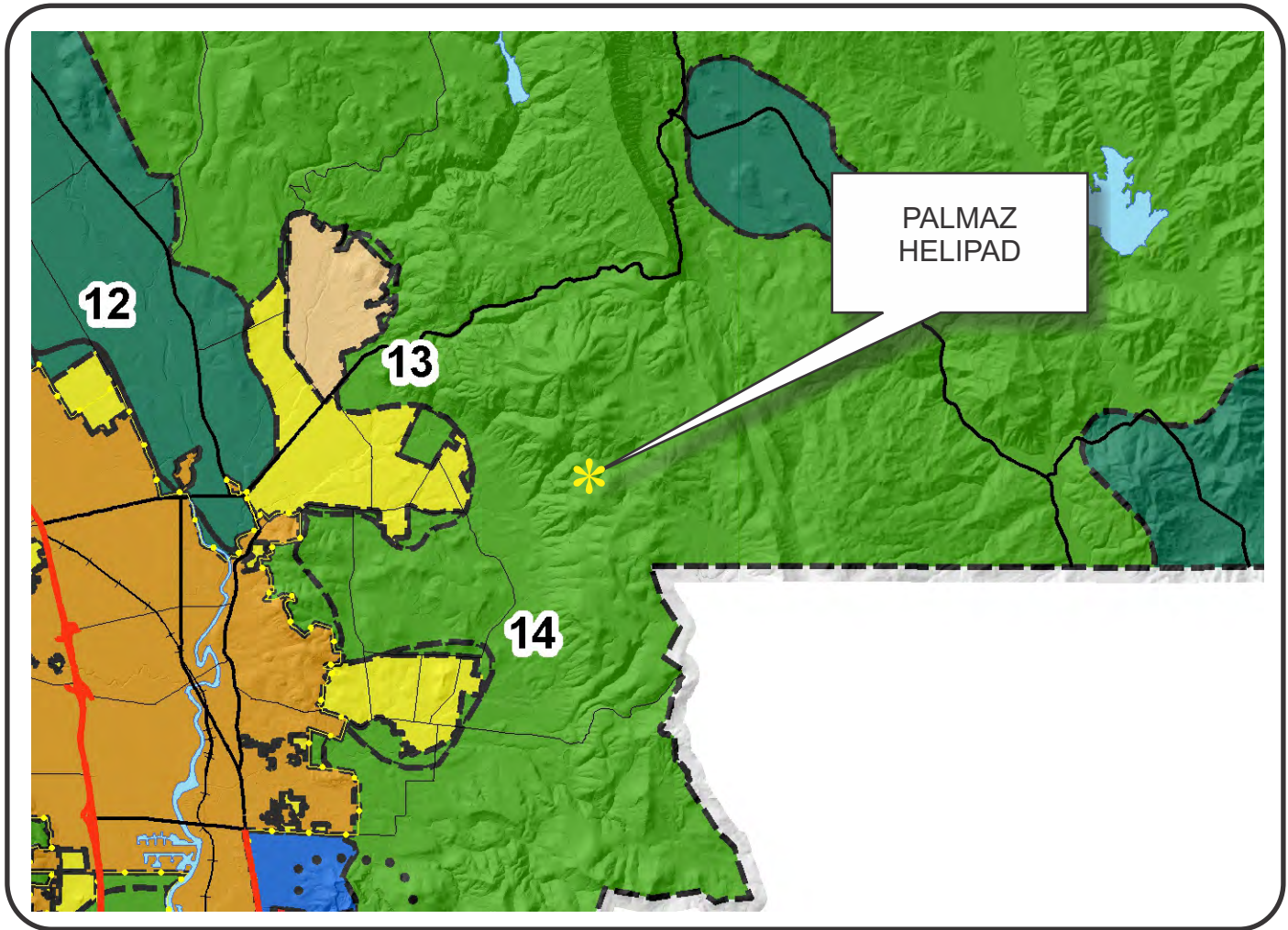


“H”

