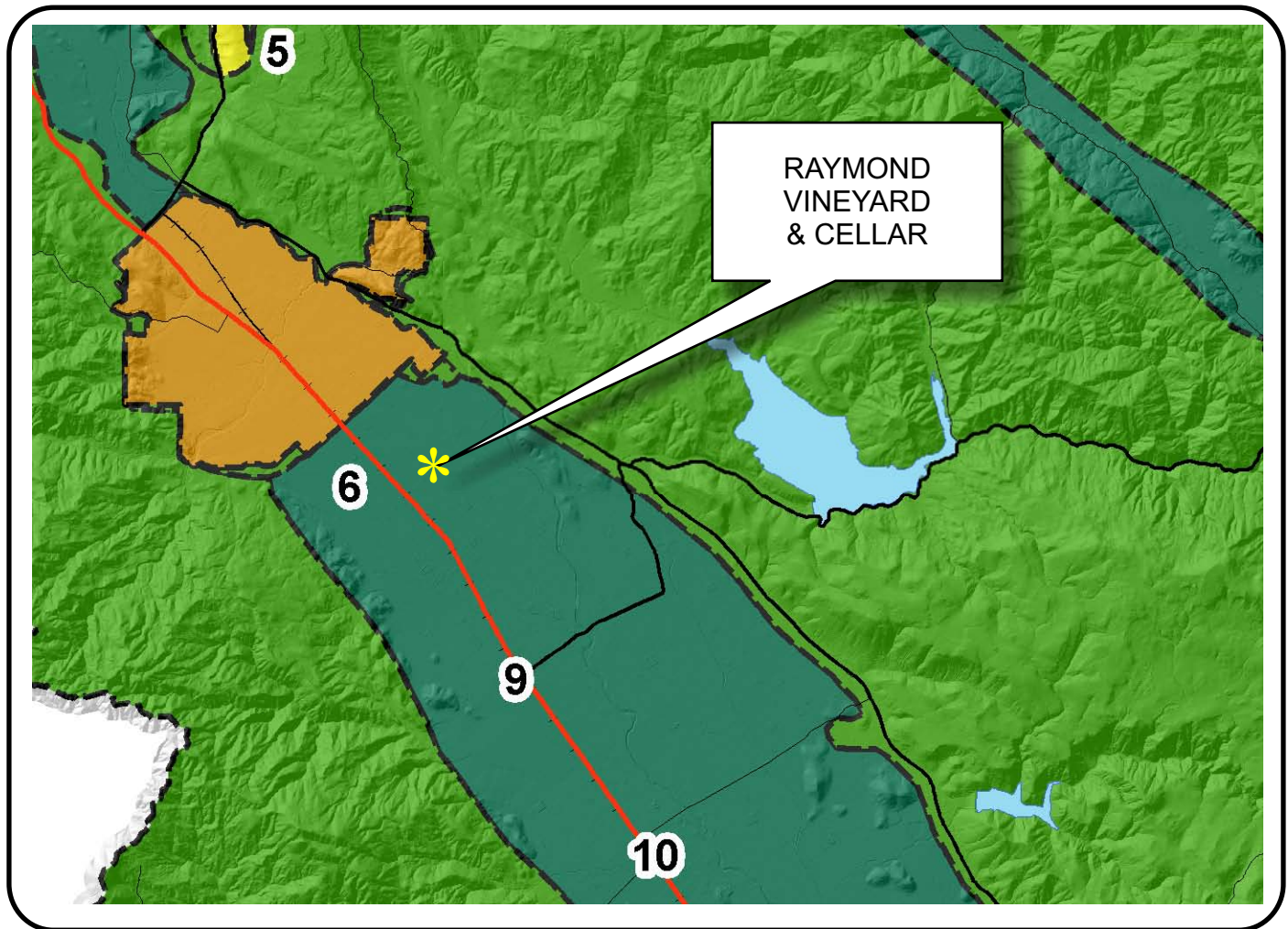


NAPA COUNTY LAND USE PLAN 2008 - 2030



LEGEND

URBANIZED OR NON-AGRICULTURAL

- Cities
- Urban Residential *
- Rural Residential *
- Industrial
- Public-Institutional
- Study Area

OPEN SPACE

- Agriculture, Watershed & Open Space
- Agricultural Resource

TRANSPORTATION

- Mineral Resource
- Railroad
- Limited Access Highway
- Major Road
- Secondary Road
- Airport
- Airport Clear Zone
- Landfill - General Plan

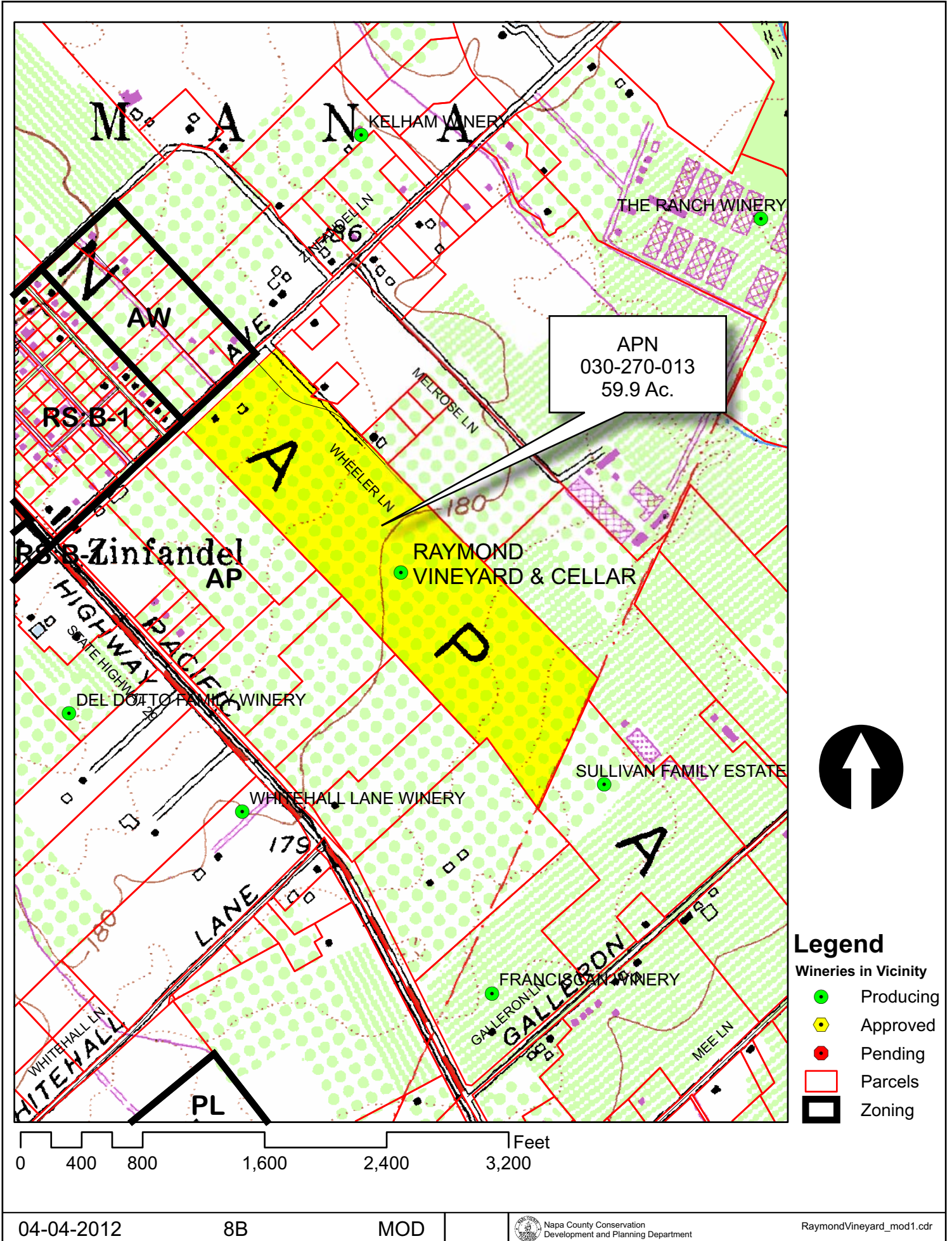
* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

