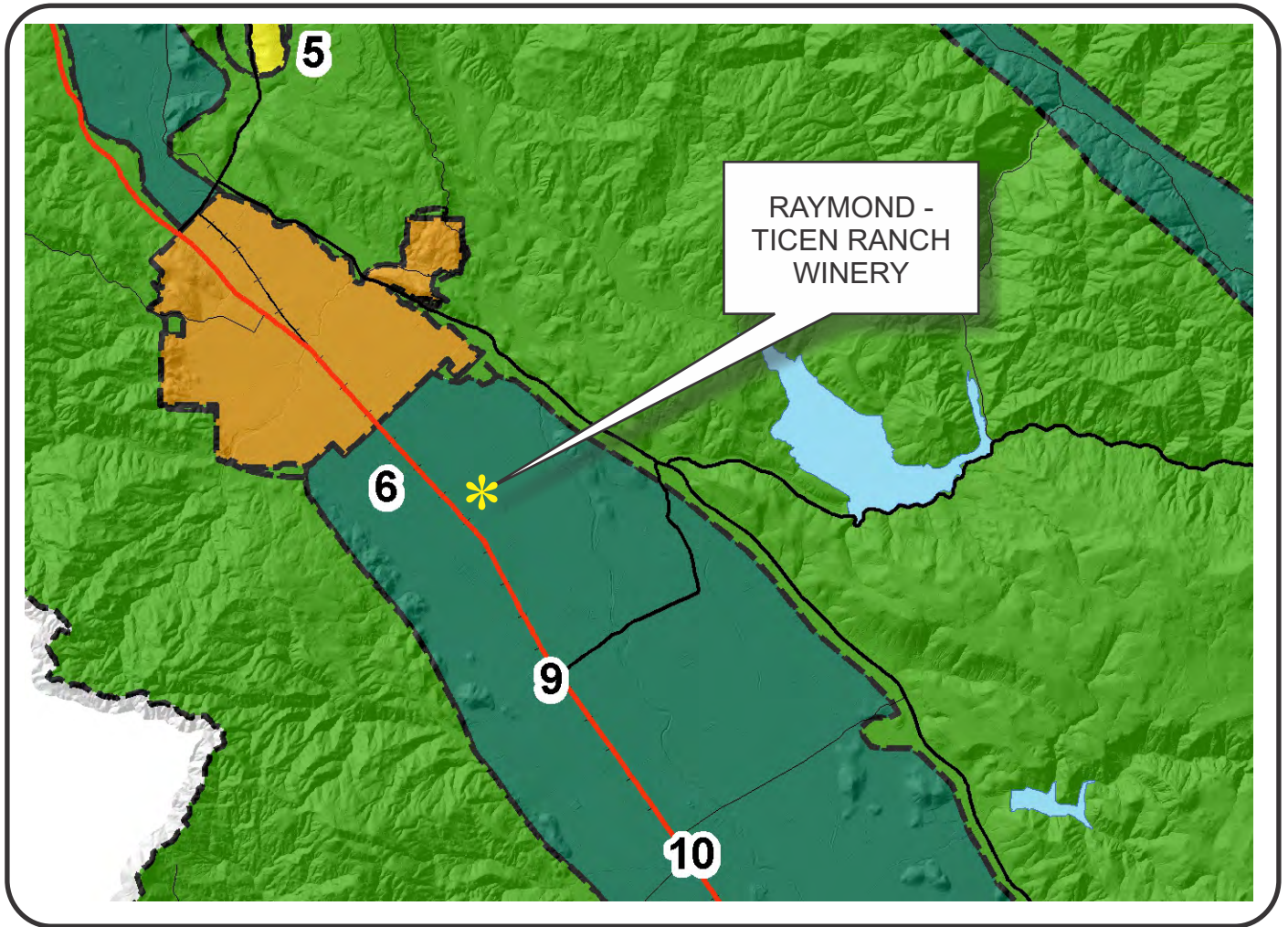


“L”

Graphics

NAPA COUNTY LAND USE PLAN 2008 - 2030



LEGEND



URBANIZED OR NON-AGRICULTURAL

- Study Area
- Cities
- Urban Residential*
- Rural Residential*
- Industrial
- Public-Institutional
- Napa Pipe Mixed Use

OPEN SPACE

- Agriculture, Watershed & Open Space
- Agricultural Resource

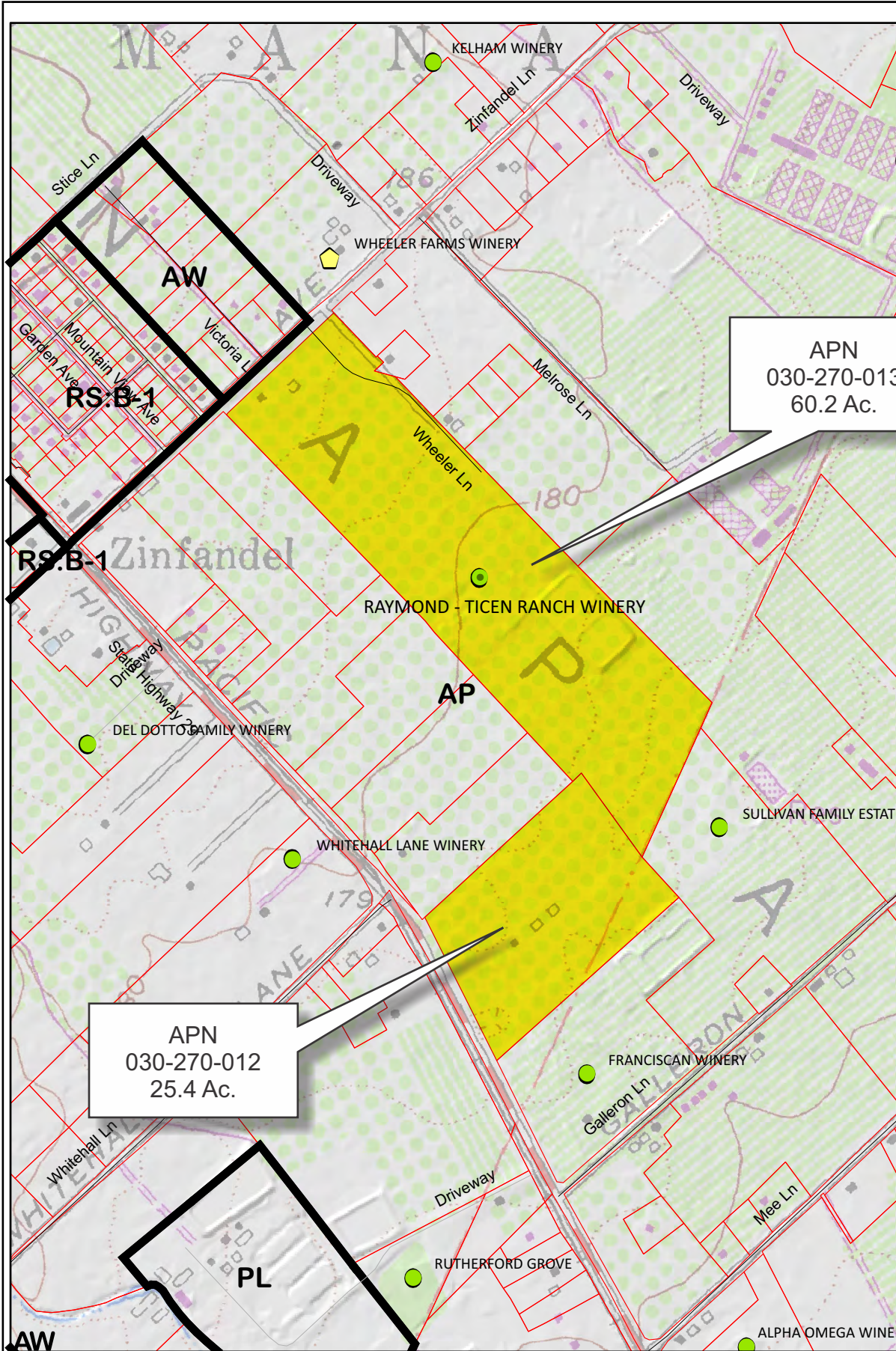
TRANSPORTATION

- Mineral Resource
- Limited Access Highway
- Major Road
- American Canyon ULL
- City of Napa RUL
- Landfill - General Plan
- Secondary Road
- Airport
- Railroad
- Airport Clear Zone

