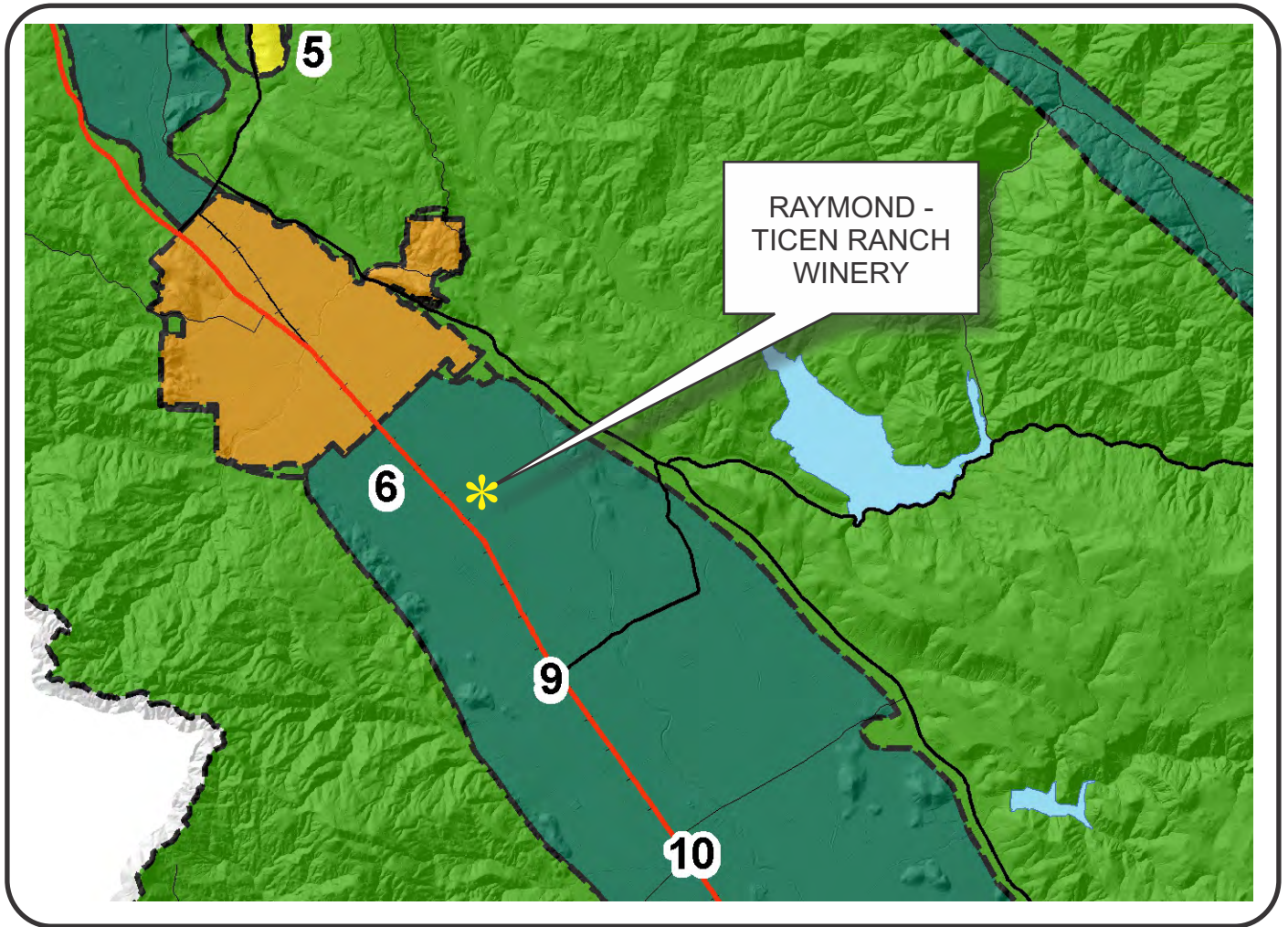


“H”

