table summarizing the Current Request, above, are taken from the applicant's architectural plans submitted with the application for P15-00307 – MOD, as most recently revised and resubmitted on August 11, 2016.