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

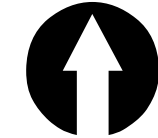
APN
030-270-012, 013
01-10-2017
MOD

RAYMOND-TICEN RANCH WINERY

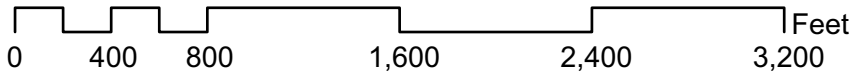


APN
030-270-013
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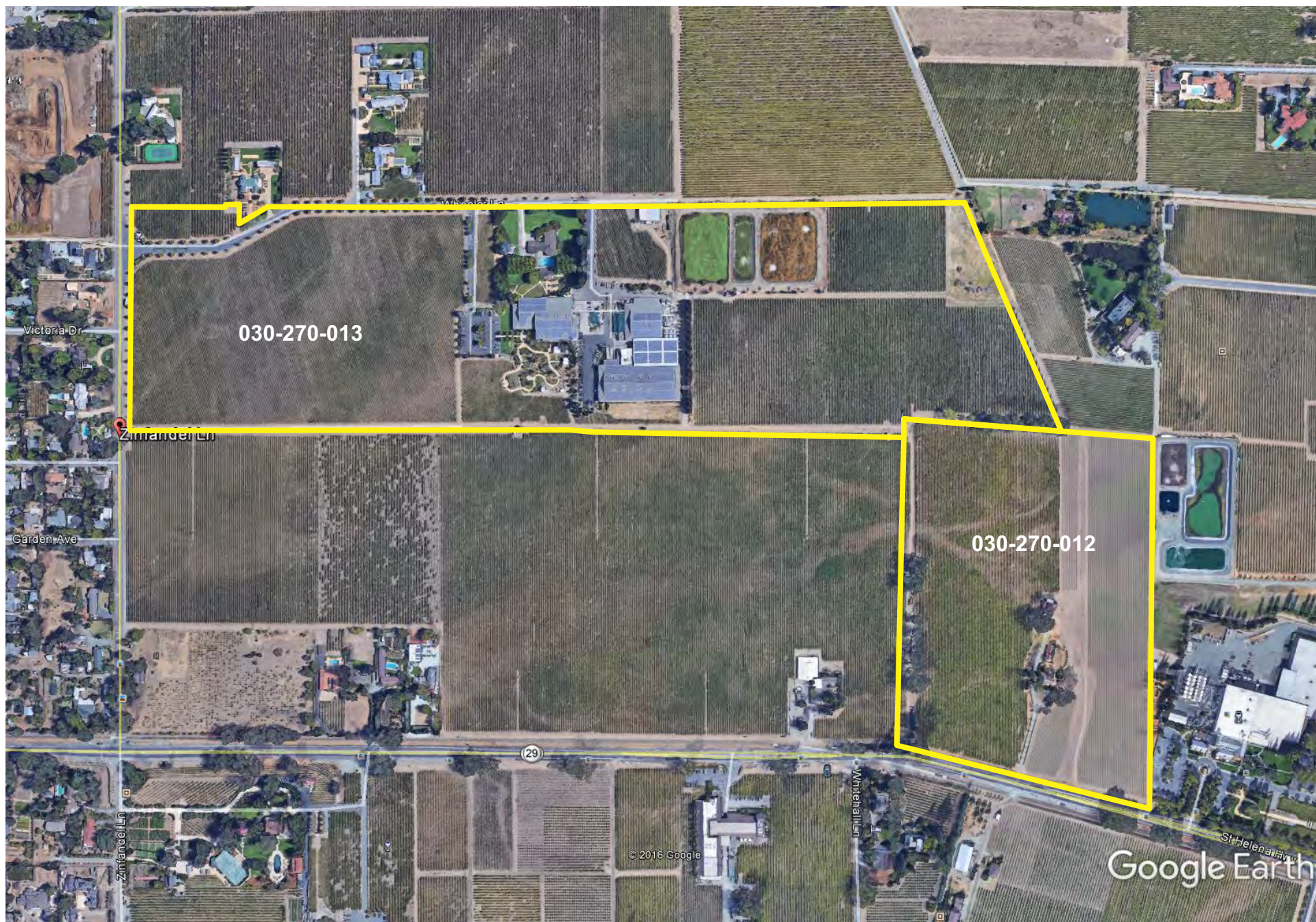
APN
030-270-012
25.4 Ac.



- Legend**
- Wineries**
- Status
- Producing
 - Producing, with pending major mod
 - ⬠ Approved, not yet producing
 - ⬠ Pending
 - Unknown
 - Zoning
 - Parcels

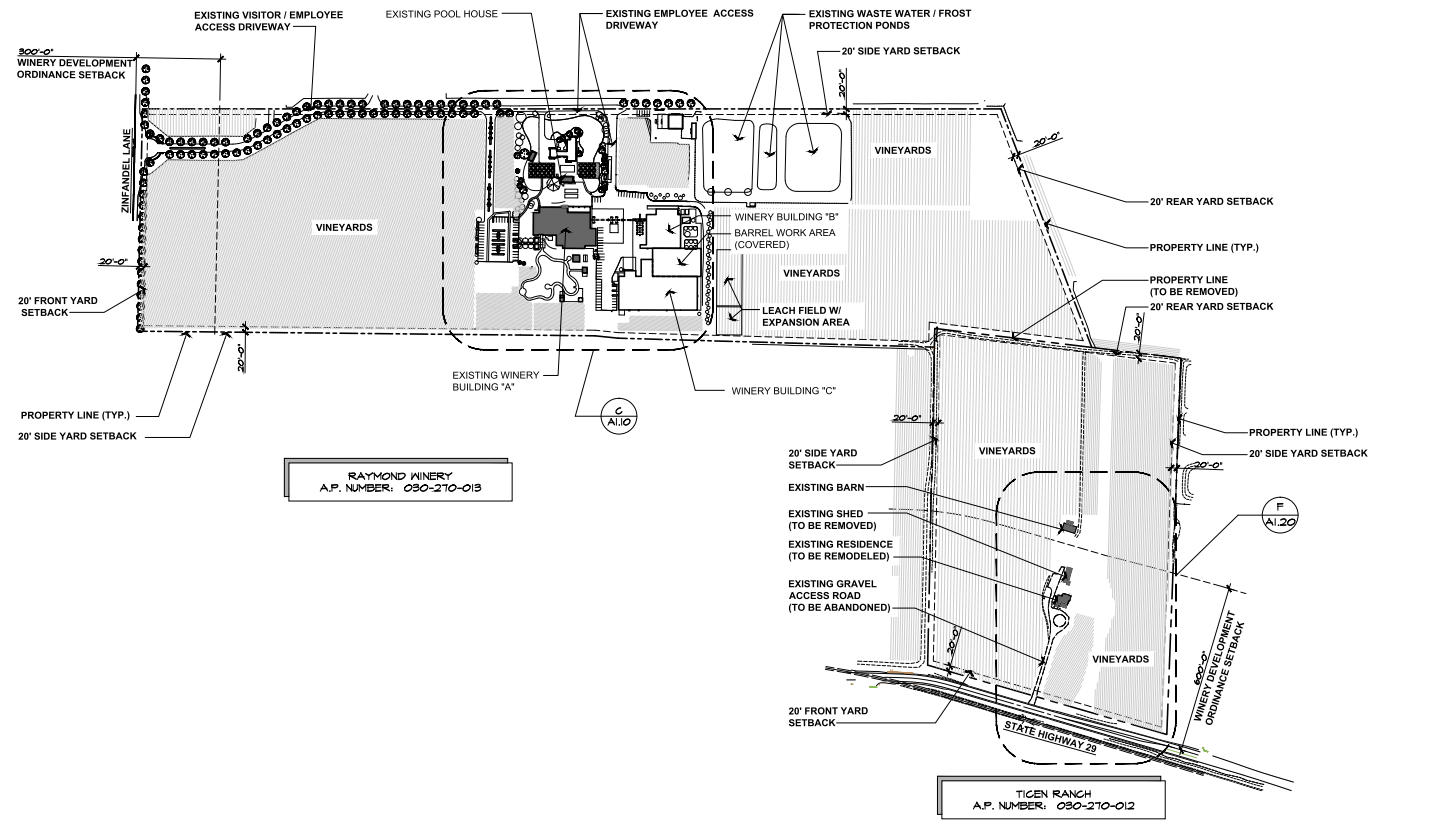


RAYMOND-TICEN RANCH WINERY



Existing Conditions





A EXISTING SITE PLAN
 SCALE: 1" = 200'

REVISIONS	
△	DATE: 1/27/2016 USE PERMIT RESUBMITTAL
△	DATE: 7/26/2016 USE PERMIT RESUBMITTAL
△	
△	
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Date: August 28, 2015
 Project No: 141003

Sheet Title:
EXISTING SITE PLAN

Sheet #:
A1.00
 USE PERMIT SUBMITTAL

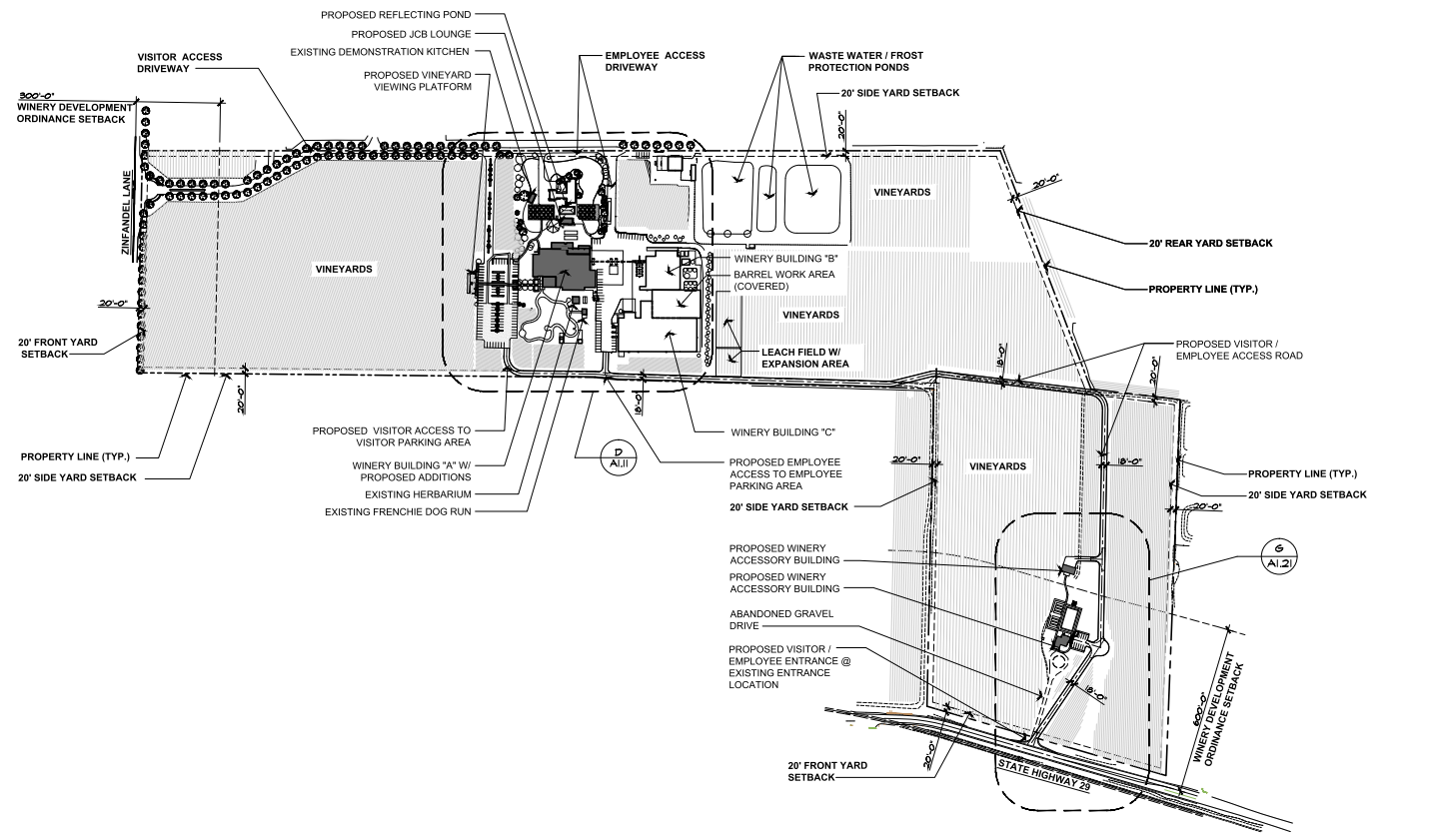
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Date: August 28, 2015
 Project No: 141003
 Sheet Title:

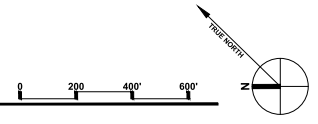
PROPOSED SITE PLAN

Sheet #: **A1.01**

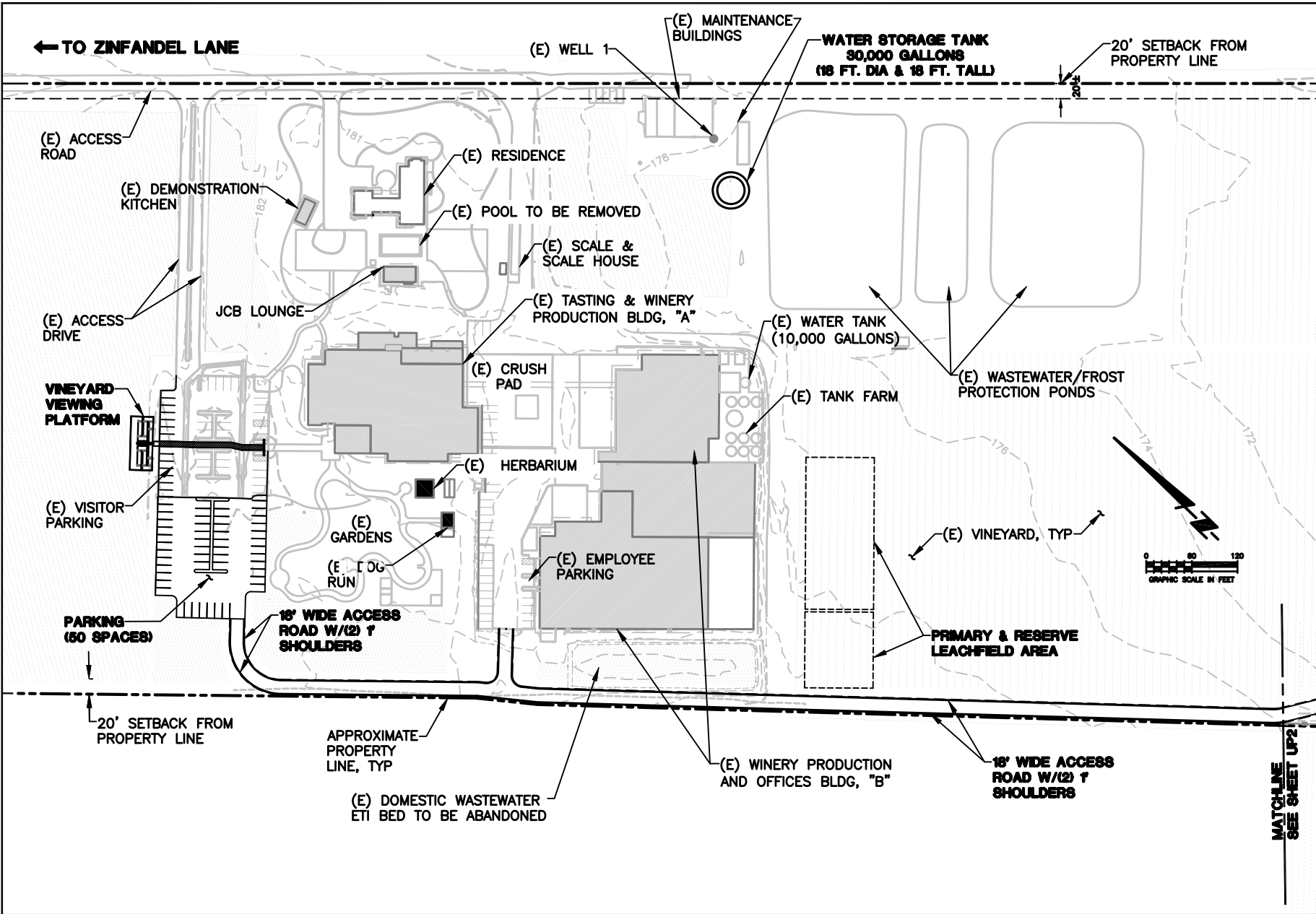
USE PERMIT SUBMITTAL



B PROPOSED SITE PLAN
 SCALE: 1" = 200'



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 ST. HELENA, CA 94574
 APN 000-070-008, 008

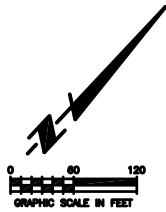
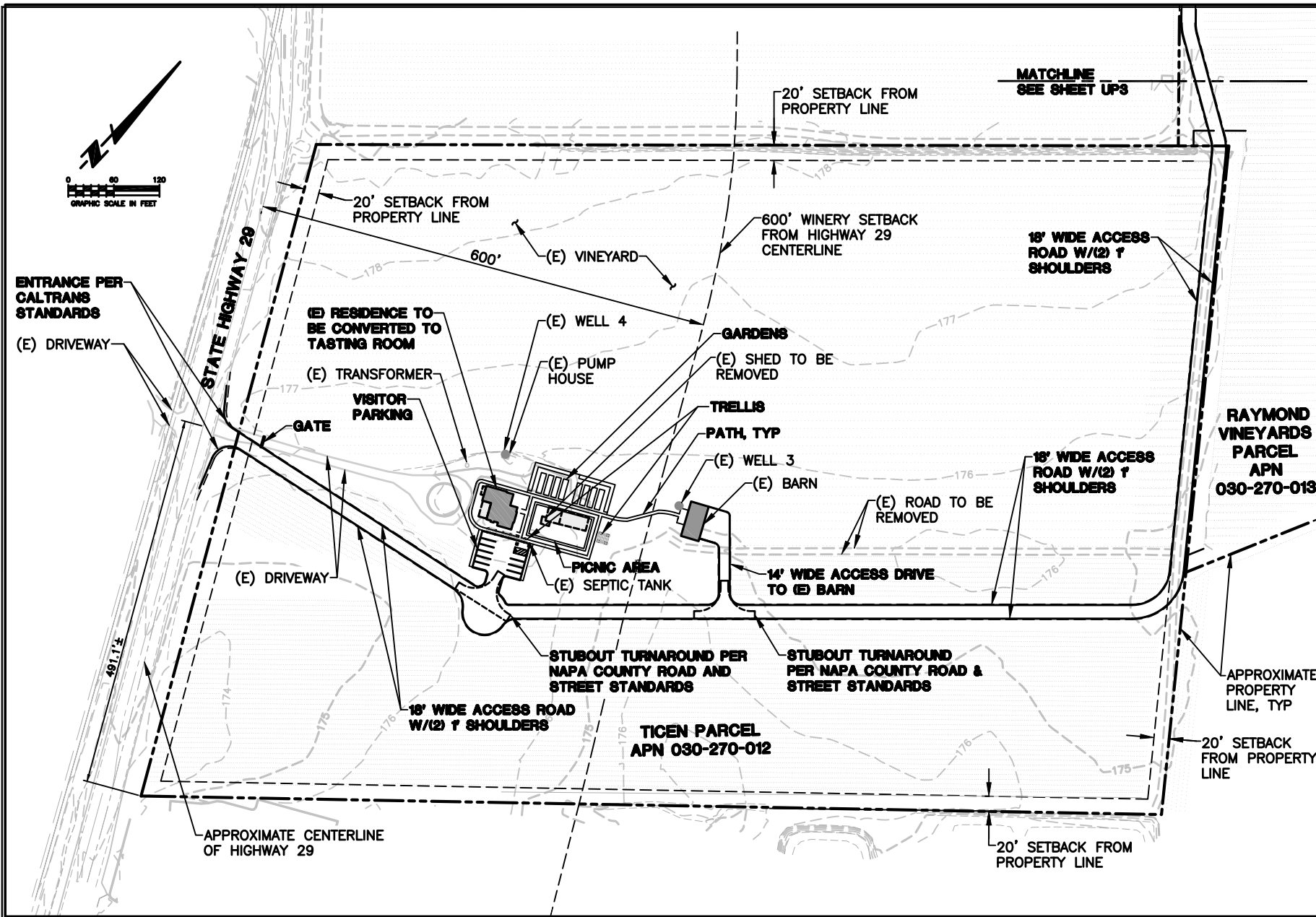
USE PERMIT APPLICATION
RAYMOND PARCEL
SITE PLAN