APN
030-270-013
04-04-2012
8B MOD

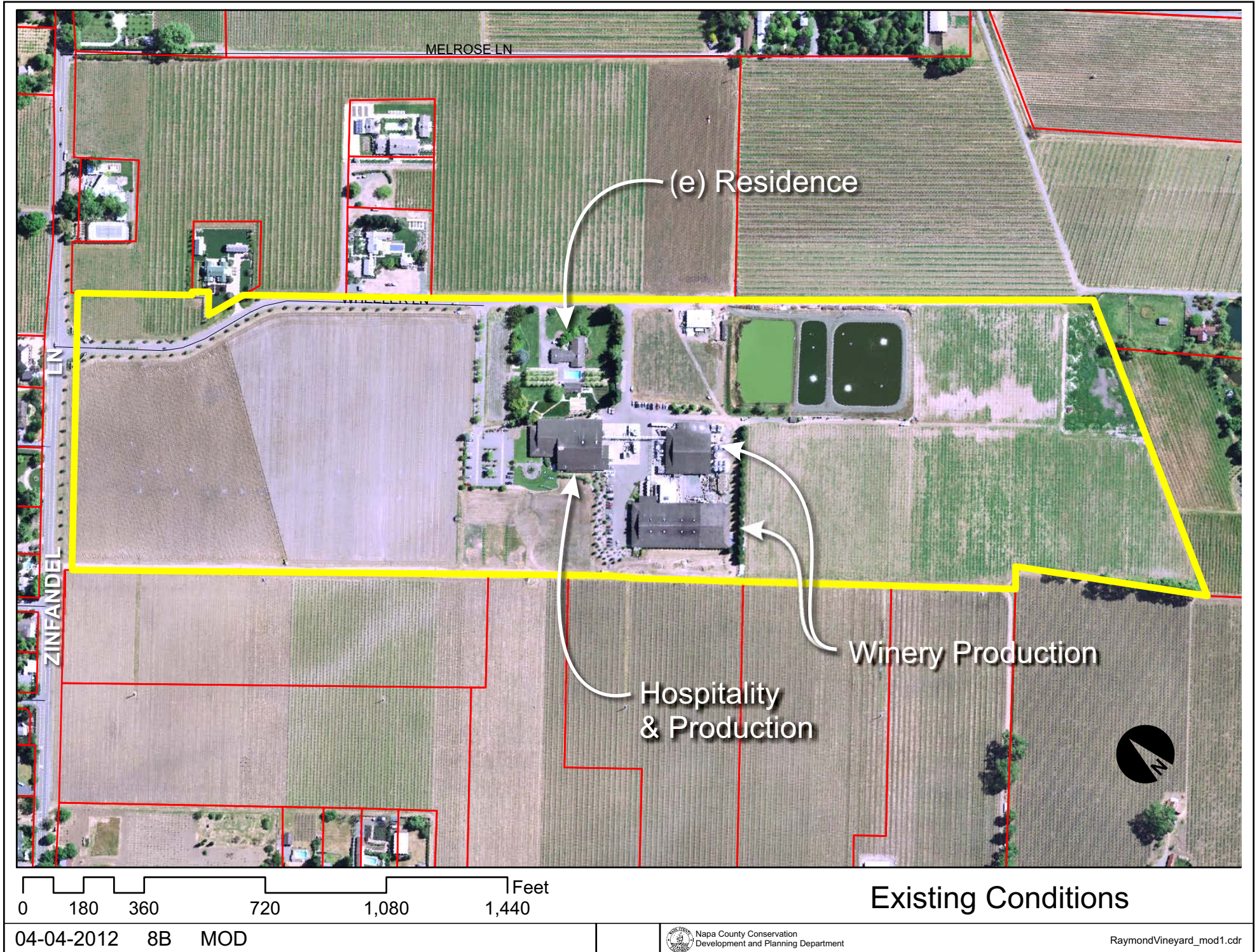
SCALE IN MILES
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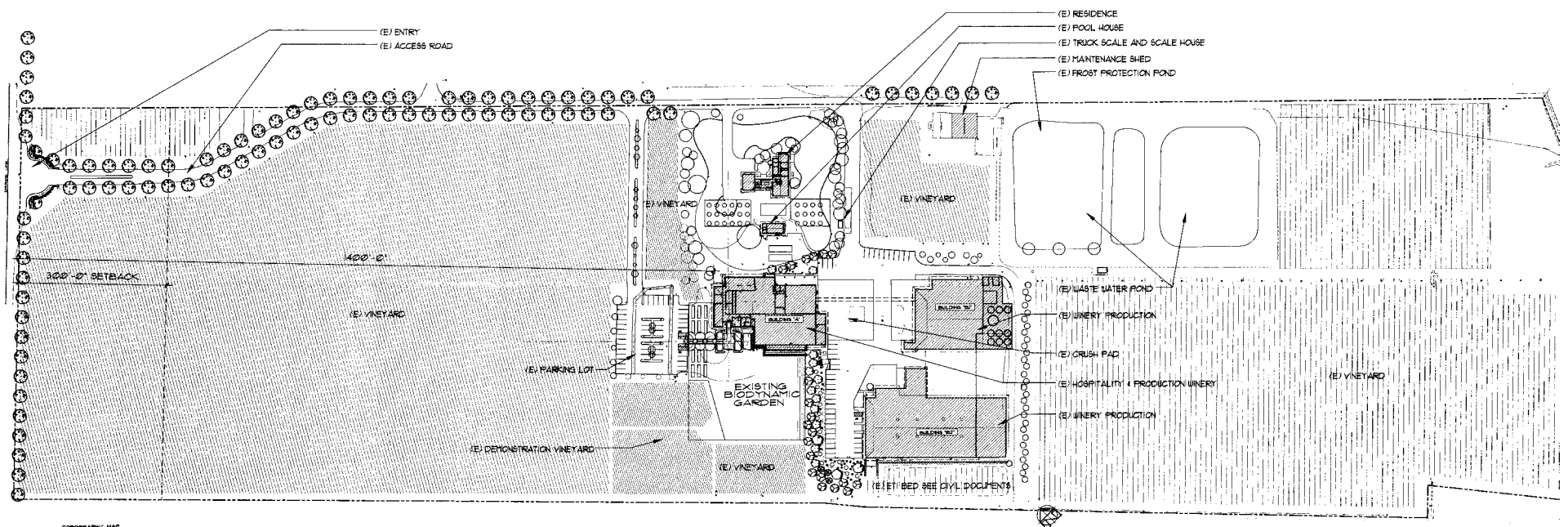
RAYMOND VINEYARD AND CELLAR



RAYMOND VINEYARD AND CELLAR



RAYMOND VINEYARD AND CELLAR



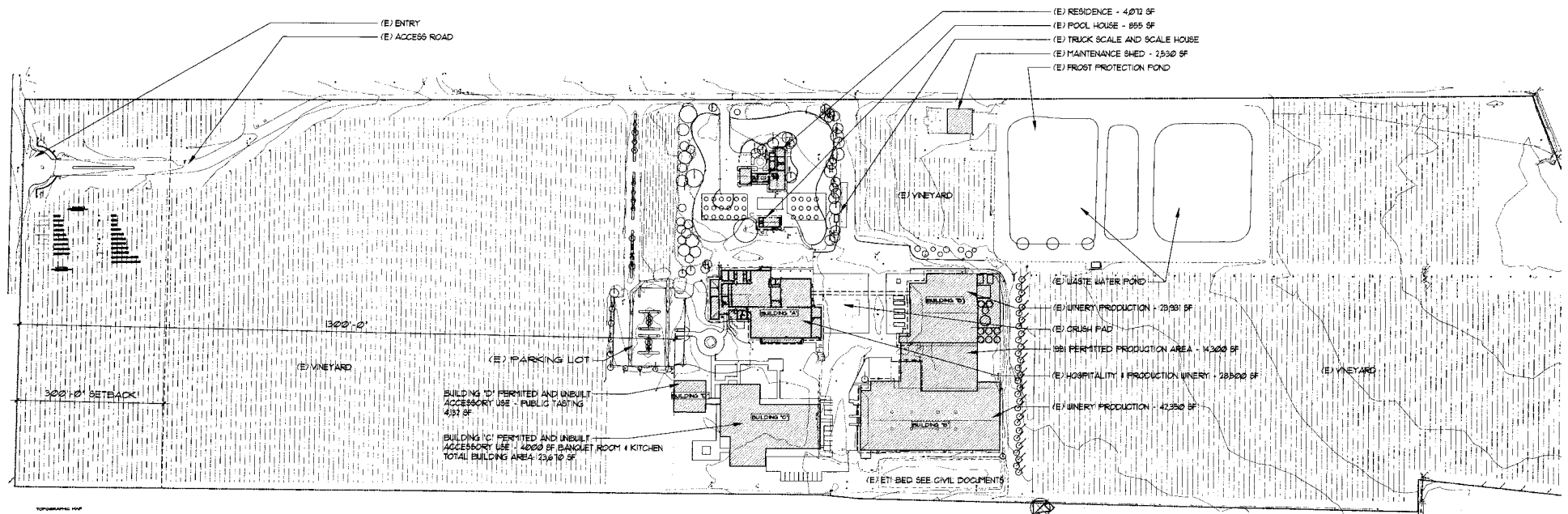
TOPOGRAPHIC MAP
RAYMOND VINEYARD
DATE: 04-04-2012
BY: [Signature]

EXISTING SITE PLAN



| AREA CALCULATIONS | | |
|--|-------------|-------------|
| EXISTING PROPERTY AREA: | 60.12 ACRES | |
| WINERY COVERAGE | | |
| 413,110 SF | 9.5 ACRES | EXISTING |
| 452,115 SF | 10.4 ACRES | 1991 PERMIT |
| 435,880 SF | 10.0 ACRES | PROPOSED |
| 10.0 ACRES / 60.12 ACRES = 16 % OF PARCEL | | |
| PRODUCTION FACILITY | | |
| 243,800 SF | | EXISTING |
| 263,465 SF | | 1991 PERMIT |
| 235,280 SF | | PROPOSED |
| ACCESSORY USE | | |
| 15,209 SF | | EXISTING |
| 11,131 SF | | 1991 PERMIT |
| 24,955 SF | | PROPOSED |
| 15,209 SF / 243,800 SF = 6% OF EXISTING PRODUCTION FACILITY | | |
| 11,131 SF / 263,465 SF = 4% OF 1991 USE PERMIT PRODUCTION FACILITY | | |
| 24,955 SF / 235,280 SF = 11% OF PROPOSED PRODUCTION FACILITY | | |
| WINERY DEVELOPMENT AREA | | |
| 201,415 SF | 4.8 ACRES | EXISTING |
| 226,115 SF | 5.2 ACRES | 1991 PERMIT |
| 191,500 SF | 4.5 ACRES | PROPOSED |

