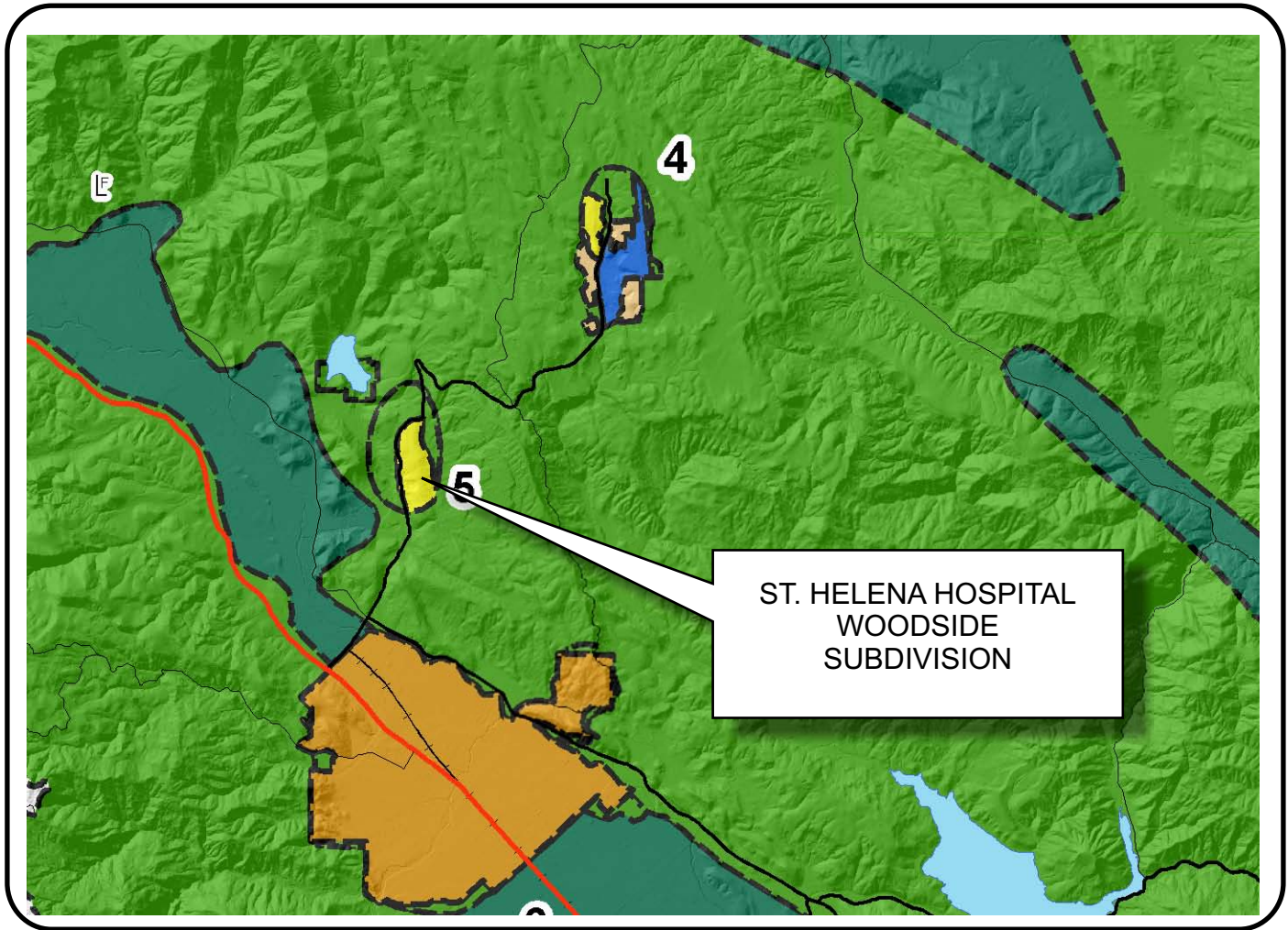








# NAPA COUNTY LAND USE PLAN 2008 - 2030





## LEGEND



### URBANIZED OR NON-AGRICULTURAL

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

### OPEN SPACE

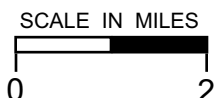
-  Agriculture, Watershed & Open Space
-  Agricultural Resource

### TRANSPORTATION

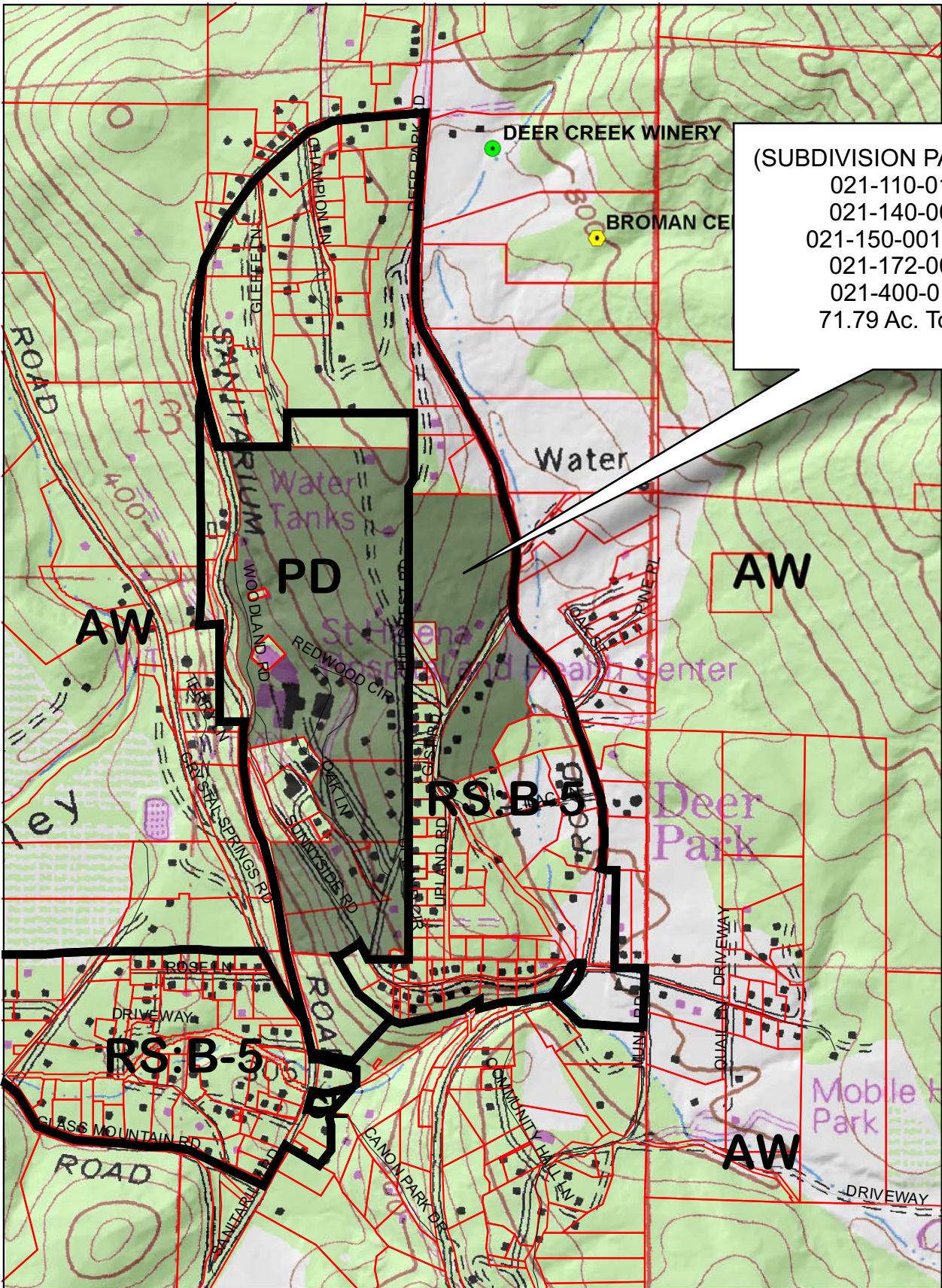
-  Mineral Resource
-  Railroad
-  Limited Access Highway
-  Major Road
-  Secondary Road
-  Airport
-  Airport Clear Zone
-  Landfill - General Plan

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

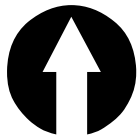
APN  
021-110-015  
01-08-2010  
10D SUB



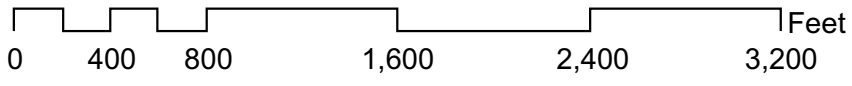
# ST. HELENA HOSPITAL WOODSIDE SUBDIVISION



(SUBDIVISION PARCELS)  
 021-110-015  
 021-140-005  
 021-150-001,007  
 021-172-004  
 021-400-011  
 71.79 Ac. Total