2015-08-28
 PERMIT SUBMITTAL
 2016-01-27
 PERMIT RESUBMITTAL
 2016-08-12
 PERMIT RESUBMITTAL

DATE: 2015-08-28
 JOB NO: 2015074
 SCALE: AS SHOWN
 DRAWN: JA
 CHECKED: DR
 SHEET

UP3

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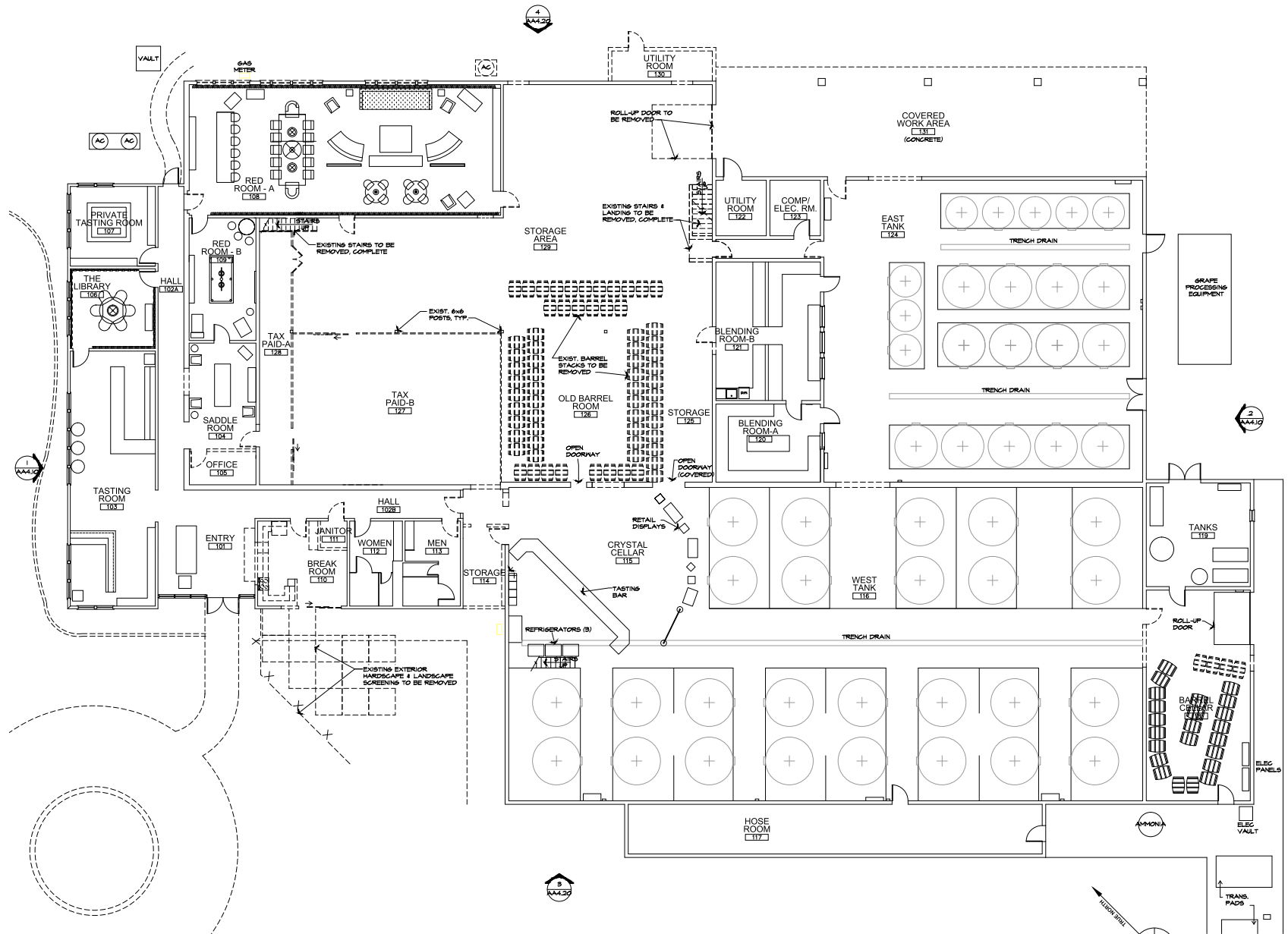
USE PERMIT APPLICATION

**TASTING ROOM
 SITE PLAN**

2015-08-26	PERMIT SUBMITTAL
2016-01-27	PERMIT RESUBMITTAL
2016-07-21	PERMIT RESUBMITTAL
2016-08-12	PERMIT RESUBMITTAL

DATE: 2015-08-26
 JOB NO: 2015074
 SCALE: AS SHOWN
 DRAWN: JA
 CHECKED: DR
 SHEET

UP2



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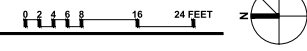
Building-A Use Permit Exhibits for
Raymond Winery
 849 Zinfandel Lane, St. Helena, CA 94574
 APN: 030-270-013-000

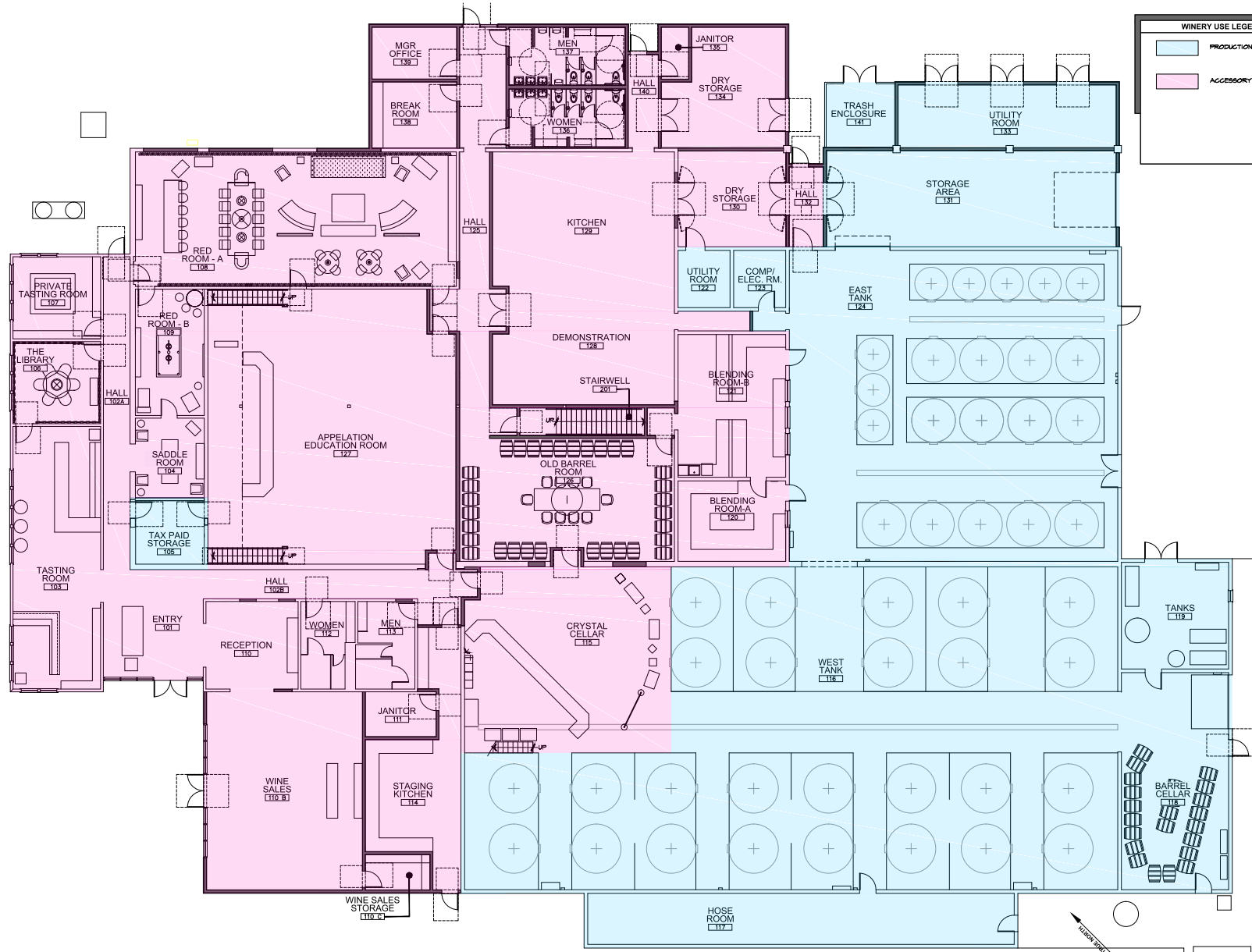
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Date: August 28, 2015
 Project No: 141003
 Sheet Title: BUILDING - A
 EXISTING GROUND FLOOR / DEMO PLAN

Sheet #: **AA2.10**
 USE PERMIT SUBMITTAL

A BUILDING-A EXISTING GROUND FLOOR / DEMOLITION PLAN - (24,850 SQ. FT.)
 SCALE: 1/8" = 1'-0"





WINERY USE LEGEND

PRODUCTION USE

ACCESSORY USE

PAUL KELLEY ARCHITECT

1000 PINE STREET, SUITE 200, SAN FRANCISCO, CA 94109
 TEL: 415.774.2222 FAX: 415.774.2222
 WWW.PAULKELLEYARCHITECT.COM

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Sheet:

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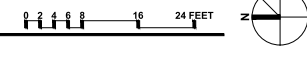
Date: August 28, 2015
 Project No: 141003

Sheet Title:
PROPOSED GROUND FLOOR PLAN

Sheet #:
AA2.11a

USE PERMIT SUBMITTAL

A BUILDING-A PROPOSED GROUND FLOOR PLAN - (24,850 SQ. FT. + 5409 SQ. FT. = 30,259 SQ. FT.)
 SCALE: 1/8" = 1'-0"