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

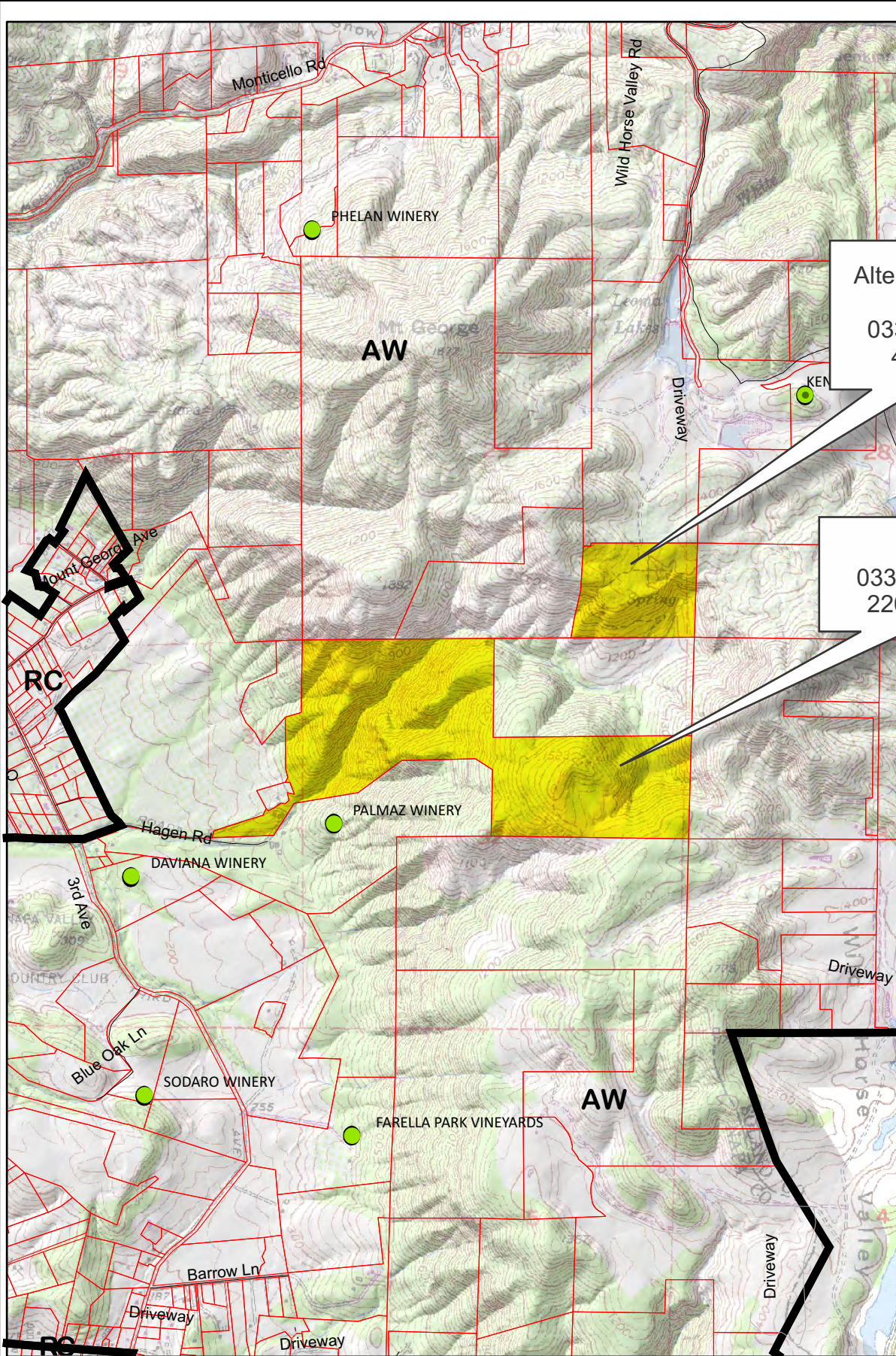
TRANSPORTATION

-  Mineral Resource
-  Limited Access Highway
-  Major Road
-  American Canyon ULL
-  City of Napa RUL
-  Landfill - General Plan
-  Secondary Road
-  Airport
-  Railroad
-  Airport Clear Zone

APN
033-110-079, 080
02-23-2017

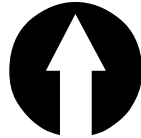
* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

PALMAZ HELIPAD



Alternative Site
 APN
 033-110-079
 46.2 Ac.

APN
 033-110-080
 220.41 Ac.



Legend

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

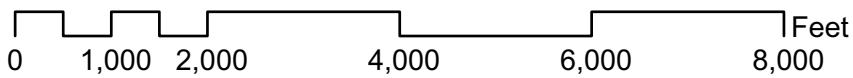
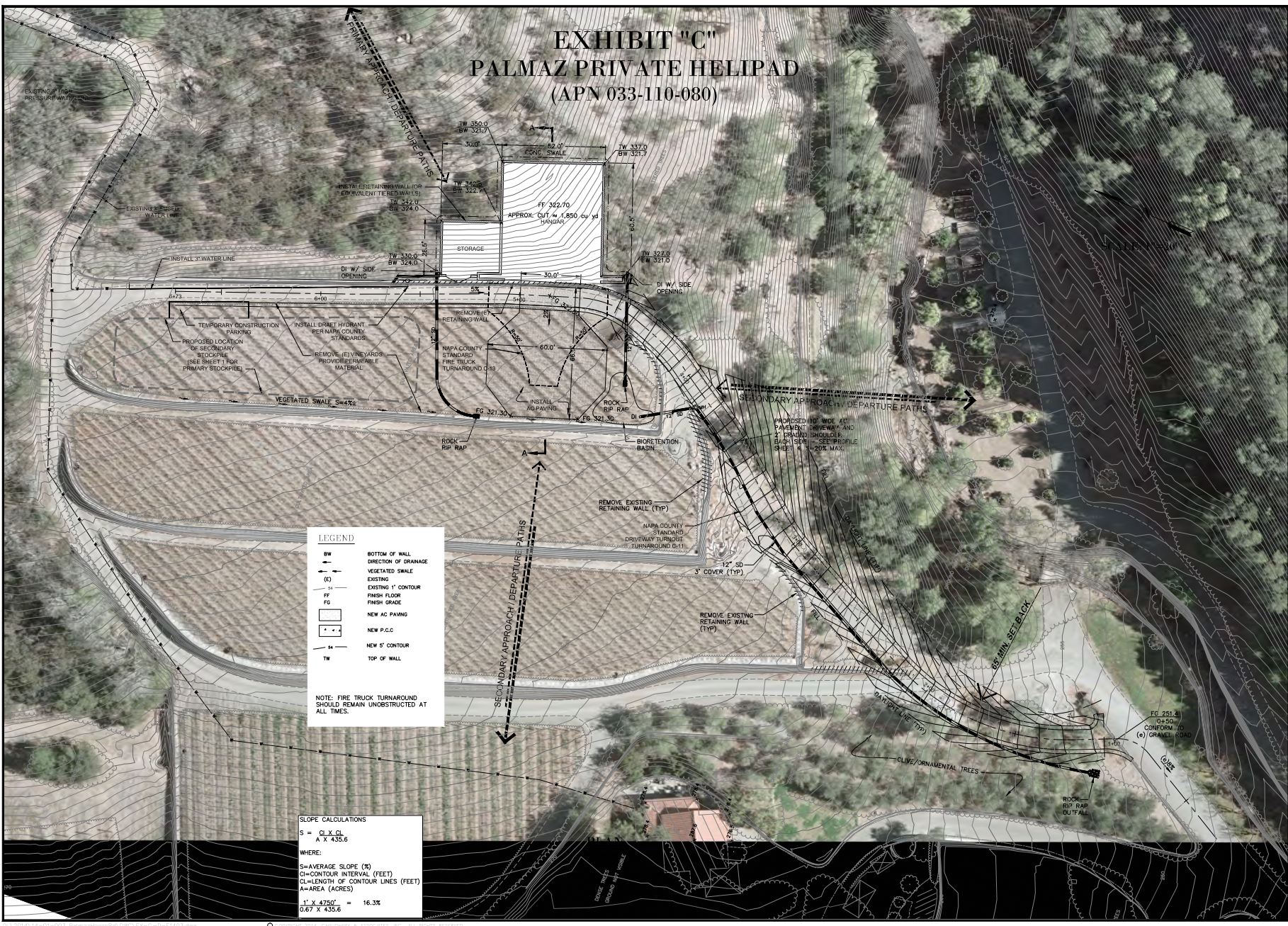