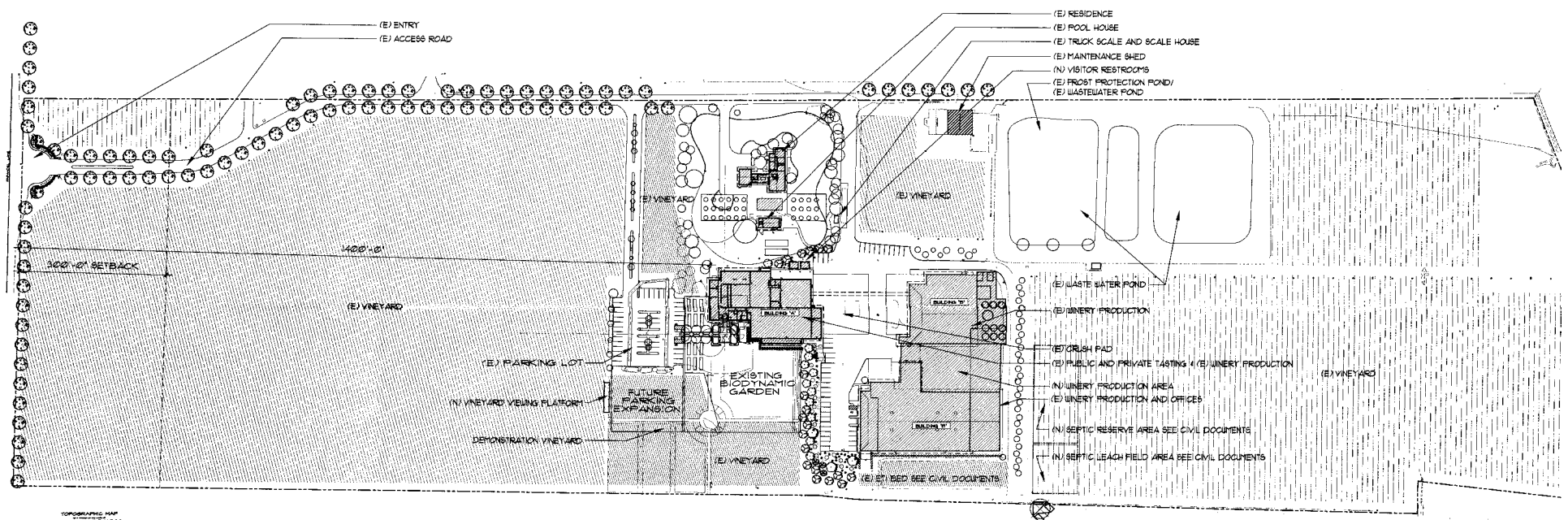
RAYMOND VINEYARD AND CELLAR



SITE PLAN 1991 USE PERMIT

| AREA CALCULATIONS | | |
|--|------------|-------------|
| EXISTING PROPERTY AREA: | | 60.12 ACRES |
| WINERY COVERAGE | | |
| 413,710 SF | 9.5 ACRES | EXISTING |
| 452,115 SF | 10.4 ACRES | 1991 PERMIT |
| 435,880 SF | 10.0 ACRES | PROPOSED |
| 10.0 ACRES / 60.12 ACRES = 16 % OF PARCEL | | |
| PRODUCTION FACILITY | | |
| 243,800 SF | | EXISTING |
| 263,465 SF | | 1991 PERMIT |
| 235,280 SF | | PROPOSED |
| ACCESSORY USE | | |
| 15,203 SF | | EXISTING |
| 17,131 SF | | 1991 PERMIT |
| 24,955 SF | | PROPOSED |
| 15,203 SF / 243,800 SF = 6% OF EXISTING PRODUCTION FACILITY | | |
| 17,131 SF / 263,465 SF = 7% OF 1991 USE PERMIT PRODUCTION FACILITY | | |
| 24,955 SF / 235,280 SF = 11% OF PROPOSED PRODUCTION FACILITY | | |
| WINERY DEVELOPMENT AREA | | |
| 201,475 SF | 4.8 ACRES | EXISTING |
| 226,775 SF | 5.2 ACRES | 1991 PERMIT |
| 191,500 SF | 4.5 ACRES | PROPOSED |