REVISIONS	
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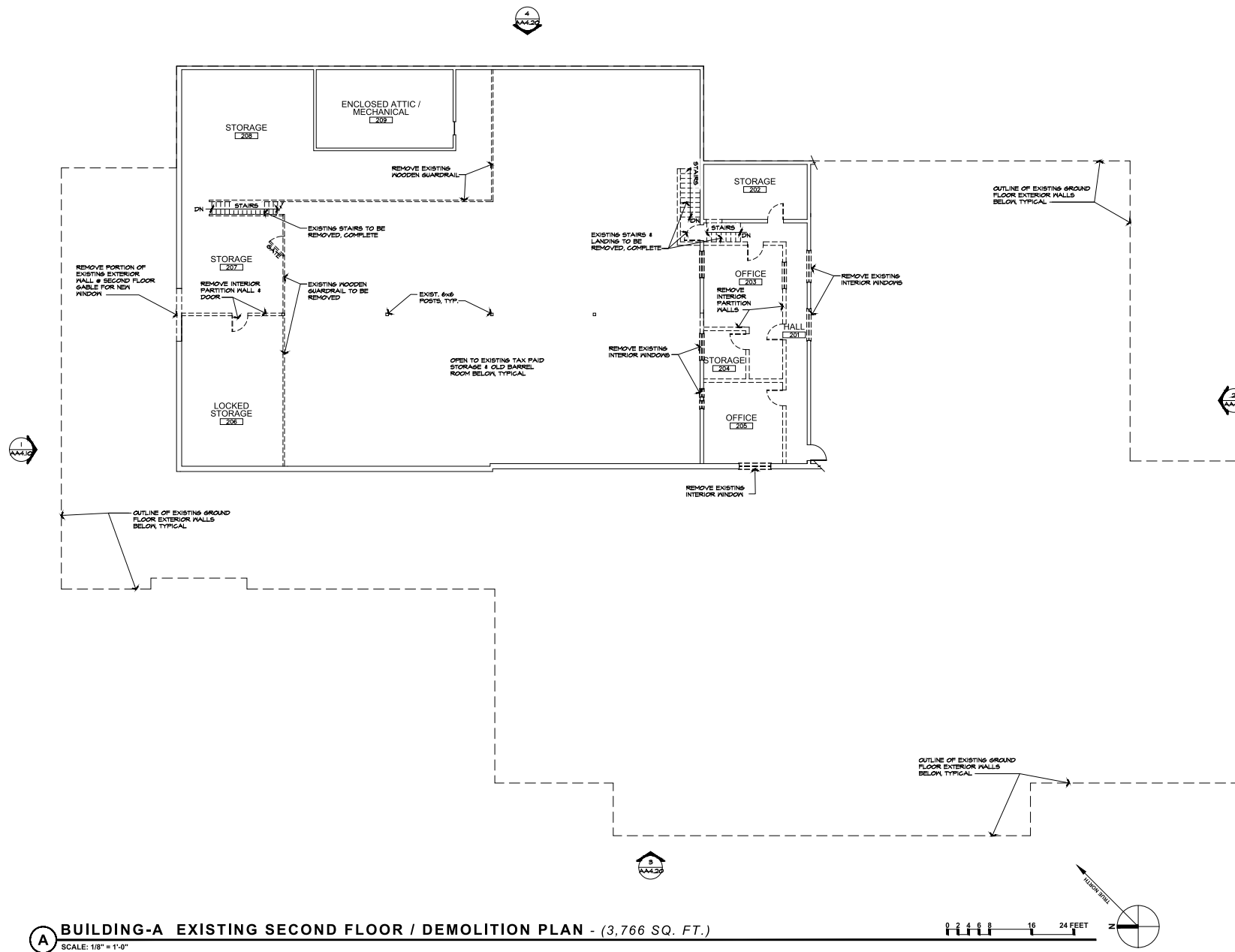
Date: August 28, 2015

Project No: 141003

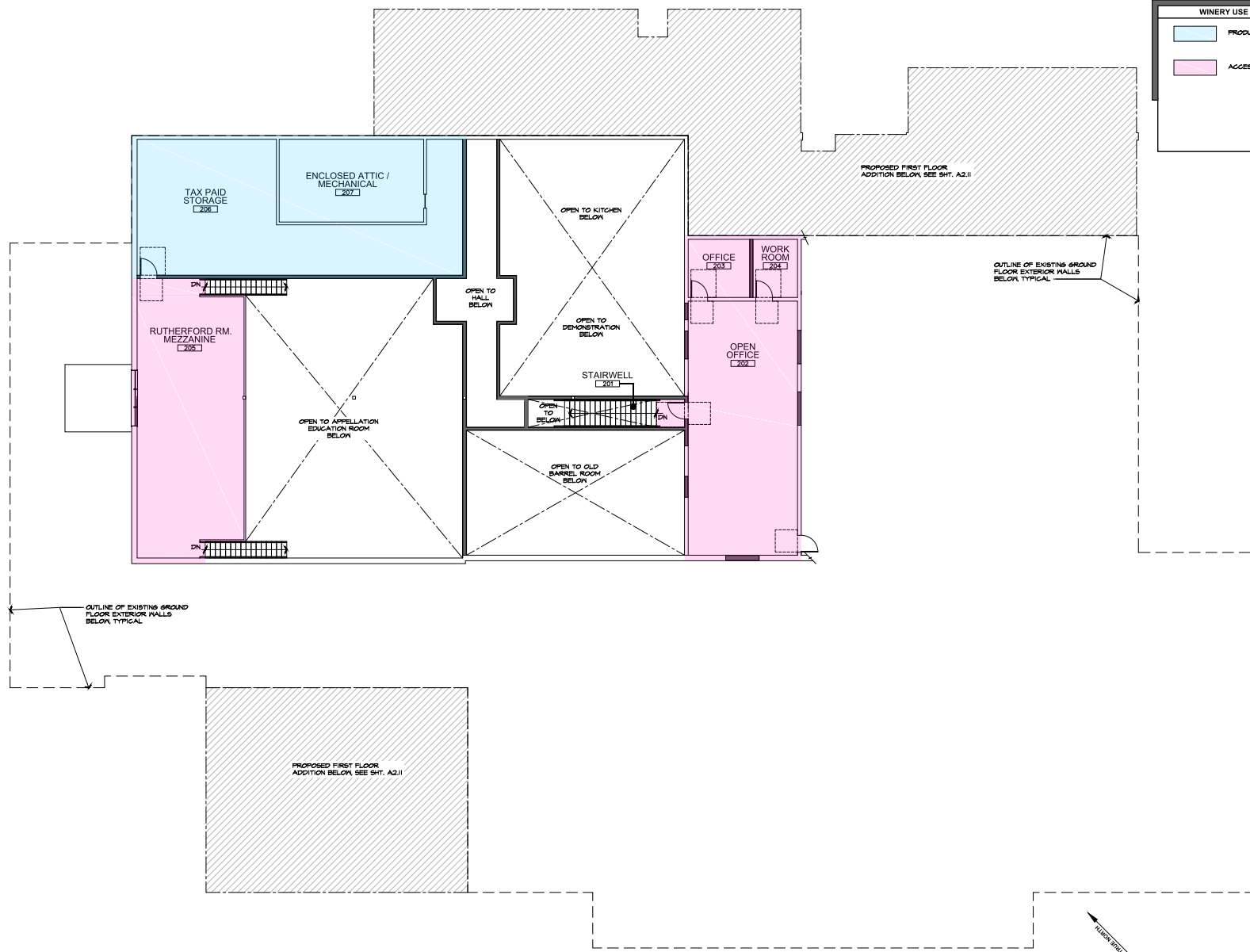
Sheet Title: BUILDING-A EXISTING SECOND FLOOR / DEMOLITION PLAN

Sheet #: AA2.20

USE PERMIT SUBMITTAL



A BUILDING-A EXISTING SECOND FLOOR / DEMOLITION PLAN - (3,766 SQ. FT.)
 SCALE: 1/8" = 1'-0"



WINERY USE LEGEND

PRODUCTION USE

ACCESSORY USE



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DATE	DESCRIPTION
1/27/2016	USE PERMIT SUBMITTAL

Date: August 28, 2015

Project No: 141003

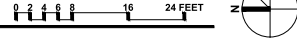
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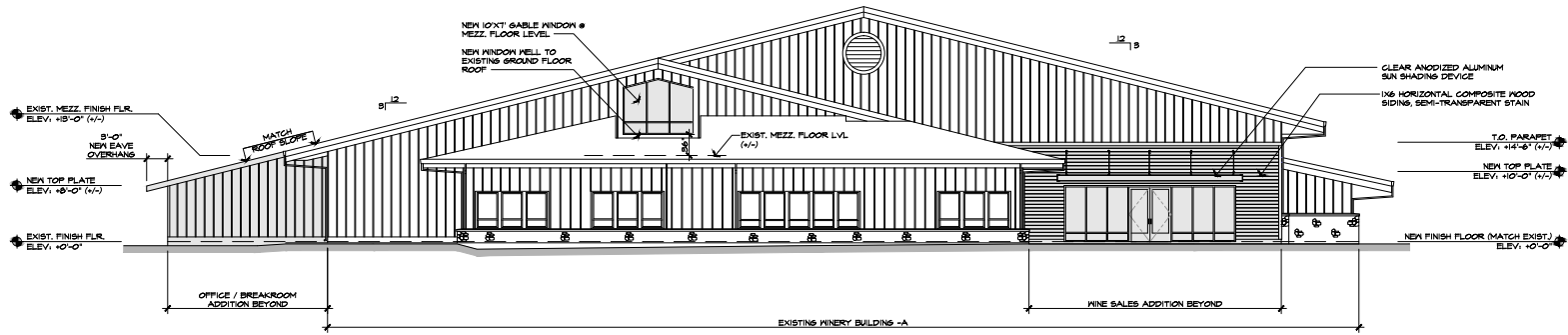
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AA2.21a