EXHIBIT "C" PALMAZ PRIVATE HELIPAD (APN 033-110-080)



- LEGEND**
- BW ——— BOTTOM OF WALL
 - DIRECTION OF DRAINAGE
 - (E) ——— VEGETATED SWALE
 - — — EXISTING 1' CONTOUR
 - — — EXISTING 5' CONTOUR
 - FF ——— FINISH FLOOR
 - FG ——— FINISH GRADE
 - ——— NEW AC PAVING
 - ——— NEW P.C.C.
 - — — NEW 5' CONTOUR
 - TW ——— TOP OF WALL

NOTE: FIRE TRUCK TURNAROUND SHOULD REMAIN UNOBSTRUCTED AT ALL TIMES.

SLOPE CALCULATIONS

$$S = \frac{CL \times CL}{A \times 435.6}$$

WHERE:

S=AVERAGE SLOPE (%)
 CL=CONTOUR INTERVAL (FEET)
 CL=LENGTH OF CONTOUR LINES (FEET)
 A=AREA (ACRES)

1' X 4750' = 16.3%
 0.67 X 435.6

DATE	
SCALE	
SHEET	
OF 5 SHEETS	
COUNTY DRAWING FILE #	

CHAUDHARY & ASSOCIATES, INC.
 ENGINEERS SURVEYORS INSPECTORS
 211 Gateway Road West, Suite 204
 Walnut Creek, CA 94597
 Tel: (925) 256-2729 Fax: (925) 256-0021 WWW.CHAUDHARY.COM