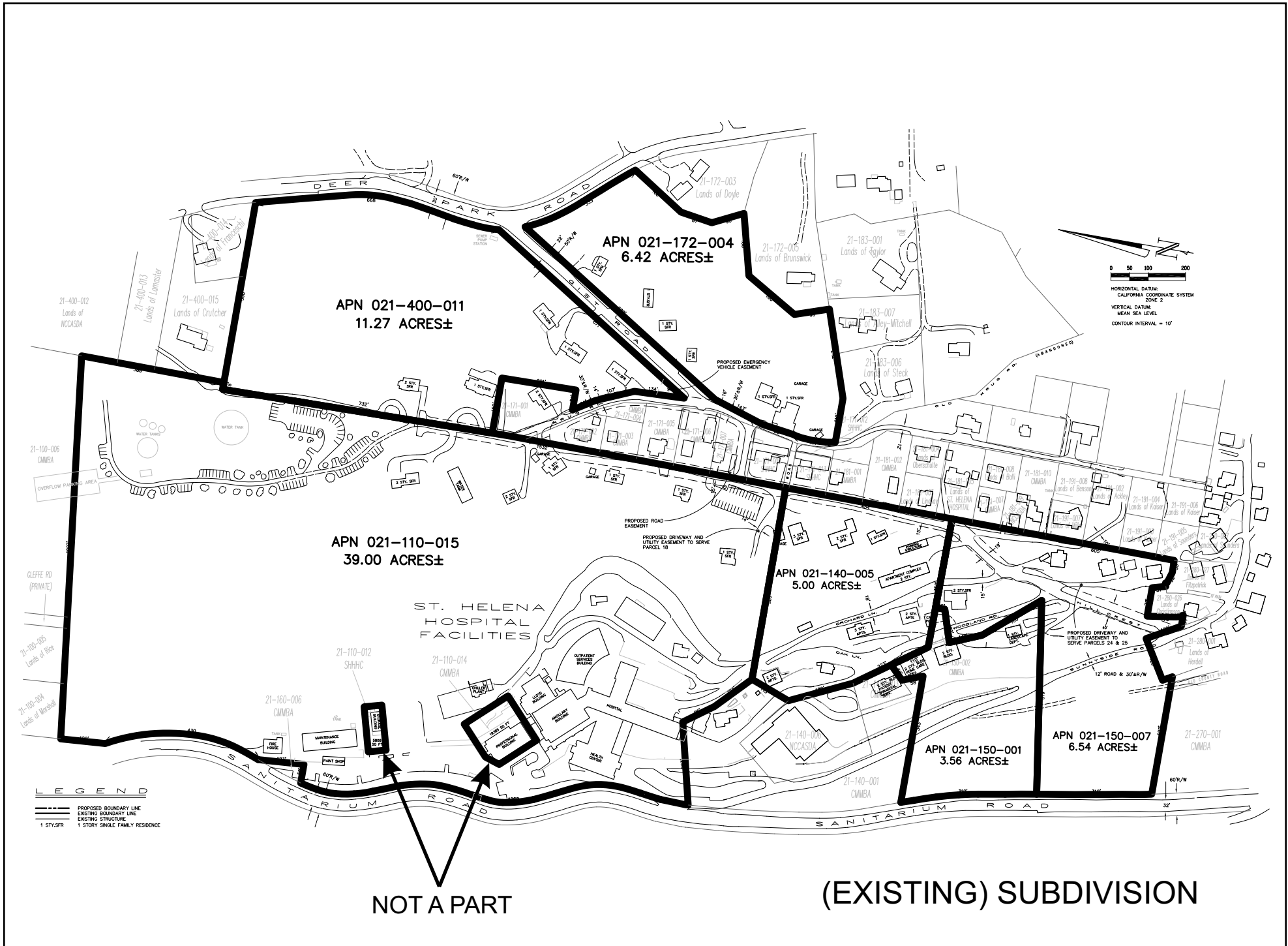


- Legend**
- Wineries in Vicinity
  - Producing
  - Approved
  - Pending
  - Zoning
  - Parcels

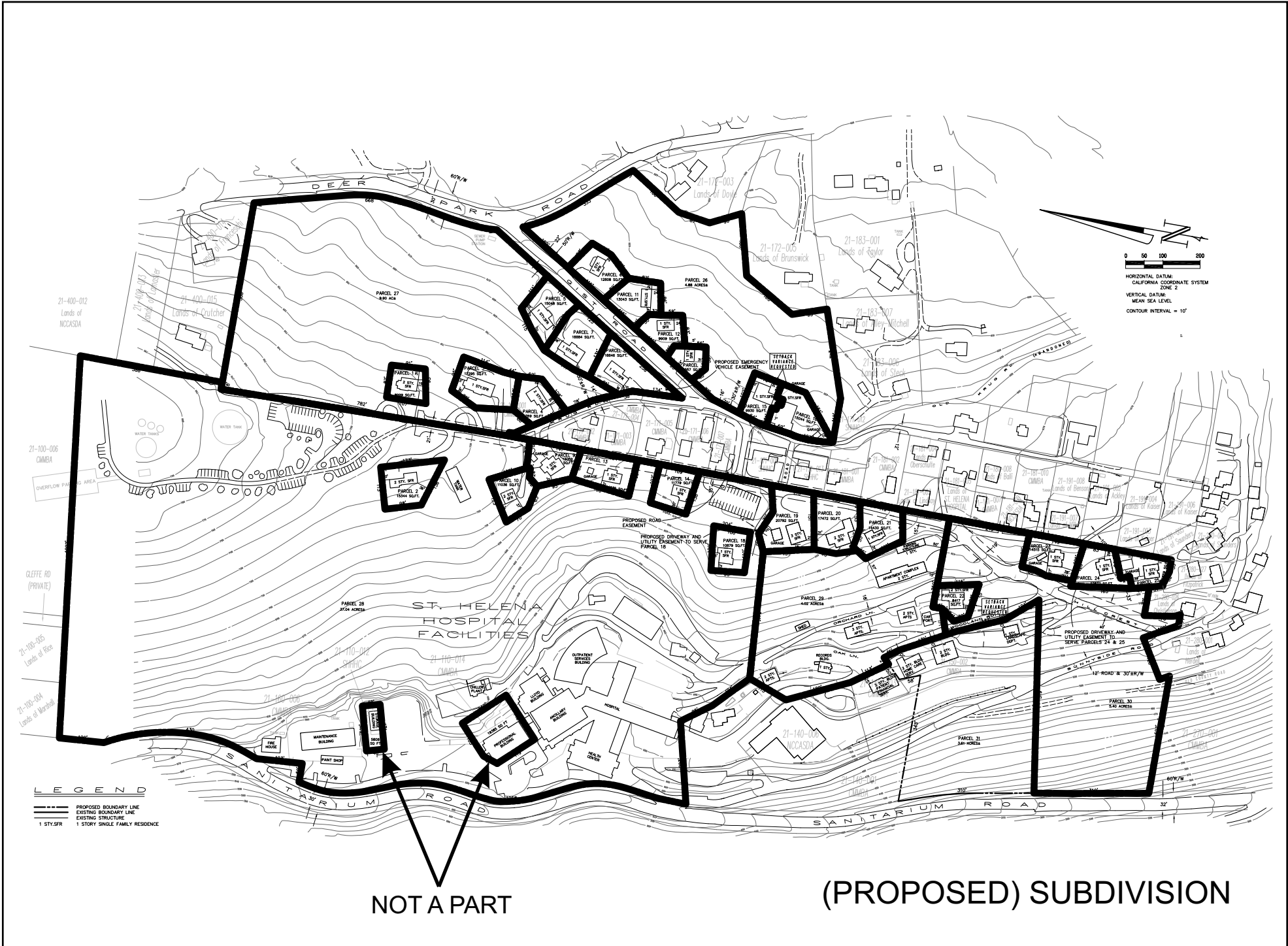


## SUBDIVISION

# ST. HELENA HOSPITAL WOODSIDE SUBDIVISION



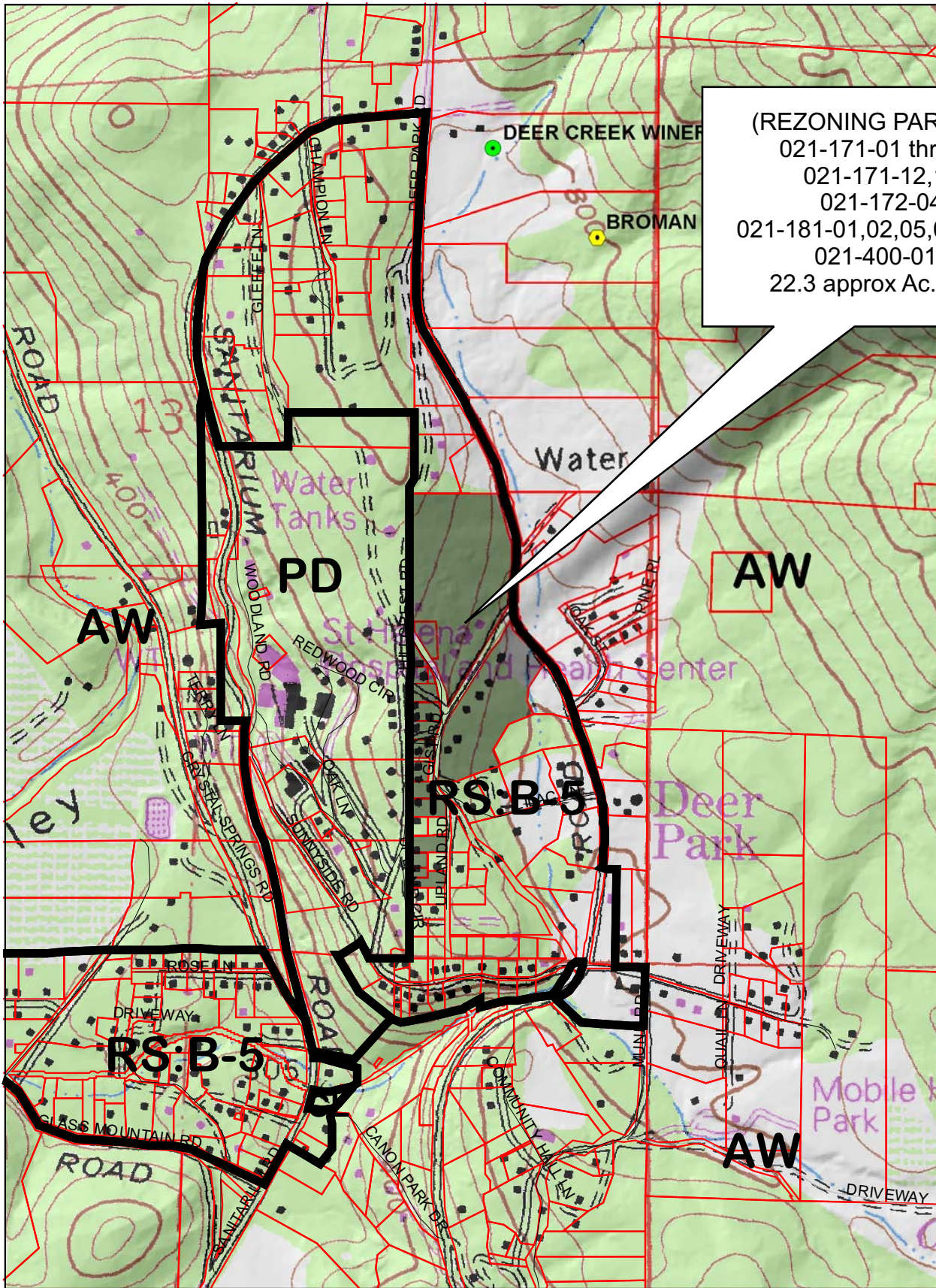
# ST. HELENA HOSPITAL WOODSIDE SUBDIVISION



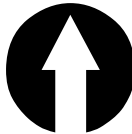
NOT A PART

(PROPOSED) SUBDIVISION

# ST. HELENA HOSPITAL WOODSIDE SUBDIVISION

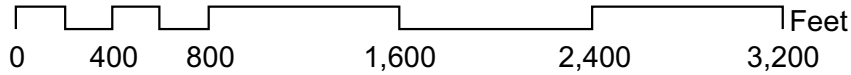


(REZONING PARCELS)  
 021-171-01 thru 08  
 021-171-12,13  
 021-172-04  
 021-181-01,02,05,07,09,10  
 021-400-011  
 22.3 approx Ac. Total



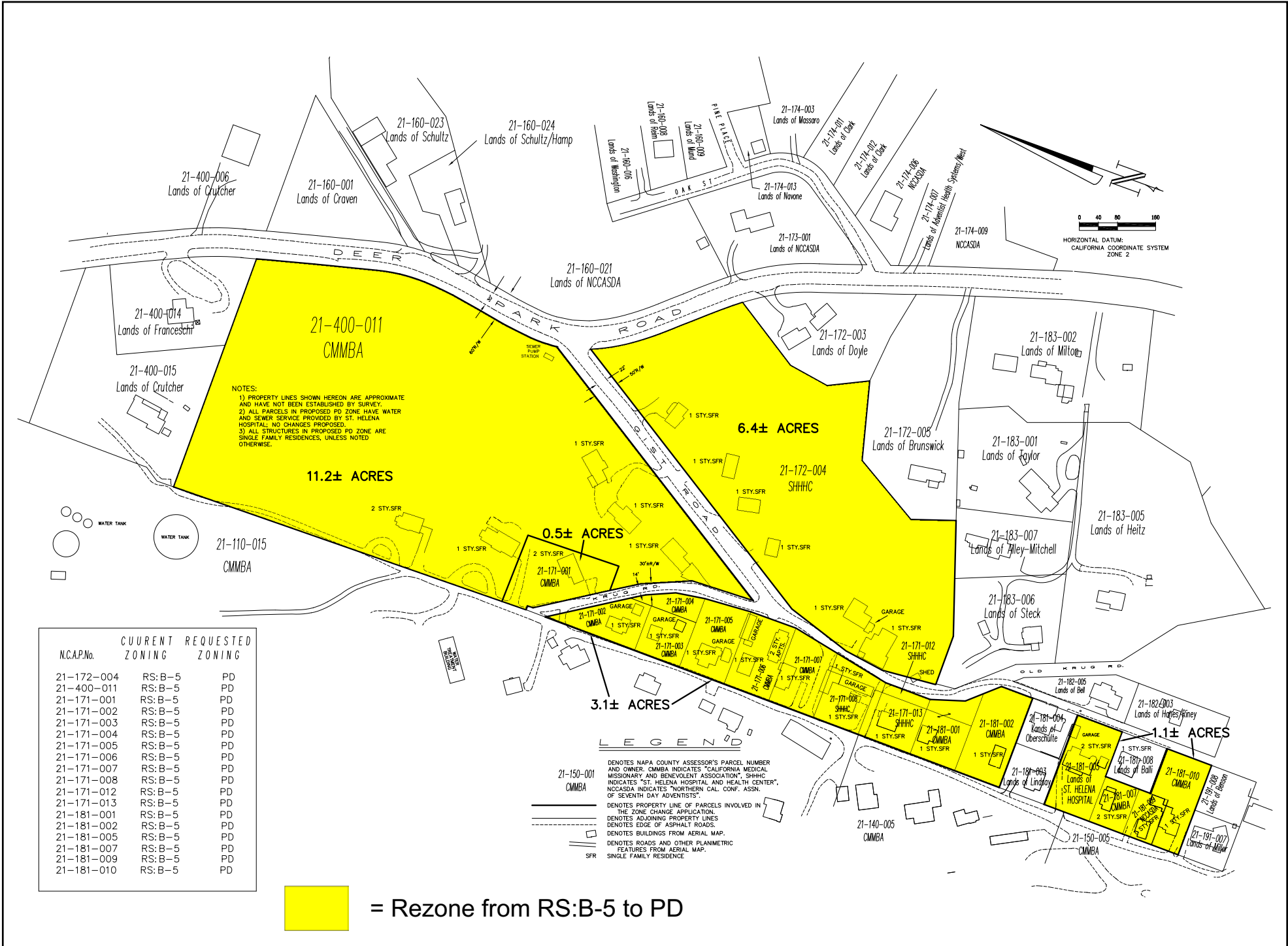
### Legend

- Wineries in Vicinity
- Producing
- Approved
- Pending
- Zoning
- Parcels



## REZONING

# ST. HELENA HOSPITAL WOODSIDE SUBDIVISION



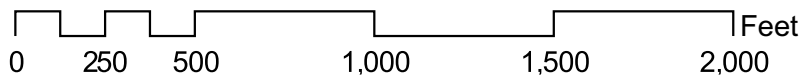
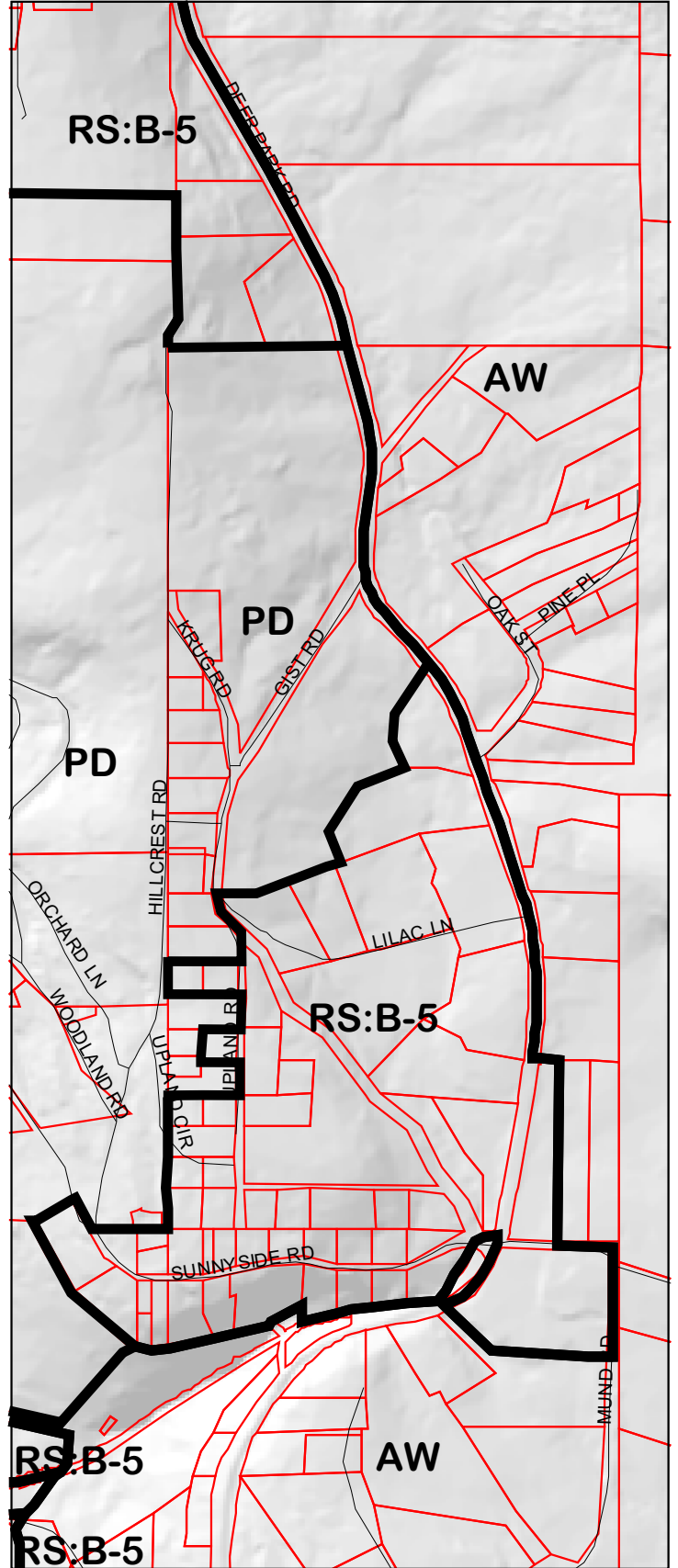
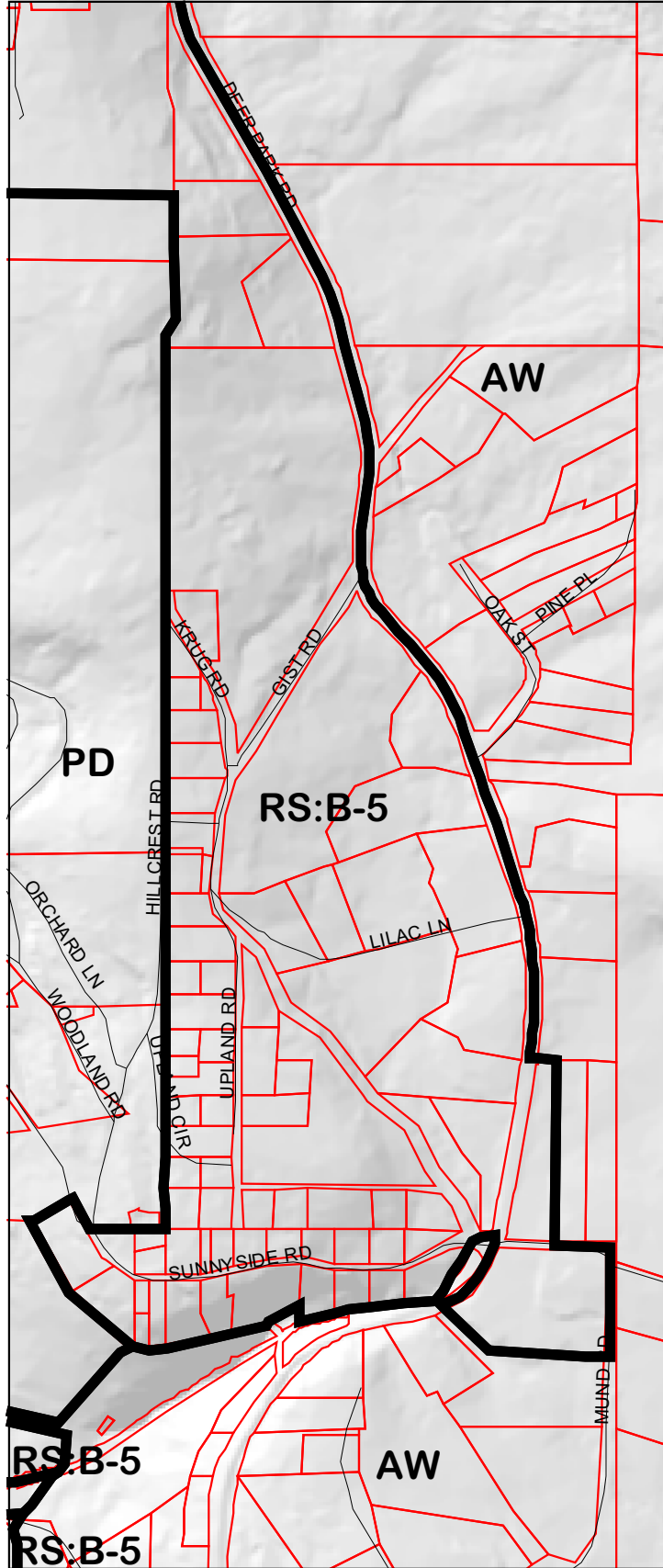
| N.C.A.P.No. | CUURENT ZONING | REQUESTED ZONING |
|-------------|----------------|------------------|
| 21-172-004  | RS:B-5         | PD               |
| 21-400-011  | RS:B-5         | PD               |
| 21-171-001  | RS:B-5         | PD               |
| 21-171-002  | RS:B-5         | PD               |
| 21-171-003  | RS:B-5         | PD               |
| 21-171-004  | RS:B-5         | PD               |
| 21-171-005  | RS:B-5         | PD               |
| 21-171-006  | RS:B-5         | PD               |
| 21-171-007  | RS:B-5         | PD               |
| 21-171-008  | RS:B-5         | PD               |
| 21-171-012  | RS:B-5         | PD               |
| 21-171-013  | RS:B-5         | PD               |
| 21-181-001  | RS:B-5         | PD               |
| 21-181-002  | RS:B-5         | PD               |
| 21-181-005  | RS:B-5         | PD               |
| 21-181-007  | RS:B-5         | PD               |
| 21-181-009  | RS:B-5         | PD               |
| 21-181-010  | RS:B-5         | PD               |

= Rezone from RS:B-5 to PD

# ST. HELENA HOSPITAL WOODSIDE SUBDIVISION

## EXISTING ZONING

## PROPOSED ZONING



# ST. HELENA HOSPITAL WOODSIDE SUBDIVISION

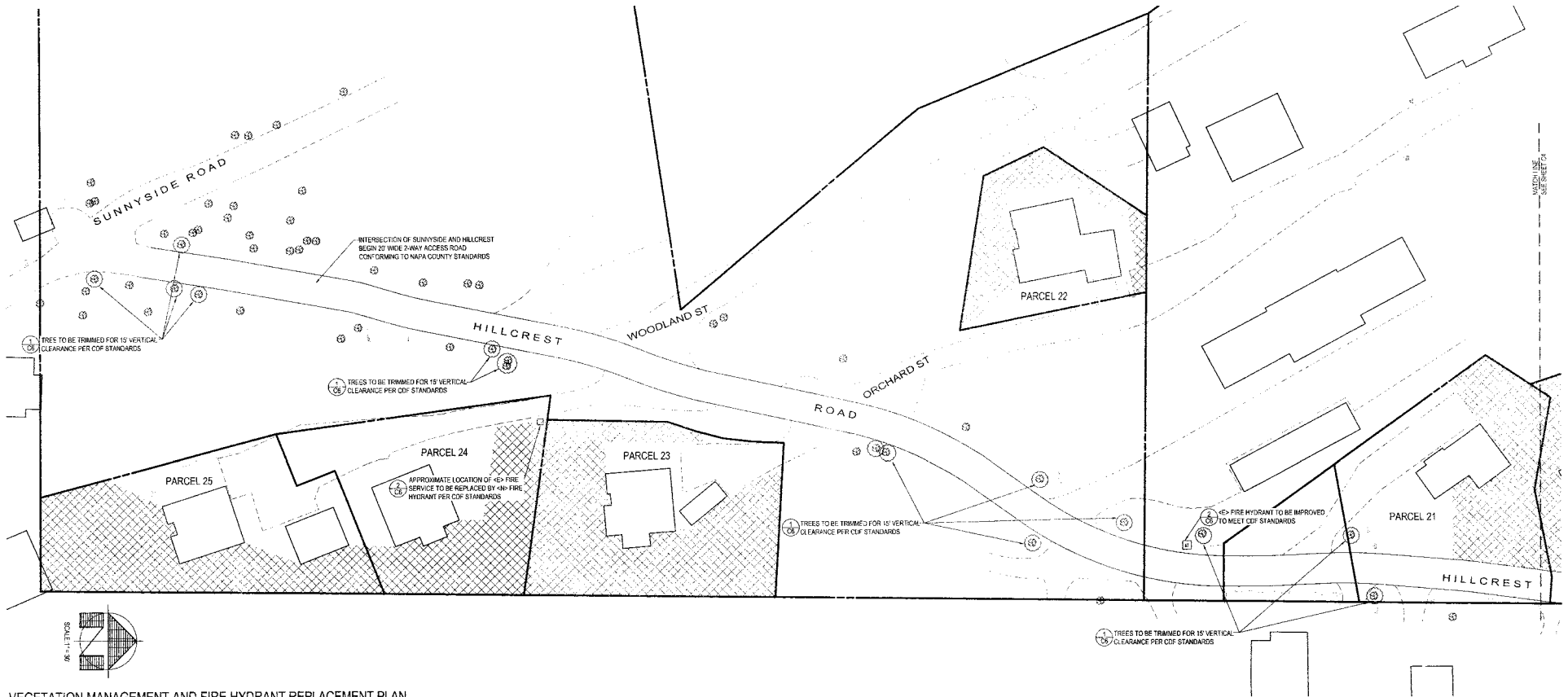


OVERALL SITE PLAN

## FIRE MANAGEMENT PLAN - OVERALL SITE PLAN



# ST. HELENA HOSPITAL WOODSIDE SUBDIVISION

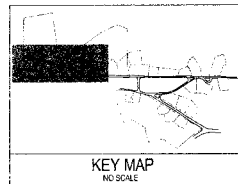


VEGETATION MANAGEMENT AND FIRE HYDRANT REPLACEMENT PLAN

SCALE 1" = 30'

**LEGEND**


 APPROXIMATE AREAS OF VEGETATION TO BE TRIMMED TO MEET DEFENSIBLE SPACE STANDARDS FROM CDF

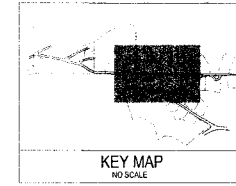


## FIRE MANAGEMENT PLAN VEGETATION & FH IMPROVEMENTS (SHEET 1)

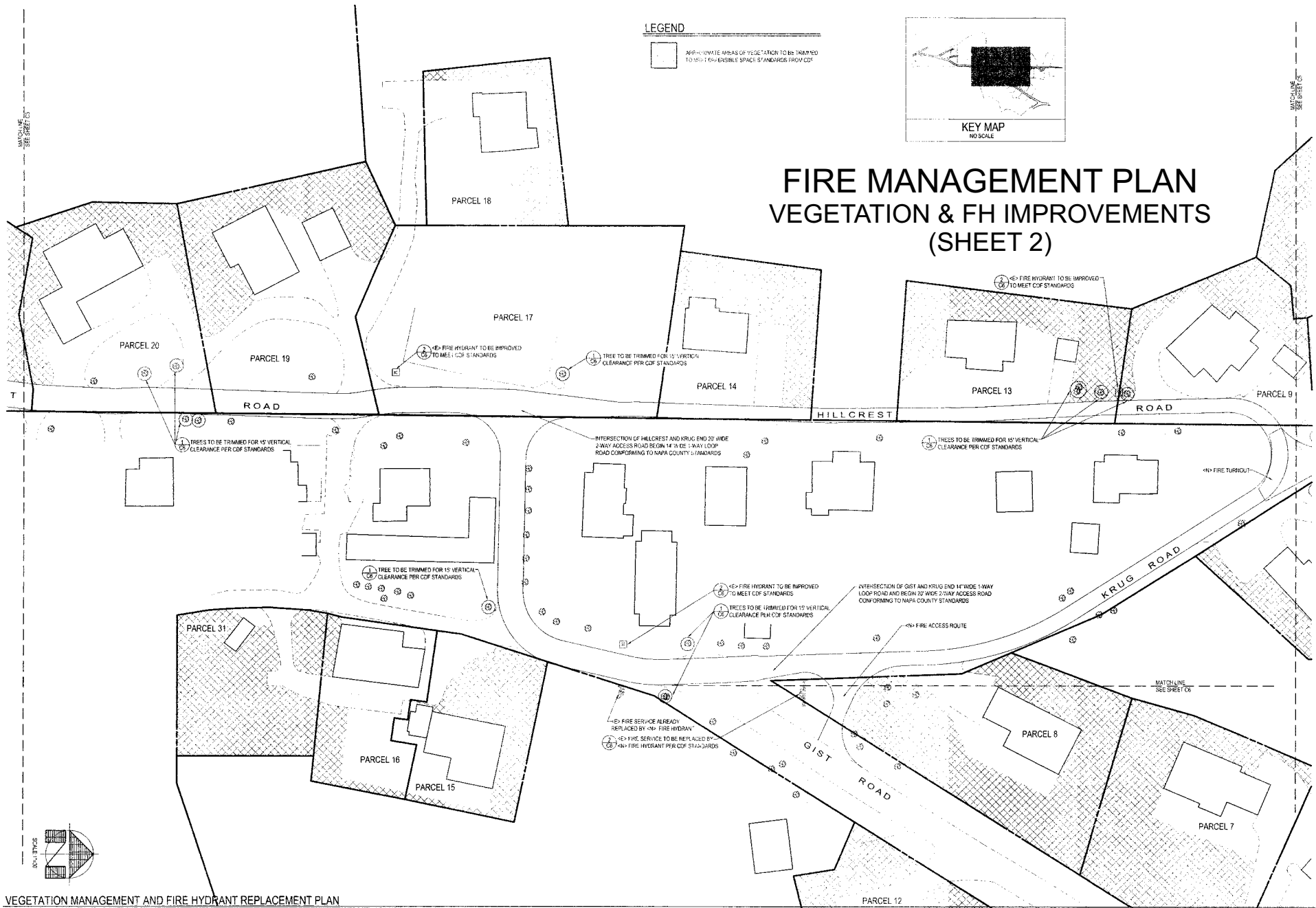
# ST. HELENA HOSPITAL WOODSIDE SUBDIVISION

## LEGEND


 APPROPRIATE AREAS OF VEGETATION TO BE TRIMMED TO MEET FIRE-SENSIBLE SPACE STANDARDS FROM CDF

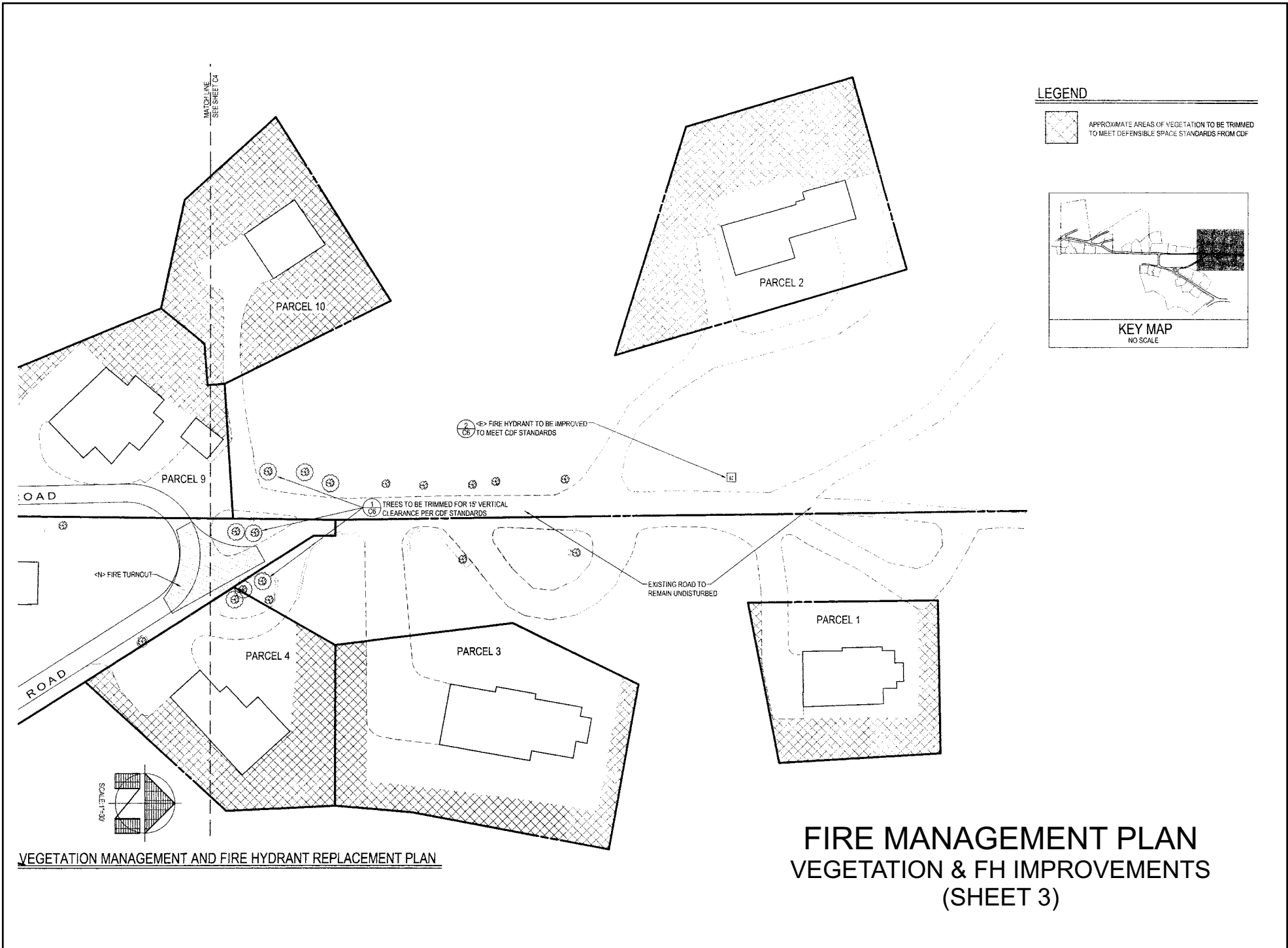


## FIRE MANAGEMENT PLAN VEGETATION & FH IMPROVEMENTS (SHEET 2)

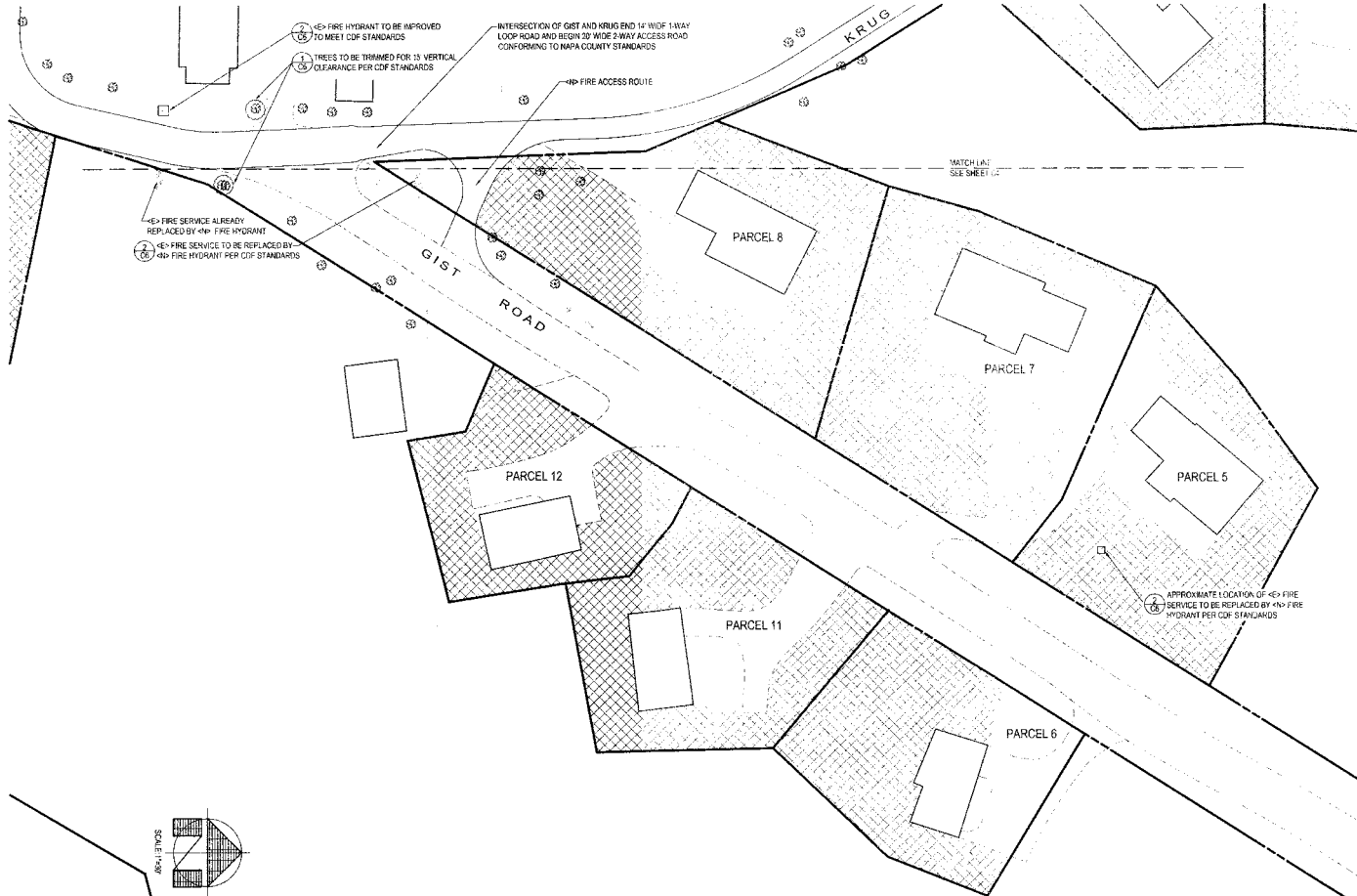


VEGETATION MANAGEMENT AND FIRE HYDRANT REPLACEMENT PLAN

# ST. HELENA HOSPITAL WOODSIDE SUBDIVISION



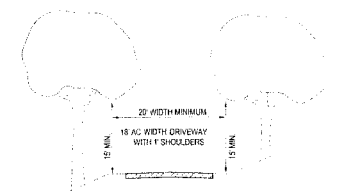
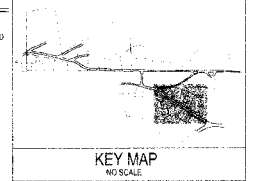
# ST. HELENA HOSPITAL WOODSIDE SUBDIVISION



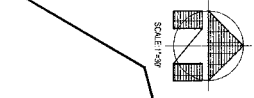
### LEGEND



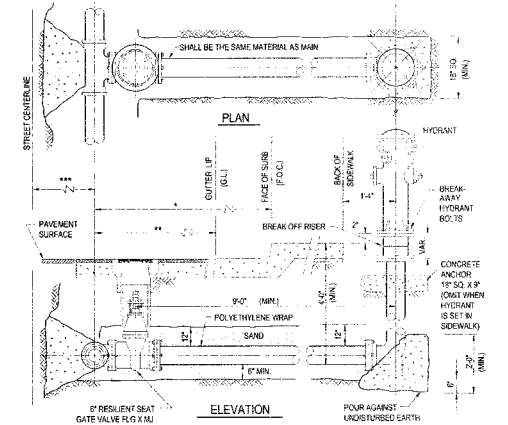
APPROXIMATE AREAS OF VEGETATION TO BE THINNED TO MEET DEFENSIBLE SPACE STANDARDS FROM CDF



1 VERTICAL CLEARANCE DIAGRAM  
NO SCALE



VEGETATION MANAGEMENT AND FIRE HYDRANT REPLACEMENT PLAN

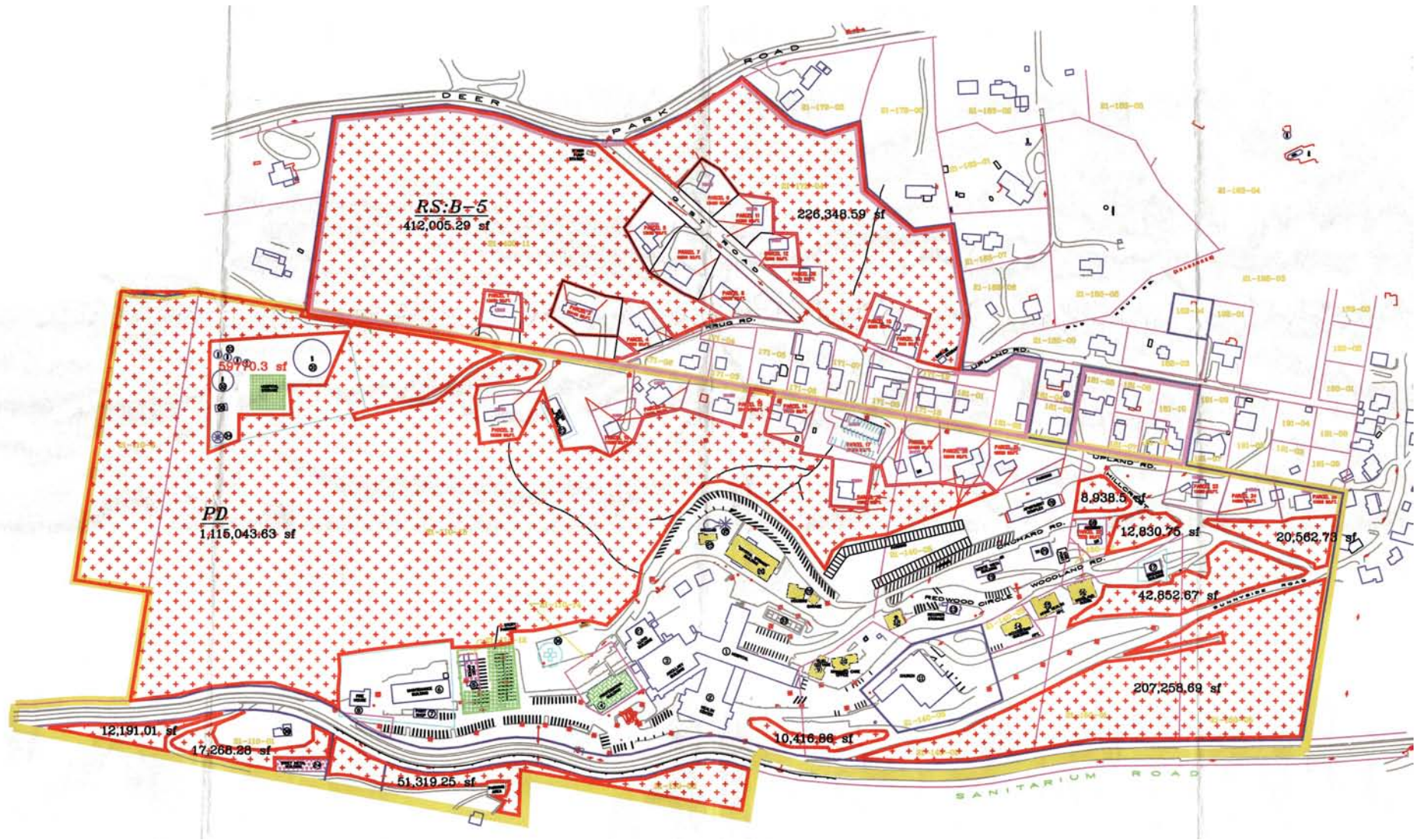


- NOTES:
1. A BLUE FIRE HYDRANT MARKER OF STIMONSITE 88 OR EQUAL SHALL BE INSTALLED IN THE STREET MARKING THE LOCATION OF EACH HYDRANT (PUBLIC OR PRIVATE) 12" FROM THE CENTERLINE ON THE HYDRANT SIDE OF THE CENTERLINE.
  2. INSTALLATION DETAILS WILL BE FURNISHED BY THE FIRE PREVENTION BUREAU.
  3. ENCASE ALL METALLIC SURFACES BELOW GROUND WITH POLYETHYLENE.
- WATERMAIN REPLACEMENT PROJECTS
- 7'-8" AS DIRECTED BY ENGINEER
  - 11'-0" MINIMUM FOR 18" TRENCH
  - 7'-0" MINIMUM FOR 24" TRENCH
  - 2'-3" MINIMUM FOR 30" TRENCH
- NEW SUBDIVISIONS
- 18" OR 24" OR EAST OF STREET CENTERLINE
  - FIRE HYDRANT SHALL BE CLOW MODEL 890 OR LONG REACH 895 (TYPE III, 2-1/2" AND 1-1/4-1/2" OUTLETS)

2 FIRE HYDRANT INSTALLATION DETAIL  
NO SCALE

## FIRE MANAGEMENT PLAN VEGETATION & FH IMPROVEMENTS (SHEET 4)

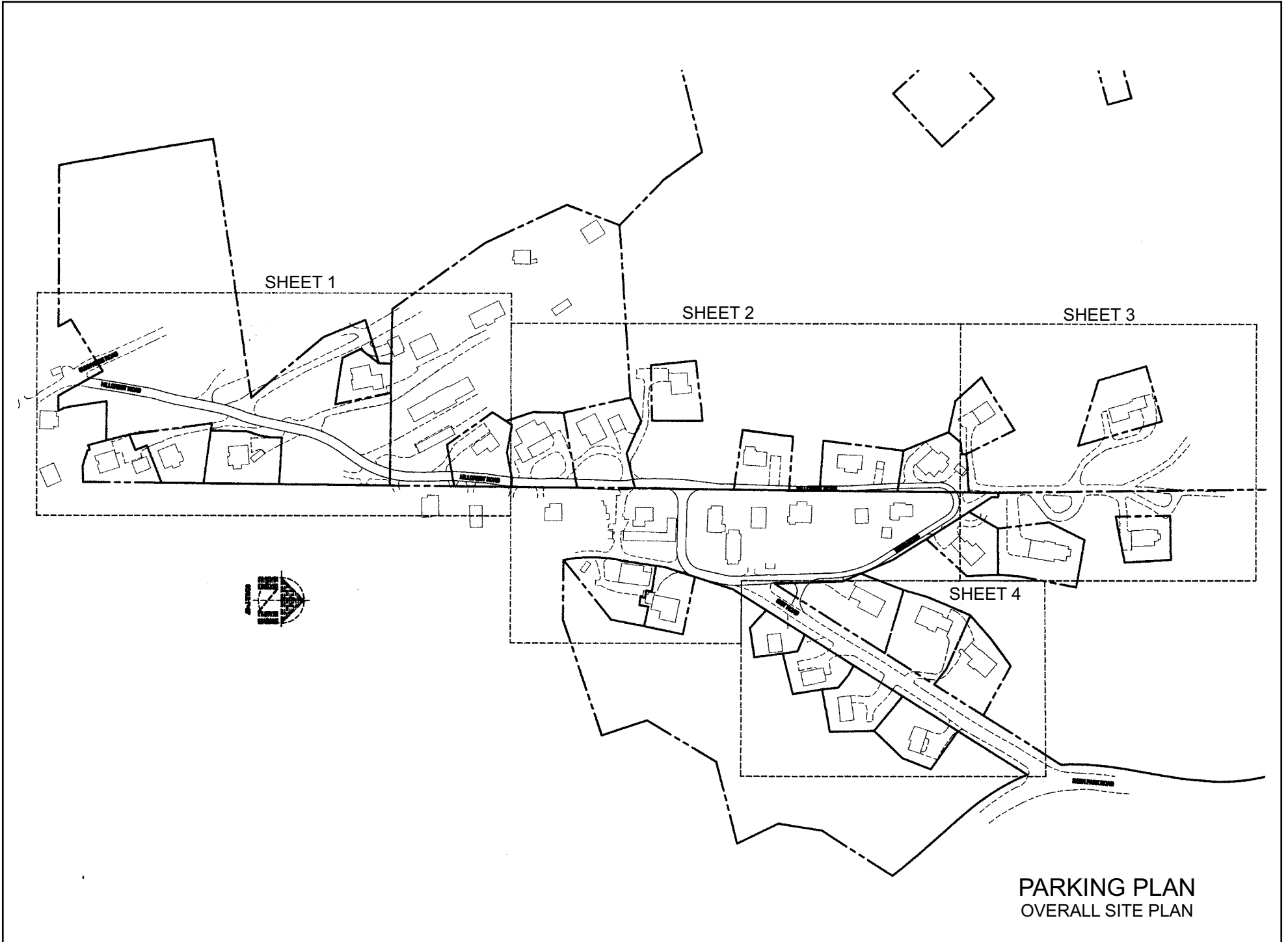
# ST. HELENA HOSPITAL WOODSIDE SUBDIVISION



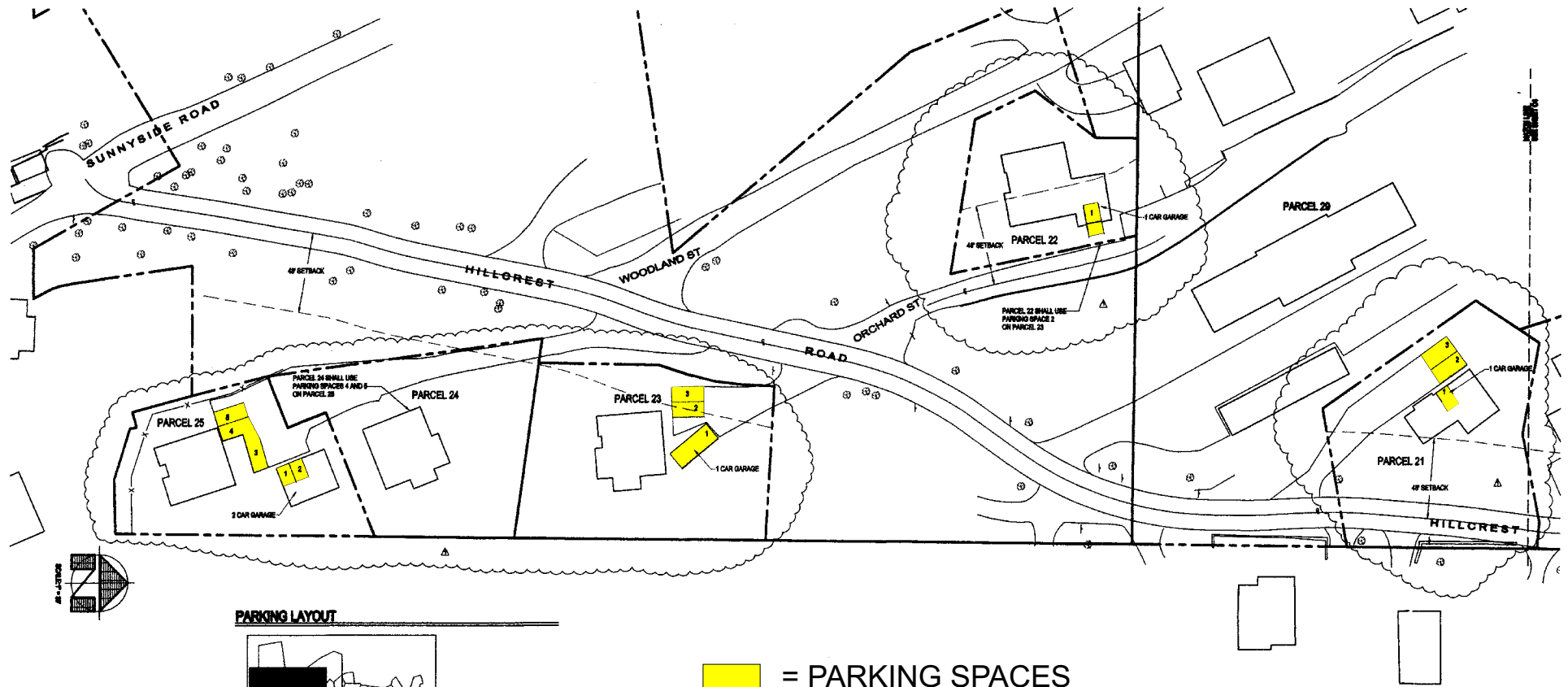
— TOTAL OPENSOURCE BOUNDARY = 49 ACRES  
(AS PERCENT OF PROPOSED COMBINED PD (49/92 = 53.3%))

••••• EXISTING OPENSOURCE

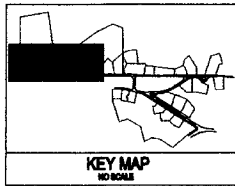
# ST. HELENA HOSPITAL WOODSIDE SUBDIVISION



# ST. HELENA HOSPITAL WOODSIDE SUBDIVISION



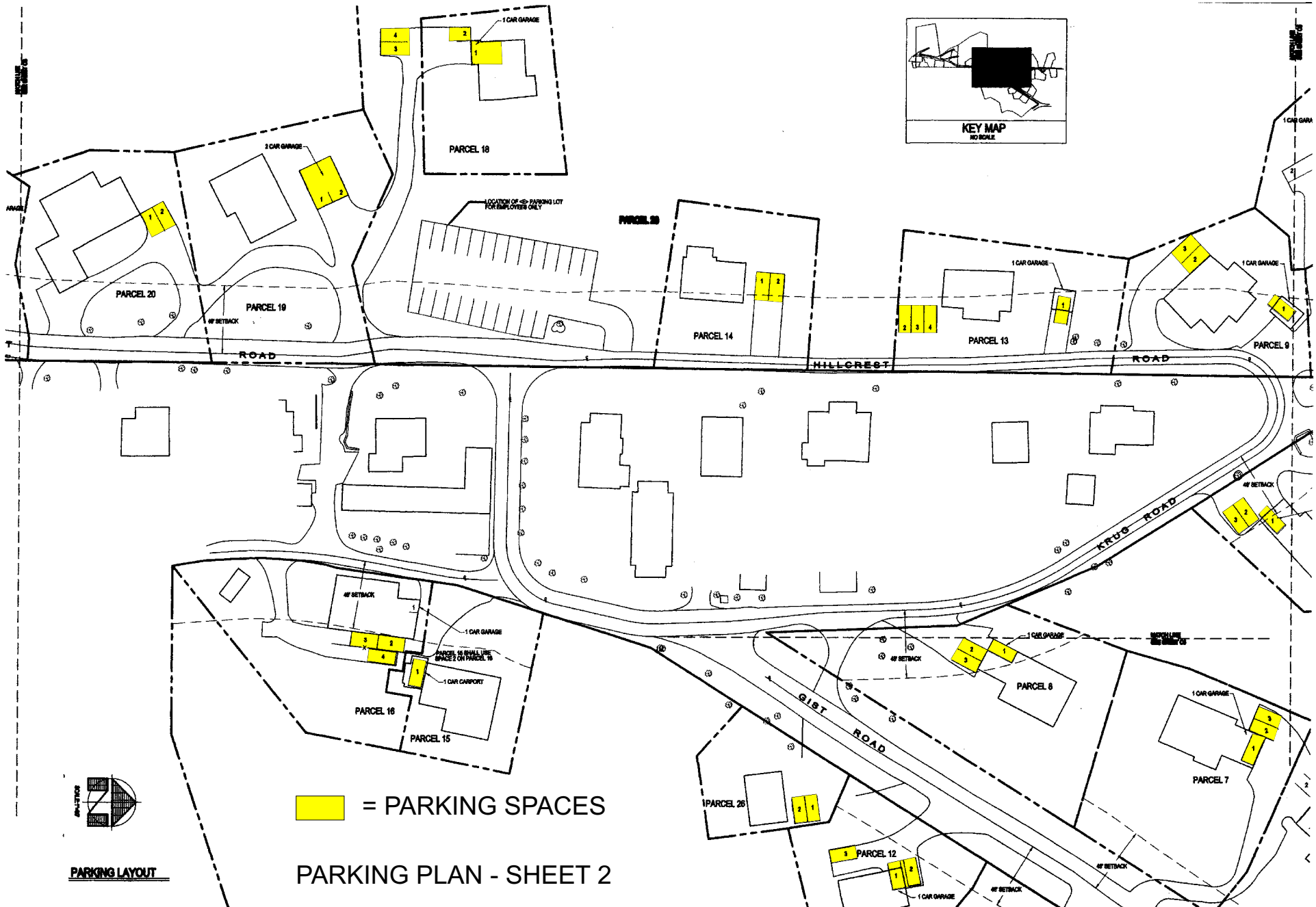
## PARKING LAYOUT



 = PARKING SPACES

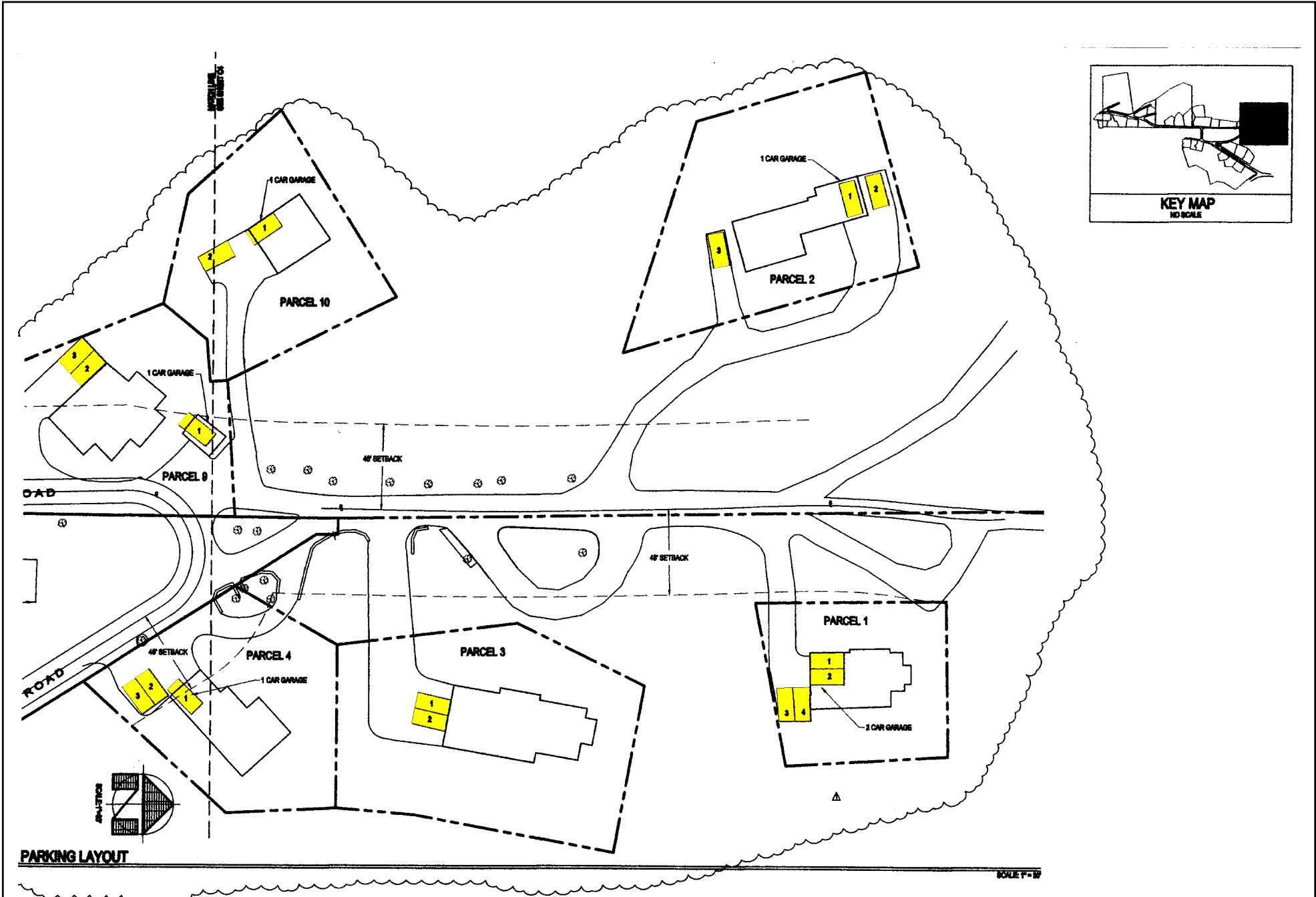
## PARKING PLAN - SHEET 1

# ST. HELENA HOSPITAL WOODSIDE SUBDIVISION





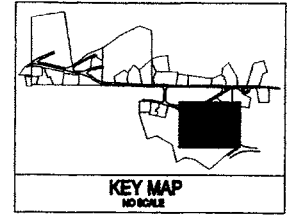
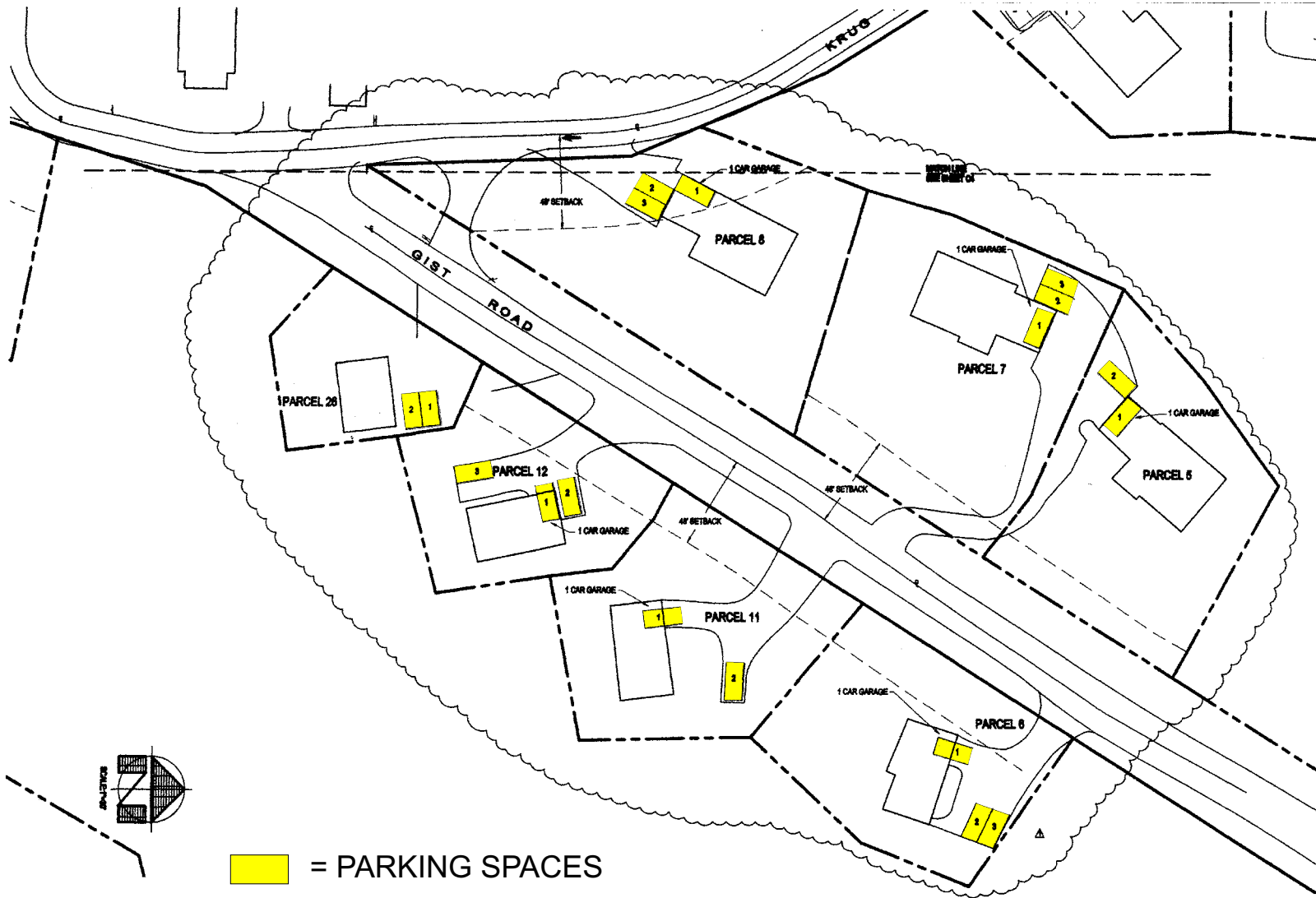
# ST. HELENA HOSPITAL WOODSIDE SUBDIVISION



 = PARKING SPACES

PARKING PLAN - SHEET 3

# ST. HELENA HOSPITAL WOODSIDE SUBDIVISION



 = PARKING SPACES

PARKING PLAN - SHEET 4

# ST. HELENA HOSPITAL WOODSIDE SUBDIVISION

## Detail - A Building and Structure Information

| <u>Bldg. #</u> | <u>Name</u>  | <u>Current Use</u>                                | <u>Proposed Use</u>  |
|----------------|--|---|----------------------|
| 1              | Hospital Main Building                               | Acute Care Facility                               | N/C                  |
| 2              | Hospital Health Center Wing                          | Acute Care / Health Center Programs               | N/C                  |
| 3              | Hospital Ancillary Wing                              | Acute Care Facility                               | N/C                  |
| 4              | Professional Building                                | Physicians Offices / Pharmacy                     | N/C                  |
| 5              | Post Office  | U.S. Post Office                                  | Flex space type "B"  |
| 6              | Maintenance Building                                 | Facilities offices and Maint. Shops               | N/C                  |
| 7              | Paint Shop / Storage                                 | Paint Shop 2nd fl., Storage 1st fl.               | N/C                  |
| 8              | Fire House   | Napa Co. Volunteer Fire Department                | Fire House / Storage |
| 9              | Eliel Cottage  | Administrative Offices                            | Flex space type "A"  |
| 10             | Managed Care Offices                                 | Administrative Offices                            | Flex space type "A"  |
| 11             | Church   | Church  | N/C                  |
| 12             | Triplex  | Residential                                       | Flex space type "A"  |
| 13             | Storage Building                                     | Storage   | N/C                  |
| 14             | Accounting Building                                  | Administrative / Office space                     | Flex space type "A"  |
| 15             | Home Health  | Hospital Home Health Offices/ Residential         | Flex space type "A"  |
| 16             | Woodland House                                       | ACRP Outpatient Program Quarters                  | Flex space type "A"  |
| 17             | Landscape Facilities                                 | Landscape Facilities                              | N/C                  |
| 18             | Housing  | Residential: Duplex                               | N/C                  |
| 19             | Monte Vista  | Residential: Four-Plex                            | N/C                  |
| 20             | Crystal Springs Manor                                | Administrative / Residential / Commercial         | N/C                  |
| 21             | Ings Cottage   | Administrative                                    | Flex space type "A"  |
| 22             | Emerald Cottage                                      | Commercial / Residential                          | Flex space type "A"  |
| 23             | Pit Tank   | Water Storage Tank                                | N/C                  |
| 24             | Sheet Metal Shop                                     | Sheet Metal Shop                                  | Flex space type "B"  |
| 25             | House  | Residential                                       | Flex space type "A"  |
| 26             | House  | Residential                                       | Flex space type "A"  |
| 27             | Lloyd Building                                       | Administrative / Out Patient Programs/ Commercial | N/C                  |
| 28             | Apartment Building                                   | Residential: Six-Plex                             | N/C                  |
| 29             | Triplex  | Residential: Tri-plex                             | N/C                  |
| 30             | Water Treatment Building                             | Water Treatment Equipment                         | N/C                  |
| 31             | Water Tank - Concrete                                | Water Storage: 1,000,000 Gal.                     | N/C                  |
| 32             | Water Tank - Steel                                   | Water Storage: 400,000 Gal.                       | N/C                  |
| 33             | Water Tanks - Concrete                               | Water Storage: 4 @ 40,000 Gal. each               | N/C                  |
| 34             | Hillcrest Well                                       | Water Well  | N/C                  |
| 35             | Crystal Spring                                       | Water - Spring                                    | N/C                  |
| 36             | Heliport   | Helicopter Landing Pad                            | N/C                  |
| 37             | Tennis Courts  | Tennis Courts                                     | N/C                  |
| 38             | House  | Residential                                       | N/C                  |
|                |  |   |                      |
| <b>"A"</b>     | <b>Flex space -Admin. / Commercial / Residential</b> |   |                      |
| <b>"B"</b>     | <b>Flex space - Admin. / Commercial</b>              |   |                      |
| <b>N/C</b>     | <b>No change in existing use.</b>                    |   |                      |

# ST. HELENA HOSPITAL WOODSIDE SUBDIVISION

SEE DETAIL "A"  
FOR LEGEND AND  
BUILDING/STRUCTURE INFO