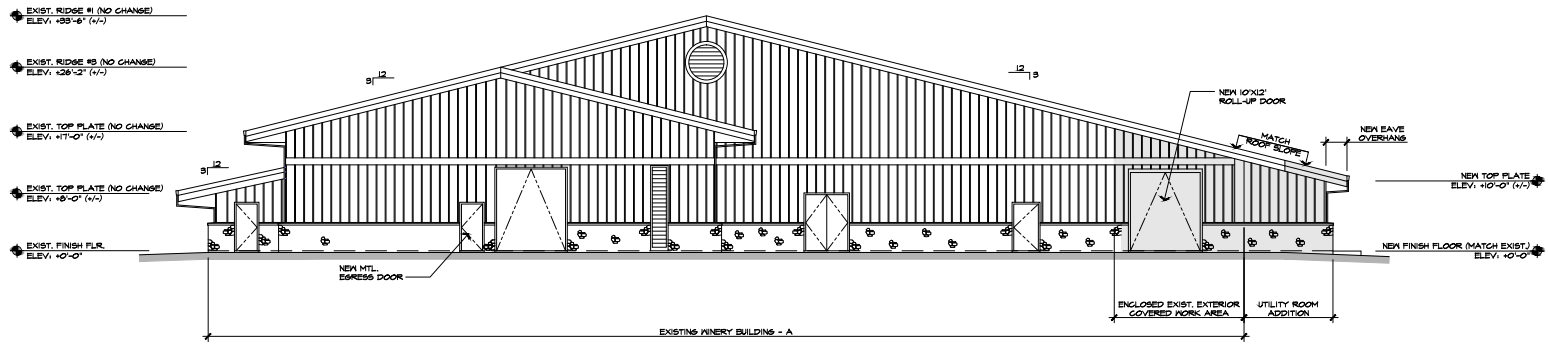
USE PERMIT SUBMITTAL

A BUILDING-A PROPOSED SECOND FLOOR PLAN - (3,766 SQ. FT. + 39 SQ. FT. = 3805 SQ. FT.)
 SCALE: 1/8" = 1'-0"





1 PROPOSED FRONT (North) ELEVATION
SCALE: 1/8" = 1'-0"



2 PROPOSED REAR (South) ELEVATION
SCALE: 1/8" = 1'-0"



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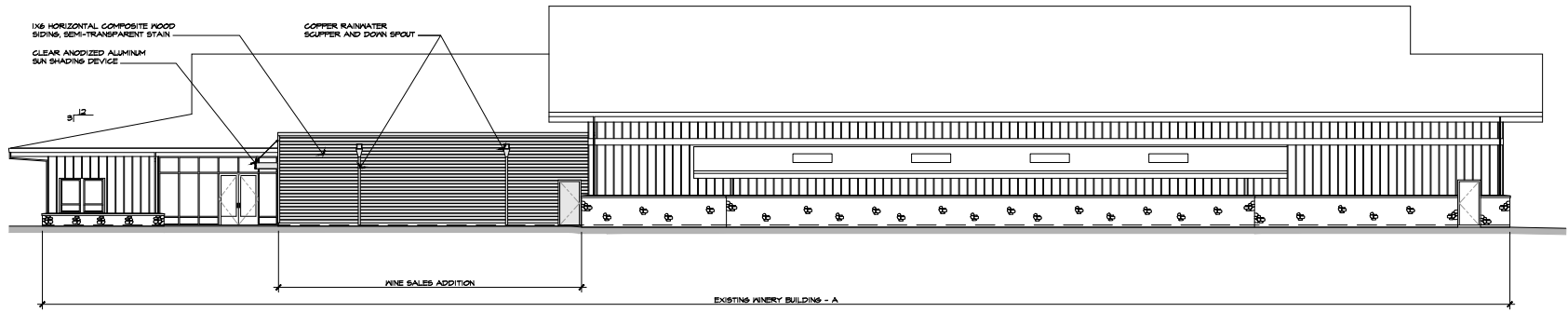
Building-A Use Permit Exhibits for
Raymond Winery
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 APN: 030-270-013-000

Sheet

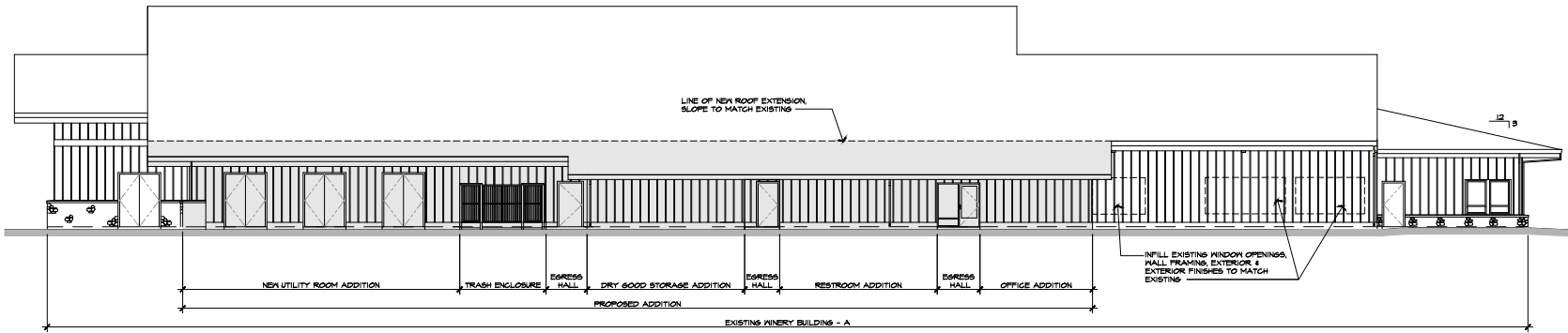
REVISIONS	
DATE:	1/27/2016
USE PERMIT RESUBMITTAL	

Date: August 28, 2015
 Project No: 141003
 Sheet Title: BUILDING-A PROPOSED EXTERIOR ELEVATIONS

Sheet #: AA4.11
 USE PERMIT SUBMITTAL



3 PROPOSED RIGHT SIDE (WEST) ELEVATION
SCALE: 1/8" = 1'-0"



4 PROPOSED LEFT SIDE (EAST) ELEVATION
SCALE: 1/8" = 1'-0"



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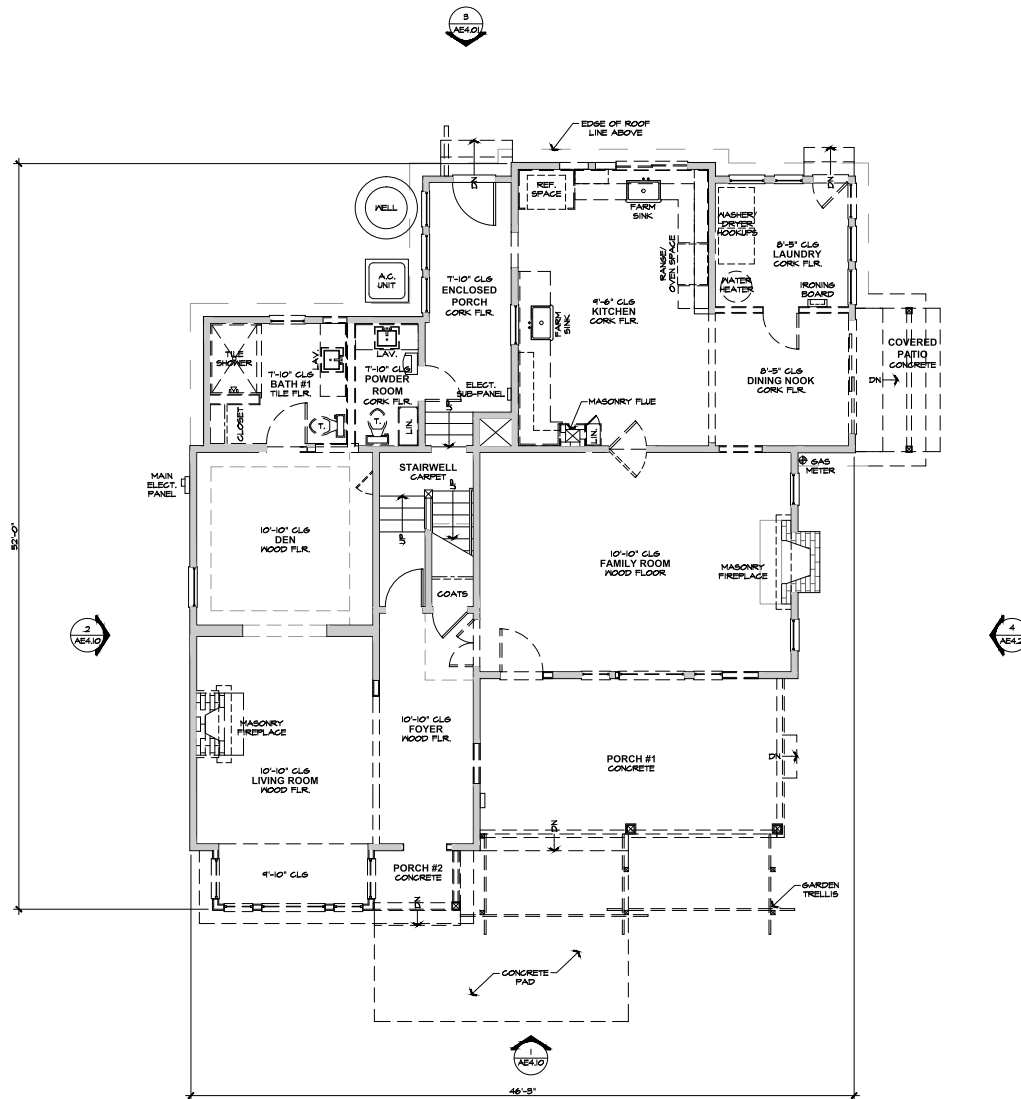
Building-A Use Permit Exhibits for
Raymond Winery
849 Zinfandel Lane, St. Helena, CA 94574
APN: 030-270-013-000

Sheet:

REVISIONS	
△	DATE: 1/27/2016 USE PERMIT RESUBMITTAL
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Date: August 28, 2015
Project No: 141003
Sheet Title: PROPOSED EXTERIOR ELEVATIONS

Sheet #: AA4.21
USE PERMIT SUBMITTAL



WALL LEGEND	
	EXISTING STUD WALL TO REMAIN.
	EXISTING PORTION OF STRUCTURE TO BE REMOVED.