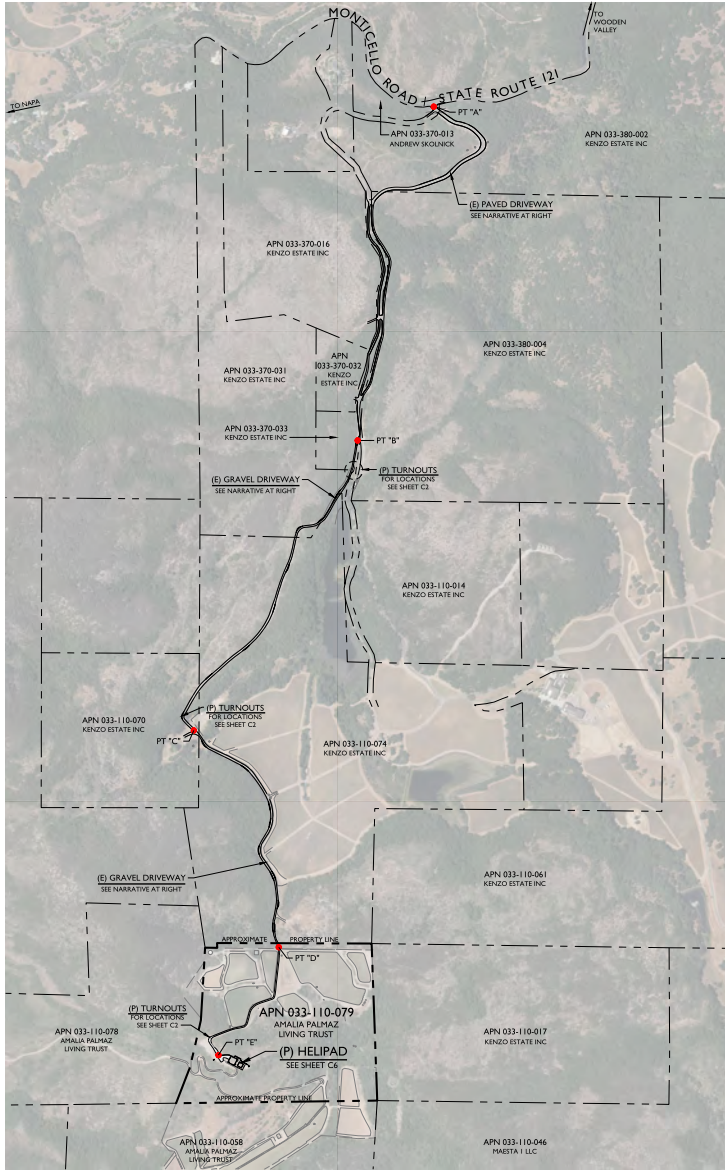


CONCEPTUAL SITE PLAN FOR A HELIPAD
 4031 HAGEN ROAD
 APN 033-110-080
 NAPA, CALIFORNIA

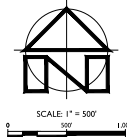
DRAWING ID	04E11403
DESIGN BY	TD
DRAWN BY	PS
CHECKED BY	SC
DATE	JANUARY 22, 2017
SCALE	1"=20'
SHEET	3
OF 5 SHEETS	
COUNTY DRAWING FILE #	

PALMAZ HELIPAD

CONCEPTUAL SITE PLANS



OVERALL SITE PLAN
SCALE: 1" = 500'



DRIVEWAY CONDITIONS AND IMPROVEMENTS NARRATIVE:

POINT A TO POINT B:

THIS SECTION OF SHARED PRIVATE DRIVEWAY IS APPROXIMATELY 3,800 FEET LONG. THIS SECTION OF DRIVEWAY PROVIDES ACCESS TO THE KENZO WINERY AND OTHER PARCELS IN THE AREA WITH RESIDENCES AND VINEYARDS. THE DRIVEWAY IS PAVED WITH ASPHALT AND TOTAL PAVED WIDTH VARIES. A MINIMUM OF TWO 9 FOOT TRAVEL LANES AND TWO FEET OF SHOULDER ARE PROVIDED ALONG THE ENTIRE LENGTH AS REQUIRED BY NAPA COUNTY ROAD AND STREET STANDARDS FOR A "COMMON DRIVE". LONGITUDINAL SLOPES ARE LESS THAN 30% THROUGHOUT AND IN MANY AREAS ARE LESS THAN 10%. AN ADDRESS SIGN FOR THE HELIPAD SHALL BE POSTED AT THE EXISTING ENTRY GATE. NO IMPROVEMENTS ARE PROPOSED TO THIS SECTION OF DRIVEWAY.

POINT B TO POINT C:

THIS SECTION OF SHARED PRIVATE DRIVEWAY IS APPROXIMATELY 3,100 FEET LONG. AT POINT B THIS BRANCH OF THE DRIVEWAY DIVERGES FROM THE PAVED DRIVEWAY AND THE ROADWAY SURFACE TURNS TO GRAVEL. AN ADDRESS SIGN WITH DIRECTIONAL ARROW SHALL BE INSTALLED AT THIS INTERSECTION TO DIRECT EMERGENCY VEHICLES TO THE HELIPAD BUILDING SITE. THE EXISTING GRAVEL DRIVEWAY WIDTH VARIES FROM APPROXIMATELY 10' TO 16' +. THIS SECTION OF DRIVEWAY PRIMARILY PROVIDES ACCESS TO ONE RESIDENCE LOCATED AT POINT C AND VINEYARDS LOCATED ON NEARBY PARCELS. LONGITUDINAL SLOPES ARE LESS THAN 16% THROUGHOUT AND IN MANY AREAS ARE LESS THAN 10%. AN ADDRESS SIGN WITH DIRECTIONAL ARROW FOR THE HELIPAD SHALL BE POSTED AT POINT C. THE FOLLOWING IMPROVEMENTS ARE PROPOSED FOR A "SPECIAL PURPOSE ROAD" AS DEFINED ON PAGE 16 OF THE NAPA COUNTY ROAD AND STREET STANDARDS:

- SUPPLEMENT BASE ROCK THICKNESS IN 10 FOOT WIDE TRAVEL LANE AS NEEDED TO PROVIDE A MINIMUM OF 5" OF CLASS 2 AB COMPACTED TO 95% IN AREAS WHERE ROADWAY IS ON BEDROCK BASE ROCK SECTION MAY BE REDUCED IF APPROVED IN ADVANCE BY THE GEOTECHNICAL ENGINEER. NO VEGETATION DISTURBANCE IS REQUIRED FOR THIS WORK.
- APPLY DOUBLE SEAL COAT TO 10' WIDE TRAVEL WAY ALONG ALL SECTIONS OF DRIVEWAY WITH LONGITUDINAL SLOPES IN EXCESS OF 5% PER NAPA COUNTY ROAD AND STREET STANDARDS DETAIL C-10.
- INSTALL TURNOUTS AT 400 FOOT MAX INTERVALS AND INTERVISIBLE PER NAPA COUNTY ROAD AND STREET STANDARDS DETAIL C-11 (SEE SHEETS C2 AND C3 FOR DETAILS).

