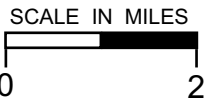
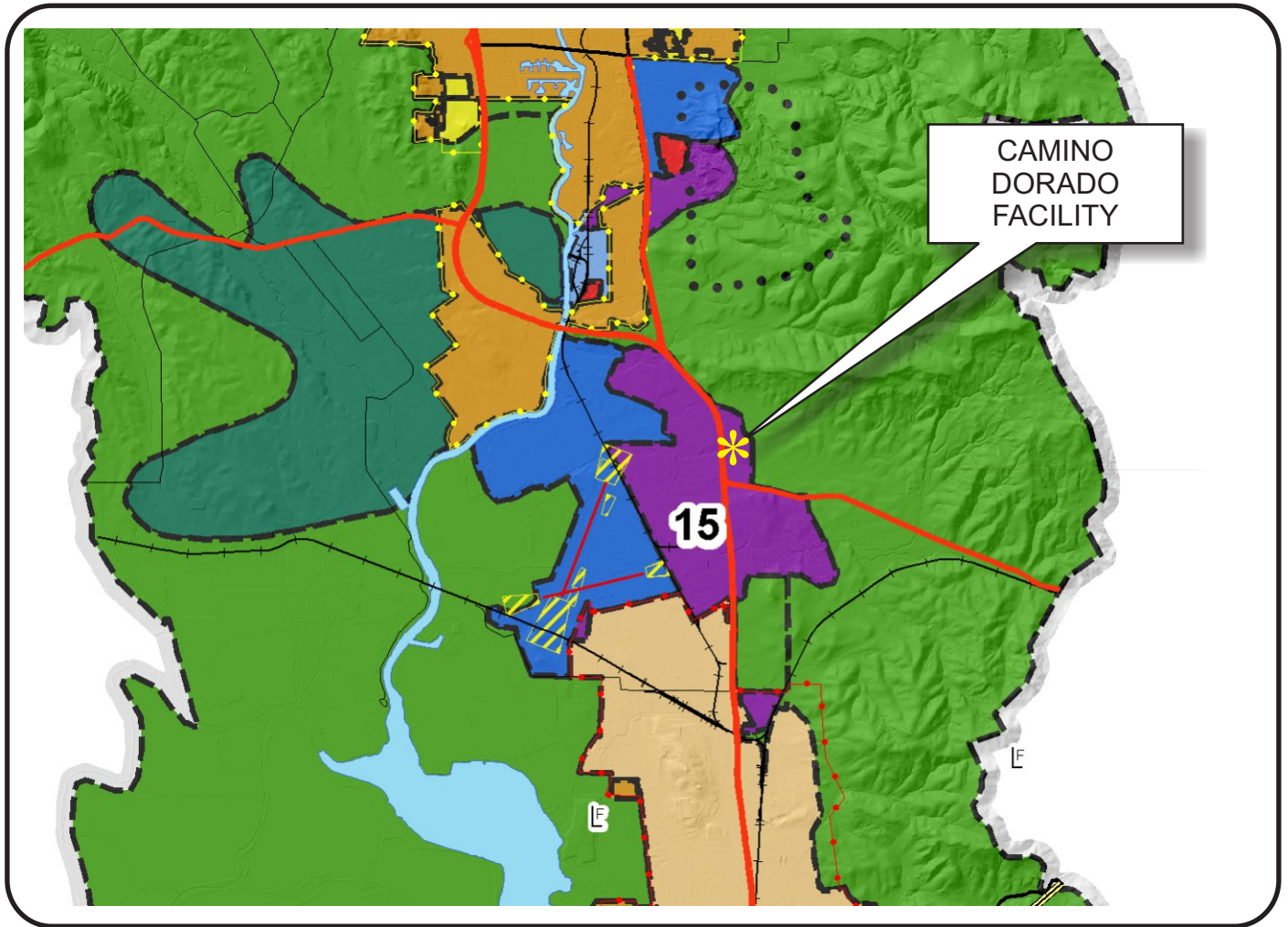


“F”

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

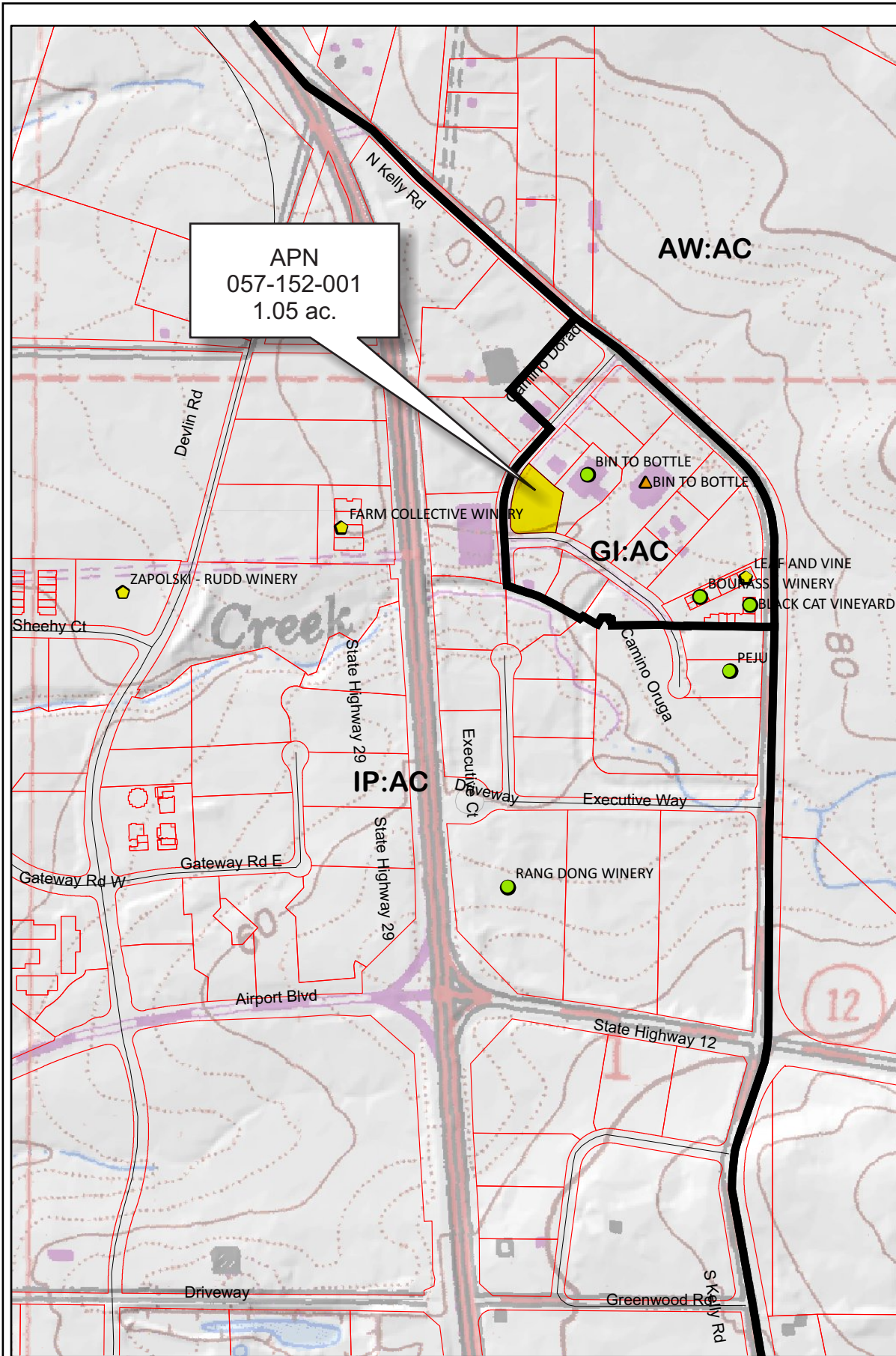
TRANSPORTATION

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

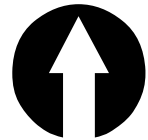
APN
057-152-001
08-02-2017
UP

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

CAMINO DORADO PRODUCTION KITCHEN / WAREHOUSE

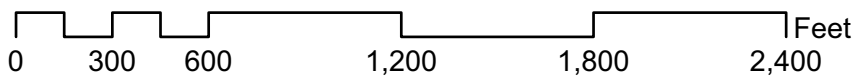


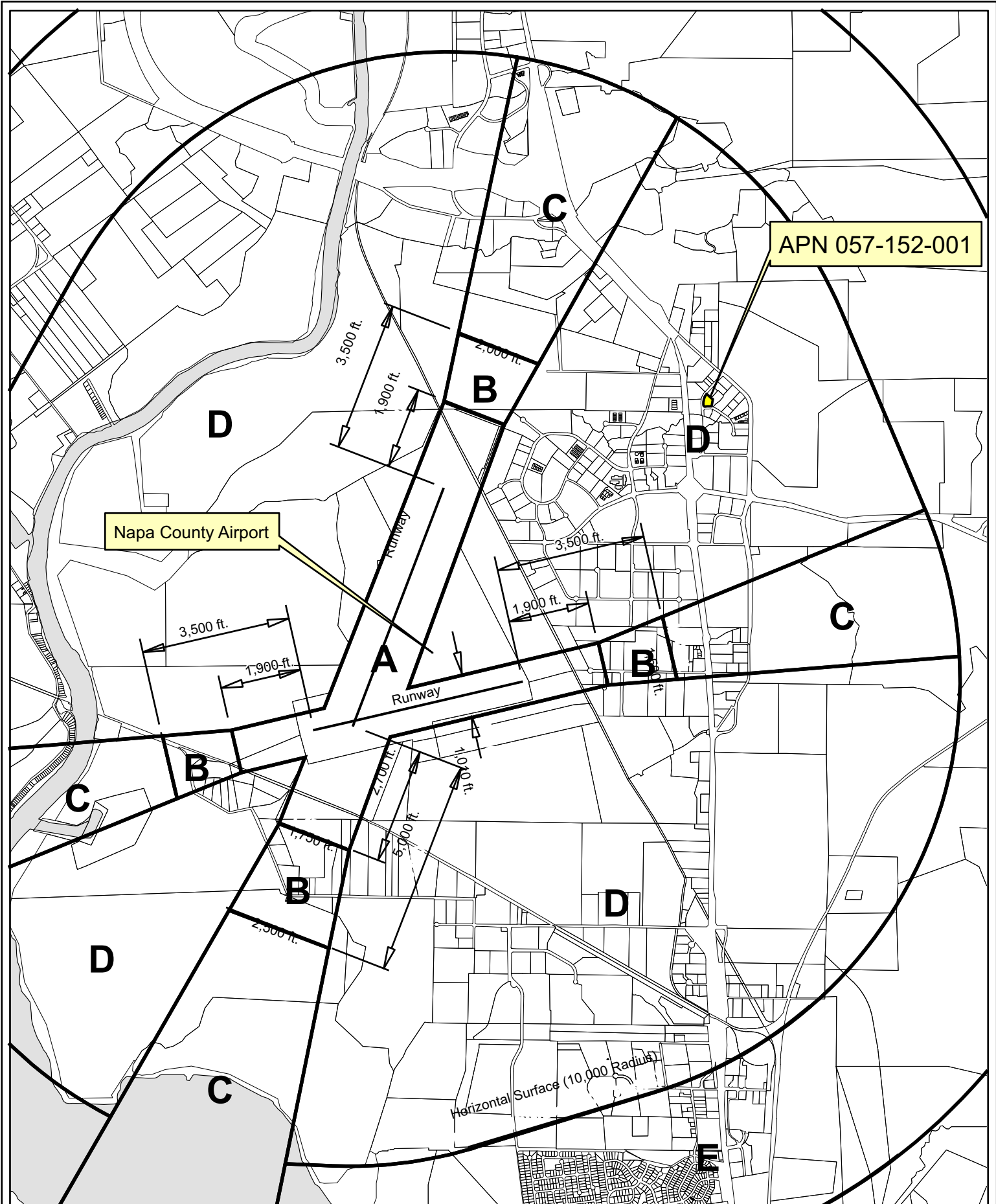
APN
057-152-001
1.05 ac.



Legend

- Wineries**
- Status**
- Producing
 - Producing, w/ pending major mod
 - Approved, not producing
 - Pending
 - Unknown
 - Zoning
 - Parcels





Napa County Airport

APN 057-152-001

Compatibility Plan

Napa County Airport

Exhibit "D"

Horizontal Datum: NAD 83,
CA State Plane Coordinates,
Zone II, feet



Disclaimer: This map was prepared for informational purposes only. No liability is assumed for the accuracy of the data delineated herein.



0 700 1,400 2,800'

Napa County P.B.E.S. - 07/2017

CAMINO DORADO PRODUCTION KITCHEN / WAREHOUSE



Existing Conditions

Taylor Industrial Developments- Camino Dorado project

Camino Dorado and Camino Oruga, Napa CA



View looking North - East

Vicinity Map



SITE

**JOHNSON
LYMAN
ARCHITECTS**

1119 LOCUST ST F08, WALNUT CREEK, CA 94596
PHONE: 925.930.9690 FAX: 925.930.9039
WWW.JOHNSONLYMAN.COM
EMAIL: STAFF@JOHNSONLYMAN.COM

Project Summary

SITE AREA: 105 ACRES +/-
 PARCEL NUMBER: 057-152-001
 PROPOSED BUILDING AREA 15,257 SF. +/-
 PROPOSED PARKING 24 STANDARD STALLS
 1 ACCESSIBLE STALLS (MAN ACCESSIBLE)
 25 TOTAL STALLS

Project Team

Owner
 Terra Nova Industries
 1607 Tice Valley Boulevard
 Walnut Creek, CA 94595
 925.934.6133
 925.934.6676 fax
 ront@terranova-ind.com

Architect
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 925.930.9039 fax
 Robert@JohnsonLyman.com

Civil Engineer
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 1303 Jefferson Street #200b
 Napa, CA 94559
 707.258.1301
 707.258.2926 fax
 PaulB@barteltengineering.com

Landscape Architect
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 Rick Stover Owner/Partner
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 925.933.2583 x105
 925.933.0242 fax

Sheet Index

Architecture
 A-0 Cover Sheet
 A-1 Site Plan
 A-2 Floor Plan
 A-3 Exterior Elevations

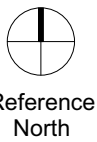
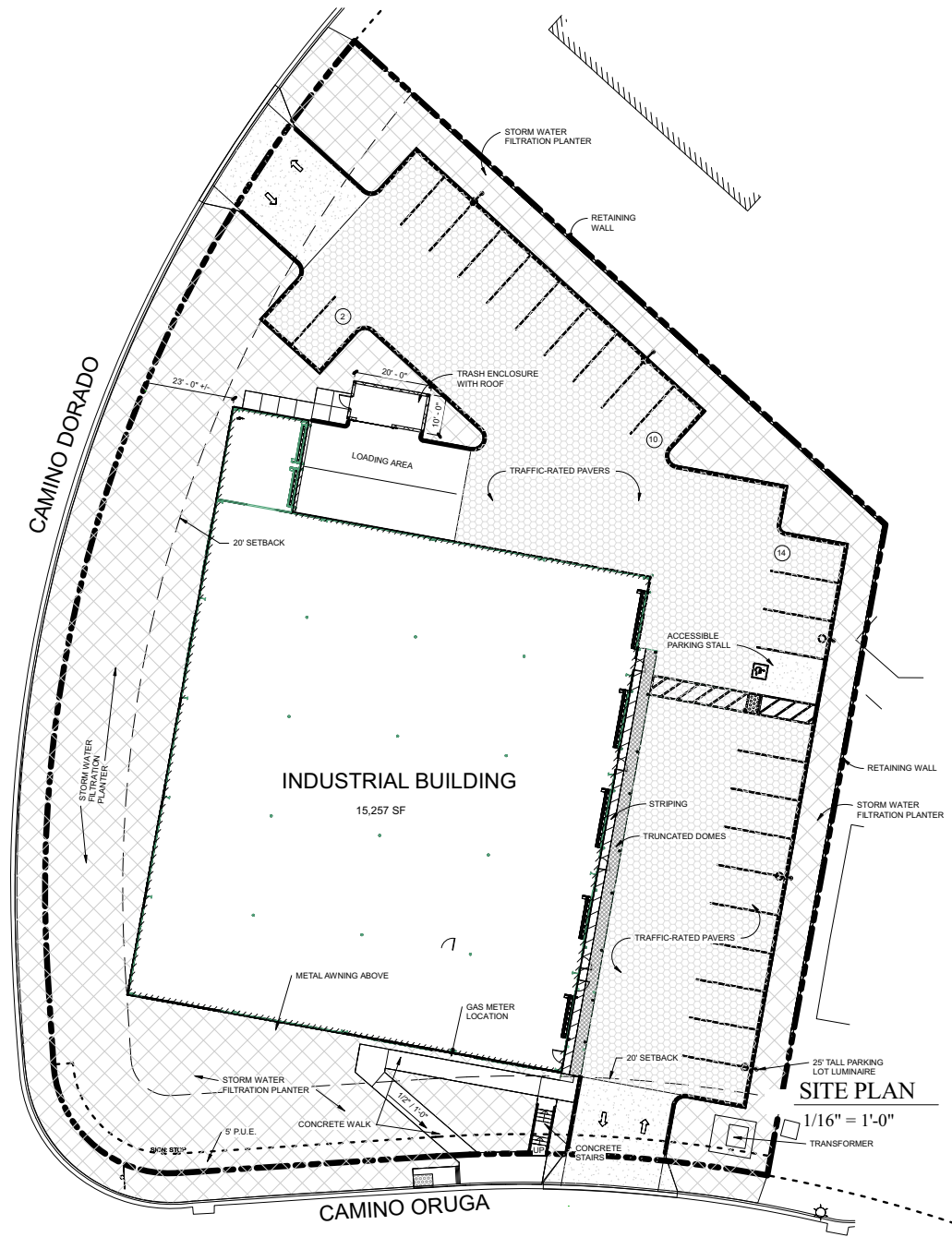
Civil
 UP1 Overall site Plan
 UP2 Existing Conditions
 UP3 Proposed Conditions

Landscape Architecture
 L-1 Landscape Plan

A-0

4-03-17

CAMINO DORADO PRODUCTION KITCHEN / WAREHOUSE



Reference
North

Taylor Industrial Developments- Camino Dorado project

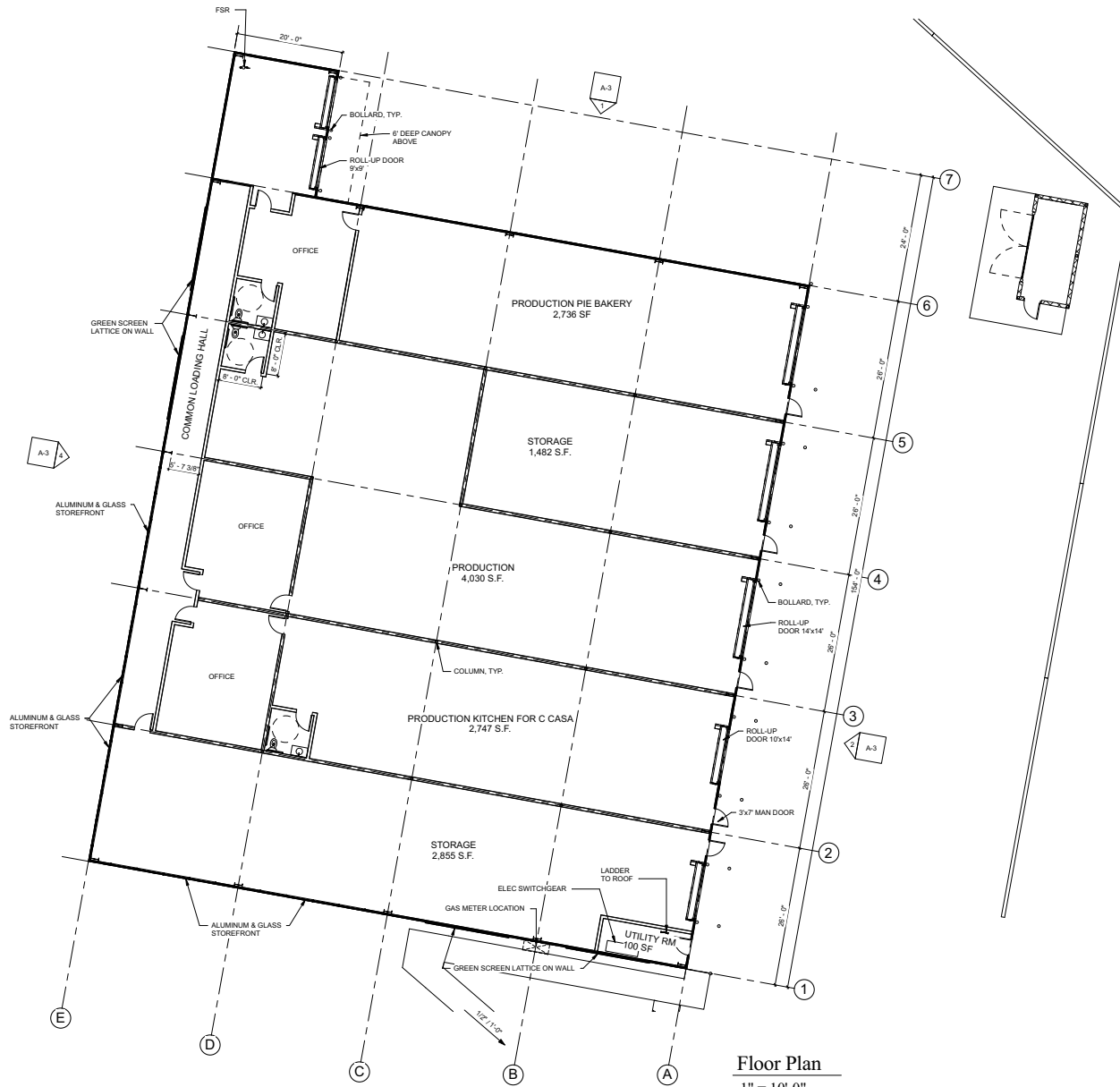
Camino Dorado and Camino Oruga, Napa CA

A-1

4-03-17



CAMINO DORADO PRODUCTION KITCHEN / WAREHOUSE



Floor Plan
1" = 10'-0"



Taylor Industrial Developments- Camino Dorado project

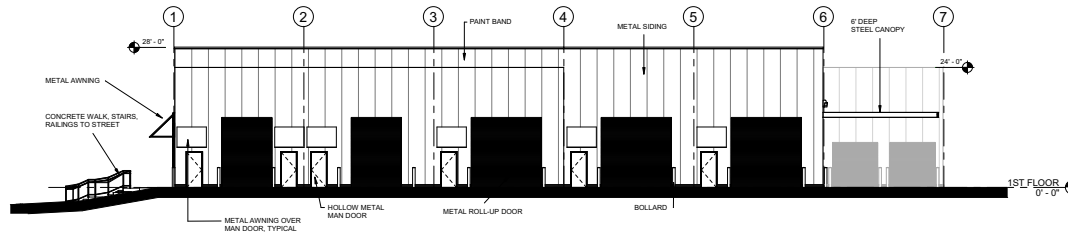
Camino Dorado and Camino Oruga, Napa CA

A-2

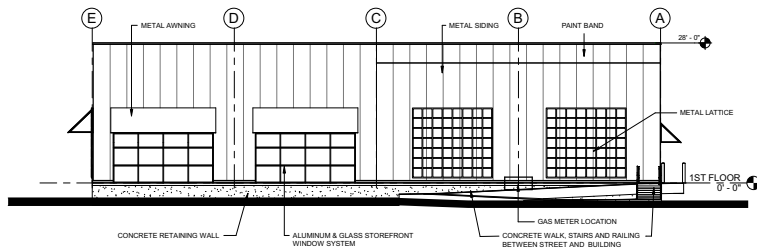
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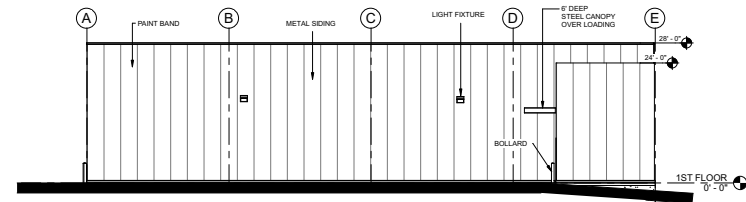
CAMINO DORADO PRODUCTION KITCHEN / WAREHOUSE



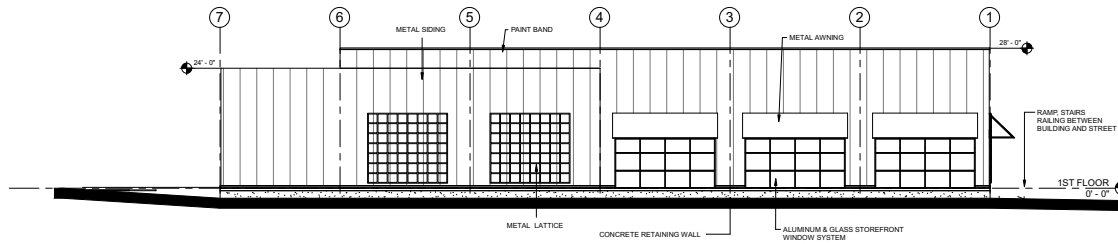
East Elevation
3/32" = 1'-0"



South Elevation
3/32" = 1'-0"



North Elevation
3/32" = 1'-0"



West Elevation
3/32" = 1'-0"

Taylor Industrial Developments- Camino Dorado project
Camino Dorado and Camino Oruga, Napa CA

A-3
4-05-17

CAMINO DORADO PRODUCTION KITCHEN / WAREHOUSE

PLANT MATERIALS LIST SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	WATER USE
TREES:					
QUE AGR	QUERCUS AGRIFOLIA	CALIFORNIA LIVE OAK	15 GA	VERY LOW	
SHRUBS:					
AGA AME	AGAVE AMERICANA	CENTURY PLANT	5 GA	VERY LOW	
AGA BLU	AGAVE 'BLUE GLOW'	AGAVE	5 GA	VERY LOW	
ARC MAN	ARCTOSTAPHYLOS MANZANITA	COMMON MANZANITA	5 GA	VERY LOW	
DAS WHE	DASYLIRIUM 'WHEELER'	DESERT SPOON	5 GA	VERY LOW	
ECH GRU	ECHINOCACTUS GRUSONII	BARREL CACTUS	5 GA	VERY LOW	
HET ARB	HETEROMELES ARBUTIFOLIA	TOYON	5 GA	LOW	
MUH RIG	MUHLENBERGIA RIGENS	DEER GRASS	5 GA	VERY LOW	
NAS PUL	NASSELLA PULCHRA	PURPLE NEEDLE GRASS	5 GA	VERY LOW	
ROM COU	ROMNEYA COULTERI	MATILUA POPPY	5 GA	VERY LOW	
TRI LAN	TRICHOSTEMA LANATUM	WOOLY BLUE CURLS	5 GA	VERY LOW	
YUC GLO	YUCCA GLORIOSA	SPANISH DAGGER	5 GA	VERY LOW	
GROUND COVERS:					
[B]	STORMWATER BASIN PLANTERS: NON-IRRIGATED				VERY LOW
	PACIFIC COAST SEED (NATIVE ORNAMENTAL MIX; 80 LBS./ACRE)				
	FESTUCA RUBRA (MOLATE RED FESCUE)				
	FESTUCA OVINA INGRATA (WESTERN FESCUE)				
	FESTUCA IDAHOENSIS (IDAHO FESCUE)				
	DESCHAMPSIA CAESPITOSA (TUFTED HAIRGRASS)				
	CAREX PRAEGRACILIS (CLUSTERED FIELD SEDGE)				
[S]	BOIFILTRATION SWALE PLANTERS: IRRIGATED (SEASONALLY); SOD ROLLS				LOW
	DELTA BLUEGRASS 'BIOFILTRATION SOD'; NO MOW CONDITION				
	FESTUCA RUBRA (MOLATE FESCUE)				
	HORDEUM BRACHYANTHERUM BRACHYANTHERUM (MEADOW BARLEY)				
	HORDEUM CALIFORNICUM (CALIFORNIA BARLEY)				
	NASSELLA PULCHRA (PURPLE NEEDLE GRASS)				

- GENERAL NOTES:**
- ALL PLANTING SHALL BE WATERED BY FULLY AUTOMATIC, WATER-CONSERVING IRRIGATION SYSTEM WITH A WEATHER-BASED IRRIGATION CONTROLLER.
 - ALL PLANTING AREAS (EXCEPT STORMWATER BASINS) SHALL RECEIVE A 3" LAYER OF FIREBARK MULCH DRESSING.
 - ALL STORMWATER BASINS SHALL RECEIVE A 2" LAYER OF 1/2" Ø RIVER-WASHED PEBBLES.

WATER EFFICIENT LANDSCAPE WORKSHEET- FIRST THREE YEAR

REFERENCE EVAPOTRANSPIRATION (ET_o): 45.3

HYDROZONE / PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA (sq. ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREAS:							
LOW WATER USE	0.2	BUBBLER	0.81	0.2469135	6,714	1667.77239	47074.2
LOW WATER USE	0.2	DRIP	0.81	0.2469135	5064	1250.309664	35055.3
					TOTALS:	11778	2908
SPECIAL LANDSCAPE AREAS:							
REC. AREA				0	0	0	0
WATER FEATURE 1				0	0	0	0
WATER FEATURE 2				0	0	0	0
					TOTALS:	0	0
							ETWU TOTAL: 82,580
							MAXIMUM ALLOWED WATER ALLOWANCE (MAWA): 150,502

ETAF CALCULATIONS:

REGULAR LANDSCAPE AREAS:

TOTAL ETAF x AREA	2,908
TOTAL LANDSCAPE AREA	11,778
AVERAGE ETAF	0.25

ALL LANDSCAPE AREAS:

TOTAL ETAF x AREA	2,908
TOTAL LANDSCAPE AREA	11,778
SITEWIDE ETAF	0.25

NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.

WATER EFFICIENT LANDSCAPE WORKSHEET- AFTER THREE YEARS

REFERENCE EVAPOTRANSPIRATION (ET_o): 45.3

HYDROZONE / PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA (sq. ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREAS:							
LOW WATER USE	0.2	DRIP	0.81	0.2469135	5064	1250.309664	35055.3
					TOTALS:	5064	1250
SPECIAL LANDSCAPE AREAS:							
REC. AREA				0	0	0	0
WATER FEATURE 1				0	0	0	0
WATER FEATURE 2				0	0	0	0
					TOTALS:	0	0
							ETWU TOTAL: 35,506
							MAXIMUM ALLOWED WATER ALLOWANCE (MAWA): 64,709

ETAF CALCULATIONS:

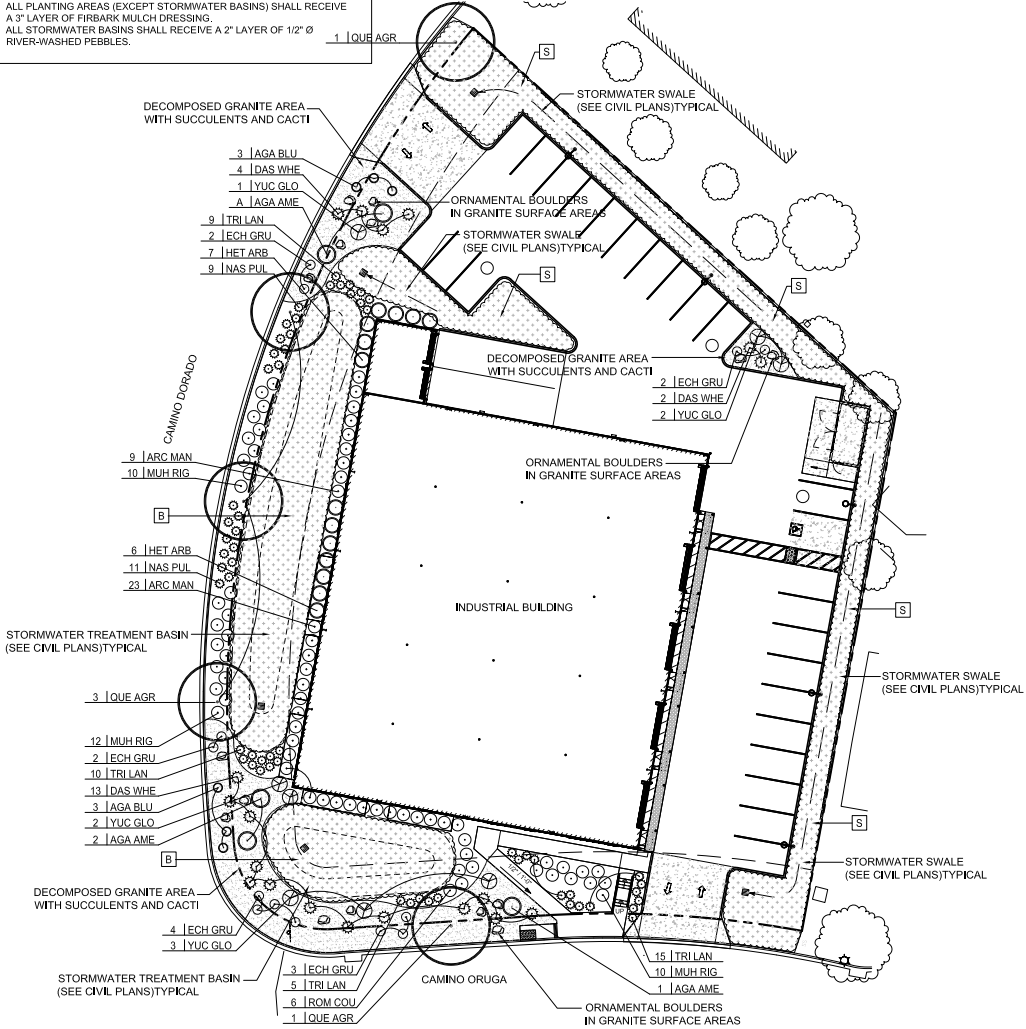
REGULAR LANDSCAPE AREAS:

TOTAL ETAF x AREA	1,250
TOTAL LANDSCAPE AREA	5,064
AVERAGE ETAF	0.25

ALL LANDSCAPE AREAS:

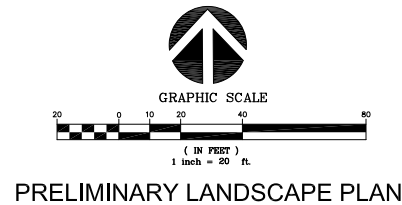
TOTAL ETAF x AREA	1,250
TOTAL LANDSCAPE AREA	5,064
SITEWIDE ETAF	0.25

NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.



Taylor Industrial Developments- Camino Dorado project

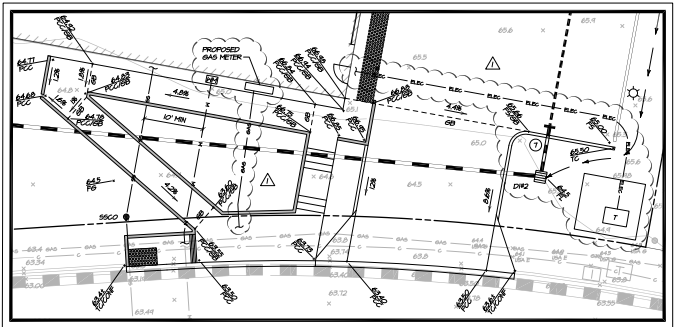
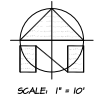
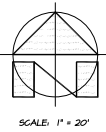
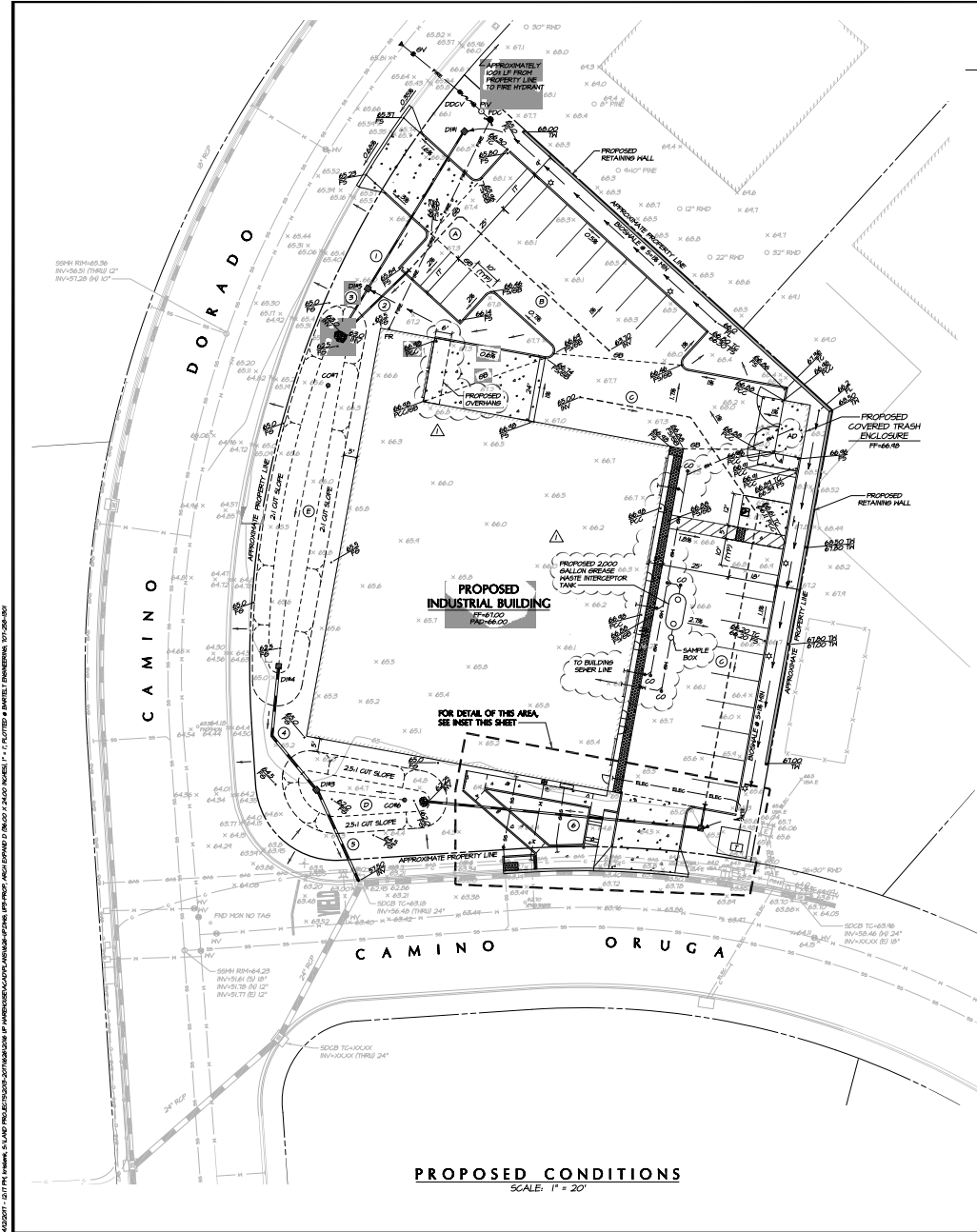
Camino Dorado and Camino Oruga, Napa CA



PRELIMINARY LANDSCAPE PLAN

L-1
5-8-17

CAMINO DORADO PRODUCTION KITCHEN / WAREHOUSE



PEDESTRIAN RAMP
SCALE: 1" = 10'

LEGEND:

- PROPOSED TRAFFIC-RATED PAVERS
- PROPOSED TRAFFIC-RATED PCC
- PROPOSED PEDESTRIAN PCC
- PROPOSED DETECTABLE WARNING SURFACE
- EXISTING CONDUIT LINE
- EXISTING ELECTRICAL LINE
- EXISTING GAS LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM DRAIN LINE
- PROPOSED ELECTRICAL LINE
- PROPOSED GAS LINE
- PROPOSED GREASE WASTE LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED SUBDRAIN LINE
- PROPOSED DRAINAGE SWALE
- PROPOSED DROP INLET
- AREA DRAIN
- CLEANOUT
- DOUBLE DETECTOR CHECK VALVE
- DROP INLET
- FIRE DEPARTMENT CONNECTION
- FINISH FLOOR
- FINISH GRADE
- FINISH SURFACE
- FIRE RISER
- GRADE BREAK
- GATE VALVE
- PCC
- PORTLAND CEMENT CONCRETE
- ROOF REGULATOR VALVE
- PEDESTRIAN RATED
- PHASE TRANSFORMER
- WATER METER

STORM DRAIN NOTES:

1. PROPOSED 104 LF 6" PERFORATED SDR 35 PVC @ 5+0.58 MIN.
2. PROPOSED 354 LF 6" SDR 35 PVC @ 5+0.58 MIN.
3. PROPOSED 104 LF 6" SDR 35 PVC @ 5+0.58 MIN.
4. PROPOSED 504 LF 10" SDR 35 PVC @ 5+2.58 MIN.
5. PROPOSED 404 LF 10" SDR 35 PVC @ 5+2.58 MIN.
6. PROPOSED 104 LF 6" SDR 35 PVC @ 5+1.18 MIN.
7. PROPOSED 84 LF 6" SDR 35 PVC @ 5+0.58 MIN.

SUBDRAIN NOTES:

1. PROPOSED 204 LF 6" PERFORATED SDR 35 PVC @ 5+0.58 MIN.
2. PROPOSED 754 LF 6" PERFORATED SDR 35 PVC @ 5+0.58 MIN.
3. PROPOSED 2004 LF 6" PERFORATED SDR 35 PVC @ 5+0.58 MIN.
4. PROPOSED 324 LF 4" PERFORATED SDR 35 PVC @ 5+0.58 MIN.
5. PROPOSED 1054 LF 4" PERFORATED SDR 35 PVC @ 5+0.58 MIN.

STRUCTURE SCHEDULE

STRUCTURE	MODEL	RIM	INVERT (IN)	INVERT (OUT)	SIDE OPENING	GRATE
DW1	24" X 24"	65.00	-	(67) 63.50	YES	FR
DW2	24" X 24"	65.00	(67) 63.33	(67) 63.50	YES	FR
DW3	24" X 24"	63.50	(47) 58.50	(47) 58.50	N/A	FR
DW4	24" X 24"	64.00	(47) 58.47	(47) 58.47	N/A	FR
DW5	24" X 24"	64.50	(67) 63.50	(67) 63.50	YES	FR
CGW6	-	-	-	60.50	-	-
CGW7	-	-	-	60.50	-	-

EARTHWORK SUMMARY:*

ONITE	CUBIC YARDS
CUT	3001
FILL	4001
BALANCE - IMPORT	6001

*THIS EARTHWORK SUMMARY IS PROVIDED FOR PERMITTING PURPOSES ONLY AND IS BASED ON THE IMPROVEMENTS SHOWN HERE. ACTUAL EARTHWORK QUANTITIES MAY VARY. CONTRACTOR SHALL PERFORM THEIR OWN CUT/FILL QUANTITY TAKEOFF ESTIMATION PRIOR TO BIDDING THIS PROJECT. BARTELT ENGINEERING ASSUMES NO LIABILITY FOR DIFFERENCES BETWEEN ESTIMATED AND ACTUAL CUT/FILL VOLUMES.

NOTES:

1. BUILDING FOOTPRINT WAS DERIVED FROM THE ARCHITECTURAL DIGITAL FILE. SEE ARCHITECT'S PLANS FOR EXACT BUILDING SPECIFICATIONS.
2. ALL PROPOSED OFF STREET PARKING SHALL CONFORM TO NAPA COUNTY ROAD & STREET STANDARDS. UNIVERSAL ACCESS PARKING SHALL CONFORM TO NAPA COUNTY ROAD & STREET STANDARDS, OR THE 2006 CALIFORNIA BUILDING CODE (C.B.C.), WHICHEVER IS MORE STRINGENT.
3. ALL PROPOSED ONSITE ACCESS ROADS(S) SHALL CONFORM TO THE NAPA COUNTY ROAD & STREET STANDARDS, SECTION B, DESIGN CRITERIA, WHICH INCLUDES MINIMUM CRITERIA FOR WIDTH, SECTION AND INSIDE RADIUS OF CURVATURE FOR A COMMERCIAL ACCESS DRIVE.
4. ALL PROPOSED OFFSITE IMPROVEMENTS WITHIN THE NAPA COUNTY RIGHT-OF-WAY SHALL CONFORM TO THE NAPA COUNTY DEPARTMENT OF PUBLIC WORKS STANDARDS.

NO.	DATE	FIRST PLAN REVIEW COMMENTS	BY

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www.bartletting.com

CALIFORNIA
TAYLOR INDUSTRIAL DEVELOPMENT
PROPOSED CONDITIONS

TAYLOR INDUSTRIAL DEVELOPMENT
PROPOSED CONDITIONS
NAPA COUNTY



PREPARED UNDER THE DIRECTION OF
RICHARD PAXTON
R.C.E. 84634

DATE: FEBRUARY 2017
FILE NO. 1636-UP1549
JOB NO. 15-26
SHEET NO.
UP3
OF 3