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

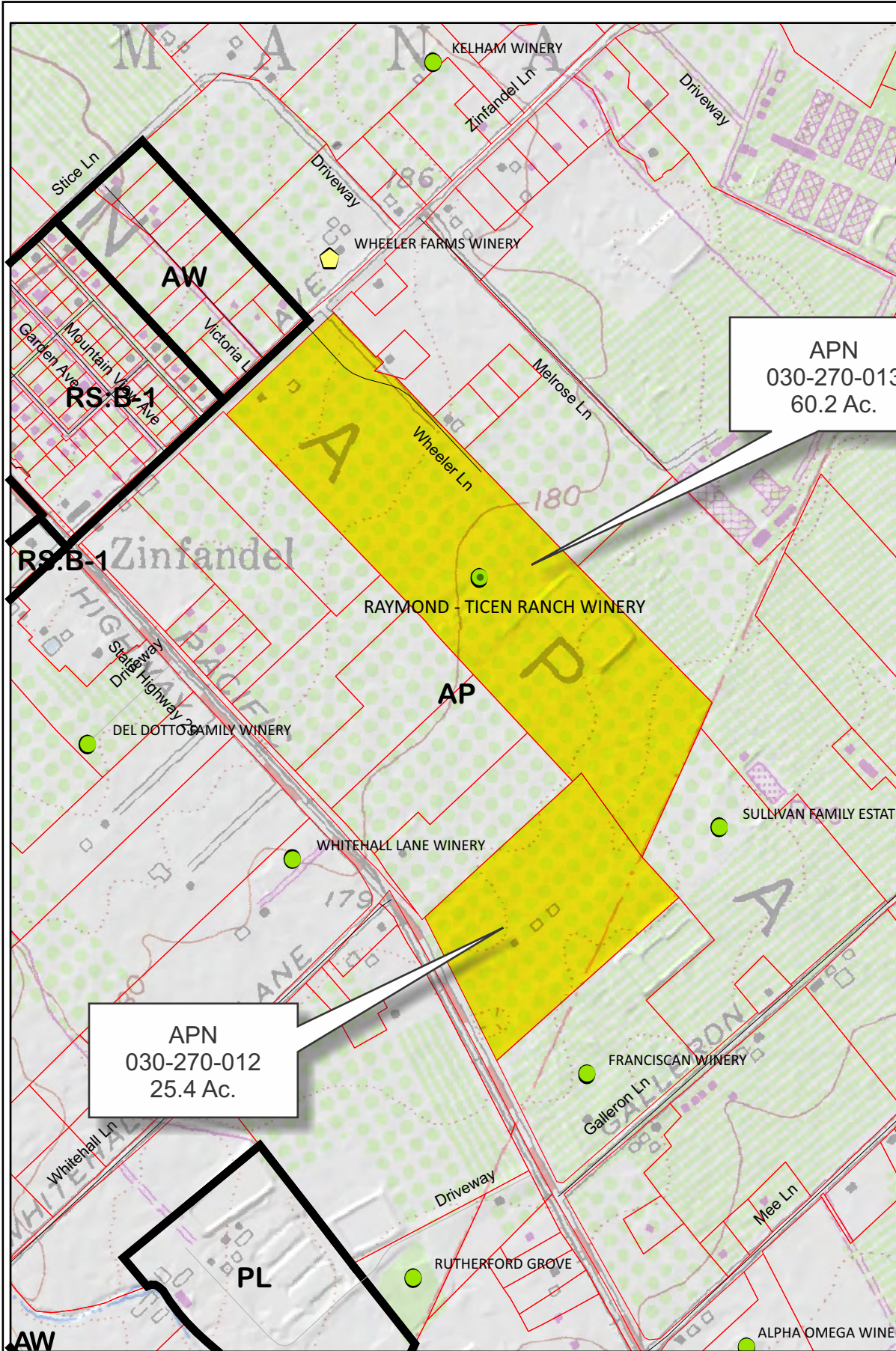
TRANSPORTATION

- 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

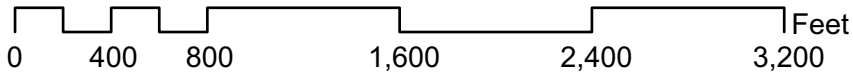
RAYMOND-TICEN RANCH WINERY



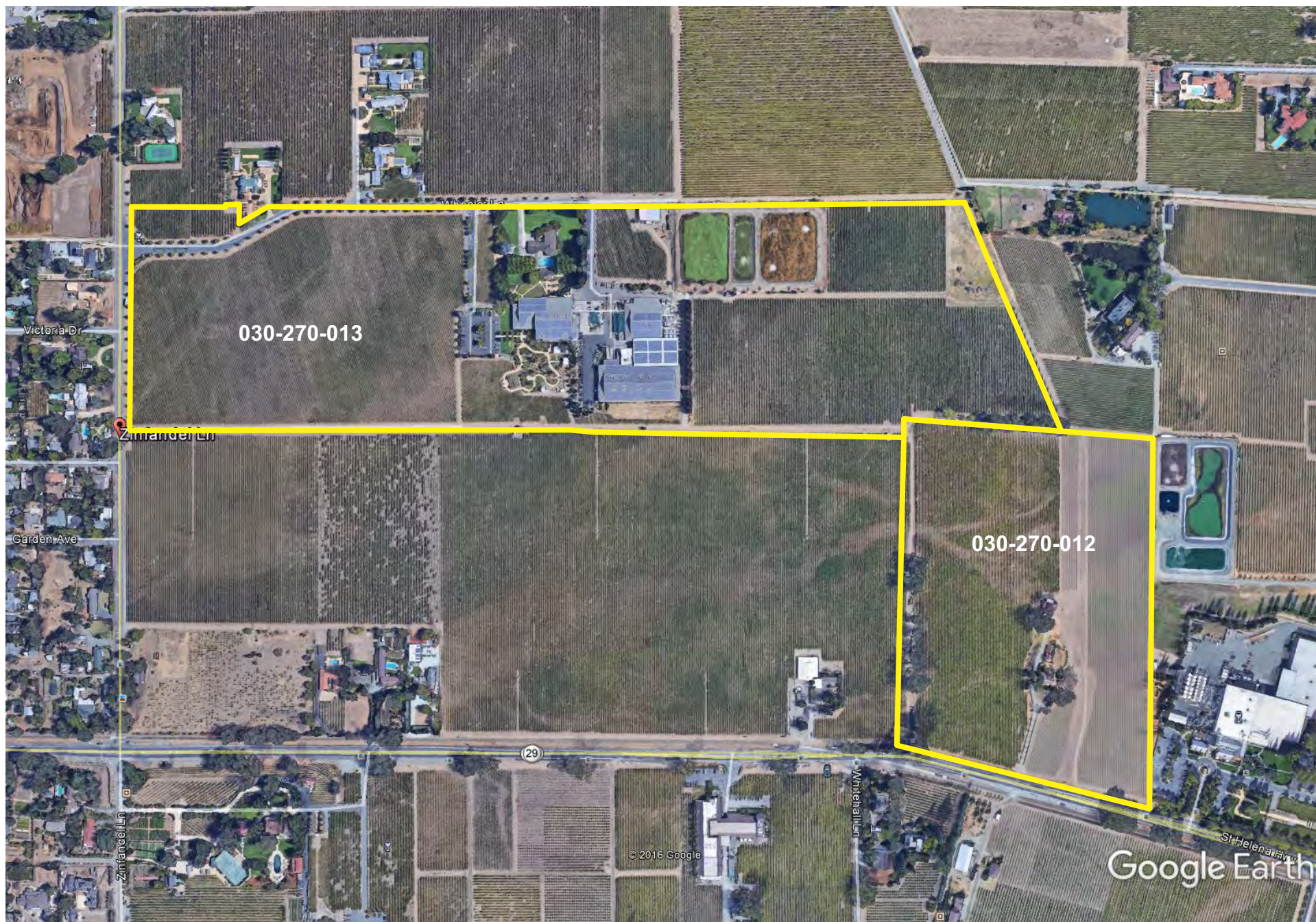
Legend

Wineries

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

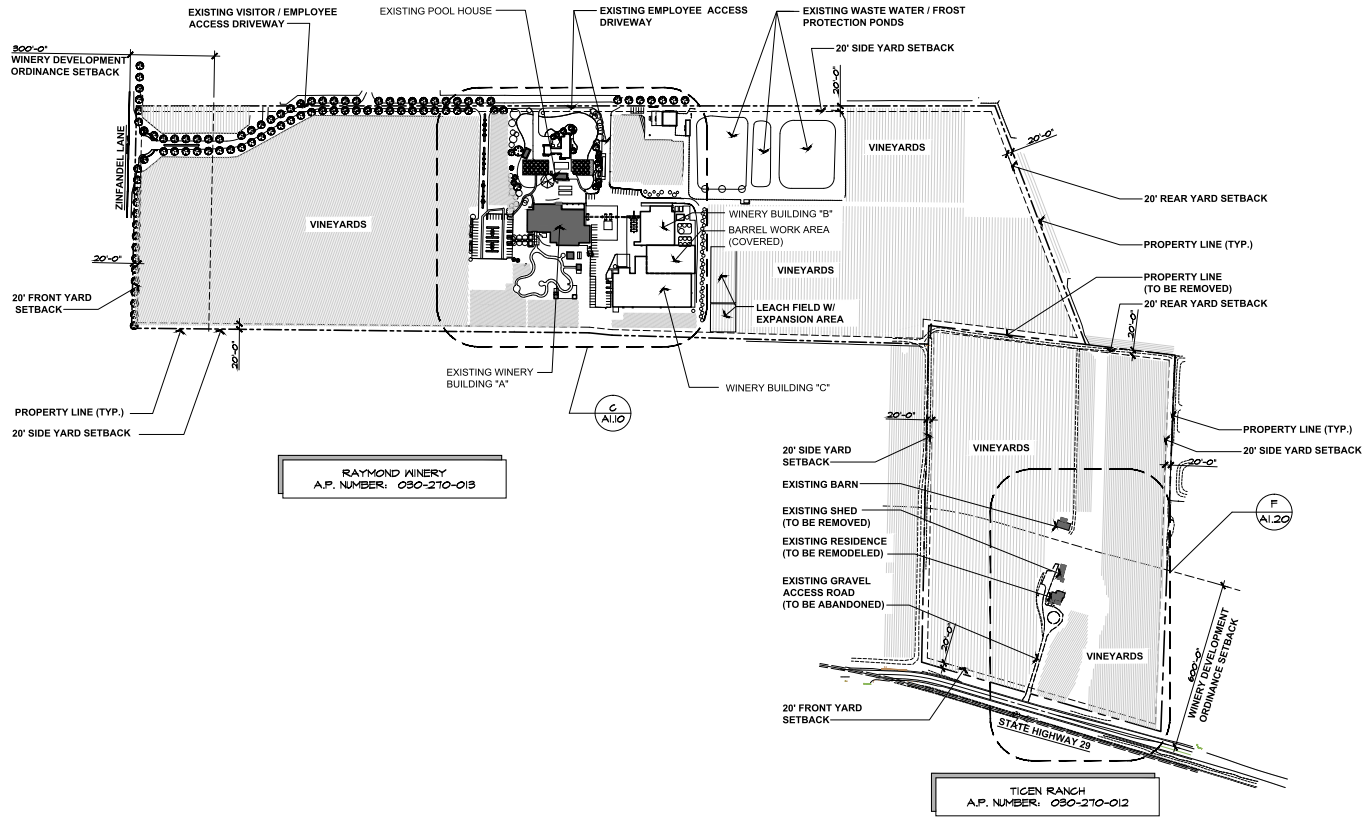


RAYMOND-TICEN RANCH WINERY



Existing Conditions





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

Sheet

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

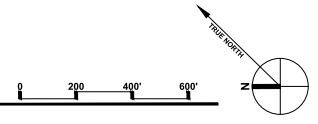
EXISTING SITE PLAN

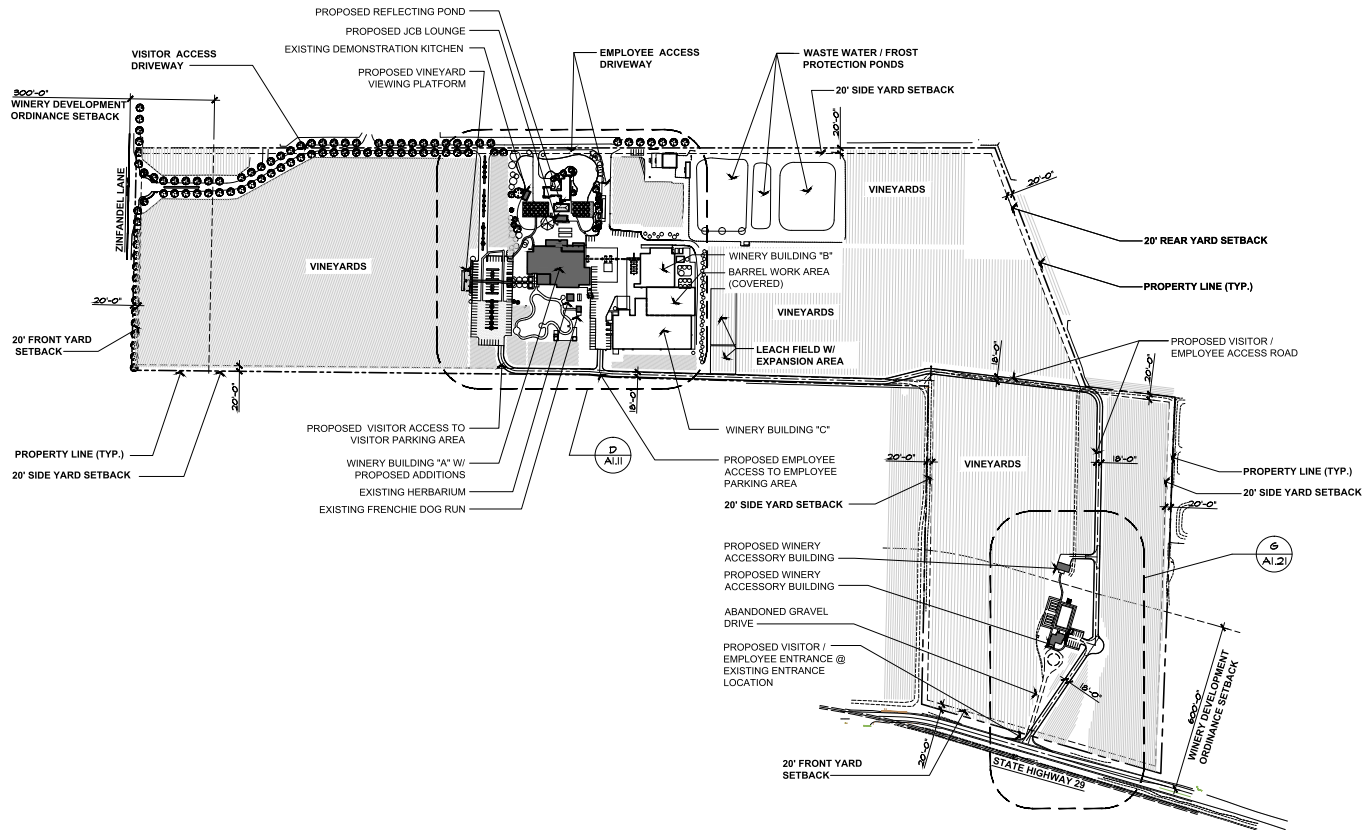
Sheet #:

A1.00

USE PERMIT SUBMITTAL

A EXISTING SITE PLAN
 SCALE: 1" = 200'





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

Sheet

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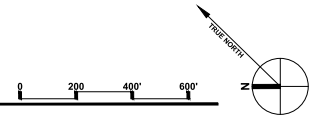
Date: August 28, 2015
 Project No: 141003
 Sheet Title:

PROPOSED SITE PLAN

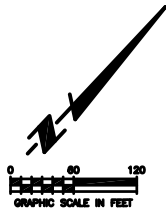
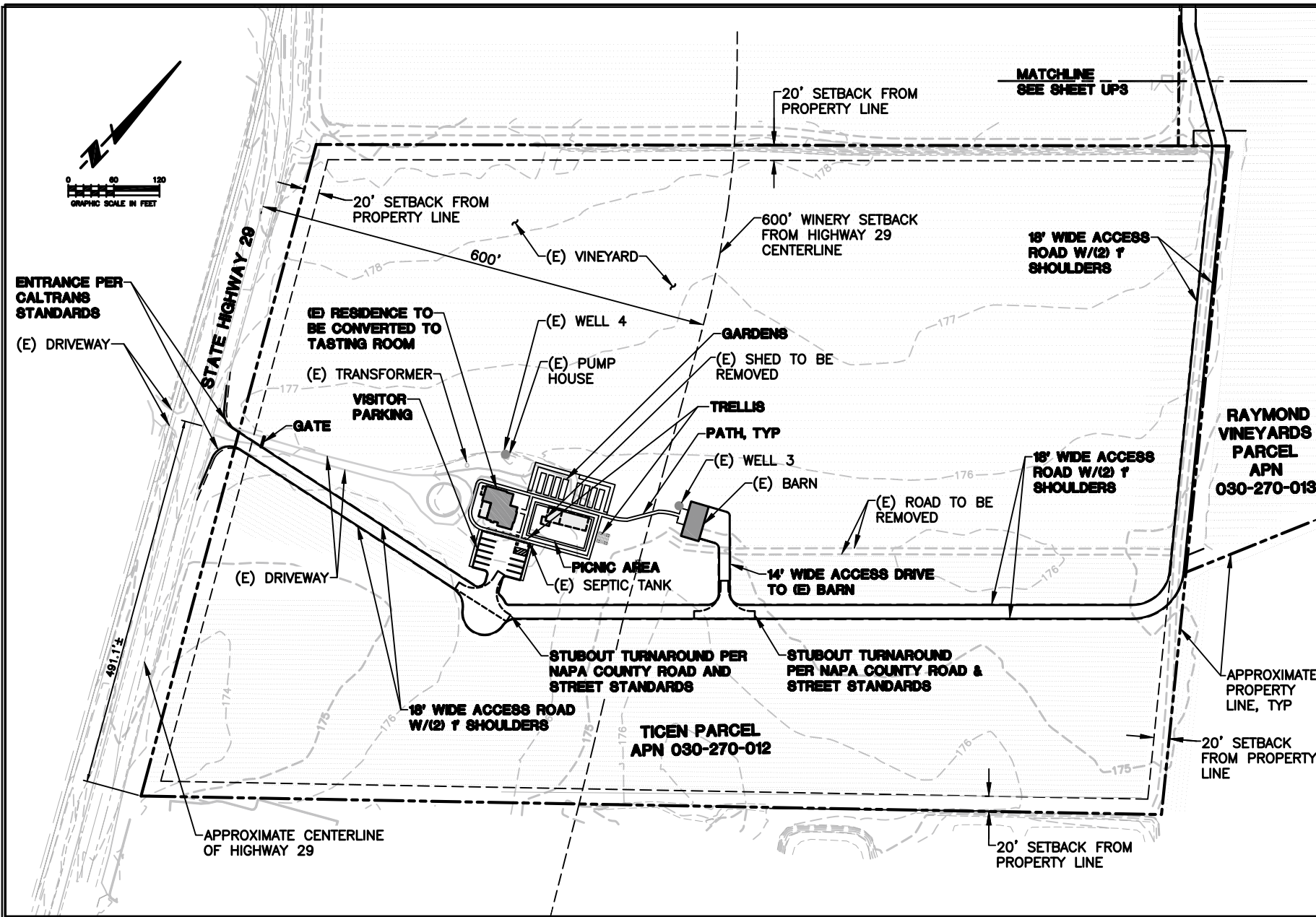
Sheet #: **A1.01**

USE PERMIT SUBMITTAL

B PROPOSED SITE PLAN
 SCALE: 1" = 200'



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

USE PERMIT APPLICATION

TASTING ROOM
SITE PLAN

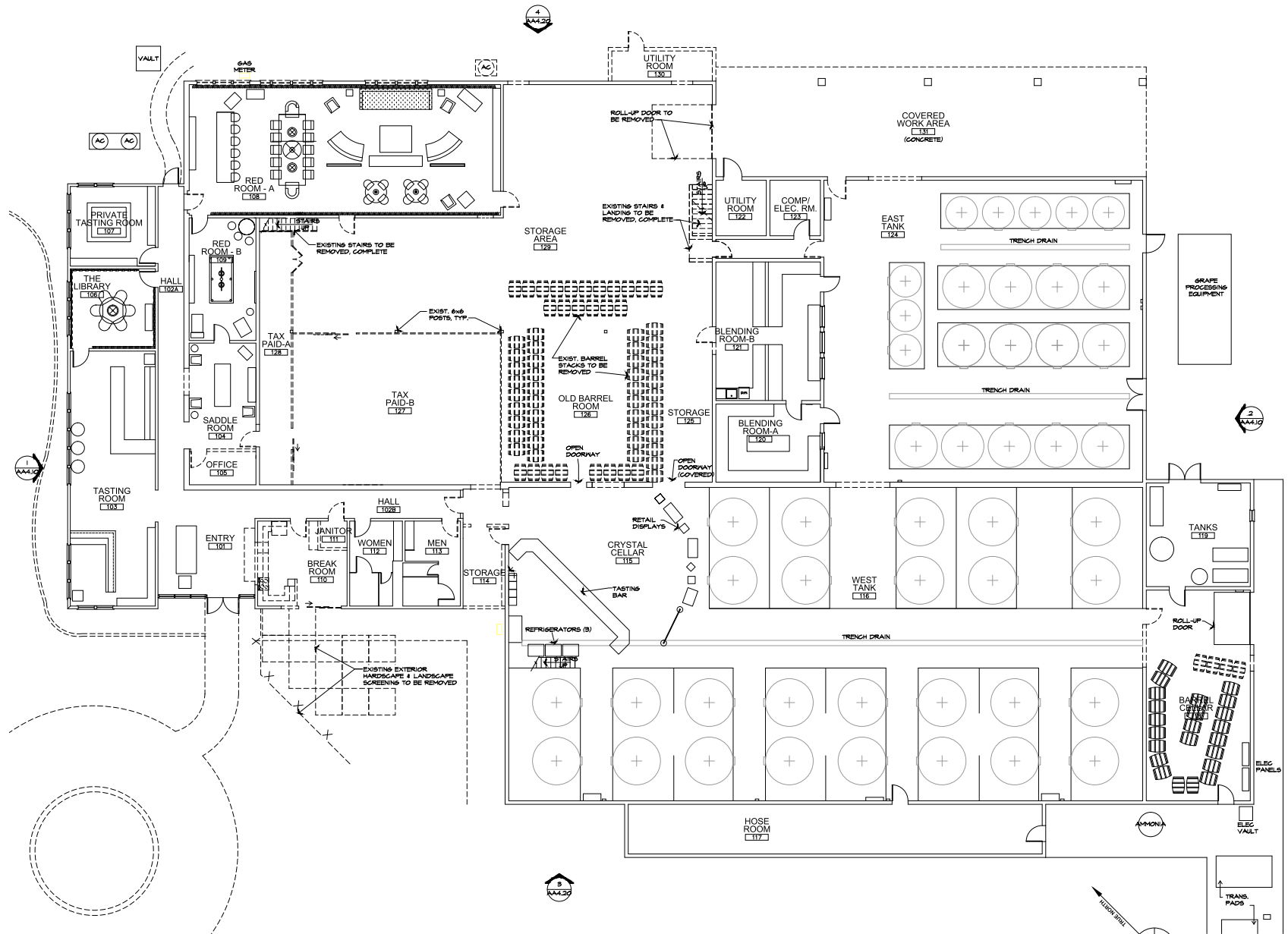
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2016-01-27	PERMIT RESUBMITTAL
2016-07-21	PERMIT RESUBMITTAL
2016-08-12	PERMIT RESUBMITTAL

DATE: 2015-08-26
JOB NO: 2015074

SCALE: AS SHOWN
DRAWN: JA

CHECKED: DR
SHEET

UP2



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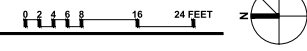
Building-A Use Permit Exhibits for
Raymond Winery
 849 Zinfandel Lane, St. Helena, CA 94574
 APN: 030-270-013-000

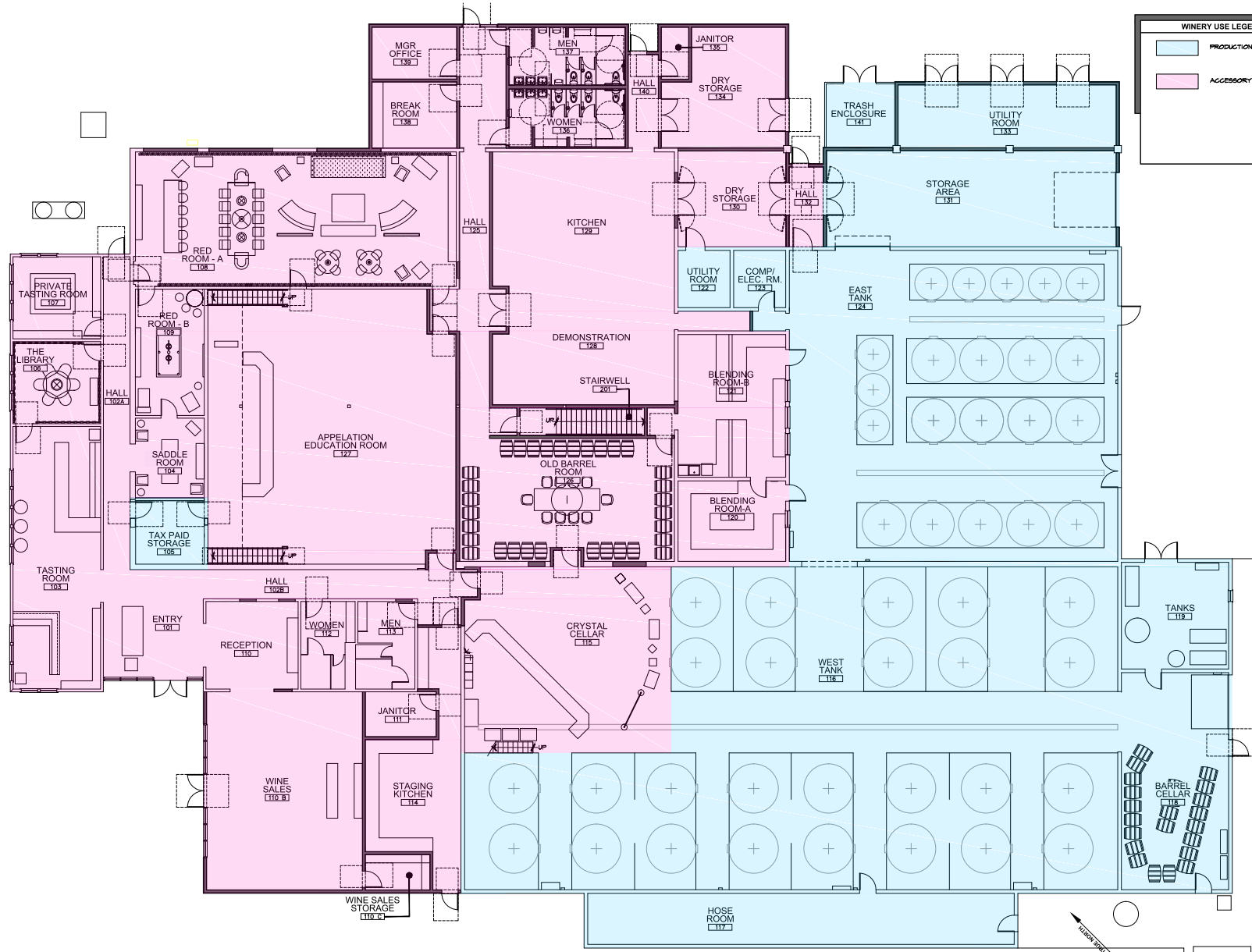
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△	DATE: 1/27/2016
△	USE PERMIT SUBMITTAL
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Date: August 28, 2015
 Project No: 141003
 Sheet Title: BUILDING - A EXISTING GROUND FLOOR / DEMO PLAN

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



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Sheet:

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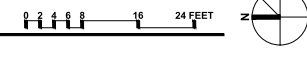
NO.	DATE	DESCRIPTION
1	1/27/2016	USE PERMIT SUBMITTAL

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"

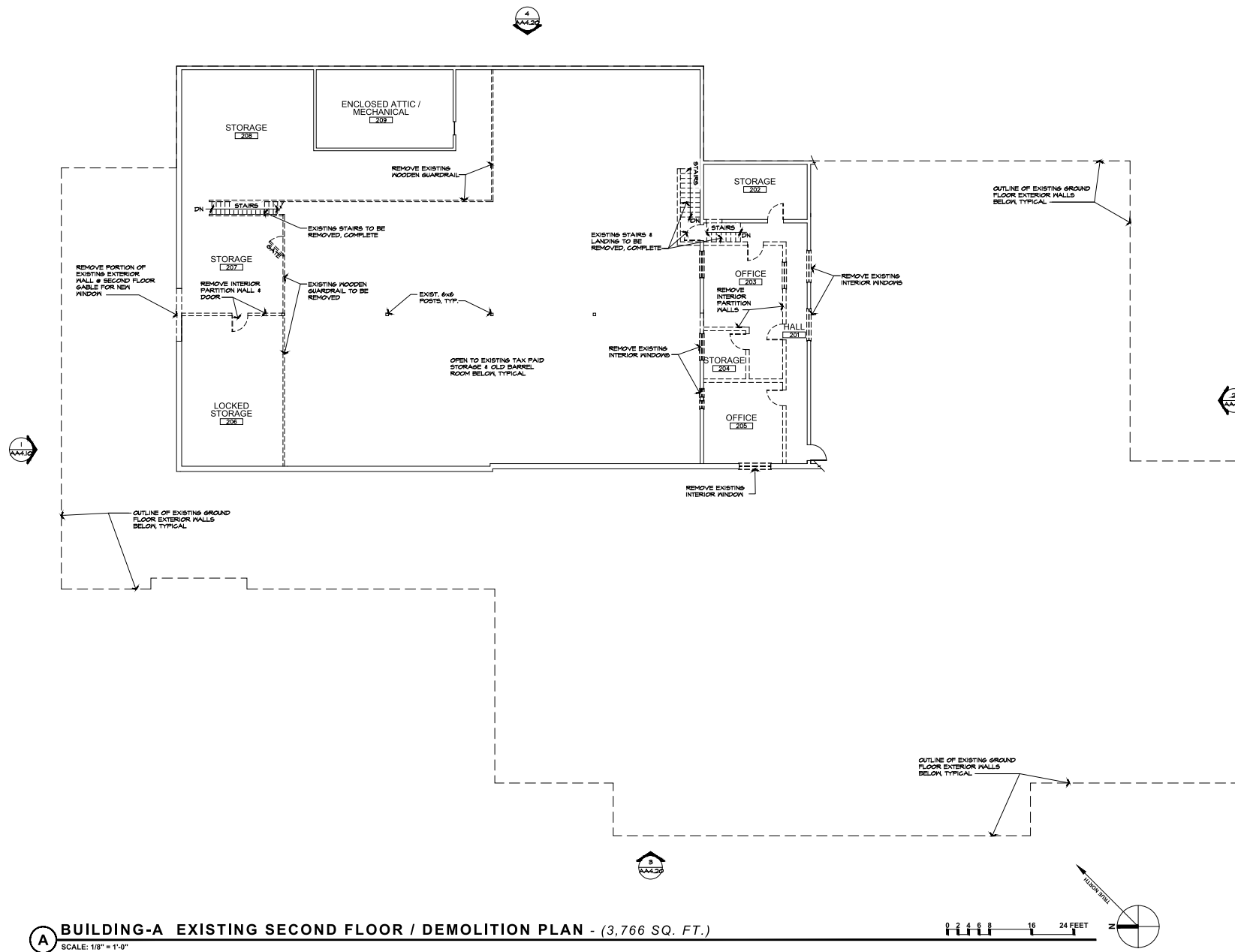


REVISIONS	
DATE	DESCRIPTION
1/27/2016	USE PERMIT RESUBMITTAL

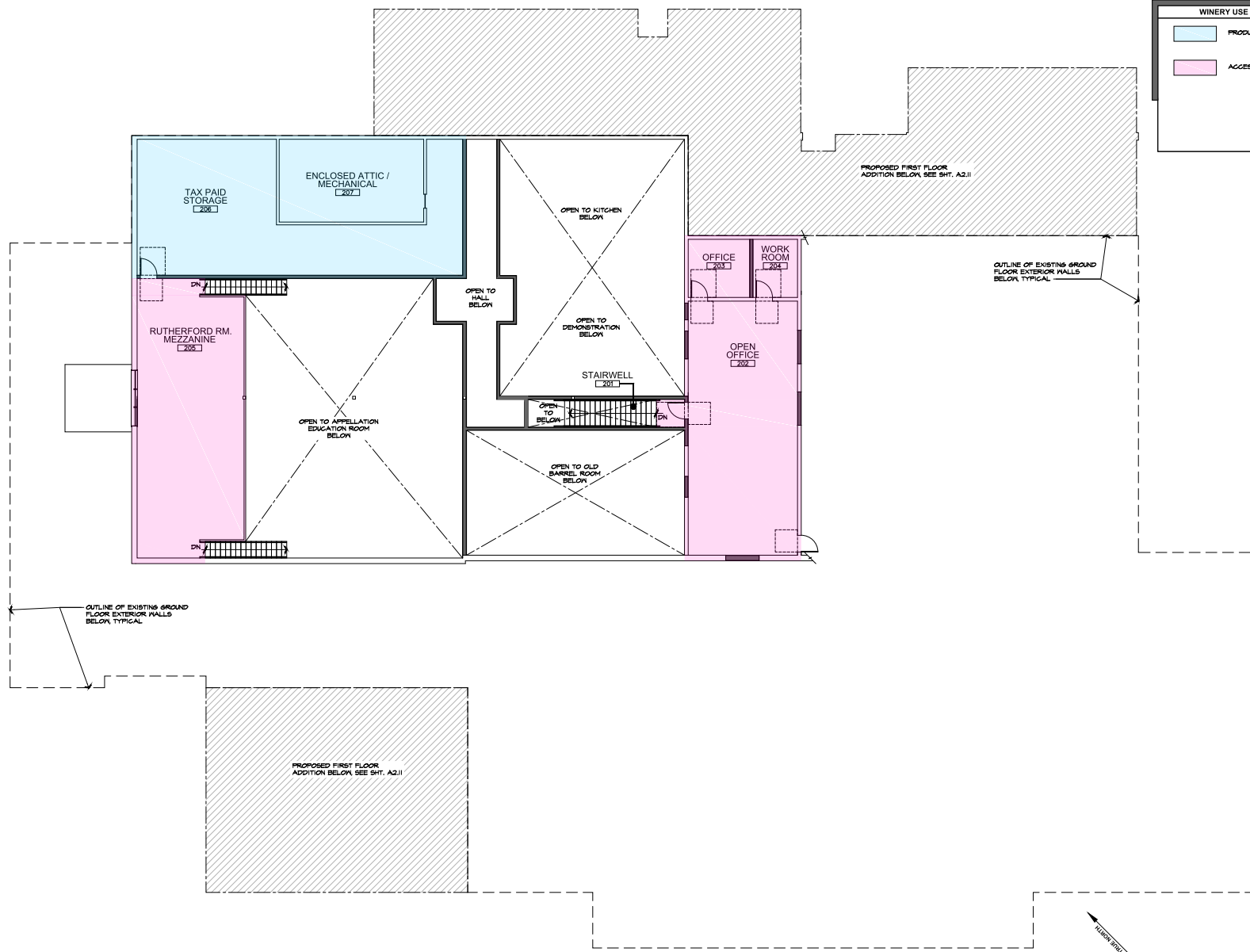
Date: August 28, 2015
 Project No: 141003

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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Sheet:

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DATE	DESCRIPTION
1/27/2016	USE PERMIT SUBMITTAL

Date: August 28, 2015

Project No: 141003

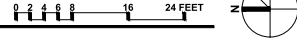
Sheet Title: BUILDING-A PROPOSED SECOND FLOOR PLAN

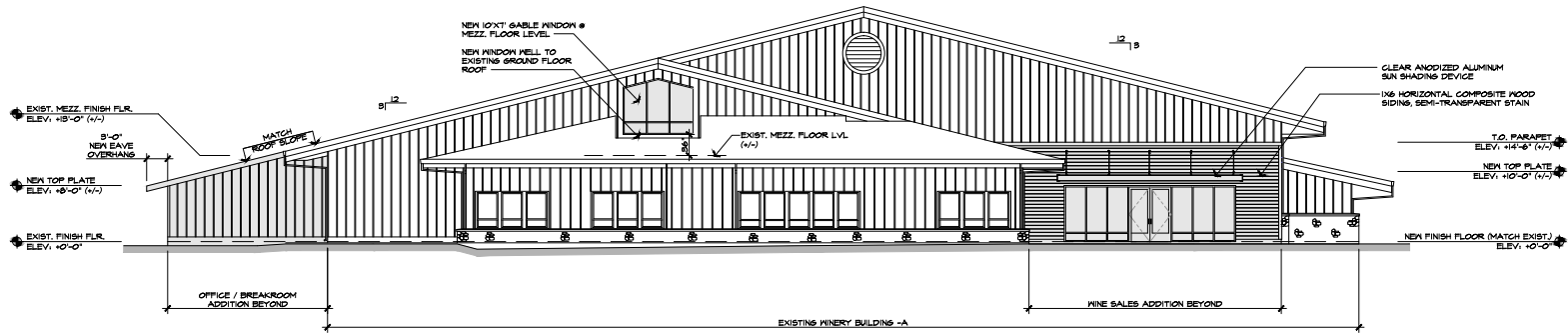
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AA2.21a

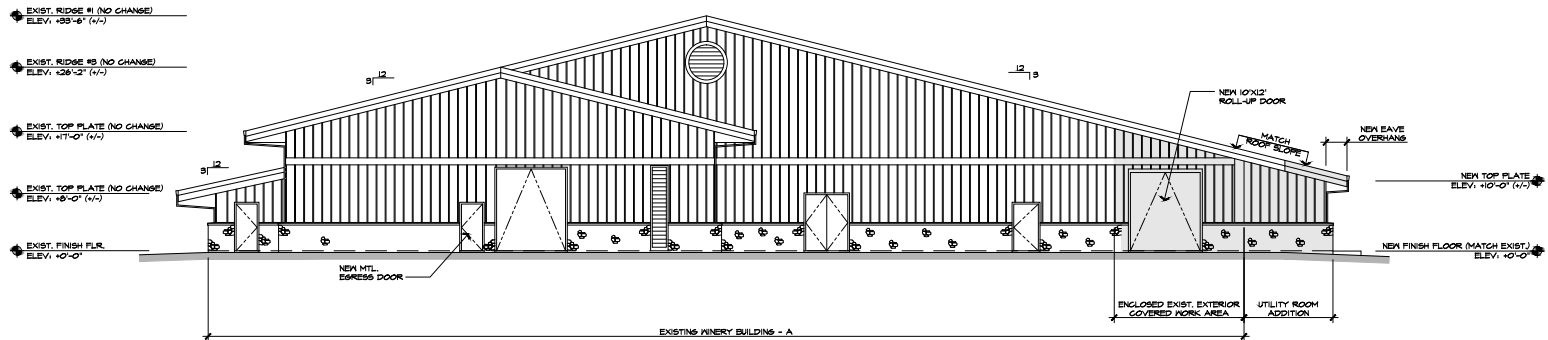
USE PERMIT SUBMITTAL

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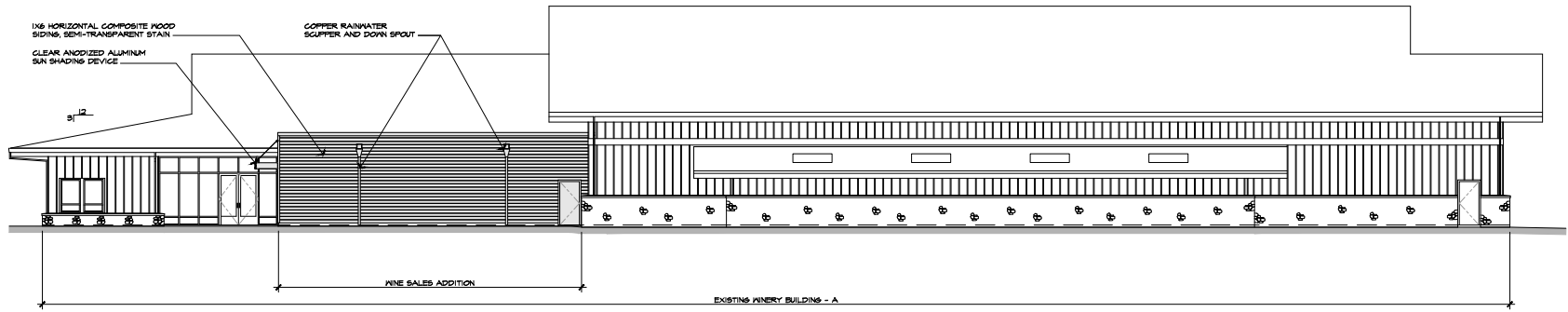
Building-A Use Permit Exhibits for
Raymond Winery
 849 Zinfandel Lane, St. Helena, CA 94574
 APN: 030-270-013-000

Sheet

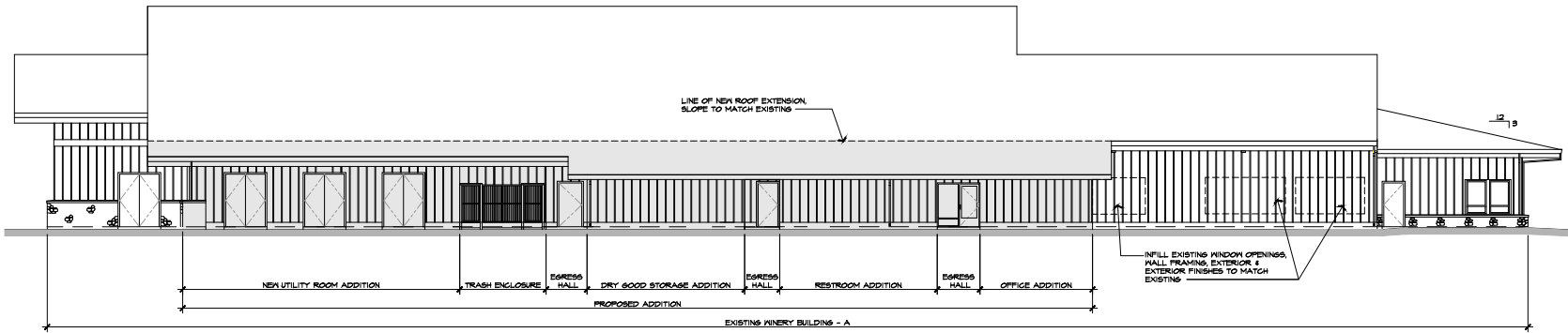
REVISIONS	
DATE	DESCRIPTION
1/27/2016	USE PERMIT RESUBMITTAL

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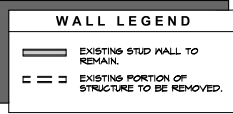
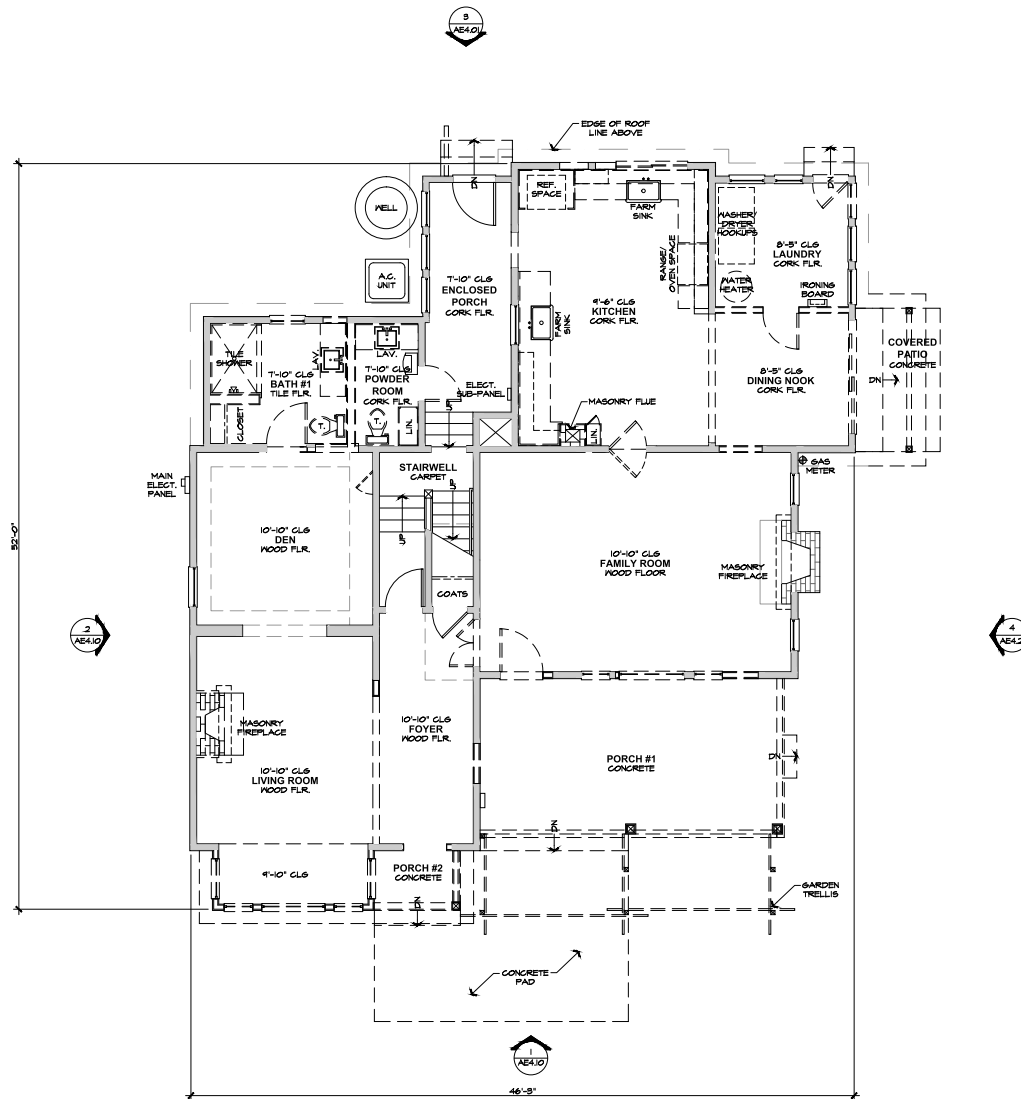
Building-A Use Permit Exhibits for
Raymond Winery
849 Zinfandel Lane, St. Helena, CA 94574
APN: 030-270-013-000

Sheet:

REVISIONS	
DATE	DESCRIPTION
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Date: August 28, 2015
Project No: 141003
Sheet Title: PROPOSED EXTERIOR ELEVATIONS

Sheet #: AA4.21
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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

Scale:

REVISIONS

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

Date: August 28, 2015

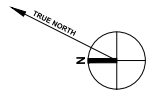
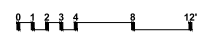
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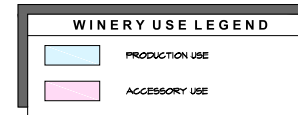
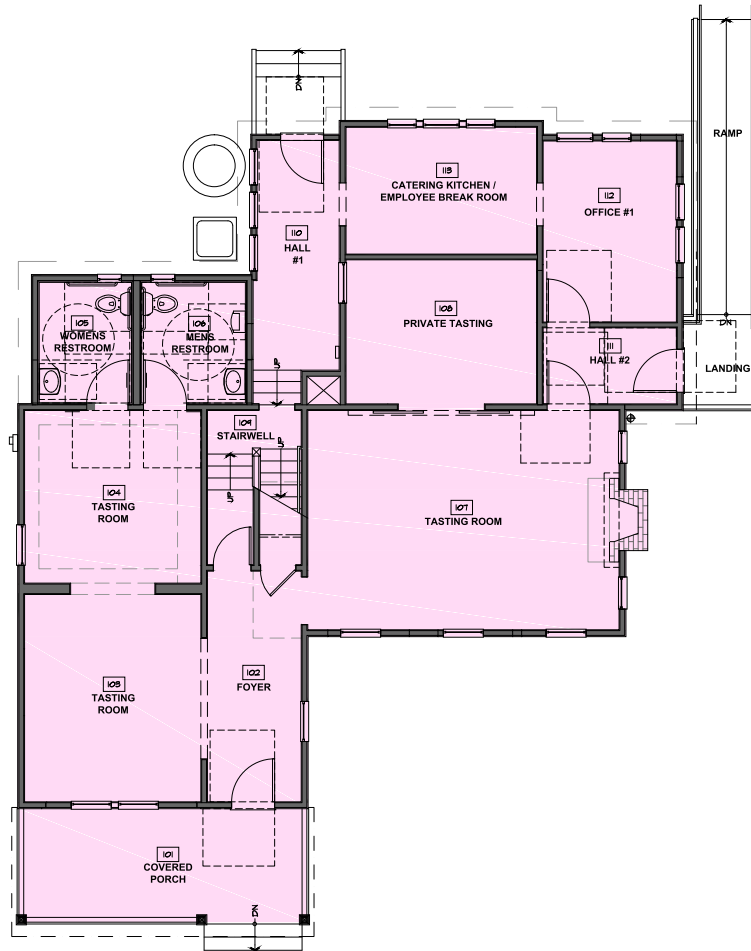
Sheet Title: **WINERY ACCESSORY USE EXISTING LOWER FLOOR / DEMO PLAN**

Sheet #: **AG2.10**

USE PERMIT SUBMITTAL

A WINERY ACCESSORY BLDG. - EXISTING LOWER FLOOR / DEMO PLAN - (1,683 sq. ft.)
 SCALE: 1/4" = 1'-0"





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

Seal:

REVISIONS

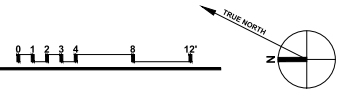
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3		
4		
5		

Date: **August 28, 2015**
 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"



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

See

REVISIONS

NO.	DATE	DESCRIPTION
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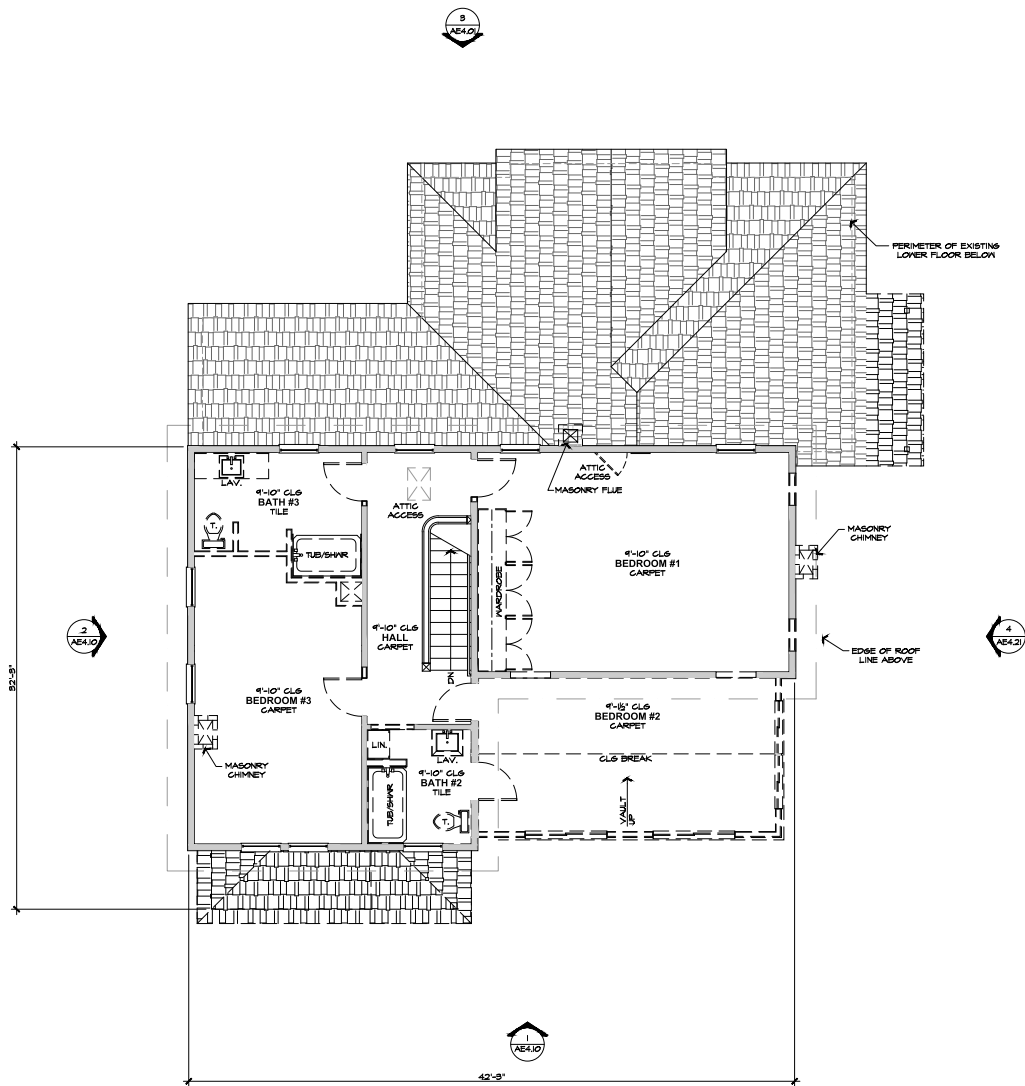
Date: August 28, 2015

Project No: 141003

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

Sheet #:

USE PERMIT SUBMITTAL

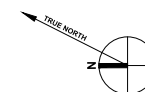
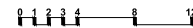


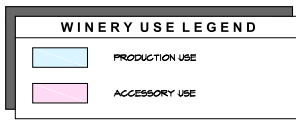
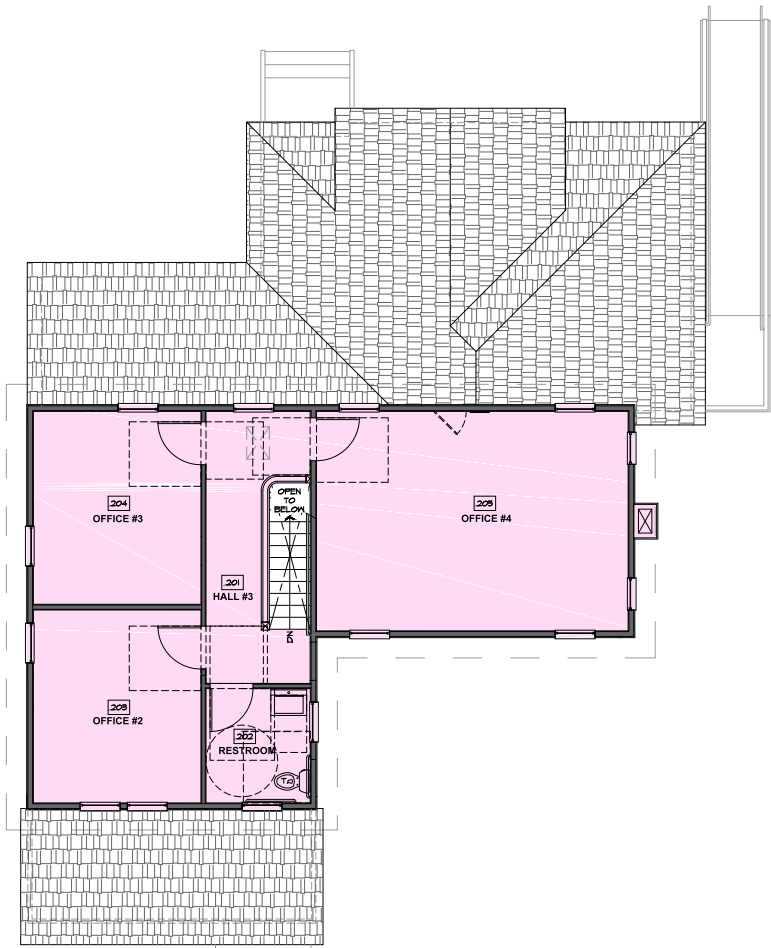
WALL LEGEND

- 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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Raymond Winery
849 Zinfandel Lane, St. Helena, CA 94574
APN: 030-270-012-000

Seal

REVISIONS

DATE	DESCRIPTION
1/27/2016	USE PERMIT RESUBMITTAL

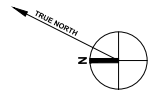
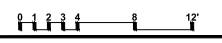
Date: August 28, 2015
Project No: 141003

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

Sheet #
AG2.21a

USE PERMIT SUBMITTAL

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



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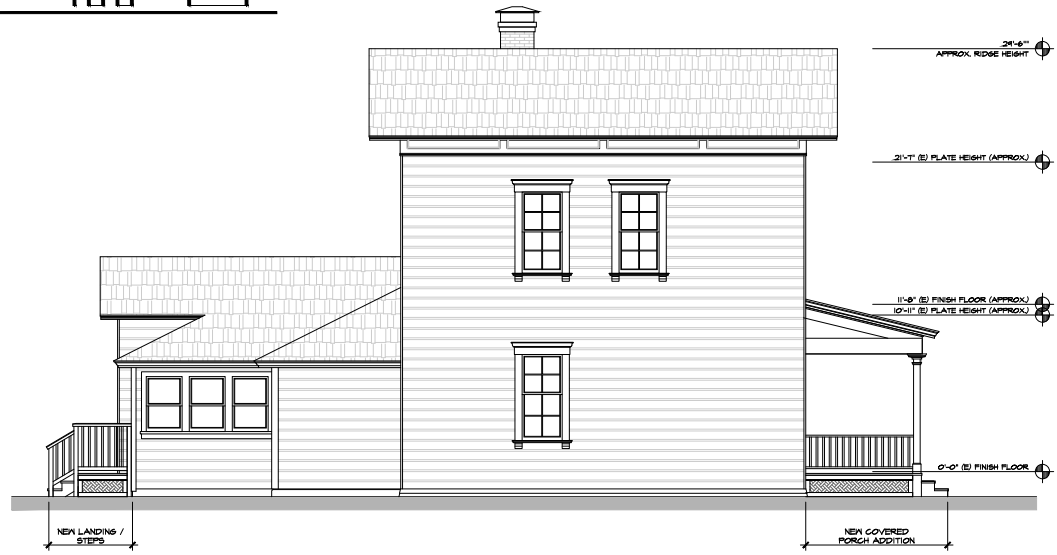
Consultant:

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

Scale:



1 PROPOSED FRONT (W) ELEVATION
 SCALE: 1/4" = 1'-0"



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



REVISIONS

DATE	DESCRIPTION
1/27/2016	USE PERMIT SUBMITTAL

Date: August 28, 2015

Project No: 141003

Sheet Title: WINERY ACCESSORY BLDG. PROPOSED EXT. ELEVATIONS

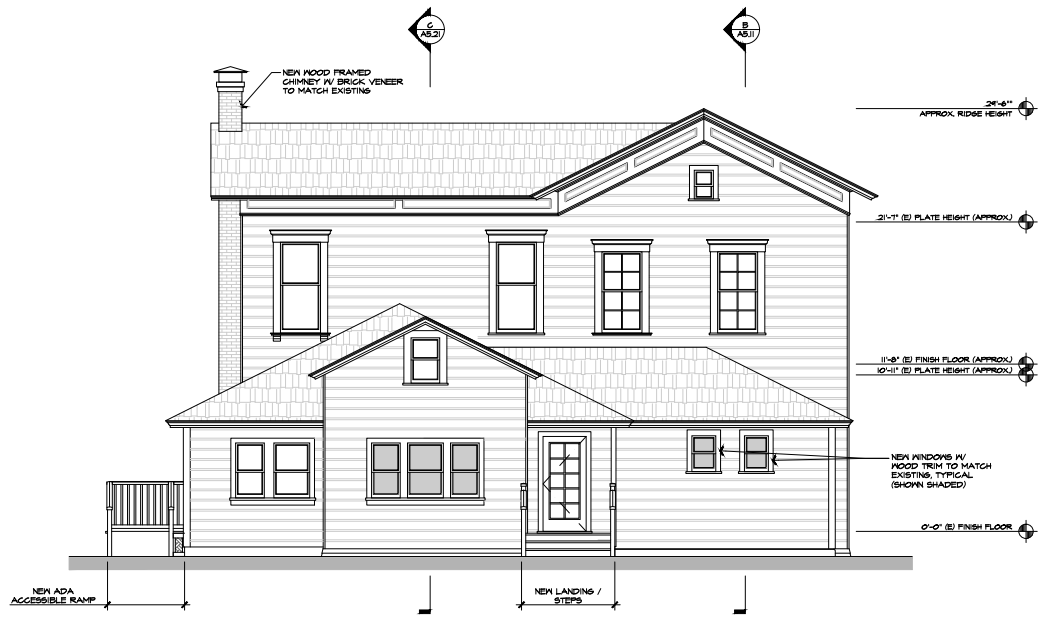
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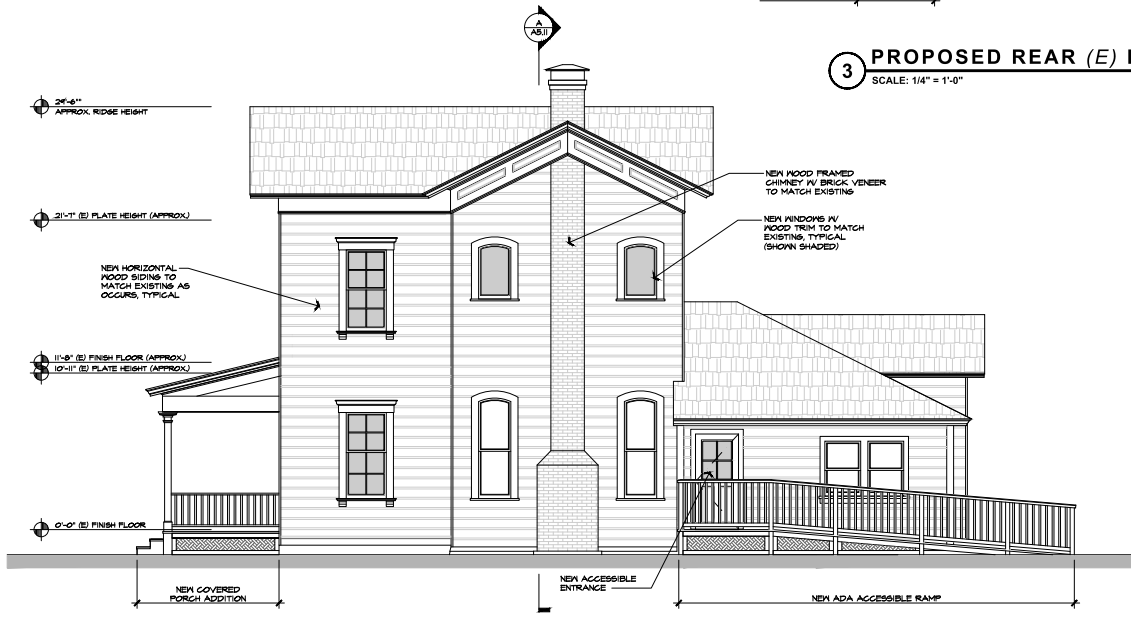
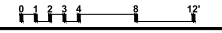
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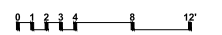
Winery Accessory Use Bldg.
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Raymond Winery
 849 Zinfandel Lane, St. Helena, CA 94574
 APN: 030-270-012-000



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

Sheet Title:
**WINERY ACCESSORY
 USE PROPOSED
 EXT. ELEVATIONS**

Sheet #:
AG4.21

USE PERMIT SUBMITTAL