POINT C TO POINT D:

THIS SECTION OF SHARED PRIVATE DRIVEWAY IS APPROXIMATELY 2,200 FEET LONG AND TRAVELERS FROM THE RESIDENCE LOCATED AT POINT C TO THE GATE AT THE NORTH BORDER OF THE PALMAZ PROPERTY. AN ADDRESS SIGN WITH DIRECTIONAL ARROW SHALL BE INSTALLED AT THE GATE AT POINT D AND THE GATE SHALL BE OUTFITTED WITH A FIRE DEPARTMENT KNOX LOCK. THE EXISTING GRAVEL DRIVEWAY WIDTH VARIES FROM APPROXIMATELY 10' TO 20' +. THIS SECTION OF DRIVEWAY PRIMARILY PROVIDES ACCESS TO THE PALMAZ VINEYARDS AND VINEYARDS LOCATED ON ADJACENT PROPERTIES. LONGITUDINAL SLOPES ARE LESS THAN 10% THROUGHOUT AND IN MANY AREAS ARE LESS THAN 5%. THE FOLLOWING IMPROVEMENTS ARE PROPOSED FOR THIS SECTION OF DRIVEWAY TO MAKE IT COMPLY WITH THE REQUIREMENTS FOR A "SPECIAL PURPOSE ROAD" AS DEFINED ON PAGE 16 OF THE NAPA COUNTY ROAD AND STREET STANDARDS:

- SUPPLEMENT BASE ROCK THICKNESS IN 10 FOOT WIDE TRAVEL LANE AS NEEDED TO PROVIDE A MINIMUM OF 5" OF CLASS 2 AB COMPACTED TO 95% IN AREAS WHERE ROADWAY IS ON BEDROCK BASE ROCK SECTION MAY BE REDUCED IF APPROVED IN ADVANCE BY THE GEOTECHNICAL ENGINEER. NO VEGETATION DISTURBANCE IS REQUIRED FOR THIS WORK.
- APPLY DOUBLE SEAL COAT TO 10' WIDE TRAVEL WAY ALONG ALL SECTIONS OF DRIVEWAY WITH LONGITUDINAL SLOPES IN EXCESS OF 5% PER NAPA COUNTY ROAD AND STREET STANDARDS DETAIL C-10.
- INSTALL TURNOUTS AT 400 FOOT MAX INTERVALS AND INTERVISIBLE PER NAPA COUNTY ROAD AND STREET STANDARDS DETAIL C-11 (SEE SHEETS C2 AND C3 FOR DETAILS).

POINT D TO POINT E:

THIS SECTION OF PRIVATE DRIVEWAY IS APPROXIMATELY 1,400 FEET LONG AND TRAVELERS FROM THE GATE LOCATED AT POINT D THROUGH THE PALMAZ VINEYARDS ALONG EXISTING VINEYARD ROADS TO THE HELIPAD BUILDING SITE. SIGNS SHALL BE INSTALLED AT ALL FORKS IN THE VINEYARD ROADS TO DIRECT EMERGENCY VEHICLES TO THE HELIPAD SITE. THE EXISTING GRAVEL VINEYARD ROAD WIDTH VARIES FROM APPROXIMATELY 10' TO 20' +. THIS SECTION OF DRIVEWAY PRIMARILY PROVIDES ACCESS TO THE PALMAZ VINEYARDS. LONGITUDINAL SLOPES ARE GENERALLY LESS THAN 10% THROUGHOUT AND IN MANY AREAS ARE LESS THAN 5%. THE FOLLOWING IMPROVEMENTS ARE PROPOSED FOR THIS SECTION OF DRIVEWAY TO MAKE IT COMPLY WITH THE REQUIREMENTS FOR A "SPECIAL PURPOSE ROAD" AS DEFINED ON PAGE 16 OF THE NAPA COUNTY ROAD AND STREET STANDARDS:

- SUPPLEMENT BASE ROCK THICKNESS IN 10 FOOT WIDE TRAVEL LANE AS NEEDED TO PROVIDE A MINIMUM OF 5" OF CLASS 2 AB COMPACTED TO 95% IN AREAS WHERE ROADWAY IS ON BEDROCK BASE ROCK SECTION MAY BE REDUCED IF APPROVED IN ADVANCE BY THE GEOTECHNICAL ENGINEER. NO VEGETATION DISTURBANCE IS REQUIRED FOR THIS WORK.
- APPLY DOUBLE SEAL COAT TO 10' WIDE TRAVEL WAY ALONG ALL SECTIONS OF DRIVEWAY WITH LONGITUDINAL SLOPES IN EXCESS OF 5% PER NAPA COUNTY ROAD AND STREET STANDARDS DETAIL C-10.
- INSTALL TURNOUTS AT 400 FOOT MAX INTERVALS AND INTERVISIBLE PER NAPA COUNTY ROAD AND STREET STANDARDS DETAIL C-11 (SEE SHEETS C2 AND C3 FOR DETAILS).