Winery Accessory Use Bldg.
 Use Permit Exhibits for
Raymond Winery
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 APN: 030-270-012-000

Scale:

REVISIONS

NO.	DATE	DESCRIPTION
1	1/27/2016	USE PERMIT SUBMITTAL

Date: August 28, 2015

Project No: 141003

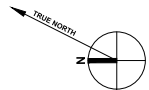
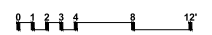
Sheet Title: **WINERY ACCESSORY USE EXISTING LOWER FLOOR / DEMO PLAN**

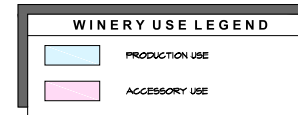
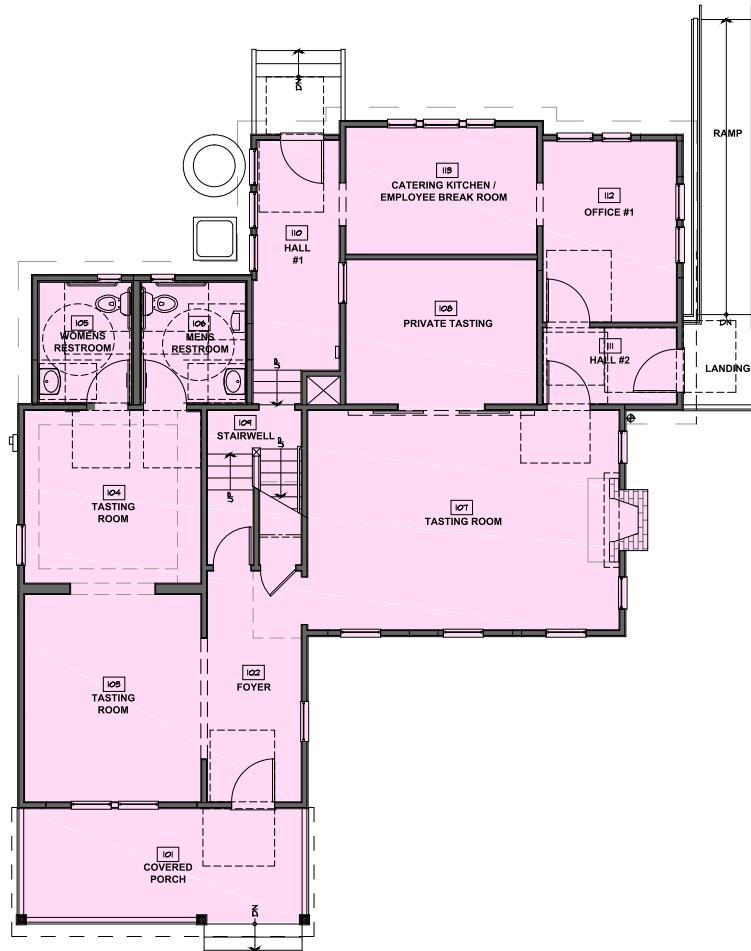
Sheet #: **AG2.10**

USE PERMIT SUBMITTAL

A WINERY ACCESSORY BLDG. - EXISTING LOWER FLOOR / DEMO PLAN - (1,683 sq. ft.)

SCALE: 1/4" = 1'-0"





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Seal:

REVISIONS

NO.	DATE	DESCRIPTION
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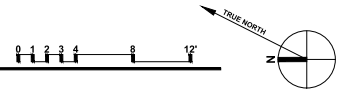
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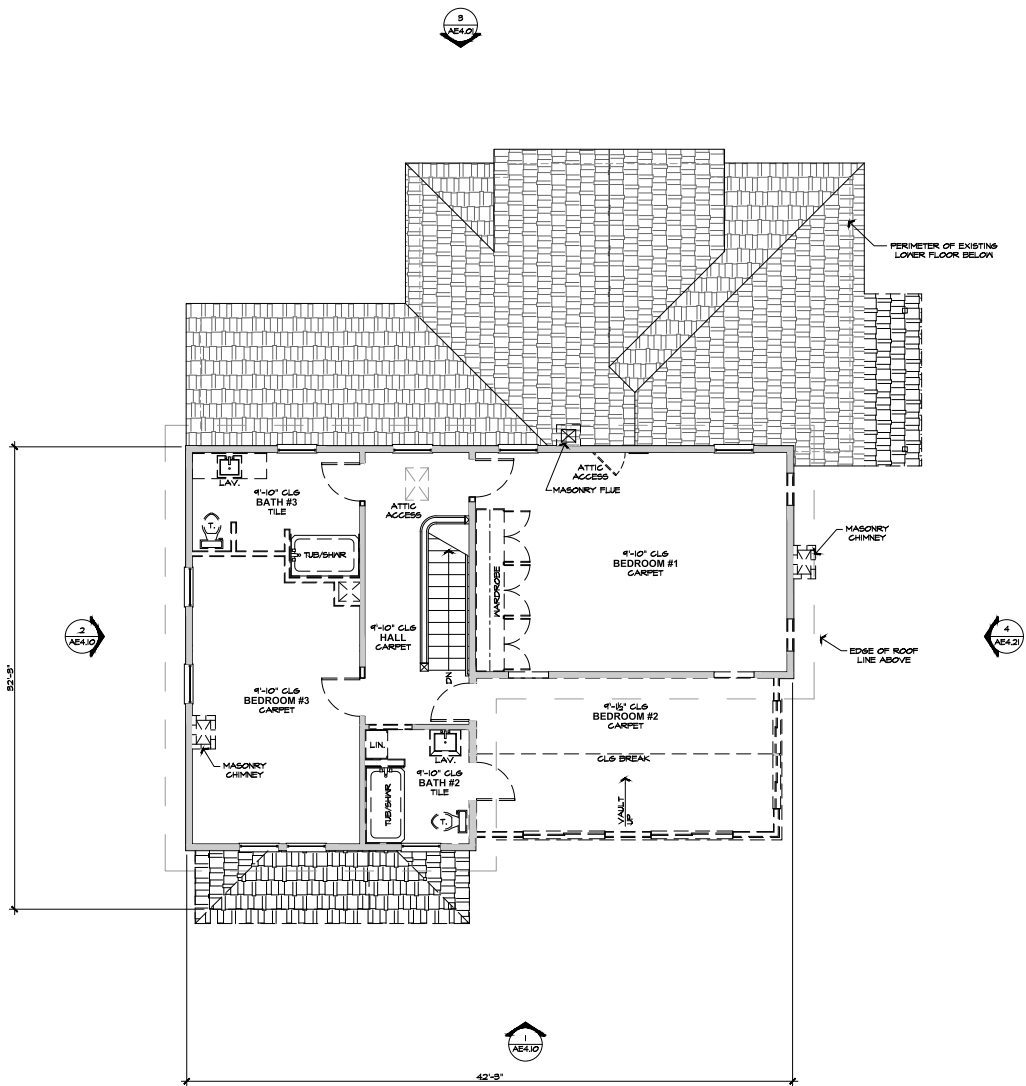
Project No: 141003

Sheet Title:
**WINERY ACCESSORY
 USE PROPOSED
 LOWER FLOOR PLAN**

Sheet ID:

A WINERY ACCESSORY BLDG. - PROPOSED LOWER FLOOR PLAN - (1,796 sq. ft.)
 SCALE: 1/4" = 1'-0"

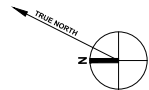
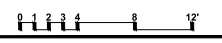




WALL LEGEND

- EXISTING STUD WALL TO REMAIN.
- EXISTING PORTION OF STRUCTURE TO BE REMOVED.

A WINERY ACCESSORY BLDG. - EXISTING UPPER FLOOR / DEMO PLAN - (1,155 sq. ft.)
 SCALE: 1/4" = 1'-0"