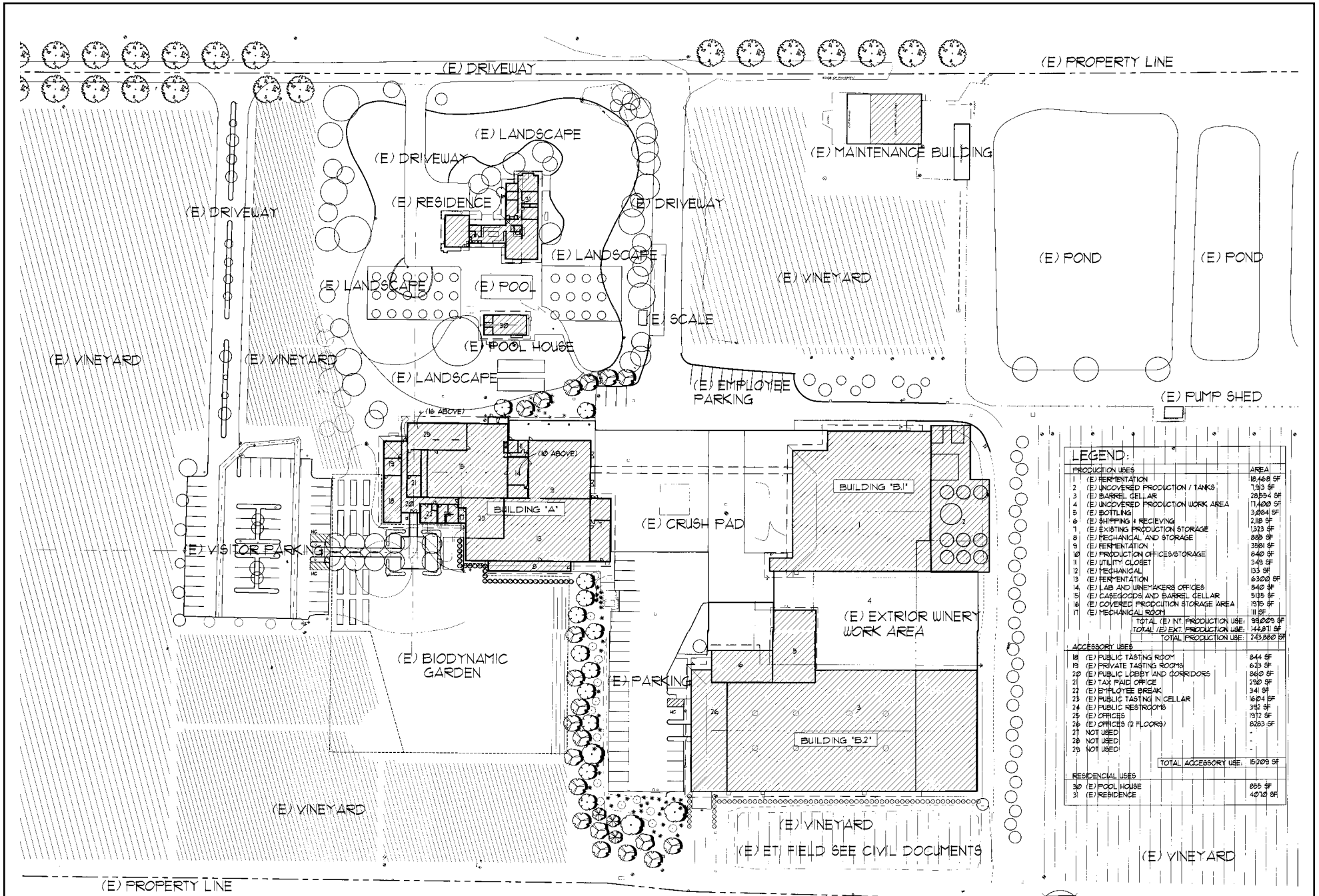
RAYMOND VINEYARD AND CELLAR



PROPOSED SITE PLAN

| AREA CALCULATIONS | | |
|--|------------|-------------|
| EXISTING PROPERTY AREA: | | 60.72 ACRES |
| WINERY COVERAGE | | |
| 413,710 SF | 9.5 ACRES | EXISTING |
| 452,175 SF | 10.4 ACRES | 1991 PERMIT |
| 435,880 SF | 10.0 ACRES | PROPOSED |
| 10.0 ACRES / 60.72 ACRES = 16 % OF PARCEL | | |
| PRODUCTION FACILITY | | |
| 243,800 SF | | EXISTING |
| 263,465 SF | | 1991 PERMIT |
| 235,280 SF | | PROPOSED |
| ACCESSORY USE | | |
| 15,209 SF | | EXISTING |
| 17,131 SF | | 1991 PERMIT |
| 24,955 SF | | PROPOSED |
| 15,209 SF / 243,800 SF = 6% OF EXISTING PRODUCTION FACILITY | | |
| 17,131 SF / 263,465 SF = 7% OF 1991 USE PERMIT PRODUCTION FACILITY | | |
| 24,955 SF / 235,280 SF = 11% OF PROPOSED PRODUCTION FACILITY | | |
| WINERY DEVELOPMENT AREA | | |
| 207,475 SF | 4.8 ACRES | EXISTING |
| 226,175 SF | 5.2 ACRES | 1991 PERMIT |
| 197,500 SF | 4.5 ACRES | PROPOSED |

RAYMOND VINEYARD AND CELLAR



| LEGEND: | | |
|-------------------------------|-------------------------------------|------------|
| PRODUCTION USES | | AREA |
| 1 | (E) FERMENTATION | 18,468 SF |
| 2 | (E) UNCOVERED PRODUCTION / TANKS | 7,353 SF |
| 3 | (E) BARREL CELLAR | 28,554 SF |
| 4 | (E) UNCOVERED PRODUCTION WORK AREA | 17,400 SF |
| 5 | (E) BOTTLING | 3,884 SF |
| 6 | (E) SHIPPING & RECEIVING | 218 SF |
| 7 | (E) EXISTING PRODUCTION STORAGE | 133 SF |
| 8 | (E) MECHANICAL AND STORAGE | 885 SF |
| 9 | (E) FERMENTATION | 3581 SF |
| 10 | (E) PRODUCTION OFFICES/STORAGE | 840 SF |
| 11 | (E) UTILITY CLOSET | 349 SF |
| 12 | (E) MECHANICAL | 153 SF |
| 13 | (E) FERMENTATION | 6,300 SF |
| 14 | (E) LAB AND WINEMAKERS OFFICES | 840 SF |
| 15 | (E) CASEGOODS AND BARREL CELLAR | 5135 SF |
| 16 | (E) COVERED PRODUCTION STORAGE AREA | 1915 SF |
| 17 | (E) MECHANICAL ROOM | 11 SF |
| TOTAL (E) INT PRODUCTION USE: | | 99,005 SF |
| TOTAL (E) EXT PRODUCTION USE: | | 14,831 SF |
| TOTAL PRODUCTION USE: | | 243,880 SF |
| ACCESSORY USES | | AREA |
| 18 | (E) PUBLIC TASTING ROOM | 844 SF |
| 19 | (E) PRIVATE TASTING ROOMS | 623 SF |
| 20 | (E) PUBLIC LOBBY AND CORRIDORS | 860 SF |
| 21 | (E) TAX PAID OFFICE | 250 SF |
| 22 | (E) EMPLOYEE BREAK | 34 SF |
| 23 | (E) PUBLIC TASTING IN CELLAR | 16,04 SF |
| 24 | (E) PUBLIC RESTROOMS | 315 SF |
| 25 | (E) OFFICES | 1912 SF |
| 26 | (E) OFFICES (2 FLOORS) | 8283 SF |
| 27 | NOT USED | - |
| 28 | NOT USED | - |
| 29 | NOT USED | - |
| TOTAL ACCESSORY USE: | | 15,075 SF |
| RESIDENTIAL USES | | AREA |
| 30 | (E) POOL HOUSE | 895 SF |
| 31 | (E) RESIDENCE | 40,120 SF |

EXISTING PARTIAL SITE PLAN



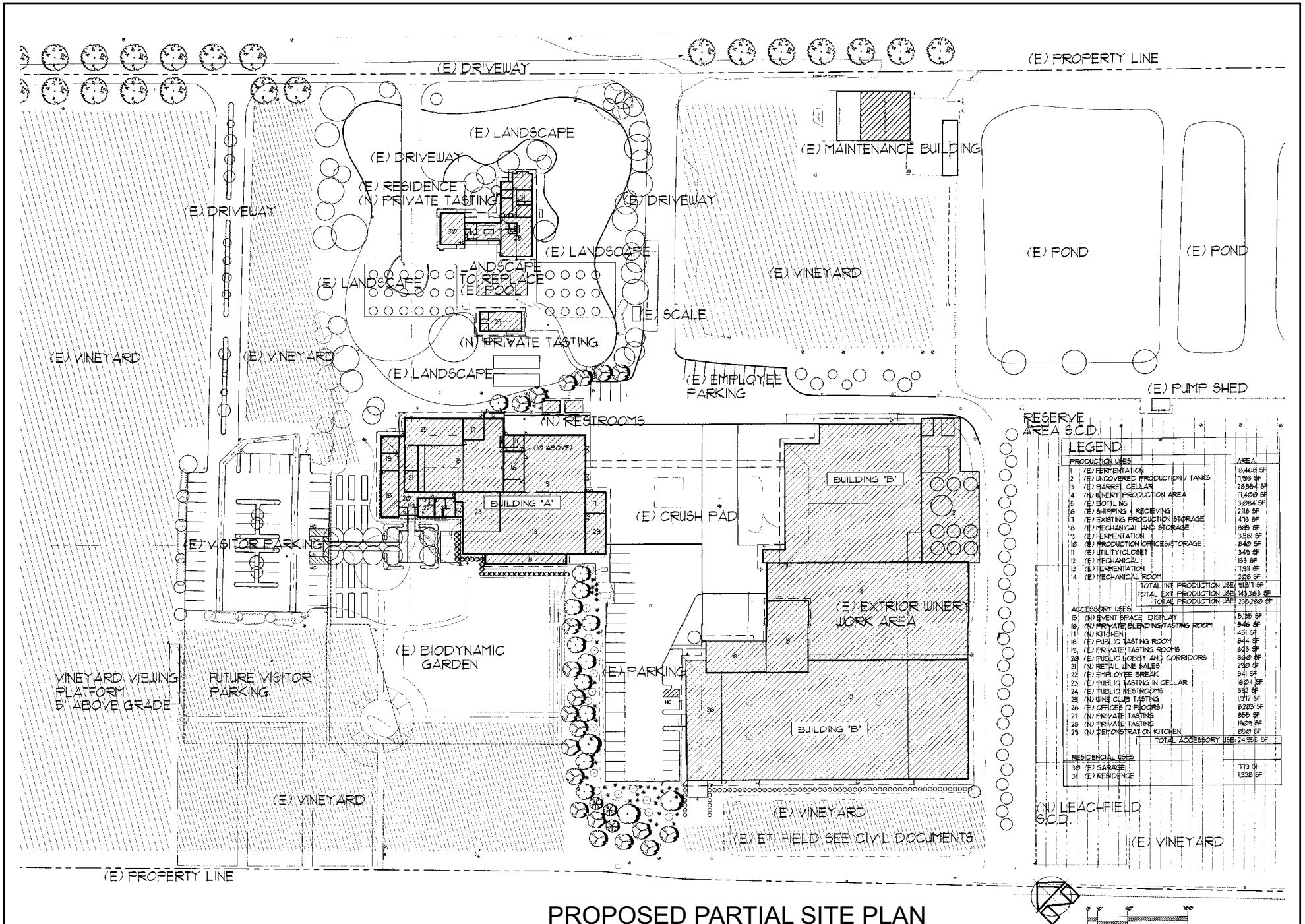
The site plan illustrates a winery facility layout. Key features include:

- Buildings:** BUILDING 'A' (central), BUILDING 'B' (large, right), BUILDING 'C' (bottom left), BUILDING 'D' (small, left), and a MAINTENANCE BUILDING (top right).
- Landscaping & Agriculture:** Multiple (E) VINEYARD areas, (E) LANDSCAPE zones, (E) DRIVEWAY, (E) RESIDENCE, (E) POOL, (E) POOL HOUSE, (E) CRUSH PAD, (E) EMPLOYEE PARKING, (E) VISITOR PARKING, (E) POND, and (E) PUMP SHED.
- Other Features:** (E) ETILFIELD SEE CIVIL DOCUMENTS, (E) PROPERTY LINE, and (E) CRUSH PAD.

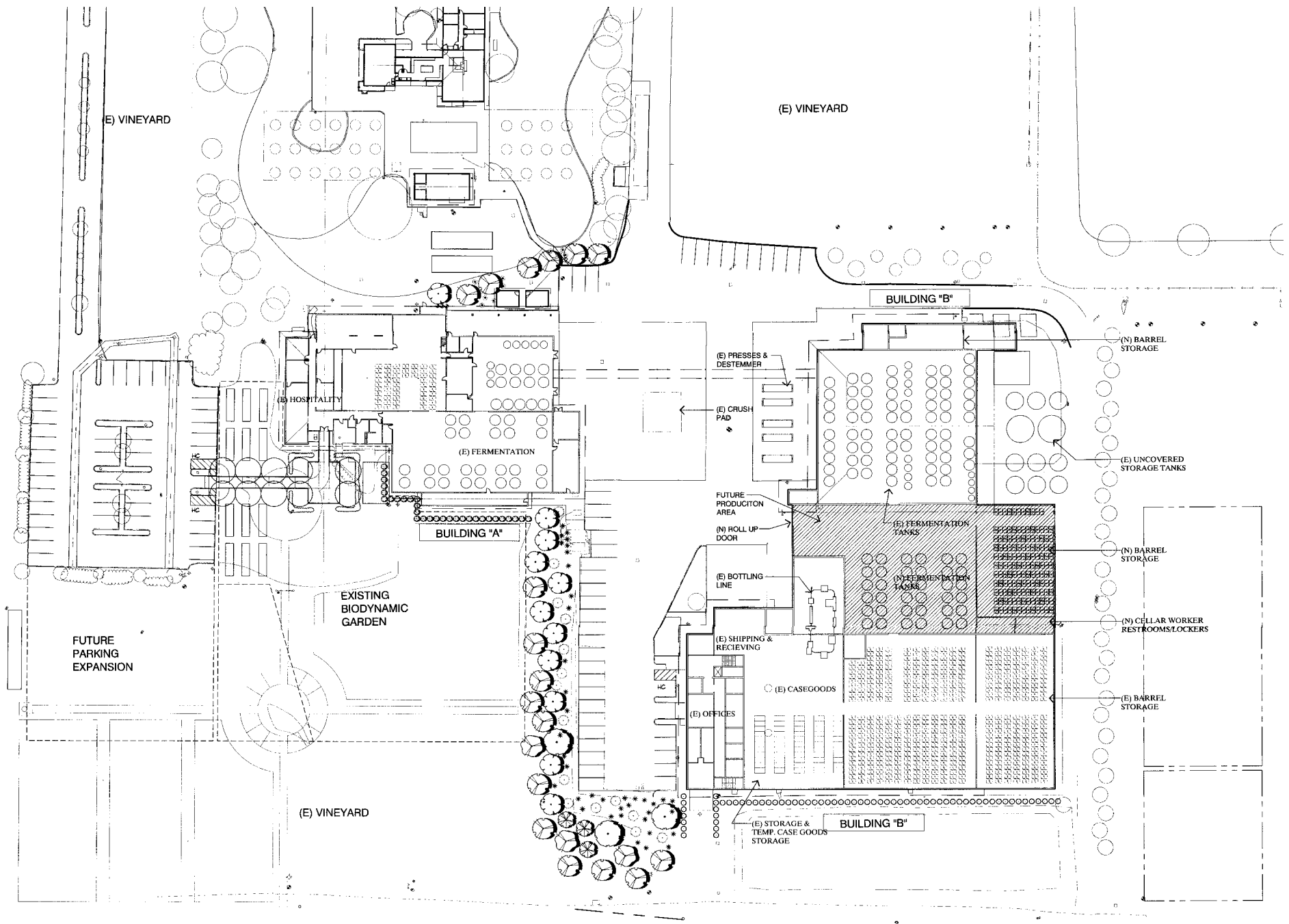
LEGEND:

| PRODUCTION USES | AREA |
|---|-------------------|
| 1 (E) FERMENTATION | 18,468 SF |
| 2 (E) UNCOVERED PRODUCTION / TANKS | 6,285 SF |
| 3 (E) BARREL CELLAR | 14,856 SF |
| 4 (E) FERMENTATION | 2,721 SF |
| 5 (E) BOTTLING | 5,084 SF |
| 6 (E) SHIPPING & RECEIVING | 2,718 SF |
| 7 (E) EXISTING PRODUCTION STORAGE | 323 SF |
| 8 (E) MECHANICAL AND STORAGE | 988 SF |
| 9 (E) FERMENTATION | 5,581 SF |
| 10 (E) PRODUCTION OFFICES/STORAGE | 840 SF |
| 11 (E) UTILITY CLOSET | 349 SF |
| 12 (E) MECHANICAL | 333 SF |
| 13 (E) FERMENTATION | 1,788 SF |
| 14 (E) LAB AND JUNEKMAKERS OFFICES | 840 SF |
| 15 (E) CASEGOODS AND BARREL CELLAR | 5,130 SF |
| 16 (E) PRODUCTION STORAGE LOFT ABOVE | 1,575 SF |
| 17 (E) MECHANICAL ROOM | 111 SF |
| 28 (E) FERMENTATION BARREL CELLAR | 12,620 SF |
| TOTAL PERMITTED INT. PRODUCTION USE: | 91,332 SF |
| TOTAL PERMITTED EXT. PRODUCTION USE: | 17,733 SF |
| TOTAL PERMITTED PRODUCTION USE: | 109,065 SF |
| ACCESSORY USES | |
| 18 (E) PUBLIC TASTING ROOM | 844 SF |
| 19 (E) OFFICES | 673 SF |
| 20 (E) PUBLIC LOBBY AND CORRIDORS | 960 SF |
| 21 (E) TAX PAID OFFICE | 290 SF |
| 22 (E) EMPLOYEE BREAK | 341 SF |
| 23 NOT USED | - |
| 24 (E) PUBLIC RESTROOMS | 391 SF |
| 25 (E) OFFICES | 1,972 SF |
| 26 (E) PERMITTED PUBLIC TASTING | 418 SF |
| 27 (E) PERMITTED EVENT SPACE AND KITCHEN | 15,814 SF |
| TOTAL PERMITTED ACCESSORY USE: | 17,817 SF |
| TOTAL (E) 1981 ACCESSORY USE: | 5,322 |
| TOTAL ALLOWABLE 1981 ACCESSORY USE: | 22,453 SF |
| RESIDENTIAL USES | |
| 30 (E) POOL HOUSE | 855 SF |
| 31 (E) RESIDENCE | 4,010 SF |

RAYMOND VINEYARD AND CELLAR



RAYMOND VINEYARD AND CELLAR



PRODUCTION AREA PLAN

TOPOGRAPHIC MAP
FOR AGRICULTURE OF LANDS
RAYMOND VINEYARDS
DATE: 04-04-2012
DRAWN BY: M. W. ROOKS & ASSOCIATES, INC.
SCALE: 1" = 40'

0 40 100

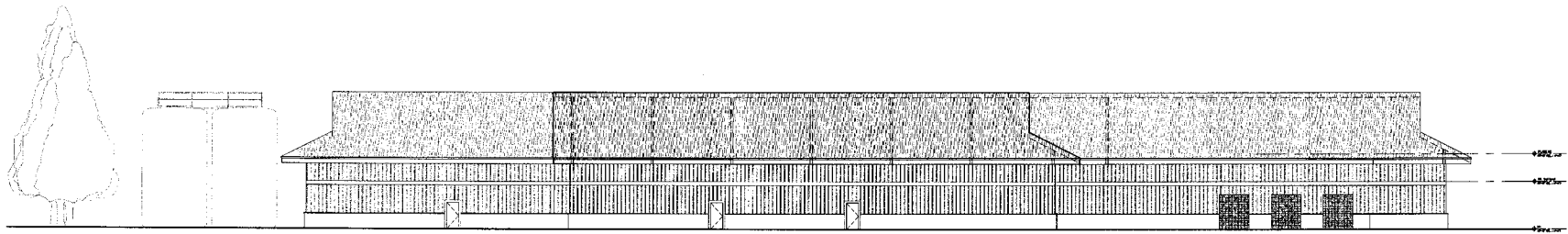
PARKING PLAN

04-04-2012 8B MOD

Napa County Conservation
Development and Planning Department

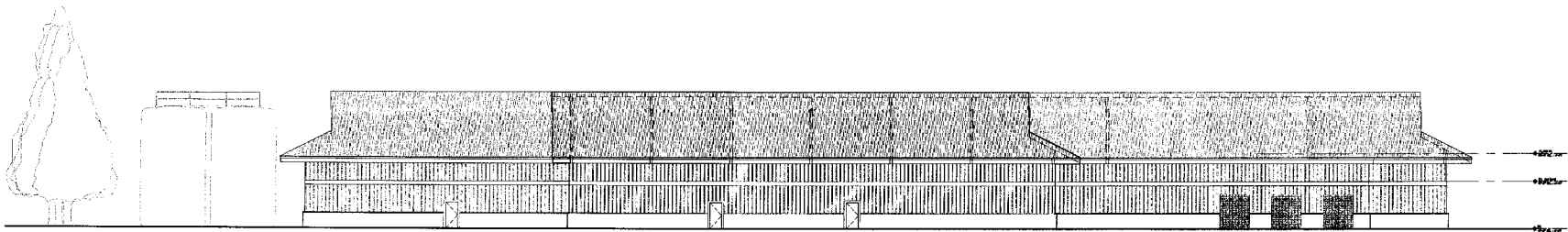
RaymondVineyard_mod1.cdr

RAYMOND VINEYARD AND CELLAR



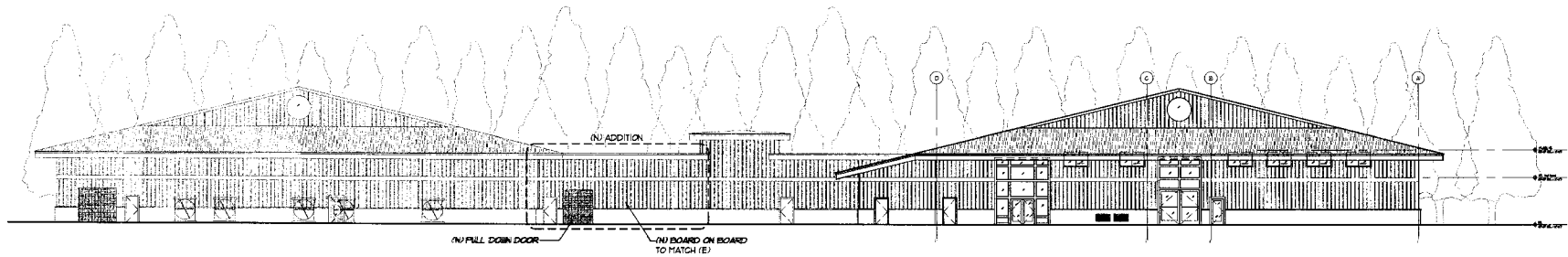
(N) EAST ELEVATION

SCALE: 1/16" = 1'-0"



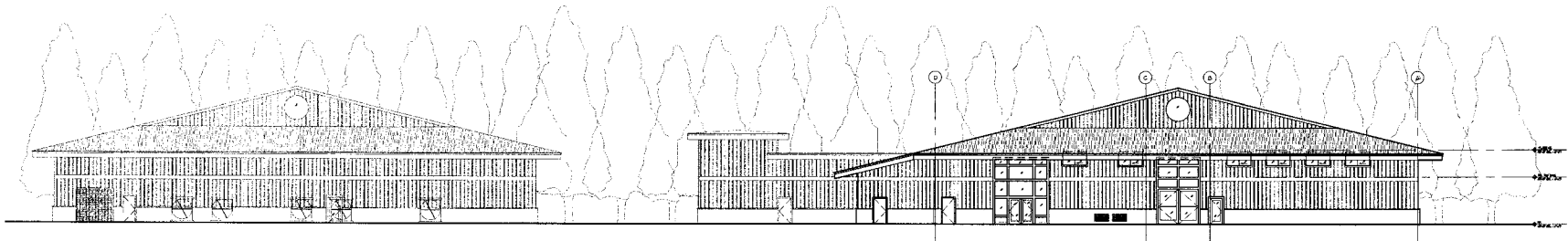
(E) EAST ELEVATION

SCALE: 1/16" = 1'-0"



(N) NORTH ELEVATION

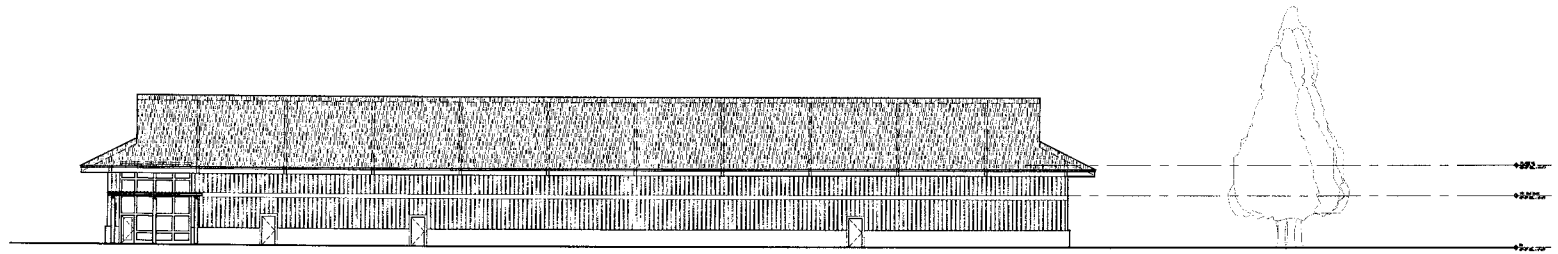
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(E) NORTH ELEVATION

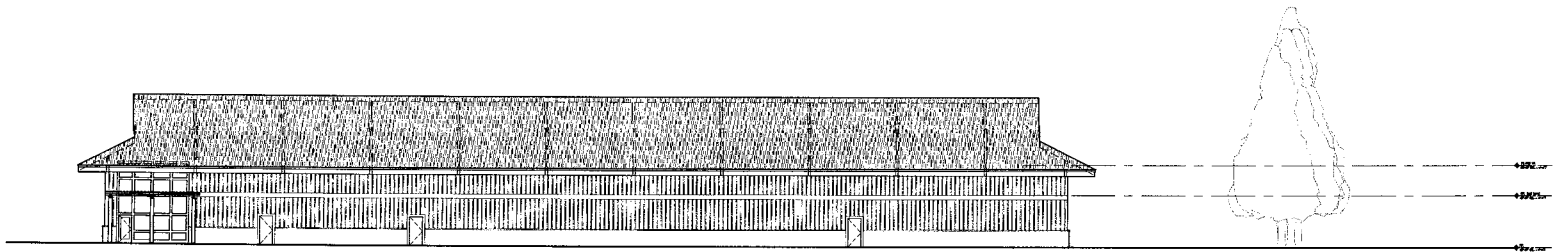
SCALE: 1/16" = 1'-0"

RAYMOND VINEYARD AND CELLAR



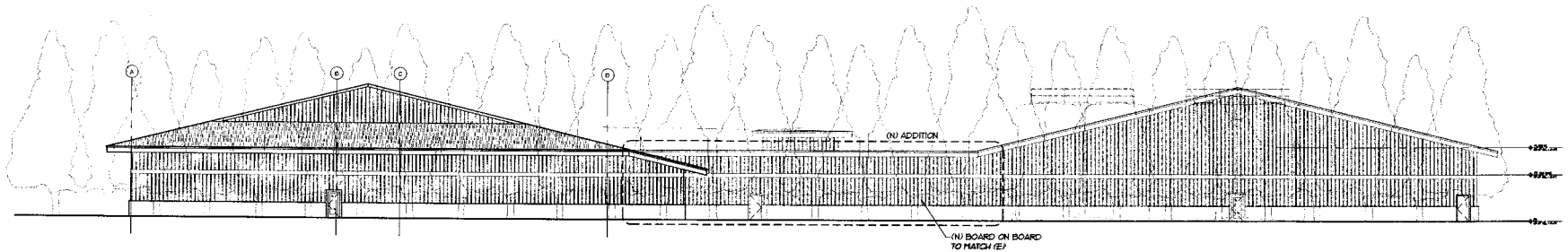
(N) WEST ELEVATION

SCALE: 1/16" = 1'-0"



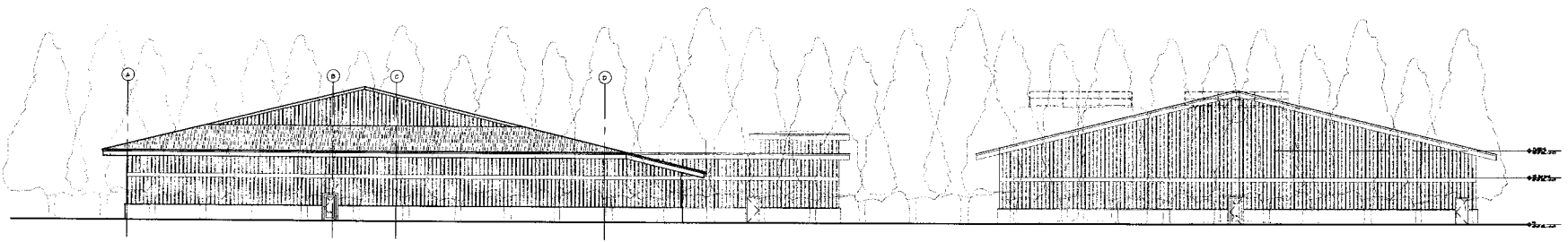
(E) WEST ELEVATION

SCALE: 1/16" = 1'-0"



(N) SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



(E) SOUTH ELEVATION

SCALE: 1/16" = 1'-0"