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Summary of Previous Entitlements

Raymond Ticen Ranch Winery

Summary of Entitled and Requested Accessory and Production Areas

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

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

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

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

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

Comparison of Raymond Winery's Existing and Proposed Winery Operation Characteristics

	Existing Entitlement	2011 Modification Request (P11-00156 – MOD, Submitted 5/13/11 & Withdrawn 5/20/15)	Requested Modification (P15-00307 – MOD)
On-site Parking	75 stalls	130 stalls (excluded Ticen Ranch)	158 stalls (includes 11 on Ticen Ranch)
Daily Visitation	400 (200 public plus 200 by appointment)	400 public * plus 100 by-appointment (request withdrawn 8/20/14)	Same as Existing Entitlement
Hospitality Hours	10:00 a.m. – 4:00 p.m.	10:00 a.m. – 6:30 p.m.	10:00 a.m. – 6:30 p.m.
Marketing Program (Events per year [number of people per event])	493 per year (365/daily [10 person]) (104/twice weekly [10-30 person]) (24/twice monthly [30-100 person])	50 per year (6, or one per summer and fall month [100 person]) (26 [50 person]) (12 [100 person]) (6 [150 person]) (4 [250 person]) (2 [500 person])	Same as Existing Entitlement
Any Marketing Events Allowed Outdoors?	No	Yes	Yes (up to half)
Winery Production Hours	6:00 a.m. – 6:00 p.m.	6:00 a.m. – 11:00 p.m.	6:00 a.m. – 6:00 p.m. (non-harvest, December through July) 6:00 a.m. – 11:00 p.m. (harvest, August through November)
Employment	26 full-time, up to two part-time seasonal during harvest	90	90 (70 full-time, 10 part-time and 10 part-time seasonal)
Annual Wine Production	750,000 gallons averaged over three years, not to exceed 900,000 gallons in any year	1.5 million gallons (request withdrawn 7/16/14)	Same as Existing Entitlement **

* Further staff research of records of prior entitlements, conducted in conjunction with the evaluation of the current modification request (P15-00307), indicated that visitation rights of the Raymond Winery were divided between pre-WDO and post-WDO, and thus, the more recent analysis indicates that entitled visitation is a combination of public and by-appointment visitors.

** The winery's actual production for year 2016 was approximately 450,000 gallons of wine.