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**Updated and Supplemental Use Permit
Application Materials**

**PROJECT STATEMENT
FOR
RAYMOND/TICEN RANCH WINERY
APN 030-270-013, 031 & -012
849 Zinfandel Lane, St. Helena, CA 94574**

Revised on March 7, 2017

The application is a major modification for the existing Raymond Winery (APN 030-270-013) and includes a proposed merging of the Ticen Ranch property (APN 030-270-012) located on Highway 29. The Ticen Ranch parcel is adjacent to the Raymond Ranch parcel. This application replaces a previous application that was for the Raymond Winery only. The current application contains the same requests as were indicated in the revised project description on the Raymond Winery major mod, now withdrawn, and it proposes the conversion of the historic Ticen Ranch house to winery accessory use. The application also proposes a new main entry for the Raymond/Ticen Ranch Winery, which is just south of the existing access for the residence on Highway 29. Caltrans is currently constructing a continuous left-turn lane on Highway 29 in front of the Ticen Ranchhouse.

What is noteworthy about this application is what it does *not* represent or request. There is no request for an increase in production, no increase in the tours/tastings numbers from those previously approved, no increase in the winery marketing plan, and no new structures proposed. Although the historic Ticen residence is located within the 600-ft. setback from Highway 29, a variance is not required because County Code provides for re-use of existing structure that pre-date the WDO, for winery uses. The proposed new entry will also divert traffic from the Raymond Winery's current entry on Zinfandel Lane, accommodating it via Highway 29.

In addition, this application represents a proposal for the applicant to bring into compliance several discrepancies from its currently approved winery use permit. First, the winery now employs 90 persons, 66 employees more than the 26 persons contained in an earlier use permit. In an effort to propose a self-mitigating plan, the employees will have staggered work hours so that peak traffic hours are avoided to the extent possible. We received assistance and direction from Crane Transportation Group in developing the commute hours plans (see subsequent section for details). Additionally, we are providing "as-built" drawings of all structures on both the Raymond and Ticen parcels, with indications of present and proposed uses. The drawings depict the compliance requests where conversion of space is proposed so that certain of the buildings or portions of buildings may be improved for winery (instead of residential or production) uses. The applicant has already complied with a recent Code violation letter indicating the need to remove a vineyard viewing platform and that facility was removed from the property.

The applicant is in compliance with his production level of 750,000 gallons per year, with up to 900,000 gallons per year averaged over a three-year period. He is also compliant with the County's *75 Percent Grape Source Rule*, via a recent agreement with the County whereby production can go up to a maximum of 900,000 gallons per year, averaged over a three-year period.

The proposals for this winery use permit include the following.

- (1) Modification of the Raymond Winery use permit to include and merge the Ticen parcel: Includes a proposal for a new primary winery entry off Highway 29 and re-use of the Ticen residence and barn for winery uses, accessory and production, respectively.
- (2) Refiguration of the winery access road to reflect Highway 29 entry and integrate uses on all three parcels: Highway 29 will be the primary entry for visitors and employees and Zinfandel Lane will accommodate more of the production-oriented traffic. This will diminish reliance on Zinfandel Lane for most visitors and employees of the winery. Highway 29 has a continuous left-turn lane installation currently underway by Caltrans.
- (3) No changes to production, winery visitation, or Winery Marketing Plan: The proposal is to maintain current levels.
- (4) Increase in winery employees from the level reflected in the current permit (26) to the current level (90)
- (5) Increase on-site parking from 89 spaces to 139 spaces: See site plans for parking areas, one of which is proposed in proximity to the Ticen residence. The requested increase is for an additional 50 spaces of visitor parking at the Raymond Winery (see separate pages for justification of parking requirement) and for an additional eleven (11) parking spaces at the Ticen Ranch residence, which is proposed for conversion from a private residence to winery accessory use.
- (6) Expansion of sanitary septic wastewater treatment system: As per Summit Engineering *Wastewater Feasibility Report* and see expanded septic system in proximity to Ticen ranch house.
- (7) Changes in hours of winery operation and visitation as part of self-mitigating plan: See description of hours for flexible employee work schedules and avoidance of peak hours for visitation and events.
- (8) Conversion of some production space in existing winery structures to accessory use, within the County's 60/40 percent threshold: Conversion of some of these spaces would involve bringing the structures up to current Building Code. This includes conversion of approximately 10,670 sq. ft. of space within existing

winery structures and an 855-sq. ft. residential pool house (swimming pool to be demolished and the area landscaped) from residential to winery use, as well as conversion of the historic Ticen residence to winery accessory uses (tasting room and winery offices) and the existing barn to be converted to winery production storage use.

- (9) Construction of a 2,130-sq. ft., maximum four (4) feet high (71 ft. x 30 ft.) vineyard viewing platform
- (10) Improvements to an existing structure to serve as a pet dog comfort station for winery visitors and recognition of both pet comfort station and an herb potting shed
- (11) Addition of a 30,000-gallon water storage tank (18-ft. diameter and maximum of 18 feet high): The current plan identifies a reservoir and swimming pool for additional fire protection water sources. The location of the new 30,000-gallon water tank is reflected in the project site plan.
- (12) Proposals for outdoor areas: The applicant proposes to move an existing approved commercial kitchen from inside one of the winery structures to an outdoor area. They also request the ability to have certain of the winery marketing plan events outdoors. The request includes the ability to have outdoor public art installations on areas up to one acre maximum in size (collectively). And the applicant requests addition of the A.B. 2004 (“Picnic” Ordinance) which allows for consumption of alcoholic beverages on specifically identified (see site plan) areas of the winery.

Winery Marketing Plan

Although the applicant proposes no increases in the visitation in his current winery marketing plan, he is requesting the ability to serve food with some of the currently approved wine tastings and the A.B. 2004 Ordinance for on-site alcohol consumption (see site plan for designated area). The visitation most important to the winery’s direct-to-consumer wine sales are the daily tours/tastings and the smaller winery events that offer a focused experience for the winery customer. Larger events are almost always associated with a charitable effort in the Napa Valley. The owners of the property are quite involved with a wide range of philanthropic endeavors, including the Napa Valley Wine Auction and many other smaller auctions and activities. Additional parking is needed for the overlap in by-appointment wine tastings and for larger events.

For ease of processing, we offer the following as the current proposal.

Tours & Tastings: A maximum of 400 persons daily. As a pre-*Winery Definition Ordinance (WDO)* winery. (Raymond Winery is a pre-WDO winery and so it is open to the general public.)

Focused Marketing Events with Food:

One event per day with up to 10 persons attending
Two events weekly with up to 30 persons attending
Two events monthly with up to 100 persons attending

Food will be served at some of the above events, as well as with some of the wine tastings. Food will be provided by caterers for larger of the events. Some food will be provided by the approved on-site commercial kitchen, which can also serve as a caterers' staging area.

Applicant requests approval of A.B. 2004 ("Picnic" Ordinance) and also the ability to have some of the marketing events as outdoor events.

Self-Mitigation Plan for Employee Work Hours and Visitor Hours

The new entry on Highway 29 represents a significant reduction of traffic on Zinfandel Lane. As a further performance standard related to reducing VMT (vehicular miles traveled), the applicant requested input from traffic engineers at Crane Transportation Group and is willing to adapt to revised hours of operation and visitation where possible. The results of this effort are as follows, based on feedback from Crane Transportation Group.

Recommended employee shift change times:

Weekdays: Begin work by 7:30 AM or not until 9:15-9:30 AM
End work by 2:30-2:45 PM or no earlier than 6:00-6:15 PM

Recommended marketing event times:

Weekdays: Midday events begin with no time restrictions, as the winery is not open for visitation until 10:00 AM. Mid-day events should end by 2:30 PM.

Afternoon Events: Should begin by 2:30-2:45 PM and end after 6:00 PM.

Event Events: Begin no earlier than 6:15-6:30 PM.

Weekend Days: Midday events have no beginning time restrictions and end by 1:30 PM. Afternoon events begin by 2:00 PM and end after 5:00 PM. Event events begin no earlier than 5:30-6:00 PM.

Other measures that can reduce traffic during peak-hour traffic periods include the following.

Employee car and vanpool person, with one person to be named coordinator for same. This person will develop incentives for employees to use the program and report to the County.

For administrative employees, establish a tele-commute and work at home some days program. Allow flexible work hours (within the parameters of peak-hour commute periods to avoid). Allow longer Monday through Thursday work hours, with the possibility of every Friday or every Friday off and/or considered “work at home.”

The applicant is willing to be part of a collective program whereby employee shuttles are shared and financed with the involvement of other wineries.

Summary

This is a winery use permit modification that represents no intensification of use other than recognition of the current winery employee level. No production or visitation increases are proposed. The addition/merging of the Ticen property represents an opportunity to remove a significant amount of traffic from Zinfandel Lane, a major collector. The applicant also represents an opportunity for a viable re-use and preservation of an existing historic cultural resource that is associated with the Ticen house and barn.

Finally, this new application represents a means of the winery bringing all uses into compliance without the construction of any new winery structures.

We believe the traffic analysis associated with this application will show an appreciable improvement relative to VMT in the peak-hour periods and is very likely to result in a finding of “no significant impact” relative to traffic. We intend to finalize the traffic analysis once direction as to scope of work is provided from County staff during the 30-day response period that follows filing of the application.

The applicant intends to reach out to neighbors and hold meetings where possible to answer questions and concerns about the new application. But as noted, the intensity of use is not proposed to increase other than recognition of the current levels of employees commuting to the winery for work. And we believe that the Ticen Ranch parcel addition represents an important opportunity to speak to some of the issues discussed relative to the Raymond Winery initial use permit mod application.

Improvements, cont.

Total on-site parking spaces: 57 + 45 existing 50 proposed

Loading areas: 1 existing No change proposed

Fire Resistivity (check one, if not checked, Fire Marshall will assume Type V – non rated):

Type I FR Type II 1 Hr Type II N (non-rated) Type III 1 Hr Type III N

Type IV H.T. (Heavy Timber) Type V 1 Hr Type V (non-rated)

(for reference, please see the latest version of the California Building Code)

Is the project located in an Urban/Wildland Interface area? Yes No

Total land area to be disturbed by project (include structures, roads, septic areas, landscaping, etc.) 3 acres

Employment and Hours of Operation

Days of operation: 7 days/week existing 7 days/week proposed

Hours of operation: 6:00 am-6:00 pm existing 6:00 am – 11:00 pm proposed

Anticipated number of employee shifts: 2 existing No change proposed

Anticipated shift hours: 6:00 am-6:00 pm existing 3:30 pm – 11:00 pm proposed

Maximum Number of on-site employees:

10 or fewer 11 – 24 25 or greater (specify number) 90

Alternately, you may identify a specific number of on-site employees:

other (specify number) _____

Grape Origin

All new wineries and any existing (pre-WDO) winery expanding beyond its winery development area must comply with the 75% rule and complete the attached "Initial Statement of Grape Source". See Napa County Code §18.104.250(B) & (C).

Marketing Program

Please describe the winery's proposed marketing program. Include event type, maximum attendance, food service details, etc. Differentiate between existing and proposed activities. (Attach additional sheets as necessary.)

Up to 10 persons event daily
Up to 30 persons event twice weekly
Up to 100 persons per event twice monthly

Represents to increase in intensity from currently approved visitation and winery marketing plan.

Food Service

Please describe the nature of any proposed food service including type of food, frequency of service, whether prepared on site or not, kitchen equipment, eating facilities, etc. Please differentiate between existing and proposed food service. (Attach additional sheets as necessary.)

Applicant requests the ability to serve food with some tastings and requests A.B. 2004.

Food served with wine will be provided for some events by an approved on-site commercial kitchen and another requested on. Food from the requested mobile kitchen unit will be for demonstration only, with no food service to the public from that facility. Some larger events may include food service provided by licensed caterers, with the on-site kitchens used as catering staging areas. Applicant requests the ability to do some of their events outdoors in the areas so designated in plans.

Winery Coverage and Accessory/Production Ratio

Winery Development Area. Consistent with the definition at "a." at page 11, and with the marked-up side plans included in your submittal, please indicate your proposed winery development area. If the facility already exists, please differentiate between existing and proposed.

Existing 234,000 sq. ft. 5.27 acres
 Proposed 308,800 sq. ft. 7.09 acres

Winery Coverage. Consistent with the definition at "b." at page 11 and with the marked-up site plans included in your submittal, please indicate your proposed winery coverage (maximum 25% of parcel or 15 acres, whichever is less).

527,800 sq. ft. 12.1 Acres 14 % of parcel

Production Facility. Consistent with the definition at "c." at page 11 and the marked-up floor plans included in your submittal, please indicate your proposed production square footage. If the facility already exists, please differentiate between existing and proposed.

Existing 118,876 sq. ft. Proposed 114,293 sq. ft.

Accessory Use. Consistent with the definition at "d." at page 11 and the marked-up floor plans included in your submittal, please indicate your proposed accessory square footage. If the facility already exists, please differentiate between existing and proposed. (maximum = 40% of the production facility).

Existing 20,325 sq. ft. 17 % of production facility
 Proposed 36,556 sq. ft. 32 % of production facility

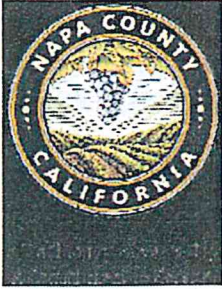
Caves and Crushpads (No caves with this winery)

If new or expanded caves are proposed please indicate which of the following best describes the public accessibility of the cave space:

- None – no visitors/tours/events (Class I) Guided Tours Only (Class II) Public Access (Class III)
 Marketing events and/or Temporary Events (Class III)

Please identify the winery's...

Cave area Existing: N/A sq. ft. Proposed: 0 sq. ft.
 Covered crush pad area Existing: N/A sq. ft. Proposed: 0 sq. ft.
 Uncovered crush pad area Existing: 43,965 sq. ft. Proposed: 25,313 sq. ft.



Project name & APN: RaymondTicen Ranch Winery APN030-270-013, -031 and -012
 Project number if known: P15-00307
 Contact person: Tom Blackwood
 Contact email & phone number: (707)287-7458 tom.blackwood@boisset.com
 Date: March 7 2017

Voluntary Best Management Practices Checklist for Development Projects

Napa County General Plan Policy CON-65(e) and Policy CON-67(d) requires the consideration of Greenhouse Gas (GHG) emissions in the review of discretionary projects and to promote and encourage “green building” design. The below Best Management Practices (BMPs) reduce GHG emissions through energy and water conservation, waste reduction, efficient transportation, and land conservation. The voluntary checklist included here should be consulted early in the project and be considered for inclusion in new development. It is not intended, and likely not possible for all projects to adhere to all of the BMPs. Rather, these BMPs provide a portfolio of options from which a project could choose, taking into consideration cost, co-benefits, schedule, and project specific requirements. Please check the box for all BMPs that your project proposes to include and include a separate narrative if your project has special circumstances.

Practices with Measurable GHG Reduction Potential
 The following measures reduce GHG emissions and if needed can be calculated. They are placed in descending order based on the amount of emission reduction potential.

Already Doing	Plan To Do	ID #	BMP Name
<input checked="" type="checkbox"/>	<input type="checkbox"/>	BMP-1	Generation of on-site renewable energy <i>If a project team designs with alternative energy in mind at the conceptual stage it can be integrated into the design. For instance, the roof can be oriented, sized, and engineered to accommodate photovoltaic (PV) panels. If you intend to do this BMP, please indicate the location of the proposed PV panels on the building elevations or the location of the ground mounted PV array on the site plan. Please indicate the total annual energy demand and the total annual kilowatt hours produced or purchased and the potential percentage reduction of electrical consumption. Please contact staff or refer to the handout to calculate how much electrical energy your project may need.</i> _____ _____ _____ _____
<input type="checkbox"/>	<input type="checkbox"/>	BMP-2	Preservation of developable open space in a conservation easement <i>Please indicate the amount and location of developable land (i.e.: under 30% slope and not in creek setbacks or environmentally sensitive areas for vineyards) conserved in a permanent easement to prohibit future development.</i> _____ _____

JUSTIFICATION FOR REQUEST FOR ADDED VISITOR PARKING

Although the applicant is not requesting an increase in visitors in this application, the winery needs additional visitor parking to adequately park the winery and this parking is not currently available with the existing parking level. The additional parking spaces are requested in recognition of the parking dynamic related both to the private tours/tastings and the marketing events. In addition, the winery needs to provide adequate vehicular parking for its special events, in addition to using high occupancy vehicles to transport visitors to the larger events.

The new visitor experience is longer in duration than in the past, due to winery's emphasis on an in-depth wine education program coupled with tastings. This means that the public visitor experience and some privately scheduled tours/tastings in the past are now almost twice the duration. A standard tour/tasting at Raymond Winery in the past could be as short as 30 to 45 minutes, whereas the typical Raymond Winery tour/tasting currently offered averages approximately an hour and a half. This means there is overlap in the visitors' arrivals and departures that requires additional parking flexibility.

The tours/tastings sometimes coincide with smaller group marketing events, where added parking is needed. The larger events, especially auction-related events and special events can involve 400 or more persons. Even with high occupancy vehicles ferrying some of the visitors, more parking is needed in order to accommodate visitors to these events. If an event has 400 persons and there are 2.8 persons per car, then the winery needs about 100 visitor parking spaces to accommodate visitors on the busiest days.

The employee parking lot can be utilized for events that occur in the evenings. However, this parking lot must also accommodate contractor services personnel (for the event) such as caterers and servers, and it needs to be used for parking the larger shuttle buses, limosines and other high occupancy vehicles separate from automobile parking.

The vineyards at the winery are now organic and Napa Green, unlike in the past. Given this status, it becomes increasingly important that automobiles should not be parking along vineyard rows and especially important that they not be parking on pervious surfaces in proximity to the Napa River. So the winery wishes to protect its organic and green status by parking cars in areas where impervious surfaces have been provided to protect against contamination of soil from engine residue.

The applicant's request for additional parking is consistent with parking approved at other wineries located on Highway 29 that have 400 or more visitors per day. By comparison, the Robert Mondavi Winery has a total of 382 parking spaces, with 169

of those spaces allocated for winery visitors. Hall Winery has 175 spaces. Cakebread Winery has over 100 visitor spaces. These are all wineries located on Highway 29.

GENERAL PLAN GOALS CONSISTENCY

The applicant's request for additional visitor parking is consistent with *Napa County General Plan Policy CIR-23*, which provides that uses shall provide adequate parking to meet their anticipated parking demand and shall not provide excess parking that could stimulate unnecessary vehicle trips or commercial activity exceeding the site's capacity. Although no new visitor numbers are requested, as described above, changes in the dynamics of the visitor experience with longer visits, due to the winery's emphasis on an in-depth wine education program coupled with tastings and overlap between tours and tastings and smaller marketing events. Parking for larger events, which can involve 400 or more persons (special events) is inadequate with existing parking, even with the use of shuttle buses, limousines, and other high occupancy vehicles to ferry persons to the events.

(See email from Summit Engineering, which contains an on-site count of existing parking for the Raymond Winery and a breakdown of employee versus visitor parking.)

The applicant's request for additional parking is also consistent with *Napa County General Plan* goals for the protection of agriculture and for preserving the visual rural character of the County.

The proposed new parking at Raymond Ticen Winery is located at the convergence of the new access road into the property and results in the removal of 0.47 acres of vineyard. Winery development areas often displace a small amount of vineyard, which is often made up elsewhere on the subject property or vineyard yield upgraded as a result of new means of planting and spacing. So this is not inconsistent with winery development that routinely occurs in Napa County. The addition of the Ticen property and merging of the two parcels means that Ticen parcel will not become a separate winery, which would result in a greater reduction of vineyard than is currently proposed. Ticen Ranch house will be used as accessory space for the Raymond Ticen Winery and will not have its own production space, outdoor work areas, or other impervious surfaces that are typically part of a winery's development area, thus preserving existing vineyards and areas suitable for future vineyard plantings.

The existing parking lot, which will be expanded if the Commission grants this applicant's request, is not visible from any public road. It is not visible from either Highway 29 or from Zinfandel Lane. Photographs from the vantage point of Highway 29 northbound are included with this explanation and we also offer an aerial mapping showing the distance of this parking lot from Highway 29. There will be no visual impact involved with the proposed added parking; in fact, there is no visibility of the existing or proposed expanded parking area.

SUMMARY

In summary, the requested parking is a reasonable amount of parking added in order to meet the winery's current demand for visitors and for providing the parking flexibility that is necessitated by changes in the dynamics of the winery's marketing experience for visitors. It will allow parking that otherwise would be forced into vineyard rows, in vineyards that are organic and Napa Green today.

The request is clearly not to accommodate increased numbers of visitors to the winery, as the applicant is not requesting that. But we maintain that in the absence of a parking standard for wineries, the County should recognize this as good planning practice on the part of winery owners. No one wishes to replace cash crop vineyards with parking unless it is absolutely needed. The applicant is simply trying to meet his current parking demand while maintaining the integrity of his vineyards. This is good planning.



March 6, 2017

Dana Ayers
Napa County Planning, Building, &
Environmental Services Department
1195 Third Street, Suite 210
Napa, CA 94559

RE: Raymond-Ticen Ranch Winery Use Permit Modification #PL15-00307
 Project Number 2015074

Dear Ms. Ayers:

This letter is in response to the letter prepared by Sullivan Vineyards in regards to the proposed Raymond –Ticen Ranch Winery Use Permit Modification (P15-00307). The letter specifically identifies concerns related to potential drainage impacts from the proposed access drive between the Ticen and Raymond properties.

As part of the use permit modification, an access drive has been proposed on the Ticen parcel connecting it to the Raymond parcel. From the existing building on the Ticen parcel, the drive will continue northeast and connect to an existing dirt road that borders the western edge of the Raymond Winery parcel. This connection will occur north of the existing stand of trees. Runoff from the proposed paved access drive will sheet flow onto the adjacent vineyard. The drainage management area consisting of the access drive and the vineyard meets the criteria of a self-treating area. According to the Bay Area Stormwater Management Agencies Association (BASMAA) manual, self-treating areas shall include 5% or less impervious area relative to the receiving pervious area and the slopes are gentle enough to ensure runoff will be absorbed into the vegetation and soil. The area of the access drive draining to the vineyard has been calculated to meet the requirements of the self-treating area identified above. The vineyard will provide infiltration and treatment and mimic the pre-project drainage pattern.

Summit concludes that the additional runoff resulting from the proposed improvements will be adequately mitigated per the BASMAA manual meeting the Napa County Post-Construction Runoff Management Requirements.

Sincerely,



Monica Shah, P.E.
Project Engineer

cc: Tom Blackwood, Boisset Family Estates

March 8, 2017

Dana Ayers
Napa County Planning, Building, &
Environmental Services Department
1195 Third Street, Suite 210
Napa, CA 94559

RE: Raymond-Ticen Ranch Winery Use Permit Modification #PL15-00307
 Project Number 2015074

Dear Ms. Ayers:

This letter is in response to the January 23, 2017 letter prepared by Shut Mihaly & Weinberger LLP in regards to the proposed Raymond –Ticen Ranch Winery Use Permit Modification (P15-00307). The letter specifically identifies concerns related to potential impacts and contamination to groundwater quality.

As part of the use permit medication, a wastewater feasibility study (WWFS) was prepared to show that the proposed expansion to the existing domestic wastewater system will be able to accommodate the increased wastewater flows while meeting the Napa County code requirements (Title 13). A soils evaluation was conducted with Napa County Environmental Health personnel, and suitable sandy clay loam soils were found to a depth that ranged from 41-54 inches. The acceptable soil depth was determined to be 36-inches due to observed mottling in the soil evaluation trench sidewall. Napa County Alternative Sewage Treatment System Requirements (ASTS) state that “all ASTS’s must have a minimum of three (3)-feet of acceptable soil above a limiting condition” and that “up to one (1) foot of the required three (3) feet of soil may be satisfied by including sand within the system (such as a Mound system) or other approved pretreatment device. In all cases, a minimum of two (2) feet of suitable permeable soils shall be available.”

Based on the observed depth of acceptable soil to the limiting mottling condition (36-inches) and to keep the system footprint as compact as possible (i.e. reduce the impact), a pretreatment system (Advantex textile filter) followed by subsurface drip disposal was selected as the ideal solution for treatment and disposal of domestic wastewater. Based on the observed moderate structure of this soil texture, a hydraulic loading rate of 0.6 gal/SF/day was assigned (per Napa County’s ASTS standards and Geoflow, the dripline manufacturer).

The Advantex pretreatment system, manufactured by Orenco systems, is a proven and reliable packed bed treatment system that provides a high level of treatment and removal of biological oxygen demand (BOD) and total suspended solids (TSS), which in turn requires less treatment needed by the underlying soils. Many septic systems dispose of septic tank effluent directly into a leachfield relying on the soils for treatment; therefore, the proposed system at Raymond will provide a higher level of treatment prior to disposal in the soils. The code requirements for proper soil separation between the limiting condition and the disposal trench have been historically researched and are put in place to provide protection to

groundwater; these separation requirements will be met for the Raymond project. The two foot separation between the trench bottom and limiting soil condition will allow for further treatment and removal of pathogens.

Monitoring wells will be located within and surrounding the proposed drip disposal system, with requirements for a service provider to bi-annually inspect, record, and report to the County regarding the water levels in the monitoring wells. Water quality testing of selected water samples (within the treatment system or monitoring wells) can be requested by the County, if necessary.

Additionally, per the System Site Plan provided in Enclosure A of the WWFS, the proposed primary subsurface drip field will be more than 600 feet away from the nearest onsite well; the current code required horizontal separation to a well is 100-feet. This well also has a 20-foot annular seal to further protect it from contaminants. All County horizontal separation requirements will be met and there are not any nearby drainages.

Summit concludes that the proposed pretreatment and subsurface drip system for domestic wastewater at Raymond Vineyards, will be designed to meet Napa County code requirements based on the acceptable soils observed.

Sincerely,

Gina Giacone, P.E.
Principal, Water/WW Division Manager

cc: Tom Blackwood, Boisset Family Estates



RAYMOND-TICEN RANCH EIR RESPONSES TO MRO ENGINEERS JANUARY 23, 2017 TRAFFIC PEER REVIEW

Crane Transportation Group has provided responses to comments in the January 23, 2017 Raymond-Ticen Ranch EIR comment letter by MRO Engineers. Responses are in order of the comments in the letter and are referenced by comment topic and page number.

1. STUDY LOCATIONS (page 1)

- Study locations were selected by the Napa County Public Works Department.
- SR 29 between the new project driveway connection and Zinfandel Lane was not evaluated since the proposed project (with the new driveway connection to SR 29) results in either no new traffic or a decrease in traffic on this roadway segment. These would be positive impacts.

<u>Time</u>	<u>Project Impact</u>
Friday AM Peak Hour	no change
Friday PM Peak Hour	-7 vehicles
Saturday PM Peak Hour	-6 vehicles

- The project driveway connections to SR 29 and Zinfandel Lane did not have level of service and delay calculated because:
 - Level of service and delay analysis is virtually never required by the County for low or medium volume private driveway connections to public roads.
 - Left turn lanes are being provided on both the Zinfandel Lane and SR 29 approaches to the project driveways. In addition, there will be a median refuge area provided for left turns from the project driveway to SR 29.

2. OBSOLETE TRAFFIC VOLUME DATA (page 1)

- The initial traffic study for the Raymond-Ticen project was submitted to the County and Caltrans for review in January 2016. A second study was then submitted in August 2016 reflecting changes along SR 29 due to realignment of the proposed project driveway farther to the north. No update of the counts serving as the basis of the analysis were requested by the County. Also, counts in May and June 2016 along SR 29 about a mile and a half north of the Zinfandel Lane intersection (at Dowdell Lane and Mills Lane for the Farmstead Lodging project in St. Helena) were similar to the 2015 counts at Zinfandel Lane.

- Based upon input from the project applicant, employee levels during the count days were typical of August conditions, as were visitor levels. As with any winery, there is a minor variation in daily volumes. However, counts were taken during August, which is one of the peak traffic and winery activity times of the year.

3. INTERSECTION LEVEL OF SERVICE STANDARD (page 2)

- Level of service standards utilized in this report were the same as those used, and approved, by the County in at least 15 prior studies. Due to the lack of specificity in the County General Plan for analysis of unsignalized intersections, Crane Transportation Group (CTG) had developed a more detailed approach for determining maximum acceptable operation at side street stop sign controlled intersections. County staff approved of this approach.
- No signal warrant evaluation was requested for the traffic study by Rick Marshall, Deputy Director of the County Public Works Department, who set the scope of the evaluation.
- Traffic level of service impacts due to the proposed project have also recently been evaluated based upon the County's recently proposed updated significance criteria and found not to be significant.
- The unsignalized level of service analysis used in the Raymond-Ticen study used both side street stop sign controlled evaluation as well as overall intersection evaluation. It was not strictly dependent upon overall intersection evaluation.
- The 1 percent traffic added significance criteria has been utilized in numerous traffic studies in the County over the past 20 years and was specifically directed for use by the Napa County Public Works Department. This significance criterion was used in conjunction with the level of service standards referenced above in the first bullet item of this section.
- Caltrans standards and significance criteria are only appropriate if no other minimum acceptable standards and significance criteria apply. However, Caltrans accepts Napa County standards and significance criteria for traffic studies within the County evaluating state highways. Similarly, Caltrans accepts Calistoga, St. Helena, Yountville and City of Napa standards and significance criteria in these jurisdictions.

4. PROJECT TRIP GENERATION (page 4)

- The difference in trip generation due to two employees would not result in any new significant impacts, particularly if they would not occur during any of the weekday or Saturday peak traffic hours. The project trip generation estimates were conservatively projected assuming that some employees would arrive very early or late for their shifts in order to assign a larger than likely number of employees driving to or from the winery during the ambient peak traffic hours.

5. INCREASED PARKING SUPPLY (page 5)

- Parking was not evaluated in the traffic study. The project civil engineer will be responding to this question.

6. AT GRADE RAILROAD CROSSING SAFETY (page 6)

- As detailed previously, the project would be expected to result in no change or a reduction in traffic on the segment of SR 29 with the Wine Train crossing at Whitehall Lane. Also, Caltrans just upgraded SR 29 at the crossing.

7. CONSTRUCTION TRAFFIC ANALYSIS (page 6)

- Construction traffic associated with any winery expansion project is short term in nature. Restrictions can always be placed on construction worker schedules to eliminate their impacts on peak hour traffic.

8. CUMULATIVE CONDITIONS ANALYSIS (page 6)

- A cumulative project-by-project traffic evaluation of every potential development on the books of the Napa County Planning Department is beyond the scope of an individual project traffic analysis. What is being requested by the commenter is the same as would be undertaken for a general plan update. This is precisely the analysis that was used for the Raymond-Ticen study – traffic projections from the County’s most up-to-date General Plan traffic model.
- The cumulative traffic analysis contained in the Raymond-Ticen traffic analysis already shows unacceptable (without project) operation along SR 29 and Silverado Trail as well as at the Zinfandel Lane intersections with SR 29 and Silverado Trail during most peak traffic hours. Even if cumulative (without project) peak hour traffic were increased 20 percent (which would be unlikely given the capacity constraints of the Valley roadway network), the project would still not result in any significant cumulative impacts.

9. TRUCK SAFETY (page 7)

- The traffic study took into account project and ambient truck traffic that would be expected during harvest season.

Mark Crane, T.E., C.E.



RESPONSE TO TRAFFIC QUESTIONS IN CALTRANS FEBRUARY 6, 2017 COMMENT LETTER RAYMOND-TICEN RANCH WINERY MITIGATED NEGATIVE DECLARATION (MNO) BY PATRICIA MAURICE

1. *Are impacts on the east side of SR 29 at the project entrance south of Whitehall Lane expected in the near term prior to the completion of the widening and median turn lane on SR 29? Are these planned improvements on SR 29 scheduled to be completed prior to issuance of the Major Modification Use Permit? The August 26, 2016 TIR concludes that construction of the proposed improvements would mitigate potential impacts.*

Response 1: The draft project conditions of approval provide for the completion of the planned Ticen Ranch driveway connection to SR 29 and on-site access road within approximately 12 months after permit approval. The Caltrans widening project along SR 29 in the project vicinity is scheduled for completion in 2017.

2. *According to our Caltrans District 4 traffic volume database the traffic volumes used in the study conducted by Crane Transportation underestimates the NB and SB volumes passing Zinfandel Lane. See the table below for a comparison of traffic counts taken adjacent to the project location. Are the conclusions reached by Crane Transportation in the August TIR valid based on the higher through volumes recorded at Zinfandel Lane? If so please clarify, if not please update the conclusions/recommendations.*

	NB (T)			SB (T)		
	Fri AM	Fri PM	Sat PM	Fri AM	Fri PM	Sat PM
8/15 Crane T.G. Study	684	696	738	510	869	946
4/14 D4 Vol PM 28.75 (Adams)	756	915	644	1140	1244	817

Response 2: The Caltrans referenced volumes along SR 29 are at Adams Street in downtown St. Helena (post mile 28.75 as shown on the Caltrans table), more than two miles north of the Zinfandel Lane intersection and more than three miles north of the project site. These volumes should not be the same as those counted at Zinfandel Lane and used in the traffic impact study. Also, the August 2015 SR 29 counts at Zinfandel Lane used for the Raymond-Ticen study are similar to counts taken in St. Helena along SR 29 in May and June 2016 at the Dowdell Lane and Mills Lane intersections about a mile and a half north of Zinfandel Lane.

Mark Crane, T.E., C.E.



Use Permit Exhibits for: Raymond Winery

849 Zinfandel Lane, St. Helena, CA

APN: 030-270-013-000 / 030-270-012-000



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Consultant:

ABBREVIATIONS

&	AND	EXP JT	EXPANSION JOINT	MTL	METAL	T	TREAD
∠	ANGLE	EXT	EXTERIOR	(N)	NEW	TB	TOWEL BAR
⊕	CENTERLINE	FAU	FIRE ALARM	(NEC)	NATIONAL ELECTRICAL CODE	TEMP	TEMPERED
⊖	CHANNEL	FDN	FORCED-AIR UNIT	CODE		T&G	TONGUE & GROOVE
⊙	DIAMETER/ROUND	FDN	FLOOR DRAIN	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION	THK	THICK
∥	PARALLEL	FFC	FIRE EXTINGUISHER	NOT IN CONTRACT		TOC	TOP OF CONCRETE
⊥	PERPENDICULAR	FFC	FIRE EXTINGUISHER CABINET	NTS	NOT TO SCALE	TOW	TOP OF WALL
#	NUMBER	FFC	FIRE EXTINGUISHER	NO	NUMBER	TV	TELEVISION
AB	ANCHOR BOLT	FF	FLOOR FINISH	OV	OVER	TYP	TYPICAL
AC	ASPHALTIC CONCRETE	FLR	FLOOR	UN	UNLESS OTHERWISE NOTED		
ACUST	ACOUSTICAL	FLR	FLOOR				
AD	AREA DRAIN	FLR	FLOOR				
ADA	AMERICANS WITH DISABILITIES ACT	FFC	FACE OF CONCRETE	OBSC	OBSCURE	VERT	VERTICAL
ADJ	ADJUSTABLE OR ADJACENT	FOS	FACE OF STUD	OC	ON CENTER	VGDF	VERTICAL-GRAIN DOUGLAS FIR
AFF	ABOVE FINISH FLOOR	FPM	FACE OF MASONRY	OD	OUTSIDE DIMENSION	VOL	VOLUME
ALUM	ALUMINUM	FS	FLOOR SINK	OPNG	OPENING	W	WASHER
ALT	ALTERNATE	FTG	FOOTING	OPP	OPPOSITE	WI	WITH
APPROX	APPROXIMATE	FUR	FURRING	PERM	PERMANENT	W/O	WITHOUT
ARCH	ARCHITECTURAL	FUT	FUTURE	PL	PLATE OR PROPERTY LINE	WC	WATER CLOSET
ASPH	ASPHALT			PLAS	PLASTER	WD	WOOD
AV	AUDIO VISUAL	G	GAS	PLYWD	PLYWOOD	WH	WATER HEATER
BD	BOARD	GA	GAUGE	P	PANEL	WINDW	WINDOW
BLDG	BUILDING	GLV	GALVANIZED	PINL	PANEL	WP	WATERPROOF
BLK	BLOCK	GRB	GRAB BAR	POUNDS PER SQ. INCH			
BLKG	BLOCKING	GD	GARBAGE DISPOSAL	PT	POINT	WSCT	WAINSCOT
BM	BEAM	GEN	GENERAL	PTDF	PRESSURE TREATED DOUGLAS FIR	WT	WEIGHT
BT	BOTTOM	GI	GROUND FAULT CIRCUIT INTERRUPTER	(R)	REMOVE	WW	WELED WIRE
CAB	CABINET	GL	GLASS				
CB	CATCH BASIN	GR	GRADE	RA	RETURN AIR		
CBC	CALIFORNIA BUILDING CODE	GM	GALVANIZED SHEET METAL	RAD	RADIUS		
CMC	CALIFORNIA MECHANICAL CODE	GYP	GYPSPUM	RD	ROOF DRAIN		
CPD	CALIFORNIA PLUMBING CODE	HB	HOSE BIB	REF	REFRESSED		
CEC	CALIFORNIA ENERGY CODE	HD	HEAD	REFR	REFRIGERATOR		
OR CALIFORNIA ENERGY COMMISSION		HGR	HANGER	REG	REGULAR		
CEM	CEMENT	HORIZ	HORIZONTAL	REIN	REINFORCED		
CI	CAST IRON	HR	HOUR	REQ	REQUIRED		
CJ	CONTROL JOINT	HT	HEIGHT	RESIL	RESILIENT		
CLG	CEILING	HW	HOT WATER	REV	REVISION		
CLR	CLEAR	ID	INSIDE DIMENSION	RM	ROOM		
CMJ	CONCRETE MASONRY UNIT	INCH	INCH	RO	ROUGH OPENING		
COL	COLUMN	INSUL	INSULATION	RWD	REWORK		
CONC	CONCRETE	INT	INTERIOR	SA	SUPPLY AIR		
CONN	CONNECTION	INTS	INTERIOR	SCD	SEE CIVIL DWGS		
CONTR	CONTRACTOR	JAN	JANITOR	SCHED	SCHEDULE		
CW	COLD WATER	JST	JOIST	SECT	SECTION		
		JT	JOINT	SED	SEE ELECTRICAL DWGS		
		SH	SH	SH	SH		
		SHR	SHOWER	SHT	SHEET		
		SHT	SHEET	SHT	SHEET		
		SIM	SIMILAR	SIM	SIMILAR		
		SL	SLIDING	SL	SLIDING		
		SND	SEE MECHANICAL DWGS	SND	SEE MECHANICAL DWGS		
		SPD	SEE PLUMBING DWGS	SPD	SEE PLUMBING DWGS		
		SPEC	SPECIFICATION OR SPECIAL	SPEC	SPECIFICATION OR SPECIAL		
		SQ	SQUARE	SQ	SQUARE		
		SSD	SEE STRUCTURAL DWGS	SSD	SEE STRUCTURAL DWGS		
		S.STL	STAINLESS STEEL	S.STL	STAINLESS STEEL		
		STD	STANDARD	STD	STANDARD		
		STL	STEEL	STL	STEEL		
		STOR	STORAGE	STOR	STORAGE		
		STRUCT	STRUCTURAL	STRUCT	STRUCTURAL		
		SUSP	SUSPENDED	SUSP	SUSPENDED		
		SW	SHEAR WALL	SW	SHEAR WALL		
		SYM	SYMMETRICAL	SYM	SYMMETRICAL		
		SYS	SYSTEM	SYS	SYSTEM		

PROJECT NOTES

- BUILDING CODES - AS APPLICABLE:
- CALIFORNIA CODE OF REGULATIONS TITLE 24
- PART 1: 2013 BUILDING STANDARDS ADMINISTRATIVE CODE
 PART 2: 2013 CALIFORNIA BUILDING CODE
 PART 2.5: 2013 CALIFORNIA RESIDENTIAL CODE
 PART 3: 2013 CALIFORNIA ELECTRICAL CODE
 PART 4: 2013 CALIFORNIA MECHANICAL CODE
 PART 5: 2013 CALIFORNIA PLUMBING CODE
 PART 6: 2013 CALIFORNIA ENERGY CODE
 PART 7: 2013 CALIFORNIA ELEVATOR SAFETY CONSTRUCTION CODE
- PART 8: 2013 CALIFORNIA HISTORICAL BUILDING CODE
 PART 9: 2013 CALIFORNIA FIRE CODE
 PART 10: 2013 CALIFORNIA EXISTING BUILDING CODE
 PART 11: 2013 CALIFORNIA GREEN BUILDING CODE
 PART 12: 2013 CALIFORNIA REFERENCED STANDARDS CODE
- NOTES:
- THE CONTRACTOR SHALL PROVIDE WORKMAN'S COMPENSATION INSURANCE, LIABILITY INSURANCE AND A PERFORMANCE BOND IN THE AMOUNT OF THE COST OF CONSTRUCTION.
 - THE CONTRACTOR SHALL GUARANTEE ALL LABOR AND MATERIAL FOR A MINIMUM OF ONE YEAR, EXCEPTION: ROOF SHALL BE GUARANTEED FROM LEAKAGE FOR A MINIMUM OF TWO YEARS OR AS SPECIFIED.
 - THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND DIMENSIONS BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY PKA OF DISCREPANCIES.
 - THE CONTRACTOR SHALL VERIFY EASEMENTS (PUBLIC OR PRIVATE) FOR SEWER, WATER, ELECTRICAL, TELEPHONE, CABLE T.V. AND GAS PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL UTILITY DATA AND LOCATIONS PRIOR TO ANY WORK. ON-SITE UTILITIES SHALL BE COORDINATED WITH THE APPROPRIATE AGENCY OR UTILITY COMPANY.
 - WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS. DO NOT SCALE THE DRAWINGS. WHERE DISCREPANCIES OCCUR, NOTIFY PAUL KELLEY ARCHITECT FOR CLARIFICATION.
 - ACCEPT NO INK OR PENCIL CORRECTIONS OR SUBSTITUTIONS TO THESE DRAWINGS WITHOUT THE ARCHITECT'S WET SIGNATURE. PAUL KELLEY ARCHITECT SHALL BE HELD HARMLESS FOR ALL CHANGES NOT IN CONFORMANCE WITH THIS PROVISION.
 - ALL USERS OF THESE DRAWINGS AGREE BY USING THESE DRAWINGS TO HOLD PAUL KELLEY ARCHITECT HARMLESS FOR ANY AND ALL WORK THAT DOES NOT CONFORM TO REQUIREMENTS AND MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES, LOCAL ORDINANCES, AND ACCEPTABLE STANDARDS.
 - THESE DRAWINGS ARE THE PROPERTY OF PAUL KELLEY ARCHITECT AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY WORK OTHER THAN AT THE LOCATION SHOWN ON THESE PLANS.
 - PAUL KELLEY ARCHITECT SHALL HAVE NO CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES FOR ANY SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
 - PAUL KELLEY ARCHITECT ASSUMES NO RESPONSIBILITY FOR PERFORMANCE OF PRODUCTS OR MATERIALS SPECIFIED.
 - THE CONTRACTOR SHALL FURNISH ALL SYSTEMS COMPLETE AND WITH ALL ACCESSORIES REQUIRED FOR INSTALLATION IN ACCORDANCE WITH EXCELLENCE AND ACCEPTABLE TRADE PRACTICE.

SHEET INDEX

A0.00	Title Sheet
A1.00	Existing Site Plan
A1.01	Proposed Site Plan
A1.10	Existing Area Site Plan
A1.11	Proposed Area Site Plan
A1.12	Enlarged Area Site Plan
A1.20	Existing Area Site Plan
A1.21	Proposed Area Site Plan
BUILDING - A	
AA2.00	Building Area Analysis
AA2.01	Building Occupancy Analysis
AA2.10	Existing Ground Floor Plan / Demo Plan
AA2.11	Proposed Ground Floor Plan
AA2.11a	Proposed Ground Floor Plan
AA2.12	Proposed Ground Floor Occupancy Plan
AA2.13	Proposed Ground Floor Egress Plan
AA2.20	Existing Second Floor Plan / Demo Plan
AA2.21	Proposed Second Floor Plan
AA2.21a	Proposed Second Floor Plan
AA2.22	Proposed Second Floor Occupancy Plan
AA2.23	Proposed Second Floor Egress Plan
AA2.30	Existing Roof Plan / Demo Plan
AA2.31	Proposed Roof Plan
AA4.10	Existing Exterior Elevations
AA4.11	Proposed Exterior Elevations
AA4.20	Existing Exterior Elevations
AA4.21	Proposed Exterior Elevations
JCB LOUNGE	
AB2.10	Existing Floor Plan / Demo Plan
AB2.11	Proposed Floor Plan
AB2.11a	Proposed Floor Plan
AB2.30	Existing Roof Plan
AB4.10	Existing Exterior Elevations
AB4.11	Proposed Exterior Elevations
HERBARIUM	
AC2.11	Proposed Floor / Roof Plan
AC4.11	Proposed Exterior Elevations
FRENCHIE	
AD2.11	Proposed Floor / Roof Plan
AD4.11	Proposed Exterior Elevations
VINEYARD VIEWING PLATFORM	
AE2.11	Proposed Floor Plan
AE2.11a	Proposed Floor Plan
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DEMONSTRATION KITCHEN	
AF2.11	Proposed Floor Plan
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AF4.11	Proposed Exterior Elevations

SHEET INDEX (cont.)

TICEN PARCEL - WINERY ACCESSORY BUILDING	
AG2.10	Existing Lower Floor / Demo Plan
AG2.11	Proposed Lower Floor Plan
AG2.11a	Proposed Lower Floor Plan
AG2.20	Existing Upper Floor / Demo Plan
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TICEN PARCEL - AG EXPERIENCE BUILDING	
AH2.10	Existing Floor / Demo Plan
AH2.11	Proposed Floor Plan
AH2.11a	Proposed Floor Plan
AH2.30	Existing / Demo Roof Plan
AH2.31	Proposed Roof Plan
AH4.10	Existing Exterior Elevations
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AH4.20	Existing Exterior Elevations
AH4.21	Proposed Exterior Elevations
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BARREL WORK AREA	
AJ2.10a	Existing Floor Plan
AJ2.10	Existing Floor Plan
AJ2.30	Existing Roof Plan
BUILDING - C	
AK2.10a	Existing Ground Floor Plan
AK2.10	Existing Ground Floor Plan
AK2.20a	Existing Second Floor Plan
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AK2.30	Existing Roof Plan
CIVIL	
UP1	Overall Site Plan
UP2	Tasting Room Site Plan
UP3	Raymond Parcel Site Plan
UP4	Coverage & Development Area - Existing Site
UP5	Coverage & Development Area - Proposed Site
UP6	Grading & Drainage Plan - Ticen Parcel
UP7	Grading & Drainage Plan - Raymond Parcel
UP8	Landscape Plan

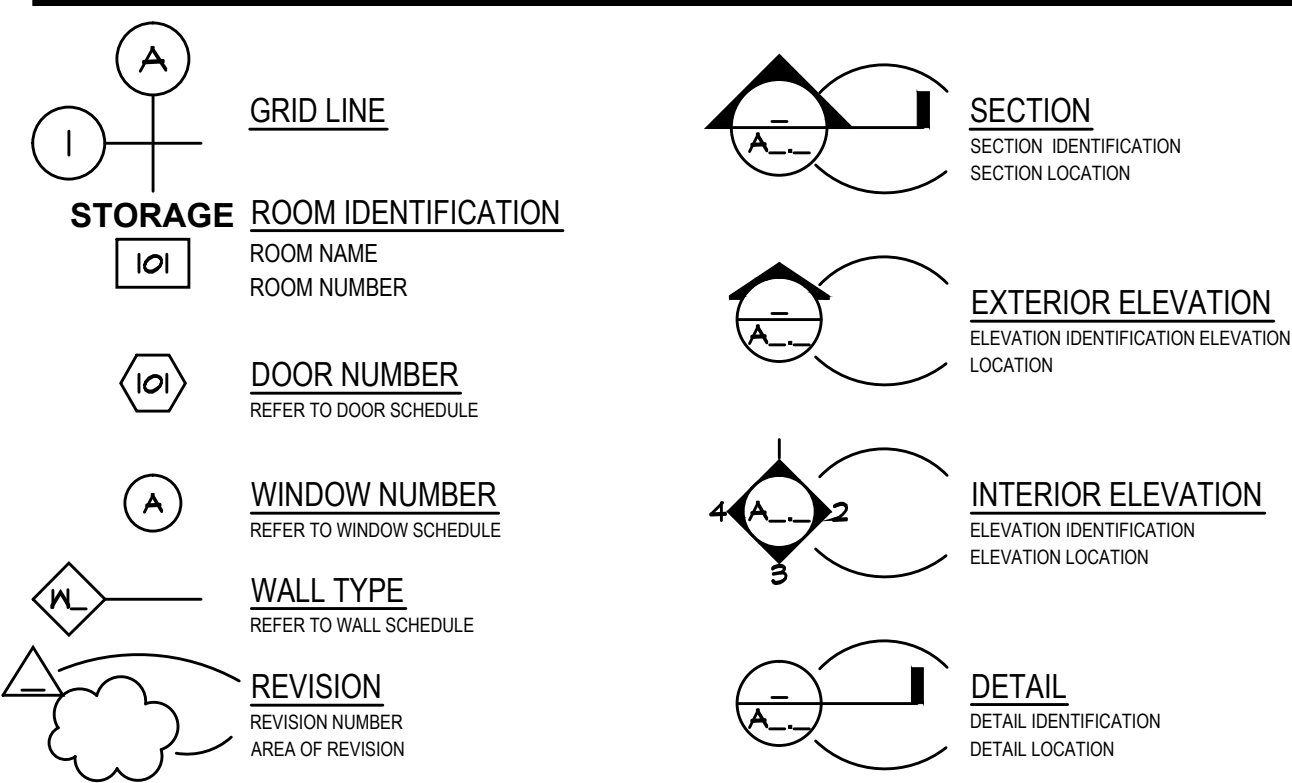
CONTACTS

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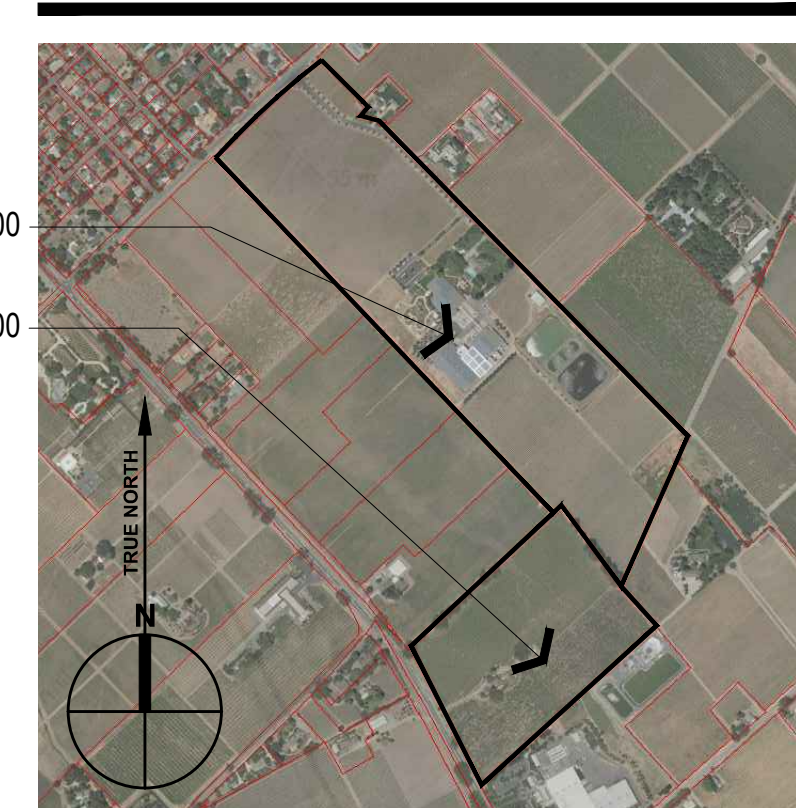
PROJECT DATA

Assessor Parcel Number(s):	030-270-013-000 / 030-270-012-000
Project Address:	849 Zinfandel Lane St. Helena, CA 94574
Occupancy:	Mixed
Construction Type:	Mixed
Zoning:	AP
Floor areas:	See Floor Area Summary: (Raymond Parcel) - Sheet A1.11 (Ticen Ranch Parcel) - Sheet A1.21
Proposed Total Accessory to Production Ratio:	
Raymond Parcel	Accessory: 26,007 s.f. Production: 124,519 s.f.
Ticen Ranch Parcel	Accessory: 3,984 s.f. Production: -----
Totals	Accessory: 29,991 s.f. Production: 124,519 s.f.
Total Accessory to Production Ratio =	0.240 (Not to exceed (0.400))
Lot Area:	(Raymond Parcel - APN 030-270-013) - 2,625,695 sf (60.2 acres) (Ticen Ranch Parcel - APN 030-270-012) - 1,106,743 sf (25.4 acres)
Parking Area Summary:	Guest Employee
Existing Raymond Parcel	44 spaces 53 spaces
Proposed Raymond Parcel	50 Spaces -----
Proposed Ticen Parcel	11 Spaces -----
Total:	105 spaces 53 spaces 158 total spaces

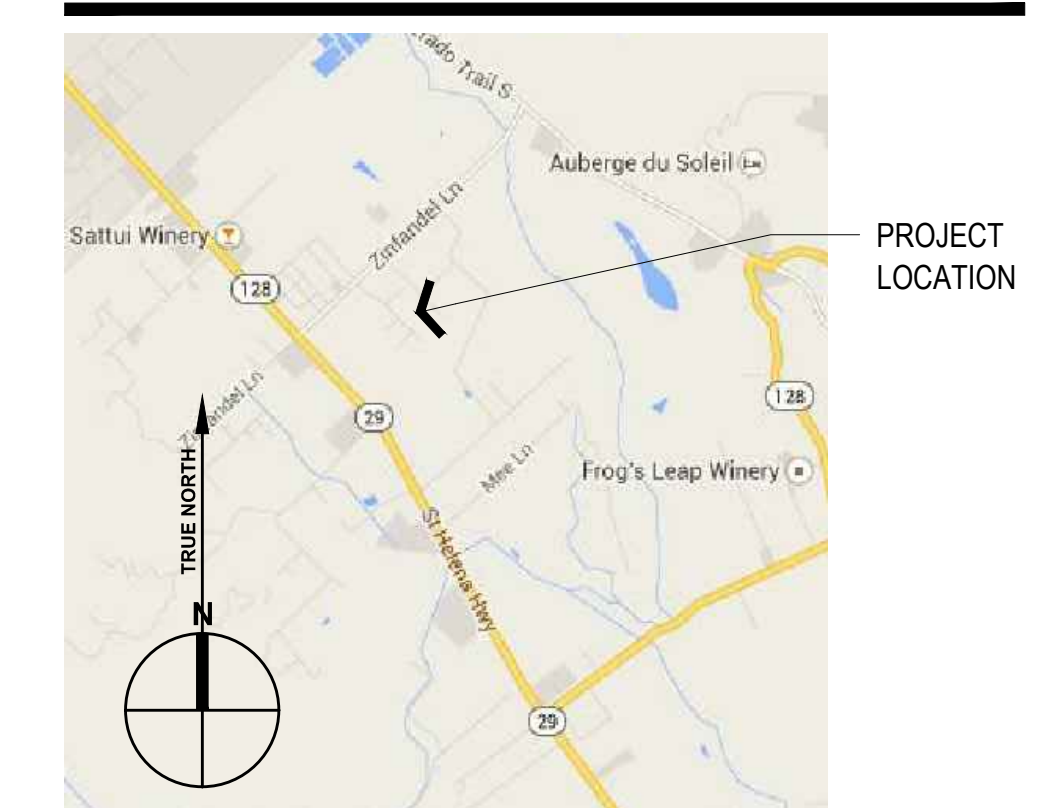
SYMBOLS



G.I.S. AERIAL VIEW



VICINITY MAP



Use Permit Exhibits for
Raymond Winery
849 Zinfandel Lane, St. Helena, CA 94574
APN: 030-270-013 / 030-270-012

REVISIONS

DATE:	1/27/2016
USE PERMIT RESUBMITTAL	
DATE:	7/26/2016
USE PERMIT RESUBMITTAL	
DATE:	3/7/2017
USE PERMIT COORDINATION	

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

TITLE SHEET

Sheet #:
A0.00
USE PERMIT SUBMITTAL

ENVIRONMENTAL DATA

(AT TIME OF PLAN PREPARATION)

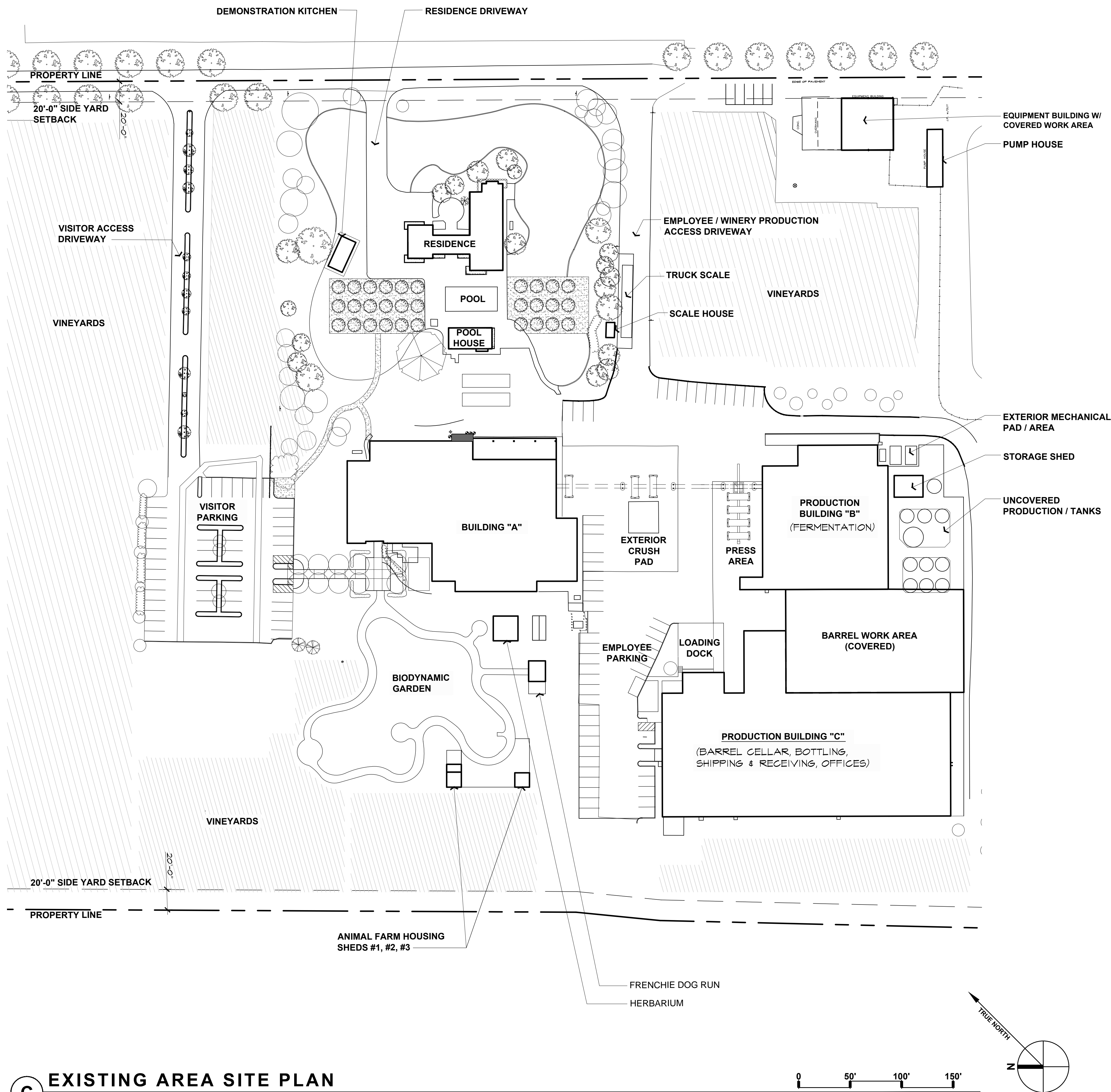
Faults:	030-270-013-000: No Alquist Priolo faults found 030-270-012-000: No Alquist Priolo faults found
FEMA Flood Zone:	030-270-013-000: Parcel falls within FEMA Flood Zone 030-270-012-000: Parcel not in FEMA Flood Zone
Fire Hazard Severity:	030-270-013-000: No Fire Hazard Severity rating found 030-270-012-000: No Fire Hazard Severity rating found
GW Ordinance:	030-270-013-000: Parcel not within Groundwater Deficient Area 030-270-012-000: Parcel not within Groundwater Deficient Area
Landslides:	030-270-013-000: No Landslides found 030-270-012-000: No Landslides found
Local Drainage:	030-270-013-000: Napa River - Lower St. Helena Reach, Bale Slough 030-270-012-000: Bale Slough
Soil Type:	030-270-013-000: Pleasanton Loam, 0 to 2 percent slopes 030-270-012-000: Pleasanton Loam, 0 to 2 percent slopes
Special Species:	030-270-013-000: No Special Species found 030-270-012-000: No Special Species found
Spotted Owls:	030-270-013-000: No Spotted Owls found 030-270-012-000: No Spotted Owls found
HazMat Releases:	030-270-013-000: LOP (within 1500 ft.): Bommarito Ranch 030-270-012-000: No Non-LOP hazardous materials releases found LOP(within 1500 ft.): Bommarito Ranch Non-LOP (withing 1500 ft.): Whitehall Lane Winery

Raymond Vineyards - Floor Area Summary

Accessory: Production

Building/Area	Accessory	Production	Totals
EXISTING:			
Production Building 'B'			25,944
Fermentation	-	14,634	
Utility Room	-	203	
Utility Room	-	64	
Compressor Room	-	517	
Control Room	-	153	
Mechanical	-	880	
Storage Shed	-	588	
Blending Tanks	-	6,548	
Exterior Mechanical Pad / Area	-	2,357	
Barrel Work Area - Covered			17,353
Barrel Work Area - Covered	-	17,353	
Production Building 'C'			43,074
Ground Floor			38,809
Barrel / Cased Goods Storage	-	9,887	
Barrel Storage #1	-	11,628	
Barrel Storage #2	-	7,240	
Utility #1	-	149	
Utility #2	-	182	
Bottling	-	1,627	
Tank Room	-	827	
Shipping	-	807	
Loading Dock	-	2,161	
Shipping Lobby	-	241	
Lobby / Reception	469	-	
Hall / Stairwell	1,170	-	
Elevator / Elevator Mechanical	113	-	
Server Room	88	-	
Storage	128	-	
Employee Workstation	424	-	
Men's Restroom	272	-	
Women's Restroom	274	-	
Mechanical #1	111	-	
Mechanical #2	47	-	
Conference	291	-	
Office #1	173	-	
Lab	366	-	
Office #2	134	-	
Second Floor			4,265
Hall	558	-	
Office #1	293	-	
Office #2	248	-	
Office #3	131	-	
Mechanical #3	97	-	
Mechanical #4	34	-	
Office #4	188	-	
Conference	250	-	
Office #5	193	-	
Office #6	156	-	
Office #7	156	-	
Office #8	209	-	
Office #9	233	-	
Breakroom	129	-	
Print / Copy #1	141	-	
Print / Copy #2	148	-	
Admin. / Marketing	1,101	-	
Exterior Crush Pad			17,644
Press Area (adjacent to Building 'B')	-	4,507	
Crush Pad	-	13,137	
Winery Pump House			854
Pump House	-	854	
Vineyard Equipment Storage			3,687
Equipment Building	-	2,532	
Covered Work Area	-	1,155	
Scale			1,441
Scale House	-	121	
Uncovered Scale	-	1,320	
Production / Tasting Building 'A' - See Sheets AA2.10 & AA2.20			27,556
Ground Floor			23,790
West Tank Room	-	5,669	
East Tank Room	-	3,538	
Storage Area (combined)	-	2,808	
Utility Room (combined)	-	241	
Comp/Elec. Rm	-	117	
Hose Room	-	793	
Tanks	-	429	
Blending Room - A	316	-	
Blending Room - B	544	-	
Tax Paid Storage-A	-	319	
Tax Paid Storage-B	-	1,172	
Managers Office	95	-	
Men's Restroom	188	-	
Women's Restroom	174	-	
Janitor	32	-	
Breakroom	267	-	
Entry / Hallways (combined)	1,060	-	
Old Barrel Room	1,153	-	
Barrel Cellar	-	830	
Tasting Room	829	-	
Saddle Room	277	-	
The Library	264	-	
Private Tasting Room	268	-	
Redroom - A	1,524	-	
Redroom - B	319	-	
Crystal Cellar	1,625	-	
Second Floor			3,766
Storage (combined)	1,856	-	
Locked Storage	612	-	
Mechanical	-	434	
Office	616	-	
Hallway / Stair Landing	248	-	
Totals:			20,591 118,021 138,613

Accessory to production ratio = 0.174
(Not to exceed 0.400)



C EXISTING AREA SITE PLAN
SCALE: 1" = 50'

PAUL KELLEY ARCHITECT
1110 Watt Avenue, Napa, CA 94559
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Consultant:

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

Seal:

REVISIONS	
△	DATE: 1/27/2016 USE PERMIT RESUBMITTAL
△	DATE: 7/26/2016 USE PERMIT RESUBMITTAL
△	DATE: 3/7/2017 USE PERMIT COORDINATION
△	
△	
△	

Date: August 28, 2015
Project No: 141003
Sheet Title: EXISTING AREA SITE PLAN
Sheet #: A1.10
USE PERMIT SUBMITTAL

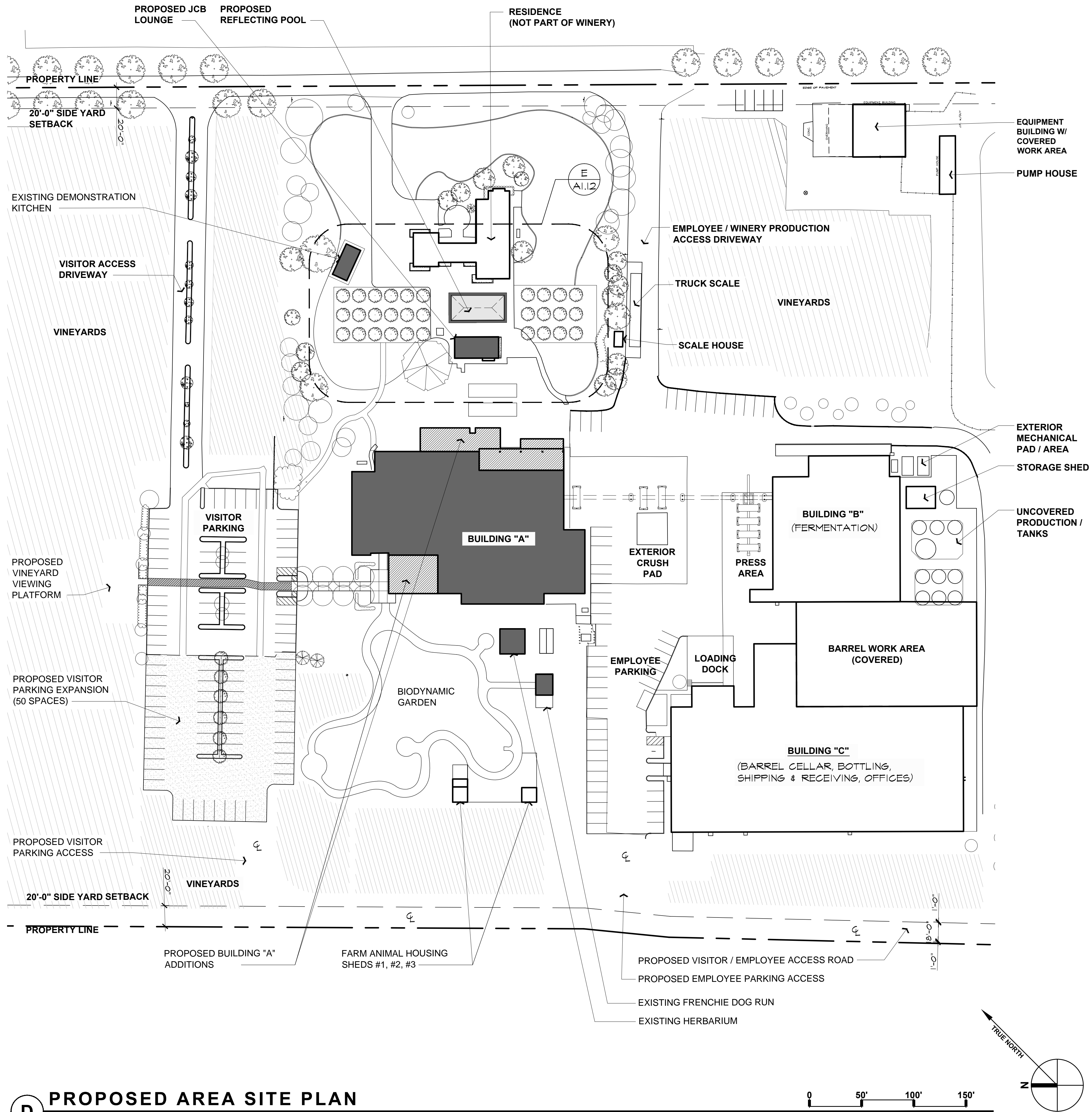
Raymond Vineyards - Floor Area Summary

Building/Area	Accessory	Production	Totals
EXISTING			
Existing Production Building "B"			
Fermentation	-	14,634	14,634
Utility Room	-	203	203
Compressor Room	-	64	64
Control Room	-	517	517
Mechanical	-	153	153
Storage Shed	-	480	480
Blending Tanks	-	6,548	6,548
Exterior Mechanical Pad / Area	-	2,357	2,357
Existing Barrel Work Area - Covered			
Barrel Work Area - Covered	-	17,353	17,353
Existing Production Building "C"			
Ground Floor	-	38,809	38,809
Barrel / Cased Goods Storage	-	9,887	9,887
Barrel Storage #1	-	11,628	11,628
Barrel Storage #2	-	7,240	7,240
Utility #1	-	149	149
Utility #2	-	182	182
Bottling	-	1,627	1,627
Tank Room	-	827	827
Shipping	-	807	807
Loading Dock	-	2,161	2,161
Shipping Lobby	-	241	241
Lobby / Reception	469	-	469
Hall / Stairwell	1,170	-	1,170
Elevator / Elevator Mechanical	113	-	113
Server Room	48	-	48
Storage	128	-	128
Employee Workstation	424	-	424
Men's Restroom	272	-	272
Women's Restroom	274	-	274
Mechanical #1	111	-	111
Mechanical #2	47	-	47
Conference	291	-	291
Office #1	173	-	173
Lab	366	-	366
Office #2	134	-	134
Second Floor			
Hall	558	-	558
Office #1	293	-	293
Office #2	248	-	248
Office #3	131	-	131
Mechanical #3	97	-	97
Mechanical #4	34	-	34
Office #4	188	-	188
Conference	250	-	250
Office #5	193	-	193
Office #6	156	-	156
Office #7	156	-	156
Office #8	209	-	209
Office #9	233	-	233
Breakroom	129	-	129
Print / Copy #1	141	-	141
Print / Copy #2	148	-	148
Admin. / Marketing	1,101	-	1,101
Existing Exterior Crush Pad			
Press Area (adjacent to Building "B")	-	4,507	4,507
Crush Pad	-	13,137	13,137
Existing Winery Pump House			
Pump House	-	854	854
Existing Vineyard Equipment Storage			
Equipment Building	-	2,532	2,532
Covered Work Area	-	1,155	1,155
Existing Scale			
Scale House	-	121	121
Uncovered Scale	-	1,320	1,320
PROPOSED:			
Proposed Production / Tasting Building "A" - See Sheets AA2.11 & AA2.21			
Ground Floor	-	33,914	33,914
West Tank Room	-	5,977	5,977
Crystal Cellar	1,283	-	1,283
East Tank Room	-	3,498	3,498
Storage Area	-	1,008	1,008
Utility Room (combined)	-	611	611
Comp/Elec. Rm	-	120	120
House Room	-	793	793
Tanks	-	415	415
Blending Room - A	321	-	321
Blending Room - B	594	-	594
Tax Paid Storage	-	183	183
Managers Office	172	-	172
Men's Restroom (Combined)	447	-	447
Women's Restroom (Combined)	422	-	422
Janitor (combined)	176	-	176
Breakroom	206	-	206
Entry / Hallways (combined)	1,927	-	1,927
Appellation Education Room	2,282	-	2,282
Old Barrel Room	903	-	903
Barrel Cellar	-	824	824
Kitchen / Demonstration	1,613	-	1,613
Dry Storage (Combined)	861	-	861
Reception	299	-	299
Wine Sales	1,172	-	1,172
Staging Kitchen	547	-	547
Tasting Room	829	-	829
Saddle Room	214	-	214
The Library	264	-	264
Private Tasting Room	268	-	268
Redroom - A	1,551	-	1,551
Redroom - B	332	-	332
Second Floor			
Mezzanine	1,000	-	1,000
Tax Paid Storage	-	1,117	1,117
Mechanical	-	484	484
Open Office	981	-	981
Office	142	-	142
Storage	106	-	106
Hallway / Stair Landing	25	-	25
Proposed JCB Lounge			
Prep Room	84	-	84
Private Tasting and Sales	607	-	607
Hall	76	-	76
Mechanical Room	31	-	31
Toilet Room	77	-	77
Proposed Herbarium			
Storage Room	140	-	140
Covered Patio Area	121	-	121
Proposed Frenchie (Dog Run)			
Covered Dog Run	330	-	330
Exterior Fenced Dog Run	194	-	194
Proposed Farm Animal Housing			
Shed #1	199	-	199
Shed #2	208	-	208
Shed #3	108	-	108
Proposed Demonstration Kitchen			
Enclosed Demonstration Area	288	-	288
Covered Porch	152	-	152
Proposed Vineyard Viewing Platform			
Viewing Platform	829	-	829
Access Ramp / Stairs	1,079	-	1,079
Ticen Parcel - Proposed Winery Accessory Building			
Lower Floor Level			
101 Covered Porch	159	-	159
102 Foyer	151	-	151
103 Tasting Room	197	-	197
104 Tasting Room	166	-	166
105 Women's Restroom	65	-	65
106 Mens Restroom	72	-	72
107 Tasting Room	357	-	357
108 Private Tasting	145	-	145
109 stairwell	50	-	50
110 Hall #1	116	-	116
111 Hall #2	56	-	56
112 Office #1	129	-	129
113 Catering Kitchen / Break Room	133	-	133
Upper Floor Level			
201 Hall #3	112	-	112
202 Restroom	67	-	67
203 Office #2	172	-	172
204 Office #3	172	-	172
205 Office #4	357	-	357
Ticen Parcel - Proposed Ag Experience Building			
101 Ag Experience Space	1,128	-	1,128
102 Uncovered Demonstration Area	180	-	180
Totals:	35,807	116,651	152,458

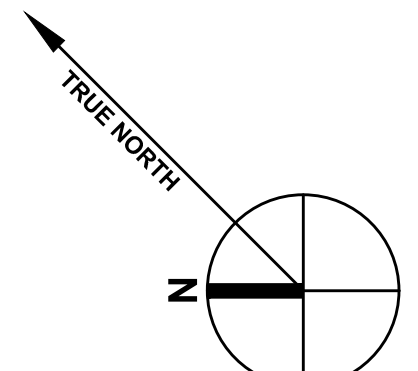
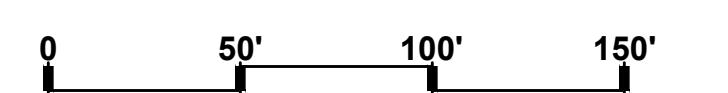
Accessory to production ratio = 0.307
(Not to exceed 0.400)

WINERY SITE PLAN LEGEND

- EXIST. BUILDINGS WITH NEW / REVISED USE BEING PERMITTED
- NEW ADDITION AREA TO EXISTING BUILDINGS BEING PERMITTED
- EXISTING BUILDINGS / USE PREVIOUSLY PERMITTED (NOT PART OF THIS USE PERMIT)



D PROPOSED AREA SITE PLAN
SCALE: 1" = 50'



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Consultant:

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

Seal:

REVISIONS

△	DATE:	1/27/2016
△	USE PERMIT RESUBMITTAL	
△	DATE:	7/26/2016
△	USE PERMIT RESUBMITTAL	
△	DATE:	3/7/2017
△	USE PERMIT COORDINATION	
△		
△		
△		

Date: **August 28, 2015**
Project No: **141003**
Sheet Title: **PROPOSED AREA SITE PLAN**
Sheet #: **A1.11**
USE PERMIT SUBMITTAL

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RAYMOND VINEYARDS
 849 ZINFANDEL LANE
 ST. HELENA, CA 94574
 APN 030-270-012, 013

USE PERMIT APPLICATION
HIGHWAY 29
ACCESS POINTS

2015-08-28	PERMIT SUBMITTAL
2016-01-27	PERMIT RESUBMITTAL
2016-08-12	PERMIT RESUBMITTAL
2017-01-03	PERMIT RESUBMITTAL
2017-01-30	ACCESS LOCATIONS
2017-02-01	ALTERNATIVE ACCESS
DATE:	2015-08-26
JOB NO:	2015074
SCALE:	AS SHOWN
DRAWN:	JA
CHECKED:	DR
SHEET	

EXHIBIT A