LOCATION MAP
SCALE: 1" = 2000'

PROJECT INFORMATION

PROPERTY OWNER & APPLICANT:
AMALIA PALMAZ LIVING TRUST
4031 HAGEN ROAD
NAPA, CA 94558

SITE ADDRESS:
NO SITUS

ASSESSOR'S PARCEL NUMBER:
033-110-079

PARCEL SIZE:
46.2± ACRES

PROJECT SIZE:
0.8± ACRES

ZONING:
AGRICULTURAL WATERSHED (AW)

SHEET INDEX:

- C1 OVERALL SITE PLAN
- C2 DRIVEWAY SITE PLAN
- C3 DRIVEWAY TURNOUT PLANS
- C4 DRIVEWAY PROFILE STA 48+00 TO STA 93+00
- C5 DRIVEWAY PROFILE STA 93+00 TO STA 115+00 ±
- C6 HELIPAD CONCEPTUAL GRADING PLAN AND STORMWATER CONTROL PLAN EXHIBIT

FLOOD HAZARD NOTE:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 80550505E, EFFECTIVE SEPTEMBER 26, 2008, THE PROJECT SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

NOTES:

1. FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC FEATURES. TOPOGRAPHIC INFORMATION WAS TAKEN FROM THE MAP OF TOPOGRAPHY OF A PORTION OF THE LANDS OF PALMAZ VINEYARDS' PREPARED BY ALBION SURVEYS, INC., DATED DECEMBER 31, 2015. APPLIED CIVIL ENGINEERING INCORPORATED ASSUMES NO LIABILITY REGARDING THE ACCURACY OR COMPLETENESS OF THE TOPOGRAPHIC INFORMATION.
2. AERIAL PHOTOGRAPHS WERE OBTAINED FROM THE SAN FRANCISCO ESTUARY INSTITUTE (SFEI) SAN FRANCISCO BAY AREA ORTHOPHOTOS DATABASE, DATED JUNE 2014 AND MAY NOT REPRESENT CURRENT CONDITIONS.
3. CONTOUR INTERVAL ONE (1) FOOT, HIGHLIGHTED EVERY FIVE (5) FEET
4. BENCHMARK: NAVD 88
5. THE PROPERTY LINES SHOWN ON THESE PLANS DO NOT REPRESENT A BOUNDARY SURVEY. THEY ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY.



PALMAZ HELIPAD
CONCEPTUAL SITE PLANS
OVERALL SITE PLAN



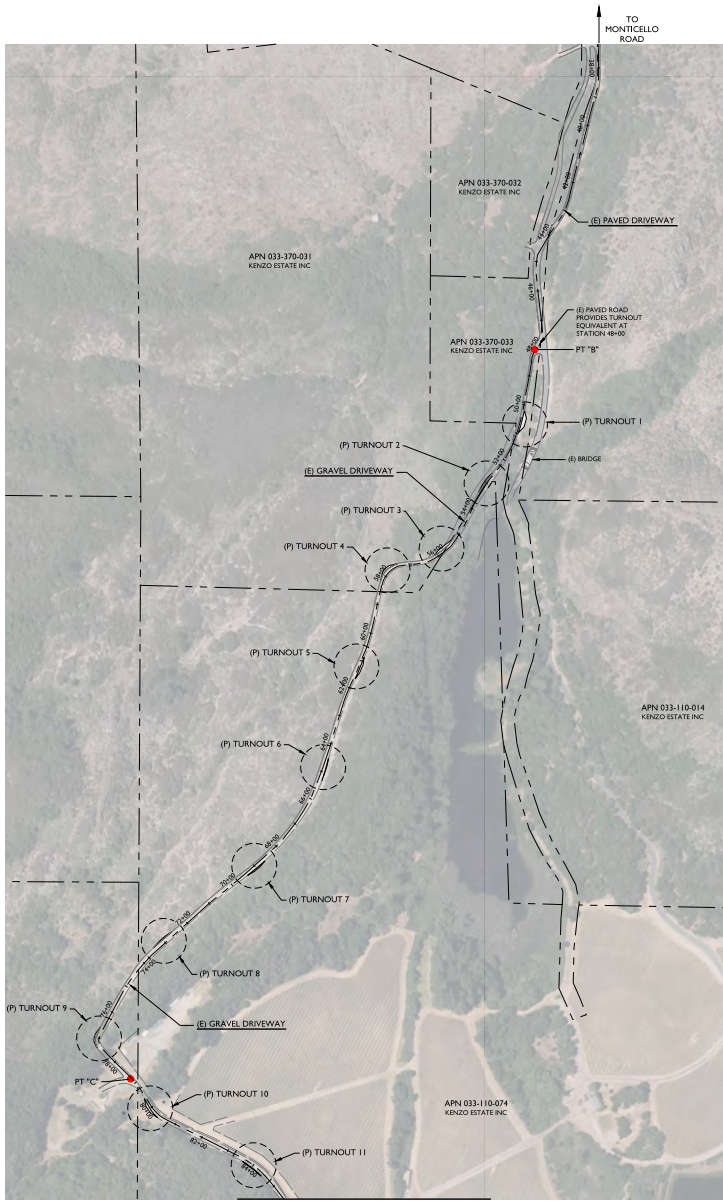
DRAWN BY: SMH
CHECKED BY: MRH
DATE: DECEMBER 22, 2016
REVISIONS: BY:

JOB NUMBER: 09-128
FILE: 09-128CON_OSP.DWG
ORIGINAL SIZE: 24" X 36"
SHEET NUMBER:

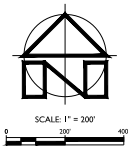
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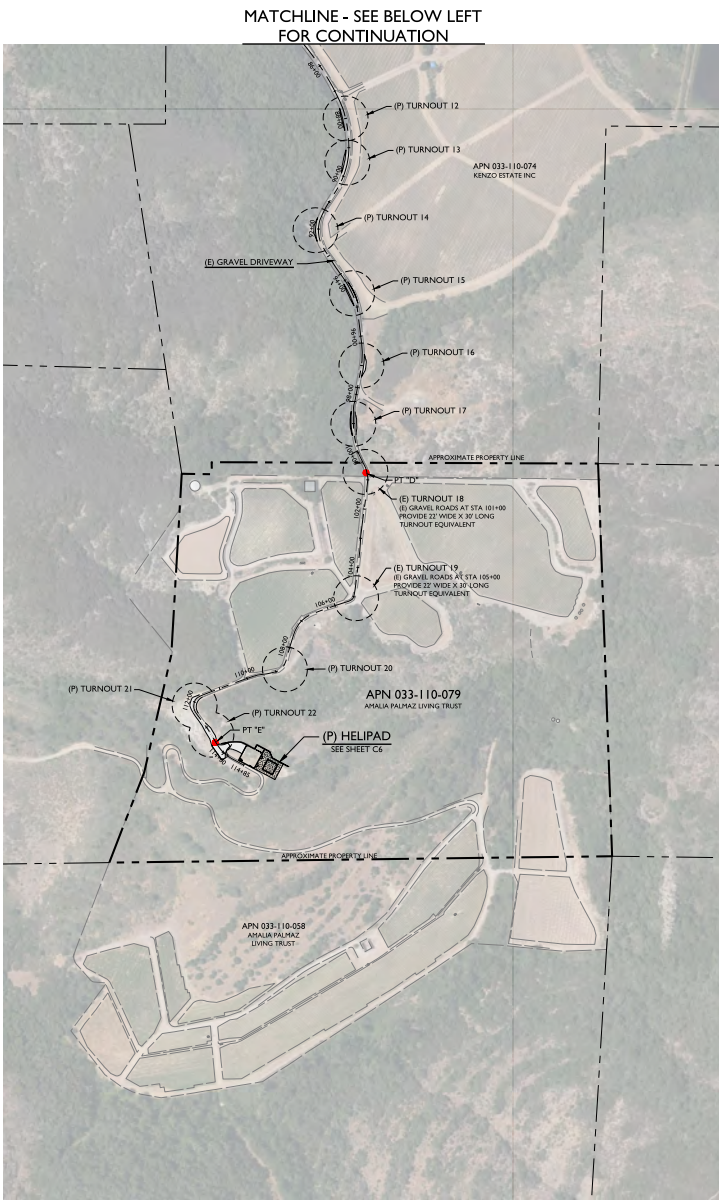
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MATCHLINE - SEE ABOVE RIGHT FOR CONTINUATION



DRIVEWAY SITE PLAN
SCALE 1" = 200'