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 APN: 030-270-012-000

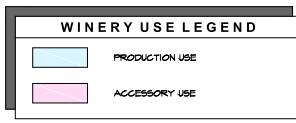
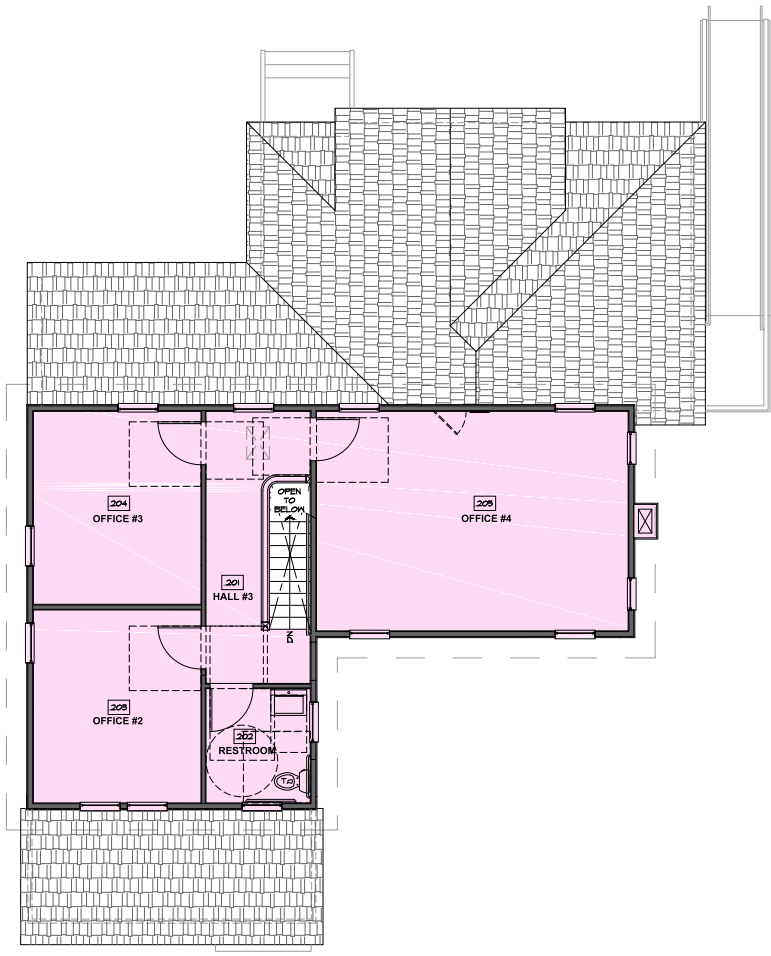
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NO.	DATE	DESCRIPTION
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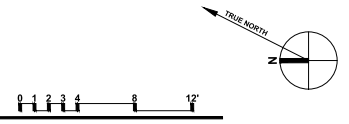
Date: August 28, 2015
 Project No: 141003
 Sheet Title: WINERY ACCESSORY USE EXISTING UPPER FLOOR / DEMO PLAN

Sheet # **AG2.20**

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B WINERY ACCESSORY BLDG. - PROPOSED UPPER FLOOR PLAN - (880 sq. ft.)
 SCALE: 1/4" = 1'-0"



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Seal

REVISIONS

DATE	DESCRIPTION
1/27/2016	USE PERMIT RESUBMITTAL

Date: August 28, 2015
 Project No: 141003

Sheet Title
**WINERY ACCESSORY
 USE PROPOSED
 UPPER FLOOR PLAN**

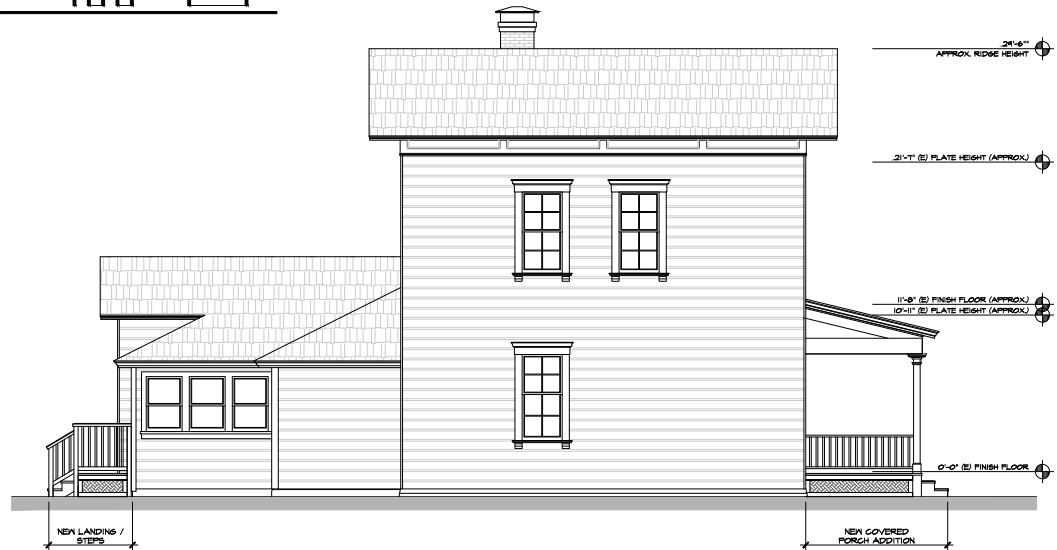
Sheet #
AG2.21a

USE PERMIT SUBMITTAL



1 PROPOSED FRONT (W) ELEVATION

SCALE: 1/4" = 1'-0"



2 PROPOSED LEFT SIDE (N) ELEVATION

SCALE: 1/4" = 1'-0"



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 Use Permit Exhibits for
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 APN: 030-270-012-000

Seal:

REVISIONS

DATE	DESCRIPTION
1/27/2016	USE PERMIT SUBMITTAL

Date: August 28, 2015

Project No: 141003

Sheet Title: WINERY ACCESSORY BLDG. PROPOSED EXT. ELEVATIONS

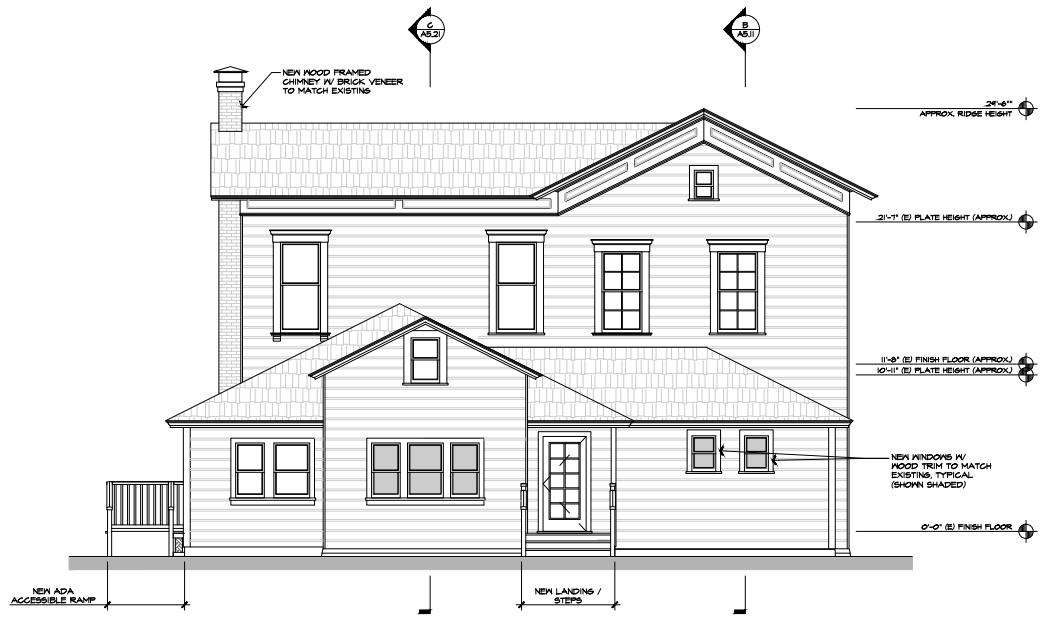
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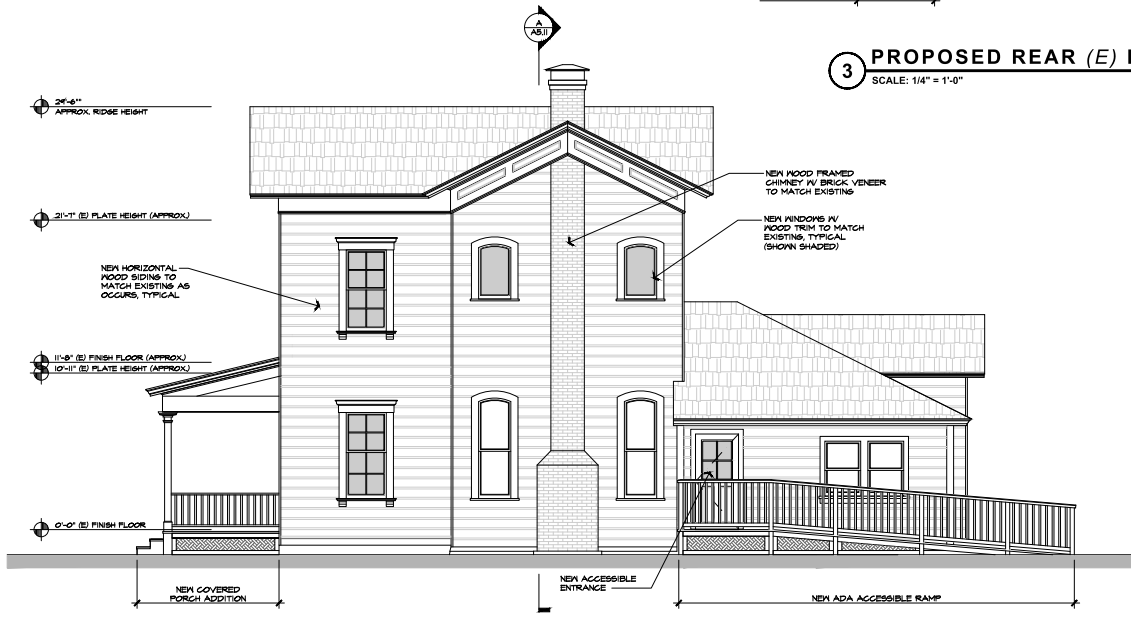
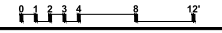
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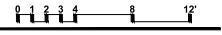
Winery Accessory Use Bldg.
 Use Permit Exhibits for
Raymond Winery
 849 Zinfandel Lane, St. Helena, CA 94574
 APN: 030-270-012-000



3 PROPOSED REAR (E) ELEVATION
 SCALE: 1/4" = 1'-0"



4 PROPOSED RIGHT SIDE (S) ELEVATION
 SCALE: 1/4" = 1'-0"



REVISIONS

DATE	DESCRIPTION
1/27/2016	USE PERMIT SUBMITTAL

Date: August 28, 2015
 Project No: 141003

WINERY ACCESSORY USE PROPOSED EXT. ELEVATIONS

Sheet # **AG4.21**

USE PERMIT SUBMITTAL