MATCHLINE - SEE BELOW LEFT FOR CONTINUATION

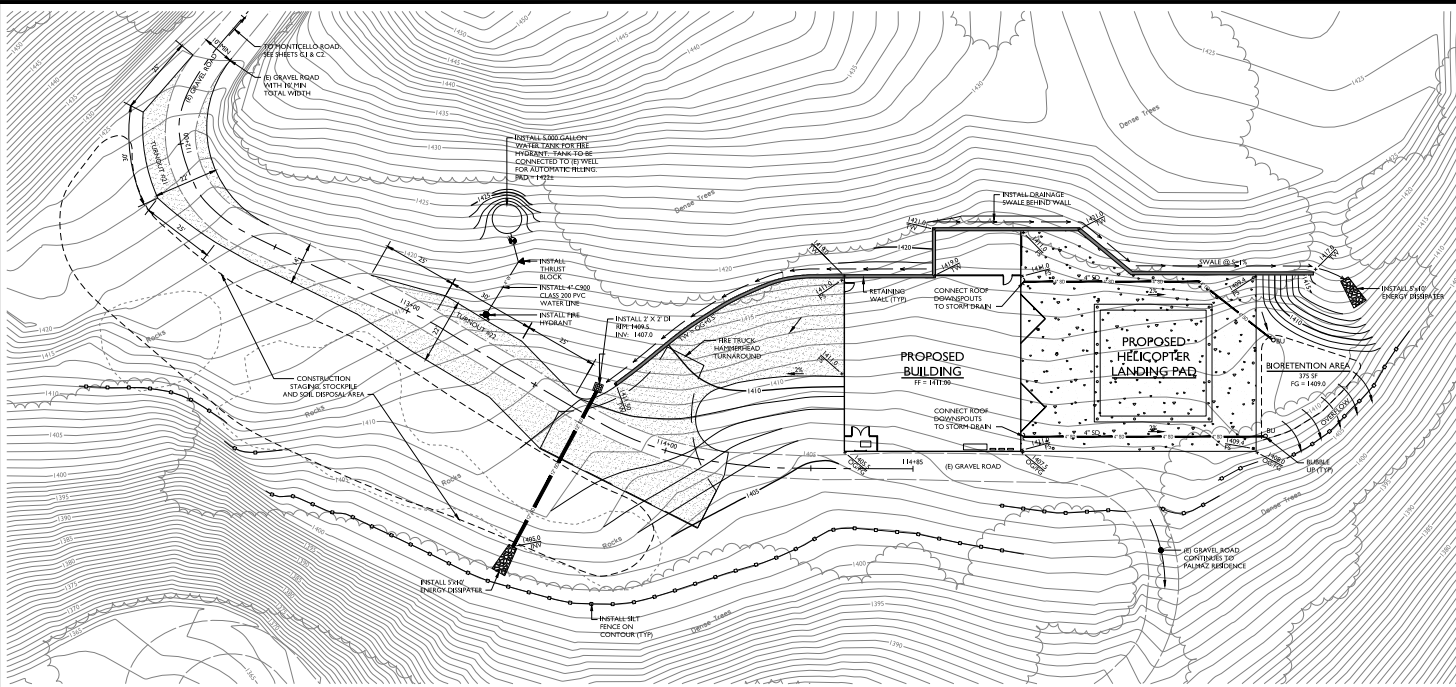


PALMAZ HELIPAD
CONCEPTUAL SITE PLANS
DRIVEWAY SITE PLAN

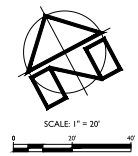


PREPARED UNDER THE DIRECTION OF:
DRAWN BY: SMI
CHECKED BY: MRM
DATE: DECEMBER 22, 2016
REVISIONS: BY:

JOB NUMBER: 09-128
FILE: 09-128CON_OSP1.DWG
ORIGINAL SIZE: 24" X 36"
SHEET NUMBER:



HELIPAD CONCEPTUAL GRADING PLAN
SCALE: 1" = 30'

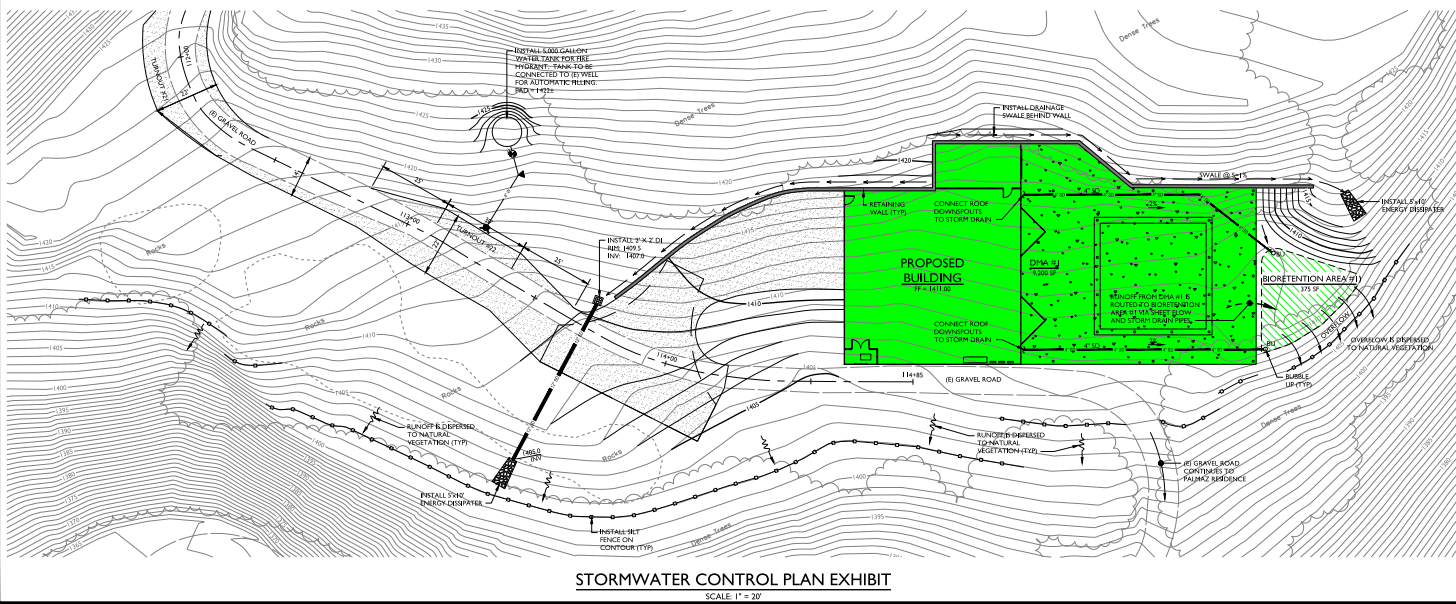


GRADING QUANTITIES*

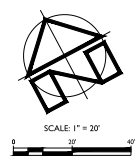
CUT	1,375+ CY
FILL	175+ CY
NET**	1,200+ CY (CUT)

* THIS ESTIMATE IS PROVIDED AS A TOOL FOR THE REVIEWING AGENCIES TO EVALUATE THE ENVIRONMENTAL IMPACTS OF THE PROJECT. IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES. CONTRACTOR IS TO PERFORM THEIR OWN EARTHWORK CALCULATIONS AND SHALL NOT USE THE ESTIMATES PRESENTED ABOVE. THIS ESTIMATE IS BASED ON IN PLACE VOLUMES AND DOES NOT INCLUDE FLUFF, SHRINKAGE, PAVING, AGGREGATES OR SELECT FILL VOLUMES.

** EXCESS CUT WILL BE MOVED TO THE SOIL DISPOSAL AREA SHOWN ON THIS PLAN.



STORMWATER CONTROL PLAN EXHIBIT
SCALE: 1" = 30'



PREPARED UNDER THE DIRECTION OF:



DRAWN BY: SMI
CHECKED BY: MRM
DATE: DECEMBER 22, 2016
REVISIONS: BY:

JOB NUMBER: 09-128
FILE: DRIVEWAY SITE PLAN.DWG
ORIGINAL SIZE: 24" X 36"
SHEET NUMBER: