Napa County

1195 THIRD STREET
SUITE 310
NAPA, CA 94559

Agenda

SPECIAL MEETING

Wednesday, April 29, 2026
9:00 AM

Board of Supervisors Chambers, Third Floor
1195 Third Street
Napa CA 94559

Zoning Administrator

Brian D. Bordona, Zoning Administrator
Mckayla Mcmahon, County Counsel
Michael Parker, Planning Manager
Alexandria Quackenbush, Meeting Clerk
Angie Ramirez Vega, Meeting Clerk
Aime Ramos, Meeting Clerk

How to Watch or Listen to the Napa County Zoning Administrator Meetings

The Napa County Zoning Administrator will continue to meet the 4th Wednesday of each month when a meeting is scheduled.

The Napa County Zoning Administrator meets at 1195 Third Street, Suite 310, Napa, California, 94559. The meeting room is wheelchair accessible. Assistive listening devices and interpreters are available through the Clerk of the Zoning Administrator. Requests for disability related modifications or accommodations, aids or services may be made to the Clerk of the Zoning Administrator's office no less than 72 hours prior to the meeting date by contacting (707) 253-4417 or meetingclerk@countyofnapa.org.

The Napa County Zoning Administrator realizes that not all County residents have the same ways to stay engaged, so several alternatives are offered. Remote Zoom participation for members of the public is provided for convenience only. In the event that the Zoom connection malfunctions for any reason, the Zoning Administrator reserves the right to conduct the meeting without remote access.

Please watch or listen to the Zoning Administrator meeting in one of the following ways:

1. Attend in-person at the location posted on the agenda.
2. Watch on Zoom using the attendee link: https://countyofnapa.zoom.us/j/81121621728. Make sure the browser is up-to-date.
3. Listen on Zoom by calling 1-669-900-6833 (Meeting ID: 811-2162-1728).

If you are unable to attend the meeting in person and wish to submit a general public comment or a comment on a specific agenda item, please do the following:

1. Email your comment to meetingclerk@countyofnapa.org. Emails received will not be read aloud but will still become part of the public record and shared with the Zoning Administrator.
2. Use the Zoom attendee link: https://countyofnapa.zoom.us/j/81121621728. Make sure the browser is up-to-date. When the Zoning Administrator calls for the item on which you wish to speak, click "raise hand." Please limit your remarks to three minutes.
3. Call the Zoom phone number 1-669-900-6833 and enter the webinar ID: 811-2162-1728. When the Zoning Administrator calls for the item on which you wish to speak, press *9 to raise hand. Please limit your remarks to three minutes.

   Please note that phone numbers in their entirety will be visible online while speakers are speaking

For more information, please contact us via telephone at (707) 253-4417 or send an email to meetingclerk@countyofnapa.org.

ANY MEMBER OF THE AUDIENCE DESIRING TO ADDRESS THE ZONING ADMINISTRATOR:

ON A MATTER ON THE AGENDA

Please proceed to the podium when the matter is called and, after receiving recognition from the Zoning Administrator, give your name and your comments or questions. In order that all interested parties have an opportunity to speak, please be brief and limit your comments to the specific subject under discussion. Time limitations shall be at the discretion of the Administrator but is generally limited to three minutes. Comments should be brief and focused, and speakers should be respectful of one another who may have different opinions. Please remember this meeting is being recorded and broadcasted live via ZOOM. The County will not tolerate profanity, hate speech, abusive language, or threats. Also, while public input is appreciated, the Brown Act prohibits the Zoning Administrator from taking any action on matters raised during public comment that are not on the agenda.

1. AGENDA REVIEW

2. PUBLIC HEARING ITEMS

A. DAVID DEL DOTTO AND BOB MUELLER / YOUNT MILL ROAD RESIDENCE / VIEWSHED PROTECTION PROGRAM; P25-00015-VIEW **26-978**

CEQA Status: Consideration and possible adoption of a Categorical Exemption Class 3 and Class 4: It has been determined that this type of project does not have a significant effect on the environment and is exempt from the California Environmental Quality Act. See Section 15303 (Class 3 New Construction or Conversion of Small Structures) and Section 15304 (Class 4 Minor Alteration to Land), which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15303 and §15304. The project site is not included on a list of hazardous materials compiled pursuant to Government Code Section 65962.5

Request: Approval of a Viewshed Protection Program application for the construction of a residential project within view of Highway 29, a County designated viewshed road, and on slopes exceeding 15%. The project consists of a 7,450 square-foot main residence, an underground pool, 816 square-foot accessory dwelling unit, 814 square-foot detached garage, and landscaping plan. The project is located on an approximately 14.4-acre parcel within the Agricultural Preserve (AP) Zoning District and has a General Plan designation of Agriculture Resource (AR). Yount Mill, Napa, CA 94558. APN: 031-120-042-000.

Staff Recommendation: Adopt Categorical Exemptions and approve Viewshed Protection Program application No. P25-00015-VIEW, as conditioned.

Staff Contact: Enrique Torres, Planner II, enrique.torres@countyofnapa.org, (707) 253-4307

Property Owner: Dave Del Dotto, 540 Technology Way, Napa, CA 94558, (707) 480-0176

Applicant Representative Contact: Bob Mueller, 731 S Highway 101 Suite 12, Solano Beach, CA 92075, Napa, CA 94558, bmueller@rmcigroup.com, (858) 775-0701

Applicant Contact: David Cruz, 731 S Highway 101 Suite 12, Solano Beach, CA 92075, dcruz@rmcigroup.com

Attachments:
Attachment A - Recommended Findings
Attachment B - Recommended Conditions of Approval
Attachment C - CEQA Exception Memorandum
Attachment D - Viewshed Application
Attachment E - Water Availability Analysis
Attachment F - Geotechnical Investigation
Attachment G - Preliminary Stormwater Control Plan
Attachment H - Graphics

3. ADJOURNMENT

I HEREBY CERTIFY THAT THE AGENDA FOR THE ABOVE STATED MEETING WAS POSTED AT A LOCATION FREELY ACCESSIBLE TO MEMBERS OF THE PUBLIC AT THE NAPA COUNTY ADMINISTRATIVE BUILDING, 1195 THIRD STREET, NAPA, CALIFORNIA ON 4/24/26 BY 2:00 PM. A HARDCOPY SIGNED VERSION OF THE CERTIFICATES IS ON FILE WITH THE SECRETARY OF THE COMMISSION AND AVAILABLE FOR PUBLIC INSPECTION.
ANGIE RAMIREZ VEGA (By e-signature)
Angie Ramirez Vega, Secretary of the Zoning Administrator

1195 THIRD STREET
SUITE 310
NAPA, CA 94559
www.napacounty.gov

Main: (707) 253-4580

Zoning Administrator | **Agenda Date:** 4/29/2026 | **File ID #:** 26-978

TO: NAPA COUNTY ZONING ADMINISTRATOR

FROM: Enrique Torres, Planner II

REPORT BY: Enrique Torres, Planner II

SUBJECT: Yount Mill Road Residence Viewshed Protection Program (P25-00015-VIEW)

RECOMMENDATION

DAVID DEL DOTTO AND BOB MUELLER / YOUNT MILL ROAD RESIDENCE / VIEWSHED PROTECTION PROGRAM; P25-00015-VIEW

CEQA Status: Consideration and possible adoption of a Categorical Exemption Class 3 and Class 4: It has been determined that this type of project does not have a significant effect on the environment and is exempt from the California Environmental Quality Act. See Section 15303 (Class 3 New Construction or Conversion of Small Structures) and Section 15304 (Class 4 Minor Alteration to Land), which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15303 and §15304. The project site is not included on a list of hazardous materials compiled pursuant to Government Code Section 65962.5

Request: Approval of a Viewshed Protection Program application for the construction of a residential project within view of Highway 29, a County designated viewshed road, and on slopes exceeding 15%. The project consists of a 7,450 square-foot main residence, an underground pool, 816 square-foot accessory dwelling unit, 814 square-foot detached garage, and landscaping plan. The project is located on an approximately 14.4-acre parcel within the Agricultural Preserve (AP) Zoning District and has a General Plan designation of Agriculture Resource (AR). Yount Mill, Napa, CA 94558. APN: 031-120-042-000.

Staff Recommendation: Adopt Categorical Exemptions and approve Viewshed Protection Program application No. P25-00015-VIEW, as conditioned.

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Applicant Representative Contact: Bob Mueller, 731 S Highway 101 Suite 12, Solano Beach, CA 92075, Napa, CA 94558, bmueller@rmcigroup.com, (858) 775-0701

Applicant Contact: David Cruz, 731 S Highway 101 Suite 12, Solano Beach, CA 92075, dcruz@rmcigroup.com

EXECUTIVE SUMMARY

Proposed Actions:

That the Zoning Administrator:

1. Adopt the Categorical Exemptions based on recommended Findings 1-3 in Attachment A; and

2. Approve the Viewshed Protection Program request (P25-00015-VIEW) based on recommended Findings 4-10 in Attachment A, and subject to the recommended Conditions of Approval in Attachment B.

Discussion:

The proposed project consists of a request to approve a Viewshed Protection Program application to construct a 7,450 square-foot main residence, an underground pool, 814 square-foot detached garage, and an 816 square-foot accessory dwelling unit, which lies 206 feet below a minor ridgeline. The project site is currently vacant and undeveloped, with all site improvements, residential and accessory structures being considered under File No. P25-00015-VIEW.

The main residence, underground pool, garage, and accessory dwelling unit will be constructed on the base of a hillside visible from Highway 29 which is identified as a designated county public road in the Napa County General Plan and Chapter 18.106 (Viewshed Protection Program) of the Napa County Code (NCC). Therefore, the proposed residential and accessory structures are subject to review for compliance with the Viewshed Protection Program prior to issuance of any associated development permits. Given that the project would result in a combined total of more than 4,000 square feet of floor area on the property for only the main residence (7,450 square feet proposed), the project does not meet the criteria for administrative review under

NCC §18.106.040 and has been scheduled for review by the Zoning Administrator.

As proposed, the project has been designed in substantial conformance with the County's viewshed protection manual because it would limit the construction on a portion of the project parcel which has naturally lower slopes, resulting in the minimization of grading on steep slopes, and the utilization of the proposed landscaping plans as a means of substantially screening the proposed structures from Highway 29 primarily by proposed vegetation.

Staff believe all findings can be made in support of the project and recommends approval subject to the recommended conditions of approval.

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: Consideration and possible adoption of a Categorical Exemption Class 3 and 4. It has been determined that this type of project does not have a significant effect on the environment and is exempt from the California Environmental Quality Act. See Section §15303 (Class 3 New Construction or Conversion of Small Structures) and §15304 (Class 4 Minor Alterations to Land), which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15303 and §15304. The project site is not included on a list of hazardous materials compiled pursuant to Government Code Section 65962.

BACKGROUND AND DISCUSSION

Owner: Dave Del Dotto, 540 Technology Way, Napa, CA 94558, (707) 480-0176

Applicant: Bob Mueller, 731 S Highway 101 Suite 12, Solano Beach, CA 92075, Napa, CA 94558, bmueller@rmcigroup.com, (858) 775-0701

Representative: David Cruz, 731 S Highway 101 Suite 12, Solano Beach, CA 92075, dcruz@rmcigroup.com

Zoning: Agricultural Preserve (AP)

General Plan Designation: Agricultural Resources (AR)

Property Area: 14.4 acres

Application Filed: January 17, 2025

Application Deemed Complete: November 7, 2025

Surrounding Uses:

North - AP zoning with AR General Plan Designation - Developed with Residence, Winery, Vineyard, Oak Woodland, Coniferous Forrest.

East - AP zoning with AR General Plan Designation - Developed with Residence, Vineyard, Oak Woodland, Coniferous Forrest.

South - AP zoning with AR General Plan Designation - Developed with Residence, Vineyard, Oak Woodland, Undeveloped Land.

West - AP zoning with AR General Plan Designation - Developed with Residence, Winery, Vineyard

Existing Development: The parcel is an undeveloped site which contains one groundwater well, a gate at site access (Gate Easement 2024-0018911), and is vegetated with upland annual grasslands & forbs formation, California Bay Madrone, and Coast Live Oak (Black Oak Big Leaf Maple).

Proposed Development: The proposed development includes the construction of a 7,450 square-foot main residence, an underground pool, 814 square-foot detached garage, and an 816 square-foot accessory dwelling unit. With the project site being located on slopes over 15%, located 206 feet below a minor ridgeline, and located near a county viewshed road Highway 29, the proposed residential project is subject to review and approval by the Zoning Administrator. By limiting the construction on a portion of the project parcel which has naturally lower slopes the project shall minimize grading and alteration of natural landforms and topography.

Parcel History:

On December 26, 2024, a Lot Line Adjustment (Doc No. 2024-0018905 through 2024-0018914) was processed, the subject property decreased in size from 14.7 acres to 14.4 acres. On February 28, 2025, the property was sold with the rights to existing well (WCR No. e0290239), with the intent to develop a residence on the project parcel. The project parcel is currently vacant and undeveloped, with site improvements proposed to develop a residence. The site's access is shared with a gate easement (2024-0018911), along the northwestern property line. The proposed parcel's single-family residence, garage, and accessory dwelling unit will be located on the flattest portion of the property that is approximately 130 to 420 feet above mean sea level (amsl).

The proposed residence site is located on an undeveloped portion of the base of a hillside with slopes between ten and twenty-eight percent slopes. By limiting the construction on a portion of the project parcel which has naturally lower slopes the project shall minimize grading and alteration of natural landforms and topography. According to County of Napa Environmental Mapping (GIS Geology layer) soil types include Boomer-Forward -Felta Complex and Forward Silt Loam on the project site. According to County of Napa Environmental Mapping (GIS Vegetation layer) the property is identified as upland annual grasslands & forbs formation, California Bay Madrone, and Coast Live Oak (Black Oak Big Leaf Maple). The proposed project site is mapped as annual grasslands & forbs formation. Land uses in the area are dominated by large lot residential properties, wineries, and vineyards. There are several off-site residences that measure between approximately 300-1100 feet from the proposed residence.

Code Compliance History:

There are no records of prior code violations related to the project site.

Viewshed Protection Program: - Napa County Code Chapter 18.106 establishes:

18.106.030(A): Applicability-New and Expanded Structures. No building permit, erosion control plan for structural development, grading or other administrative permit shall be issued by any county staff, agency or department for any new structure or improvement to an existing structure if the structure is located on a slope of fifteen percent or more as defined in Section 18.106.020 or if the structure is located on any minor or major ridgeline as defined in Section 18.106.020 except as specifically provided for herein. The ordinance codified in this section shall apply to all new structures located on slopes of fifteen percent or more or located on a minor or major ridgeline. In the event of a conflict among the regulations in this chapter and those elsewhere in this code, the regulations in this chapter shall prevail. The provisions of this chapter shall also apply to projects undertaken by public agencies and special districts except for the maintenance of existing county public roads within existing rights-of-way.

The proposed project is located on slopes greater than 15% and to determine if the project would be visible from Highway 29, the applicant provided a visibility analysis. The analysis included and identified viewshed sightlines from Highway 29 on a vicinity map, along with a photograph to document the viewshed sightline. The applicant has also incorporated numerous design features into the project to protect the viewshed resources by including a landscaping plan which projects for a total of 51% screening of the proposed project, utilizing non-reflective windows and glass guardrails, along with locating the proposed development in such a way that limits the construction on a portion of the project parcel which has naturally lower slopes the project shall minimize grading and alteration of natural landforms and topography.

To qualify for administrative review under the Viewshed Protection Program per NCC §18.106.040, a project must meet all listed design and siting conditions including a 4,000 square foot limit on combined total maximum floor area. Given that the project includes the construction of a 7,450 square-foot main residence, an underground pool, 814 square-foot attached garage, and an 816 square-foot accessory dwelling unit, the total floor area for the project exceeds the requirements for administrative process, requiring Zoning Administrator approval as applied through NCC §18.106.050, with findings for approval that support these requirements found in Attachment A.

Discussion Points:

Setting - Access to the project site is located off Yount Mill Road, approximately 1.25 miles southwest of the northwestern boundary of the City of Yountville, 0.3 miles east along Yount Mill Road from the intersection of Highway 29 and Yount Mill Road. The project includes one (1) parcel, APN 031-120-042-000, approximately 14.4 acres in size and currently undeveloped. The parcel has an access entry point from Yount Mill Road. The site's access is shared with a gate easement (2024-0018911), along the western property line. The proposed parcel's single-family residence, underground pool, garage, and accessory dwelling unit will be located on the flattest portion of the property that is approximately 130 to 420 feet above mean sea level (amsl). By limiting the construction on a portion of the project parcel which has naturally lower slopes the project shall minimize grading and alteration of natural landforms and topography.

According to the Napa County GIS Map (Biological, Geology & Soils, Hazards, Hydrology Layer), the

proposed development site is located on a portion of the base of a hillside with slopes between ten (10) and twenty-eight (28) percent slopes. Soil types include Boomer-Forward-Felta complex and Forward Silt Loam on the project site. The project site is located in an area with an identified landslide creep, otherwise referred to as a creep-prone soil by Bauer Associates, Inc. in the project specific Geotechnical Investigation. A creep-prone soil was observed uphill of the planned development area, it is anticipated from past landsliding and erosion, to have occurred further uphill to the west and the materials transported downhill as intermittent debris flows. It is planned to excavate foundations through natural soils and/or engineered fill to bear into bedrock per the recommendations of the report.

According to County of Napa Environmental Mapping (GIS Vegetation layer) the property is identified as upland annual grasslands & forbs formation, California Bay Madrone, and Coast Live Oak (Black Oak Big Leaf Maple). The proposed project site is mapped as annual grasslands & forbs formation. Land use in the area is dominated by large lot residential properties, wineries, and vineyards. There are several off-site residences that measure between approximately 300-1100 feet from the proposed residence.

Tree/Vegetation Retention and Visual Screening - The vegetation retention requirements of NCC Section 18.108.020 (Conservation Regulations - General Provisions) are not applicable to this project as it is located outside of an Agricultural Watershed and located in the Agricultural Preserve. However, the applicant acknowledges the removal of individual oak trees and, while not applicable, is satisfying the minimum 2:1 replacement ratio set forth in Conservation Policy 24(c) of the Napa County General Plan.

The project relies on visual screening attained by utilizing a professionally prepared landscaping plan. The landscaping consists of fourteen (14) replacement 15-gallon Oak trees, five (5) 24” box non-fruiting olive tree, eleven (11) 36” box non-fruiting olive tree, and eight (8) box hedges +36” above finished grade. The landscaping, associated with the Yount Mill Road Residence Viewshed will provide some screening of the residences and associated structures and ensure compliance with defensible space requirements.

Access Improvements - The applicant proposes access improvements to the parcel’s existing driveway from Yount Mill Road. The driveway would include a gate easement (2024-0018911), tractor access easement (2025-0002931), and access easement (29095-0002931) and reconfiguration of existing driveway and would be constructed consistent with Napa County Road and Street Standards.

Ground Water - On August 26, 2025, EBA Engineering prepared a parcel-specific Tier 1, 2, & 3 Water Availability Analysis (WAA) for the 14.4-acre residential project. In the tier 1 WAA, EBA analyzed the project site groundwater budget by comparing estimated inflows and outflows from the fractured-rock aquifer complex. The recharge rate was calculated by using each of the calculated values in the groundwater recharge equation and the corresponding estimated volume of water available, resulting in groundwater recharge on the project site at approximately 9.66 AFY during average precipitation years. EBA estimated the volume of water available for groundwater recharge to be approximately 27% of the annual precipitation volume of 35.54 AFY. Residential (main dwelling, in-ground pool, accessory dwelling unit, detached garage) water demand was estimated at 1.3 AF/y r while the landscaping (oak trees, olive trees) were estimated to require 0.32 AF/yr. Considering the property’s groundwater recharge rate, and proposed water usage, which include minimal landscaping, a main residence, in-ground pool, accessory dwelling unit, and detached garage; it can be assumed

the project's increase in water demand will not result in a potentially significant impact to groundwater resources. The property is expected to remain below the annual rate of recharge.

In the Tier 2 WAA, an evaluation was conducted in order to assess the potential drawdown in the existing well within 500 feet. Utilizing two methods, the Tier 2 WAA screened within the same aquifer as the project well. The results prove that well #2 (project parcel serving well) which is 260 feet to the nearest well (well #1) results in an estimated drawdown at less than one foot, under the maximum of ten feet or less.

In the Tier 3 WAA, the analysis requires that a groundwater/surface water interaction evaluation be conducted for project wells located within 1,500 feet of a Significant Stream. A mapped Significant Stream, Lincoln Creek, is located approximately 1,345 feet to the north of Well #2, at its closest point. Given Lincoln Creek is shallow in depth and is cut into the shallower layers of sedimentary deposits that overly the Sonoma Volcanic aquifer, it is EBA's opinion that this stream is a losing stream and not recharged by shallow groundwater. This information suggests that the hydraulic connectivity between the underlying deeper aquifer system and Lincoln Creek is low to non-existent, and groundwater that will be pumped from Well #2 completed primarily in the Sonoma Volcanics will not be connected to Lincoln Creek. It is EBA's opinion that pumping from Well #2 will not contribute to streamflow depletion in the nearby Significant Stream (Lincoln Creek).

The public trust doctrine requires the state and its legal subdivisions to "consider," give "due regard," and "take the public trust into account" when considering actions that may adversely affect a navigable waterway. (Environmental Law Foundation v. State Water Resources Control Bd. (2018) 26 Cal.App.5th 844, 853-54; San Francisco Baykeeper, Inc. v. State Lands Com. (2015) 242 Cal.App.4th 202.) There is no "procedural matrix" governing how an agency should consider public trust uses. (Citizens for East Shore Parks v. State Lands Com. (2011) 202 Cal.App.4th 549, 576.) Rather, the level of analysis "begins and ends with whether the challenged activity harms a navigable waterway and thereby violates the public trust." (Environmental Law Foundation, 26 Cal.App.5th at p. 403.). As demonstrated in the Environmental Law Foundation v. State Water Resources Control Board Third District Appellate Court Case, that arose in the context of a lawsuit over Siskiyou County's obligation in administering groundwater well permits and management program with respect to Scott River, a navigable waterway (considered a public trust resource), the court affirmed that the public trust doctrine is relevant to extractions of groundwater that adversely impact a navigable waterway and that Counties are obligated to consider the doctrine, irrespective of the enactment of the Sustainable Groundwater Management Act (SGMA). As disclosed and assessed in the WAA, the County concludes that no harm to (or less-than-significant impacts on) public trust resources would result from the proposed project.

Noise - The proposed project would result in a temporary increase in noise levels during grading and construction activities. However, noise generated during by construction activities would be limited to daylight hours and the use of properly muffled vehicles. A single-family residence and accessory dwelling unit are not land uses that typically exceed County noise standards.

Public Comments - At the time of staff report preparation no public comments have been received.

Decision Making Options:

As noted in the Executive Summary Section above, staff is recommending the Zoning Administrator approve

the project as summarized in Option 1, subject to the recommended Findings and Conditions of Approval in Attachment A and B, respectively. Decision making options include the following:

Option 1 - Approve Applicant's Proposal (Staff Recommendation)

Disposition - This action will result in approval of the Viewshed Protection Program application for the Yount Mill Road Residence. Staff recommend this option as the request is consistent with all other aspects of the Zoning Ordinance including allowable use, development standards and required setbacks, as well as applicable General Plan policies and other County regulations. Furthermore, there will be no significant environmental impacts resulting from the main residence, detached garage, and accessory dwelling unit, as discussed in the Categorical Exemption as presented in the Recommended Findings (Attachment A).

Action Required - Follow the proposed action listed in the Executive Summary. If conditions of approval are to be amended, specify conditions to be amended at time motion is made.

Option 2 - Modify the Applicant’s Proposal

Disposition - In the event that the Zoning Administrator finds the project needs revision or more information is required to determine if the Findings for approving a Viewshed Protection Program application can be made, the Zoning Administrator would move to continue the item to a later date to allow the applicant time to consider revisions to the project.

Action Required - Make recommendations for an amended scope and/or applicable conditions of approval. The item will need to be continued to a future date if significant revisions to the project scope and recommended conditions of approval are desired.

Option 3 - Deny Applicant's Proposal

Disposition - In the event the Zoning Administrator determines that the project does not, or cannot, meet the required findings for approving a Viewshed Protection Program application the Zoning Administrator should articulate what aspects of the project are in conflict with the required findings. State Law requires the Zoning Administrator to adopt findings, based on the General Plan and County Code, setting forth why the proposed project is not being approved.

Action Required - Take tentative action to deny the project and remand the matter to staff for preparation of findings for denial and continue the item to a date specific for final action by the Zoning Administrator.

Option 4 - Continuance Option

The Zoning Administrator may continue an item to a future hearing date at its own discretion.

SUPPORTING DOCUMENTS

SUPPORTING DOCUMENTS

A. Recommended Findings

B. Recommended Conditions of Approval & Agency Memorandums

C. CEQA Exemption Memorandum

D. Viewshed Application

E. Water Availability Analysis

F. Geotechnical Investigation

G. Preliminary Stormwater Control Plan

H. Graphics

“A”

Recommended Findings

ZONING ADMINISTRATOR HEARING – APRIL 29, 2026
RECOMMENDED FINDINGS

YOUNT MILL RESIDENCE VIEWSHED
P25-00015-VIEW
YOUNT MILL ROAD, NAPA, CA 94558
APN: 031-120-042-000

ENVIRONMENTAL:

The Zoning Administrator has received and reviewed the CEQA Determination from staff and the proposed Categorical Exemptions pursuant to the provisions of the California Environmental Quality Act (CEQA) and of Napa County's Local Procedures for Implementing CEQA, and finds that:

1. The project is categorically exempt from CEQA under Section 15303 (Class 3 New Construction or Conversion of Small Structures) and Section 15304 (Class 4 Minor Alterations of Land).

2. The site of this proposed project is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5 and is not within the boundaries of any airport land use plan.

3. The Planning, Building and Environmental Services Director is the custodian of the records of the proceedings on which this decision is based. Records are located at the Napa County Planning, Building, and Environmental Services Department, 1195 Third Street, 2nd Floor, Napa, California.

VIEWSHED PROTECTION PROGRAM FINDINGS:

The following findings must be made in order for the Zoning Administrator to approve a project applicable to the Viewshed Protection Program pursuant to Napa County Code (NCC) Section 18.106.050(B):

4. The project as designed or modified is consistent with Chapter 18.108 of the code;

   Analysis: The project is consistent with Chapter 18.108 (Conservation Regulations) of the Napa County Code. No construction occurs on slopes of 30% or greater or within a stream setback.

5. If the highest point of the proposed project is located more than twenty-five vertical feet below a major or minor ridgeline, that measures have been included in the project to reduce its visual impact on the major or minor ridgeline through use of existing natural vegetation, landscaping, topographical siting, architectural design, and color tone; or if the highest point of the proposed structure is within twenty-five vertical feet of a major or minor ridgeline, that the existing vegetation, proposed landscaping, topographical siting, architectural design, and color tone screen the predominant portion of the proposed structure;

   Analysis: The highest point of the proposed structure is located 206 feet below the closest major or minor ridgeline. To reduce the project's visual impacts, measures are proposed to be implented such as proposed landscaping, topographical siting, architectural design, and color

tone, to reduce the visual impacts of the ridgeline. The proposed landscaping consists of a landscaping plan to add 14 oak trees, five (5) 24" box non-fruiting olive trees, 11 36" box non-fruiting olive trees, and eight (8) box hedges +36" above finished grade. The topographical siting of the proposed residence utilizes a knoll located west of the site, towards Highway 29, providing a natural screening from the county road. The architectural design of the proposed residence utilizes the existing landform conditions to reduce environmental and viewshed impacts, by designing a single-story structure that follows the existing landform. The color tone for the residence varies from earth-tone selections such as Iron Ore, Dark Bronze, Black, and the use of stone, to achieve a project that shall not have any adverse viewshed effects on the ridgeline.

6. The proposed structure, access roads and other site improvements are sited and designed to minimize adverse effects on views from designated public roads;

   Analysis: A substantial portion of the proposed project will be screened with a proposed professionally prepared landscaping plan. Earthtone color paint scheme and use of natural materials such as Iron Ore, Dark Bronze, Black, and the use of stone, will blend the project into the existing character of Yount Mill Road and minimize adverse effects on views from Highway 29, a designated viewshed road.

7. The proposed structure, access road and other site improvements, including earthmoving or grading, and benches or shelves minimize the removal of vegetation;

   Analysis: The proposed project has been designed to minimize the removal of vegetation, by limiting the construction on a portion of the project parcel which has naturally lower slopes. The proposed project will retain the majority of the existing vegetation and proposes the planting of vegetation for screening. The vegetation retention requirements of NCC Section 18.108.020 (Conservation Regulations - General Provisions) are not applicable to this project as it is located outside of an Agricultural Watershed and located in the Agricultural Preserve. However, the applicant acknowledges the removal of individual oak trees and, while not applicable, is satisfying the minimum 2:1 replacement ratio set forth in Conservation Policy 24(c) of the Napa County General Plan.

8. The siting and design of site improvements and access roads minimize grading and alteration of natural landforms and topography;

   Analysis: The siting and design of site improvements for the proposed project do not involve significant grading nor alteration of natural landforms and topography. By limiting the construction on a portion of the project parcel which has naturally lower slopes, the project shall minimize grading and alteration of natural landforms and topography. Additionally, the building envelope was selected to utilize the topographic features to assist in screening the proposed structures, such as the knoll to the west of the project parcel.

9. A landscape and/or vegetation retention plan in conformance with the Design Manual has been submitted and approved for the site that would provide maximum screening from designated public roads through preservation of existing vegetation and the planting of new vegetation and provide for defensible space in conformance with state law;

   Analysis: The proposed project has provided a proposed landscape plan which was designed with the objective of screening 51% of the proposed structures within five (5)-years of the establishment of the landscaping. The landscape plan consists of fourteen oak trees, five 24" box non-fruiting olive trees, eleven 36" box non-fruiting olive trees, and eight box hedges +36" above finished grade. The proposed landscaping will maintain defensible space surrounding the proposed project, integrated into the landscape plan.

10. The proposed structure and associated improvements substantially conform with the Design Manual in order to reduce their visual impact on the views of major and minor ridgelines as viewed from any designated public road and unique topographic or geologic features as viewed from any county road. The following landforms will be considered to be unique topographic or geologic features for the purposes of this subsection: Mt. St. Helena, Stag's Leap, Calistoga Palisades, Round Hill, Mt. George and Mt. St. John;

    Analysis: The proposed project and associated improvements substantially conform with the Viewshed Protection Program Design Manual to reduce their visual impact on the views of minor and major ridgelines as viewed from any designated public roads and unique topographic or geologic features as viewed from any county road. The proposed project includes vegetative screening that screens a substantial portion of the new structure, downward facing lighting, and includes color tones to blend the facility into the surrounding area. The proposed project is designed in a manner that would not bring attention to the project site from view from Highway 29 or any protected unique topographic landforms.

“B”

Recommended Conditions of Approval

ZONING ADMINISTRATOR HEARING – APRIL 29, 2026
RECOMMENDED CONDITIONS OF APPROVAL

YOUNT MILL RESIDENCE VIEWSHED
P25-00015-VIEW
YOUNT MILL ROAD, NAPA, CA 94558
APN 031-120-042-000

This permit encompasses and shall be limited to the project commonly known as **Yount Mill Residence Viewshed**, located at **Yount Mill Road (APN 031-120-042)**. Part I encompasses the Project Scope and general conditions pertaining to statutory and local code references, project monitoring, and the process for any future changes or activities. Part II encompasses the ongoing conditions relevant to the operation of the project. Part III encompasses the conditions relevant to construction and the prerequisites for a Final Certificate of Occupancy. It is the responsibility of the permittee to communicate the requirements of these conditions and mitigations (if any) to all designers, contractors, employees, and guests of the winery to ensure compliance is achieved.

Where conditions are not applicable or relevant to this project, they shall be noted as "Reserved" and therefore have been removed.

When modifying a legally established entitlement related to this project, these conditions are not intended to be retroactive or to have any effect on existing vested rights except where specifically indicated.

PART I

1.0 PROJECT SCOPE

The permit encompasses and shall be limited to:

1.1 Approval of a Viewshed Protection Program application to allow construction of a 7,450 square-foot main residence, an underground pool, a 814 square-foot detached garage and a 816 square-foot accessory dwelling unit on slopes exceeding 15%. Seven (7) Oak trees are proposed for removal in the landscape plan.

1.2 A landscape plan to add 14 oak trees, five (5) 24" box non-fruiting olive trees, 11 36" box non-fruiting olive trees, and eight (8) box hedges +36" above finished grade; and

1.3 Grading of approximately 3,390 cubic yards of cut and fill, associated with the construction of site improvements.

The residence, accessory structure, and associated improvements shall be designed in substantial conformance with the submitted site plan, elevation drawings, and other submittal materials and shall comply with all requirements of the Napa County Code (the County Code). It is the responsibility of the permittee to communicate the requirements of these conditions and mitigations (if any) to all designers, contractors, employees, and guests of the winery to ensure compliance is achieved. Any expansion of or change in use

or alternative locations for fire suppression or other types of water tanks shall be approved in accordance with the County Code and may be subject to the permit modification process.

2.0 STATUTORY AND CODE SECTION REFERENCES

All references to statutes and code sections shall refer to their successor as those sections or statutes may be subsequently amended from time to time.

3.0 MONITORING COSTS

All staff costs associated with monitoring compliance with these conditions, previous permit conditions, and project revisions shall be borne by the permittee and/or property owner. Costs associated with conditions of approval and mitigation measures that require monitoring, including investigation of complaints, other than those costs related to investigation of complaints of non-compliance that are determined to be unfounded, shall be charged to the property owner or permittee. Costs shall be as established by resolution of the Board of Supervisors in accordance with the hourly consulting rate established at the time of the monitoring and shall include maintenance of a $500 deposit for construction compliance monitoring that shall be retained until issuance of a Final Certificate of Occupancy. Violations of conditions of approval or mitigation measures caused by the permittee's contractors, employees, and/or guests are the responsibility of the permittee.

The Planning Commission may implement an audit program if compliance deficiencies are noted. If evidence of a compliance deficiency is found to exist by the Planning Commission at some time in the future, the Planning Commission may institute the program at the applicant's expense (including requiring a deposit of funds in an amount determined by the Commission) as needed until compliance assurance is achieved. The Planning Commission may also use the data, if so warranted, to commence revocation proceedings in accordance with the County Code.

PART II

4.0 OPERATIONAL CHARACTERISTICS OF THE PROJECT

Permittee shall comply with the following during operation of the winery:

4.1 GROUND WATER MANAGEMENT – WELLS **[RESERVED]**

4.2 AMPLIFIED MUSIC **[RESERVED]**

4.3 TRAFFIC **[RESERVED]**

4.4 PARKING **[RESERVED]**

4.5 BUILDING DIVISION – USE OR OCCUPANCY CHANGES **[RESERVED]**

4.6 FIRE DEPARTMENT – TEMPORARY STRUCTURES **[RESERVED]**

4.7 NAPA COUNTY MOSQUITO ABATEMENT PROGRAM **[RESERVED]**

4.8 GENERAL PROPERTY MAINTENANCE – LIGHTING, LANDSCAPING, PAINTING, OUTDOOR EQUIPMENT STORAGE, MECHANICAL EQUIPMENT, AND TRASH ENCLOSURE AREAS

a. All lighting shall be permanently maintained in accordance with the lighting and building plans approved by the County.

b. All landscaping shall be permanently maintained in accordance with the landscaping approved by the County.

c. **[RESERVED]**

d. The colors used for the roof, exterior walls and built landscaping features of the project shall be limited to earth tones that will blend the facility into the colors of the surrounding site-specific vegetation. The permittee shall obtain the written approval of the Planning Division prior to any change in paint color that differs from the approved building permit. Highly reflective surfaces are prohibited.

e. **[RESERVED]**

4.9 NO TEMPORARY SIGNS
Temporary off-site signage, such as “A-Frame” signs are prohibited.

4.10 COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES - OPERATIONAL CONDITIONS

The attached project conditions of approval include all of the following County Divisions, Departments and Agencies’ requirements. Without limiting the force of those other requirements which may be applicable, the following are incorporated by reference as enumerated herein:

a. Engineering Services Division operational conditions as stated in their Memorandum dated November 3, 2025.

b. Fire Department Services Division operational conditions as stated in their Memorandum dated June 24, 2025.

c. Environmental Health Services Division plan operational conditions as stated in their Memorandum dated April 2, 2025

The determination as to whether or not the permittee has substantially complied with the requirements of other County Divisions, Departments and Agencies shall be determined by those County Divisions, Departments or Agencies. The inability to substantially comply with the requirements of other County Divisions, Departments and Agencies may result in the need to modify this permit.

4.11 OPERATIONAL MITIGATION MEASURES **[RESERVED]**

4.12 OTHER CONDITIONS APPLICABLE TO THE OPERATIONAL ASPECTS OF THE PROJECT **[RESERVED]**

4.13 PREVIOUS CONDITIONS **[RESERVED]**

PART III

5.0 PREREQUISITE FOR ISSUANCE OF PERMITS

5.1 PAYMENT OF FEES

No building, grading or sewage disposal permits shall be issued or other permits authorized until all accrued planning permit processing fees have been paid in full. This includes all fees associated with plan check and building inspections, associated development impact fees established by County Ordinance or Resolution, and the Napa County Affordable Housing Mitigation Fee in accordance with County Code.

6.0 GRADING/DEMOLITION/ENVIRONMENTAL/BUILDING PERMIT/OTHER PERMIT PREREQUISITES

Permittee shall comply with the following with the submittal of a grading, demolition, environmental, building and/or other applicable permit applications.

6.1 COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES – PLAN REVIEW, CONSTRUCTION AND PREOCCUPANCY CONDITIONS

The attached project conditions of approval include all of the following County Divisions, Departments and Agencies' requirements. The permittee shall comply with all applicable building codes, zoning standards, and requirements of County Divisions, Departments and Agencies at the time of submittal and may be subject to change. Without limiting the force of those other requirements which may be applicable, the following are incorporated by reference as enumerated herein:

a. Engineering Services Division plan review/construction/preoccupancy conditions as stated in their Memorandum dated November 3, 2025.

b. Fire Department Services Division plan review/construction/preoccupancy conditions as stated in their Memorandum dated June 24, 2025.

c. Environmental Health Services Division plan review/construction/preoccupancy conditions as stated in their Memorandum dated April 2, 2025

The determination as to whether or not the permittee has substantially complied with the requirements of other County Divisions, Departments and Agencies shall be determined by those County Divisions, Departments or Agencies. The inability to substantially comply with the requirements of other County Divisions, Departments and Agencies may result in the need to modify the permit.

6.2 BUILDING DIVISION – GENERAL CONDITIONS

Please contact the Building Division with any questions regarding the following:

a. A building permit shall be obtained for all construction occurring on the site not otherwise exempt by the California Building Code (CBC) or any State or local amendment adopted thereto.

b. If there are any existing structures and/or buildings on the property that will need to be removed to accommodate construction activities, a separate demolition permit shall be required from the Building Division prior to removal. The permittee shall provide a "J" number from the Bay Area Air Quality Management District (BAAQMD) at the time the permittee applies for a demolition permit if applicable.

c. **[RESERVED]**

6.3 LIGHTING – PLAN SUBMITTAL

a. Two (2) copies of a detailed lighting plan showing the location and specifications for all lighting fixtures to be installed on the property shall be submitted for Planning Division review and approval. All lighting shall comply with the CBC.

b. All exterior lighting, including landscape lighting, shall be shielded and directed downward; located as low to the ground as possible; the minimum necessary for security, safety, or operations; on timers; and shall incorporate the use of motion detection sensors to the greatest extent practical. All lighting shall be shielded or placed such that it does not shine directly on adjacent properties or impact vehicles on adjacent streets. No flood-lighting or sodium lighting of the building is permitted, including architectural highlighting and spotting. Low-level lighting shall be utilized in parking areas as opposed to elevated high-intensity light standards.

6.4 LANDSCAPING – PLAN SUBMITTAL

a. Two (2) copies of a detailed final landscaping and irrigation plan, including parking details, shall be submitted with the building permit application package for the Planning Division's review and approval prior to the issuance of any building permit associated with this Use Permit. The plan shall be prepared pursuant to the County's Water Efficient Landscape Ordinance (Chapter 18.118 of the County Code) requirements in effect at the time of building permit application submittal, as applicable, and shall indicate the names and locations of all plant materials to be used along with their method of maintenance.

b. Plant materials shall be purchased locally when practical, and to the greatest extent possible, the plant materials shall be the same native plants found in Napa County. The Agricultural Commissioner's office shall be notified of all impending deliveries of live plants with points of origin outside of Napa County.

c. No trees greater than 6" diameter at breast height shall be removed, except for those identified on the submitted site plan. Any Oak trees removed as a result of the project shall be replaced at a 2:1 ratio and shown on the

landscaping plans for the Planning Division's review and approval. Trees to be retained shall be protected during construction by fencing securely installed at the outer most dripline of the tree or trees. Such fencing shall be maintained throughout the duration of the work undertaken in connection with the winery development/construction. In no case shall construction material, debris or vehicles be stored in the fenced tree protection area.

d. Evergreen screening shall be installed between the industrial portions of the operation (e.g. tanks, crushing area, parking area, etc.) and any off-site residence from which these areas can be viewed.

e. **[RESERVED]**

6.5 COLORS

The colors used for the roof, exterior walls and built landscaping features of the winery shall be limited to earth tones that will blend the facility into the colors of the surrounding site-specific vegetation. The permittee shall obtain the written approval of the Planning Division in conjunction with building permit review and/or prior to painting the building. Highly reflective surfaces are prohibited.

6.6 OUTDOOR STORAGE/SCREENING/UTILITIES **[RESERVED]**

6.7 MECHANICAL EQUIPMENT **[RESERVED]**

6.8 TRASH ENCLOSURES **[RESERVED]**

6.9 ADDRESSING

All project site addresses shall be determined by the PBES Director, and be reviewed and approved by the United States Post Office. The PBES Director reserves the right to issue or re-issue an appropriate situs address at the time of issuance of any building permit to ensure proper identification and sequencing of numbers. For multi-tenant or multiple structure projects, this includes building permits for later building modifications or tenant improvements.

6.10 HISTORIC RESOURCES **[RESERVED]**

6.11 DEMOLITION ACTIVITIES **[RESERVED]**

6.12 VIEWSHED – EXECUTION OF USE RESTRICTION

The property owner shall execute and record in the County Recorder's office a use restriction, in a form approved by County Counsel, requiring building exteriors, existing and proposed covering vegetation, as well as any equivalent level of replacement vegetation to be maintained by the owner or the owner's successor so as to maintain conformance with the County Code.

6.13 PERMIT PREREQUISITE MITIGATION MEASURES **[RESERVED]**

6.14 PARCEL CHANGE REQUIREMENTS **[RESERVED]**

6.15 FINAL MAPS **[RESERVED]**

6.16 OTHER CONDITIONS APPLICABLE TO THE PROJECT PERMITTING PROCESS **[RESERVED]**

7.0 PROJECT CONSTRUCTION

Permittee shall comply with the following during project construction:

7.1 SITE IMPROVEMENTS

Please contact Engineering Services with any questions regarding the following.

a. GRADING AND SPOILS

All grading and spoils generated by construction of the project facilities shall be managed per Engineering Services direction. Alternative locations for spoils are permitted, subject to review and approval by the PBES Director, when such alternative locations do not change the overall concept, and do not conflict with any environmental mitigation measures or conditions of approval.

b. DUST CONTROL

Water and/or dust palliatives shall be applied in sufficient quantities during grading and other ground disturbing activities on-site to minimize the amount of dust produced. Outdoor construction activities shall not occur when average wind speeds exceed 20 mph.

c. AIR QUALITY

During all construction activities the permittee shall comply with the most current version of BAAQMD Basic Construction Best Management Practices including but not limited to the following, as applicable:

1. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. The BAAQMD's phone number shall also be visible.

2. Water all exposed surfaces (e.g., parking areas, staging areas, soil piles, grading areas, and unpaved access roads) two times per day.

3. Cover all haul trucks transporting soil, sand, or other loose material off-site.

4. Remove all visible mud or dirt traced onto adjacent public roads by using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

5. All vehicle speeds on unpaved roads shall be limited to 15 mph.

6. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

7. Idling times shall be minimized either by shutting off equipment when not in use or reducing the maximum idling time to five (5) minutes (as required by State Regulations). Clear signage shall be provided for construction workers at all access points.

8. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator. Any portable engines greater than 50 horsepower or associated equipment operated within the BAAQMD's jurisdiction shall have either a California Air Resources Board (ARB) registration Portable Equipment Registration Program (PERP) or a BAAQMD permit. For general information regarding the certified visible emissions evaluator or the registration program, visit the ARB FAQ http://www.arb.ca.gov/portable/perp/perpfact_04-16-15.pdf or the PERP website http://www.arb.ca.gov/portable/portable.htm.

d. STORM WATER CONTROL
The permittee shall comply with all construction and post-construction storm water pollution prevention protocols as required by the County Engineering Services Division, and the State Regional Water Quality Control Board.

7.2 ARCHEOLOGICAL FINDING
In the event that archeological artifacts or human remains are discovered during construction, work shall cease in a 50-foot radius surrounding the area of discovery. The permittee shall contact the PBES Department for further guidance, which will likely include the requirement for the permittee to hire a qualified professional to analyze the artifacts encountered and to determine if additional measures are required.

If human remains are encountered during project development, all work in the vicinity must be halted, and the Napa County Coroner informed, so that the Coroner can determine if an investigation of the cause of death is required, and if the remains are of Native American origin. If the remains are of Native American origin, the permittee shall comply with the requirements of Public Resources Code Section 5097.98.

7.3 CONSTRUCTION NOISE
Construction noise shall be minimized to the greatest extent practical and feasible under State and local safety laws, consistent with construction noise levels permitted by the General Plan Community Character Element and the County Noise Ordinance. Construction equipment muffling and hours of operation shall be in compliance with the County Code. Equipment shall be shut down when not in use. Construction equipment shall normally be staged, loaded, and unloaded on the project site, if at all practicable. If project terrain or access road conditions require construction equipment to be staged, loaded, or unloaded off the project site (such as on a neighboring road or at the base of a hill), such activities shall only occur daily between the hours of 8:00 AM to 5:00 PM.

7.4 CONSTRUCTION MITIGATION MEASURES **[RESERVED]**

7.5 OTHER CONSTRUCTION CONDITIONS APPLICABLE TO THE PROJECT PROPOSAL **[RESERVED]**

8.0 TEMPORARY CERTIFICATE OF OCCUPANCY – PREREQUISITES [RESERVED]

9.0 FINAL CERTIFICATE OF OCCUPANCY – PREREQUISITES

Permittee shall comply with the following before a Final Certificate of Occupancy is granted by the County Building Official, which upon granting, authorizes all use permit activities to commence.

9.1 FINAL OCCUPANCY
All project improvements, including compliance with applicable codes, conditions, and requirements of all Departments and Agencies with jurisdiction over the project, shall be completed.

9.2 SIGNS **[RESERVED]**

9.3 GATES/ENTRY STRUCTURES
Any gate installed at the project entrance shall be reviewed by the PBES Department and the Fire Department to assure that the design allows large vehicles, such as motorhomes, to turn around if the gate is closed without backing into the public roadway, and that fire suppression access is available at all times. If the gate is part of an entry structure an additional permit shall be required pursuant to the County Code and in accordance with the Napa County Roads and Street Standards. A separate entry structure permit is not required if the entry structure is consistent with entry structure plans submitted, reviewed, and approved as part of this permit approval.

9.4 LANDSCAPING
Landscaping shall be installed in accordance with the approved landscaping plan.

9.5 ROAD OR TRAFFIC IMPROVEMENT REQUIREMENTS **[RESERVED]**

9.6 DEMOLITION ACTIVITIES **[RESERVED]**

9.7 GRADING SPOILS
All spoils shall be removed in accordance with the approved grading permit and/or building permit.

9.8 MITIGATION MEASURES APPLICABLE PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY **[RESERVED]**

9.9 OTHER CONDITIONS APPLICABLE PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY **[RESERVED]**

Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

Brian Bordona
Director

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MEMORANDUM

To:	Enrique Torres, Project Planner	From:	Maureen S. Bown, Senior Environmental Health Specialist
Date:	April 2, 2025	Re:	Viewshed- Yount Mill Road APN 031-120-036-000 P25-00015

This Division has reviewed a viewshed application as depicted in the application materials. This Division has no objection to approval of the application with the following conditions of approval:

Prior to issuance of building permits:

1. Plans for the proposed sanitary waste subsurface drip sewage treatment system to serve the dwelling(s) must be submitted. No issuance of a building permit for any structure that generates wastewater to be disposed of by this system will be approved until such plans are approved by this Division.

2. Permits to construct the sanitary wastewater treatment system must be secured from this Division prior to issuance of a building permit for any structure that generates wastewater to be disposed of by this system.

3. Provide an approved water source. For groundwater use, conduct a yield test (within 5 years) by a licensed well driller, pump installer, geologist, engineer, etc. If the yield is less than 5 gallons per minute (gpm) but at least 1 gpm

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Brian D. Bordona
Director

MEMORANDUM

To:	Matthew Ringel, Planning	From:	Jeannette Doss, Engineering
Date:	November 3, 2025	Re:	Yount Mill Road Viewshed – Engineering CoA No address P25-00015 APN 031-120-015-000

The Engineering Division received a referral for comment on the above project. Based upon the information provided in the application, Engineering finds the application **complete** and recommends the following conditions of approval:

EXISTING CONDITIONS:

1. Existing access taken from Yount Mill Road via an existing agricultural road.

2. The existing parcel is approximately 14.4 acres.

3. Site is currently undeveloped except for an existing onsite well and existing entry gate.

4. The Engineering Division has reviewed the Water Availability Analysis (WAA) dated August 26, 2025, by EBA Engineering and prepared for APN 031-120-042-000. The Engineering Division has evaluated the project based on information provided by the applicant, its location, and available geologic and hydrologic information and has determined the WAA to be complete and reasonable. Engineering concludes the WAA is technically adequate as it relates to Napa County's water use criteria, well and spring interference, groundwater/surface water interaction pursuant to Napa County's WAA Guidelines, Governor's Executive Order N-7-22/N-3-23, Napa Valley Subbasin Groundwater Sustainability Plan, and the Public Trust Doctrine.

RECOMMENDED APPROVAL CONDITIONS:

PREREQUISITES FOR ISSUANCE OF PERMITS

1. Grading and drainage improvements shall be constructed according to the current Napa County Road and Street Standards, and Chapter 16.28 of the Napa County Code, and Appendix J of the California Building Code.

2. **Prior to issuance of a building or grading permit** the owner shall demonstrate on the plans that all roadways, access driveways, and parking areas serving the project either currently meet the requirements and/or how they will be improved to meet the requirements as outlined in the latest edition of the Napa County Road & Street Standards for Residential development.

3. **Prior to issuance of a development permit** (i.e. building permit and/or grading permit) the owner shall submit the necessary documents for Erosion Control as determined by the area of disturbance of the proposed development in accordance with the Napa Countywide Stormwater Pollution Prevention Program Erosion and Sediment Control Plan Guidance document, dated December 2014.

4. **Prior to issuance of a building or grading permit** the owner shall prepare a Stormwater Control Plan (SCP) in accordance with the latest edition of the BASMAA Post-Construction Manual for review and approval by the Engineering Division in PBES.

PREREQUISITES DURING PROJECT CONSTRUCTION

5. All excess soil material proposed to be off hauled from the subject development shall be disposed to an approved location with the appropriate entitlements or permits which have been reviewed and approved to accept import material.

PREREQUISITES FOR FINAL CERTIFICATION OF OCCUPANCY

6. All proposed roadway improvements shall be completed **prior to** issuance of final occupancy of new residence.

7. Site shall be completely stabilized to the satisfaction of the County Engineer prior to Final Occupancy.

Any changes in use may necessitate additional conditions for approval.

If you have any questions regarding the above items, please contact Jeannette Doss from Napa County Planning, Building, and Environmental Services Department, Engineering and Conservation Division, at (707) 259-8179 or by email at Jeannette.Doss@countyofnapa.org

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Napa County Fire Department
Fire Marshal's Office

951 California Blvd
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Main: (707) 299-1464

Jason W. Downs
Fire Marshal

Napa County Fire Department
Conditions of Approval

TO:	Planning Department	**DATE:**	6/24/2025
FROM:	Jason Downs, Fire Marshal	**PERMIT #**	P25-00015
SUBJECT:	Yount Mill Road Viewshed	**APN:**	031-120-036-000

The Napa County Fire Marshal's Office has reviewed the submittal package for the above-proposed project. The Fire Marshal approves the project as submitted with the following conditions of approval:

1. All construction and use of the facility shall comply with all applicable standards, regulations, codes, and ordinances at the time of Building Permit issuance.

2. Beneficial occupancy will not be granted until all fire department fire and life safety items have been installed, tested, and finalized.

3. Where conditions listed in 2022 California Fire Code Section 105 are proposed, separate permits will be required before Building Permit issuance for:

    1. Automatic fire-extinguishing systems
    2. Fire alarm and detection systems and related equipment
    3. Private Fire service mains and their appurtenances

4. All buildings, facilities, and developments shall be accessible to fire department apparatus by way of approved access roadways and/or driveways. The fire access road shall comply with the requirements of the Napa County Road & Street Standards

5. Access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced to provide all-weather driving capabilities. Provide an engineered analysis of the proposed roadway noting its ability to support apparatus weighing 75,000 lbs.

6. Provide fire department access roads to within 150 feet of any exterior portion of the buildings as measured by an approved route around the exterior of the building or facility.

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Jason W. Downs
Fire Marshal

Napa County Fire Department
Conditions of Approval

7. Turnouts shall be a minimum of 12 feet in width, 30 feet in length, and 25-foot taper on each end.

8. Turnarounds are required on driveways and dead-end roadways.

9. Grades for all roadways and driveways shall not exceed 16 percent. The roadway grade may exceed 16 percent, not to exceed 20 percent, provided the provisions outlined in the NCRSS are met.

10. Roadway radius shall not have an inside radius of less than 50 feet. An additional surface width of 4 feet shall be added to curves of 50-100 feet radius and 2 feet to curves of 100-200 feet radius.

11. Gates for driveways and/or roadways shall comply with the California Fire Code, section 503.5 and the Napa County Road & Street Standards, and CA Fire Safe Regulations for projects within SRA.

12. An automatic fire sprinkler system shall be installed by provisions outlined in the California Fire Code as amended by the County of Napa and the applicable National Fire Protection Association Standard. Automatic fire sprinkler systems shall be designed by a fire protection engineer or C-16 licensed contractor.

13. A Wet Draft fire hydrant shall be installed and maintained on-site when a municipal fire hydrant is not located within one-half mile of the building under construction. The hydrant shall comply with Napa County Code Section 15.32.075 – Section 507.5.7, and the Napa County Fire Development Guidelines, or as otherwise approved by the fire code official.

14. All buildings shall comply with California Fire Code, Chapter 10 Means of Egress requirements. Including but not limited to; exit signs, exit doors, exit hardware, and exit illumination.

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Fire Marshal

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Conditions of Approval

15. The permittee shall provide and maintain a minimum 100-foot defensible space around all structures, in compliance with the Napa County Defensible Space Ordinance, the Napa County Fire Marshal's Defensible Space Guidelines, and California Public Resources Code Section 4291, as applicable. Defensible space shall be established prior to final project approval or occupancy and maintained in a fire-safe condition for the life of the project, subject to inspection by the Napa County Fire Marshal's Office.

16. The permittee shall provide and maintain a minimum 10-foot defensible space on both sides of all roadways, driveways, and access routes leading to the facility, measured from the edge of the roadway surface. This defensible space shall comply with the Napa County Defensible Space Ordinance and the Fire Marshal's Defensible Space Guidelines and shall be always maintained in a fire-safe condition, subject to inspection and verification by the Napa County Fire Marshal's Office.

Please note the conditions of approval noted above are based on the Fire Marshal review only. There may be additional comments or information requested from other County Departments or Divisions reviewing this application submittal package. Napa County Fire Marshal's Office Development Guidelines can be found @ www.countyofnapa.org/firemarshal. Should you have any further questions please contact me at (707) 299-1467 or email me at jason.downs@countyofnapa.org

“C”

CEQA
Exemption Memorandum

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Planning, Building & Environmental Services

1195 Third Street, Suite 210
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Brian D. Bordona
Director

MEMORANDUM

To:	Zoning Administrator	From:	Enrique Torres, Planner II
Date:	April 29, 2026	Re:	P25-00015-VIEW Yount Mill Road Residence Viewshed Protection Program Categorical Exemption Determination Yount Mill Road, Napa APN: 031-120-042

Background

On January 17, 2025, the Applicant submitted a Viewshed application to allow for the construction of a 7,450 square-foot main residence, an underground pool, 814 square-foot detached garage, and an 816 square-foot accessory dwelling unit. The project site is currently vacant and undeveloped. With the project site being located on slopes over 15%, located 206 feet below a minor ridgeline, located near a county viewshed road Highway 29, and the main residence exceeding 4,000 sqft, the proposed residential project is subject to review and approval by the zoning administrator.

Existing Setting

The approximately 14.4-acre parcel is to the east of Highway 29 and is an undeveloped property. The subject property is located on Yount Mill Road, Napa, CA 94558, 0.3 miles from the intersection of Highway 29 and Yount Mill Road. The property is zoned Agricultural Preserve (AP) and is designated Agriculture Resources (AR) by the Napa County General Plan. Access to the site is provided by an existing agricultural driveway connection from Yount Mill Road. The project site contains slopes ranging between 6 and over 70 percent.

Within the property, the lower slopes on the property are vegetated with grasslands, and the higher slopes are currently vegetated with oak woodlands, along with minimal douglas fir trees. There are two prominent soils on the subject property, boomer-forward-felta complex is found predominantly in the area of disturbance and forward silt loam within the higher slopes. A creep-prone soil was observed uphill of the planned development area, it is anticipated for past landsliding and erosion, to have occurred further uphill to the west and the materials transported downhill as intermittent debris flows. Lincoln Creek is an identified significant stream near the projects existing parcel serving well, at approximately 1,345 feet. The existing well will not contribute to streamflow depletion in the nearby Lincoln Creek. The property is bordered on the north, west, and south by vineyards, single family residences, and one winery (Piazza Del Dotto Winery & Caves), to the east is undeveloped land, vegetated with oak woodlands and douglas fir forest.

CEQA Categorically Exempt Criteria and Analysis

Article 19 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA) establishes a list of classes of projects that are categorically exempt from the provisions of CEQA. The proposed project would be considered exempt under CCR 15303 (Class 3, New Construction or Conversion of Small Structures) and CCR 15304 (Class 4, Minor Alterations to Land).

Class 3: New Construction of Conversion of Small Structures [California Code of Regulations (CCR) §15303] Consists of the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The applicable examples are listed below:

i. (a) One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.
ii. (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

Class 4: Minor Alterations to Land [California Code of Regulations (CCR) §15304] Consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purposes. The applicable examples are listed below;

i. (b) New gardening or landscaping, including the replacement of existing conventional landscaping with water-efficient or fire-resistant landscaping.
ii. (f) Minor trenching and backfilling where the surface is restored.

The proposed project scope is categorically exempt from CEQA under Section 15303 and Section 15304. The main dwelling and accessory dwelling unit are exempt from CEQA through Section 15303(a), the pool and detached garage are exempt through section 15303(e). The landscape plan is exempt from CEQA through section 15304(b) and associated road improvements is exempt through Section 15304(f).

15300.2. EXCEPTIONS [to Exemption from CEQA]

Included in the State Guidelines for Implementation of the CEQA is a list exceptions to the CEQA exemptions. A project cannot be considered exempt from CEQA is any of the following criteria are met.

(a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

According to the Napa County GIS Map (Hazards, Hydrology Layer), the project site is located in an area with an identified landslide creep, otherwise referred to as a creep-prone soil by Bauer Associates, Inc. in the project specific Geotechnical Investigation. A creep-prone soil was observed uphill of the planned development area, it is anticipated for past landsliding and erosion, to have occurred further uphill to the west and the materials transported downhill as intermittent debris flows. It is planned to excavate foundations through natural soils and/or engineered fill to bear into bedrock per the recommendations of the report in order to prevent adverse effects on the proposed project. Lincoln Creek is an identified significant stream near the projects existing parcel serving well, at approximately 1,345 feet. The existing well will not contribute to streamflow depletion in the nearby Lincoln Creek. Napa County GIS Map (Aesthetic Layer) does show the property being found near a minor ridge line and county designated viewshed road, along with the building site being found slopes of 22.3%. The Viewshed Protection Program which sets forth criteria to be met in order to not affect any viewshed resources, shall be followed during the construction through conditions of approval, which the proposed project is required to follow prior to the issuance of any associated development permits.

Napa County GIS Map (Biological, Vegetation Layer), additionally provided that the project site is located in an area that does not have potential impact on an environmental resource of hazardous or critical concern in regard to the selected layers. The biological layer illustrates the lack of presence, of any special-species habitat within the area of disturbance, with the exception of the parcel having the potential to Northern Spotted Owl Habitat. The Northern Spotted Owl habitat can confidently be ruled out as the mature forests are not found within the proposed area of disturbance.

(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

The applicant proposes to construct a single-family residence, accessory dwelling unit, underground pool, and detached garage. As discussed above, the existing conditions of the project site are undeveloped, which would result in new construction, and that this application would not contribute to cumulative impacts in the area, the nature of the proposed project is consistent with the existing character and zoning code. Additionally, the uses requested through this application are typically carried out through ministerial review, which all together would not increase activities in the project area enough to result in significant cumulative impacts to the area.

(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

There are no proposed activities on the subject property that would result in a significant effect on the environment due to unusual circumstances. Development of the proposed project would occur within the building envelope which has been located to minimize any potential to affect the environment. The Napa County GIS Map was utilized to eliminate reasonable possibility that the activity pertaining to biological, traffic, hydrology, air quality, cultural resources, and transportation will have a significant effect on the environment due to unusual circumstances. The Napa County GIS Map showed the lack of presence, of any special-species habitat within the area of disturbance, the proposed project will not produce a vehicle miles travelled (VMT) & greenhouse gasses (GHG) inconsistent with the existing

residential character of the area, no streams were effected, and there are no archeological/cultural resources located on site. As such, there are no unusual circumstances on the subject property that could be subject to impacts resulting from implementation of the proposed project.

(d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

The subject property is accessed through Yount Mill Road, which is not designated as state scenic highways. No rock outcroppings or historical structures exist on the project site. In order to minimize the effect to the environment, seven oak trees are proposed for removal, and while not required by county code or general plan policy, the project is proposing to replace all individual oak trees at a 2:1 ratio, while not applicable, the applicant is satisfying the minimum 2:1 replacement ratio set forth in Conservation Policy 24(c) of the Napa County General Plan. As such, the project would not result in damage to scenic resources within a state scenic highway.

(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

The project is not on any lists of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

There are no known historical resources on the subject property.

Conclusion

Therefore, based upon the analysis above, the proposed project meets the criteria for a categorical exemption under State Guideline Sections §15303 and Section §15304 of California Code of Regulations for implementing CEQA, Class 3 (New Construction) and Class 4 (Minor Alterations to Land).

“D”

Use Permit and Viewshed Application

A Tradition of Stewardship
A Commitment to Service

FILE #_____

NAPA COUNTY
PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES
1195 THIRD STREET, SUITE 210, NAPA, CALIFORNIA, 94559 • (707) 253-4417

APPLICATION FOR VIEWSHED PROTECTION PROGRAM

FOR OFFICE USE ONLY

ZONING DISTRICT: _____ DATE SUBMITTED: _____
TYPE OF APPLICATION: _____ DATE PUBLISHED: _____
REQUEST: _____

Project Type: Structure ___ Driveway ___ Road ___ Reservoir ___ Mass Grading ___ Other _____
Other Permits Applied/Pending/Required:
ECP ___ Grading Permit ___ Use Permit ___ Variance ___
SDSDS ___ Groundwater Permit: ___
#_____ #_____ #_____ #_____ #_____ #_____

Review Agencies: PBES: _X_ County Consultant: ___ Name/Contact: _____

Final Approval: PBES _X_ Date: ____/____/____ Conditions: Yes ___ No ___

TO BE COMPLETED BY APPLICANT
(Please type or print legibly)

Applicant's Name: Bloom Holdings LLC, Bob mueller manager

Telephone #: (858) 775-0701 Fax #: (___)____-_____ E-Mail: $mueller@rmcigroup.com

Mailing Address: 731 S Hwy 101, Ste 12 Solana Beach CA 92075
No. Street City State Zip

Status of Applicant's Interest in Property: In Escrow

Property Owner's Name:
APN 031-120-036 Dave Del Dotto / DDYM, LLC

Telephone #: (707) 480-0176 Fax #: (___)____-_____ E-Mail: mburgess@deldottowinecrowds.com

Mailing Address: 540 Technology Way, Napa CA 94558
No. Street City State Zip

Site Address/Location: No address — Mount Mill Rd. Napa
No. Street City State Zip

Assessor's Parcel #: 031 - 120 - 036 Parcel Size: 15 acres Development Area Size: ½ acres

Slope Range of Development Area: 20 % to 25 %

(**NOTE**: Contour map/survey is required for all development areas with an estimated slope of 15% or greater and for all road/driveway projects, Contour map must include all areas within 100'of the cut and fill edges. Percent slope shall be calculated and presented as whole numbers. (Please see attached Slope Determination Methodology)

I hereby certify that all the information contained in this application, including but not limited to, this application form, the supplemental information sheets, site plan, plot plan, cross sections/elevations, is complete and accurate to the best of my knowledge. I hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for evaluation of this application and preparation of reports related thereto, including the right of access to the property involved.

Signature of Applicant — Date: 12/23/24
Print Name: Bob mueller

Signature of Property Owner — Date: 12/26/24
Print Name: David Del Dotto

TO BE COMPLETED BY PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES

Application Fee: $_____ Receipt. No. _____ Received by: _____ Date: _____

INDEMNIFICATION AGREEMENT

Pursuant to Chapter 1.30 of the Napa County Code, as part of the application for a discretionary land use project approval for the project identified below, Applicant agrees to defend, indemnify, release and hold harmless Napa County, its agents, officers, attorneys, employees, departments, boards and commissions (hereafter collectively "County") from any claim, action or proceeding (hereafter collectively "proceeding") brought against County, the purpose of which is to attack, set aside, void or annul the discretionary project approval of the County, or an action relating to this project required by any such proceeding to be taken to comply with the California Environmental Quality Act by County, or both. This indemnification shall include, but not be limited to damages awarded against the County, if any, and cost of suit, attorneys' fees, and other liabilities and expenses incurred in connection with such proceeding that relate to this discretionary approval or an action related to this project taken to comply with CEQA whether incurred by the Applicant, the County, and/or the parties initiating or bringing such proceeding. Applicant further agrees to indemnify the County for all of County's costs, attorneys' fees, and damages, which the County incurs in enforcing this indemnification agreement.

Applicant further agrees, as a condition of project approval, to defend, indemnify and hold harmless the County for all costs incurred in additional investigation of or study of, or for supplementing, redrafting, revising, or amending any document (such as an EIR, negative declaration, specific plan, or general plan amendment) if made necessary by said proceeding and if the Applicant desires to pursue securing approvals which are conditioned on the approval of such documents.

In the event any such proceeding is brought, County shall promptly notify the Applicant of the proceeding, and County shall cooperate fully in the defense. If County fails to promptly notify the Applicant of the proceeding, or if County fails to cooperate fully in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County. The County shall retain the right to participate in the defense of the proceeding if it bears its own attorneys' fees and costs, and defends the action in good faith. The Applicant shall not be required to pay or perform any settlement unless the settlement is approved by the Applicant.

Bloom Holdings LLC.
Applicant

12-23-2024
Date

Property Owner (if other than Applicant)

APN - 031-120-036
Project Identification

“E”

Water Availability Analysis

DDYM Corporation
540 Technology Way
Napa CA 94558

Date: October 6, 2025

To: Napa County Planning, Building and Environmental Services Department
1195 Third Street, Suite 210
Napa, CA 94559

Subject: Notice of Sale – Parcel Containing Well #2
APN: 031-120-042
Reference: EBA Report dated August 6, 2025 – Water Availability Report, Well #2

Dear Planning Department,

DDYM Corporation hereby provides notice to Napa County that it has completed the sale of the parcel identified as Assessor's Parcel Number (APN) 031-120-042, which contains Well #2 referenced in EBA's Water Availability Report dated August 6, 2025.

The sale closed on February 28, 2025, transferring ownership of the property to Bob Mueller, Bloom Holding, LLC and DDYM waiving all rights to the well.

Sincerely,

Dave Del Dotto
President
DDYM Corporation

August 26, 2025

Mr. Bob Mueller
Bloom Holding, LLC
731 S. Hwy 101, Suite 12
Solana Beach, CA 92075
bmueller@rmcigroup.com

SUBJECT: WATER AVAILABILITY ANALYSIS REPORT
1201 YOUNT MILL ROAD
NAPA COUNTY, CALIFORNIA 94558
APN 031-120-042
EBA Project No. 25-3770

EBA Engineering (EBA) is pleased to present this Water Availability Analysis (WAA) in connection with permitting services for the planned development located at the subject site identified by Napa County Assessor's Parcel Number (APN) 031-120-042 in Napa, California (herein referred to as the project site). The intent of this WAA is to provide required information to obtain a water use permit for the planned development in conformance to the requirements of Napa County's WAA Guidance Document, adopted May 12, 2015 (Napa County, 2015).

This WAA concludes that site groundwater demands are less than the estimated volume of water available for groundwater recharge on the project site under average precipitation years. Further, the existing groundwater well at the project site, is located less than 500 feet to an existing nearby well(s), is located greater than 1,500 feet to a nearby spring(s) and located less than 1,500 to a nearby Significant Stream(s). As such, Tier 1, 2, and 3 analyses will be evaluated in conformance with the following Napa County permitting guidance documentation.

- Well Permit Standards – Applicable Tables available on the Napa County website on the Groundwater Sustainability page;
- *Draft GSA Response to the Governor's Emergency Executive Order*, prepared by Napa County, dated June 2, 2022; and
- *WAA Guidance Document,* prepared by Napa County, adopted May 12, 2015.

1.0 BACKGROUND INFORMATION

1.1 Project Site Description

The project site is located on Yount Mill Road approximately two miles northwest of Yountville in Napa County (Figure 1, Appendix A). The project site is approximately 14.40-acres (AC) in size and is currently comprised of one parcel with an access road, an existing groundwater supply well, and undeveloped grasslands and oak tree land cover. A site plan illustrating the general project site features is presented as Figure 2, Appendix A. Ground elevations across the project site range from approximately 130 to 420 feet above mean sea level (MSL). The project site is mapped as Forward silt loam, Boomer-Forward-Felta complex, and the Hambright-Rock outcrop complex with hydrologic soil group ratings of C, B-C, and D, respectively (NRCS, 2020).

There is one existing water supply well on the project site, hereinafter referred to as "Well #2". A Well Completion Report (WCR), archived by the California Department of Water Resources (DWR), for Well #2 (WCR No. e0290239) was found. A Copy of the WCR for Well #2 can be found in Appendix B. Please refer to Figure 2 (Appendix A) for the location of Well #2. The total depth of the well is 400 feet below ground surface (BGS) and is completed in fractured volcanics. The well is constructed with 8.625-inch diameter F480 polyvinyl chloride (PVC) casing and is screened at alternating depth intervals of 100 to 120 feet BGS, 160 to 260 feet BGS, 280 to 360 feet BGS, and 380 to 400 feet BGS. At the time of installation (2015), static water level was measured to be 85 feet below top of casing (TOC) and well yield was estimated to be 110 gallons per minute (GPM) during a three-hour air lift test. At the time of EBA's site visit on July 17, 2025, static water level in Well #2 was measured to be 75.13 feet below TOC. During a November 2015 well performance test, Well #2 was reported to have a sustained yield of 42.0 GPM with 33.0 feet of drawdown measured following 21 hours of sustained pumping. The November 2015 pump test is included in Appendix B. Well #2 was drilled in September 2015 by McLean & Williams, Inc. of Napa, California.

The proposed new development consists of the installation of a primary residence with minor to moderate landscaping, additional landscaping (olive and oak trees), a secondary residence, and a pool. Upon installation of the proposed development on the project site, water from the existing on-site well (Well #2) will be used to supply water for the proposed new development. Please refer to Figure 2 (Appendix A) for the approximate location of the proposed development.

1.2 Hydrogeologic Setting

The Coast Ranges geomorphic province encapsulates the greater north bay area with northwest-trending ridges and valleys that run subparallel to the San Andreas Fault Zone. Regional geology surrounding the project site has been mapped to generally consist of late Pleistocene to Holocene alluvial fan deposits overlying the Pliocene to Miocene aged Sonoma Volcanics (California Geological Survey, 2005). In the immediate vicinity of the project site, Well #2 is located at the base of a hill in an area where the surface geology has been mapped to consist of the Miocene aged andesite flows of Stags Leap (Tsvasl).

Please refer to the Geologic Map included herein as Figure 4 (Appendix A). Mapped geology in the vicinity of the project site is consistent with the lithology described in the WCR for Well #2 as well as the regional hydrogeology described by Luhdorff and Scalmanini in the *Updated Hydrogeologic Conceptualization and Characterization of Conditions* for Napa County (Luhdorff and Scalmanini, 2013).

Water Well Completion Reports (WCRs) for nearby wells are also generally consistent with mapped geology, wherein drillers described encountering ash, volcanic rock, and fractured rock. Groundwater is contained within rock fractures, which are expected to be stochastically distributed and likely to have a wide range of transmissivity values depending on the extents of fracture networks. According to Bulletin 118-4 (CDWR, 1975 and 1982), groundwater yields for the Sonoma Volcanic formation range from slight to moderate and have specific yields ranging from 0 to 15 percent. Regional groundwater flow direction is expected to generally mirror regional topography, which generally slopes downward from the project site towards the northwest, around the Tsvasl formation, and subsequently east towards the Napa River and south towards the San Francisco Bay.

A mapped Significant Stream, Lincoln Creek, is located approximately 1,345 feet to the north of Well #2. Please refer to Figure 3 (Appendix A) for a map of Well #2 in relation to Lincoln Creek.

In an effort to locate wells within 500 feet of the Well #2, EBA performed a literature search of WCRs archived by the California Department of Water Resources and Environmental Permitting documentation archived within the Napa County Electronic Document Retrieval database. The scope of the research encompassed available records for wells located within a 500-foot radius of the project site. Publicly available septic system design drawings were used to further identify well locations on neighboring properties. After EBA personnel conducted a site visit and a literature search, three water supply wells were identified within 500 feet of Well #2. Please refer to Figure 3 (Appendix A) for an illustration of all identified well locations and Appendix B and C for the respective WCRs. A summary of well characteristics for the neighboring wells within 500 feet of the Well #2 location is presented in Table 1.

TABLE 1 – SUMMARY OF WELL CHARACTERISTICS FOR NEIGHBORING WELL(S) WITHIN 500 FEET OF WELL #2

Legacy WCR[1] Number	*Distance to Well #2 (feet)*	*Planned Use*	*Drilling Depth (feet BGS)*	*Static Water Level (feet BGS)*	*Estimated Yield (GPM)*
Well #1 (0900858)	260	Domestic	350	54	100
e039634	445	Public	396	66	100
013292	460	Domestic	500	98	100

[1] WCR: Well Completion Report

1.3 Local Climate

Review of published data by the Parameter-Elevation Regressions on Independent Slopes Model (PRISM) Climate Group, indicates the 10-year (2012 – 2021) average annual rainfall in the vicinity of the project site as defined by correspondence with Napa County is 29.62 inches per year (Prism, 2025). EBA understands the 10-year rainfall is considered average as defined by correspondence with Napa County. The 10-year data were evaluated using the 4 km spatial resolution and the interpolate grid cell values function.

Mean annual potential evapotranspiration (ET_o) was estimated to be 48.86 inches per year based on reference ET_o tables for Oakville provided in the California Irrigation Management Information System (CIMIS) Reference Evapotranspiration Website (CIMIS, 2025).

2.0 PROPOSED ON-SITE GROUNDWATER DEMANDS

2.1 Proposed Groundwater Demand

The proposed project groundwater demand was estimated to be 1.62 acre-feet per year (AFY) (Appendix D). Proposed water use is associated with a primary residence with minor to moderate landscaping, additional landscape irrigation for the proposed olive and oak trees, a secondary residence, and a pool with a cover. Water use for the primary residence (which includes minor to moderate landscaping) and a secondary residence was estimated to be 0.75 AFY and 0.50 AFY, respectively. The pool with cover was estimated to be 0.05 AFY. These water demands were estimated based on the *WAA Guidance Document*. The annual water use for the proposed olive trees was estimated to be 0.31 AFY, based on an irrigation rate of approximately 4 GPM for one hour per week for each of the 16 olive trees, 26 weeks per year. This olive tree water use estimate is based on a recent water use from a nearby property owner east of the City of Napa. The annual water use for the proposed 14 oak trees was estimated to be 0.01 AFY, calculated using the Water Use Classification of Landscape Species (WUCOLS) site specific model as described in *A Guide to Estimating Irrigation Water Needs of Landscape Plantings in California* (UC Cooperative Extension, 2000). Please refer to Table 2 on the following page for a summary of proposed water demands and Table 1 *Proposed Water Usage* in Appendix D for a detailed accounting of the proposed water demand calculations.

TABLE 2 – PROPOSED WATER DEMANDS		
Water Use	***Water Use Estimation Criteria***	***Water Demand (AFY)[1]***
Primary Residence	0.75 AFY[1]	0.75
Pool w/cover	0.05 AFY[1]	0.05
Secondary Residence	0.50 AFY[1]	0.50
Additional Irrigation (Olive Trees)	*See Subsection 2.1 above*[2]	0.31
Additional Irrigation (Oak Trees)	*See Subsection 2.1 above*[3]	0.01
	TOTAL	***1.62***

[1] AFY: Acre-Feet per Year
[2] Communications with owner of a nearby property indicates annual irrigation for 104 mature olive trees is 4 GPM for each tree for one hour per week for 26 weeks. Water use for the proposed 16 olive trees on the project site were based on this estimate.
[3] Water use estimate for the 14 oak trees is based on WUCOLS site specific model.

3.0 GROUNDWATER RECHARGE ANALYSES

3.1 Project Site Groundwater Recharge Methodology

EBA analyzed the project site groundwater budget by comparing estimated inflows and outflows from the fractured-rock aquifer complex. The volume available for recharge was estimated based on precipitation as the principal source of inflow while outflows were estimated based on run-off, evapotranspiration, canopy interception, and spring losses. While secondary sources of inflow (such as upgradient boundary flow), and secondary sources of outflow (such as downgradient boundary flow, and surface-water-groundwater interaction) potentially contribute to the groundwater budget, they are assumed to be equal and resultant in no net gain or loss. Based on this approach, the following equation was used to calculate potential volume of water available for recharge:

$$\textit{Volume of Water Available for Recharge} = P - (R + ET_a + E_{CI} + S)$$

where "P" is equal to precipitation (in acre-feet per year [AFY]), "R" is equal to run-off (in AFY), "ET_a" is equal to actual evapotranspiration (in AFY), "E_{CI}" is equal to evaporative losses related to canopy interception (in AFY) and "S" is equal to spring flow (in AFY). The groundwater recharge analysis was performed during average precipitation years (10-year period from 2012 to 2021). Details regarding the calculation of each of these variables are presented below.

Precipitation (P)

The total volume of precipitation that falls within the area of the project site was calculated by multiplying the average annual precipitation rate (29.62 inches per year) by the sum of the area of the project site (14.40 AC). The total annual precipitation over this area corresponds to approximately 35.54 AFY during average precipitation years.

Run-off (R)

The percentage of the total precipitation that results as outflow (i.e., run-off) was estimated by comparing the ground slopes within the project site to run-off coefficients (RCs) for various types of developed and natural settings (Napa County Road & Street Standards, 2023). In general, slope surfaces were separated by areas identified as "low" (0 to 5 percent), "normal" (5 to 10 percent), "high" (10 to 30 percent), and "extreme" (greater than 30 percent). In this regard, the relative percentages of slopes within the project site that align with these categories are approximately 0, 0, 27, and 73 percent, respectively. These areas, in turn, were further separated by the types of settings. Table 3 below provides a breakdown of the setting types and range of RCs used in the analysis:

TABLE 3 (PROJECT SITE)
RUNOFF COEFFICENTS AND AREAS

Land Type	*Area (AC)*	*Runoff Coefficient (RC)*
Oak Woodland	10.50	0.40 - 0.48
Proposed Trees for Landscaping	0.15	0.40
Seasonal Grasses	2.90	0.43 - 0.51
Gravel Driveway	0.25	0.60
Residence/Paved Driveway	0.60	0.80
TOTAL	**14.40**	-

Using the aforementioned variables, the annual run-off volume for each area was calculated by multiplying the respective areas by the annual precipitation volume, followed by multiplying the corresponding products by the applicable RC. Please note that the acreages summarized in Table 3 correspond to future land use of the project site parcel. The summation of all the area run-off volumes equates to the total annual run-off volume for the entire project site. The average annual run-off volume was calculated to be approximately 17.22 AFY during average precipitation years.

Actual Evapotranspiration (ET_a)

As previously noted in Subsection 1.3 (*Local Climate*), the mean annual potential evapotranspiration (ET_o) for the area is estimated to be 48.86 inches per year, which translates to a total ET_o volume of approximately 58.63 AFY within the area of the project site parcel. Actual Evapotranspiration (ET_a) in turn, was calculated using a Water Use Classification of Landscape Species (WUCOLS) site specific model as described in *A Guide to Estimating Irrigation Water Needs of Landscape Plantings in California* (UC Cooperative Extension, 2000). The WUCOLS model estimates ET_a for the native vegetation and landscaping. A review of aerial photography was utilized to determine appropriate species factors (K_S) and density factors (K_D) as outlined in the WUCOLS Guidance Documentation. A microclimate factor (K_{MC}) of 1 was selected based upon review of available climate data. Resulting landscape coefficients (K_L) were then multiplied by respective unit areas to determine an estimated ET_a for these vegetation types within the project site parcel.

The total ET_a within the project site parcel was then calculated to represent approximately 7.13 AFY during average precipitation years.

Canopy Interception (EC_I)

Canopy interception corresponds to the fraction of rainfall that is intercepted by the canopy of trees and shrubs and subsequently lost to evaporation. This fraction was estimated using equations developed by Helvey and Patric (Helvey & Patric, 1965) that utilize gross rainfall, throughput (i.e., rainfall that reaches the ground through spaces in the vegetative canopy and as drip from leaves, twigs, and stems), and stemflow (i.e., rainfall that is caught on the canopy and reaches the ground by running down stems) variables. The calculation excluded grassland, vineyard, surface water bodies, pavement, and roof areas as the fraction of canopy interception for these areas is assumed to be negligible or not applicable. All other areas within the project site covered by tree canopy (approximately 10.50 AC) were subjected to canopy interception losses. Canopy interception loses were calculated to be approximately 1.53 AFY during average precipitation years.

Springs

Published data regarding spring flow discharges in the area were not available (Napa County, 2022a). It should be noted that no springs were observed during EBA's site inspection.

Water Budget Results

Using each of the calculated values in the groundwater recharge equation, the corresponding estimated volume of water available for groundwater recharge on the project site is approximately 9.66 AFY during average precipitation years. EBA estimated the volume of water available for groundwater recharge to be approximately 27% of the annual precipitation volume of 35.54 AFY. EBA's estimated recharge rate is within the range of recharge rates modeled for the Napa River near Napa Watershed in the 2013 *Updated Hydrogeologic Conceptualization and Characterization of Conditions* report (LSCE, 2013). Further, the proposed groundwater demand for the project site is 1.62 AFY. Based on the estimated groundwater demand of 1.62 AFY, this total groundwater use equates to approximately 17 percent of the water available for recharge in the area of the project site during average precipitation years. Results from the project water budget analysis are summarized in Table 4 on the following page.

TABLE 4 RESULTS FROM PROJECT SITE RECHARGE CALCULATIONS AVERAGE RAINFALL YEAR		
Description	***Inflow/Outflow***	***Volume (AFY)***
Precipitation	Inflow	+35.54
Run-off	Outflow	- 17.22
Actual Evapotranspiration	Outflow	- 7.13
Canopy Interception	Outflow	- 1.53
Springs	Outflow	-
TOTALS	**-**	***9.66***

AFY: Acre-Feet per year.

4.0 WELL INTERFERENCE

Tier 2, outlined in the *WAA Guidance document* and the *Well Permit Standards – Applicable Tables,* requires that a well interference evaluation be conducted for a project well, located less than 500 feet to a nearby well(s). The existing on-site well (Well #2) is located less than 500 feet to a nearby well(s). Therefore, the following Tier 2 evaluation to assess the potential drawdown in the existing nearby well(s) is described below in the following sections.

4.1 Drawdown Characteristics

One well exists on the project site. However, no data exists to conduct an empirical distance-drawdown analysis which would require a pumping test with observation well data.

The nearest well (Well #1 [WCR No. 0900858]) to Well #2 is approximately 260 feet away and will be used for the Tier 2 analyses.

The on-site well performance data is summarized on the following page in Table 5. Data for Well #2 was derived from a pump test performed by McLean & Williams Well Drilling & Pump Service on November 2, 2015.

TABLE 5 SITE WELL PERFORMANCE DATA	
Well Characteristic	**Site Well**
Well Depth	400 feet
Sustained Flow Rate	42.0 GPM
Static Water Level	81.0 feet from top of casing
Drawdown	33.0 feet
Specific Capacity	1.27 GPM / foot
Well Diameter	8.625-inch
Screened Interval	100 to 120, 160 to 260, 280 to 360, and 380 to 400 feet

4.2 Daily Water Demand

In accordance with the estimates outlined earlier, the total annual groundwater use for the project is 1.62 AFY. The total annual groundwater use for the proposed primary residence of 0.75 AFY (244,388 gallons), a pool with a cover of 0.05 AFY (16,293 gallons), and a secondary residence of 0.50 AFY (162,926 gallons) is equivalent to a maximum daily water demand of approximately 1,161 gallons per day (GPD), assuming a 365-day use frequency. The total annual groundwater use for the additional landscape irrigation for the olive and oak trees of 0.31 AFY (101,014 gallons) and 0.01 AFY (3,259 gallons), respectively, is equivalent to a maximum daily water demand of approximately 579 GPD, assuming 26 weeks (180-days) of irrigation. Therefore, the total annual groundwater use for the proposed project of 1.62 AFY is equivalent to a maximum daily water demand of approximately 1,740 GPD.

4.3 Pumping Rate and Duration

As presented above, the daily water demand is approximately 1,740 GPD. Whereas the demand would likely occur intermittently throughout the day, the total volume was assumed to be pumped at one time as a conservative measure.

There is one existing water supply well on the project site. The pumping duration required to meet the maximum daily water demand was estimated based on the yield (42.0 GPM) from the pumping test conducting on the on-site water supply well (Well #2). Well #2 (WCR No. e0290239) appears to be completed in similar lithology as the water supply wells located in close proximity to the project site.

At an average conservative pumping rate of 42.0 GPM, approximately 41 minutes of pumping is required to reach the maximum daily water demand. It should be noted that the analysis conducted herein regarding well interference and stream depletion assumes that all groundwater will be pumped from Well #2.

4.4 Aquifer Transmissivity

Determination of aquifer transmissivity was accomplished using available data from the pumping test conducting on Well #2. The yield (42.0 GPM) and drawdown (33.0 feet) from the pumping test data was used in empirical transmissivity equations published in the *Groundwater and Wells* (Driscoll, 1986) and the *Manual of Applied Field Hydrogeology* (Weight & Sonderegger, 2001). The methods used to calculate transmissivity are presented below:

Method I:

$$\frac{Q}{s} = \frac{T}{2000}$$

for a confined aquifer, where "Q" is discharge rate (GPM), "s" is feet of drawdown in the well, and "T" is transmissivity (gallons per day per foot [GPD/ft]). For the purpose of this analysis, the aquifer is assumed to be partially confined based on the description given by the well driller at the time of well installation. The corresponding results from the calculation indicated a transmissivity value of 2,545 GPD/ft (340 square feet per day [ft^2/day]).

Method II:

$$T = 38.9(Sc)^{1.18}$$

where T = transmissivity (ft^2/day)
Sc = specific capacity (gallons per minute per foot)

The specific capacity was defined as the quotient of 42.0 GPM as the pumping rate and the measured drawdown of 33.0 feet. The corresponding results from the calculation indicated a transmissivity value of approximately 51.7 ft^2/day (387 GPD/ft).

Based on the methods used above, aquifer transmissivity estimated from water supply wells in the vicinity of the project site ranges between approximately 387 and 2,545 GPD/ft.

4.5 Well Interference Characteristics

The evaluation of well interference was conducted utilizing a distance-drawdown analytical computer model. Given a discharge rate and estimates of aquifer characteristics, the analytical model predicts groundwater drawdown as a function of distance from a pumping well. For this study, the classic nonequilibrium equation of Theis (1935) and the modified nonequilibrium equation of Jacob (1946) were used as the basis of our analysis.

Aquifer characteristics for the model were based on pump test data, WCR data, and literature values. As discussed previously in *Section 4.4*, a range of aquifer transmissivity values were calculated using available data from the pumping test and empirical

transmissivity equations. A range of aquifer storage coefficient values were also calculated for the model, using available data from the WCR data and literature values. EBA calculated an approximate range of aquifer storage coefficient values by multiplying the range of specific storage values (Fissured Rock, $1.0x10^{-6}$ to $2.1x10^{-5}$) provided on Table F-3 in Appendix F of the *WAA Guidance document* by the approximate saturated aquifer thickness in the project site area. The saturated aquifer thickness (585 feet) in the project site area was estimated based on the average static groundwater level and the deepest well completion depth from values recorded on WCRs of wells located in close proximity to the project site. This corresponds to storage coefficient values ranging from 0.0006 to 0.012. In an effort to further refine the estimated transmissivity and storage coefficient values, EBA integrated the ranges presented above into the Theis equation in order to further calibrate the transmissivity and storage coefficient as observed in the wells in the area. The resultant transmissivity value was calculated to be 1,760 GPD/ft.

The following input parameters were used in the analytical model:

- *Pumping Rate:* 42.0 GPM
- *Aquifer Transmissivity:* 1,760 GPD/ft
- *Aquifer Storage Coefficient:* 0.012
- *Pumping Duration:* 41 minutes

According to Table 2B of the *WAA Guidance document* and the Napa County *Well Permit Standards – Applicability Tables,* any neighboring well(s) (≤6-inch diameter casing) within 500 feet of a project well, screened within the same aquifer as the project well, must have an estimated drawdown of 10 feet or less. EBA conducted the distance-drawdown analytical computer model for the on-site well (Well #2), utilizing the aquifer transmissivity and aquifer storage coefficient provided above. Based on these aquifer characteristics and the pumping duration required to meet the proposed project maximum daily water demand (41 minutes), the analytical computer model predicts approximately ten feet of drawdown at a distance of six (6) feet, with a foot of drawdown at 40 feet, and zero feet of drawdown at 78 feet. As a conservative measure, EBA conducted a second distance-drawdown analytical computer model for Well #2, utilizing the aquifer transmissivity and aquifer storage coefficient provided above. However, the second model assumed a conservative pumping duration of one day at the same pumping rate (42.0 GPM). Results from the second model predicts approximately ten feet of drawdown at a distance of 34 feet, less than a foot of drawdown at 260 feet, and zero feet of drawdown at 464 feet. Please note that the above calculations assume 95% recovery within the pumping well before beginning the next pumping cycle.

According to Table 2B of the *WAA Guidance document* and Napa County *Well Permit Standards – Applicability Tables,* any neighboring well(s) (≤6-inch diameter casing) within 500 feet of a project well, screened within the same aquifer as the project well, must have an estimated drawdown of 10 feet or less. As predicted by the distance-drawdown model presented above, Well #2 on the project site must be located no less than approximately six (6) feet from any nearby groundwater well(s) to be in conformance with Napa County Guidelines (≤10 feet of drawdown). Thus, Well #2 shown on Figure 3 (Appendix A), satisfies this 6-foot distance to a nearby well, and is therefore in conformance with Napa

County Guidelines. It should be noted that the second distance-drawdown model, assuming a conservative pumping duration of one day, resulted in less than one foot of drawdown at a distance (260 feet) to the closest well (Well #1 [WCR No. 0900858]).

5.0 SURFACE WATER DEPLETION FROM GROUNDWATER PRODUCTION

Tier 3, outlined in the *WAA Guidance document* and the *Well Permit Standards – Applicability Tables,* requires that a groundwater/surface water interaction evaluation be conducted for project wells located within 1,500 feet of a Significant Stream. As previously mentioned, a mapped Significant Stream, Lincoln Creek, is located approximately 1,345 feet to the north of Well #2, at its closest point.

EBA has recently observed Lincoln Creek in its entirety from Hwy 29 east to the Napa River. Observations include the fact that Lincoln Creek is generally very shallow (less than five feet deep) with a relatively small embankment (less than 10 feet). The bank of Lincoln Creek appears to be alluvial in nature and does not appear to intersect hard rock. A review of WCR's of wells located south of and proximal to Lincoln Creek (i.e., e0176210 and 1073612) suggests that first encountered water and/or static depth to water at the time of drilling was greater than 75 feet BGS. While it is acknowledged that these aforementioned wells are located further down the reach of Lincoln Creek than the location of the Well #2, the information strongly suggests that that Lincoln Creek is a "losing" Creek and serves more as a surface drainage feature than an outlet to shallow groundwater to the Napa River.

Given Lincoln Creek is shallow in depth and is cut into the shallower layers of sedimentary deposits that overly the Sonoma Volcanic aquifer, it is EBA's opinion that this stream is a losing stream and not recharged by shallow groundwater. This information suggests that the hydraulic connectivity between the underlying deeper aquifer system and Lincoln Creek is low to non-existent, and groundwater that will be pumped from Well #2 completed primarily in the Sonoma Volcanics will not be connected to Lincoln Creek.

Previous studies of surface water and groundwater interaction in Napa Valley have concluded that groundwater recharge from percolating surface water was greatest where tributaries overly alluvium along valley margins (Faye, 1973). Based on the hydrogeologic setting of wells in the vicinity of the project site primarily completed in fractured Sonoma Volcanics and the distance of Lincoln Creek outside of the calculated radius of influence for the on-site pumping well (464 feet), it is EBA's opinion that pumping from Well #2 will not contribute to streamflow depletion in the nearby Significant Stream (Lincoln Creek).

6.0 CONCLUSIONS

The results of the WAA have indicated that the groundwater demand (1.62 AFY) associated with the project site is not expected to have a significant impact on current

and future groundwater availability, surface water, or neighboring wells under existing or foreseeable future use conditions. This conclusion is based on the following:

- According to the water recharge analyses conducted herein, the amount of water available for recharge over the project site area, during average precipitation years, was calculated to be approximately 9.66 AFY. Based on the estimated groundwater demand of 1.62 AFY, this total groundwater use equates to approximately 17 percent of the water available for recharge in the area of the project site during average precipitation years.

- Based on the analysis presented herein, it does not appear that pumping in the on-site well (Well #2), will be able to substantially influence any existing neighboring wells. As predicted by the distance-drawdown model presented herein, Well #2 must be located no less than approximately six (6) feet from any nearby groundwater well(s) to be in conformance with Napa County Guidelines (≤10 feet of drawdown).

- With regards to the effects of groundwater pumping at the project site on flow of water in Lincoln Creek, surface water depletion as a result of on-site groundwater extraction is expected to be de minimis.

Based on the results of this evaluation, it is EBA's professional opinion that the Tier 1, 2, and 3 analyses are in conformance with the requirements outlined in Napa County's *WAA Guidance Document* and *Well Permit Standards*.

7.0 LIMITATIONS

This report was prepared in accordance with generally accepted standards of professional hydrogeologic and engineering principles and practices at the place and time this study was performed. This warranty is in lieu of all other warranties, either expressed or implied. The conclusions presented herein are based solely on information made available to us by others, and includes professional interpretations based on limited research and data. Based on these circumstances, the decision to conduct additional investigative work to substantiate the findings and conclusions presented herein is the sole responsibility of the Client. No guarantee is made that groundwater of sufficient quantity or quality will be found in any specific depth or interval nor that pumping will not affect quality nor quantity of water found, streamflow, and/or subsidence. This report has been prepared solely for the Client and any reliance on this report by third parties shall be at such party's sole risk.

8.0 CLOSING

EBA appreciates the opportunity to be of service on this project. If you should have any questions regarding the information contained herein, please do not hesitate to contact our office at (707) 544-0784.

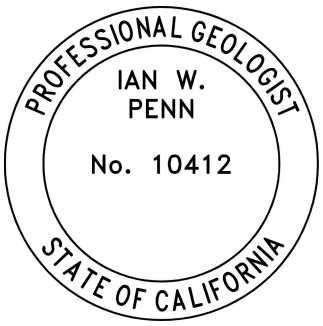
Sincerely,
EBA ENGINEERING

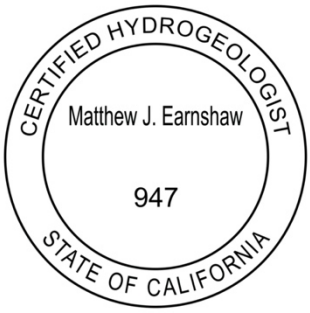
Prepared by

Ian Penn, M.S., P.G.
Project Geologist

Reviewed by

Matthew Earnshaw, P.G., C.E.G., C.Hg., QSD
Vice President – Senior Hydrogeologist





Appendices: Appendix A: Figures
Appendix B: On-Site Well - Water Well Completion Report and Pump Test
Appendix C: Nearby Wells - Water Well Completion Reports
Appendix D: Proposed Water Usage

9.0 REFERENCES

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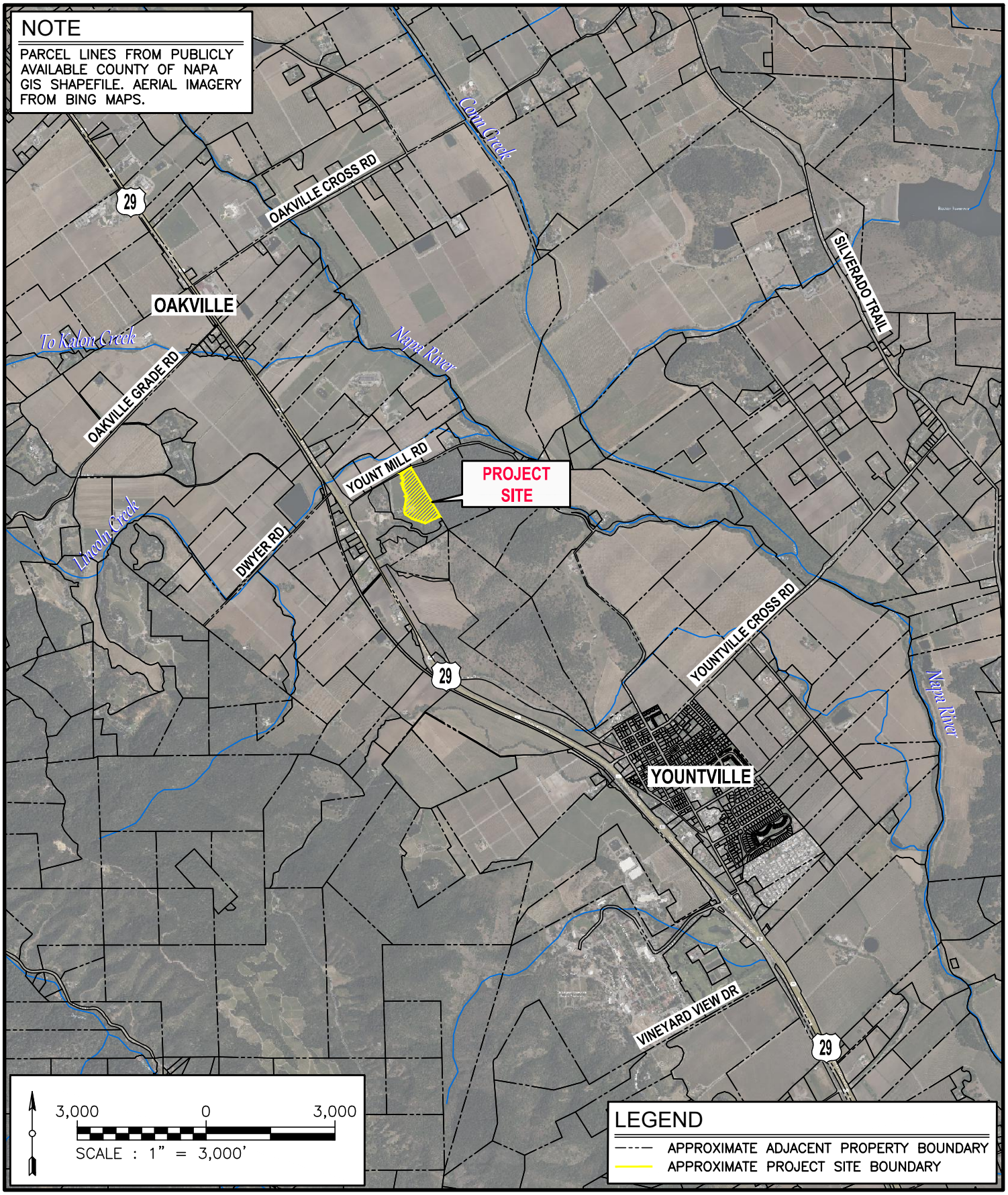
APPENDIX A

FIGURES



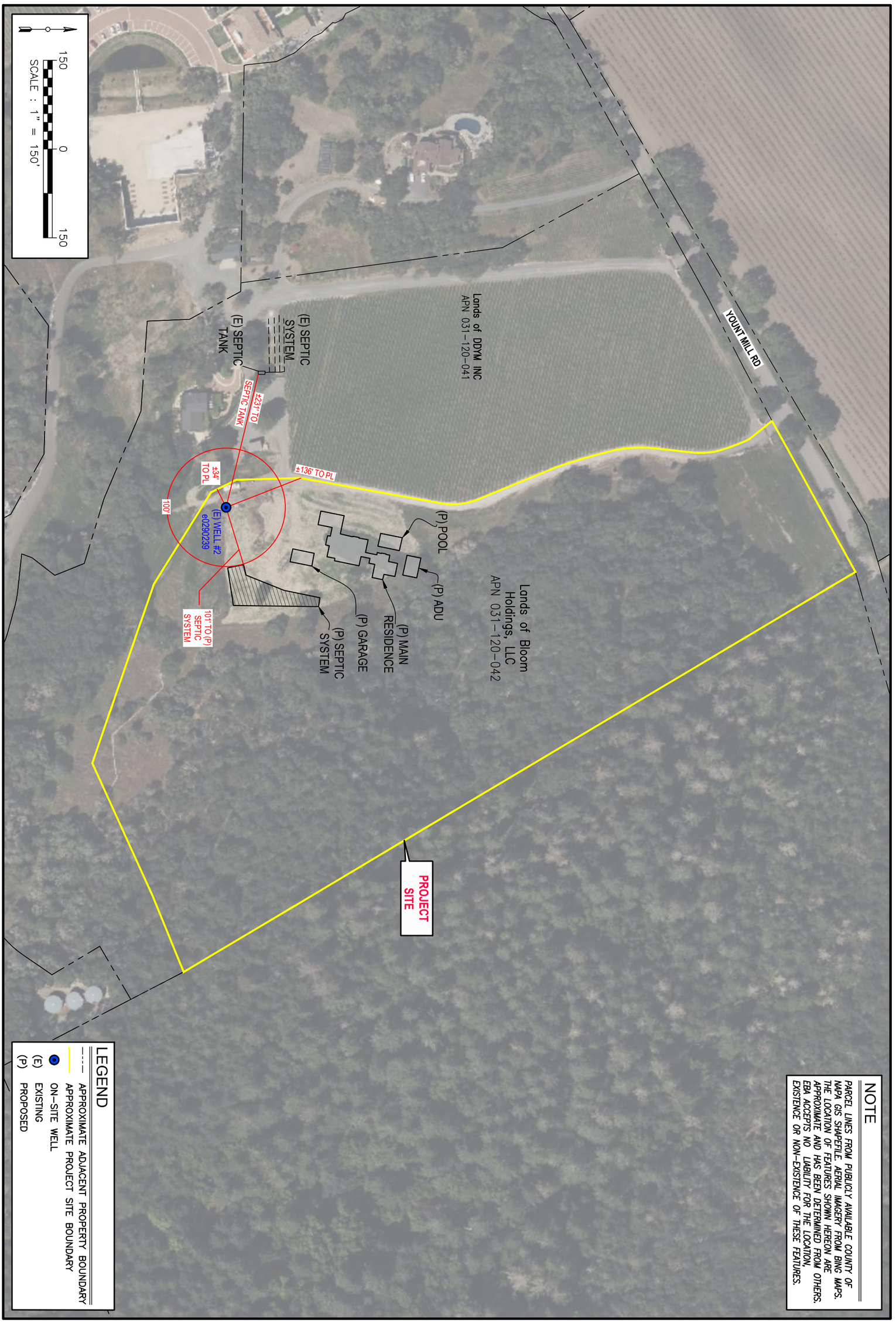
EBA ENGINEERING
825 SONOMA AVENUE
SUITE C
SANTA ROSA, CA 95404
TEL: (707) 544-0784

LOCATION MAP

1201 YOUNT MILL ROAD
NAPA, CALIFORNIA
APN 031-120-042

FIGURE
1
25-3770

G:\Shared drives\qdrive\3770\CAD Files\Figure 2 - Site Map 25-3770 (rev).dwg



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SANTA ROSA, CA 95404
TEL: (707) 544-0784

SITE MAP

1201 YOUNT MILL ROAD
NAPA, CALIFORNIA
APN 031-120-042

FIGURE
2
25-3770

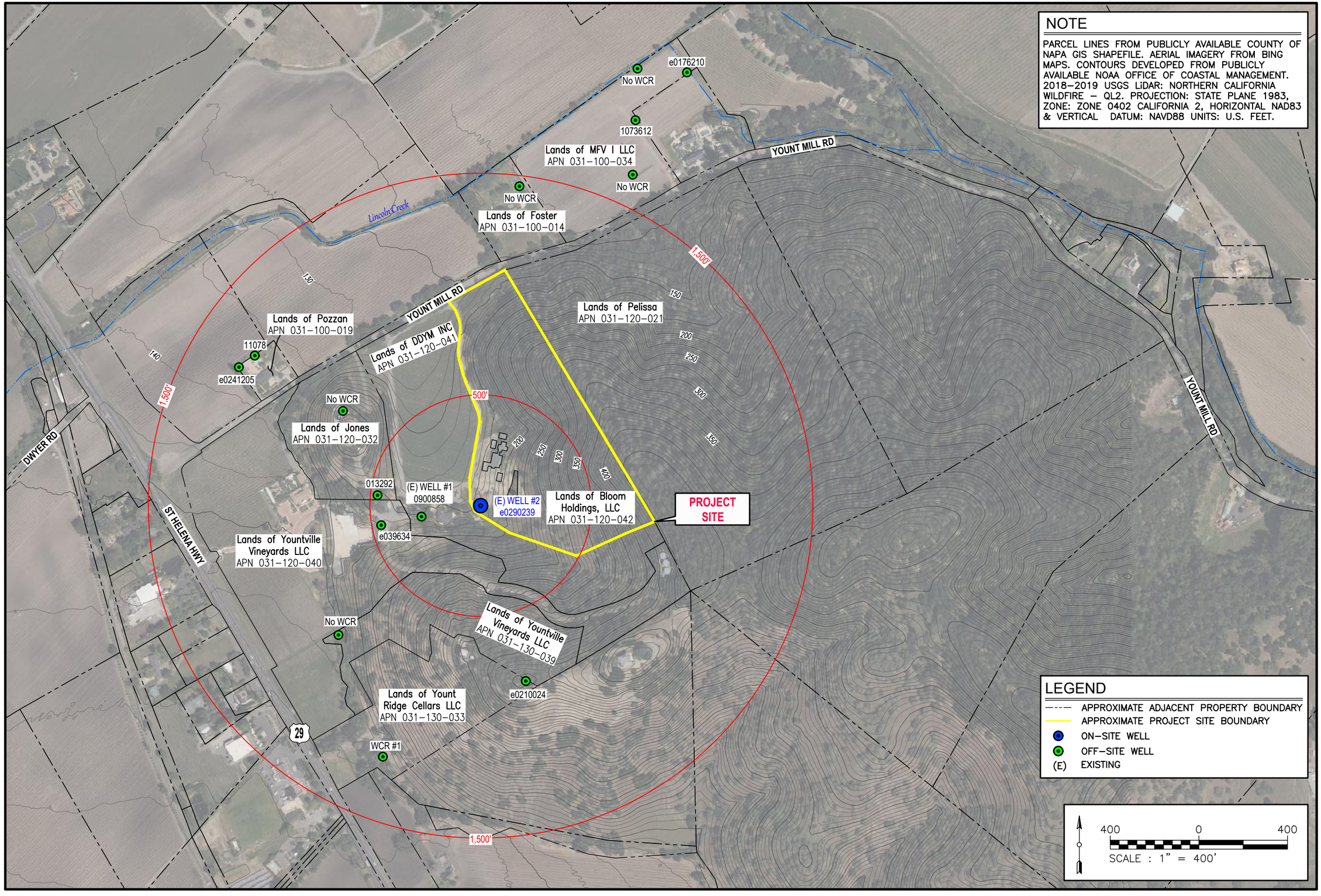


FIGURE 3 25–3770

WELL INTERFERENCE MAP

1201 YOUNT MILL ROAD
NAPA, CALIFORNIA
APN 031–120–042

EBA ENGINEERING
825 SONOMA AVENUE
SUITE C
SANTA ROSA, CA 95404
TEL: (707) 544–0784

G:\Shared drives\qdrive\3770\CAD Files\Figure 3 - Well Interference Map 25-3770 (rev2).dwg

NOTE

PARCEL LINES BASED ON PUBLICLY AVAILABLE GIS INFORMATION FROM COUNTY OF NAPA. GEOLOGIC MAP OF THE RUTHERFORD 7.5' QUADRANGLE, SONOMA AND NAPA COUNTIES, CALIFORNIA, BY KEVIN B. CLAHAN, DAVID L. WAGNER, STEPHEN P. BEZORE, JANET M. SOWERS, AND ROBERT C. WITTER – CGS 2005

EXPLANATION

- af — Artificial fill (Holocene, historic)
- Qhty — Stream terrace deposits (latest Holocene < 1,000 years)
- Qhf — Alluvial fan deposits (Holocene <10,000 years)
- Qhl — Fan levee deposits (Holocene)
- Qf — Alluvial fan deposits (latests Pleistocene <~30,000 years to Holocene)
- Qls — Landslide deposits (Holocene and Pleistocene)

SONOMA VOLCANICS (PLIOCENE TO MIOCENE)

- Tsvdg — Dacite of Mt. George – Flows, domes and shallow intrusions of gray to tan porphyritic dacite.
- Tsvr — Rhyolite lava flows and flow breccias, undifferentiated, light colored.
- Tsvasl — Tsvasl–Andesite flows of Stags Leap.
- Tsvabsl — Tsvabsl–Andesite flow breccia of Stags Leap.
- Tsvatsl — Tsvatsl–Andesite ash flow tuff & tuff breccia of Stags Leap.

PROJECT SITE

ST HELENA

PACIFIC

YOUNT MILL ROAD

HIGHWAY 29

DWYER

BM 148

Qhty

Tsvdg

Tsvasl

Qf

af

Qhf

Qhl

Tsvr

Qls

Qls

Tsvdg

Tsvasl

af

Symbol Explanation

- Contact between map units - solid where accurately located, dashed where approximately located; short dash where inferred; dotted where concealed.
- Contact between similar map units of different relative age - generally approximately located.
- Fault - solid where accurately located, dashed where approximately located; dotted where concealed; queried where uncertain. U = Upthrown block; D = Downthrown block.
- Thrust fault - barbs on upper plate; solid where accurately located, dashed where approximately located; dotted where concealed; queried where uncertain.
- Syncline - Dashed where approximately located; dotted where concealed; queried where questionable.
- Anticline - Dashed where approximately located; dotted where concealed; queried where questionable.
- Overturned Syncline - Dashed where approximately located.
- Strike and dip of bedding plane:
- Landslide - hachures indicate headscarp (source area); arrows indicate principal direction of movement. Queried where questionable.

600 0 600

SCALE : 1" = 600'

FIGURE 4 25-3770

GEOLOGIC MAP

1201 YOUNT MILL ROAD
NAPA, CALIFORNIA
APN 031-120-042

EBA ENGINEERING
825 SONOMA AVENUE
SUITE C
SANTA ROSA, CA 95404
TEL: (707) 544-0784

APPENDIX B

ONSITE WELL
WATER WELL COMPLETION REPORT
AND PUMP TEST

*The free Adobe Reader may be used to view and complete this form. However, software must be purchased to complete, save, and reuse a saved form.

£ 11/23/15

File Original with DWR

Page _____ of _____

Owner's Well Number _____

Date Work Began 09/03/2015 Date Work Ended 9/17/2015

Local Permit Agency Napa Planning, Building & Environmental Services

Permit Number E15-00641 Permit Date 8/6/15

State of California

Well Completion Report

Refer to Instruction Pamphlet

No. e0290239

DWR Use Only – Do Not Fill In

State Well Number/Site Number: 07N05W26

Latitude: 38 25 21 N

Longitude: 122 23 04 W

APN/TRS/Other

Geologic Log

Orientation ◉ Vertical ○ Horizontal ○ Angle Specify _____

Drilling Method Air Drilling Drilling Fluid Foam

Depth from Surface Feet	to Feet	Description (Describe material, grain size, color, etc)
0	20	Hard rock and sandstone.
20	60	Hard rock, brown clay, and sandstone.
60	120	Hard black volcanic with brown rock.
120	180	Hard black volcanic, brown rock and sandstone.
180	320	Hard multicolor volcanic rock.
320	360	Hard multicolor and red volcanic rock.
360	380	Hard multicolor volcanic rock.
380	420	Grey and black soft rock.
		***** CONTINUED CASING LIST **********
280	360	16 PERF F480 PVC .316 8.625 MILLED 0.032
360	380	16 BLANK F480 PVC .316 8.625
380	400	16 PERFF F480 PVC .316 8.625 MILLED 0.032

Total Depth of Boring 420 Feet

Total Depth of Completed Well 400 Feet

Well Owner

Well Location

Address 1201 Yount Mill Road

City Yountville Road County Napa

Latitude ___ Deg. ___ Min ___ Sec. N Longitude ___ Deg. ___ Min. ___ Sec. W

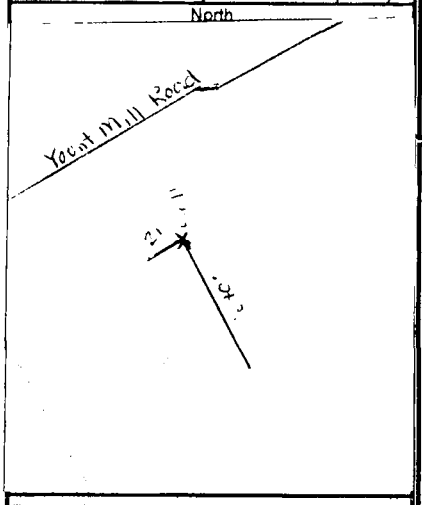
Datum _____ Dec. Lat. _____ Dec. Long. _____

APN Book 031- Page 120 Parcel 009-000

Township T07N Range R05W Section M07N05W35

Location Sketch

(Sketch must be drawn by hand after form is printed.)



Illustrate or describe distance of well from roads, buildings, fences, rivers, etc and attach a map. Use additional paper if necessary. Please be accurate and complete.

Activity

◉ New Well
○ Modification/Repair
○ Deepen
○ Other _____
○ Destroy
Describe procedures and materials under "GEOLOGIC LOG"

Planned Uses

◉ Water Supply
☑ Domestic ☐ Public
☐ Irrigation ☐ Industrial
○ Cathodic Protection
○ Dewatering
○ Heat Exchange
○ Injection
○ Monitoring
○ Remediation
○ Sparging
○ Test Well
○ Vapor Extraction
○ Other _____

Water Level and Yield of Completed Well

Depth to first water 83 (Feet below surface)

Depth to Static Water Level 85 (Feet) Date Measured 09/17/2015

Estimated Yield * 110 (GPM) Test Type Air Lift

Test Length 3.0 (Hours) Total Drawdown _____ (Feet)

*May not be representative of a well's long term yield.

Casings

Depth from Surface Feet	to Feet	Borehole Diameter (Inches)	Type	Material	Wall Thickness (Inches)	Outside Diameter (Inches)	Screen Type	Slot Size if Any (Inches)
0	65	16	Blank	F480 PVC	.316	8.625		
65	100	16	Blank	F480 PVC	.316	8.625		
100	120	16	Screen	F480 PVC	.316	8.625	Milled Slots	0.032
120	160	16	Blank	F480 PVC	.316	8.625		
160	260	16	Screen	F480 PVC	.316	8.625	Milled Slots	0.032
260	280	16	Blank	F480 PVC	.316	8.625		

Annular Material

Depth from Surface Feet	to Feet	Fill	Description
0	65	Cement	
65	85	Bentonite	
85	400	Filter Pack	Pea Gravel

Attachments

☐ Geologic Log
☐ Well Construction Diagram
☐ Geophysical Log(s)
☐ Soil/Water Chemical Analyses
☐ Other _____

Attach additional information, if it exists.

Certification Statement

I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief

Name McLean & Williams, Inc.
Person, Firm or Corporation

878 El Centro Ave. Napa CA 94558
Address City State Zip

Signed _____ 11-11-2015 396352
C-57 Licensed Water Well Contractor Date Signed C-57 License Number

DWR 188 REV. 1/2006

IF ADDITIONAL SPACE IS NEEDED, USE NEXT CONSECUTIVELY NUMBERED FORM

Well Drilling & Pump Service
878 El Centro Ave. Napa Ca, 94558
Office 707-255-6450
Fax 707-255-6489
Lic. #396352

YOUTMILL NEW WELL # 2

WELL INSPECTION REPORT FOR:

Attn: Yountmill Vineyards **Date of test:** November 2nd-4th, 2015
Upon your request, we have checked the well and/or pressure system at
1201 Yountmill Rd., Napa 94558 Well #2 – New well
Our findings are as follows:

WELL INFORMATION

Casing Size: 8" PVC Certalok SDR 17 well casing
Static Water Level: 81' from top of well casing at time of test
Well Depth: 390' **draw down during test:** 114' from top of well casing
Total water draw down in feet from static water level at end of flow test 33'
How tested: Open discharge using test pumping equipment
Well yield after test: 42 gallons per minute after 21 hours @ 114' pumping level
Well Comments: Well was constructed 09-17-2015with an estimated yield of 110 gpm.

WELL EQUIPMENT INFORMATION

Pump Make: Goulds **HP** 20 **Pump Setting:** 315'
Type: Submersible **Voltage:** 460 **Pipe Size:** 4" galvanized
Pump Model: 120L15 **Phase:** 1 **Wire Size:** #4-3/wg submersible flat jacket
Pressure tank: None
Comments: All equipment was removed upon completion of testing.

WELL TEST INFORMATION

Date	Time	Static	Water Meter		
11/2/2015	11:40:05	81.055	88.6	309.127	**Start pumping**
11/2/2015	11:41:05	92.415	87.2		
11/2/2015	11:42:05	99.517	86.4		
11/2/2015	11:43:05	107.92	85		
11/2/2015	11:44:05	113.224	85		
11/2/2015	11:45:05	119.04	85.63333	309.3039	
11/2/2015	11:47:05	122.9	83		
11/2/2015	11:52:05	134.96	83.1	310.1548	
11/2/2015	11:57:05	136.78	83.1	310.5664	

11/2/2015	12:02:05	120.59	82.46667	310.9817	
11/2/2015	12:07:05	116.328	41.26667	311.3941	**Trim to 40gpm**
11/2/2015	12:12:05	114.518	41.26667	311.6	
11/2/2015	12:17:05	113.751	41.26667	311.8065	
11/2/2015	12:22:05	113.321	41.43333	312.0133	
11/2/2015	12:27:05	112.883	40.53333	312.219	
11/2/2015	12:32:05	112.919	41.4	312.4258	
11/2/2015	12:37:05	112.892	42.4	312.6354	
11/2/2015	12:42:05	112.965	41.43333	312.8441	
11/2/2015	12:47:05	112.855	41.33333	313.0523	
11/2/2015	12:52:05	112.947	41.43333	313.2569	
11/2/2015	12:57:05	112.956	41.5	313.4635	
11/2/2015	13:02:05	112.883	41.56667	313.6707	
11/2/2015	13:07:05	113.056	41.16667	313.8779	
11/2/2015	13:12:05	113.093	41.26667	314.0834	
11/2/2015	13:17:05	113.001	41.5	314.2926	
11/2/2015	13:22:05	113.038	41.46667	314.5006	
11/2/2015	13:27:05	112.974	41.1	314.7071	
11/2/2015	13:32:05	113.074	41.86666	314.915	
11/2/2015	13:37:05	113.184	40.73333	315.1213	
11/2/2015	13:42:05	113.184	41.36666	315.3284	
11/2/2015	13:47:05	113.001	41.2	315.535	
11/2/2015	13:52:05	113.029	41.43333	315.7416	
11/2/2015	13:57:05	113.148	41.4	315.949	
11/2/2015	14:02:05	113.148	41.56667	316.1575	
11/2/2015	14:07:05	113.257	41.4	316.364	
11/2/2015	14:12:05	113.275	41.16667	316.5707	
11/2/2015	14:17:05	113.12	41.7	316.7789	
11/2/2015	14:22:05	113.157	41.5	316.9863	
11/2/2015	14:27:05	113.349	41.53333	317.1949	
11/2/2015	14:32:05	113.449	41.8	317.404	
11/2/2015	14:37:05	113.385	41.36666	317.6096	
11/2/2015	14:42:05	113.239	41.5	317.8179	
11/2/2015	14:47:05	113.321	41.8	318.027	
11/2/2015	14:52:05	113.376	41.93333	318.2372	
11/2/2015	14:57:05	113.321	42.13334	318.4492	
11/2/2015	15:02:05	113.376	42.6	318.66	
11/2/2015	15:07:05	113.467	42.33333	318.8715	
11/2/2015	15:12:05	113.467	42.8	319.0843	
11/2/2015	15:17:05	113.358	42.7	319.2979	
11/2/2015	15:22:05	113.467	43.23333	319.5123	
11/2/2015	15:27:05	113.458	43.2	319.7273	
11/2/2015	15:32:05	113.623	42.4	319.9416	
11/2/2015	15:37:05	113.467	43.06667	320.1556	
11/2/2015	15:42:05	113.522	43.03333	320.3699	
11/2/2015	15:47:05	113.568	42.96667	320.5846	
11/2/2015	15:52:05	113.55	43.1	320.8001	
11/2/2015	15:57:05	113.604	43.33333	321.0165	

11/2/2015	16:02:05	113.495	43.36666	321.2334
11/2/2015	16:07:05	113.742	42.83333	321.4494
11/2/2015	16:12:05	113.623	43.2	321.6658
11/2/2015	16:17:05	113.668	43.46667	321.8825
11/2/2015	16:22:05	113.614	43.56667	322.0992
11/2/2015	16:27:05	113.659	43.16667	322.3156
11/2/2015	16:32:05	113.586	42.96667	322.5317
11/2/2015	16:37:05	113.595	43.3	322.7473
11/2/2015	16:42:05	113.641	42.7	322.962
v11/2/2015	16:47:05	113.76	42.53333	323.1764
11/2/2015	16:52:05	113.614	42.56667	323.3897
11/2/2015	16:57:05	113.641	42.83333	323.6034
11/2/2015	17:02:05	113.65	42.73333	323.8166
11/2/2015	17:07:05	113.696	42.73333	324.0296
11/2/2015	17:12:05	113.632	42.46667	324.2427
11/2/2015	17:17:05	113.76	42.56667	324.4551
11/2/2015	17:22:05	113.714	42.36666	324.6674
11/2/2015	17:27:05	113.742	42.26667	324.8795
11/2/2015	17:32:05	113.796	41.36666	325.0895
11/2/2015	17:37:05	113.796	42.73333	325.3013
11/2/2015	17:42:05	113.44	42.43333	325.5142
11/2/2015	17:47:05	113.805	42.56667	325.7266
11/2/2015	17:52:05	113.815	42.33333	325.9386
11/2/2015	17:57:05	113.778	42.46667	326.1504
11/2/2015	18:02:05	113.632	42.76667	326.3633
11/2/2015	18:07:05	113.678	42.5	326.5757
11/2/2015	18:12:05	113.76	42.56667	326.7881
11/2/2015	18:17:05	113.678	42.33333	327.0004
11/2/2015	18:22:05	113.933	42.43333	327.2123
11/2/2015	18:27:05	113.842	42.16667	327.4236
11/2/2015	18:32:05	113.86	42.53333	327.636
11/2/2015	18:37:05	113.879	42.5	327.8476
11/2/2015	18:42:05	113.805	42.06667	328.0594
11/2/2015	18:47:05	113.952	42.26667	328.2704
11/2/2015	18:52:05	113.76	41.9	328.4812
11/2/2015	18:57:05	113.787	42.43333	328.6925
11/2/2015	19:02:05	113.869	42.33333	328.9044
11/2/2015	19:07:05	113.805	42.06667	329.1162
11/2/2015	19:12:05	113.86	42.36666	329.3284
11/2/2015	19:17:05	113.915	42.46667	329.5399
11/2/2015	19:22:05	113.933	42.5	329.7514
11/2/2015	19:27:05	113.915	42.13334	329.9622
11/2/2015	19:32:05	113.897	42.43333	330.1738
11/2/2015	19:37:05	113.796	42.23333	330.3845
11/2/2015	19:42:05	113.943	42.3	330.5962
11/2/2015	19:47:05	114.125	42.23333	330.807
11/2/2015	19:52:05	113.714	42.23333	331.0191
11/2/2015	19:57:05	113.851	42.26667	331.2314

11/2/2015	20:02:05	114.016	42.33333	331.443
11/2/2015	20:07:05	114.016	41.96667	331.6534
11/2/2015	20:12:05	114.016	42.36666	331.8644
11/2/2015	20:17:05	113.851	42.4	332.0759
11/2/2015	20:22:05	113.97	42.36666	332.2874
11/2/2015	20:27:05	114.107	42.4	332.4993
11/2/2015	20:32:05	113.842	42.43333	332.7103
11/2/2015	20:37:05	113.979	42.3	332.9222
11/2/2015	20:42:05	113.988	42.1	333.1336
11/2/2015	20:47:05	114.153	42.4	333.3452
11/2/2015	20:52:05	114.043	42.23333	333.5563
11/2/2015	20:57:05	113.943	42.3	333.7679
11/2/2015	21:02:05	113.979	42.33333	333.9796
11/2/2015	21:07:05	114.153	42.26667	334.1914
11/2/2015	21:12:05	114.144	42.33333	334.4033
11/2/2015	21:17:05	114.052	42.7	334.6159
11/2/2015	21:22:05	113.97	42.4	334.8279
11/2/2015	21:27:05	114.208	42.06667	335.0395
11/2/2015	21:32:05	114.18	42.3	335.2513
11/2/2015	21:37:05	113.952	42.36666	335.4632
11/2/2015	21:42:05	113.952	42.53333	335.6753
11/2/2015	21:47:05	113.796	42.4	335.8873
11/2/2015	21:52:05	113.97	42.36666	336.099
11/2/2015	21:57:05	113.742	42.3	336.3108
11/2/2015	22:02:05	114.281	42.33333	336.522
11/2/2015	22:07:05	114.189	42.33333	336.7342
11/2/2015	22:12:05	114.308	42.36666	336.9461
11/2/2015	22:17:05	114.061	42.46667	337.1582
11/2/2015	22:22:05	114.016	42.33333	337.3697
11/2/2015	22:27:05	114.089	42.56667	337.5819
11/2/2015	22:32:05	113.906	42.36666	337.7939
11/2/2015	22:37:05	114.253	42.53333	338.006
11/2/2015	22:42:05	114.107	42.5	338.2181
11/2/2015	22:47:05	114.171	42.16667	338.4298
11/2/2015	22:52:05	114.089	42.63334	338.6421
11/2/2015	22:57:05	113.915	42.2	338.8538
11/2/2015	23:02:05	114.153	42.46667	339.0659
11/2/2015	23:07:05	114.281	42.43333	339.2777
11/2/2015	23:12:05	114.198	42.5	339.49
11/2/2015	23:17:05	114.153	42.6	339.7026
11/2/2015	23:22:05	114.07	42.73333	339.9143
11/2/2015	23:27:05	114.07	42.5	340.1263
11/2/2015	23:32:05	114.217	42.56667	340.3385
11/2/2015	23:37:05	114.299	42.06667	340.5497
11/2/2015	23:42:05	114.089	42.4	340.7604
11/2/2015	23:47:05	113.97	42.4	340.9728
11/2/2015	23:52:05	114.208	42.23333	341.1844
11/2/2015	23:57:05	113.897	42.23333	341.3958

11/3/2015	0:02:05	114.089	42.16667	341.6065
11/3/2015	0:07:05	114.116	42.4	341.8181
11/3/2015	0:12:05	114.116	42.2	342.0297
11/3/2015	0:17:05	114.363	42.43333	342.2411
11/3/2015	0:22:05	114.107	42.36666	342.4526
11/3/2015	0:27:05	114.034	42.43333	342.6646
11/3/2015	0:32:05	114.39	42.13334	342.8761
11/3/2015	0:37:05	114.144	42.36666	343.0885
11/3/2015	0:42:05	114.217	42.36666	343.3
11/3/2015	0:47:05	114.299	42.4	343.5118
11/3/2015	0:52:05	114.235	42	343.7224
11/3/2015	0:57:05	114.18	42.23333	343.9336
11/3/2015	1:02:05	114.198	42.53333	344.1454
11/3/2015	1:07:05	114.144	42.43333	344.3571
11/3/2015	1:12:05	114.162	42.63334	344.5687
11/3/2015	1:17:05	114.39	42.06667	344.78
11/3/2015	1:22:05	114.208	42.3	344.9915
11/3/2015	1:27:05	114.107	42.2	345.2031
11/3/2015	1:32:05	114.153	42	345.4146
11/3/2015	1:37:05	114.125	42.13334	345.6257
11/3/2015	1:42:05	114.189	42.26667	345.8373
11/3/2015	1:47:05	114.244	42.4	346.049
11/3/2015	1:52:05	114.29	42.03333	346.2607
11/3/2015	1:57:05	114.354	42.36666	346.4719
11/3/2015	2:02:05	114.445	42.4	346.6835
11/3/2015	2:07:05	114.427	42.33333	346.8955
11/3/2015	2:12:05	114.363	42.3	347.107
11/3/2015	2:17:05	114.436	42.23333	347.3185
11/3/2015	2:22:05	114.436	42.23333	347.5297
11/3/2015	2:27:05	114.537	42.43333	347.7417
11/3/2015	2:32:05	114.372	42.3	347.9533
11/3/2015	2:37:05	114.537	42.63334	348.1646
11/3/2015	2:42:05	114.445	42.36666	348.376
11/3/2015	2:47:05	114.363	42.3	348.5873
11/3/2015	2:52:05	114.61	42.26667	348.7988
11/3/2015	2:57:05	114.445	42.46667	349.0107
11/3/2015	3:02:05	114.463	42.33333	349.2216
11/3/2015	3:07:05	114.463	42.3	349.4338
11/3/2015	3:12:05	114.399	42.3	349.6448
11/3/2015	3:17:05	114.454	42.23333	349.8567
11/3/2015	3:22:05	114.436	42.3	350.0686
11/3/2015	3:27:05	114.418	42.23333	350.2803
11/3/2015	3:32:05	114.399	42.33333	350.4924
11/3/2015	3:37:05	114.381	42.3	350.7038
11/3/2015	3:42:05	114.5	42.46667	350.9157
11/3/2015	3:47:05	114.463	42.3	351.1276
11/3/2015	3:52:05	114.354	42.63334	351.3398
11/3/2015	3:57:05	114.491	42.5	351.5518

11/3/2015	4:02:05	114.409	42.43333	351.763
11/3/2015	4:07:05	114.427	42.33333	351.9749
11/3/2015	4:12:05	114.372	42.53333	352.1865
11/3/2015	4:17:05	114.546	42.3	352.3981
11/3/2015	4:22:05	114.399	42.46667	352.6099
11/3/2015	4:27:05	114.372	42.46667	352.8216
11/3/2015	4:32:05	114.299	42.3	353.0331
11/3/2015	4:37:05	114.427	42.73333	353.2455
11/3/2015	4:42:05	114.463	42.56667	353.4582
11/3/2015	4:47:05	114.317	42.33333	353.6705
11/3/2015	4:52:05	114.418	42.63334	353.8834
11/3/2015	4:57:05	114.491	42.73333	354.0961
11/3/2015	5:02:05	114.573	42.16667	354.3083
11/3/2015	5:07:05	114.363	42.53333	354.5212
11/3/2015	5:12:05	114.418	42.56667	354.7337
11/3/2015	5:17:05	114.363	42.36666	354.946
11/3/2015	5:22:05	114.381	42.36666	355.1578
11/3/2015	5:27:05	114.354	42.53333	355.3698
11/3/2015	5:32:05	114.445	42.46667	355.5825
11/3/2015	5:37:05	114.436	42.36666	355.7953
11/3/2015	5:42:05	114.454	42.53333	356.0078
11/3/2015	5:47:05	114.299	42.53333	356.2202
11/3/2015	5:52:05	114.427	42.56667	356.4334
11/3/2015	5:57:05	114.308	42.46667	356.6462
11/3/2015	6:02:05	114.335	42.7	356.8595
11/3/2015	6:07:05	114.582	42.66667	357.0728
11/3/2015	6:12:05	114.463	42.53333	357.2855
11/3/2015	6:17:05	114.381	42.16667	357.4983
11/3/2015	6:22:05	114.527	42.73333	357.7115
11/3/2015	6:27:05	114.454	42.73333	357.9241
11/3/2015	6:32:05	114.555	42.83333	358.1372
11/3/2015	6:37:05	114.399	42.5	358.3502
11/3/2015	6:42:05	114.491	42.7	358.5636
11/3/2015	6:47:05	114.436	42.73333	358.777
11/3/2015	6:52:05	114.573	42.36666	358.9898
11/3/2015	6:57:05	114.345	42.56667	359.2019
11/3/2015	7:02:05	114.281	42.56667	359.415
11/3/2015	7:07:05	114.308	42.4	359.6278
11/3/2015	7:12:05	114.6	42.4	359.8407
11/3/2015	7:17:05	114.555	42.5	360.054
11/3/2015	7:22:05	114.537	42.63334	360.267
11/3/2015	7:27:05	114.482	42.63334	360.4798
11/3/2015	7:32:05	114.409	42.6	360.6927
11/3/2015	7:37:05	114.281	42.46667	360.9058
11/3/2015	7:42:05	114.5	42.43333	361.1189
11/3/2015	7:47:05	114.372	42.43333	361.3322
11/3/2015	7:52:05	114.655	42.53333	361.545
11/3/2015	7:57:05	114.509	42.8	361.7578

11/3/2015	8:02:05	114.399	42.66667	361.9712	
11/3/2015	8:07:05	114.409	42.8	362.184	
11/3/2015	8:12:05	114.372	42.43333	362.3969	
11/3/2015	8:17:05	114.491	42.56667	362.6097	
11/3/2015	8:22:05	114.409	42.7	362.8231	
11/3/2015	8:27:05	114.509	42.3	363.0359	
11/3/2015	8:32:05	114.427	42.83333	363.2491	
11/3/2015	8:37:05	114.582	42.66667	363.4617	
11/3/2015	8:42:05	109.026	23.56667	363.66	**Stop pumping**
11/3/2015	8:43:05	103.8	0	363.66	
11/3/2015	8:45:05	96	0	363.66	
11/3/2015	8:47:05	93.848	0	363.66	
11/3/2015	8:52:05	89.544	0	363.66	
11/3/2015	8:57:05	87.2778	0	363.66	
11/3/2015	9:02:05	85.8431	0	363.66	
11/3/2015	9:07:05	84.9202	0	363.66	
11/3/2015	9:12:05	84.308	0	363.66	
11/3/2015	9:17:05	83.8602	0	363.66	
11/3/2015	9:22:05	83.5312	0	363.66	
11/3/2015	9:27:05	83.2662	0	363.66	
11/3/2015	9:32:05	83.0286	0	363.66	
11/3/2015	9:37:05	82.8824	0	363.66	
11/3/2015	9:42:05	82.7453	0	363.66	
11/3/2015	9:47:05	82.6174	0	363.66	
11/3/2015	9:52:05	82.526	0	363.66	
11/3/2015	9:57:05	82.4255	0	363.66	
11/3/2015	10:02:05	82.3615	0	363.66	
11/3/2015	10:07:05	82.389	0	363.66	
11/3/2015	10:12:05	82.2702	0	363.66	
11/3/2015	10:17:05	82.2245	0	363.66	
11/3/2015	10:22:05	82.1514	0	363.66	
11/3/2015	10:27:05	82.1514	0	363.66	
11/3/2015	10:32:05	82.1148	0	363.66	
11/3/2015	10:37:05	82.0691	0	363.66	
11/3/2015	10:42:05	82.0509	0	363.66	
11/3/2015	10:47:05	81.996	0	363.66	
11/3/2015	10:52:05	82.0234	0	363.66	
11/3/2015	10:57:05	81.9686	0	363.66	
11/3/2015	11:02:05	81.9504	0	363.66	
11/3/2015	11:07:05	81.9138	0	363.66	
11/3/2015	11:12:05	81.8681	0	363.66	
11/3/2015	11:17:05	81.8498	0	363.66	
11/3/2015	11:22:05	81.8773	0	363.66	
11/3/2015	11:27:05	81.795	0	363.66	
11/3/2015	11:32:05	81.7859	0	363.66	
11/3/2015	11:37:05	81.7585	0	363.66	
11/3/2015	11:42:05	81.8224	0	363.66	
11/3/2015	11:47:05	81.731	0	363.66	

11/3/2015	11:52:05	81.7859	0	363.66
11/3/2015	11:57:05	81.7585	0	363.66
11/3/2015	12:02:05	81.7402	0	363.66
11/3/2015	12:07:05	81.731	0	363.66
11/3/2015	12:12:05	81.6945	0	363.66
11/3/2015	12:17:05	81.731	0	363.66
11/3/2015	12:22:05	81.6671	0	363.66
11/3/2015	12:27:05	81.731	0	363.66
11/3/2015	12:32:05	81.6853	0	363.66
11/3/2015	12:37:05	81.6671	0	363.66
11/3/2015	12:42:05	81.6397	0	363.66
11/3/2015	12:47:05	81.6579	0	363.66
11/3/2015	12:52:05	81.6488	0	363.66
11/3/2015	12:57:05	81.6122	0	363.66
11/3/2015	13:02:05	81.6214	0	363.66
11/3/2015	13:07:05	81.594	0	363.66
11/3/2015	13:12:05	81.6122	0	363.66
11/3/2015	13:17:05	81.5848	0	363.66
11/3/2015	13:22:05	81.6122	0	363.66
11/3/2015	13:27:05	81.6122	0	363.66
11/3/2015	13:32:05	81.6031	0	363.66
11/3/2015	13:37:05	81.5848	0	363.66
11/3/2015	13:42:05	81.5848	0	363.66
11/3/2015	13:47:05	81.5574	0	363.66
11/3/2015	13:52:05	81.5391	0	363.66
11/3/2015	13:57:05	81.5574	0	363.66
11/3/2015	14:02:05	81.5483	0	363.66
11/3/2015	14:07:05	81.5117	0	363.66
11/3/2015	14:12:05	81.5117	0	363.66
11/3/2015	14:17:05	81.5117	0	363.66
11/3/2015	14:22:05	81.4934	0	363.66
11/3/2015	14:27:05	81.5391	0	363.66
11/3/2015	14:32:05	81.5026	0	363.66
11/3/2015	14:37:05	81.4752	0	363.66
11/3/2015	14:42:05	81.5026	0	363.66
11/3/2015	14:47:05	81.5483	0	363.66
11/3/2015	14:52:05	81.5209	0	363.66
11/3/2015	14:57:05	81.53	0	363.66
11/3/2015	15:02:05	81.466	0	363.66
11/3/2015	15:07:05	81.4569	0	363.66
11/3/2015	15:12:05	81.5117	0	363.66
11/3/2015	15:17:05	81.4478	0	363.66
11/3/2015	15:22:05	81.4386	0	363.66
11/3/2015	15:27:05	81.4478	0	363.66
11/3/2015	15:32:05	81.4569	0	363.66
11/3/2015	15:37:05	81.4204	0	363.66
11/3/2015	15:42:05	81.4752	0	363.66
11/3/2015	15:47:05	81.4386	0	363.66

11/3/2015	15:52:05	81.4386	0	363.66
11/3/2015	15:57:05	81.4204	0	363.66
11/3/2015	16:02:05	81.4478	0	363.66
11/3/2015	16:07:05	81.4478	0	363.66
11/3/2015	16:12:05	81.4295	0	363.66
11/3/2015	16:17:05	81.4204	0	363.66
11/3/2015	16:22:05	81.4478	0	363.66
11/3/2015	16:27:05	81.4295	0	363.66
11/3/2015	16:32:05	81.4295	0	363.66
11/3/2015	16:37:05	81.4112	0	363.66
11/3/2015	16:42:05	81.3746	0	363.66
11/3/2015	16:47:05	81.3838	0	363.66
11/3/2015	16:52:05	81.4204	0	363.66
11/3/2015	16:57:05	81.3746	0	363.66
11/3/2015	17:02:05	81.4112	0	363.66
11/3/2015	17:07:05	81.4112	0	363.66
11/3/2015	17:12:05	81.3838	0	363.66
11/3/2015	17:17:05	81.3655	0	363.66
11/3/2015	17:22:05	81.3838	0	363.66
11/3/2015	17:27:05	81.4204	0	363.66
11/3/2015	17:32:05	81.3929	0	363.66
11/3/2015	17:37:05	81.4021	0	363.66
11/3/2015	17:42:05	81.3929	0	363.66
11/3/2015	17:47:05	81.3381	0	363.66
11/3/2015	17:52:05	81.3746	0	363.66
11/3/2015	17:57:05	81.4204	0	363.66
11/3/2015	18:02:05	81.3838	0	363.66
11/3/2015	18:07:05	81.4021	0	363.66
11/3/2015	18:12:05	81.3929	0	363.66
11/3/2015	18:17:05	81.3381	0	363.66
11/3/2015	18:22:05	81.3746	0	363.66
11/3/2015	18:27:05	81.3472	0	363.66
11/3/2015	18:32:05	81.329	0	363.66
11/3/2015	18:37:05	81.3381	0	363.66
11/3/2015	18:42:05	81.3472	0	363.66
11/3/2015	18:47:05	81.3564	0	363.66
11/3/2015	18:52:05	81.3015	0	363.66
11/3/2015	18:57:05	81.3381	0	363.66
11/3/2015	19:02:05	81.329	0	363.66
11/3/2015	19:07:05	81.3746	0	363.66
11/3/2015	19:12:05	81.3381	0	363.66
11/3/2015	19:17:05	81.3107	0	363.66
11/3/2015	19:22:05	81.2924	0	363.66
11/3/2015	19:27:05	81.3107	0	363.66
11/3/2015	19:32:05	81.2924	0	363.66
11/3/2015	19:37:05	81.3015	0	363.66
11/3/2015	19:42:05	81.2467	0	363.66
11/3/2015	19:47:05	81.3107	0	363.66

11/3/2015	19:52:05	81.2924	0	363.66
11/3/2015	19:57:05	81.2833	0	363.66
11/3/2015	20:02:05	81.2833	0	363.66
11/3/2015	20:07:05	81.3107	0	363.66
11/3/2015	20:12:05	81.3107	0	363.66
11/3/2015	20:17:05	81.3107	0	363.66
11/3/2015	20:22:05	81.2833	0	363.66
11/3/2015	20:27:05	81.2741	0	363.66
11/3/2015	20:32:05	81.2558	0	363.66
11/3/2015	20:37:05	81.2741	0	363.66
11/3/2015	20:42:05	81.265	0	363.66
11/3/2015	20:47:05	81.2467	0	363.66
11/3/2015	20:52:05	81.2558	0	363.66
11/3/2015	20:57:05	81.2741	0	363.66
11/3/2015	21:02:05	81.265	0	363.66
11/3/2015	21:07:05	81.2285	0	363.66
11/3/2015	21:12:05	81.265	0	363.66
11/3/2015	21:17:05	81.2558	0	363.66
11/3/2015	21:22:05	81.2741	0	363.66
11/3/2015	21:27:05	81.2558	0	363.66
11/3/2015	21:32:05	81.2924	0	363.66
11/3/2015	21:37:05	81.2558	0	363.66
11/3/2015	21:42:05	81.2285	0	363.66
11/3/2015	21:47:05	81.2376	0	363.66
11/3/2015	21:52:05	81.2285	0	363.66
11/3/2015	21:57:05	81.2285	0	363.66
11/3/2015	22:02:05	81.2376	0	363.66
11/3/2015	22:07:05	81.2285	0	363.66
11/3/2015	22:12:05	81.2376	0	363.66
11/3/2015	22:17:05	81.201	0	363.66
11/3/2015	22:22:05	81.2101	0	363.66
11/3/2015	22:27:05	81.2193	0	363.66
11/3/2015	22:32:05	-81.1645	0	363.66
11/3/2015	22:37:05	81.1919	0	363.66
11/3/2015	22:42:05	81.1919	0	363.66
11/3/2015	22:47:05	81.2285	0	363.66
11/3/2015	22:52:05	81.1645	0	363.66
11/3/2015	22:57:05	81.201	0	363.66
11/3/2015	23:02:05	81.1736	0	363.66
11/3/2015	23:07:05	81.1828	0	363.66
11/3/2015	23:12:05	81.1645	0	363.66
11/3/2015	23:17:05	81.1919	0	363.66
11/3/2015	23:22:05	81.1553	0	363.66
11/3/2015	23:27:05	81.1828	0	363.66
11/3/2015	23:32:05	81.1919	0	363.66
11/3/2015	23:37:05	81.201	0	363.66
11/3/2015	23:42:05	81.2193	0	363.66
11/3/2015	23:47:05	81.2285	0	363.66

11/3/2015	23:52:05	81.2833	0	363.66
11/4/2015	23:57:05	81.3198	0	363.66
11/4/2015	0:02:05	81.3381	0	363.66
11/4/2015	0:07:05	81.329	0	363.66
11/4/2015	0:12:05	81.329	0	363.66
11/4/2015	0:17:05	81.3381	0	363.66
11/4/2015	0:22:05	81.3655	0	363.66
11/4/2015	0:27:05	81.3198	0	363.66
11/4/2015	0:32:05	81.3015	0	363.66
11/4/2015	0:37:05	81.2741	0	363.66
11/4/2015	0:42:05	81.2924	0	363.66
11/4/2015	0:47:05	81.2741	0	363.66
11/4/2015	0:52:05	81.2558	0	363.66
11/4/2015	0:57:05	81.2558	0	363.66
11/4/2015	1:02:05	81.2467	0	363.66
11/4/2015	1:07:05	81.265	0	363.66
11/4/2015	1:12:05	81.2285	0	363.66
11/4/2015	1:17:05	81.2741	0	363.66
11/4/2015	1:22:05	81.2558	0	363.66
11/4/2015	1:27:05	81.2467	0	363.66
11/4/2015	1:32:05	81.2101	0	363.66
11/4/2015	1:37:05	81.1645	0	363.66
11/4/2015	1:42:05	81.1828	0	363.66
11/4/2015	1:47:05	81.2558	0	363.66
11/4/2015	1:52:05	81.1828	0	363.66
11/4/2015	1:57:05	81.2101	0	363.66
11/4/2015	2:02:05	81.1919	0	363.66
11/4/2015	2:07:05	81.1553	0	363.66
11/4/2015	2:12:05	81.1736	0	363.66
11/4/2015	2:17:05	81.201	0	363.66
11/4/2015	2:22:05	81.1919	0	363.66
11/4/2015	2:27:05	81.2285	0	363.66
11/4/2015	2:32:05	81.2193	0	363.66
11/4/2015	2:37:05	81.265	0	363.66
11/4/2015	2:42:05	81.2833	0	363.66
11/4/2015	2:47:05	81.329	0	363.66
11/4/2015	2:52:05	81.3472	0	363.66
11/4/2015	2:57:05	81.4112	0	363.66
11/4/2015	3:02:05	81.4112	0	363.66
11/4/2015	3:07:05	81.4386	0	363.66
11/4/2015	3:12:05	81.4112	0	363.66
11/4/2015	3:17:05	81.3838	0	363.66
11/4/2015	3:22:05	81.3838	0	363.66
11/4/2015	3:27:05	81.3564	0	363.66
11/4/2015	3:32:05	81.3472	0	363.66
11/4/2015	3:37:05	81.3381	0	363.66
11/4/2015	3:42:05	81.2833	0	363.66
11/4/2015	3:47:05	81.3107	0	363.66

11/4/2015	3:52:05	81.2741	0	363.66
11/4/2015	3:57:05	81.2833	0	363.66
11/4/2015	4:02:05	81.2741	0	363.66
11/4/2015	4:07:05	81.2285	0	363.66
11/4/2015	4:12:05	81.201	0	363.66
11/4/2015	4:17:05	81.2285	0	363.66
11/4/2015	4:22:05	81.2285	0	363.66
11/4/2015	4:27:05	81.1828	0	363.66
11/4/2015	4:32:05	81.1736	0	363.66
11/4/2015	4:37:05	81.1462	0	363.66
11/4/2015	4:42:05	81.2193	0	363.66
11/4/2015	4:47:05	81.2193	0	363.66
11/4/2015	4:52:05	81.1828	0	363.66
11/4/2015	4:57:05	81.1736	0	363.66
11/4/2015	5:02:05	81.1919	0	363.66
11/4/2015	5:07:05	81.1553	0	363.66
11/4/2015	5:12:05	81.1462	0	363.66
11/4/2015	5:17:05	81.1279	0	363.66
11/4/2015	5:22:05	81.1828	0	363.66
11/4/2015	5:27:05	81.1553	0	363.66
11/4/2015	5:32:05	81.1279	0	363.66
11/4/2015	5:37:05	81.1462	0	363.66
11/4/2015	5:42:05	81.1736	0	363.66
11/4/2015	5:47:05	81.1553	0	363.66
11/4/2015	5:52:05	81.1371	0	363.66
11/4/2015	5:57:05	81.1462	0	363.66
11/4/2015	6:02:05	81.1279	0	363.66
11/4/2015	6:07:05	81.1188	0	363.66
11/4/2015	6:12:05	81.1462	0	363.66
11/4/2015	6:17:05	81.1005	0	363.66
11/4/2015	6:22:05	81.1279	0	363.66
11/4/2015	6:27:05	81.1188	0	363.66
11/4/2015	6:32:05	81.1005	0	363.66
11/4/2015	6:37:05	81.1462	0	363.66
11/4/2015	6:42:05	81.1462	0	363.66
11/4/2015	6:47:05	81.0822	0	363.66
11/4/2015	6:52:05	81.1005	0	363.66
11/4/2015	6:57:05	81.064	0	363.66
11/4/2015	7:02:05	81.0457	0	363.66
11/4/2015	7:07:05	81.0731	0	363.66
11/4/2015	7:12:05	81.064	0	363.66
11/4/2015	7:17:05	81.0731	0	363.66
11/4/2015	7:22:05	81.0548	0	363.66
11/4/2015	7:27:05	81.0731	0	363.66
11/4/2015	7:32:05	81.0548	0	363.66
11/4/2015	7:37:05	81.0274	0	363.66
11/4/2015	7:42:05	81.064	0	363.66

11/4/2015	7:47:05	81.0457	0	363.66
11/4/2015	7:52:05	81.0914	0	363.66
11/4/2015	7:57:05	81.0183	0	363.66
11/4/2015	8:02:05	81.0274	0	363.66
11/4/2015	8:07:05	81.0183	0	363.66
11/4/2015	8:12:05	81.0548	0	363.66
11/4/2015	8:17:05	81.0822	0	363.66
11/4/2015	8:22:05	81.0365	0	363.66
11/4/2015	8:27:05	81.0365	0	363.66
11/4/2015	8:32:05	81.0274	0	363.66
11/4/2015	8:37:05	81.0183	0	363.66
11/4/2015	8:42:05	81.0274	0	363.66
11/4/2015	8:47:05	81.0091	0	363.66
11/4/2015	8:52:05	81.0274	0	363.66
11/4/2015	8:57:05	81.0091	0	363.66
11/4/2015	9:02:05	81	0	363.66
11/4/2015	9:07:05	80.9817	0	363.66
11/4/2015	9:12:05	81.0183	0	363.66
11/4/2015	9:17:05	81.0091	0	363.66
	9:22:05	81	0	363.66

42 gallons per minute is the final pump flow after 21 hours of continuous pumping. All measurements were taken to the top of wellhead using a submersible pressure transducer with data logger and an electronic water level indicator 1-1/10th of an inch measurement.

FINAL COMMENTS

Please note that flow test results by McLean and Williams Inc. represents the well water yield and system condition for the time of the test only.

Thank you, *Gonzalo Salinas*

Gonzalo Salinas
Mclean & Williams Inc.
Gonzalo.mwinc@sbcglobal.net

APPENDIX C

NEARBY WELLS
WATER WELL COMPLETION REPORTS

STATE OF CALIFORNIA

WELL COMPLETION REPORT

Refer to Instruction Pamphlet

Driller's Copy.

Page 1 of ___

Owner's Well No. _____

No. 0900858

Date Work Began 02/04/04, Ended 02/16/04

Local Permit Agency Napa

Permit No. 96-12598 Permit Date 1/20/04

STATE WELL NO./STATION NO.

LATITUDE LONGITUDE

APN/TRS/OTHER

GEOLOGIC LOG

ORIENTATION (✓) X VERTICAL ___ HORIZONTAL ___ ANGLE ___ (SPECIFY)

DRILLING METHOD ___ mud ___ FLUID bentonite

DEPTH FROM SURFACE Ft.	to Ft.	DESCRIPTION *Describe material, grain size, color, etc.*
0	20	topsoil multi color rock
20	60	light brown black rock
60	80	light brown clay black rock
80	110	light brown clay, gray black rock
110	130	multi color iron deposit on rock
130	150	gray iron deposits black rock
150	170	green red iron black fract
170	190	black brown green iron deposits
190	210	black light gray fract
210	230	black green little yellow
230	250	green black gray yellow
250	270	gray green iron deposits
270	290	red black gray fract rock
290	310	red black green fract
310	350	green black gray fract

TOTAL DEPTH OF BORING 350 (Feet)

TOTAL DEPTH OF COMPLETED WELL 350 (Feet)

WELL OWNER

Name Morton Stephen Jones

Mailing Address 1201 Yountville Road

Yountville, CA 94599

CITY STATE ZIP

WELL LOCATION

Address 1201 Yountville Road

City Yountville

County Napa

APN Book 031 Page 120 Parcel 009

Township ___ Range ___ Section ___

Lat ___ N Long ___ W

DEG. MIN. SEC. DEG. MIN. SEC.

LOCATION SKETCH

Illustrate or Describe Distance of Well from Roads, Buildings, Fences, Rivers, etc. and attach a map. Use additional paper if necessary. ***PLEASE BE ACCURATE & COMPLETE.***

ACTIVITY (✓)

X NEW WELL

MODIFICATION/REPAIR

___ Deepen

___ Other (Specify)

___ DESTROY *(Describe Procedures and Materials Under "GEOLOGIC LOG")*

USES (✓)

WATER SUPPLY

X Domestic ___ Public

___ Irrigation ___ Industrial

___ MONITORING

___ TEST WELL

___ CATHODIC PROTECTION

___ HEAT EXCHANGE

___ DIRECT PUSH

___ INJECTION

___ VAPOR EXTRACTION

___ SPARGING

___ REMEDIATION

___ OTHER (SPECIFY)

WATER LEVEL & YIELD OF COMPLETED WELL

DEPTH TO FIRST WATER ___ (Ft.) BELOW SURFACE

DEPTH OF STATIC WATER LEVEL 54 (Ft.) & DATE MEASURED 02/16/04

ESTIMATED YIELD * 100+ (GPM) & TEST TYPE air

TEST LENGTH 6 (Hrs.) TOTAL DRAWDOWN 330' (Ft.)

** May not be representative of a well's long-term yield.*

CASING (S)

DEPTH FROM SURFACE Ft.	to Ft.	BORE-HOLE DIA. (Inches)	TYPE (✓) BLANK	SCREEN	CON-DUCTOR	FILL PIPE	MATERIAL / GRADE	INTERNAL DIAMETER (Inches)	GAUGE OR WALL THICKNESS	SLOT SIZE IF ANY (Inches)
0	63	12 3/4	X				F480	6"	200	
63	110	9 7/8	X				F480	6"	200	
110	130	9 7/8		X			F480	6"	200	factory
130	150	9 7/8	X				F480	6"	200	
150	170	9 7/8		X			F480	6"	200	factory
170	190	9 7/8	X				F480	6"	200	
190	350	9 7/8		X			F480	6"	200	factory

ANNULAR MATERIAL

DEPTH FROM SURFACE Ft.	to Ft.	TYPE CE-MENT (✓)	BEN-TONITE (✓)	FILL (✓)	FILTER PACK (TYPE/SIZE)
0	63	X			
63	110				pea gravel
110	350				#6 sand pack

ATTACHMENTS (✓)

___ Geologic Log

___ Well Construction Diagram

___ Geophysical Log(s)

___ Soil/Water Chemical Analyses

___ Other ___

ATTACH ADDITIONAL INFORMATION, IF IT EXISTS.

CERTIFICATION STATEMENT

I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief.

NAME McLean & Williams, Inc.
(PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED)

878 El Centro Ave., Napa, CA 94558
ADDRESS CITY STATE ZIP

Signed _____ 03/11/04 396352
C-57 LICENSED WATER WELL CONTRACTOR DATE SIGNED C-57 LICENSE NUMBER

DWR 188 REV. 05-03

IF ADDITIONAL SPACE IS NEEDED, USE NEXT CONSECUTIVELY NUMBERED FORM

31-120-27 2/8/07

ORIGINAL
File with DWR

Page 1 of 1

STATE OF CALIFORNIA
WELL COMPLETION REPORT
Refer to Instruction Pamphlet

No. e039634

DWR USE ONLY — DO NOT FILL IN
STATE WELL NO./ STATION NO.
LATITUDE LONGITUDE
APN/TRS/OTHER

Owner's Well No. 1-'06
Date Work Began 9/12/2006, Ended 9/15/2006
Local Permit Agency Napa County Environmental Mgmt
Permit No. E06-01313 Permit Date 8/31/2006

GEOLOGIC LOG

ORIENTATION (✓) ✓ VERTICAL ___ HORIZONTAL ___ ANGLE ___ (SPECIFY)
DRILLING METHOD ROTARY FLUID AIR

DEPTH FROM SURFACE Ft.	to Ft.	DESCRIPTION *Describe material, grain, size, color, etc.*
0	15	GRAY/TAN VOLCANICS
15	30	BLACK VOLCANICS
30	40	GRAY/BROWN VOLCANICS
40	100	BLACK VOLCANICS
100	120	BLACK/GRAY VOLCANICS
120	220	BLACK/RED VOLCANICS
220	240	BLACK VOLCANICS
240	400	BLACK/GREEN VOLCANICS
		CONTINUED CASING LAYOUT
316	376	SCREEN PVC 6" .032 SLOT
376	396	BLANK PVC 6"

RECEIVED
NOV 07 2006
DEPT. OF ENVIRONMENTAL MANAGEMENT

TOTAL DEPTH OF BORING 400 (Feet)
TOTAL DEPTH OF COMPLETED WELL 396 (Feet)

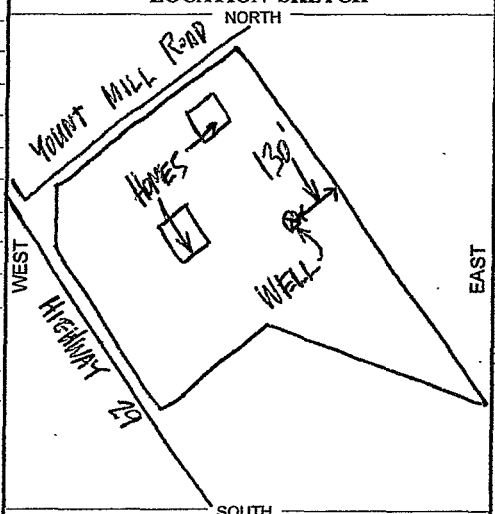
WELL OWNER

Name [redacted]
Mailing Address [redacted]
St. Helena CA 94574
CITY STATE ZIP

WELL LOCATION

Address 7466 Highway 29
City Yountville CA
County Napa
APN Book 031 Page 120 Parcel 010
Township ___ Range ___ Section ___
Latitude ___ DEG. MIN. SEC. ___ DEG. MIN. SEC.

LOCATION SKETCH



Illustrate or Describe Distance of Well from Roads, Buildings, Fences, Rivers, etc. and attach a map. Use additional paper if necessary. **PLEASE BE ACCURATE & COMPLETE.**

ACTIVITY (✓)

✓ NEW WELL
MODIFICATION/REPAIR
___ Deepen
___ Other (Specify)
___ DESTROY (Describe Procedures and Materials Under "GEOLOGIC LOG"

PLANNED USES (✓)

WATER SUPPLY
___ Domestic ✓ Public ___ Industrial
___ Irrigation
MONITORING ___
TEST WELL ___
CATHODIC PROTECTION ___
HEAT EXCHANGE ___
DIRECT PUSH ___
INJECTION ___
VAPOR EXTRACTION ___
SPARGING ___
REMEDIATION ___
OTHER (SPECIFY) ___

WATER LEVEL & YIELD OF COMPLETED WELL

DEPTH TO FIRST WATER 135 (Ft.) BELOW SURFACE
DEPTH OF STATIC WATER LEVEL 66 (Ft.) & DATE MEASURED 9/15/2006
ESTIMATED YIELD * 100 (GPM) & TEST TYPE AIR LIFT
TEST LENGTH 2 (Hrs.) TOTAL DRAWDOWN N/A (Ft.)
May not be representative of a well's long-term yield.

CASING (S)

DEPTH FROM SURFACE Ft.	to Ft.	BORE-HOLE DIA. (Inches)	TYPE (✓) BLANK	SCREEN	CONDUCTOR	FILL PIPE	MATERIAL / GRADE	INTERNAL DIAMETER (Inches)	GAUGE OR WALL THICKNESS	SLOT SIZE IF ANY (Inches)
0	60	12								
60	400	9								
0	116		✓				PVC F480	6	SDR-21	
116	236			✓			PVC F480	6	SDR-21	.032
236	316		✓				PVC F480	6	SDR-21	

ANNULAR MATERIAL

DEPTH FROM SURFACE Ft.	to Ft.	TYPE CEMENT (✓)	BENTONITE (✓)	FILL (✓)	FILTER PACK (TYPE/SIZE)
0	57	✓			CONCRETE
57	396			✓	PEA GRAVEL

ATTACHMENTS (✓)

___ Geologic Log
___ Well Construction Diagram
___ Geophysical Log(s)
___ Soil/Water Chemical Analysis
___ Other ___
ATTACH ADDITIONAL INFORMATION, IF IT EXISTS.

CERTIFICATION STATEMENT

I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief.
NAME HUCKFELDT WELL DRILLING, INC.
(PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED)
2110 Penny Lane Napa CA 94559
ADDRESS CITY STATE ZIP
Signed ___ 09/15/06 439-746
WELL DRILLER/AUTHORIZED REPRESENTATIVE DATE SIGNED C-57 LICENSE NUMBER

DWR 188 REV. 11-97

IF ADDITIONAL SPACE IS NEEDED, USE NEXT CONSECUTIVELY NUMBERED FORM

State of California

Well Completion Report

Form DWR 188 Submitted 11/10/2022

WCR2022-013292

Owner's Well Number

Date Work Began 05/09/2022 Date Work Ended 05/19/2022

Local Permit Agency Napa County Planning Building and Environmental Services

Secondary Permit Agency Permit Number E19-00194 Permit Date

Well Owner (must remain confidential pursuant to Water Code 13752)

[redacted]

Planned Use and Activity

Activity New Well

Planned Use Water Supply Domestic

Well Location

Address 1181 YOUNTMILL RD

City NAPA Zip 94558 County Napa

Latitude 38 Deg. 25 Min. 20.5932 Sec. N

Longitude -122 Deg. 23 Min. 12.2171 Sec. W

Dec. Lat. 38.422387 Dec. Long. -122.386727

Vertical Datum Horizontal Datum WGS84

Location Accuracy Location Determination Method

APN 031-120-032-000

Township 07 N

Range 05 W

Section 26

Baseline Meridian Mount Diablo

Ground Surface Elevation

Elevation Accuracy

Elevation Determination Method

Borehole Information

Orientation Vertical Specify

Drilling Method Direct Rotary Drilling Fluid Bentonite

Total Depth of Boring 500 Feet

Total Depth of Completed Well 500 Feet

Water Level and Yield of Completed Well

Depth to first water 80 (Feet below surface)

Depth to Static Water Level 98 (Feet) Date Measured

Estimated Yield* 100 (GPM) Test Type Air Lift

Test Length 4 (Hours) Total Drawdown 172 (feet)

*May not be representative of a well's long term yield.

Geologic Log - Free Form

Depth from Surface Feet to Feet		Description
0	60	TOPSOIL,GRAY,RED,WHITE ROCK
60	100	MIXED LARGE ROCK, SAND INBEDED
100	140	MIXED BIG ROCK, RED,ORANGE,GRAY ROCK
140	180	LT GRAY,DK GRAY ROCK
180	240	DK GRAY,RED,YELLOW, LT GRAY ROCK
240	320	HARD GRAY, GREEN ROCK
320	340	GRAY,GREEN,RED ROCK, ASH INBEDED
340	420	GRAY ASH,RED,GRAY,BLACK SAND INBEDED
420	460	GRAY ROCK,RED ROCK,SOME ASH
460	480	HARD GRAY ROCK BLACK SAND
480	500	GRAY ASH,GRAY ROCK

Casings

Casing #	Depth from Surface Feet to Feet		Casing Type	Material	Casings Specificatons	Wall Thickness (inches)	Outside Diameter (inches)	Screen Type	Slot Size if any (inches)	Description
1	0	80	Blank	PVC	OD: 6.625 in. | SDR: 21 | Thickness: 0.316 in.	0.316	6.625			
1	80	160	Screen	PVC	OD: 6.625 in. | SDR: 21 | Thickness: 0.316 in.	0.316	6.625	Milled Slots	0	
1	160	180	Blank	PVC	OD: 6.625 in. | SDR: 21 | Thickness: 0.316 in.	0.316	6.625			
1	180	240	Screen	PVC	OD: 6.625 in. | SDR: 21 | Thickness: 0.316 in.	0.316	6.625	Milled Slots	0	
1	240	280	Blank	PVC	OD: 6.625 in. | SDR: 21 | Thickness: 0.316 in.	0.316	6.625			
1	280	380	Screen	PVC	OD: 6.625 in. | SDR: 21 | Thickness: 0.316 in.	0.316	6.625	Milled Slots	0	
1	380	400	Blank	PVC	OD: 6.625 in. | SDR: 21 | Thickness: 0.316 in.	0.316	6.625			
1	400	420	Screen	PVC	OD: 6.625 in. | SDR: 21 | Thickness: 0.316 in.	0.316	6.625	Milled Slots	0	
1	420	440	Blank	PVC	OD: 6.625 in. | SDR: 21 | Thickness: 0.316 in.	0.316	6.625			
1	440	480	Screen	PVC	OD: 6.625 in. | SDR: 21 | Thickness: 0.316 in.	0.316	6.625	Milled Slots	0	
1	480	500	Blank	PVC	OD: 6.625 in. | SDR: 21 | Thickness: 0.316 in.	0.316	6.625			

Annular Material

Depth from Surface Feet to Feet		Fill	Fill Type Details	Filter Pack Size	Description
0	61	Cement	Other Cement		6 SACK
61	500	Filter Pack	Other Gravel Pack		PEA GRAVEL

Other Observations:

Borehole Specifications

Depth from Surface Feet to Feet		Borehole Diameter (inches)
0	61	14
61	500	11

Certification Statement

I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief

Name: MC LEAN & WILLIAMS INC
Person, Firm or Corporation

878 EL CENTRO AVENUE | NAPA | CA | 94558
Address | City | State | Zip

Signed: *electronic signature received* | 11/10/2022 | 396352
C-57 Licensed Water Well Contractor | Date Signed | C-57 License Number

Attachments

CCF05192022_0002.pdf - Location Map

DWR Use Only

CSG #	State Well Number	Site Code	Local Well Number

					N							W

Latitude Deg/Min/Sec | Longitude Deg/Min/Sec

TRS:

APN:

*The free Adobe Reader may be used to view and complete this form. However, software must be purchased to complete, save, and reuse a saved form.

File Original with DWR

State of California

Well Completion Report

Refer to Instruction Pamphlet

No. e0210024

Page _____ of _____

Owner's Well Number _____

Date Work Began 04/11/2014 Date Work Ended 4/22/2014

Local Permit Agency Napa County

Permit Number E14-00244 Permit Date 4/3/14

DWR Use Only – Do Not Fill In

State Well Number/Site Number

N Latitude W Longitude

APN/TRS/Other

Geologic Log

Orientation ◉ Vertical ○ Horizontal ○ Angle Specify _____

Drilling Method Direct Rotary Drilling Fluid Air

Depth from Surface Feet	to Feet	Description Describe material, grain size, color, etc
0	60	Yellow Clay & hard Gray Rock
60	460	Dark Gray Volcanic Rock
460	500	Dark Gray Green Volcanic Rock
500	510	Red & Gray Volcanic Rock
510	520	Gray Green Volcanic Rock
520	590	Gray, Red, & Green Volcanic Rock
590	640	Gray, Green Volcanic Rock
640	680	Red, Gray, & Green Volcanic Rock
680	705	Hard Gray Green Rock
		Perforation Lay out
		P = Perforation
		B = Blank
		0 to 385 Blank
		P 405 ft
		B
		B
		P
		P
		B 505 ft
		P
		B
		P
		P 605 ft
		B
		P
		P 665 ft

Total Depth of Boring 705 Feet

Total Depth of Completed Well 665 Feet

Well Owner

Name CS2 Wines LLC

Mailing Address P.O. Box 47

City Oakville State CA Zip 94562

Well Location

Address 7400 Highway 29

City Yountville County Napa

Latitude ___ ___ ___ N Longitude ___ ___ ___ W

Deg. Min. Sec. Deg. Min. Sec.

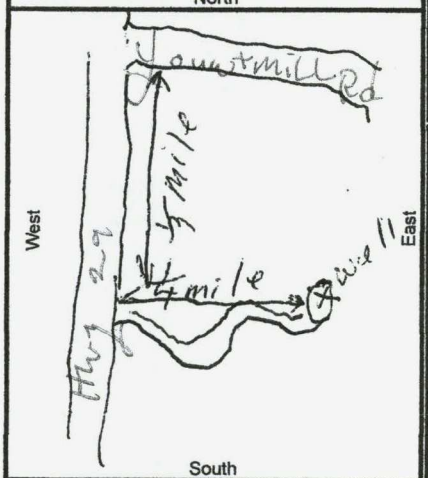
Datum _____ Dec. Lat. _____ Dec. Long. _____

APN Book 031 Page 130 Parcel 029-000

Township _____ Range _____ Section _____

Location Sketch

(Sketch must be drawn by hand after form is printed.)



Illustrate or describe distance of well from roads, buildings, fences, rivers, etc. and attach a map. Use additional paper if necessary. **Please be accurate and complete.**

Activity

◉ New Well
○ Modification/Repair
○ Deepen
○ Other _____
○ Destroy
Describe procedures and materials under "GEOLOGIC LOG"

Planned Uses

◉ Water Supply
☐ Domestic ☐ Public
☑ Irrigation ☐ Industrial
○ Cathodic Protection
○ Dewatering
○ Heat Exchange
○ Injection
○ Monitoring
○ Remediation
○ Sparging
○ Test Well
○ Vapor Extraction
○ Other _____

Water Level and Yield of Completed Well

Depth to first water 420 (Feet below surface)

Depth to Static Water Level 340 (Feet) Date Measured 04/19/2014

Estimated Yield * 50 (GPM) Test Type Air Lift

Test Length 4.0 (Hours) Total Drawdown 300 (Feet)

*May not be representative of a well's long term yield.

Casings

Depth from Surface Feet	to Feet	Borehole Diameter (Inches)	Type	Material	Wall Thickness (Inches)	Outside Diameter (Inches)	Screen Type	Slot Size if Any (Inches)
0	70	12	Blank	PVC Sch. 40	R21	6		
70	385	10	Blank	PVC Sch. 40	R21	6		
385	665	10	Screen	PVC Sch. 40	R21	6	Milled Slots	0.032

Annular Material

Depth from Surface Feet	to Feet	Fill	Description
0	70	Cement	
70	200	Filter Pack	pea gravel
200	665	Filter Pack	#6 well pack

Attachments

☐ Geologic Log
☐ Well Construction Diagram
☐ Geophysical Log(s)
☐ Soil/Water Chemical Analyses
☐ Other _____

Attach additional information, if it exists.

Certification Statement

I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief

Name Pulliam Well Exploration Inc
Person, Firm or Corporation

4371 Cantelow Rd Vacaville CA 95688
Address City State Zip

Signed _____ 04/20/2014 808-508
C-57 Licensed Water Well Contractor Date Signed C-57 License Number

DWR 188 REV. 1/2006

IF ADDITIONAL SPACE IS NEEDED, USE NEXT CONSECUTIVELY NUMBERED FORM

ALTH DEPT. USE ONLY
E: 12.00
TE: 4-11-74
RECEIPT NO: C959
BY:

Log # 1

A.P. # 31-1B-029

29

NAPA COUNTY HEALTH DEPARTMENT
DIVISION OF ENVIRONMENTAL HEALTH

RECEIVED
MAY 2 1974
DIVISION OF ENVIRONMENTAL HEALTH

APPLICATION & PERMIT TO CONSTRUCT
A WATER WELL
(ORDINANCE #)

NAME ( ) ADDRESS ( ) DATE 4-11-74
(Owner) (Job Location)

NAME Western Drilling ADDRESS Napa Valley, Hwy.
(Well Driller)

TYPE OF WORK
NEW WELL ✓ RECONDITIONING ___ DEEPENING ___
TEST HOLES ___ DESTROYING ___ OTHER ___
TYPE I PERMIT ✓ TYPE II PERMIT ___ FEE ___

PROPOSED USE
DOMESTIC ✓ IRRIGATION ___ INDUSTRIAL ___ MUNICIPAL ___
TEST WELL ___ OTHER ___

Sewage Disposal On Site (Existing or Proposed) Public___ Individual___ Private___
Distance from well to any part of nearest sewage disposal system ___ feet.
(Sketch of site to accompany application. None

TYPE OF EQUIPMENT TO BE USED
Rotary ✓ Cable ___ Hand Dug ___ Other ___

CONSTRUCTION PROPOSED
Diameter of casing 6" Material ___ Annular Space: Size 2"
Sealed with: Concrete___ Grout ___ Neat Cement ✓ Puddled Clay ___ Other___
Conductor Casing: Yes___ No ✓ Material ___
Chlorination By: Owner ✓ Pump Co___ Driller ___

J Ruby Swanson (SIGNATURE OF APPLICANT)
5/1/74 (DATE)

NOTICE TO DRILLER: COMPLETE THIS PORTION AND PROVIDE OWNER WITH THIS COPY.

CASING

CONSTRUCTION
Total Depth 300' Ft. Completed
Surface Seal to 23' Ft.
Any Stratas sealed: Yes___ No X
If yes, depth of Stratas
From___ Ft. to ___ Feet
From___ Ft. to ___ Feet
Perforations None
From___ Ft. to ___ Feet
From___ Ft. to ___ Feet
From___ Ft. to ___ Feet

WATER LEVELS
First water at 167' Feet
Static level at 18' Feet

WELL TESTS
How performed Bailing.
Yield 20 GPM with 172' Feet
Drawdown___ Ft. after 6 Hrs.

WELL LOG
(Formation; describe by color, size of material, structure)

Ft.	to Ft/	
0	3	Top Soil
3	18	Pumice & Boulders
18	117	Green & Yellow Pum.
117	135	Black Pumice
135	167	Fractured Dark Br. Rock
167	178	Fractured Black Rock
178	191	Fractured Black Rock w/Soft Gray Rock Str
191	217	Dark Gray Volcanic, w/Soft Brown Strgrs.
217	224	Dark Brown Frtd Volcanic Rock
224	231	Hard Dk Gr. Frtd Rk.

(cont'd, reverse side)

Signed: J.D. Washer
License # 258826 88

Formation Continuation:

231	243	Hard Dark Brown & Gray Fractured Rock
243	251	Hard Dark Gray Rock w/White Stringers
251	262	Dark Gray Granular w/Yellow Stringers
262	271	Brown Gray & Fractued Yellow Sandrock
271	302	Hard Black Rock

*The free Adobe Reader may be used to view and complete this form. However, software must be purchased to complete, save, and reuse a saved form.

File Original with DWR

State of California

Well Completion Report

Refer to Instruction Pamphlet

No. e0241205

Page _____ of _____

Owner's Well Number _____

Date Work Began 05/22/2014 Date Work Ended 5/31/2014

Local Permit Agency Napa County Planning, Building & Environmental Services

Permit Number E-1400268 Permit Date 4/10/14

DWR Use Only – Do Not Fill In

State Well Number/Site Number

N Latitude W Longitude

APN/TRS/Other

Geologic Log

Orientation ◉ Vertical ○ Horizontal ○ Angle Specify _____

Drilling Method Direct Rotary Drilling Fluid Bentonite mud

Depth from Surface Feet	to Feet	Description Describe material, grain size, color, etc
0	40	Multicolor gravel and rock.
40	60	Grey clay and multicolor rock.
60	80	Sandstone, multicolor hard rock.
80	220	Medium hard rock with muliticolors.
220	300	Muliticolor medium hard rock and brown clay.
300	380	Muliticolor hard rock with brown clay.
		******CONTINUE CASING LIST*****
220	240	10. Blank F480 PVC .316 6.625
240	300	10. Screen F480 PVC .316 6.625 0.032
300	320	10. Blank F480 PVC .316 6.625
320	340	10. Screen F480 PVC .316 6.625 0.032
340	360	10. Blank F480 PVC .316 6.625
360	380	10. Screen F480 PVC .316 6.625 0.032

RECEIVED

DEC 15 2014

Napa County Planning, Building & Environmental Services

Total Depth of Boring 380 Feet

Total Depth of Completed Well 380 Feet

Well Owner

Name Michael Pozzan

Mailing Address 1140 Yountmill Road

City Yountville State CA Zip 94599

Well Location

Address 1140 Yountmill Road

City Yountville County Napa

Latitude ___ Deg. ___ Min. ___ Sec. N Longitude ___ Deg. ___ Min. ___ Sec. W

Datum _____ Dec. Lat. _____ Dec. Long. _____

APN Book 031- Page 100- Parcel 019-000

Township _____ Range _____ Section _____

Location Sketch

(Sketch must be drawn by hand after form is printed.)

North

...rivers, etc. and attach a map. Use additional paper if necessary. Please be accurate and complete.

Activity

◉ New Well
○ Modification/Repair
○ Deepen
○ Other _____
○ Destroy
Describe procedures and materials under "GEOLOGIC LOG"

Planned Uses

◉ Water Supply
☑ Domestic ☐ Public
☐ Irrigation ☐ Industrial
○ Cathodic Protection
○ Dewatering
○ Heat Exchange
○ Injection
○ Monitoring
○ Remediation
○ Sparging
○ Test Well
○ Vapor Extraction
○ Other _____

Water Level and Yield of Completed Well

Depth to first water _____ (Feet below surface)

Depth to Static Water Level 36 (Feet) Date Measured 05/31/2014

Estimated Yield * 75 (GPM) Test Type Air Lift

Test Length 6.0 (Hours) Total Drawdown _____ (Feet)

*May not be representative of a well's long term yield.

Casings

Depth from Surface Feet	to Feet	Borehole Diameter (Inches)	Type	Material	Wall Thickness (Inches)	Outside Diameter (Inches)	Screen Type	Slot Size if Any (Inches)
0	60	12.75	Blank	F480 PVC	.316	6.625		
60	80	10.	Screen	F480 PVC	.316	6.625	Milled Slots	0.032
80	100	10.	Blank	F480 PVC	.316	6.625		
100	160	10.	Screen	F480 PVC	.316	6.625	Milled Slots	0.032
160	180	10.	Blank	F480 PVC	.316	6.625		
180	220	10.	Screen	F480 PVC	.316	6.625	Milled Slots	0.032

Annular Material

Depth from Surface Feet	to Feet	Fill	Description
0	60	Cement	
60	62	Bentonite	
62	380	Filter Pack	Pea gravel

Attachments

☐ Geologic Log
☐ Well Construction Diagram
☐ Geophysical Log(s)
☐ Soil/Water Chemical Analyses
☐ Other _____

Attach additional information, if it exists.

Certification Statement

I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief

Name McLean & Williams, Inc.
Person, Firm or Corporation

878 El Centro Ave. Napa CA 94558
Address City State Zip

Signed _____ 11/12/2014 396352
C-57 Licensed Water Well Contractor Date Signed C-57 License Number

DWR 188 REV. 1/2006

IF ADDITIONAL SPACE IS NEEDED, USE NEXT CONSECUTIVELY NUMBERED FORM

7N/5W-26

ORIGINAL
File with DWR

WATER WELL DRILLERS REPORT

(Sections 7079, 7080, 7081, 7082, Water Code)

THE RESOURCES AGENCY OF CALIFORNIA
DEPARTMENT OF WATER RESOURCES

CONFIDENTIAL LOG
Water Code Sec. 13752

Do Not Fill In
No 11078

State Well No.
Other Well No.

(1)
Nam
Add

(2) LOCATION OF WELL: U
County Napa Owner's number, if any
Township, Range, and Section 1140 Yountville Mill Rd.
Distance from cities, roads, railroads, etc. Yountville Calif.

(3) TYPE OF WORK (check):
New Well ☑ Deepening ☐ Reconditioning ☐ Destroying ☐
If destruction, describe material and procedure in Item 11.

(4) PROPOSED USE (check):
Domestic ☑ Industrial ☐ Municipal ☐
Irrigation ☐ Test Well ☐ Other ☐

(5) EQUIPMENT:
Rotary ☐
Cable ☑
Other ☐

(6) CASING INSTALLED:
STEEL: OTHER:
SINGLE ☑ DOUBLE ☐

From ft.	To ft.	Diam.	Gage or Wall
0	64	8	188
62	133	7	188a

If gravel packed

Diameter of Bore	From ft.	To ft.

Size of shoe or well ring:
Size of gravel:
Describe joint Butt Weld.

(7) PERFORATIONS OR SCREEN:
Type of perforation or name of screen Machine sawed

From ft.	To ft.	Perf. per row	Rows per ft.	Size in. x in.
54	64	2	10	1/8 x 3
62	133	2	8	1/8 x 3

(8) CONSTRUCTION:
Was a surface sanitary seal provided? Yes ☑ No ☐ To what depth 25 ft.
Were any strata sealed against pollution? Yes ☐ No ☑ If yes, note depth of strata
From ft. to ft.
From ft. to ft.
Method of sealing Cement grout.

(9) WATER LEVELS:
Depth at which water was first found, if known ft. 52
Standing level before perforating, if known ft.
Standing level after perforating and developing ft. 8

(10) WELL TESTS:
Was pump test made? Yes ☑ No ☐ If yes, by whom? Driller
40 gal./min. with 30 ft. drawdown after 1 hrs.
Temperature of water Was a chemical analysis made? Yes ☐ No ☑
Was electric log made of well? Yes ☐ No ☑ If yes, attach copy

(11) WELL LOG:
Total depth 133 ft. Depth of completed well ft.
Formation: Describe by color, character, size of material, and structure

		ft.
0 – 1	Topsoil	
1 – 6	Hard Volcanic Clay	
6 – 15	Light brown Clay	
15 – 35	Blue Clay & gravel	
35 – 52	Blue Clay & shale	
52 – 62	Water Brown silt & gravel	
62 – 78	Hard black rock & ash	
78 – 96	Red ash	
96 – 133	Hard gray ash	

CONFIDENTIAL LOG
Water Code Sec. 13752

Work started Sept 1 1969, Completed Sept 16 1969

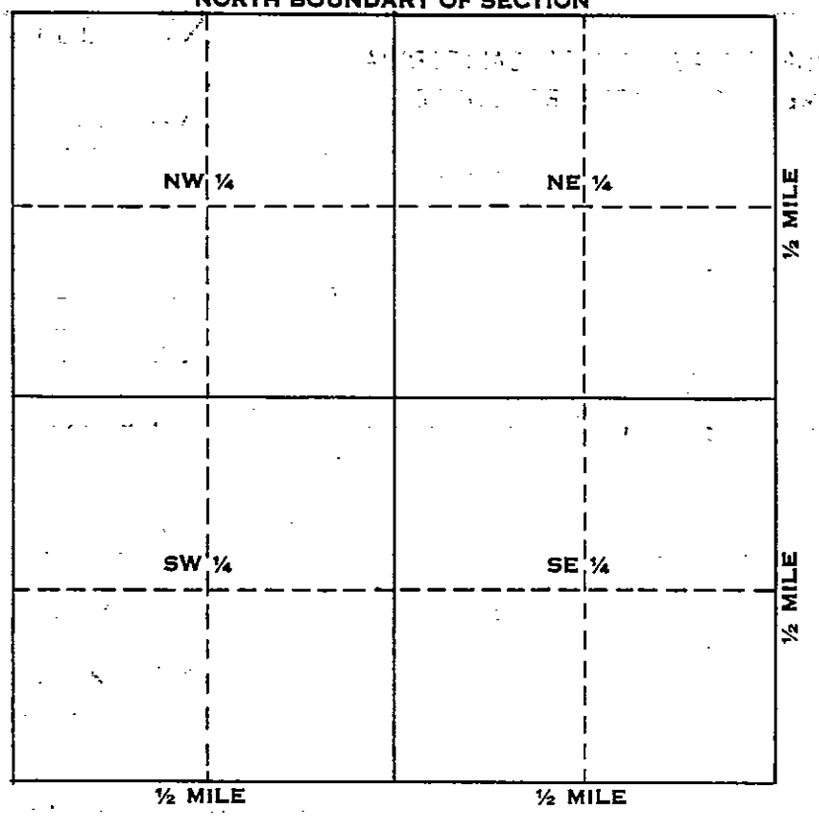
WELL DRILLER'S STATEMENT:
This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

NAME Walter Rittele
(Person, firm, or corporation) (Typed or printed)
Address 1546 Mark West Station Rd. Santa Rosa, Calif.
[SIGNED] Walter Rittele
(Well Driller)
License No. 163052 Dated Sept 17, 1969

SKETCH LOCATION OF WELL ON REVERSE SIDE

WELL LOCATION SKETCH

11078

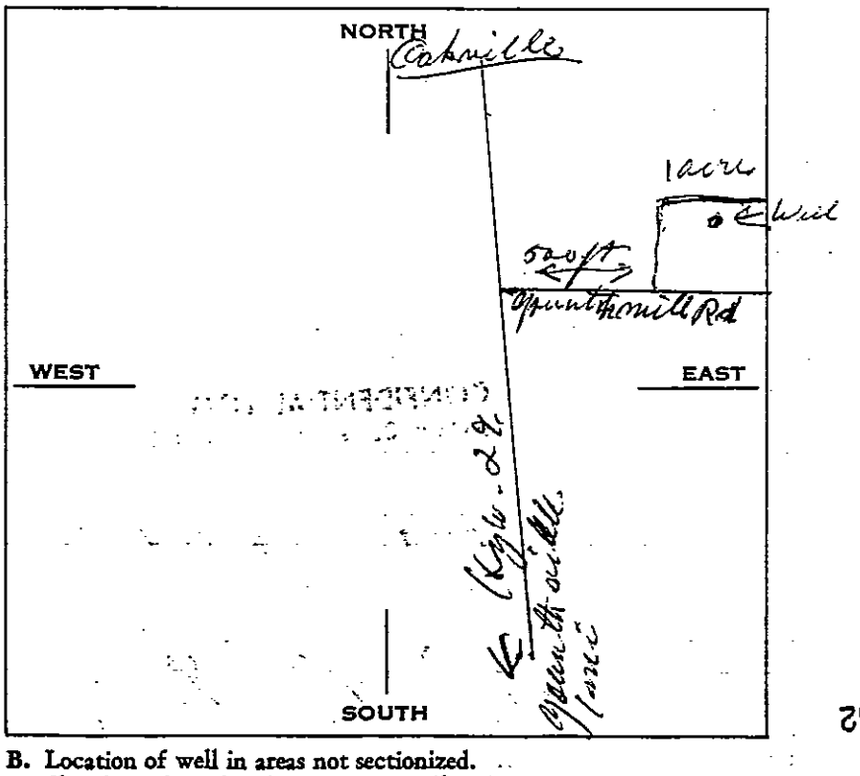


Township 7 N/~~S~~

Range 5 ~~E~~/W

Section No. 26

A. Location of well in sectionized areas.
Sketch roads, railroads, streams, or other features as necessary.



B. Location of well in areas not sectionized.
Sketch roads, railroads, streams, or other features as necessary.
Indicate distances.

1969 SEP 29 AM 11 32

DEPT. OF WATER RESOURCES

QUADRUPLICATE
For Local Requirements

Page ___ of ___
Owner's Well No. ___
Date Work Began 10/10/2008, Ended 10/16/2008
Local Permit Agency Napa County
Permit No. 08-0078 Permit Date 10/02/2008

STATE OF CALIFORNIA
WELL COMPLETION REPORT
Refer to Instruction Pamphlet
No. 1073612

DWR USE ONLY — DO NOT FILL IN
STATE WELL NO./STATION NO.
LATITUDE LONGITUDE
APN/TRS/OTHER

GEOLOGIC LOG

ORIENTATION (✓) ✓ VERTICAL ___ HORIZONTAL ___ ANGLE ___ (SPECIFY)
DRILLING METHOD Rotary FLUID Mud

DEPTH FROM SURFACE Ft.	to Ft.	DESCRIPTION *Describe material, grain size, color, etc.*
0	25	Brown Clay & Gravel
25	38	Gravel
38	65	Brown Clay & Gravel
65	80	Yellow Clay
80	100	Yellow Ash
100	120	Gray Clay
120	140	Gray Gravel, some Clay
140	180	Gray Clay
180	220	Gray Rock & Gray Clay
220	320	Gray Rock & some Gray Clay
320	390	Gray & Green Fractured Rock
390	404	Gray Clay & some Rock

RECEIVED
JAN 05 2009
DEPT. OF ENVIRONMENTAL MANAGEMENT

TOTAL DEPTH OF BORING 404 (Feet)
TOTAL DEPTH OF COMPLETED WELL 404 (Feet)

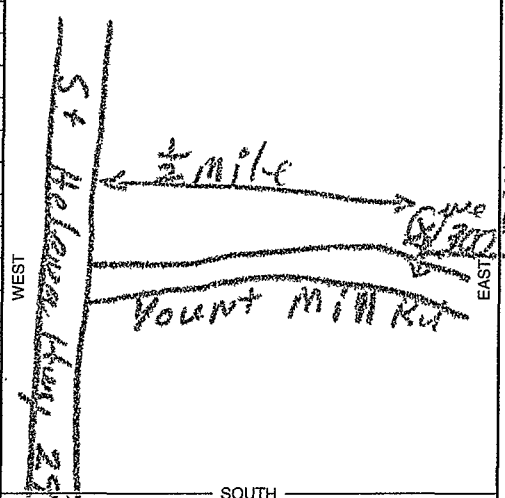
WELL OWNER

Name [redacted]
Mailing Address [redacted]
CITY [redacted] STATE ZIP

WELL LOCATION

Address 1350 Yount Mill Road
City Napa
County Napa
APN Book 031 Page 100 Parcel 035
Township ___ Range ___ Section ~~032-000~~
Lat ___ DEG. ___ MIN. ___ SEC. N
Long ___ DEG. ___ MIN. ___ SEC. W

LOCATION SKETCH



*Illustrate or Describe Distance of Well from Roads, Buildings, Fences, Rivers, etc. and attach a map. Use additional paper if necessary. **PLEASE BE ACCURATE & COMPLETE.***

ACTIVITY (✓)

✓ NEW WELL
MODIFICATION/REPAIR
___ Deepen
___ Other (Specify)
___ DESTROY *(Describe Procedures and Materials Under "GEOLOGIC LOG")*

USES (✓)
WATER SUPPLY
✓ Domestic ___ Public
___ Irrigation ___ Industrial
MONITORING ___
TEST WELL ___
CATHODIC PROTECTION ___
HEAT EXCHANGE ___
DIRECT PUSH ___
INJECTION ___
VAPOR EXTRACTION ___
SPARGING ___
REMEDIATION ___
OTHER (SPECIFY) ___

WATER LEVEL & YIELD OF COMPLETED WELL

DEPTH TO FIRST WATER 340 (Ft.) BELOW SURFACE
DEPTH OF STATIC WATER LEVEL 25 (Ft.) & DATE MEASURED 10-16-08
ESTIMATED YIELD * 30 (GPM) & TEST TYPE Air Lift
TEST LENGTH 5 (Hrs.) TOTAL DRAWDOWN 110 (Ft.) GPM at day
* *May not be representative of a well's long-term yield.* of Test

CASING (S)

DEPTH FROM SURFACE Ft.	to Ft.	BORE-HOLE DIA. (Inches)	TYPE (✓) BLANK	SCREEN	CONDUCTOR	FILL PIPE	MATERIAL / GRADE	INTERNAL DIAMETER (Inches)	GAUGE OR WALL THICKNESS	SLOT SIZE IF ANY (Inches)
0	55	11	✓				Plastic	5	Sch 40	
55	104	8¾	✓				"	"	"	
104	140	8¾		✓			"	"	"	.032

ANNULAR MATERIAL

DEPTH FROM SURFACE Ft.	to Ft.	TYPE CEMENT (✓)	BENTONITE (✓)	FILL (✓)	FILTER PACK (TYPE/SIZE)
0	55	✓			
55	404			Native	

ATTACHMENTS (✓)

___ Geologic Log
___ Well Construction Diagram
___ Geophysical Log(s)
___ Soil/Water Chemical Analyses
___ Other ___

ATTACH ADDITIONAL INFORMATION, IF IT EXISTS.

CERTIFICATION STATEMENT

I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief.

NAME Pulliam Well Exploration (PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED)
5110 Highway 128 Napa CA 94558
ADDRESS CITY STATE ZIP

Signed [signature] C-57 LICENSED WATER WELL CONTRACTOR
DATE SIGNED 11-11-08
C-57 LICENSE NUMBER 802509

DWR 188 REV. 05-03

IF ADDITIONAL SPACE IS NEEDED, USE NEXT CONSECUTIVELY NUMBERED FORM

File Original with DWR

Page _____ of _____

Owner's Well Number _____

State of California

Well Completion Report

Refer to Instruction Pamphlet

No. e0176210

Date Work Began 04/23/2013 Date Work Ended 5/3/2013

Local Permit Agency Napa County

Permit Number E12-00447 Permit Date 8/1/12

DWR Use Only – Do Not Fill In

State Well Number/Site Number

Latitude N Longitude W

APN/TRS/Other

Geologic Log

Orientation ◉ Vertical ○ Horizontal ○ Angle Specify _____

Drilling Method Direct Rotary Drilling Fluid Polymer mud

Depth from Surface Feet	to Feet	Description Describe material, grain size, color, etc
0	20	Brown Clay
20	40	Brown Clay & Gravel
40	60	Brown Clay
60	120	Blue Rock
120	280	Blue Rock with Blue Clay
280	390	Fractured Blue Rock
390	540	Gray Clay
540	580	Green Clay
580	595	Fractured Green Rock
595	625	Green Clay
		Perforation Layout 302 ft
		P = Perforation P
		B = Blank B
		0 to 102 Blank P
		P B
		B P 402 ft
		P B
		B P
		P 202 ft B
		B P
		P B 502 ft
		B P
		P B
		B 302 ft P
		B
		P
		P 622 ft

Total Depth of Boring 625 Feet

Total Depth of Completed Well 622 Feet

Well Owner

Name Barbara Hoopes

Mailing Address 1350 Yount Mill Road

City Napa State CA Zip 94558

Well Location

Address 1350 Yount Mill Rd

City Napa County Napa

Latitude ___ Deg. ___ Min. ___ Sec. N Longitude ___ Deg. ___ Min. ___ Sec. W

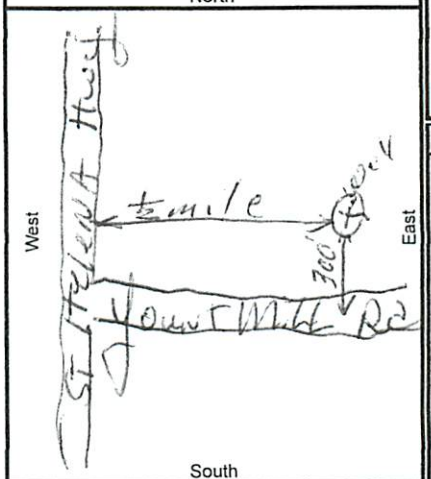
Datum _____ Decimal Lat. _____ Decimal Long. _____

APN Book 031 Page 100 Parcel 035-000

Township _____ Range _____ Section _____

Location Sketch

(Sketch must be drawn by hand after form is printed.)



Illustrate or describe distance of well from roads, buildings, fences, rivers, etc. and attach a map. Use additional paper if necessary. Please be accurate and complete.

Activity

◉ New Well
○ Modification/Repair
○ Deepen
○ Other _____
○ Destroy
Describe procedures and materials under "GEOLOGIC LOG"

Planned Uses

◉ Water Supply
☐ Domestic ☐ Public
☑ Irrigation ☐ Industrial
○ Cathodic Protection
○ Dewatering
○ Heat Exchange
○ Injection
○ Monitoring
○ Remediation
○ Sparging
○ Test Well
○ Vapor Extraction
○ Other _____

Water Level and Yield of Completed Well

Depth to first water 100 (Feet below surface)

Depth to Static Water Level 25 (Feet) Date Measured 05/03/2013

Estimated Yield * 150 (GPM) Test Type Air Lift

Test Length 2.0 (Hours) Total Drawdown 275 (Feet)

*May not be representative of a well's long term yield.

Casings

Depth from Surface Feet	to Feet	Borehole Diameter (Inches)	Type	Material	Wall Thickness (Inches)	Outside Diameter (Inches)	Screen Type	Slot Size if Any (Inches)
0	55	12	Blank	PVC Sch. 40	R21	6		
55	102	10	Blank	PVC Sch. 40	R21	6		
102	622	10	Screen	PVC Sch. 40	R21	6	Milled Slots	0.032

Annular Material

Depth from Surface Feet	to Feet	Fill	Description
0	52	Cement	cement/Vol Clay
52	622	Filter Pack	#6 Well Pack

Attachments

☐ Geologic Log
☐ Well Construction Diagram
☐ Geophysical Log(s)
☐ Soil/Water Chemical Analyses
☐ Other _____

Attach additional information, if it exists.

Certification Statement

I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief

Name Pulliam Well Exploration, Inc
Person, Firm or Corporation

4371 Cantelow Road Vacaville CA 95688
Address City State Zip

Signed _____ 5/8/2013 808-508
C-57 Licensed Water Well Contractor Date Signed C-57 License Number

DWR 188 REV. 1/2006

IF ADDITIONAL SPACE IS NEEDED, USE NEXT CONSECUTIVELY NUMBERED FORM

APPENDIX D

PROPOSED WATER USAGE

August, 2025
EBA PROJECT NO. 25-3770

1201 YOUNT MILL ROAD, NAPA CA
APN 031-120-042
PROPOSED WATER USAGE
TABLE 1

WATER USAGE			
Description	**Water Usage Rate**[1]	**Detailed Description**	**Water Demand (acre-feet/year)**
Residential			
Primary Residence	0.5 to 0.75 acre-feet per year (plus additional usage from landscaping and/or pools)	Includes pool with cover	0.80
Secondary Residence or Farm Labor Dwelling	0.20 to 0.50 acre-feet per year		0.50
Additional Landscaping Irrigation		Includes additional landscape Irrigation for 16 olive & 14 oak trees	0.32
Agricultural			
Vineyards			
Irrigation Only	0.2 to 0.5 acre-feet per acre per year		NA
Heat Protection	0.25 acre-feet per acre per year		NA
Frost Protection	0.25 acre-feet per acre per year		NA
Irrigated Pastures	4.0 acre-feet per acre per year		NA
Orchards	4.0 acre-feet per acre per year		NA
Livestock (sheep or cows)	0.01 acre-feet per acre per year		NA
Winery			
Process Water	2.15 acre-feet per 100,000 gal. of wine		NA
Domestic and Landscaping	0.50 acre-feet per 100,000 gal. of wine		NA
Employees	15 gallons per shift		NA
Tasting Room Visitation	3 gallons per visitor		NA
Events and Marketing, with on-site catering	15 gallons per visitor		NA
Industrial			
Food Processing	31.0 acre-feet per employee per year		NA
Printing/Publishing	0.60 acre-feet per employee per year		NA
Commercial			
Office Space	0.01 acre-feet per employee per year		NA
Warehouse	0.05 acre-feet per employee per year		NA
	Estimated Annual Water Demand (acre-feet per year)		**1.62**

[1] Water usage rates from Napa County WAA Guidance Document - Appendix B. Adopted May 12, 2015

Response to Matt's comment and Engineering

Hi Matthew,

We have reviewed your comment in the attached letter regarding the WAA which states,

1. Please update the Tier III portion of the WAA to meet the analysis requirements of the County's WAA Guidance Document, available at: https://www.countyofnapa.org/DocumentCenter/View/1056/Water-Availability-AnalysisAdopted-Policy-May-12-2015-PDF. Please include a detailed analysis of how the stream compares to the construction assumptions and comparison to Tables 3, 4, and 5 for hydraulic conductivity values.

We would like to note that Tables 3, 4, and 5 are specific to unconsolidated sediments and are not to be used in consolidated sediments unless there are certain conditions that are not applicable to this case, hence the site specific evaluation.

In order to perform a Tier III, the first item is listed in the WAA Guidelines for a Tier III is as follows,

When Tier 3 analysis is required16, it shall be conducted as described below. The analysis will first determine whether the project well(s) are, or are proposed to be, screened in an aquifer unit hydraulically connected to the surface water(s) within the applicable distance specified by Tables 3, 4, and 5 for unconsolidated aquifers (see also Figure F-2). (pp 29, WAA, 2015)

The project well is located in consolidated sediments (volcanics), while the nearest Significant Stream, Lincoln Creek, is a losing stream in unconsolidated alluvium. The project well is therefore not screened in the same aquifer as the nearest significant stream but is within the 1,500 foot setback used for both unconsolidated (and consolidated sediments), thereby negating the need for the Tier III quantitative analyses, hence the site specific qualitative analyses.

Response to Engineering comment 2.

See attached grading plan that was submitted in pervious exhibit with the document number.

Response to Engineering comment 3, 4. See attached letter from previous owner.

Response to Engineering comment 5.

I am writing in response to item 5 of the attached memorandum. Per EBA Engineering's submitted report (attached), dated August 26, 2025, we reported an average annual rainfall in the vicinity of the project site of 29.62 inches/year. This precipitation value is based on the same criteria as the Napa County website, using the PRISM dataset and the 10 year period from 2012 to 2021. Please note that EBA has discussed our precipitation methodology with a Napa County Representative (Raulton Haye) regarding a prior Water Availability Analysis Report. Mr. Haye found EBA's precipitation methodology sound and appropriate for this application. We request that you please consult with Mr. Haye regarding this matter and accept this precipitation value.

Please also find a link to the prism website where you can download a spreadsheet and calculate the average annual rainfall for yourself. https://prism.oregonstate.edu/explorer/. Use latitude 38.4226 and longitude -122.3851. I am also including a copy of the downloaded spreadsheet from the Prism website. See # 5 attachements.

PRISM Time Series Data
Location: Lat: 38.4226 Lon: -122.3851 Elev: 236ft
Climate variable: ppt
Spatial resolution: 4km
Period: 2012 - 2021
Dataset: AN91m
PRISM day definition: 24 hours ending at 1200 UTC on the day shown
Grid Cell Interpolation: On
Time series generated: 2025-Aug-14
Details: http://www.prism.oregonstate.edu/documents/PRISM_datasets.pdf

Date	ppt (inches)
2012	40.59
2013	6.79
2014	36.84
2015	13.92
2016	39.79
2017	45.72
2018	26.1
2019	47.27
2020	10.39
2021	28.78

avg = 29.619

“F”

Geotechnical Investigation

BAUER associates, inc.

GEOTECHNICAL CONSULTANTS

February 6, 2025
Job No. 4441.0

Bloom Holdings, LLC
Attention: Bob Mueller
731 South Highway 101, Suite 12
Solana Beach, CA 92075

Report
Geotechnical Investigation
Proposed Residence Development

This report presents the results of our geotechnical investigation for the subject project. The project is shown on Sheet A1.1, *Enlarged Partial Site Plan*, dated February 4, 2025, prepared by Cohn + Associates. The site plan is partially reproduced and presented on Plate 1.

We understand that you are currently in escrow to purchase the undeveloped 14.4-acre Adjusted Parcel B. Development plans include constructing a two-story residence, a one-story guest house and a detached garage with standing seam metal roofs. The residence and guest house will have structurally supported wood floors. The detached garage will have a concrete slab-on-grade floor. The foundation loads are expected to be typical for the type of construction indicated. It is also planned to construct a swimming pool with one or two infinity edges and a surrounding pool terrace up to 10 feet above existing grades. Tiered planters are planned on the downhill side of the pool terrace. Access to the garage will be provided by a new driveway. Cuts and fills on the order of 5 to 10 feet high, respectively, are planned. Retaining walls will be needed for the level breaks across the site.

The scope of our investigation, as outlined in our agreement dated November 5, 2024, included reviewing selected geologic and geotechnical references from our files, performing a site reconnaissance, and exploring subsurface conditions at the site. Based upon our work, we have developed conclusions and recommendations concerning:

Westside Center
6470 Mirabel Road
Post Office Box 460
Forestville, CA 95436
707.887.2505

1. Proximity of the site to published active faults.
2. Soil/rock and ground water conditions observed.
3. Site preparation and grading.
4. Foundation type(s) and design criteria, including seismic design criteria.
5. Concrete slabs-on-grade.
6. Retaining walls.
7. Geotechnical engineering drainage.
8. Supplemental services.

Our scope of work does not include evaluation of any potential hazardous waste contamination or corrosion potential of the soil or groundwater at the site. Further, our scope of services does not include evaluation of areas beyond the proposed improvements discussed.

WORK PERFORMED

We reviewed selected geologic and geotechnical references in our files pertinent to the site. The references reviewed are presented in the *List of References* at the end of this report.

On November 4, 2024, our geologist visited the site to: 1) observe existing surface conditions; 2) confirm our exploration approach; and 3) mark exploration locations. On November 7, 2024, our geologist explored the subsurface conditions at the site to the extent of five test pits. On January 27, 2025, our geologist performed supplemental exploration at the planned guest house and pool areas to the extent of two test pits. The test pits were excavated with a Kubota KX057-5 mini excavator equipped with a 30-inch-wide bucket. The completed test pits ranged in depth from about 3-1/2 to 8 feet. All of the test pits were excavated into bedrock.

The test pits were located by pacing or estimating distances from features indicated on the site plan provided to us. The test pit locations, shown on Plate 1, should be considered accurate only to the degree implied by the method used.

Test pits were backfilled with the on-site excavated materials and tamped with the mini-excavator bucket. The test pits were not backfilled with compacted fill and will settle.

Our geologist logged the conditions exposed and obtained representative disturbed grab samples of the materials encountered for visual identification and possible laboratory testing. Logs of the test pits showing the materials encountered, groundwater seepage conditions, and grab sample depths are presented on Plates 2 through 5. The materials encountered are classified in accordance with the Unified Soil Classification System and the Rock Classification Criteria, presented on Plates 6 and 7.

The logs show our interpretation of the subsurface conditions on the date and locations indicated, and it is not warranted that they are representative of the subsurface conditions at other locations and times. Also, the stratification lines on the logs represent the approximate boundaries between material types; the transition may be gradual.

SITE CONDITIONS

The approximately 14.4-acre Adjusted Parcel B is situated on the northwestern foot slopes of the Yountville Hills. The parcel is located on the westerly-facing flank of a northwesterly trending spur ridge. A southwesterly ravine is within the central portion of the parcel. Much of the parcel is oak-forested with grassy slopes on the north and west borders of the parcel. The proposed development area extends over a westerly, grass-covered slope with scattered oak trees just downhill of the oak forest. Slope gradients within the development area range between 3:1 (horizontal to vertical) and 5:1. Wire fencing roughly parallels the transition area from oak forest to grass cover. A gravel road from Yount Mill Road borders the western parcel boundary and accesses the site. The primary development area is situated just south of the ravine. A man-made swale crosses the mouth of the ravine along the wire fencing and drains into a vertical 12-inch corrugated pipe. The pipe then drains into a buried culvert and follows the inboard side of the gravel road northward towards Yount Mill Road.

The geologic map by Clahan et al. (2005) indicates various volcanic rocks associated with the Sonoma Volcanics underlie Yountville Hills. The volcanic unit underlying the site is described by the authors as andesite lava flows of Stags Leap with undifferentiated rhyolite lava flows and flows breccias, and dacite of Mt. George in nearby areas. Our site reconnaissance and subsurface exploration encountered dacite lava flows.

Our subsurface exploration, summarized on Plates 2 through 5, encountered dacite bedrock ranging between about 3 and 7 feet below the ground surface in all of the test pits. The dacite bedrock is gray to dark gray, moderately hard to hard, weak to strong, and little to moderately

weathered. Fracturing is generally close to moderate. The bedrock is considered to be dense and incompressible under the anticipated range of loading. Practical excavation refusal in the bedrock was encountered in several of the test pits with the mini excavator equipment used.

The dacite bedrock is generally covered by weak and porous colluvial soils and variable density fill materials ranging between about 3 and 7 feet deep. These soils typically consist of loose to medium dense sandy gravels and gravelly sands, and medium stiff to stiff gravelly clays. Weak and porous colluvium and old fills are susceptible to consolidation and collapse when saturated and under load. In addition, colluvial soils are subject to downhill creep on terrain sloping steeper than about 6:1. Creep is the gradual, downhill movement of soil and loose rock materials overlying competent bedrock. Creep forces are typically influenced by slope gradient and seasonal moisture changes. Frequent volcanic cobbles and volcanic boulders were present on the surface and within the colluvium and fill soils. The fill depths over much of the proposed development area range between about 1 and 3 feet deep (Test Pits 1, 2, 5, and 6), and fills and colluvium of between about 6 and 7 feet deep (Test Pits 3, 4, and 7) to the north of the planned development. The estimated depths of weak surface soils are shown on the test pit logs. Our visual classification suggests the surface soils have generally low plasticity.

Groundwater seepage was observed within only Test Pit 7 during our subsurface exploration. The seepage was prominent within the colluvial soils between about 5 and 7 feet deep. We anticipate that rainwater infiltrates into the surface soils and flows downslope and on the bedrock surface. Groundwater conditions are expected to vary seasonally and at different locations. Temporarily perched groundwater can be encountered at or near the ground surface or relatively shallow depths, particularly during the winter and spring months.

Landslide mapping indicate similar interpretations by Dwyer et al. (1976) and Clahan et al. (2005). Dwyer et al. (1976) maps soil creep within the ravine area. Clahan et al. (2005) maps a larger area in the ravine location, approximately 600 feet long and 450 feet wide, and encompassing the entire proposed development area. In our test pits, we did not encounter landslide debris. In Test Pit 7 excavated at the mouth of the ravine, we encountered about 7 feet of colluvium overlying bedrock. Our review if Lidar imagery shows a bowl-shaped area further uphill that narrows downhill at the fence line.

Interactive geologic maps of the area prepared by the California Geological Survey (CGS, 2024 revision) do not show active faults crossing the site, and the site is not shown to be within current Alquist-Priolo Earthquake Fault Zone boundaries of required investigation for seismically active faults (experiencing surface rupture within about the last 11,000 years). The nearest fault within earthquake zones of required investigation is the West Napa, located about 6 miles to the south-southeast. Older fault traces related to the West Napa, not currently considered 'Holocene-

active', are located 1 mile and more to the southeast. Our authorized scope of work did not include subsurface investigation to evaluate the presence or active faults crossing the site.

DISCUSSION AND CONCLUSIONS

Based on the results of our investigation, we conclude that the planned development is feasible from a geotechnical engineering viewpoint. The primary geotechnical concerns are: 1) the presence of weak colluvial soils and variable density fill materials encountered in our test pits; 2) the creep potential of the surface soils (colluvium and variable density fills) overlying the bedrock; 3) anticipated hard excavation into the bedrock; and 4) the anticipated high volume of groundwater seepage from uphill sources. Preliminary development plans showed structures within the mouth of the ravine; however, based on our discussions with you regarding the soil conditions, the development was moved further south and away from the ravine.

Weak and porous colluvium and variable density fill soils are subject to uneven supporting characteristics and differential movements and are prone to consolidation and/or collapse when saturated and under loads of new fills and/or structural elements. Saturation will occur when the natural evaporation of soil moisture is inhibited by new fill and structural elements. In addition, the weak surface materials are prone to downhill creep. Therefore, we judge that the existing surface soils overlying the bedrock will not be suitable for support of new foundations, slabs, and other hardscape surfaces in their present condition.

However, suitable foundation support can be obtained from foundations excavated though the weak materials and into firm bedrock, or into engineered fill of relatively even thickness. Foundations excavated though weak soils and into bedrock will need to be designed to resist creep forces. Drilled pier foundations may not be an appropriate foundation type across the development due to the hardness and strength of the bedrock; however, drilled piers may be appropriate for support of the infinity edge swimming pool. Therefore, drilled pier recommendations are included in this report.

Excavations will encounter hard, resistant bedrock. Deep excavations, such as at retaining walls supporting cuts or other deep excavations to achieve level areas, will require heaving ripping and/or jack hammering equipment. In addition, the excavated materials may include a large portion of oversize rocks which will not be re-useable as engineered fill. Contractors bidding this job should be provided with this report to become familiar with the site conditions as they pertain to their operations and the appropriate equipment needed to perform their tasks. If more detailed information regarding excavatability of the rock is required or desired, additional excavations using the type and size of equipment planned for construction should be performed.

We did not encounter moderately or highly expansive materials in our test pits. If expansive materials are encountered during construction, we must be contacted to provide supplemental recommendations as appropriate.

It has been our experience that swimming pools, particularly infinity edge design, are not tolerant to differential movements resulting from expansion and contraction of the underlying materials, or from weak and porous soils. Small differential movements can cause visible distortions of infinity edge pools and pool decks, including uneven-appearing water lines within the pool, recycled water flowing unevenly over the infinity edge, etc. Therefore, swimming pool support should be obtained entirely into firm bedrock. Footings or drilled piers extending into bedrock will be needed.

On sloping terrain to receive fill, keyways and benches with subdrainage improvements with cleanouts will be required. Concrete slabs will be prone to differential settlement in areas underlain by uneven fill thicknesses. Where slabs extend across areas of uneven fill thicknesses, typically on the order of 3 feet or more, there will be potential for differential settlement. To mitigate the potential for differential settlement, it may be necessary to over-excavate portions of the bedrock to provide a relatively uniform fill thickness and/or provide additional compaction effort (typically 93 percent relative compaction). We recommend that we be contacted to provide consultation when preliminary plans are available in order to assist the designers in determining suitable grading and foundation support approaches, prior to final design.

Less critical use slabs-on-grade, such as walkways and small equipment slabs, may be constructed on properly prepared subgrade (i.e., vegetation grubbed, removal of rubble, debris, and obstructions, level pad) provided: 1) the slabs are separated from foundations with felt paper, mastic, or other positive and low friction separation; 2) slabs are designed and reinforced to minimize cracking (i.e., reinforced and provided with control joints); and 3) some soil-related cracking and differential movements are considered acceptable. Improved performance of less critical use exterior slabs could be attained by removal of all, or at least some, of the weak soils and replacement as engineered fill. The depth of overexcavation is dependent upon the level of performance desired by the owner.

Groundwater seepage was encountered only in Test Pit 7, and did not develop in the rest of our test pits during excavation. However, groundwater conditions are expected to vary in depth and extent across the site, especially at the mouth of the ravine. Perched groundwater conditions will vary seasonally and by location across the site, particularly after periods of prolonged rainfall or during the winter and spring months. Excavations performed in the summer or autumn months will typically result in a lower risk of encountering groundwater or wet soil conditions than in winter or spring months and may require less mitigation during site work should groundwater seepage or saturated soils be encountered.

Control of surface run off will significantly enhance the stability of the site. The site must be graded to provide positive drainage away from the building foundations, slab edges, and finished cut and fill slopes. Roof gutter-downspouts must be collected into non-perforated pipes and discharged into the site storm drainage system or onto erosion resistant areas well away from the structures and slopes. Roof downspouts and surface drains must be maintained entirely separate from subsurface drainage. Foundation drains should be considered adjacent foundations extending through weak soils and bearing into bedrock.

Crawl space areas should be sloped to drain and provided with outlets through foundations. If living area slabs-on-grade are used, underslab drains should be provided to reduce the risk of water build up in the slab rock. In non-living area slabs-on-grade (e.g. garage), outlets should be provided in the slab rock to reduce the risk of water build up in the slab rock. If desired by others, underslab drains could also be used for garage and other non-critical slab areas. All collected water must be discharged onto erosion resistant areas, away from the development.

The published maps indicate landsliding at the site. As discussed previously, Dwyer et al. (1976) maps the ravine area as soil creep. Clahan et al. (2005) maps an approximately 600 feet long and 450 feet wide landslide that encompasses the entire proposed development area. Colluvial soils were encountered in Test Pit 7 excavated in the ravine area, and our review of Lidar imagery indicates a bowl-shaped area further uphill and at the head of the ravine that narrows downhill at the fence line. We anticipate that past landsliding and erosion has occurred further uphill and the materials transported downhill as intermittent debris flows.

We observed creep-prone soils uphill of the planned development area. We typically recommend that the hazard of materials flowing to the structure be mitigated by the construction of a catchment wall or a minimum 8 feet wide level buffer zone between structures and upslope areas. Catchment walls, where used, can either be constructed adjacent the structure or incorporated into the structure and should be at least 2 feet above planned slopes. As requested, we can provide additional comments regarding catchment when the plans have been more fully developed.

The results of our literature review did not reveal active faults passing through the site. Since future fault rupture is generally considered more likely to follow the trace of the most recent fault rupture, we estimate the risk of future surface rupture during earthquakes to be low.

Like the entire Napa County and Northern California areas, severe ground shaking during earthquakes generated by active faults in the region represents a significant geologic hazard to developments in the region. The intensity of ground shaking will be dependent on several factors such as distance from the site to the earthquake focus, magnitude of the earthquake, depth

of the earthquake, duration of ground shaking, and response of the underlying soil and rock. It will be necessary to design and construct the structure in accordance with current standards for earthquake-resistant construction.

RECOMMENDATIONS

Site Preparation and Grading

The following recommendations are presented for general grading. We must review and approve any grading planned, since site grading may have a negative impact on site stability.

Areas to be graded should be cleared of rubble, debris, old fills (where encountered) and loose rocks. Material generated by the clearing operations should be removed from the site. Wells, cesspools, and other voids encountered or generated during clearing should be either backfilled with granular material or compacted soil or capped with concrete as determined by us and in accordance Napa County requirements.

Areas to be graded should be stripped of the upper soils containing root growth and organic matter. The strippings should be removed from the site, stockpiled for reuse as topsoil, or mixed with at least two parts soil and used as fill in areas beyond structures, walks and paved areas.

Test pits were backfilled with the on-site excavated materials and tamped with the mini-excavator bucket. Test pits in development areas must be properly filled during construction to reduce the risk of settlement.

Following clearing and stripping, planned excavations should be performed. For the purpose of definition, “select fill areas” referred to in this report are buildings with shallow foundations or critical-use concrete slab areas. Select fill areas also include the zones extending for a distance of at least 5 feet beyond outside edges of slabs and perimeter footings or other footings extending from buildings. Within the select fill areas, existing weak surface and old fill soils should be removed for their full depth. The depth and extent of overexcavation should be approved in the field by us. Excavation of weak soil materials and placement of select fill will not be required where: 1) deepened foundations into bedrock are used for support of the structure; 2) no living area concrete slabs are planned; and 3) structurally supported slabs spanning between foundations are used.

Areas to receive fill on terrain sloping steeper than about 5:1 should be prepared by excavating level keyways and benches extending into firm bedrock. Subsurface drains with cleanouts should be installed at the rears of keyways. The depths of keyways and locations of subsurface

drainage facilities should be determined and approved by us in the field during grading. A typical fill and subdrain detail is presented on Plate 8.

Within the select fill areas, the exposed bottoms should be scarified to a minimum depth of 6 inches (where possible), moisture conditioned to at least 2 percent above optimum moisture content and compacted to at least 90 percent relative compaction. Scarification and recompaction may be waived, as determined by us, where firm, undisturbed bedrock is encountered. Relative compaction refers to the in-place dry density of soil expressed as a percentage of the maximum dry density of the same soil, as determined by ASTM D 1557-12 (2021). Optimum moisture content is the water content (percentage by dry weight) corresponding to the maximum dry density.

If grading is performed during the winter or spring seasons, we anticipate that higher groundwater conditions may be encountered. Severe groundwater conditions may result in the need for dewatering, placement of stabilization fabrics, and/or placement of ballast rock to achieve stable excavation bottoms.

The on-site soils, excluding large rocks generated by site excavations, should be suitable for reuse as select fill. Depending on the volume of large rocks generated, a portable crusher may be considered to make select fill. Imported fill, if required, should be free of organic matter, non-expansive and should generally conform to the following requirements:

Sieve Size	Percent Passing
6-inch	100
4-inch	90-100
No. 200	15-60

Liquid Limit - 40 Maximum
Plasticity Index - 15 Maximum
(ASTM D 4318-17e1 Wet Test Method)

Fill should be placed in thin lifts (normally 6 to 8 inches depending on compaction equipment), uniformly moisture conditioned to 2 percent above optimum, and compacted to at least 90 percent relative compaction. Where fill thickness differential under foundation, slab or hardscape surfaces is 3 feet or greater, the fill should be compacted to at least 93 percent relative compaction. In vehicle traffic areas, the upper 6 inches of subgrade and aggregate base rock materials should be compacted to at least 95 percent relative compaction. It may be necessary to

excavate portions of bedrock in order to provide fill areas with a relatively even thickness. All surfaces should be finished to present a smooth, unyielding subgrade.

Permanent cut slopes exposing competent bedrock should be constructed no steeper than 2:1. If requested, we can provide supplemental consultation for cut slopes that encounter bedrock where slopes steeper than 2:1 are desired. Permanent fill slopes should be constructed no steeper than 2:1. Fill and cut slopes should be planted with erosion-resistant vegetation or protected from erosion by other measures upon completion of grading. Ground cover should be maintained on the slopes.

At all times, temporary construction excavations should conform to the regulations of the State of California, Department of Industrial Relations, Division of Industrial Safety or other stricter governing regulations. The performance of temporary cut slopes is the responsibility of the contractor/owner.

Foundations

Suitable foundation support for structures can be obtained from foundations excavated though the weak materials entirely into firm bedrock, or entirely into engineered fill of relatively even thickness. Drilled piers may be an appropriate foundation type for support of the infinity edge swimming pool. Combinations of foundation types in fill and bedrock should be avoided, but combinations of piers and footings in bedrock would be suitable.

Spread Foundations

Spread footings bearing entirely into bedrock or engineered fill may be used for foundation support. Footings should be at least 12 inches wide and penetrate through the weak surface soils to bear at least 12 inches into undisturbed bedrock. The footings should be stepped as necessary to produce level tops and bottoms. Footings should be deepened as necessary to provide at least 5 horizontal feet of confinement between the footing bottoms and the face of the nearest slope where the footing bears into bedrock. Dowelling into bedrock may be considered during foundation excavation. We should observe the quality and fracturing of the bedrock to determine if dowelling is acceptable and to provide supplemental recommendations, as needed. Where a graded pad of even thickness is constructed, footings should be at least 12 inches wide and bear at least 12 inches into firm engineered fill.

Spread footings supported in bedrock may be designed using allowable bearing pressures of 3,000 and 4,000 pounds per square foot (psf) for dead plus long-term live loads and total design loads, respectively. Footings in engineered fill should be designed using allowable bearing pressures of 2,000 and 3,000 psf for dead plus long-term live loads and total design loads,

respectively. We should observe the footing excavations prior to the placement of reinforcing steel and concrete.

The portion of the foundations extending into firm, undisturbed bedrock may impose a passive pressure of 400 pounds per cubic foot (pcf) triangular distribution and a friction factor of 0.4 times the net vertical dead load. Footings in engineered fill may impose a passive pressure of 350 pcf triangular distribution and a friction factor of 0.35 times the net vertical dead load. Passive pressures should be neglected within the upper 1 foot unless footings are confined by other construction.

Drilled Piers (Swimming Pools)

If piers are used for support of the pool, piers would need to extend through the engineered terrace fill to bear into firm bedrock. Piers should be at least 16 inches in diameter and extend a minimum depth of 8 feet deep with at least 4 feet into firm bedrock. The portion of the pier extending into engineered fill and bedrock can impose 750 psf in skin friction. Pullout capacities of the piers can be one-half of the downward capacity. End bearing should be neglected because of the difficulty of cleaning out small diameter pier holes, and the uncertainty of mobilizing end bearing and skin friction simultaneously. Piers should not be located closer than 3 pier diameters, center to center.

The portion of the piers extending into engineered terrace fill and firm bedrock may impose a passive pressure of 350 pcf acting on two pier diameters. Passive pressure should be neglected within the weak soils unless foundations are confined by other construction. Passive pressure should be limited to a maximum of 3,000 psf.

Piers should be interconnected with grade beams designed to support the design structural loads per current code requirements. Piers should be reinforced for their full length with steel reinforcing that extends into the grade beams.

The pier holes should contain no more than 3 inches of slough. The remaining slough should be tamped with a heavy timber or similar prior to concrete placement to prevent the wet concrete from settling. Concrete should be placed in pier excavations promptly to avoid soil desiccation. Excess concrete must be removed to planned dimensions from the tops of piers and bottoms of grade beams to reduce uplift pressures.

Caving materials may be encountered where wet, weak soils are present. If caving soils are encountered, it may be necessary to case the holes. If groundwater is encountered during drilling, it will be necessary to place the concrete using the tremie method or dewater the holes prior to concrete placement. The drilling subcontractor should review this report and visit the

site to draw their own conclusions regarding drilling characteristics, suitable drill rigs and the need for casing and dewatering prior to bidding.

We should observe the start of pier drilling operations to note the conditions exposed and provide recommendations to the contractor. We should observe the completed pier excavations prior to the placement of reinforcing steel and concrete.

Swimming Pools

Swimming pools are lightly loaded structures that are generally not tolerant to differential movements resulting from: 1) expansion and contraction of the underlying materials; 2) settlement of weak and porous soils; and 3) construction defects (e.g., broken water pipes). Small differential movements can cause visible distortions of swimming pools and pool decks, uneven-appearing water lines within the pool, concrete cracking, recycled water flowing unevenly over infinity edges, etc. These types of movements have resulted in owner dissatisfaction and significant repair costs in the past. Therefore, uniform support for the swimming pool should be obtained from firm bedrock as determined by us during excavation. Where the pool bottom does not bear into firm bedrock, spread footings or drilled piers should extend through the engineered terrace fill to bear into the underlying bedrock and be designed in accordance with the previous section recommendations. Further, where bedrock is not exposed on the pool bottom, the pool bottom should be designed to span between foundations that extend into bedrock. Even with this design, some movements must be anticipated. If it is desired to further reduce the potential for differential movements, the structural engineer should be contacted to incorporate additional factors of safety. Additionally, we understand from the pool contractor that precautions can be incorporated into the installation to allow for easier post construction mitigation, if needed.

Pool walls should be designed for lateral earth pressures as discussed in the *Retaining Walls* section above. A drainage relief valve should be provided in the pool bottom to relieve hydrostatic pressures.

Seismic Design Criteria

Using site latitude and longitude coordinates of 38.42301°N and -122.38484°W, respectively, the following criteria is based on 2022 CBC guidelines, ASCE 7-16, and the USGS Earthquake Ground Motion Parameters:

Spectral Response Type & Description	Value (g)
S_S (0.2 second period)	1.858
S_1 (1.0 second period)	0.674
S_{MS} (0.2 second period)	1.672
S_{M1} (1.0 second period)	0.539
S_{DS} (0.2 second period)	1.115
S_{D1} (1.0 second period)	0.359
Peak Ground Acceleration (PGA)	0.776
Seismic Design Category	D

Title 24, Part 2, Section 1613.2.2, of the 2022 CBC indicates that site categorization for seismic design should be based on the average soil values within the upper 100 feet of the site. Although the scope of our investigation was limited to shallow test holes, we estimate that a Site Classification "B" will be appropriate for design. Upon request, we could perform supplemental calculations or exploration to determine the site-specific subsurface conditions ranging to 100 feet.

Retaining, Catchment, and Pool Walls

Foundation support for retaining, catchment, and pool walls can be obtained from foundations bearing into firm bedrock designed in accordance with the recommendations presented above.

Retaining walls free to rotate (yield more than 0.1 percent of the wall height at the top of the backfill) and with backfill sloping up to 3:1 should be designed to resist an active lateral earth pressure (triangular distribution) of 45 pcf for drained conditions. Where the backfill slopes up between 3:1 and 2:1, the pressures indicated above should be increased to 55 pcf for drained conditions. We should be contacted if the backfill slopes up steeper than 2:1. Rigid walls with backfill sloping less than 3:1 which cannot yield should be designed for an "at-rest" lateral earth pressure of 60 pcf for drained conditions. A minimum factor of safety of 1.5 against overturning and sliding should be used in the design of retaining walls. If retaining walls will have undrained conditions, we should be consulted to provide increased active and at-rest lateral pressures.

Where applicable, seismic wall stability for cantilever retaining walls with level and sloping backfill may be evaluated based on an earth equivalent fluid pressure (triangular distribution) of 10 pcf and 29 pcf, respectively. Seismic wall stability for rigid retaining walls may be evaluated based on an earth equivalent fluid pressure (triangular distribution) of 31 pcf. This pressure is in addition to the active earth equivalent fluid pressures presented in this report. Incremental seismic lateral earth pressures should not be added to at-rest lateral earth pressures. The resultant

force should be considered to act at a height of 0.33H on the wall. The factor of safety against instability under seismic loading should be at least 1.1.

These pressures do not consider additional loads resulting from adjacent foundations, traffic loads, or other downward loads. If additional surcharge loadings are anticipated, we can assist in evaluating their effects. Similarly, if stepped retaining walls are planned, we should be contacted to provide specific lateral surcharge pressures for the lower walls based on the final wall configuration. Walls subjected to vehicular traffic should be designed for a surcharge pressure equal to 2 feet of additional backfill.

Retaining walls should be provided with permanent backdrains to prevent the build-up of hydrostatic pressure. If walls are to have undrained conditions, we should be consulted to provide increased active and at-rest lateral pressures. The drains and backfill should be constructed as shown on Plate 9. The top of the perforated drainage pipe should be located at least 8 inches below any interior slabs and other adjacent areas to reduce the risk of seepage through walls and into interior areas.

Where migration of moisture through retaining walls would be detrimental, retaining walls should be waterproofed as specified by others. Backfill materials should be compacted in a manner to prevent over-stressing the wall structures. Further, wall bracing should be considered. Retaining walls will yield slightly during backfilling. Therefore, retaining walls should be backfilled prior to building on or adjacent the walls.

Expansive materials should not be used as retaining wall backfill. Expansive materials may only be used as backfill outside of the zone defined by a 1:1 projection from the top of the foundation. Non-expansive on-site soils may generally be used as backfill except as noted above. Backfill soils must be compacted in accordance with our previous recommendations. The use of imported granular material will generally require less backfilling effort. We should be contacted to observe the backfill of retaining walls.

We typically recommend that foundations or slabs be avoided within retaining wall backfills to avoid the potential for differential movements. Mitigation may include designing foundations or slabs to span from retaining walls to beyond the backfill area. We should be contacted to provide supplemental consultation if foundations or slabs will extend across retaining wall backfills.

Concrete Slabs

Critical use slabs-on-grade (e.g., living areas, pool decks, and other settlement-sensitive slabs) should be underlain entirely by firm bedrock or by engineered fill as previously discussed. Slab-on-grade subgrades should be a smooth, uniform and non-yielding surface. Subgrade should be maintained at a uniform moisture, at least 2 percent above optimum moisture content, until the concrete slabs are placed. During foundation installation and utility trench excavation and backfilling, previously compacted subgrade soils may become disturbed. Where this is the case, these soils should be uniformly moisture conditioned to above optimum moisture content and rerolled to provide a smooth, unyielding surface compacted to at least 90 percent relative compaction (93 percent where fill thickness differential exceeds 3 feet).

Less critical use slabs-on-grade (e.g., walkways, small equipment slabs, etc.) may be constructed on properly prepared subgrade provided: 1) the slabs are separated from foundations with felt paper, mastic, or other positive and low friction separation; 2) slabs are designed and reinforced to minimize cracking (i.e., reinforced and provided with control joints); and 3) some soil-related cracking and differential movements are considered acceptable. Properly prepared subgrade typically includes grubbing vegetation, removing rubble, debris and/or obstructions, and constructing a level pad. We should be contacted to provide supplemental recommendations if improved performance of less critical slabs is desired.

Slabs should be underlain with a capillary moisture break and cushion layer consisting of at least 4 inches of clean, free-draining crushed rock. The crushed rock should be at least 1/4-inch, and no larger than 3/4-inch, in size.

Moisture will condense on the underside of slabs-on-grade. Where moisture migration through slabs is detrimental, waterproofing methods and specifications should be determined by others for incorporation into the project plans.

Slab thickness should be recommended by the structural engineer to support the anticipated loads and to reduce cracking. However, some cracking of slabs must be anticipated considering concrete shrinkage. Reinforcing must be carefully installed in accordance with the structural engineer's recommendations to minimize the potential of cracking. We typically recommend the use of steel rebar reinforcement (as opposed to welded wire mesh), placed on blocks as directed by the structural engineer. We have previously observed that wire mesh is often not properly located in the slabs. Control and expansion joints should be provided, as appropriate, to mitigate the effects of differential settlement.

Geotechnical Engineering Drainage

Ponding water will be detrimental to foundations and structural elements. Therefore, the site should be graded to provide positive drainage away from foundations, swimming pool edges and their adjacent slabs, other exterior slab edges, and underfloor areas if constructed. Roofs should be provided with gutters, and the downspouts connected to the site storm drain system discharging in erosion resistant areas well away from the structures and slopes. Roof downspouts and surface drains must be maintained entirely separate from subsurface drainage. Collected water must be discharged into non-perforated pipes and discharged into the site storm drainage, concrete slabs-on-grade, pavements, or erosion resistant areas.

Crawl space areas should be sloped to drain and provided with outlets to allow controlled drainage through foundations. It will be important to have proper crawl space ventilation, as designed by the project structural engineer.

In living area slab-on-grade areas, underslab drains should be provided to reduce the risk of water build up in the slab rock and moisture migration through the slab. The subdrain trenches should be 12 inches wide, 12 inches deep and cross the slab area, as directed by us. The slab rock should be connected to the subdrain rock. In non-living area slabs-on-grade (e.g. garage), outlets should be provided in the slab rock to reduce the risk of water build up in the slab rock. If desired by others, underslab drains could also be used for non-critical slab areas.

Keyway excavations for fills placed on slopes should be equipped with a keyway subdrain. A typical fill and subdrain detail is presented on Plate 8.

Retaining wall backdrains should be constructed to reduce hydrostatic pressures against retaining walls. The backdrains should be at least 12 inches wide and extend up to the height of the drained portion of the walls. Plate 9 presents criteria for retaining wall backdrains. Subdrains should consist of 4-inch diameter, perforated pipe, installed perforations down, placed at the bottom of the drain and sloped to drain to outlets by gravity. The subdrain pipe should consist of PVC Schedule 40 or ABS with a SDR of 35 or better. The trench should be backfilled with clean, free-draining, 3/4 or 1-1/2-inch crushed drain rock separated from adjacent soil/rock by a non-woven filter fabric. As alternatives to standard drain rock and fabric, Class II permeable material complying with Section 68, “Caltrans” may be used without fabric or a prefabricated synthetic drainage structure such as Miradrain 6000 (or equivalent) may be used. The upper 12 inches of the drain should be backfilled with compacted, non-expansive clayey soil to exclude surface water. If groundwater seepage is encountered during grading, additional subdrains should be installed as recommended by us.

Supplemental Services

We should be contacted during final design to provide additional comments and recommendations, as needed. We should review the final plans for conformance with the intent of our recommendations.

During grading and foundation construction, we should provide intermittent geotechnical engineering observations, along with necessary field and laboratory testing, during: 1) removal of weak materials; 2) fill placement and compaction; 3) preparation and compaction of subgrade; 4) excavations of foundations; and 5) installation of subdrains. These observations and tests would allow us to check that the contractor's work conforms with the intent of our recommendations and the project plans and specifications. These observations also permit us to check that conditions encountered are as anticipated, and modify our recommendations, as necessary. Upon completion of the project, we should be contacted to perform a final observation and summarize the results of this work in a final report.

These supplemental services are performed on an as-requested basis, and we can accept absolutely no responsibility for items that we are not notified to observe. These supplemental services are in addition to this investigation and are charged for on an hourly basis in accordance with our Schedule of Charges. We must be provided with at least 48 hours notice for scheduling our initial site visit, and 24 hours thereafter.

MAINTENANCE

Periodic land maintenance will be required. Surface and subsurface drains should be checked frequently and cleaned and maintained as necessary. Sloughing, landsliding or erosion that occurs should be repaired promptly before it can enlarge. A dense growth of deep-rooted ground cover should be maintained on all exposed slopes.

LIMITATIONS

We judge that construction in accordance with these recommendations will be generally stable, and that the risk of future instability is within the range generally associated with construction in the local area. Subsurface conditions are complex and may differ from those indicated by surface features and those encountered at the test hole locations. Additional exploration could reveal conditions not evident at this time. Therefore, we are unable to guarantee the stability of any hillside construction.

We performed the investigation and prepared this report in accordance with generally accepted standards of the geotechnical engineering profession. No other warranty, either express or implied, is given.

If the project is revised, or if conditions different from those described in this report are encountered during construction, we should be notified immediately so that we can take timely action to modify our recommendations, if warranted. Site conditions and standards of practice change. Therefore, we should be notified to update this report if construction is not performed within 18 months of the submittal date.

We trust this provides the information you require at this time. If you have questions or wish to discuss this further, please call.

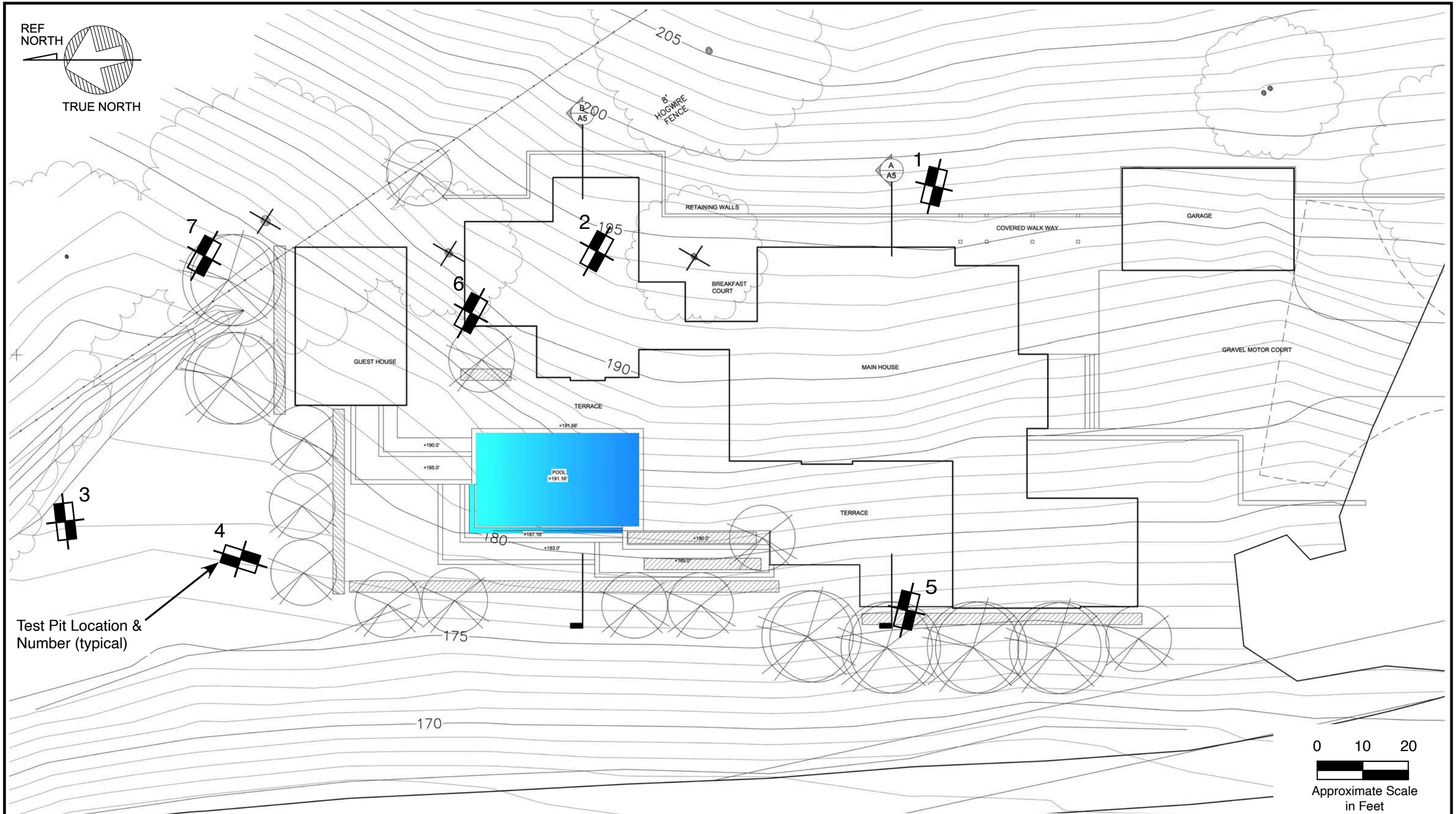
Very truly yours,

BAUER ASSOCIATES, INC.

Gregory D. Sarganis
Professional Geologist

Arthur H. Graff
Geotechnical Engineer

GDS/AHG (gi/yount mill (1201))
Attachments: Plates 1 through 9
Email only: bmueller@rmcigroup.com, brian@quallseng.com, gary@cohn-arch.com, andrew@quallseng.com



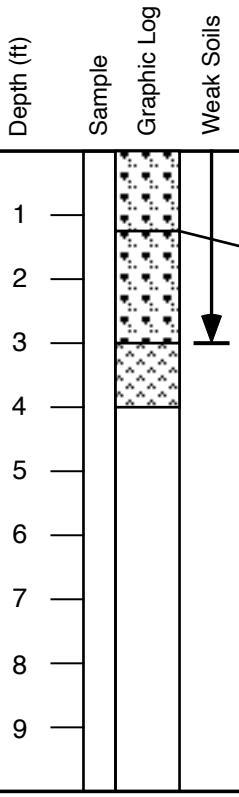
Reference: Adapted from Sheet A1.1, *Enlarged Partial Site Plan*, dated February 4, 2025, prepared by Cohn + Associates.
Note: The locations of all features are approximate and may vary. Scale as shown

BAUER ASSOCIATES, INC. GEOTECHNICAL CONSULTANTS	Job No: 4441.0 Date: 12/2024 By: GDS	**TEST HOLE LOCATION PLAN**	PLATE **1** 119

Test Pit Orientation: N77°W
Log Northeast Pit Sidewall

LOG OF TEST PIT 1

Equipment: Kubota KX057-5, 30" bucket
Date: November 7, 2024
Elevation: 198'*



DARK GRAY BROWN CLAYEY SANDY GRAVEL (GP)
loose, damp, porous, with fine roots, contains baserock (Variable Density Fill)

BROWN CLAYEY SANDY GRAVEL (GP)
medium dense, damp, porous, with volcanic cobbles and fine roots (Colluvium)

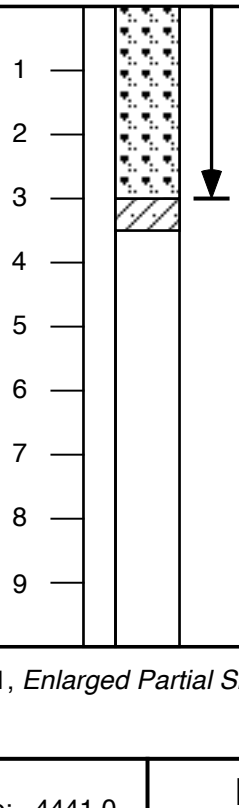
DARK GRAY DACITE
close to moderate fractures, hard, strong, little weathered
(Bedrock)

Practical excavation refusal at 4 feet
No groundwater seepage observed

Test Pit Orientation : N70°W
Log Northeast Pit Sidewall

LOG OF TEST PIT 2

Equipment: Kubota KX057-5, 30" bucket
Date: November 7, 2024
Elevation: 194'*



DARK GRAY BROWN CLAYEY SANDY GRAVEL (GP)
loose to medium dense, damp, porous, with volcanic cobbles, contains brick fragments and drain rock (Variable Density Fill)

DARK GRAY DACITE
close to moderate fractures, hard, strong, little weathered
(Bedrock)

Practical excavation refusal at 3-1/2 feet
No groundwater seepage observed

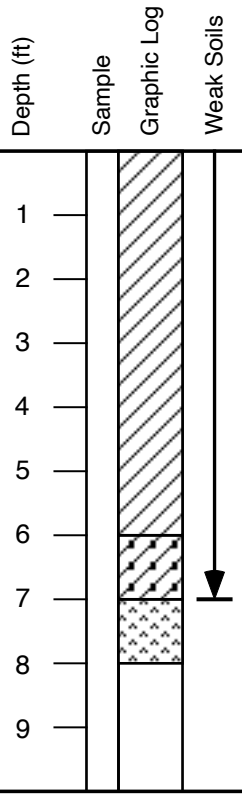
* Elevations interpolated from Sheet A1.1, *Enlarged Partial Site Plan*, dated February 4, 2025, prepared by Cohn + Associates.

BAUER ASSOCIATES, INC. GEOTECHNICAL CONSULTANTS	Job No: 4441.0 Date: 12/2024 By: GDS	**LOGS OF TEST PITS 1 & 2**	PLATE **2** 120

Test Pit Orientation: N83°E
Log Northwest Pit Sidewall

LOG OF TEST PIT 3

Equipment: Kubota KX057-5, 30" bucket
Date: November 7, 2024
Elevation: 178-1/2'*



BROWN GRAVELLY CLAY (CL)
medium stiff, damp to 2', porous with volcanic cobbles and boulders up to 2', contains plastic mesh, plastic pipe fragments, and straw
(Variable Density Fill)
variably medium stiff and stiff, moist from 2 to 6'

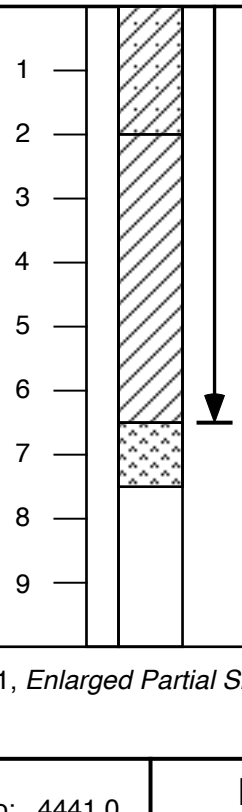
DARK BROWN CLAYEY GRAVEL (GC)
medium dense, moist, slightly porous (Colluvium)
DARK GRAY DACITE
close to moderate fractures, hard, strong, little weathered (Bedrock)

Practical excavation refusal at 8 feet
No groundwater seepage observed

Test Pit Orientation : N18°E
Log Northwest Pit Sidewall

LOG OF TEST PIT 4

Equipment: Kubota KX057-5, 30" bucket
Date: November 7, 2024
Elevation: 177'*



GRAY BROWN GRAVELLY CLAYEY SAND (SC)
loose to medium dense, damp, porous, contains plastic fragments
(Variable Density Fill)
BROWN GRAVELLY CLAY (CL)
stiff, moist, intermittently porous, with occasional volcanic cobbles and fine roots throughout, contains plastic pipe fragments
(Variable Density Fill)

DARK GRAY DACITE
close to moderate fractures, hard, strong, little weathered (Bedrock)

Practical excavation refusal at 7-1/2 feet
No groundwater seepage observed

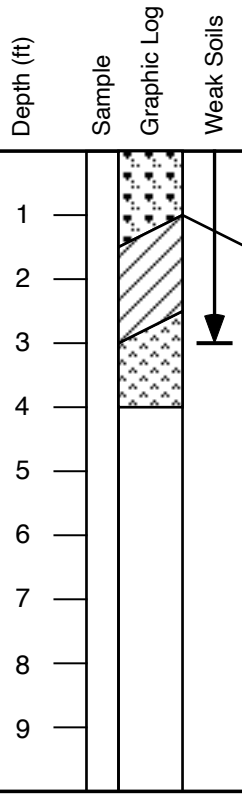
* Elevations interpolated from Sheet A1.1, *Enlarged Partial Site Plan*, dated February 4, 2025, prepared by Cohn + Associates.

BAUER ASSOCIATES, INC. GEOTECHNICAL CONSULTANTS	Job No: 4441.0 Date: 12/2024 By: GDS	**LOGS OF TEST PITS 3 & 4**	PLATE 3 121

Test Pit Orientation: N80°W
Log Northeast Pit Sidewall

LOG OF TEST PIT 5

Equipment: Kubota KX057-5, 30" bucket
Date: November 7, 2024
Elevation: 176'*



DARK GRAY BROWN CLAYEY SANDY GRAVEL (GP)
loose, damp, porous, with fine roots
(Variable Density Fill)

DARK BROWN GRAVELLY CLAY (CL)
medium stiff, moist, porous, with volcanic cobbles and fine roots (Colluvium)

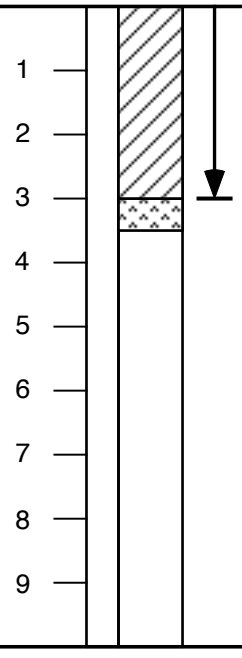
DARK GRAY DACITE
close fractures, moderately hard and hard, weak and strong, moderately weathered, appears to be locally ripped
(Bedrock)

Practical excavation refusal at 4 feet
No groundwater seepage observed

Test Pit Orientation: N51°W
Log Northeast Pit Sidewall

LOG OF TEST PIT 6

Equipment: Kubota KX057-5, 30" bucket
Date: January 27, 2025
Elevation: 189'*



DARK BROWN GRAVELLY SANDY CLAY (CL)
medium stiff, moist to wet, porous, with fine roots
(Variable Density Fill)

GRAY DACITE
close fractures, moderately hard, moderately strong, moderately weathered
(Bedrock)

Practical excavation refusal at 3-1/2 feet
No groundwater seepage observed

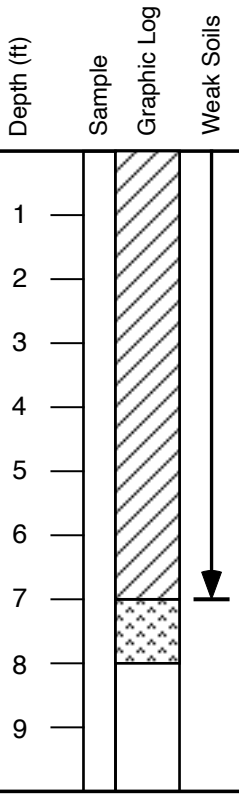
* Elevations interpolated from Sheet A1.1, *Enlarged Partial Site Plan*, dated February 4, 2025, prepared by Cohn + Associates.

BAUER ASSOCIATES, INC. GEOTECHNICAL CONSULTANTS	Job No: 4441.0 Date: 1/2025 By: GDS	**LOGS OF TEST PITS 5 & 6**	PLATE **4** 122

Test Pit Orientation: N57°W
Log Northeast Pit Sidewall

LOG OF TEST PIT 7

Equipment: Kubota KX057-5, 30" bucket
Date: January 27, 2025
Elevation: 183'*



BROWN GRAVELLY CLAY (CL)
medium stiff to stiff, wet, porous, with abundant volcanic cobbles and boulders up to 2-1/2 feet in size (Colluvium)

DARK GRAY DACITE
close fractures, hard, strong, moderately weathered (Bedrock)

Bottom of test pit at 8 feet
Heavy groundwater seepage observed from 5 to 7 feet

* Elevations interpolated from Sheet A1.1, *Enlarged Partial Site Plan*, dated February 4, 2025, prepared by Cohn + Associates.

MAJOR DIVISIONS					TYPICAL NAMES
COURSE GRAINED SOILS	**GRAVELS** more than half coarse fraction is larger than no. 4 sieve size	CLEAN GRAVELS WITH LITTLE OR NO FINES	GW		WELL GRADED GRAVELS, GRAVEL-SAND MIXTURES
			GP		POORLY GRADED GRAVELS, GRAVEL-SAND MIXTURES
		GRAVELS WITH OVER 12% FINES	GM		SILTY GRAVELS, POORLY GRADED GRAVEL-SAND MIXTURES
			GC		CLAYEY GRAVELS, POORLY GRADED GRAVEL-SAND MIXTURES
	SANDS more than half coarse fraction is smaller than no. 4 sieve size	CLEAN SANDS WITH LITTLE OR NO FINES	SW		WELL GRADED SANDS, GRAVELLY SANDS
			SP		POORLY GRADED SANDS, GRAVEL-SAND MIXTURES
		SANDS WITH OVER 12% FINES	SM		SILTY SANDS, POORLY GRADED SAND-SILT MIXTURES
			SC		CLAYEY SANDS, POORLY GRADED SAND-CLAY MIXTURES
FINE GRAINED SOILS	**SILTS AND CLAYS** LIQUID LIMIT LESS THAN 50		ML		INORGANIC SILTS, SILTY OR CLAYEY FINE SANDS, VERY FINE SANDS, ROCK FLOUR, CLAYEY SILTS WITH SLIGHT PLASTICITY
			CL		INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS OR LEAN CLAYS
			OL		ORGANIC CLAYS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY
	SILTS AND CLAYS LIQUID LIMIT GREATER THAN 50		MH		INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SANDY OR SILTY SOILS, ELASTIC SILTS
			CH		INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS
			OH		ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS
HIGHLY ORGANIC SOILS			Pt		PEAT AND OTHER HIGHLY ORGANIC SOILS

KEY TO TEST DATA

LL = Liquid Limit (in %)
PL = Plastic Limit (in %)
PI = Plasticity Index (in %)
-No. 200 = % Passing
-No. 4 = % Passing
EI = Expansion Index

	Shear Strength, psf	Confining Pressure, psf	
Tx UU	320	(2600)	Unconsolidated Undrained Triaxial
Tx CU	320	(2600)	Consolidated Undrained Triaxial
DS	2750	(2600)	Consolidated Drained Direct Shear
UC	2000		Unconfined Compression

Note: All strength tests on 2.4 in. inside diameter sample unless otherwise indicated

SAMPLER GRAPHIC SYMBOLS

California Modified Sampler (2.4 in. id)

No Sample Recovery

Standard Penetration Test (SPT) (1.4 in. id)

G Grab Sample

BAUER ASSOCIATES, INC.
GEOTECHNICAL CONSULTANTS

Job No: 4441.0
Date: 12/2024
By: GDS

SOIL CLASSIFICATION CHART & KEY TO TEST DATA

PLATE
C-124

I. INDURATION OF SEDIMENTARY ROCKS; usually determined from unweathered samples. Largely dependent on cementation and compression.

N = Non-indurated – has not undergone any cementation
P = Poorly indurated – break apart easily by hand
M = Moderately indurated – easily broken with a hammer
W = Well indurated – difficult to break with a hammer

II. BEDDING OF SEDIMENTARY ROCKS

Splitting Property	Thickness in Feet	in Inches	Stratification
Massive	greater than 4.0	> 48	very thick bedded
Blocky	2.0 to 4.0	24 to 48	thick bedded
Slabby	0.2 to 2.0	3/16 to 24	thin bedded
Flaggy	0.05 to 0.2	1/16 to 3/16	very thin bedded
Shaly or Platy	0.01 to 0.05	1/64 to 3/16	laminated
Papery	less than 0.01	< 1/64	thinly laminated

III. FRACTURING

Intensity	Size of Pieces (ft)	(in)
Crushed	less than 0.05	< 1/16
Intensely Fractured	0.05 to 0.1	1/16 to 1/8
Closely Fractured	0.1 to 0.5	1/8 to 6
Moderately Fractured	0.5 to 1.0	6 to 12
Occasionally Fractured	1.0 to 4.0	12 to 48
Very Little Fractured	greater than 4.0	> 48

IV. HARDNESS

Soft – Reserved for plastic material alone
Low Hardness – Can be gouged deeply or carved easily with a knife blade.
Moderately Hard – Can be readily scratched with a knife blade; scratch leaves a heavy trace of dust And is readily visible after the powder has been blown away.
Hard – Can be scratched with difficulty; scratch produces little powder and is often faintly visible.
Very Hard – Cannot be scratched with a knife blade; knife leaves a metallic streak.

V. STRENGTH OF UNFRACTURED SPECIMEN

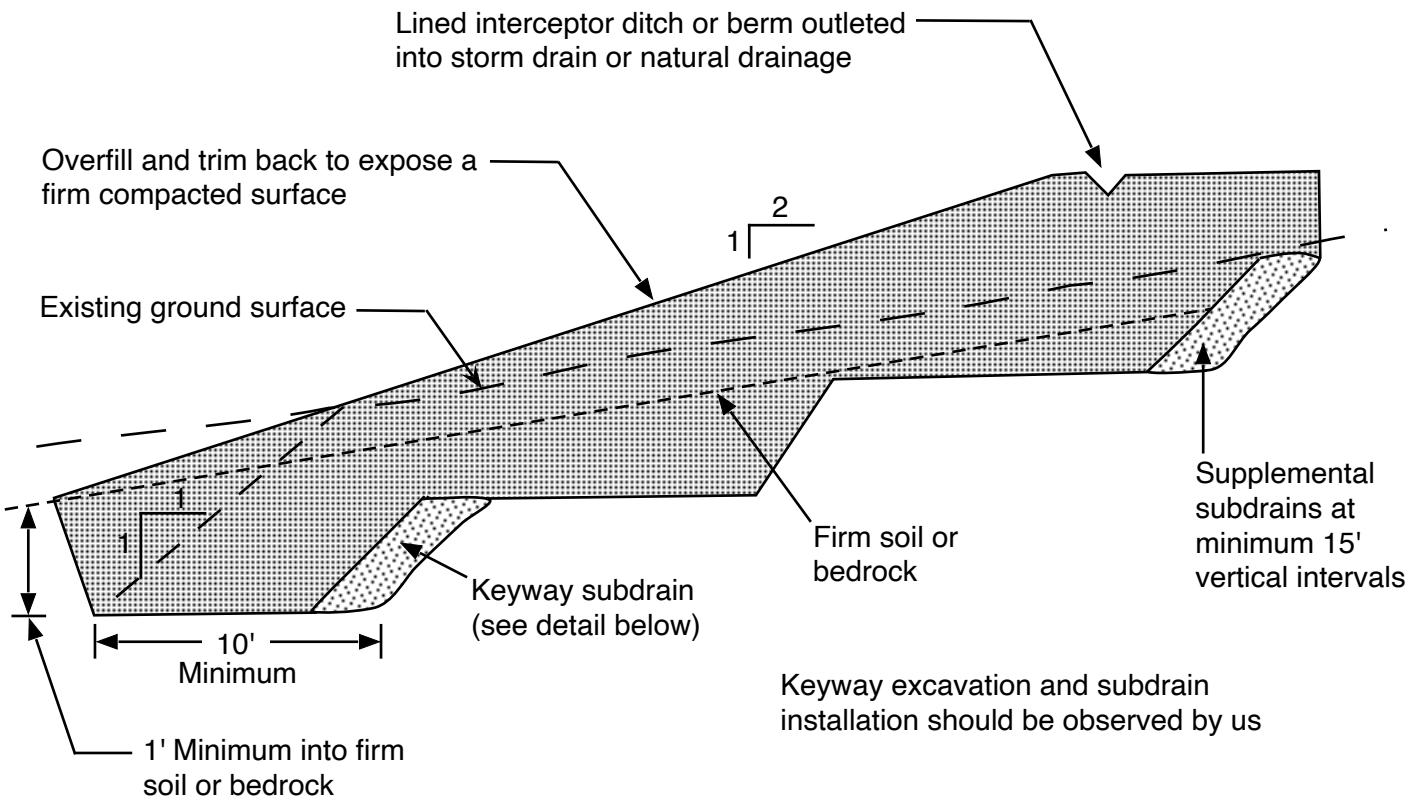
Plastic – Capable of being molded by hand.
Friable – Crumbles by rubbing specimen with fingers.
Weak – Crumbles under light hammer blows.
Moderately Strong – Withstands a few heavy hammer blows before fracturing.
Strong – Withstands a few heavy ringing hammer blows and usually yields large fragments.
Very Strong – Resists heavy ringing hammer blows and yields with difficulty only dust and small flying fragments.

VI. WEATHERING; The physical and chemical disintegration and decomposition of rocks and minerals by natural processes such as oxidation, reduction, hydration, solution, carbonation, and freezing-thawing.

Deep – Moderate to complete decomposition of minerals, extensive disintegration, deep and thorough discoloration, fractures all extensively coated with oxides, carbonates and/or silt and clay.
Moderate – Slight change or partial decomposition of minerals, little disintegration, little to no effect on cementation, moderate to occasionally intense discoloration, fractures moderately coated with oxides, carbonates and/or silt and clay.
Little – No megascopic decomposition of minerals, little to no effect on cementation, slight and intermittent or localized discoloration, fractures coated with few oxides
Fresh – Unaffected by weathering agents, no disintegration or discoloration.

TYPICAL FILL SECTION - KEYWAY CONSTRUCTION

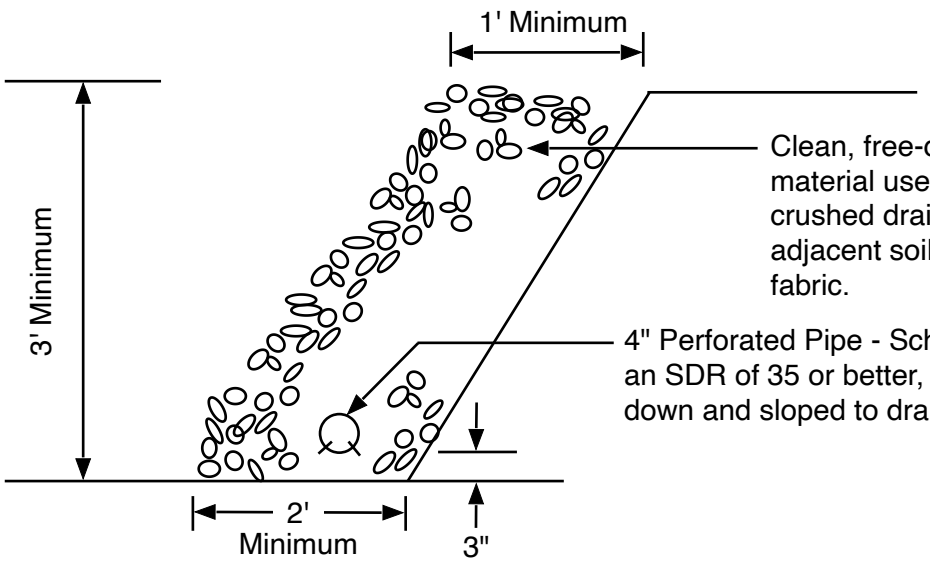
(Not to Scale)



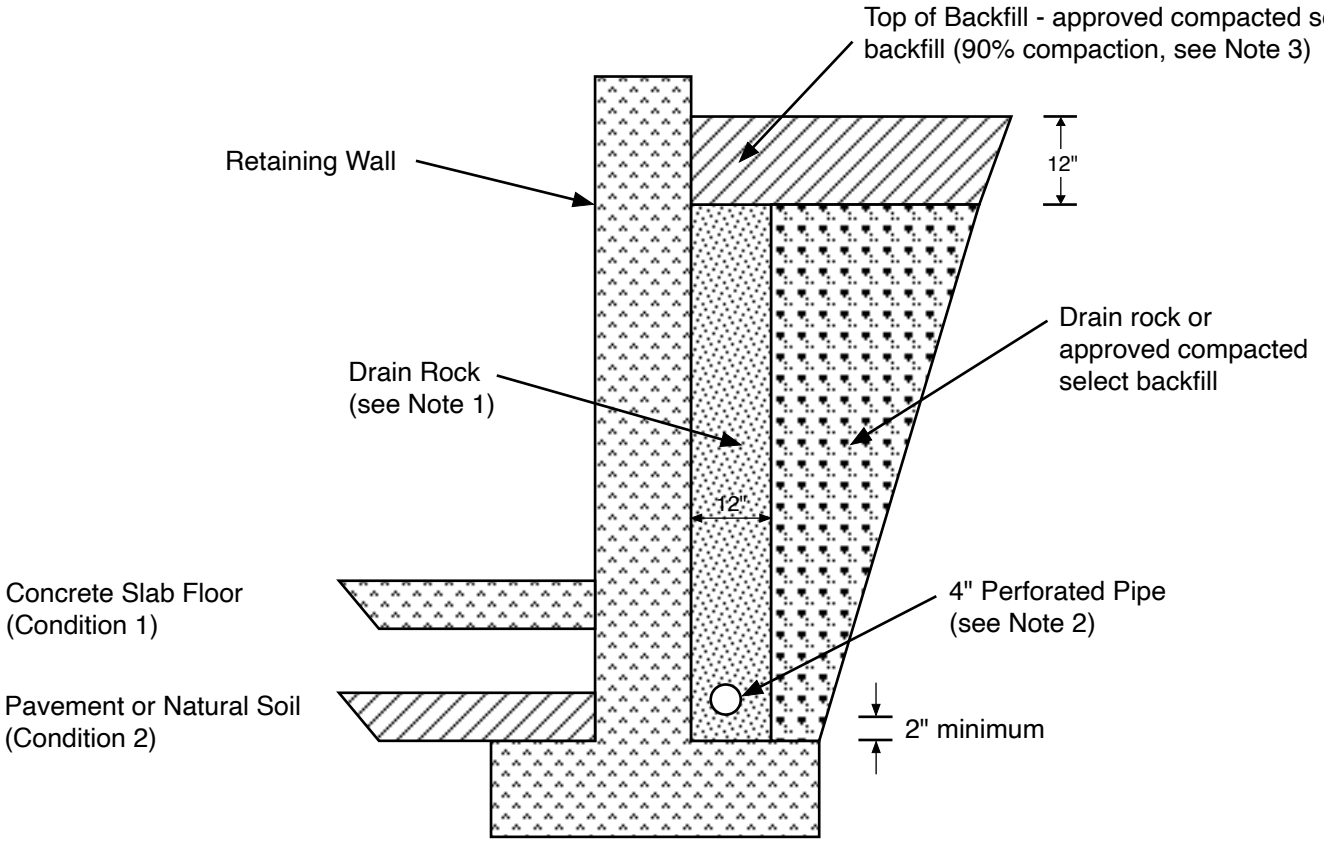
Keyway excavation and subdrain installation should be observed by us

SUBDRAIN DETAIL

(Not to Scale)



BAUER ASSOCIATES, INC. GEOTECHNICAL CONSULTANTS	Job No: 4441.0 Date: 12/2024 By: GDS	**TYPICAL FILL SECTION AND SUBDRAIN DETAIL**	PLATE **C 126**



WALL DRAINAGE DETAIL

(Not to scale)

NOTES:

(1) Drain rock should be either: 1) clean, free-draining, and meet the requirements for Class II Permeable material, Section 68, State of California "Caltrans" Standard Specifications, latest edition; or 2) 3/4 or 1-1/2 inch crushed drain rock separated from the adjacent soil/rock by non-woven filter fabric.

Prefabricated synthetic drainage structure, such as Miradrain 6000 or equivalent, may be used in lieu of drainrock along the back of the retaining wall.

(2) Pipe should consist of PVC Schedule 40 or ABS with an SDR of 35 or better, installed perforations down. Pipes for subsurface walls should be sloped at a minimum gradient of 1% to drain to outlets by gravity or sump with automatic pump. The pipe invert should be a minimum of 8 inches below adjacent interior slabs-on-grade. Surface drainage should not be connected to subsurface drain pipes.

(3) The upper 12 inches of the drain should be backfilled with compacted clayey soils to exclude surface water. Retaining walls should be backfilled with materials approved by us and per the recommendations in the report. Backfilling methods should be appropriate to avoid over-stressing the wall structures. Wall bracing should be considered prior to backfilling.

BAUER ASSOCIATES, INC. GEOTECHNICAL CONSULTANTS	Job No: 4441.0 Date: 12/2024 By: GDS	**WALL DRAINAGE DETAIL**	PLATE 127

LIST OF REFERENCES

American Society of Civil Engineers, 2017, Minimum Design Loads and Associated Criteria for Buildings and Other Structures, ASCE Standard ASCE/SEI 7-16.

American Society of Civil Engineers, 2021, ASCE 7 Hazard Tool, https://asce7hazardtool.online

California Building Standards Commission, 2022, California Building Standards Code, California Code of Regulations, Title 24.

California Geological Survey, 2024 revision, Earthquake Fault Zones, A Guide for Government Agencies, Property Owners/Developers, and Geoscience Practitioners for Assessing Fault Rupture Hazards in California: Special Publication 42, https://maps.conservation.ca.gov/cgs/EQZApp/app/

Clahan, K.B., Wagner, D.L., Bezore, S.P., Sowers, J.M., and Witter, R.C., 2005, Geologic Map of the Rutherford 7.5' Quadrangle, Sonoma and Napa Counties, California: A Digital Database, Version 1.0: California Geological Survey, Scale 1:24,000.

Dwyer, M.J., Noguchi, N., and O'Rourke, J., 1976, Reconnaissance Photo-Interpretation Map of Landslides in 24 Selected 7.5-Minute Quadrangles in Lake, Napa, Solano, and Sonoma Counties: U.S. Geological Survey, Open File Report 76-74, 25 Plates, Scale 1:24,000.

“G”

Preliminary Stormwater Control Plan

Yount Mill Residence Viewshed P25-00015-VIEW
Zoning Administrator Hearing Date (April 29, 2026)

Step 1: Project Data Form and Runoff Reduction Measure Selection

Complete all fields.

Project Name/Number	Yount Mill Rd
Application Submittal Date [to be verified by municipal staff]	
Project Location [Street Address if available, or intersection and/or APN]	Yount Mill Rd, Napa, CA APN: 031-120-036
Name of Owner or Developer	Zinfandel LLC
Project Type and Description [Examples: "Single Family Residence," "Parking Lot Addition," "Retail and Parking"]	Single Family Residence
Total Project Site Area (acres)	14.3 acres
Total New or Replaced Impervious Surface Area (square feet) [Sum of impervious area that will be constructed as part of the project]	18,738 sf
Total Pre-Project Impervious Surface Area	0 sf
Total Post-Project Impervious Surface Area	18,738 sf
Runoff Reduction Measures Selected (Check one or more)	☒ 1. Disperse runoff to vegetated area ❑ 2. Pervious pavement ❑ 3. Cisterns or Rain Barrels ❑ 4. Bioretention Facility or Planter Box

Step 2: Delineate impervious areas and locations of runoff reduction measures

Delineate the impervious area. On a site plan or sketch, show the impervious area—for example, a roof, or portion of a roof, or a paved area—that will drain to your runoff reduction measure. Typically these delineations follow roof ridge lines or grade breaks. Alternatively, show the type and extent of pervious paving. An example sketch is attached.

Indicate the location and kind of runoff reduction measure you've selected. At least one option, designed to manage runoff from some amount of impervious area—or to avoid creating runoff—is required.

For each option selected, there is a brief checklist to confirm your design and your submittal meet minimum requirements.

Step 3: Complete and submit your plan

Consult with municipal staff about when and how to submit your Stormwater Control Plan.

Runoff Reduction Options

Option 1: Disperse runoff from roofs or pavement to vegetated areas.

This is the simplest option. Downspouts can be directed to vegetated areas adjacent to buildings, or extended via pipes to reach vegetated areas further away. Paved areas can be designed with curb cuts, or without curbs, to direct flow into surrounding vegetation.

Connecting a roof leader to a vegetated area. The head from the eave height makes it possible to route roof drainage some distance away from the building.

On the site plan, show:

- ☒ Each impervious area from which runoff will be directed, and its square footage.
- ☒ The vegetated areas that will receive runoff, and the approximate square footage of each.
- ☒ If necessary, explain in notes on the plan how runoff will be routed from impervious surfaces to vegetated areas.

Confirm the following standard specifications are met:

- ☒ Tributary impervious square footage in no instance exceeds twice the square footage of the receiving pervious area.
- ☒ Roof areas collect runoff and route it to the receiving pervious area via gutters and downspouts.
- ☒ Paved areas are sloped so drainage is routed to the receiving pervious area.
- ☒ Runoff is dispersed across the vegetated area (for example, with a splash block) to avoid erosion and promote infiltration.
- ☒ Vegetated area has amended soils, vegetation, and irrigation as required to maintain soil stability and permeability.
- ☒ Any drain inlets within the vegetated area are at least 3 inches above surrounding grade.

Option 2: Permeable Pavement

This option can be easy to install and maintain, cost-effective, and can add aesthetic value to your project. Permeable pavements may include pervious concrete, pervious asphalt, porous pavers, crushed aggregate, open pavers with grass or plantings, open pavers with gravel, or solid pavers.

Show on your site plan:

- ❑ Location, extent and types of pervious pavements.

Confirm the following standard specifications are met:

- ❑ No erodible areas drain on to permeable pavement.
- ❑ Subgrade compaction is minimal.
- ❑ Reservoir base course is of open-graded crushed stone. Base depth is adequate to retain rainfall (3 inches is adequate) and support design loads (more depth may be required).
- ❑ No subdrain is included or, if a subdrain is included, outlet elevation is a minimum of 3 inches above bottom of base course.
- ❑ Subgrade is uniform and slopes are not so steep that subgrade is prone to erosion.
- ❑ Rigid edge is provided to retain granular pavements and unit pavers.
- ❑ Solid unit pavers, if used, are set in sand or gravel with minimum 3/8 inch gaps between the pavers. Joints are filled with an open-graded aggregate free of fines.
- ❑ Permeable concrete or porous asphalt, if used, are installed by industry-certified professionals according to the vendor's recommendations.
- ❑ Selection and location of pavements incorporates Americans with Disabilities Act requirements (if applicable), site aesthetics, and uses.

Option 3: Cisterns or Rain Barrels

Use of cisterns or rain barrels to comply with this requirement is subject to municipality approval. Planning and Building Permits may be required for larger systems.

Show on your site plan:

- ❑ Impervious areas tributary to each cistern or rain barrel.
- ❑ Location of each cistern or rain barrel.

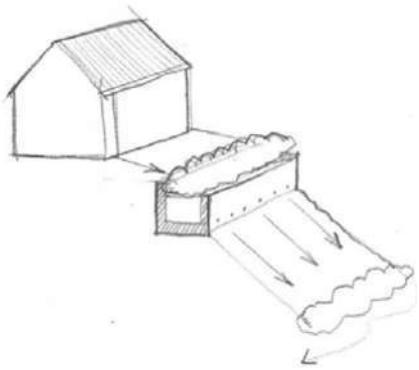
Confirm the following standard specifications are met:

- ❑ Rain barrels are sited at grade on a sound and level surface at or near gutter downspouts.
- ❑ Gutters tributary to rain barrels are screened with a leaf guard or maximum ½-inch to ¼-inch-minimum corrosion-resistant metallic hardware fabric.
- ❑ Water collected will be used for irrigation only.
- ❑ Openings are screened with a corrosion-resistant metallic fine mesh (1/16 inch or smaller) to prevent mosquito harborage.
- ❑ Large openings are secured to prevent entry by children.
- ❑ Rain barrels and gutters are to be cleaned annually.
- ❑ The local mosquito and vector control district is informed of the installation. The district will be provided additional information and/or rights of entry if they request.

Option 4: Bioretention Facility or Planter Box

An above-ground planter box may be appropriate if the development site lacks level landscaped areas for dispersion and pervious pavements are not practical. Planter boxes and bioretention facilities can treat runoff from impervious surfaces 25 times their area (sizing factor of 0.04).

Detailed design guidance for bioretention facilities is in the *Stormwater Technical Guide.*



Flow-through planter built into a hillside. Flows from the underdrain and overflow must be directed in accordance with local requirements.

Show on your site plan:

- ❑ Impervious areas tributary to the planter box.
- ❑ Location and footprint of planter box.

Confirm the following standard specifications are met:

- ❑ Reservoir depth is 4"-6" minimum.
- ❑ 18" depth soil mix with minimum long-term infiltration rate of 5"/hour. See http://www.cccleanwater.org/c3-guidebook.html for a list of soil mix suppliers.
- ❑ Surface area of soil mix is a minimum 0.04 times the tributary impervious area.
- ❑ "Class 2 perm" drainage layer 12" deep.
- ❑ No filter fabric.
- ❑ Perforated pipe (PVC SDR 35 or approved equivalent) underdrain with outlet located flush or nearly flush with planter bottom.
- ❑ Connection with sufficient head to storm drain or discharge point.
- ❑ Underdrain has a clean-out port consisting of a vertical, rigid, non-perforated PVC pipe, connected to the underdrain via a sweep bend, with a minimum diameter of 4" and a watertight cap.
- ❑ Overflow outlet connected to a downstream storm drain or approved discharge point.
- ❑ Planter is set level.
- ❑ Emergency spillage will be safely conveyed overland.
- ❑ Plantings are suitable to the climate, exposure, and a well-drained soil.
- ❑ Irrigation system with connection to water supply, on a separate zone.

POST CONSTRUCTION STORMWATER TREATMENT BMP
SIZING WORKSHEET IN CONFORMANCE WITH BASMAA.

DMA	SURFACE TYPE	TREATMENT METHOD	AREA (SF)	MINIMUM TREATMENT AREA	TREATMENT AREA PROVIDED
DMA 1	ROOF	DRAINS TO SELF-RETAINING	7038	9369	10500
DMA 2	CONCRETE/AC	DRAINS TO SELF-RETAINING	11700		
DMA 3	LANDSCAPING	SELF-RETAINING	10500	–	–
DMA 4	GRAVEL	SELF-TREATING	2246	–	–

10 0 5 10
1 inch = 10 ft.

CONSTRUCTION CONTRACTOR NOTE: Construction contractor agrees that in accordance with generally accepted construction practices, construction contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property, that this requirement shall be made to apply continuously and not be limited to normal working hours, and construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting liability arising from the sole negligence of design professional.

UNAUTHORIZED CHANGES & USES: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

INIT.	DATE	REVISIONS

CHAUDHARY & ASSOCIATES, INC.
ENGINEERS SURVEYORS INSPECTORS
211 Gateway Road West, Suite 204
NAPA, CALIFORNIA 94558
Tel: (707) 255-2729 FAX: (707) 255-5021 WWW.CHAUDHARY.COM

GRADING PLANS
STORMWATER RUNOFF MANAGEMENT PLAN
APN 031-120-036
YOUNTVILLE, CALIFORNIA
YOUNT MILL ROAD

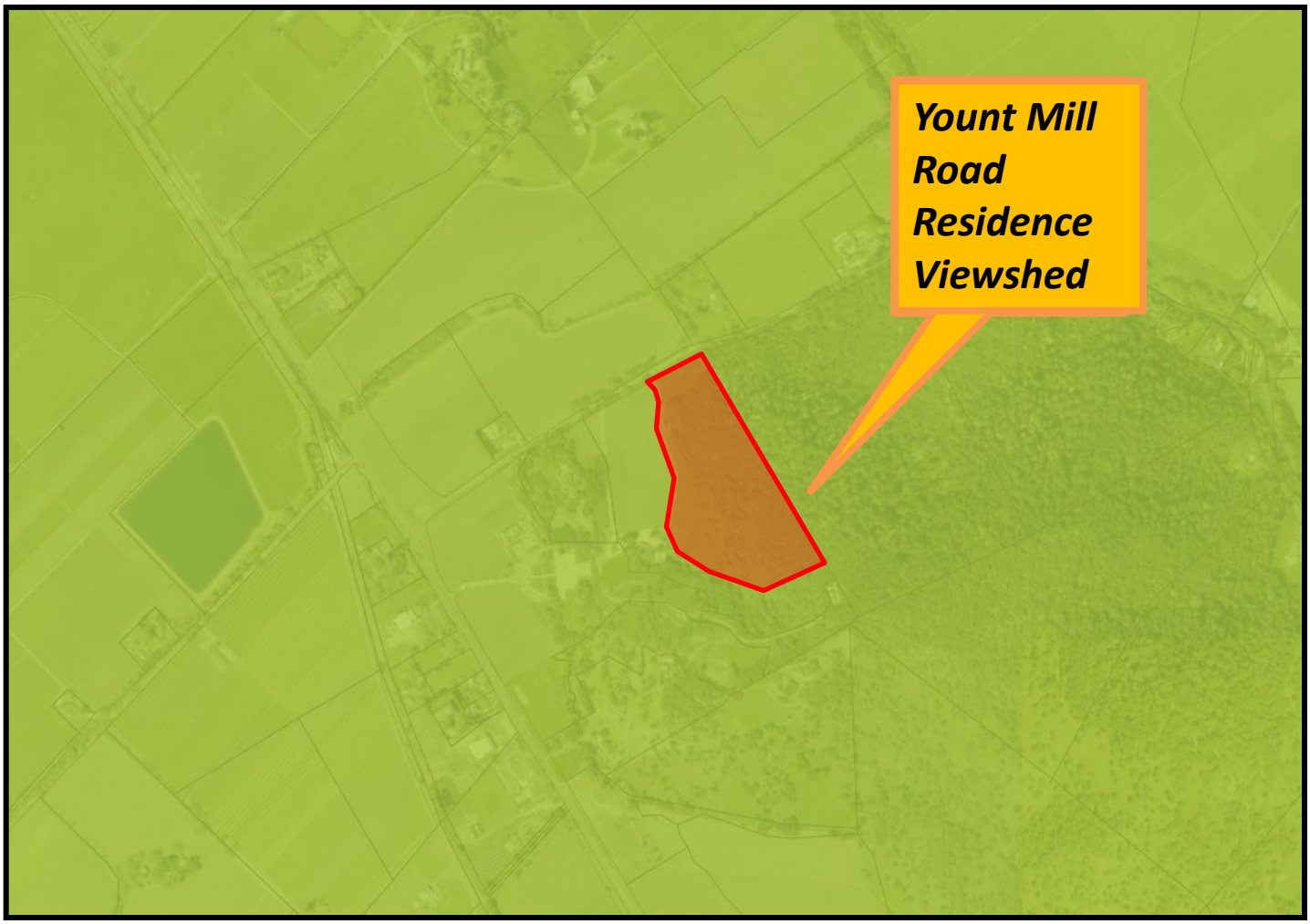
DRAWING ID	07SWMP2207
DESIGN BY	SC/MS
DRAWN BY	MS
CHECKED BY	SC
DATE	MAY 9, 2025
SCALE	1" = 20'
SHEET	C5
OF – SHEETS	
COUNTY DRAWING FILE #	

Q:\2024\24-11-021 Mueller - Yount Mill Rd\IMPROVEMENT PLANS\05SWMP2421.dwg 5-12-25 12:30:50 PM

“H”

Graphics

NAPA COUNTY LAND USE PLAN 2008 – 2030



SCALE IN MILES
0 ¼

LEGEND

N

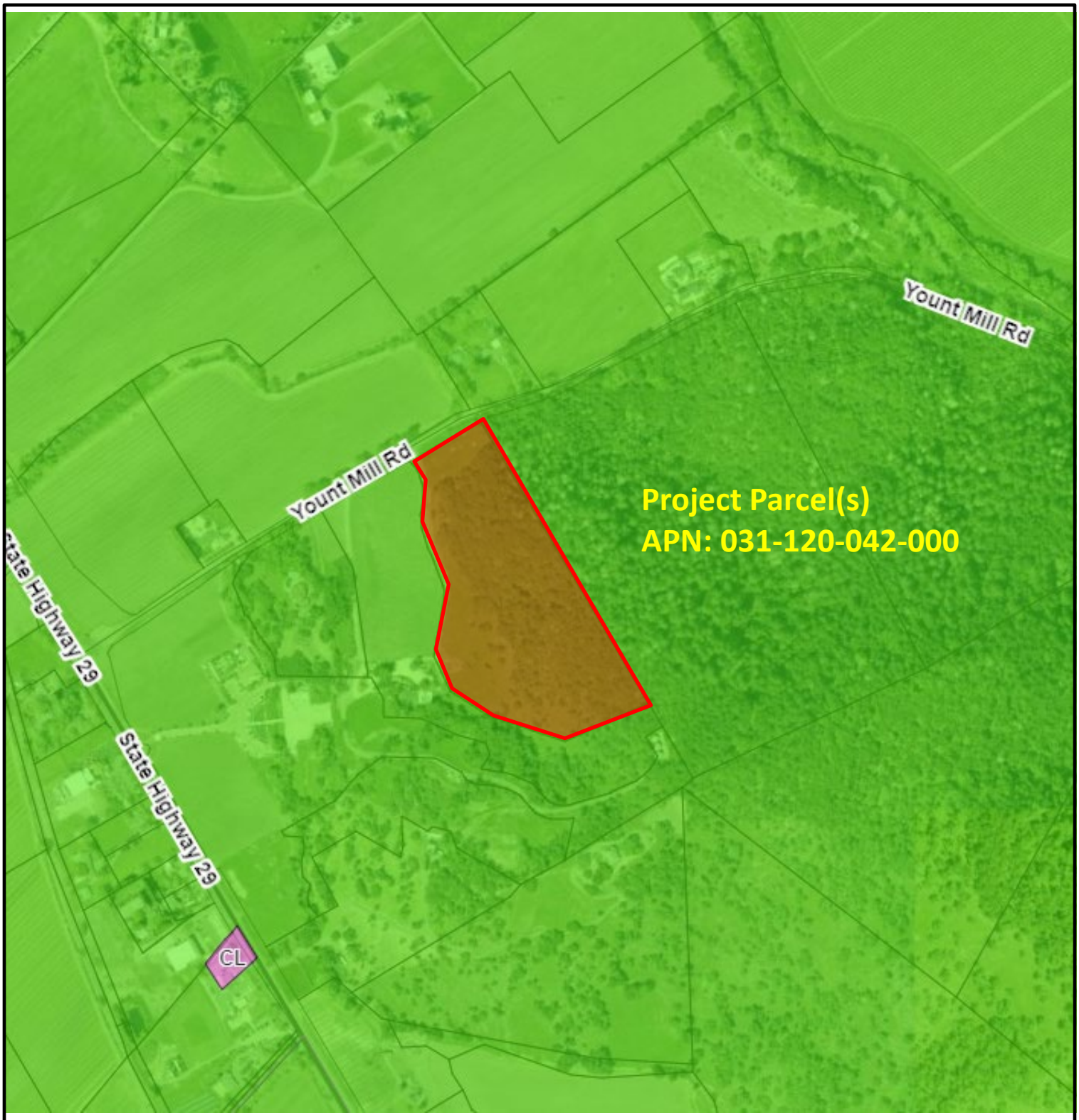
URBANIZED OR NON-AGRICULTURAL
- Study Area
- Cities
- Urban Residential*
- Rural Residential*
- Industrial
- Public-Institutional

OPEN SPACE
- Agriculture, Watershed & Open Space
- Agricultural Resource

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

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

APN: 031-120-042 Map Date: 04-23-26



LEGEND

Zoning

Parcels

0 ¼ Mile

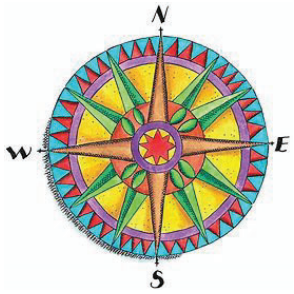
N

ZONING MAP

P25-00015 APN(S):031-120-042 Map Date: 04-23-26

N

Existing Conditions



Napa County
Lot Line Adjustment - Complete

Lot Line Adjustment Number : LLA 2106

400 Scale Map Number: 7C

Lands of Yountville Vineyards, DDYM inc., & DDNG inc.

Documents Recorded: December 26, 2024

Document Numbers: 2024-0018905 through 2024-0018914

Agent/Title Co.: First American Title Co.

by: Julia Rock Engineering Technician III

Date: January 29, 2025

Print Form

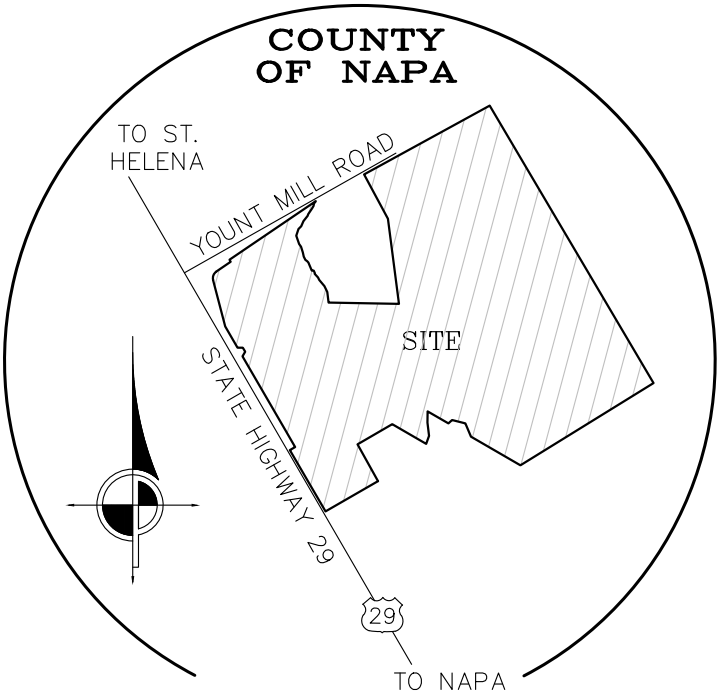
APPLICATION MAP FOR A LOT LINE ADJUSTMENT

The Lands Of
YOUNTVILLE VINEYARDS LLC.,
DDYM, INC. & DDNG, INC.

NAPA COUNTY, CALIFORNIA
SEPTEMBER, 2024

LEGEND

———	SUBJECT PROPERTY BOUNDARY
———	ADJACENT PROPERTY BOUNDARY
— — —	EASEMENT AS NOTED
----------	SURVEY TIE
— — —	LOT LINE TO BE EXTINGUISHED
	LEACH FIELD
	TO BE COMBINED
⊗	SEPTIC TANK
Ⓦ	WELL
NCR	NAPA COUNTY RECORDS
DN	DOCUMENT NUMBER
GOR	GRANT OF RESERVATION



LOCATION MAP
(NOT TO SCALE)

GENERAL NOTES

OWNERS:	APN 031-120-038 & 031-130-032 SFAP YOUNTVILLE VINEYARDS LLC. 7466 ST. HELENA HWY, NAPA CA 94558	APN 031-120-036 DDYM, INC. 1201 YOUNTMILL RD. NAPA CA 94558	APN 031-120-037 DDNG, INC. NAPA, CA 94558	APN 031-130-028 YOUNTVILLE VINEYARDS LLC. 7420 ST. HELENA HWY., NAPA CA 94558
ZONING:	AP	AP	AP	AP
EXISTING LAND USE:	WINERY	VINEYARD	SFD	VINEYARD
PROPOSED LAND USE:	SAME	SAME	SAME	SAME
EXISTING WATER SOURCE:	ON SITE WELL	NONE	ON SITE WELL	ON SITE WELL
PROPOSED WATER SOURCE:	SAME	SAME	SAME	SAME
EXISTING SEWAGE SYSTEM:	SEPTIC	NONE	SEPTIC	SEPTIC
PROPOSED SEWAGE SYSTEM:	SAME	SAME	SAME	SAME
FLOOD ZONE:	PARCELS NOT IN FEMA FLOOD ZONE			
WILLIAMSON ACT CONTRACT:	APN'S 031-120-035 & 031-130-032 SFAP, 031-120-036 & 031-120-037 ARE UNDER EXISTING WILLIAMSON ACT CONTRACT. CONTRACTS ARE IN NOTICE OF NON-RENEWAL.			

Preliminary

CINQUINI & PASSARINO, INC.
LAND SURVEYING

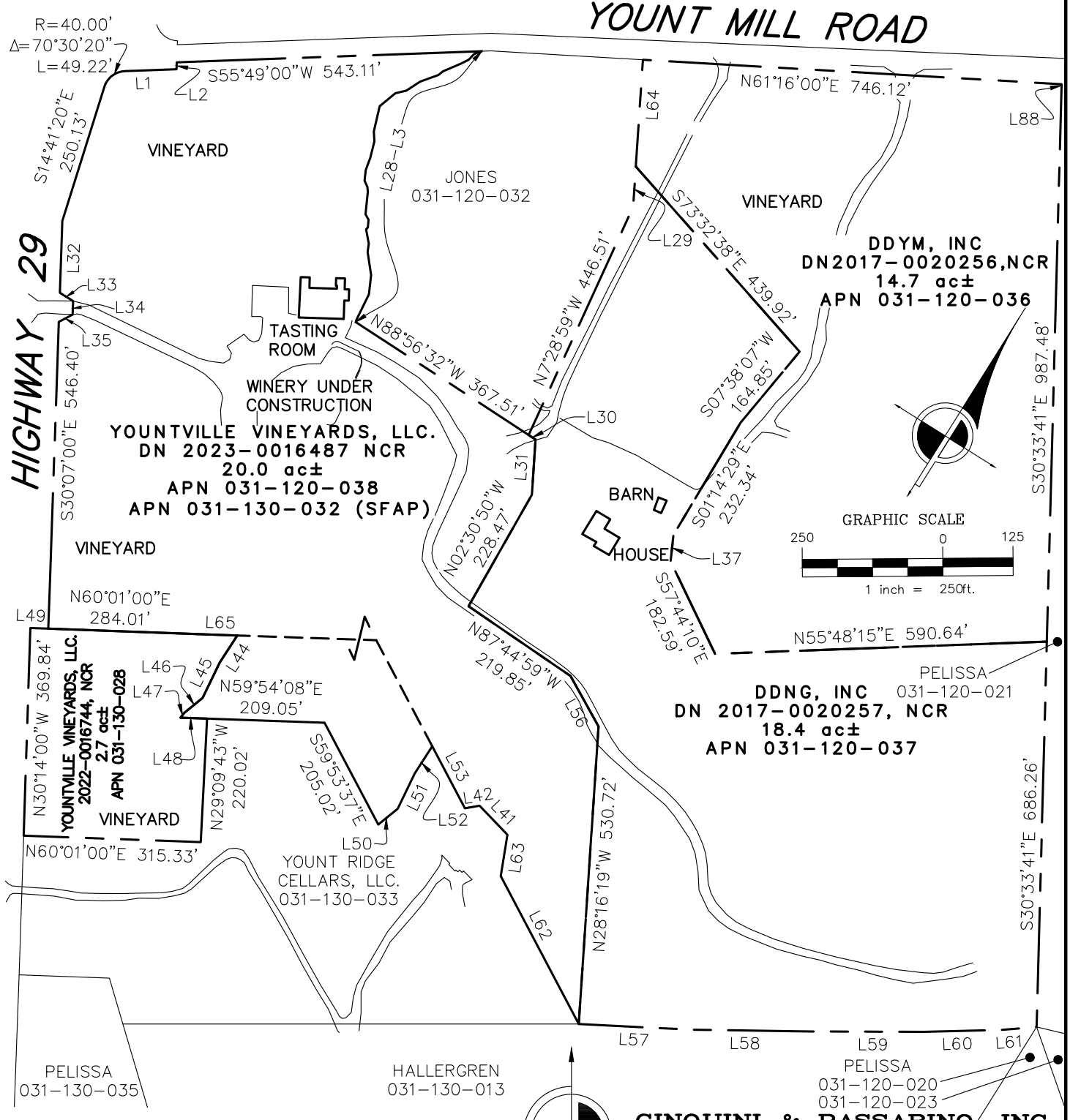
△ BOUNDARY
△ TOPOGRAPHIC
△ CONSTRUCTION
△ SUBDIVISIONS

1804 Soscol Avenue, STE 202
Napa, CA. 94559
Phone: (707) 690-9025
Fax: (707) 542-2106
WWW.CINQUINIPASSARINO.COM

JOB NAME: DEL DOTTO-PIAZZA LLA	
DESCRIPTION: LOT LINE ADJUSTMENT	
DRAWN BY:	CHECKED BY: DCS
SCALE: N/A	DATE: 10/28/2024
JOB #: 9888-22	PAGE: 1 OF 9

\\CPSTS1\Projects\9888\Cad\9888LLA.dwg Oct 28, 2024 - 2:18pm

SEE PAGE 5&6 FOR LINE & CURVE TABLES



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IMPORTANT: THIS PLAT IS NOT A SURVEY. IT IS BASED ENTIRELY ON RECORD DATA AND IT IS FURNISHED FOR YOUR CONVENIENCE TO LOCATE THE SUBJECT PROPERTY IN RELATION TO ADJOINING LANDS, HIGHWAYS, ROADS AND STREETS AND NOT TO GUARANTEE ANY FIXED DIMENSIONS, OR ACREAGE. A FIELD SURVEY SHOULD BE PERFORMED PRIOR TO ANY CONSTRUCTION, DEMOLITION, CONVEYANCE OR TRANSACTION.

JOB NAME: DEL DOTTO PIAZZA LLA-2024	DRAWN BY:	CHECKED BY: DS
	SCALE: 1"=250'	DATE: 09/27/2024
DESCRIPTION: EXISTING CONFIGURATION	JOB #: 9888-22	PAGE: 2 OF 9

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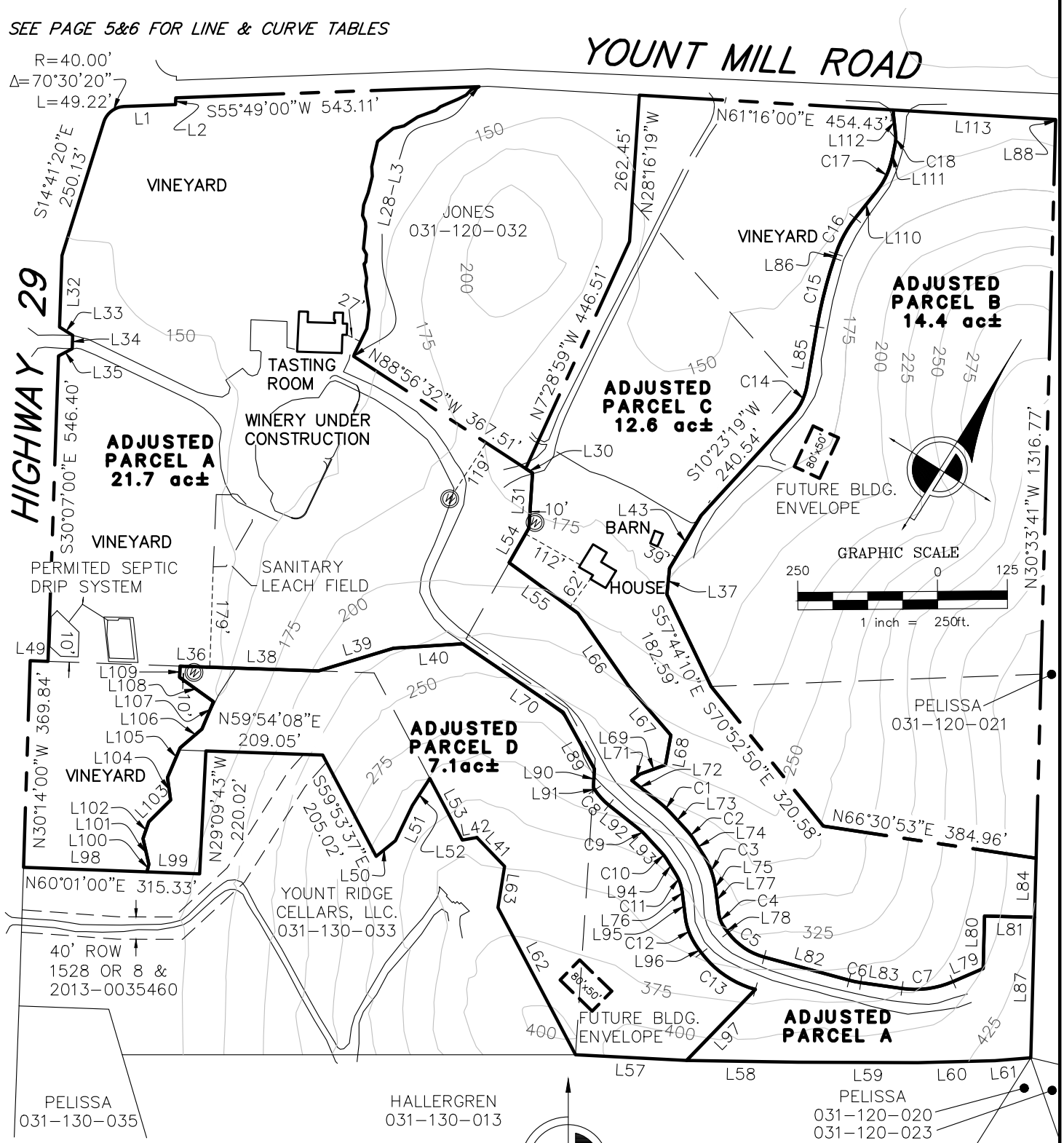

S=0.00229 IL/A

AVERAGE GROUND SLOPE FOR:

ADJUSTED PARCEL A= 0.00229*25*5441/21.7=14.4

ADJUSTED PARCEL B= 0.00229*25*9664/14.4=38.4

ADJUSTED PARCEL C= 0.00229*25*4167/12.6=18.9

ADJUSTED PARCEL D= 0.00229*25*3912/7.1=31.5

CINQUINI & PASSARINO, INC.
LAND SURVEYING
△ BOUNDARY
△ TOPOGRAPHIC
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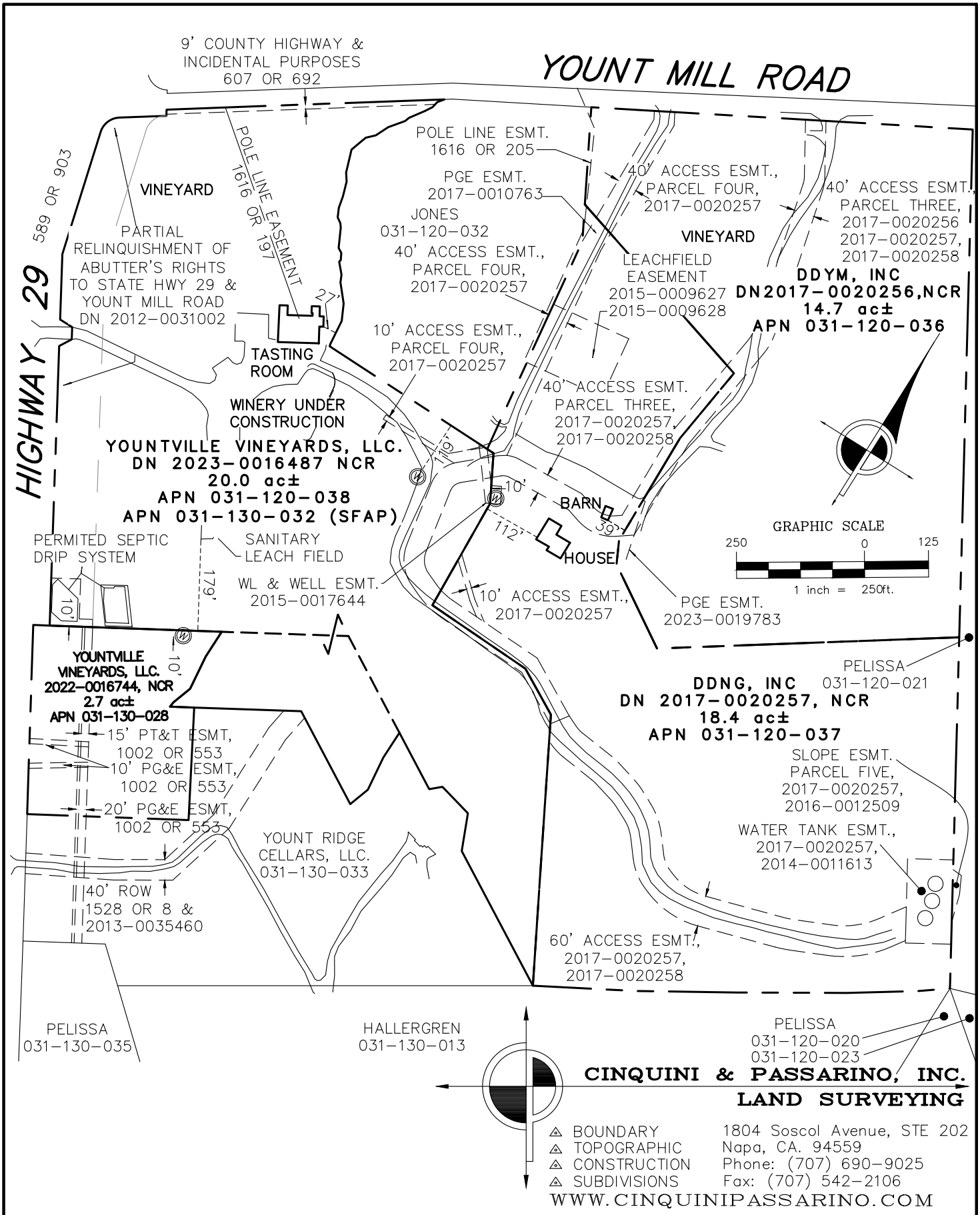
JOB NAME: DEL DOTTO PIAZZA LLA-2024	DRAWN BY:	CHECKED BY: DS
	SCALE: 1"=250'	DATE: 11/07/2024
DESCRIPTION: PROPOSED CONFIGURATION	JOB #: 9888-22	PAGE: 3 OF 9



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LAND SURVEYING

- BOUNDARY
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Phone: (707) 690-9025
Fax: (707) 542-2106
WWW.CINQUINIPASSARINO.COM

JOB NAME: DEL DOTTO PIAZZA LLA-2024	DRAWN BY:	CHECKED BY: DS
	SCALE: 1"=250'	DATE: 10/01/2024
DESCRIPTION: EXISTING EASEMENTS	JOB #: 9888-22	PAGE: 4 OF 9

\\CPSTS1\Projects\9888\Cad\9888LLA.dwg Oct 28, 2024 - 2:18pm

LINE TABLE		
Line #	Direction	Length
L1	S55°49'00"W	91.69'
L2	S30°07'00"E	12.14'
L3	N37°22'40"E	14.89'
L4	N11°12'35"E	13.42'
L5	N30°36'32"E	16.18'
L6	N34°49'33"E	34.26'
L7	N19°20'17"E	10.29'
L8	N37°54'18"E	34.75'
L9	N24°31'27"E	29.39'
L10	N44°43'10"E	19.98'
L11	N18°20'19"E	36.10'
L12	N18°55'11"W	46.32'
L13	N35°42'08"W	17.42'
L14	N17°58'23"W	30.19'
L15	N11°56'45"W	23.18'
L16	N25°35'16"W	19.11'
L17	N56°23'22"W	12.32'
L18	N37°37'29"W	8.53'
L19	N26°07'07"W	40.37'
L20	N61°03'08"W	11.07'
L21	N27°15'19"W	13.90'
L22	N12°11'23"E	4.52'
L23	N42°37'58"W	25.89'
L24	N24°07'29"W	15.02'
L25	N40°42'02"W	41.77'
L26	N25°35'06"W	34.24'
L27	N5°57'07"W	50.39'
L28	N14°05'58"W	4.49'
L29	N28°16'19"W	71.97'
L30	N88°56'32"W	14.60'
L31	N28°15'25"W	98.52'
L32	S30°07'00"E	128.00'
L33	N89°53'00"E	27.71'

LINE TABLE		
Line #	Direction	Length
L34	S30°07'00"E	24.00'
L35	S29°53'00"W	27.71'
L36	N60°01'00"E	47.74'
L37	S26°02'14"E	47.15'
L38	N59°52'39"E	199.89'
L39	N41°04'58"E	140.71'
L40	N54°15'48"E	123.87'
L41	S75°58'38"E	71.68'
L42	N47°58'43"E	26.35'
L43	S1°14'29"E	109.61'
L44	S0°52'34"W	57.51'
L45	S6°17'52"E	69.86'
L46	S18°45'46"W	42.08'
L47	S6°13'44"W	10.99'
L48	N60°01'00"E	47.41'
L49	N60°01'00"E	31.99'
L50	N18°45'22"E	44.50'
L51	N6°23'32"W	69.74'
L52	N0°46'53"E	57.66'
L53	S59°52'51"E	124.64'
L54	N2°30'50"W	71.48'
L55	N85°49'52"W	152.40'
L56	N61°04'15"W	102.77'
L57	S60°50'53"W	199.03'
L58	S58°48'06"W	200.01'
L59	S58°07'55"W	213.87'
L60	S56°29'45"W	137.83'
L61	S53°17'28"W	64.38'
L62	S59°52'51"E	297.55'
L63	S22°51'58"E	74.67'
L64	N28°16'19"W	190.48'
L65	N59°52'39"E	52.38'
L66	N66°55'38"W	160.63'

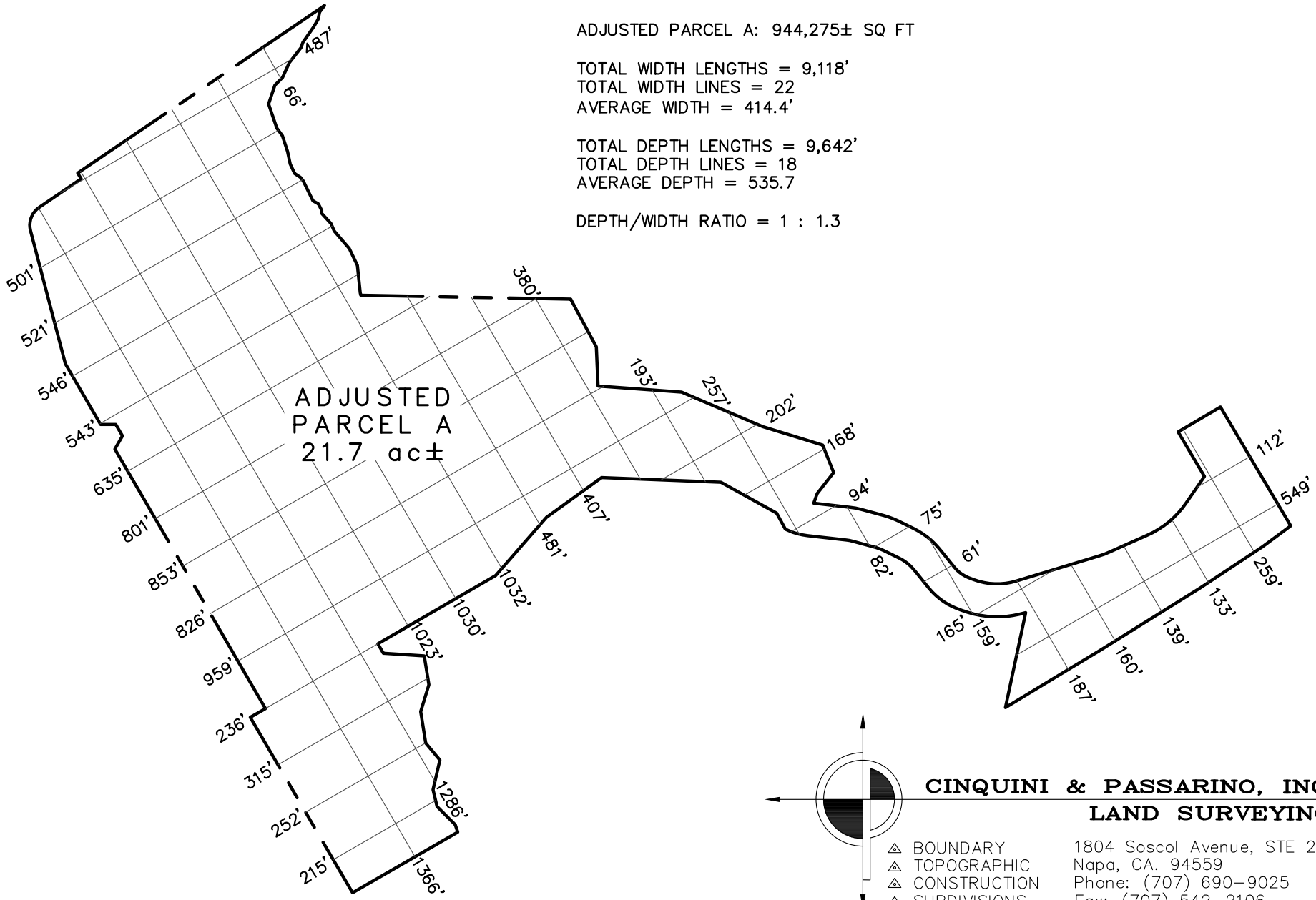
LINE TABLE		
Line #	Direction	Length
L67	N72°53'01"W	114.18'
L68	N21°49'14"W	53.82'
L69	N37°54'07"E	48.58'
L70	S87°44'59"E	217.48'
L71	N20°11'54"E	18.66'
L72	N83°35'19"W	66.18'
L73	N74°47'58"W	43.20'
L74	N63°58'02"W	31.74'
L75	N40°25'51"W	8.36'
L76	S40°25'51"E	7.55'
L77	N38°53'12"W	38.23'
L78	N69°03'40"W	9.90'
L79	S34°34'11"W	58.74'
L80	S30°34'38"E	94.05'
L81	S59°25'22"W	89.52'
L82	S73°09'37"W	157.35'
L83	S65°57'21"W	74.63'
L84	S30°33'41"E	105.63'
L85	S22°22'30"E	106.05'
L86	S13°25'34"E	8.38'
L87	N30°33'41"W	251.34'
L88	N30°33'41"W	5.00'
L89	S61°04'15"E	115.92'
L90	S28°16'19"E	33.27'
L91	S65°48'01"E	4.94'
L92	S83°35'19"E	70.87'
L93	S74°47'58"E	43.20'
L94	S63°58'02"E	31.74'
L95	S38°53'12"E	37.42'
L96	S69°03'40"E	9.90'
L97	S12°00'45"W	176.85'
L98	N60°01'00"E	221.15'
L99	S60°01'00"W	94.23'

JOB NAME: DEL DOTTO PIAZZA LLA-2024	DRAWN BY:	CHECKED BY: DS
	SCALE: NONE	DATE: 10/28/2024
DESCRIPTION: LINE TABLE	JOB #: 9888-22	PAGE: 5 OF 9

LINE TABLE		
Line #	Direction	Length
L100	N18°30'47"W	14.20'
L101	N44°55'15"W	46.91'
L102	N13°21'45"W	31.50'
L103	N12°58'12"E	55.27'
L104	N39°51'56"W	40.48'
L105	N9°01'10"W	58.03'
L106	N17°09'23"E	51.24'
L107	N9°14'26"W	53.18'
L108	N86°20'30"W	74.55'
L109	N29°59'00"W	20.00'
L110	S6°27'01"W	61.68'
L111	S20°09'10"E	28.95'
L112	S38°25'33"E	46.31'
L113	S61°16'00"W	291.69'

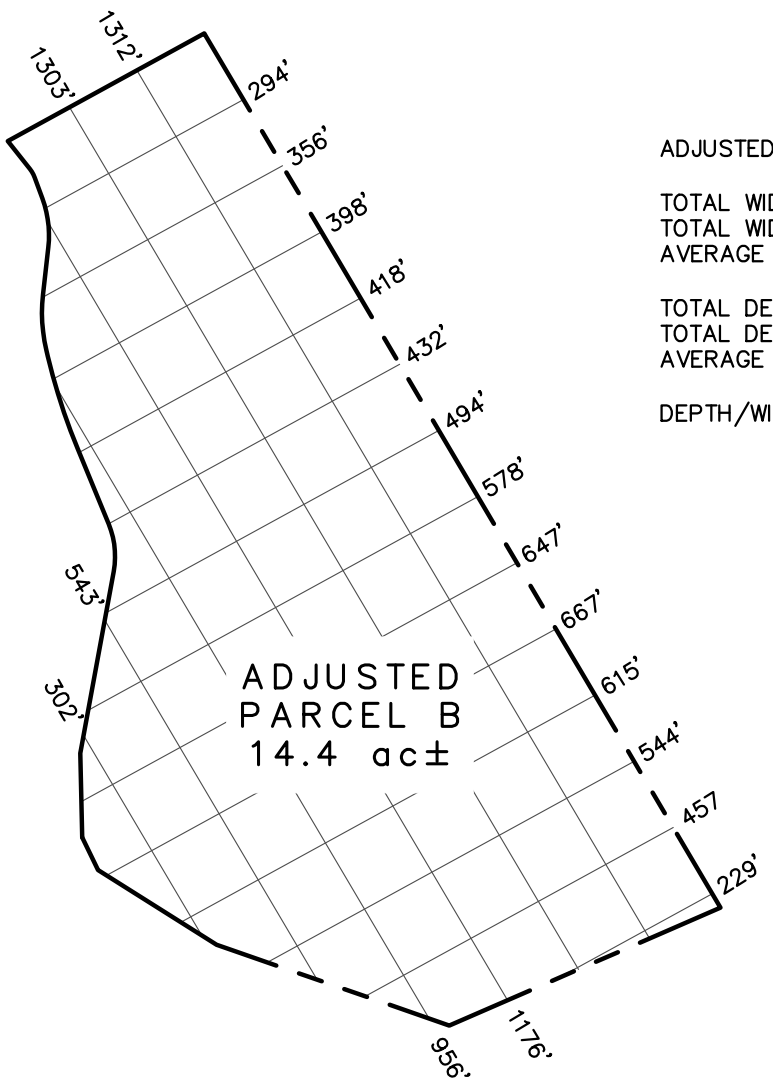
CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	140.21'	21.51'	8°47'21"
C2	140.21'	26.51'	10°49'56"
C3	140.21'	57.59'	23°32'11"
C4	59.79'	31.49'	30°10'28"
C5	120.00'	79.12'	37°46'43"
C6	170.00'	21.38'	7°12'16"
C7	170.00'	93.12'	31°23'10"
C8	119.79'	37.19'	17°47'18"
C9	80.21'	12.30'	8°47'21"
C10	80.21'	15.16'	10°49'56"
C11	80.21'	32.95'	23°32'11"
C12	119.79'	63.09'	30°10'28"
C13	180.00'	118.68'	37°46'43"
C14	110.00'	62.90'	32°45'48"
C15	810.00'	126.51'	8°56'56"
C16	210.00'	72.85'	19°52'35"
C17	140.00'	65.00'	26°36'11"
C18	40.00'	12.76'	18°16'22"

JOB NAME: DEL DOTTO PIAZZA LLA-2024	DRAWN BY:	CHECKED BY: DS
	SCALE: NONE	DATE: 10/28/2024
DESCRIPTION: LINE & CURVE TABLES	JOB #: 9888-22	PAGE: 6 OF 9



CINQUINI & PASSARINO, INC.
LAND SURVEYING
BOUNDARY
TOPOGRAPHIC
CONSTRUCTION
SUBDIVISIONS
1804 Soscol Avenue, STE 202
Napa, CA. 94559
Phone: (707) 690-9025
Fax: (707) 542-2106
WWW.CINQUINIPASSARINO.COM

JOB NAME: DEL DOTTO PIAZZA LLA-2024	DRAWN BY:	CHECKED BY: DS
	NO SCALE	DATE: 09/27/2024
DESCRIPTION: DEPTH TO WIDTH RATIO CALC'S	JOB #: 9888-22	PAGE: 7 OF 9



ADJUSTED PARCEL B: 625,213± SQ FT

TOTAL WIDTH LENGTHS = 5,594'
TOTAL WIDTH LINES = 6
AVERAGE WIDTH = 932.3

TOTAL DEPTH LENGTHS = 6,129'
TOTAL DEPTH LINES = 13
AVERAGE DEPTH = 471.5

DEPTH/WIDTH RATIO = 1 : 2

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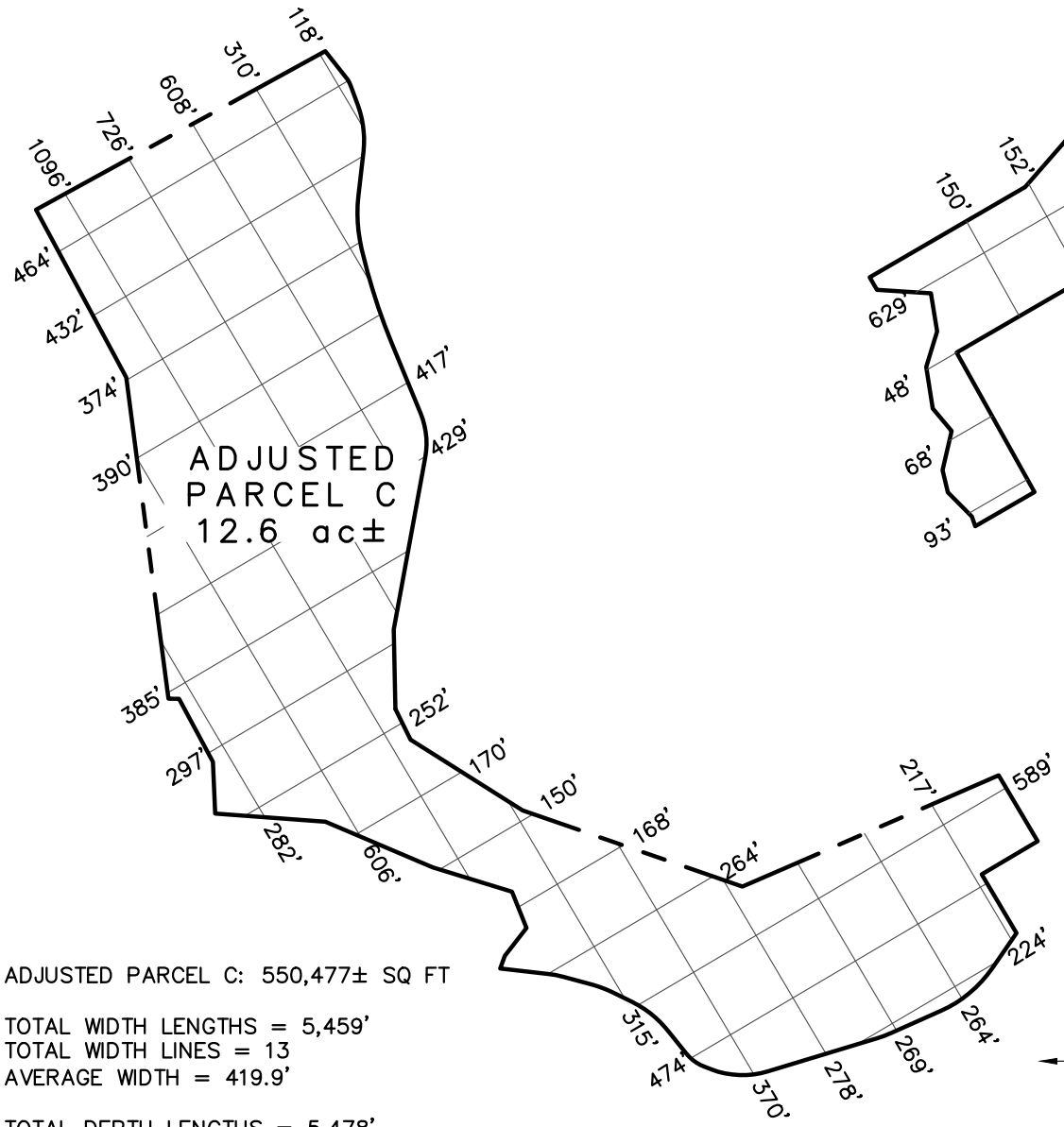
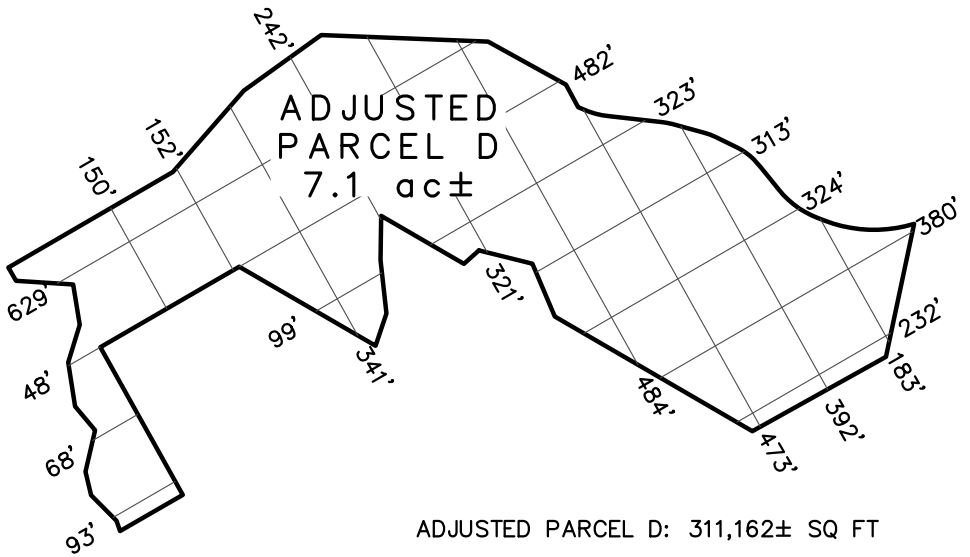
	NO SCALE	DATE: 10/28/2024
DESCRIPTION: DEPTH TO WIDTH RATIO CALC'S	JOB #: 9888-22	PAGE: 8 OF 9





ADJUSTED PARCEL C: 550,477± SQ FT

TOTAL WIDTH LENGTHS = 5,459'
TOTAL WIDTH LINES = 13
AVERAGE WIDTH = 419.9'

TOTAL DEPTH LENGTHS = 5,478'
TOTAL DEPTH LINES = 16
AVERAGE DEPTH = 342.4'

DEPTH/WIDTH RATIO = 1 : 1.2

ADJUSTED PARCEL D: 311,162± SQ FT

TOTAL WIDTH LENGTHS = 2,991'
TOTAL WIDTH LINES = 11
AVERAGE WIDTH = 271.9'

TOTAL DEPTH LENGTHS = 2,738'
TOTAL DEPTH LINES = 9
AVERAGE DEPTH = 304.2'

DEPTH/WIDTH RATIO = 1 : 1.1

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JOB NAME: DEL DOTTO PIAZZA LLA-2024	DRAWN BY:	CHECKED BY: DS
	NO SCALE	DATE: 10/28/2024
DESCRIPTION: DEPTH TO WIDTH RATIO CALC'S	JOB #: 9888-22	PAGE: 9 OF 9

SITE PLAN KEY NOTES

1. LINE OF PROPOSED BUILDING FOOTPRINT
2. DASHED LINE REPRESENTS EXISTING ACCESS ROAD
3. PROPERTY LINES
4. LINE OF GARAGE WALL
5. NEW RETAINING WALLS - SEE CIVIL PLANS
6. GRAVEL PARKING AREA
7. AC MOTOR COURT
8. 20' EASEMENT FOR NEIGHBOR FOR TRACTOR TURN AROUND. NO INGRESS AND EGRESS GRANTED BY EASEMENT. RECORD NUMBER 2025 - 0002931. RECORDED 2.28.2025
9. EXISTING WELL TO REMAIN
10. TOP OF EPHEMERAL STREAM BANK
11. FLOW LINE OF EPHEMERAL STREAM
12. 35' SETBACK FROM EPHEMERAL STREAM TOP OF SLOPE BANK
13. 100' RADIUS FROM WELL
14. NEW AC PAVED DRIVEWAY
15. FIRE DEPARTMENT STANDARD HAMMERHEAD TURNAROUND AC PAVING PER DETAIL
16. EXISTING GATE AND PILASTERS TO REMAIN: ROLLING GATE WITH NO STRUCTURE ABOVE. MINIMUM OF 13'-6" VERTICAL CLEARANCE. EXISTING GATE TO BE PERMITTED UNDER SEPARATE SUBMITTAL.
16A. EXISTING PILASTERS TO REMAIN: INSTALL ADDRESS SIGNAGE ON EXISTING PILASTER PER DETAIL
17. 30' TURNING RADIUS PER DETAIL DRIVEWAY ENTRANCE PER P-2
18. LEACH FIELD AREA INCLUDING 200% RESERVE SEPTIC SYSTEM PER DRAWINGS PREPARED BY CHAUDHARY AND ASSOCIATES - UNDER SEPARATE PERMIT # E25-00278
19. FIRE HYDRANT PER DETAIL
20. FIRE DEPARTMENT TURNOUTS PER DETAIL
21. LINE OF NEW GRAVEL ACCESS ROAD: 10'-0' WIDE WITH A 2'-0' GRAVEL SHOULDER EACH SIDE PER DETAIL
22. FIRE DEPARTMENT STAGING AREA - NOT A REQUIRED TURNOUT
23. GARAGE TO BE FIRE SPRINKLERED
24. EASEMENT FOR GATE. RECORD NUMBER 2024-0018911 RECORDED 12.26.24

GRADING QUANTITIES

CUT: 1880 CY
FILL: 1510 CY
NET: 370 CY (EXPORT)

PROJECT DATA

LEGAL OWNERS
BLOOM HOLDINGS, LLC.
731 SOUTH HIGHWAY 101 STE. 2B
SOLANA BEACH, CA 92075

SITE ADDRESS
1201 YOUNT MILL ROAD ROAD
NAPA, CALIFORNIA 94558

A.P.N.
031 - 120 - 036

ZONE:	AW - AGRICULTURAL WATERSHED
OCCUPANCY TYPE:	R3 / U
CONSTRUCTION TYPE:	TYPE V-B
LOT SIZE: (GROSS & NET)	14.4 ACRES
SPRINKLERED:	YES, INSTALL IN ACCORDANCE WITH CALIFORNIA FIRE CODE AND NFPA 13D (UNDER A SEPARATE FIRE SPRINKLER PLAN SUBMITTAL # F21-00108)
NUMBER OF STORIES	TWO STORY
BUILDING HEIGHT LIMIT:	35'-0"
MAIN HOUSE MAX. HEIGHT:	27'-6"
ADU MAX. HEIGHT:	19'-6"
GARAGE MAX. HEIGHT:	19'-6"

PROPOSED AREA

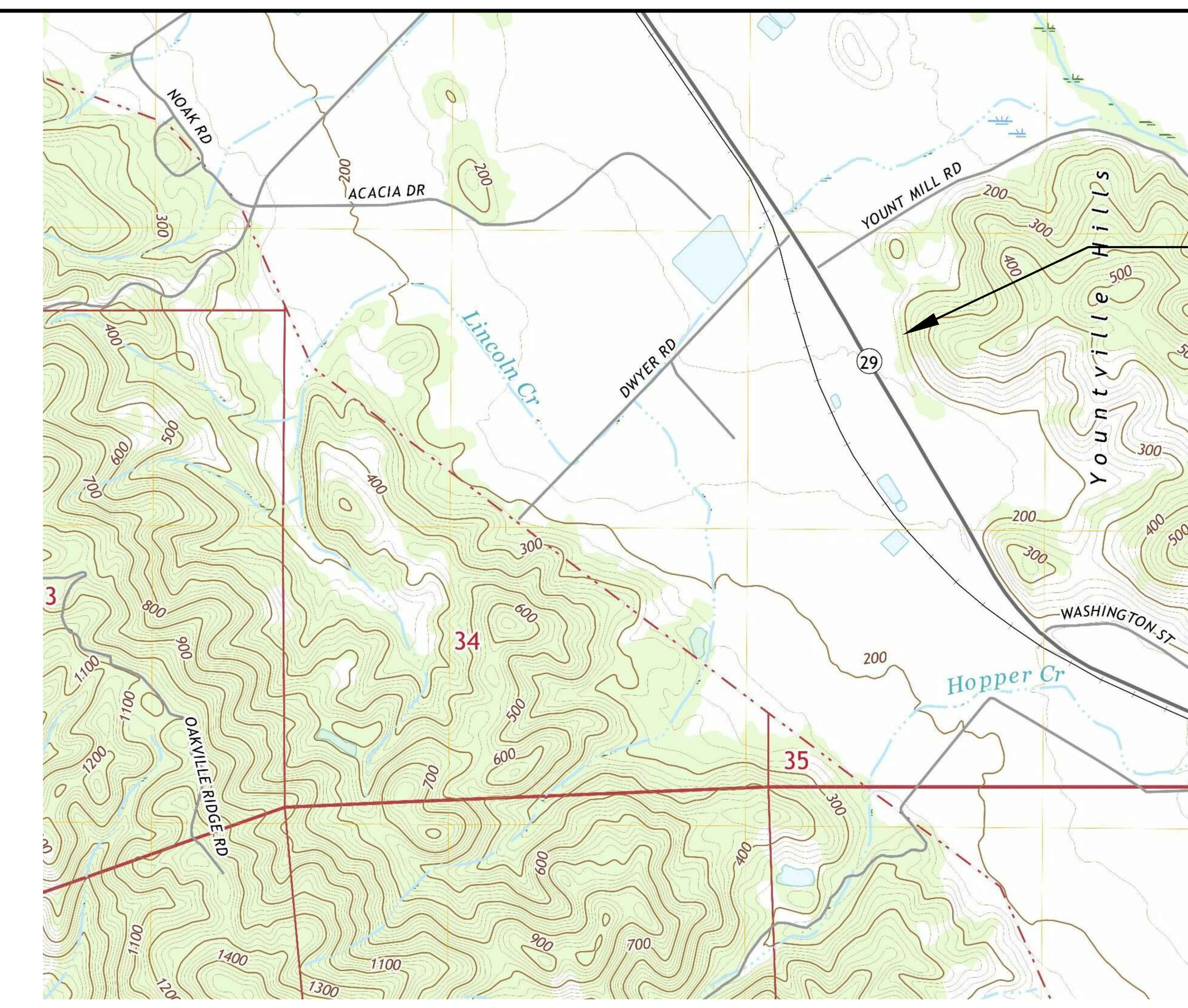
MAIN HOUSE 1ST FLOOR	2,312 SQ. FT.
MAIN HOUSE 2ND FLOOR	5,138 SQ. FT.
TOTAL LIVING AREA - MAIN HOUSE	7,450 SQ. FT.
ADU	816 SQ. FT.
GARAGE	814 SQ. FT.
TOTAL SQUARE FOOTAGE	9,080 SQ. FT.

SHEET INDEX

AVERAGE LOT SLOPE

SEE SECTIONS SHEET C4
PER LOT SLOPE METHODOLOGY; THE LOT SLOPE AT THE BUILDING IS 22.03%

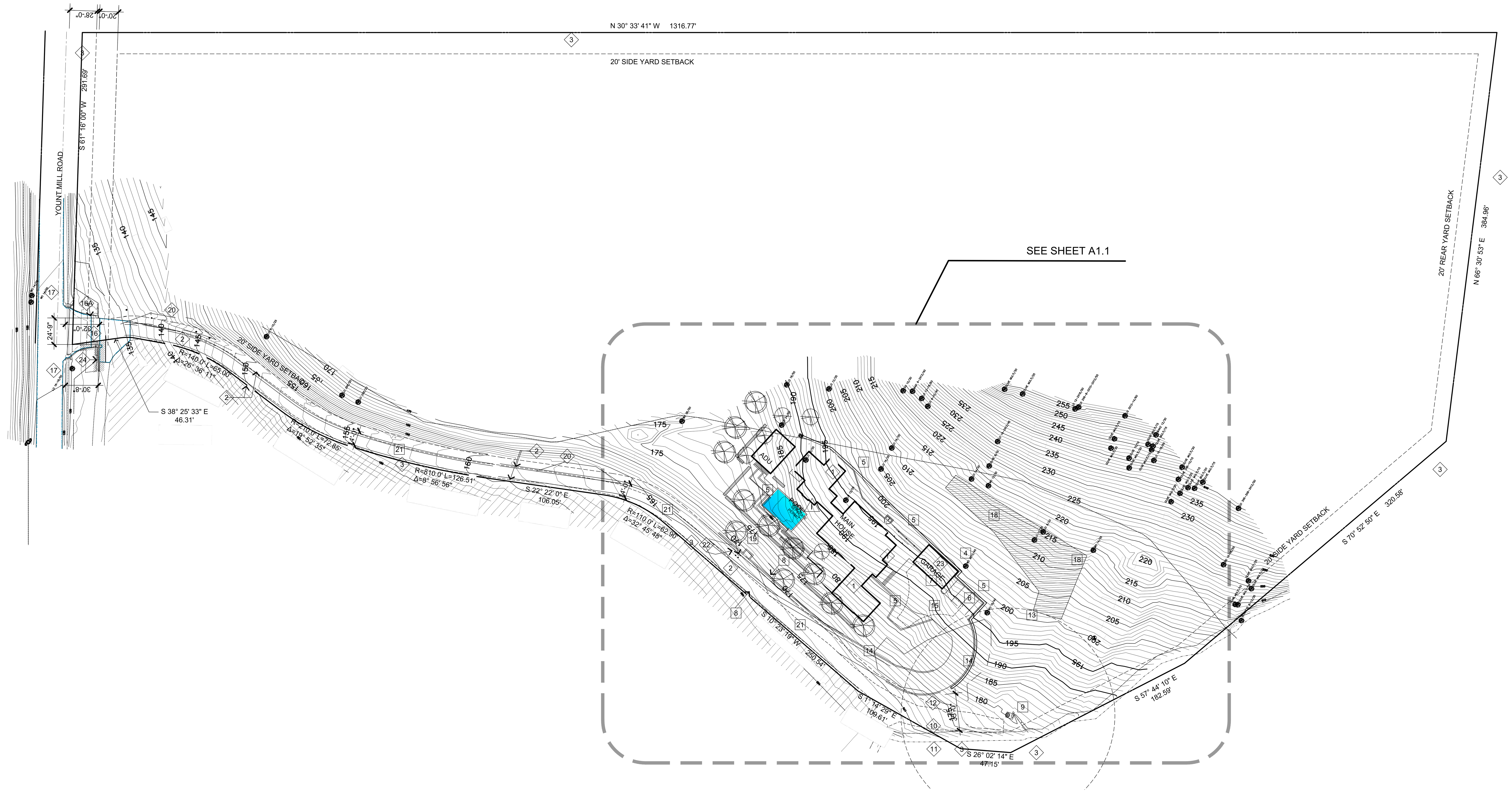
VICINITY MAP



COHN + ASSOCIATES
ARCHITECTURE PLANNING
740 LOMAS SANTA FE DR. SUITE 205
SOLANA BEACH, CALIFORNIA 92075
858 / 755 - 2008 F 858 / 755 - 6869

LICENSED ARCHITECT
GARY L. COHN
NO. C15060
REN. 4/30/27
STATE OF CALIFORNIA

BLOOM HOLDINGS LLC RESIDENCE
NAPA, CALIFORNIA
YOUNT MILL ROAD



SITE PLAN

SCALE: 1" = 50'-0"
REF NORTH
TRUE NORTH
0 5 25 50 100

PURPOSE	SUBMITTAL DATE
VIEW SHED	1/13/25
VIEW SHED REVISED	3/19/25
VIEW SHED REVISED	5/9/25
VIEW SHED REVISED	1/12/26

DATE MODIFIED:	1/12/26
DRAWN BY:	G.C.
JOB NUMBER:	2412
DWG FILE:	MDD_SITE

SHEET
A1
OF SHEETS

SITE PLAN KEY NOTES

1. LINE OF PROPOSED BUILDING FOOTPRINT
2. LINE OF EXISTING ACCESS ROAD
3. PROPERTY LINES - SEE MAIN SITE PLAN FOR BOUNDARY INFORMATION
4. 20' YARD SETBACK
5. LINE OF GARAGE WALL
6. NEW RETAINING WALLS - SEE CIVIL PLANS
7. GRAVEL PARKING AREA
8. AC MOTOR COURT
9. NEW CONCRETE STEPS ON GRADE AND WALKWAYS
10. 20' EASEMENT FOR NEIGHBOR FOR TRACTOR TURN AROUND. NO INGRESS AND EGRESS GRANTED BY EASEMENT. RECORD NUMBER 2025-0002931. RECORDED 2.28.2025
11. TERRACED PLANTERS
12. WOOD POSTS
13. EXISTING WELL TO REMAIN
14. TOP OF EPHEMERAL STREAM BANK
15. FLOW LINE OF EPHEMERAL STREAM
16. 35' SETBACK FROM EPHEMERAL STREAM TOP OF SLOPE BANK - VERIFY EXACT LOCATION IN FIELD & LOCATE DRIVEWAY AS REQUIRED - SEE CIVIL
17. 100' RADIUS FROM WELL
18. NEW AC PAVED DRIVEWAY
19. FIRE DEPARTMENT STANDARD HAMMERHEAD TURNAROUND AC PAVING PER DETAIL
20. LEACH FIELD AREA INCLUDING 200% RESERVE SEPTIC SYSTEM PER DRAWINGS PREPARED BY CHAUDHARY AND ASSOCIATES - UNDER SEPARATE PERMIT # E25-00278
21. FIRE HYDRANT PER DETAIL
22. LINE OF EXISTING GRAVEL ROAD
23. LINE OF NEW GRAVEL ACCESS ROAD: 10'-0' WIDE WITH WITH A 2'-0' GRAVEL SHOULDER EACH SIDE PER DETAIL
24. SEPTIC SYSTEM TEST PIT LOCATIONS
25. GARAGE TO BE FIRE SPRINKLERED
26. FIRE DEPARTMENT STAGING AREA - NOT A REQUIRED TURNOUT
27. 5'-0" MIN. GRAVEL OR CONCRETE AREA ADJACENT TO HOUSE - CONCRETE FLATWORK SHALL BE PER SOILS REPORT OR AT MINIMUM 4" THICK W/ #3 @ 18" O.C. EA WAY
28. 400 AMP MAIN ELECTRICAL SERVICE
28A. ELECTRICAL DISCONNECT A DISCONNECT IS REQUIRED ON THE EXTERIOR OF EACH INDEPENDENT STRUCTURE IN ACCORDANCE WITH COUNTY OF NAPA MUNICIPAL CODE SECTION 15.28.060
29. BATTERY SYSTEM FOR THE PV SOLAR - UNDER SEPARATE PERMIT # S25-01124RES
30. REINFORCED CONCRETE STEPS ON GRADE - VERIFY EXACT RISE & RUN WITH GRADES IN FIELD

PLANTING LEGEND

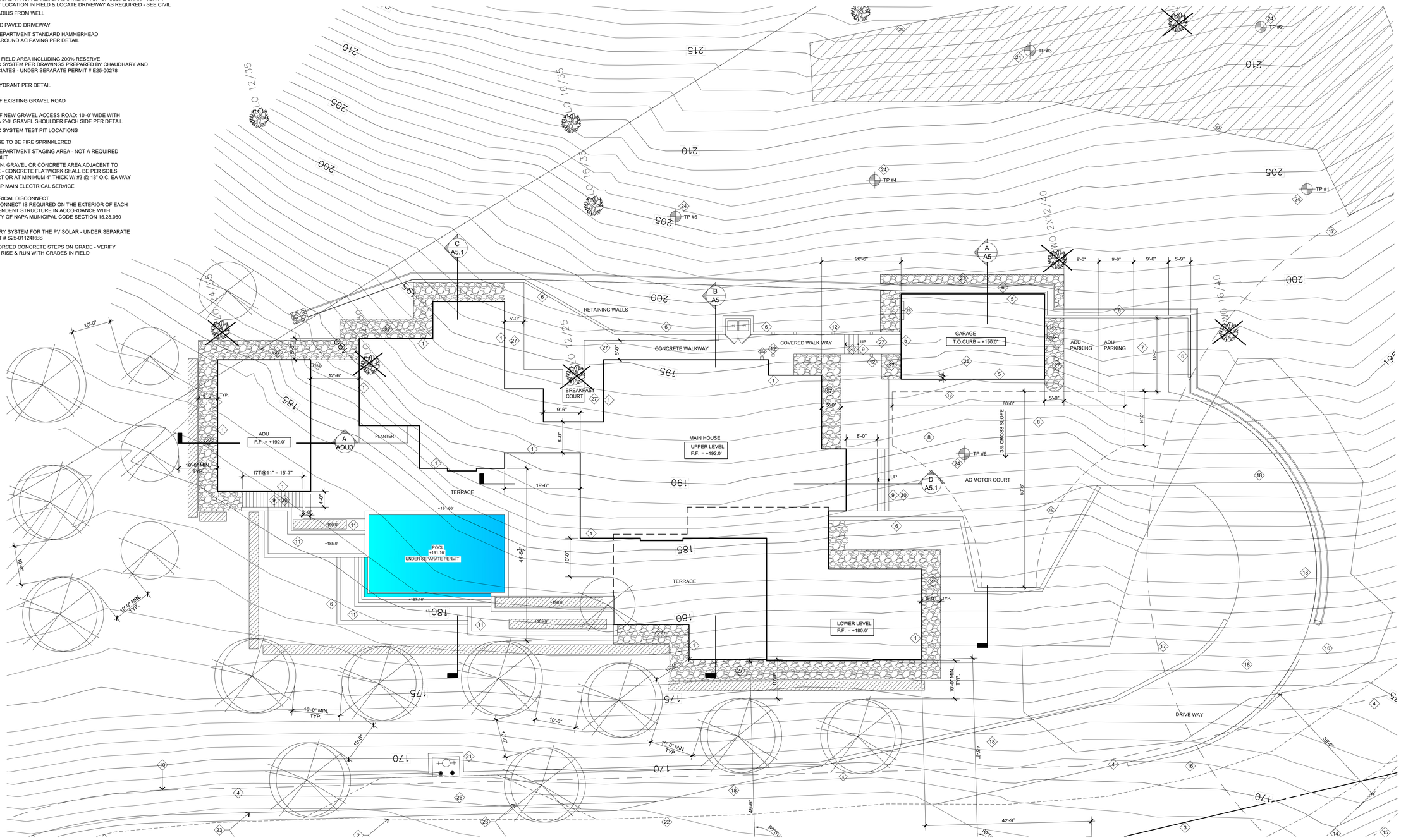
24" BOX NON-FRUITING OLIVE TREE

36" BOX NON-FRUITING OLIVE TREE

BOX HEDGE +36" ABOVE FIN. GRADE

EXISTING TREE TO BE REMOVED

PLANTING NOTES:
1) TREE CANOPY AT 5 YEARS MUST BE A MIN. OF 10'-0" FROM THE STRUCTURE OF THE HOUSE.
2) TREE CANOPIES AT 5 YEARS MUST BE A MIN. OF 10'-0" FROM ADJACENT CANOPIES
3) BOX HEDGES MUST BE A MIN. OF 5'-0" CLEAR FROM HOUSE



ENLARGED PARTIAL SITE PLAN

SCALE: 1" = 10'-0"

REF NORTH

TRUE NORTH

0 5 20
1 10

COHN + ASSOCIATES
ARCHITECTURE PLANNING
1414 LINCOLN AVENUE, SUITE 205
CALISTOGA, CA 94515
650 / 765 - 7208 F 650 / 765 - 6889

LICENSED ARCHITECT
GARY L. COHN
Exp. 04/30/27
LIC. C41560
REN. 4/30/27
STATE OF CALIFORNIA

BLOOM HOLDINGS LLC RES DENCE
YOUNT MILL ROAD
NAPA, CALIFORNIA

PURPOSE	SUBMITTAL DATE
VIEW SHED	1/13/25
VIEW SHED REVISED	3/19/25
VIEW SHED REVISED	5/9/25
VIEW SHED REVISED	1/12/26

DATE MODIFIED:	1/12/26
DRAWN BY:	G.C.
JOB NUMBER:	2412
DWG FILE:	MDD_SITE

SHEET
A1.1
OF SHEETS

STONE COLOR AND STYLE

BOARD AND BATT SIDING
SHERWIN WILLIAMS PAINT
HEX CODE: 434341

Sherwin Williams Iron ore (SW 7069)

ALUMINUM CLAD WOOD WINDOWS
COLOR BLACK
HEX CODE: 000000

METAL STANDING SEAM ROOF
BY TAYLOR METALS
HEX CODE: 47413E

Dark Bronze SRI-22

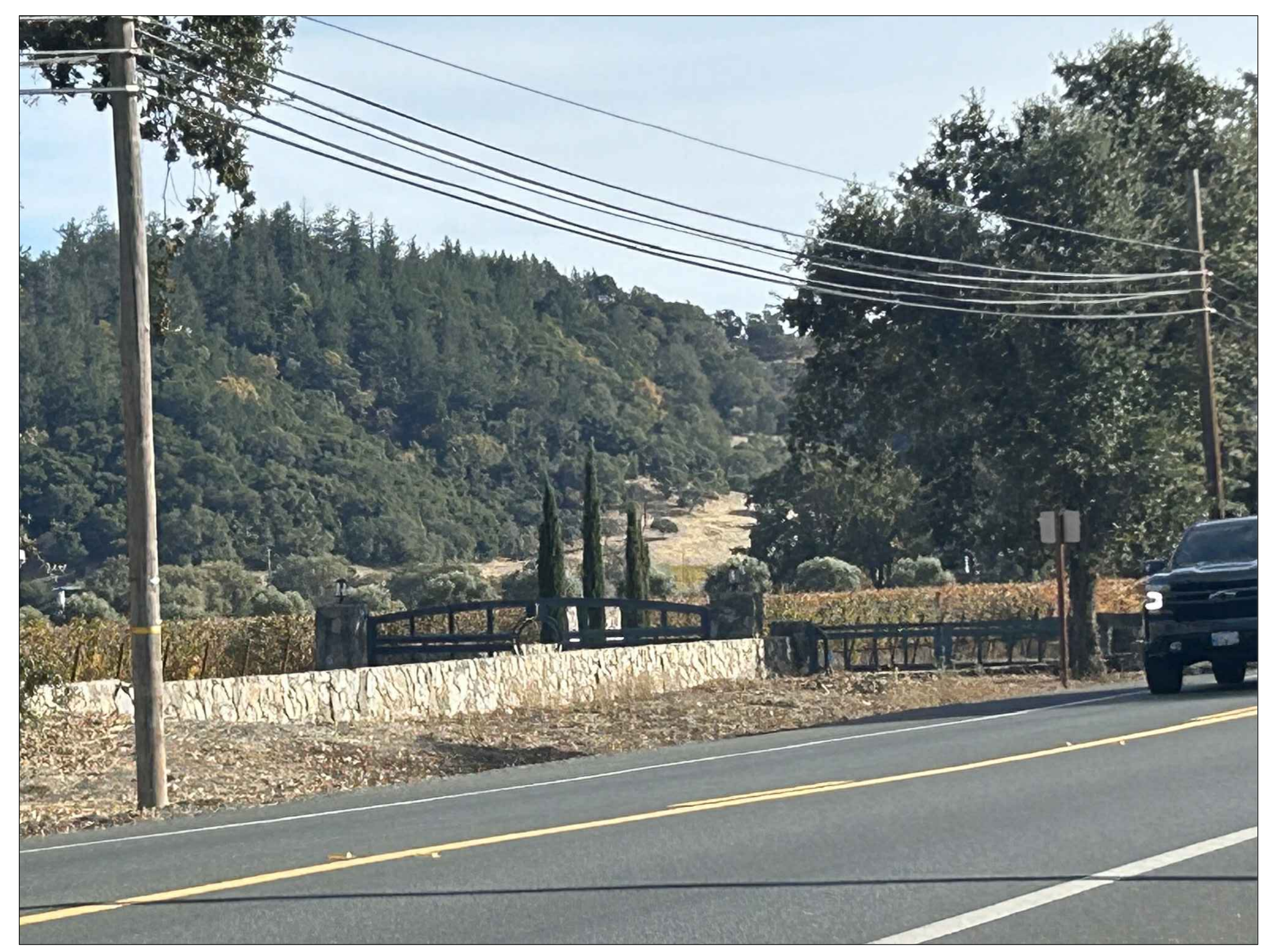
MATERIAL AND COLOR SAMPLES

LOCATION ON ST. HELENA HWY
WHERE SITE IS VISIBLE

VIEW SHED SIGHT LINE

SCALE: NO SCALE

TRUE NORTH



VIEW FROM ST. HELENA HWY

COHN + ASSOCIATES
ARCHITECTURE PLANNING
740 LOMAS SANTA FE DR SUITE 205
SOLANA BEACH, CALIFORNIA 92075
858 / 755 - 7308 F 858 / 755 - 5669

LICENSED ARCHITECT
GARY I. COHN
No. C15560
REN. 4/30/27
STATE OF CALIFORNIA

BLOOM HOLDINGS LLC RES DENCE
YOUNT MILL ROAD
NAPA, CALIFORNIA

PURPOSE	SUBMITTAL DATE
VIEW SHED	1/13/25
VIEW SHED REVISED	3/19/25
VIEW SHED REVISED	5/9/25
VIEW SHED REVISED	1/12/26

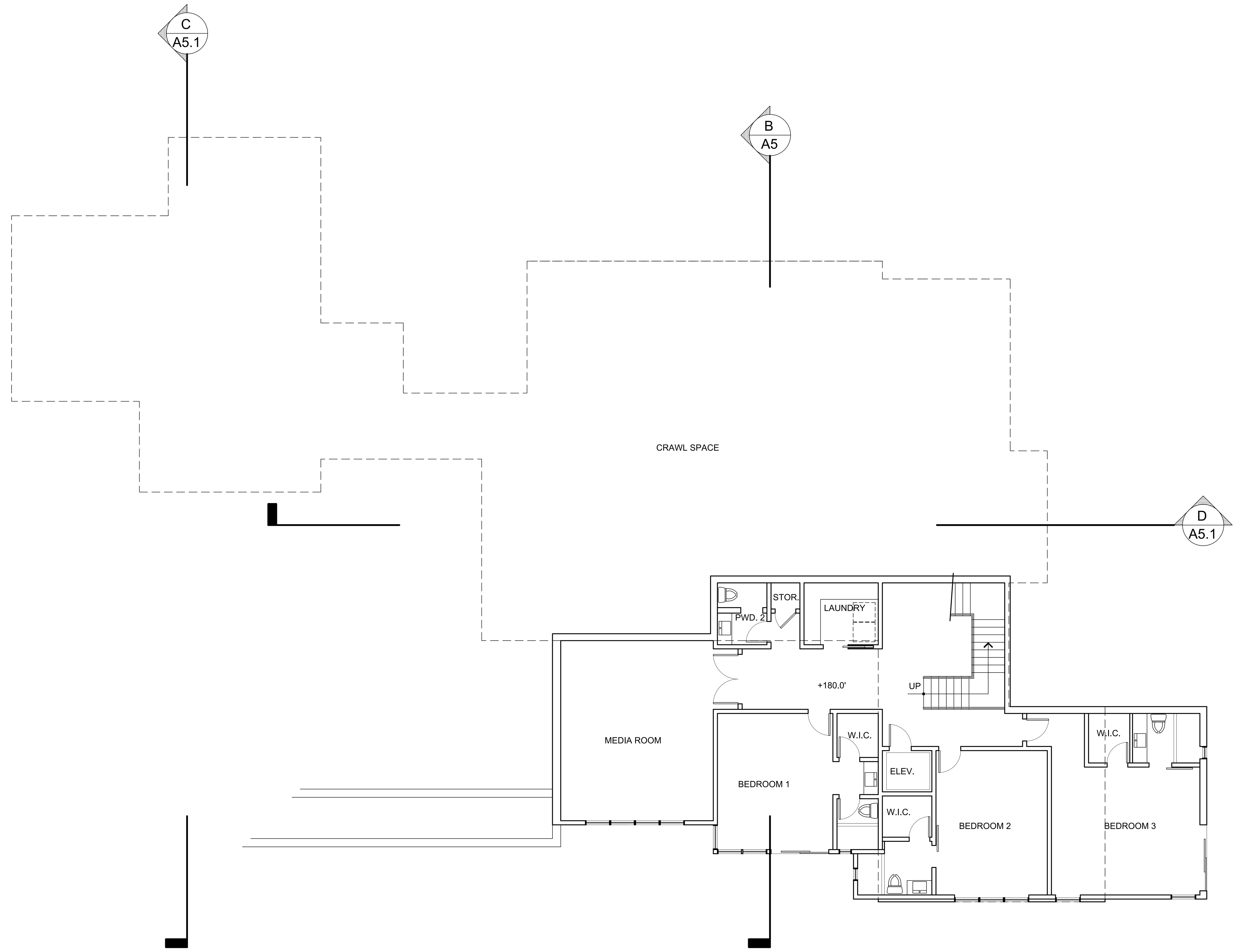
DATE MODIFIED:	1/12/26
DRAWN BY:	G.C.
JOB NUMBER:	2412
DWG FILE:	MDD_PLAN

SHEET
A1.2
OF SHEETS

COHN + ASSOCIATES
ARCHITECTURE PLANNING
740 LOMAS SANTA FE DR SUITE 205
SOLANA BEACH, CALIFORNIA 92075
858 / 755 - 7308 F 858 / 755 - 5669

LICENSED ARCHITECT
GARY I. COHN
No. C15560
REN. 4/30/27
STATE OF CALIFORNIA

BLOOM HOLDINGS LLC RES DENCE
NAPA, CALIFORNIA
YOUNT MILL ROAD



NOTE: ALL WINDOWS AND GLASS GUARDRAILS WILL BE COATED WITH AN ANTI-REFLECTIVE COATING

PURPOSE	SUBMITTAL DATE
VIEW SHED	1/13/25
VIEW SHED REVISED	3/19/25
VIEW SHED REVISED	5/9/25
VIEW SHED REVISED	1/12/26

DATE MODIFIED:	1/12/26
DRAWN BY:	G.C.
JOB NUMBER:	2412
DWG FILE:	MDD_PLAN

SHEET
A2
OF SHEETS

LOWER FLOOR PLAN

SCALE: 1/8" = 1'-0"
LIVING AREA: 2,312 S.F.

REF NORTH
TRUE NORTH

0 1 4 8 16

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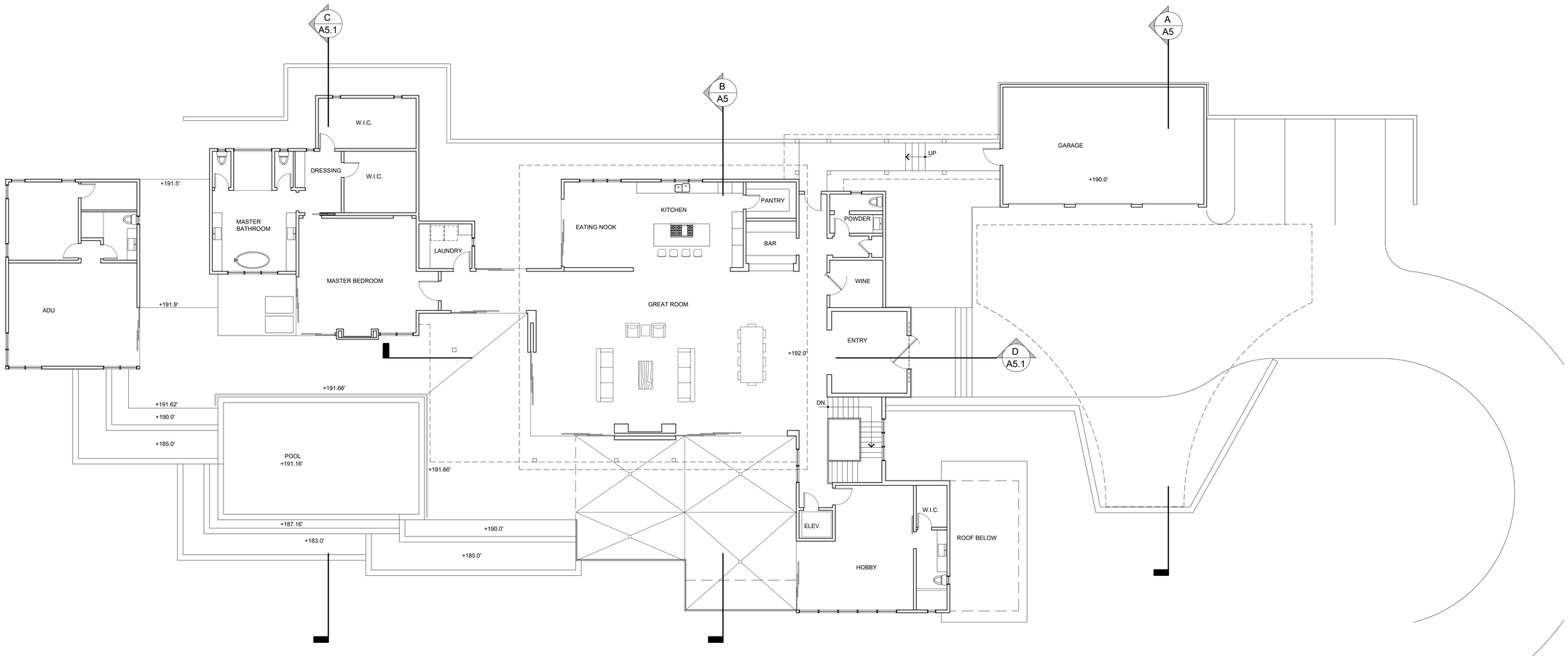
ARCHITECTURE PLANNING
1141 CAMELIA STREET, SUITE 205
BERKELEY, CA 94706-2043
650 / 765 - 7308 F 650 / 765 - 9889

LICENSED ARCHITECT
GARY L. COHN
Reg. C-31560
REN. 4/30/27
STATE OF CALIFORNIA



NOTE: ALL WINDOWS AND GLASS GUARDRAILS WILL BE COATED WITH AN ANTI-REFLECTIVE COATING

BLOOM HOLDINGS LLC RESIDENCE

YOUNT MILL ROAD

NAPA, CALIFORNIA

PURPOSE	SUBMITTAL DATE
VIEW SHED	1/13/25
VIEW SHED REVISED	3/19/25
VIEW SHED REVISED	5/9/25
VIEW SHED REVISED	1/12/26

DATE MODIFIED:	1/12/26
DRAWN BY:	G.C.
JOB NUMBER:	2412
DWG FILE:	MDD_PLAN

SHEET **A2.1** OF SHEETS

UPPER FLOOR PLAN

SCALE: 1/8" = 1'-0"

LIVING AREA: 5,138 S.F.

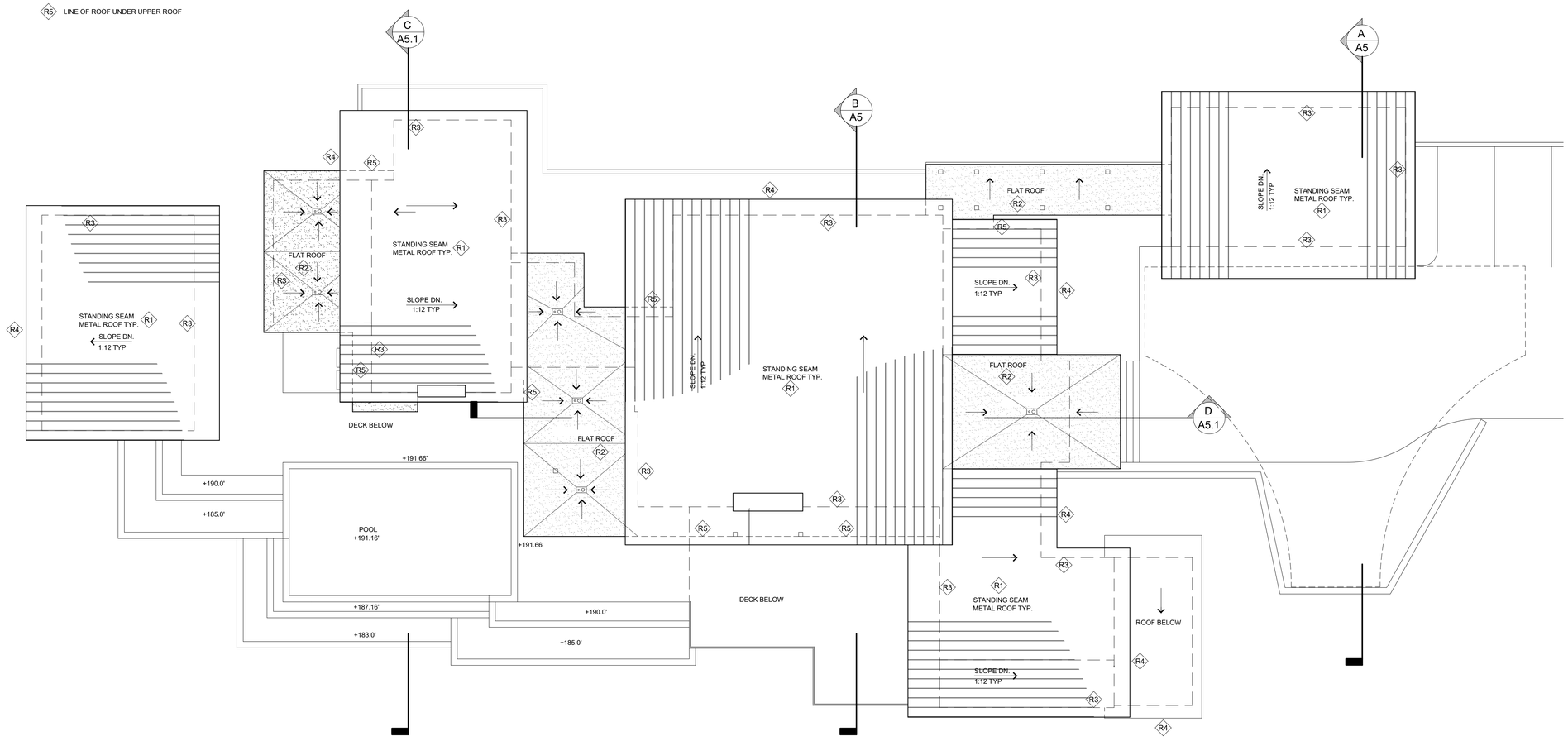
REF NORTH

TRUE NORTH

0 4 16
1 8

ROOF PLAN KEYNOTES

- R1 STANDING SEAM METAL ROOF BY CUSTOM-BILT METALS. ALUMINUM TITAN CAP SEAM ROOF PANEL WITH 16" WIDE PANELS. COLOR: CHARCOAL GREY. VERIFY COLOR WITH OWNER-PROVIDE SAMPLE. ICC-ES EVALUATION REPORT ESR-2048. CLASS A ROOF. PROVIDE HIGH TEMPERATURE PEEL AND STICK WATERPROOF ROOFING MEMBRANE SUCH AS POLY SEAL. INSTALL PER MANUFACTURERS LATEST RECOMMENDATIONS
- R2 TPO ROOFING BY CARLISE CLASS A RATING INSTALL PER MANUFACTURER'S LATEST RECOMMENDATIONS. SLOPE ¼" / FT. TOWARDS DRAIN - VERIFY MANUFACTURER STYLE & COLOR WITH OWNER.
- R3 LINE OF WALL BELOW
- R4 4" ALUMINUM GUTTER W/ DOWNSPOUT TO SPLASH BLOCK BELOW
- R5 LINE OF ROOF UNDER UPPER ROOF



ROOF PLAN

SCALE: 1/8" = 1'-0"

REF NORTH

TRUE NORTH

0 4 16
1 8

COHN + ASSOCIATES
ARCHITECTURE PLANNING
1414 LINCOLN AVENUE, SUITE 205
CALISTOGA, CALIFORNIA 94515
T 707 / 942 - 7326 F 707 / 942 - 9689

LICENSED ARCHITECT
GARY L. COHN
RENEWAL 4/30/27
STATE OF CALIFORNIA
No. C41560
REN. 4/30/27

BLOOM HOLDINGS LLC RESIDENCE

YOUNT MILL ROAD

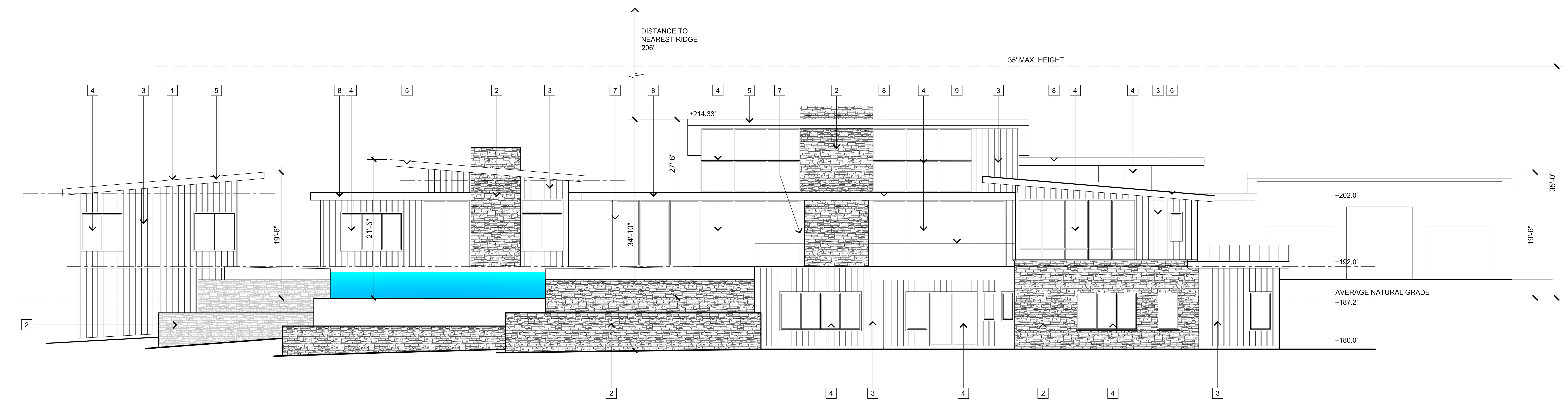
NAPA, CALIFORNIA

PURPOSE	SUBMITTAL DATE
VIEW SHED	1/13/25
VIEW SHED REVISED	3/19/25
VIEW SHED REVISED	5/9/25
VIEW SHED REVISED	1/12/26

DATE MODIFIED:	1/12/26
DRAWN BY:	G.C.
JOB NUMBER:	2412
DWG FILE:	MDD_PLAN

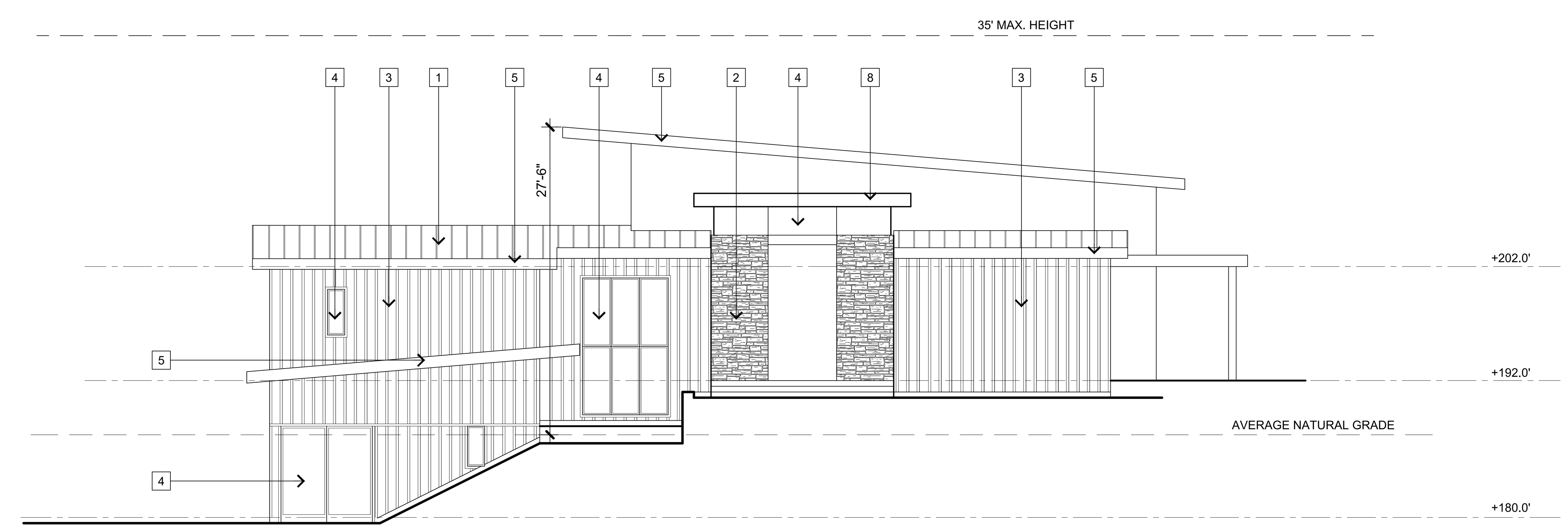
SHEET **A3**

OF SHEETS



WEST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

MATERIAL & COLOR SCHEDULE/KEYNOTES

	DESCRIPTION	MANUF.	COLOR	FINISH
1	STANDING SEAM METAL ROOF		CHARCOAL GREY	
2	STONE CLADDING		MEDIUM GREY	
3	BOARD & BATTEN WOOD SIDING		LIGHT GREY	
4	ALUMINUM CLAD WINDOW / DOOR		DARK BRONZE	
5	4X10 WOOD FASCIA		DARK GREY	
6	GARAGE DOOR		ANODIZED	
7	STEEL COLUMN		PAINTED	
8	METAL FASCIA		GREY	
9	GLASS GUARDRAIL			
10				
11				

12 GUEST HOUSE IN FOREGROUND NOT SHOWN FOR CLARITY

COHN + ASSOCIATES
ARCHITECTURE PLANNING
740 LOMAS SANTA FE DR SUITE 205
SOLANA BEACH, CALIFORNIA 92075
858 / 755 - 7308 F 858 / 755 - 5669

LICENSED ARCHITECT
GARY I. COHN
No. C15060
REN. 4/30/27
STATE OF CALIFORNIA

BLOOM HOLDINGS LLC RESIDENCE

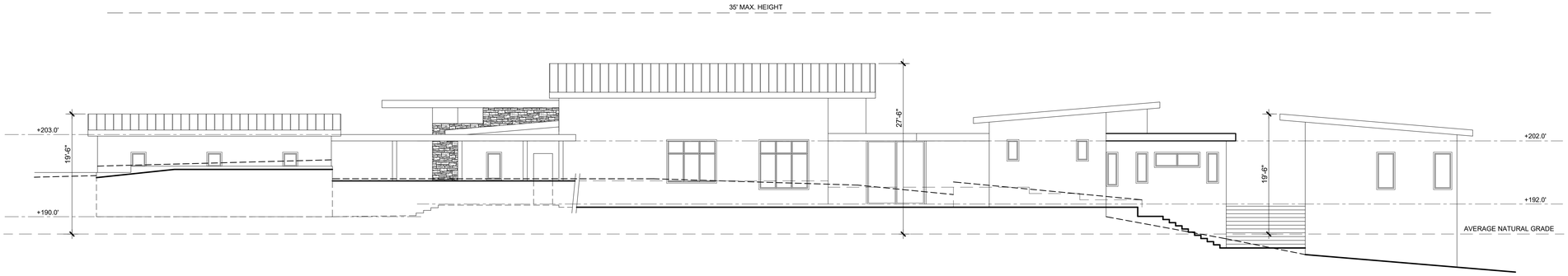
NAPA, CALIFORNIA

YOUNT MILL ROAD

PURPOSE	SUBMITTAL DATE
VIEW SHED	1/13/25
VIEW SHED REVISED	3/19/25
VIEW SHED REVISED	5/9/25
VIEW SHED REVISED	1/12/26

DATE MODIFIED:	1/12/26
DRAWN BY:	G.C.
JOB NUMBER:	2412
DWG FILE:	MDD_PLAN

SHEET
A4
OF SHEETS



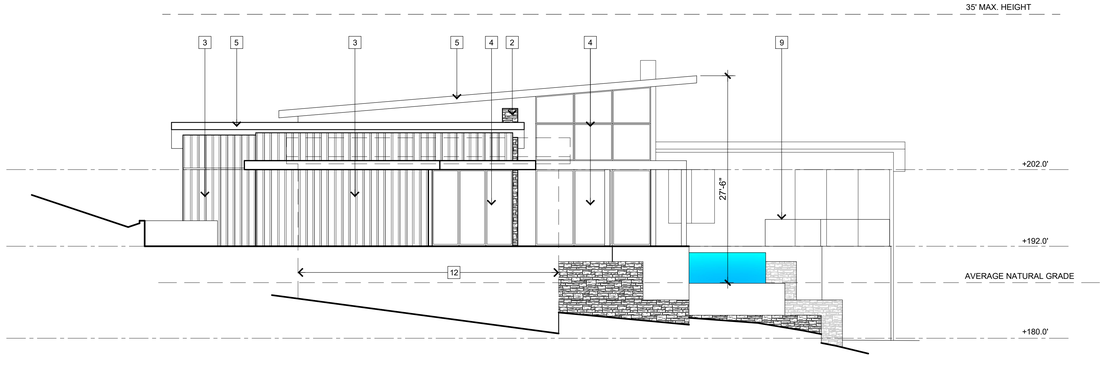
EAST ELEVATION

SCALE: 1/8" = 1'-0"

0 4 16
1 8

MATERIAL & COLOR SCHEDULE/KEYNOTES				
	DESCRIPTION	MANUF.	COLOR	FINISH
1	STANDING SEAM METAL ROOF		CHARCOAL GREY	
2	STONE CLADDING		MEDIUM GREY	
3	BOARD & BATTEN WOOD SIDING		LIGHT GREY	
4	ALUMINUM CLAD WINDOW / DOOR		DARK BRONZE	
5	4X10 WOOD FASCIA		DARK GREY	
6	GARAGE DOOR		ANODIZED	
7	STEEL COLUMN		PAINTED	
8	METAL FASCIA		GREY	
9	GLASS GUARDRAIL			
10				
11				

12 GUEST HOUSE IN FOREGROUND NOT SHOWN FOR CLARITY



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

0 4 16
1 8

COHN + ASSOCIATES
ARCHITECTURE PLANNING
PALO ALTO, SANTA FE DR. SUITE 265
CALIFORNIA 94304 (650) 494-8700
650 / 765 - 7308 F 650 / 765 - 5689

LICENSED ARCHITECT
GARY L. COHN
Reg. C-31560
REN. 4/30/27
STATE OF CALIFORNIA

BLOOM HOLDINGS LLC RESIDENCE
YOUNT MILL ROAD
NAPA, CALIFORNIA

PURPOSE	SUBMITTAL DATE
VIEW SHED	1/13/25
VIEW SHED REVISED	3/19/25
VIEW SHED REVISED	5/9/25
VIEW SHED REVISED	1/12/26

DATE MODIFIED: 1/12/25
DRAWN BY: G.C.
JOB NUMBER: 2412
DWG FILE: MDD_PLAN

SHEET A4.1
OF SHEETS

LEGEND

VISIBLE AREA OF THE PROPOSED RESIDENCE (NON-SCREENED)

SCREENED AREA CALCS

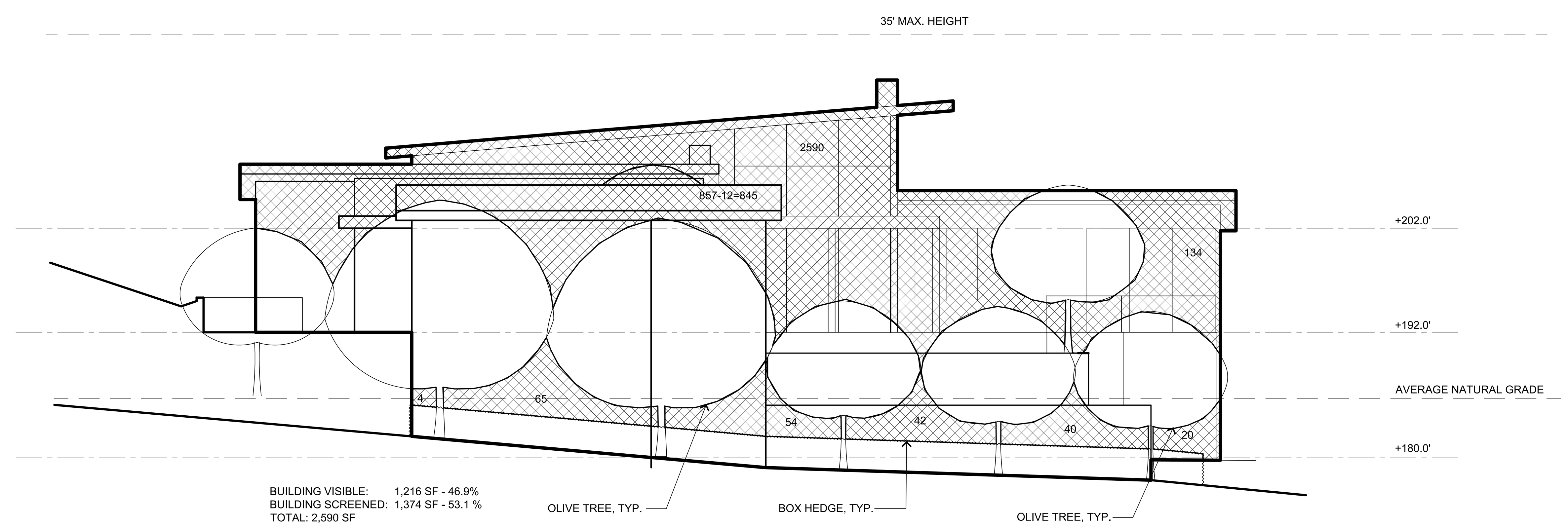
TOTAL BUILDING AREA SCREENED	3,916 SF
TOTAL AREA OF ELEVATIONS	7,563 SF

3,916 / 7,563 = 51.8%

TOTAL BUILDING AREA SCREENED 51.8%

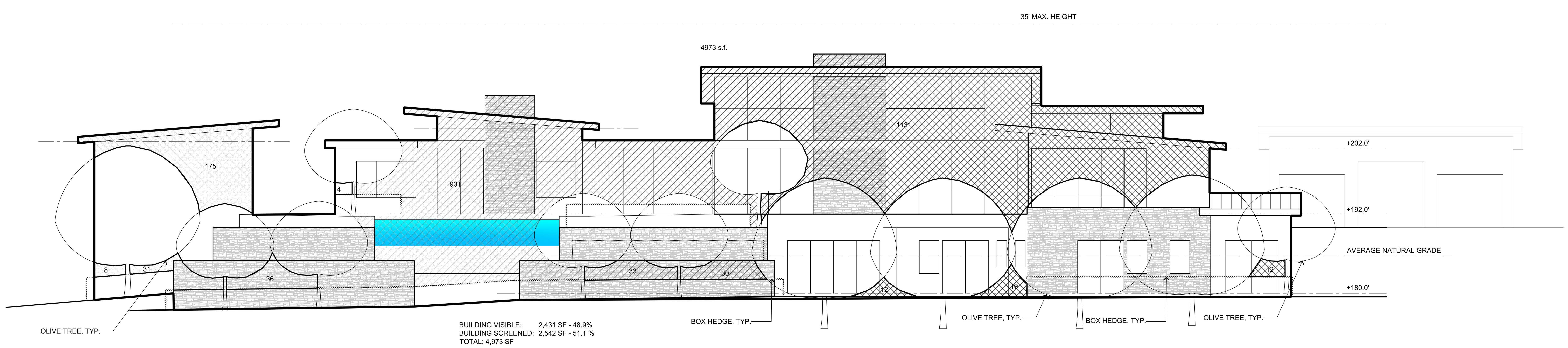
NOTES

1. WINDOWS AND DOORS SHALL INCLUDE ANTI-GLARE EXTERIOR GLASS MATERIALS, AS REQUIRED BY VIEWSHED PROTECTION PROGRAM
2. PROJECT MUST INCORPORATE EARTH TONE COLORS AS REQUIRED BY VIEWSHED PROTECTION PROGRAM SEE EXTERIOR ELEVATIONS SHEETS A4, A4.1 & A4.2 FOR GRAPHIC MATERIAL LEGEND AND COLORS



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"

VIEW IMPACT ANALYSIS

0 4 16
1 8

COHN + ASSOCIATES
ARCHITECTURE PLANNING

740 LOMAS SANTA FE DR SUITE 205
SOLANA BEACH, CALIFORNIA 92075
858 / 755 - 7308 F 858 / 755 - 5669

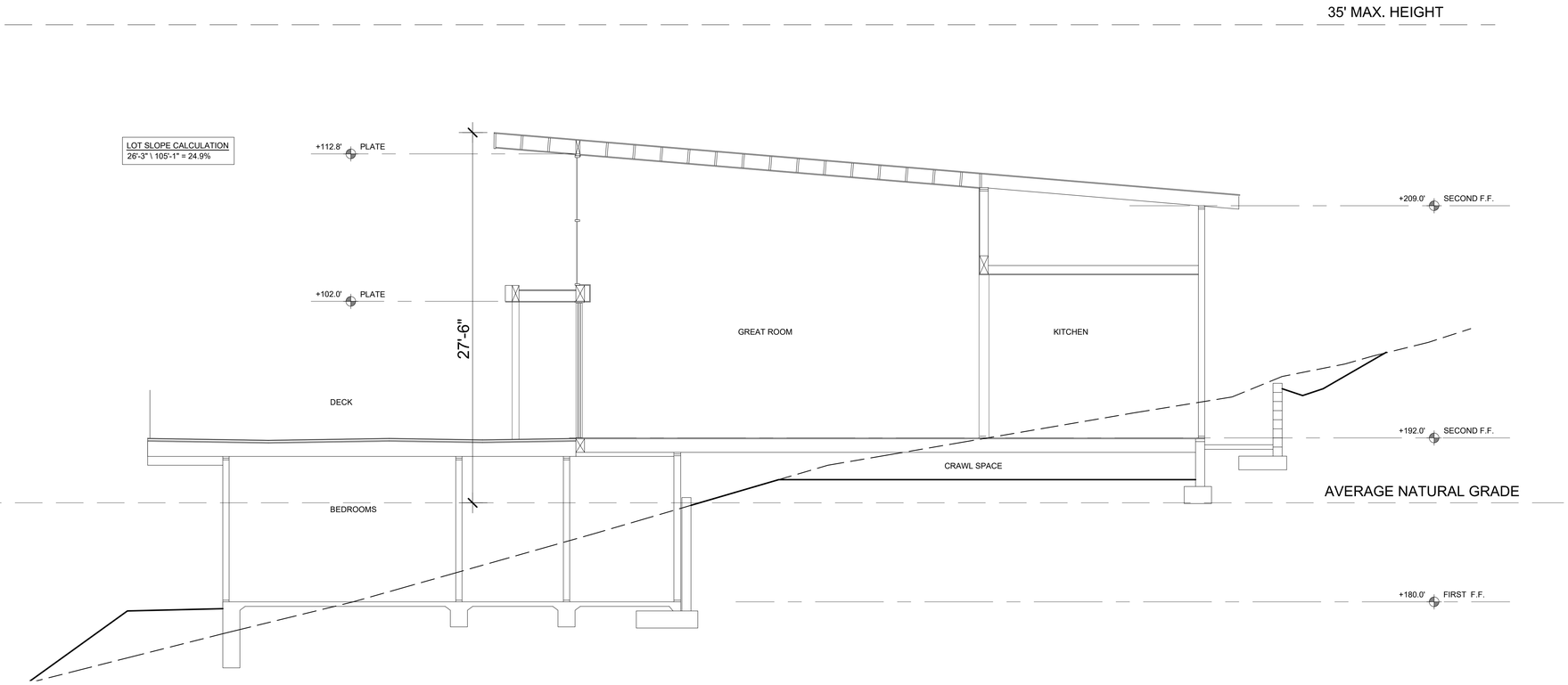
LICENSED ARCHITECT
GARY I. COHN
No. C15560
REN. 4/30/27
STATE OF CALIFORNIA

BLOOM HOLDINGS LLC RESIDENCE
YOUNT MILL ROAD
NAPA, CALIFORNIA

PURPOSE	SUBMITTAL DATE
VIEW SHED	1/13/25
VIEW SHED REVISED	3/19/25
VIEW SHED REVISED	5/9/25
VIEW SHED REVISED	1/12/26

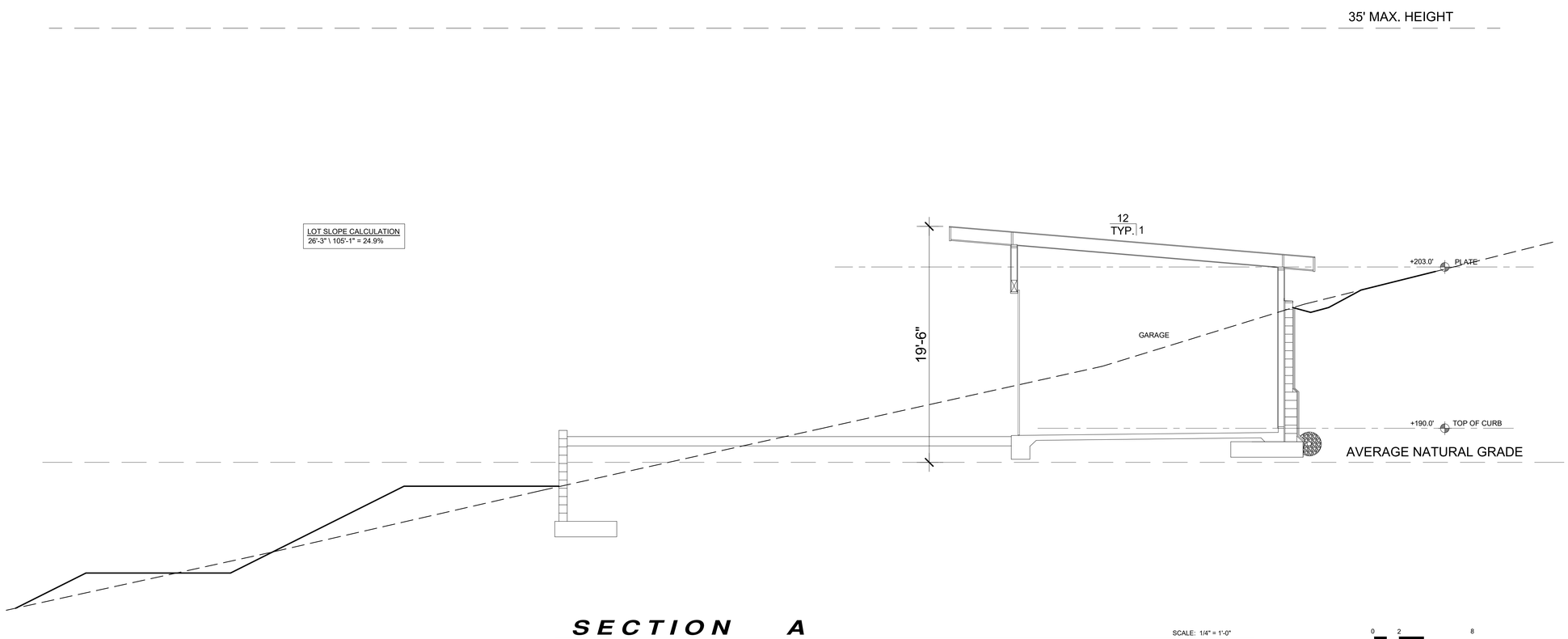
DATE MODIFIED:	1/12/26
DRAWN BY:	G.C.
JOB NUMBER:	2412
DWG FILE:	MDD_SITE

SHEET
A4.2
OF SHEETS



SECTION B

SCALE: 1/4" = 1'-0"



SECTION A

SCALE: 1/4" = 1'-0"

COHN + ASSOCIATES
ARCHITECTURE PLANNING
PALO ALTO, SANTA CRUZ, SUITE 205
CALABASAS, CA 91302
650 / 765 - 7326 F 650 / 765 - 9889

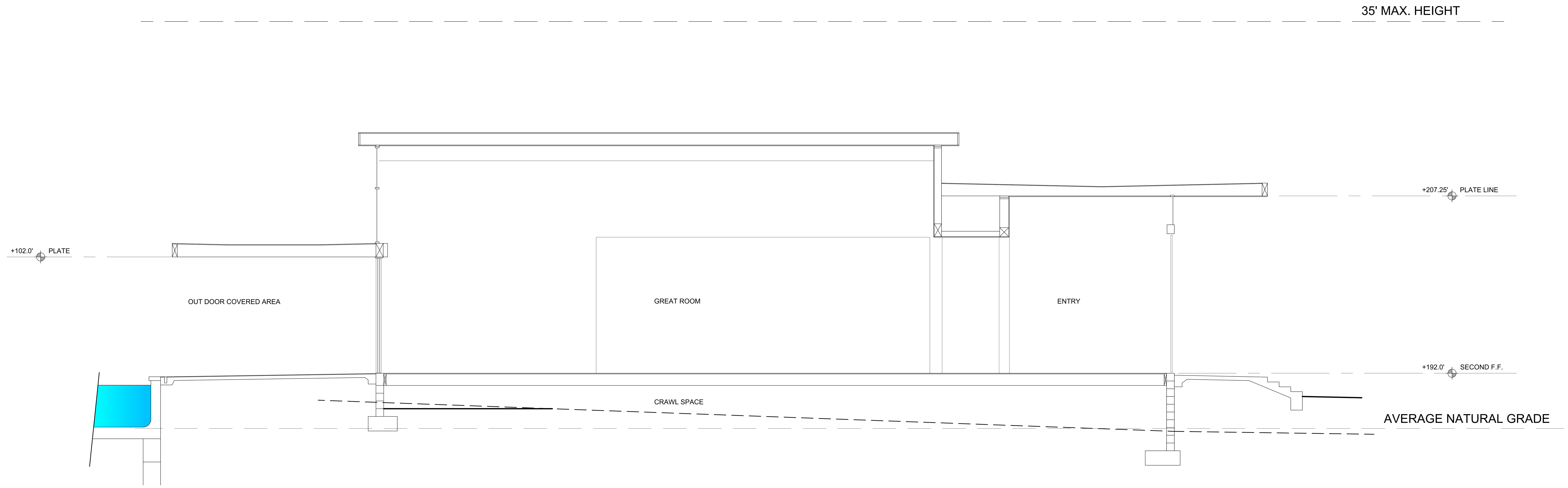
LICENSED ARCHITECT
GARY L. COHN
Exp. 04/30/27
REN. 4/30/27
STATE OF CALIFORNIA

BLOOM HOLDINGS LLC RES DENCE
YOUNT MILL ROAD
NAPA, CALIFORNIA

PURPOSE	SUBMITTAL DATE
VIEW SHED	1/13/25
VIEW SHED REVISED	3/19/25
VIEW SHED REVISED	5/9/25
VIEW SHED REVISED	1/12/26

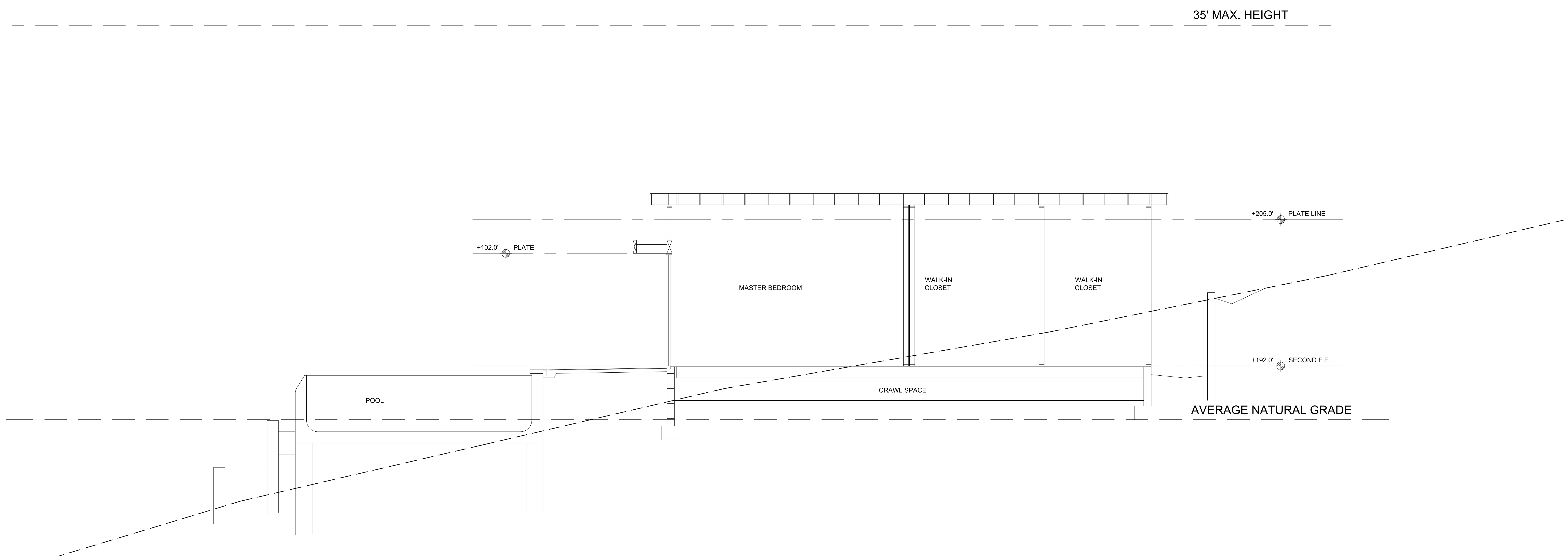
DATE MODIFIED:	1/12/26
DRAWN BY:	G.C.
JOB NUMBER:	2412
DWG FILE:	MDD_PLAN

SHEET A5
OF SHEETS



SECTION D

SCALE: 1/4" = 1'-0"



SECTION C

SCALE: 1/4" = 1'-0"

COHN + ASSOCIATES
ARCHITECTURE PLANNING
740 LOMAS SANTA FE DR SUITE 205
SOLANA BEACH, CALIFORNIA 92075
858 / 755 - 7308 F 858 / 755 - 5669

LICENSED ARCHITECT
GARY I. COHN
No. C15560
REN. 4/30/27
STATE OF CALIFORNIA

BLOOM HOLDINGS LLC RES DENCE

YOUNT MILL ROAD NAPA, CALIFORNIA

PURPOSE	SUBMITTAL DATE
VIEW SHED	1/13/25
VIEW SHED REVISED	3/19/25
VIEW SHED REVISED	5/9/25
VIEW SHED REVISED	1/12/26

DATE MODIFIED:	1/12/26
DRAWN BY:	G.C.
JOB NUMBER:	2412
DWG FILE:	MDD_PLAN

SHEET **A5.1**

OF SHEETS

LEGEND

- 4" RECESSED LED FIXTURE - 2700 K
- WALL MOUNTED LED EXTERIOR DOWN SHIELDED LIGHT FIXTURE - 2700K. SEE CUT SHEET THIS SHEET.

Ripley Outdoor Wall Light 1-Light | Metal Cone Shade 49061OZ

SPECIFICATIONS

Certifications/Qualifications	
ADA Compliant	No
Prop65	No
Dark Sky Compliant	Yes
Location Rating	Wet
	kichler.com/warranty

Dimensions	
Height	10"
Width	12"
Height From Center Of Wall Opening (Spec Sheet)	3.25"
Extension	13"
Weight	1.5 LBS
Canopy Width	6.5"
Canopy Depth	0.75"

Electrical	
Input Voltage	120 V

Light Source	
Light Source	Bulb
Lamp Included	Not Included
# Of Bulbs/LED Modules	1
Max Or Nominal Watt	40 W
Lamp Type	R14
Socket Type	E26 (Medium)
Dimmable	Yes

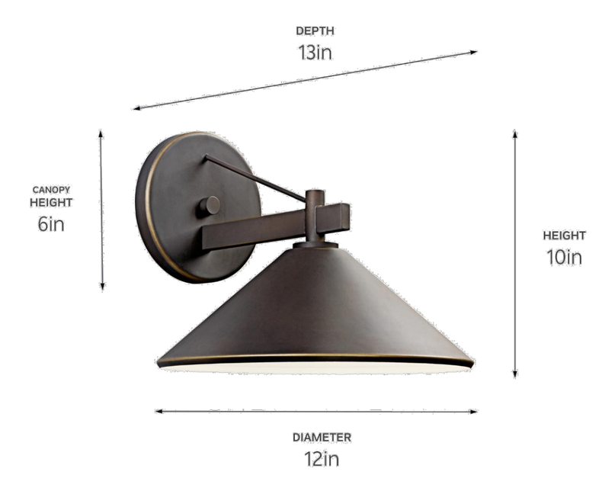
Mounting/Installation	
Interior/Exterior	Exterior Product
Mounting Style	WALL MOUNT
Mounting Weight	2.2 LBS
Modular	No
Lead Wire Length	6

FIXTURE ATTRIBUTES

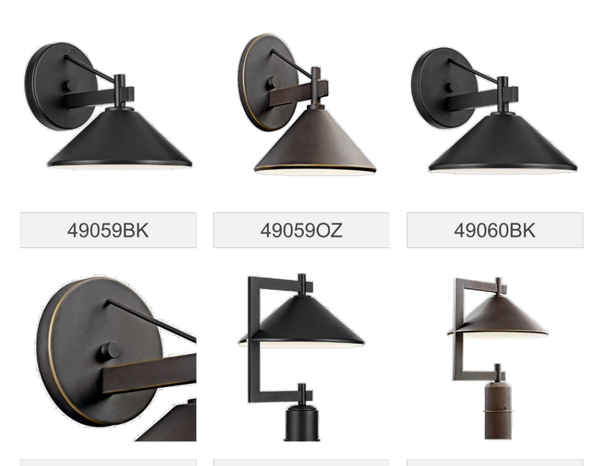
Housing/Glass	
Primary Material	Aluminum
Shade Included	Yes
Shade Description	Metal Cone Shade
Shade Dimensions	13.00 DIA X 4.50

Product/Ordering Information	
Sku	49061OZ
Finish	Olde Bronze
UPC	783927301084

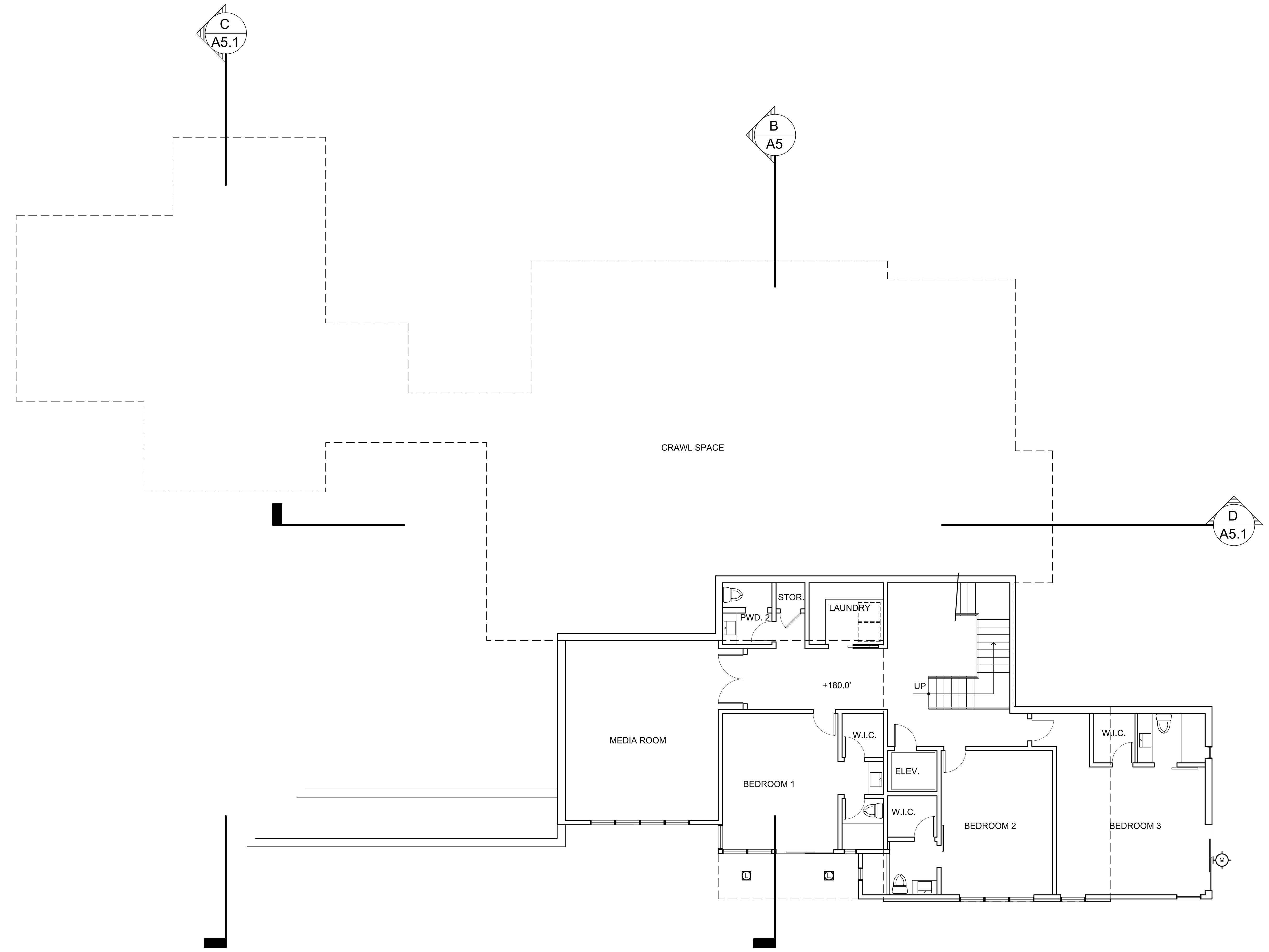
Finishes
- Black
- Olde Bronze



ALSO IN THIS FAMILY



Kichler.com KICHLER 1



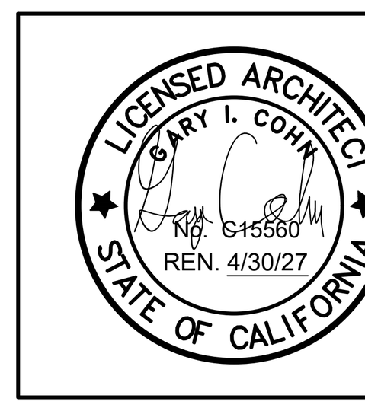
LOWER FLOOR EXTERIOR LIGHTING PLAN

SCALE: 1/8" = 1'-0"

REF NORTH
TRUE NORTH

0 4 16
1 8

COHN + ASSOCIATES
ARCHITECTURE PLANNING
740 LOMAS SANTA FE DR SUITE 205
SOLANA BEACH, CALIFORNIA 92075
858 / 755 - 7308 F 858 / 755 - 5669



BLOOM HOLDINGS LLC RESIDENCE
YOUNT MILL ROAD NAPA, CALIFORNIA

PURPOSE	SUBMITTAL DATE
VIEW SHED	1/13/25
VIEW SHED REVISED	3/19/25
VIEW SHED REVISED	5/9/25
VIEW SHED REVISED	1/12/26

DATE MODIFIED:	1/12/26
DRAWN BY:	G.C.
JOB NUMBER:	2412
DWG FILE:	MDD_SITE

SHEET
E1
OF SHEETS

Ripley Outdoor Wall Light 1-Light | Metal Cone Shade — 49061OZ

SPECIFICATIONS

Certifications/Qualifications	
ADA Compliant	No
Prop65	No
Dark Sky Compliant	Yes
Location Rating	Wet
	kichler.com/warranty

Dimensions	
Height	10"
Width	12"
Height From Center Of Wall	3.25"
Opening (Spec Sheet)	
Extension	13"
Weight	1.5 LBS
Canopy Width	6.5"
Canopy Depth	0.75"

Electrical	
Input Voltage	120 V

Light Source	
Light Source	Bulb
Lamp Included	Not Included
# Of Bulbs/LED Modules	1
Max Or Nominal Watt	40 W
Lamp Type	R14
Socket Type	E26 (Medium)
Dimmable	Yes

Mounting/Installation	
Interior/Exterior	Exterior Product
Mounting Style	WALL MOUNT
Mounting Weight	2.2 LBS
Modular	No
Lead Wire Length	6

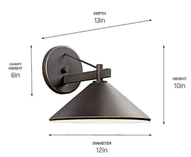
FIXTURE ATTRIBUTES

Housing/Glass	
Primary Material	Aluminum
Shade Included	Yes
Shade Description	Metal Cone Shade
Shade Dimensions	13.00 DIA X 4.50

Product/Ordering Information	
Sku	49061OZ
Finish	Olde Bronze
UPC	783927301084

Finishes

- Black
- Olde Bronze



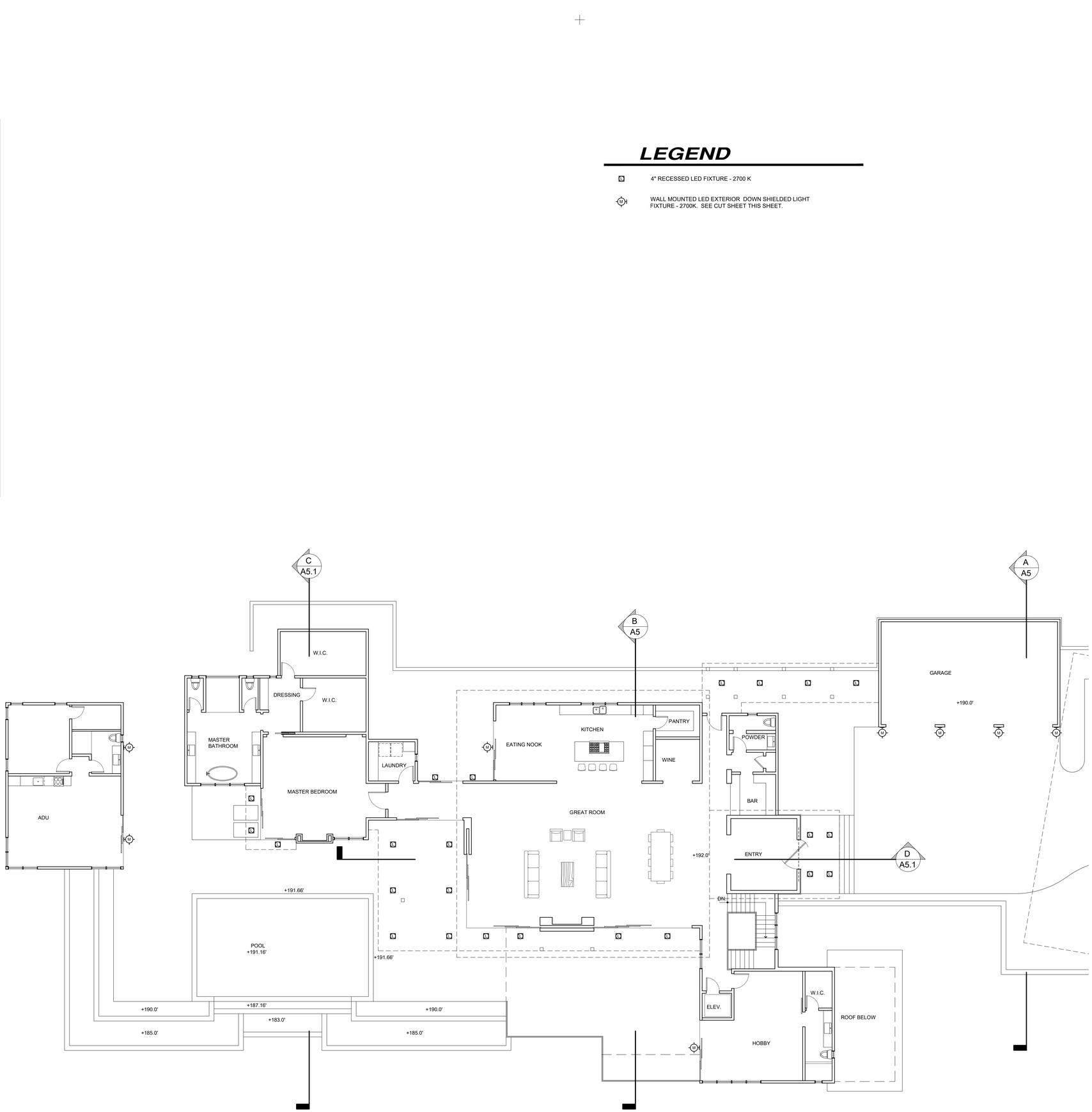
ALSO IN THIS FAMILY

49059BK | 49059OZ | 49060BK

49060OZ | 49063BK | 49063OZ

LEGEND

- 4" RECESSED LED FIXTURE - 2700 K
- WALL MOUNTED LED EXTERIOR DOWN SHIELDED LIGHT FIXTURE - 2700K. SEE CUT SHEET THIS SHEET.



UPPER FLOOR EXTERIOR LIGHTING PLAN

SCALE: 1/8" = 1'-0"

REF NORTH
TRUE NORTH

0 4 16
1 8

COHN + ASSOCIATES
ARCHITECTURE PLANNING
1414 LINCOLN AVENUE, SUITE 326
CALISTOGA, CA 94515
707 / 765 - 7308 F 707 / 765 - 0889

LICENSED ARCHITECT
GARY L. COHN
Reg. C-31560
REN. 4/30/27
STATE OF CALIFORNIA

RESIDENCE

NAPA, CALIFORNIA

BLOOM HOLDINGS LLC

YOUNT MILL ROAD

PURPOSE	SUBMITTAL DATE
VIEW SHED	1/13/25
VIEW SHED REVISED	3/19/25
VIEW SHED REVISED	5/9/25
VIEW SHED REVISED	1/12/26

DATE MODIFIED:	1/12/26
DRAWN BY:	G.C.
JOB NUMBER:	2412
DWG FILE:	MDD_SITE

SHEET E2

OF SHEETS

PLANTING LEGEND

- 24" BOX NON-FRUITING OLIVE TREE
- 36" BOX NON-FRUITING OLIVE TREE
- BOX HEDGE +36" ABOVE FIN. GRADE
- EXISTING OAK TREE TO BE REMOVED; TOTAL 7
- NEW OAK TREE TO BE PLANTED - 15 GALLONS MINIMUM; TOTAL 14

PLANTING NOTES:

1) TREE CANOPY AT 5 YEARS MUST BE A MIN. OF 10'-0" FROM THE STRUCTURE OF THE HOUSE.
2) TREE CANOPIES AT 5 YEARS MUST BE A MIN. OF 10'-0" FROM ADJACENT CANOPIES
3) BOX HEDGES MUST BE A MIN. OF 5'-0" CLEAR FROM HOUSE

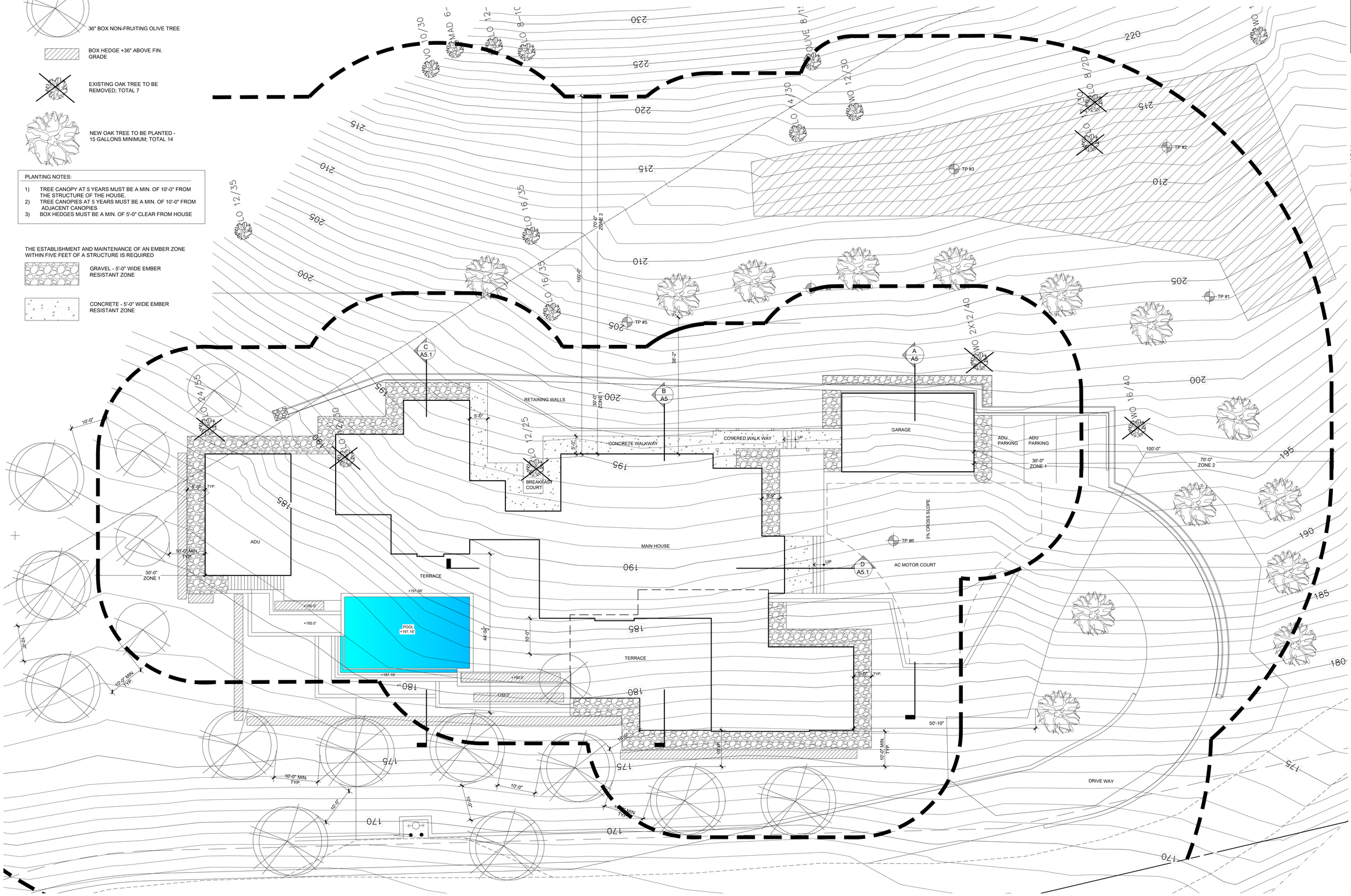
THE ESTABLISHMENT AND MAINTENANCE OF AN EMBER ZONE WITHIN FIVE FEET OF A STRUCTURE IS REQUIRED

- GRAVEL - 5'-0" WIDE EMBER RESISTANT ZONE
- CONCRETE - 5'-0" WIDE EMBER RESISTANT ZONE

DEFENSIBLE SPACE

LANDSCAPE PLANS SHALL CONFORM WITH NAPA COUNTY FIRE DEFENSIBLE SPACE GUIDELINES AND ORDINANCE

- DEFENSIBLE BOUNDARIES



LANDSCAPE PLAN

SCALE: 1" = 10'-0"

REF NORTH
TRUE NORTH

0 5 20
1 10

COHN + ASSOCIATES
ARCHITECTURE PLANNING
1414 LINDA VISTA DR. SUITE 205
SAN RAFAEL, CA 94903
650 / 765 - 7926 F 650 / 765 - 9889

LICENSED ARCHITECT
GARY L. COHN
Reg. C-15560
REN. 4/30/27
STATE OF CALIFORNIA

BLOOM HOLDINGS LLC
RES DENCE
YOUNT MILL ROAD
NAPA, CALIFORNIA

PURPOSE	SUBMITTAL DATE
VIEW SHED	1/13/25
VIEW SHED REVISED	3/19/25
VIEW SHED REVISED	5/9/25
VIEW SHED REVISED	1/12/26

DATE MODIFIED:	3/14/25
DRAWN BY:	G.C.
JOB NUMBER:	2412
DWG FILE:	MDD_PLAN

SHEET L1
OF SHEETS

GRADING & DRAINAGE PLANS

FOR

ZINFANDEL LLC RESIDENCE

APN: 031-120-036

YOUNT MILL RD, NAPA, CA 94599

GENERAL NOTES

1 CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR ASSUMES SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD THE COUNTY AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

2 ALL WORKMANSHIP, MATERIALS AND CONSTRUCTION SHALL CONFORM TO THESE PLANS, THE 2016 NAPA COUNTY ROAD AND STREET STANDARDS, THE CONTRACT SPECIFICATIONS FOR THIS PROJECT AND THE LATEST EDITION OF THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS AND PLANS.

3 CONTRACTOR SHALL CONTACT THE COUNTY'S ENGINEERING DIVISION OF THE PLANNING, BUILDING AND ENVIRONMENTAL SERVICES DEPARTMENT, TO ARRANGE A PRE-CONSTRUCTION CONFERENCE FOR THE PURPOSE OF REVIEWING JOB REQUIREMENTS AND COUNTY PROCEDURES.

4 CONTRACTOR SHALL NOTIFY THE ENGINEERING DIVISION OF THE PLANNING, BUILDING AND ENVIRONMENTAL SERVICES DEPARTMENT, AT LEAST 72 HOURS IN ADVANCE OF COMMENCEMENT OF ANY PART OF THE WORK.

5 CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN TO THE COUNTY OF NAPA FOR REVIEW AND APPROVAL AT LEAST TEN WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.

6 CONTRACTOR SHALL PROVIDE AND MAINTAIN SUFFICIENT TEMPORARY BARRIERS TO PROVIDE FOR THE SAFETY OF THE STAFF AND PUBLIC TO SATISFACTION OF THE COUNTY. THE CONTRACTOR SHALL ALSO COORDINATE THEIR WORK SCHEDULE WITH THE WASTE DISPOSAL (GARBAGE) COMPANY PICK-UP DATES AND TIMES.

7 THE CONTRACTOR SHALL NOTIFY PROPERTY OWNERS IN WRITING, 48 HOURS IN ADVANCE OF ANY DRIVEWAY ACCESS INTERRUPTIONS AS DESCRIBED IN THE PROJECT SPECIFICATIONS.

8 CONTRACTOR SHALL VERIFY LOCATIONS, LEVELS, DISTANCES, AND FEATURES THAT MAY AFFECT THE WORK. SHOULD EXISTING CONDITIONS DIFFER FROM THOSE SHOWN OR INDICATED, OR IF IT APPEARS THAT THESE PLANS, STANDARD SPECIFICATIONS, AND SPECIAL PROVISIONS DO DIFFER FROM THOSE SHOWN OR INDICATED, OR IF IT APPEARS THAT THESE PLANS, STANDARD SPECIFICATIONS, AND SPECIAL PROVISIONS DO NOT ADEQUATELY DETAIL THE WORK TO BE DONE, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONTINUING WITH ANY RELATED WORK. NO ALLOWANCE WILL BE MADE IN HIS BEHALF FOR ANY EXTRA EXPENSE RESULTING FROM FAILURE OR NEGLECT IN DETERMINING THE CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE.

9 A SET OF SIGNED PLANS AND A SET OF SPECIFICATIONS WILL BE KEPT ON THE JOB AT ALL TIMES ON WHICH ALL CHANGES OR VARIATIONS IN THE WORK, INCLUDING ALL EXISTING UTILITIES, ARE TO BE RECORDED AND/OR CORRECTED DAILY AND SUBMITTED TO THE ENGINEER WHEN THE WORK TO BE DONE IS COMPLETED.

10 ALL MATERIALS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.

11 ALL MAILBOXES, STREET SIGNS, POSTS, ETC. IN CONFLICT WITH PROJECT SHALL BE TEMPORARILY RELOCATED AND RESET PERMANENTLY WHEN THE WORK IS COMPLETE.

12 NEW EDGE OF PAVEMENT SHALL BE A CLEAN CONFORM WITH EXISTING ASPHALT CONCRETE SURFACES, INCLUDING DRIVEWAYS.

13 THE CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT (U.S.A.) AT (800) 227-2600 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION, FOR MARK OUTS OF EXISTING UNDERGROUND FACILITIES.

14 THE CONTRACTOR SHALL INVESTIGATE THE SITE AND BE AWARE OF LIMITED OVERHEAD CLEARANCES.

15 EXCAVATIONS OVER FIVE FEET (5') DEEP REQUIRE AN EXCAVATION PERMIT FROM THE STATE DEPARTMENT OF INDUSTRIAL SAFETY.

16 NOTICE TO CONTRACTORS: THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY LINES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURE TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

17 CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING STRUCTURES AND UTILITIES DURING CONSTRUCTION.

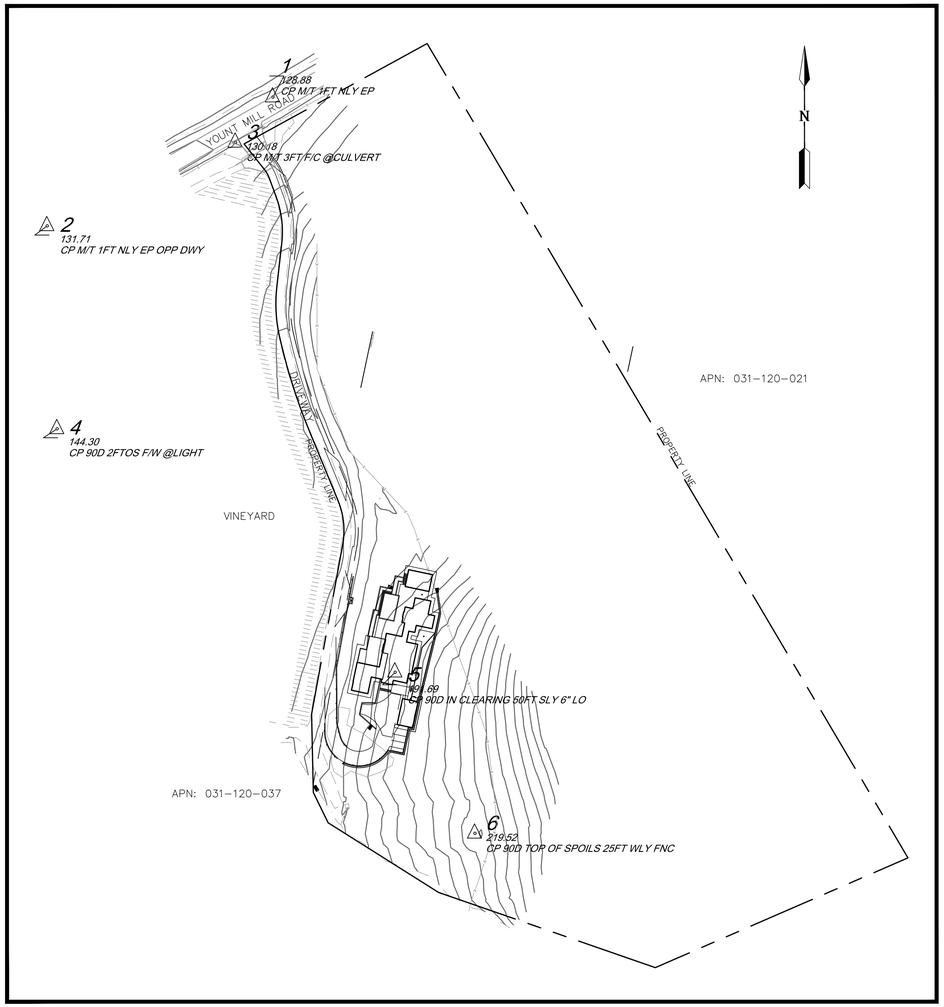
18 CONTRACTOR SHALL CONFORM TO EXISTING ROADS, SURROUNDING LANDSCAPE AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN PAVINGS, CURBS, GUTTERS, AND SIDEWALKS, GRADING, ETC. AND TO AVOID ANY ABRUPT OR APPARENT CHANGES IN GRADES OR CROSS SLOPES, LOW SPOTS OR HAZARDOUS CONDITIONS.

19 THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAWFUL OFF-SITE DISPOSAL OF ALL BITUMINOUS PAVEMENT, CONCRETE AND REINFORCEMENT, AND SPOILS NOT NEEDED FOR BACKFILL AS REQUIRED BY THE COUNTY AND PER SPECIFICATIONS.

20 CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING STORM WATER BMP's AND MAINTAINING THEM DURING CONSTRUCTION AS REQUIRED. ALL DISTURBED AREAS ARE TO BE HYDRO-SEEDED PER THE SPECIFICATIONS.

21 THESE IMPROVEMENT PLANS HAVE BEEN PREPARED WITH THE INTENT THAT CHAUDHARY & ASSOCIATES, INC., WILL BE PERFORMING THE CONSTRUCTION STAKING FOR THE ENTIRE PROJECT. IF, HOWEVER, THE CONSTRUCTION STAKING IS PERFORMED BY ANOTHER ENGINEERING OR SURVEYING FIRM, NOTICE IS HEREBY GIVEN THAT THE FIRM OF CHAUDHARY & ASSOCIATES, INC., WILL NOT ASSUME ANY RESPONSIBILITY FOR ERRORS OR OMISSIONS, IF ANY, IF ANOTHER FIRM DOES THE CONSTRUCTION STAKING, AND WHICH COULD HAVE BEEN AVOIDED, CORRECTED, OR MINIMIZED, IF CHAUDHARY & ASSOCIATES, INC., HAD PERFORMED THE STAKING WORK.

SHEET INDEX	
SHEET NO.	DESCRIPTION
C1	TITLE SHEET
C2-C3	GRADING, DRAINAGE AND UTILITY PLAN
C4	PROFILES & SECTIONS
C5	STORMWATER RUNOFF MANAGEMENT PLAN
EX1-EX2	FIRE TRUCK TURNING EXHIBIT



SITE PLAN

SCALE: 1"=100'

ESTIMATED EARTHWORK QUANTITIES (CONTRACTOR SHALL FIELD VERIFY):
CUT: 1880 CY
FILL: 1510 CY
NET: 370 CY (EXPORT)

ASSUMED 3" OF TOP SOIL STRIPPING TO BE USED FOR ONSITE LANDSCAPING.

TOTAL SOIL DISTURBANCE IS 41,500 SF

Point Table				
Point #	Elevation	Northing	Easting	Description
1	128.88	1916820.41	6451235.00	CP M/T 1FT NLY EP
2	131.71	1916640.35	6450919.54	CP M/T 1FT NLY EP OPP DWY
3	130.18	1916757.12	6451182.74	CP M/T 3FT F/C @CULVERT
4	144.30	1916356.67	6450933.49	CP 90D 2FTOS F/W @LIGHT
5	191.69	1916016.56	6451405.92	CP 90D IN CLEARING 50FT SLY 6" LO
6	219.52	1915791.29	6451517.40	CP 90D TOP OF SPOILS 25FT WLY FNC

SURVEY NOTES

BOUNDARY, EASEMENT LINES, AND TOPOGRAPHIC MAPPING SHOWN HEREON ARE BASED ON A SURVEY PREPARED BY ALBION SURVEYS DATED NOVEMBER 18, 2024.

PER ALBION SUVEYS, THE BOUNDARY IS BASED ON DOCUMENT #2021-0037113 N.C.R. AND BASIS OF BEARING PER 46RS59-61, N.C.R. ROTATED CLOCKWISE 0°00'09" TO NAD83.

VERTICAL DATUM IS BASED ON NAVD88

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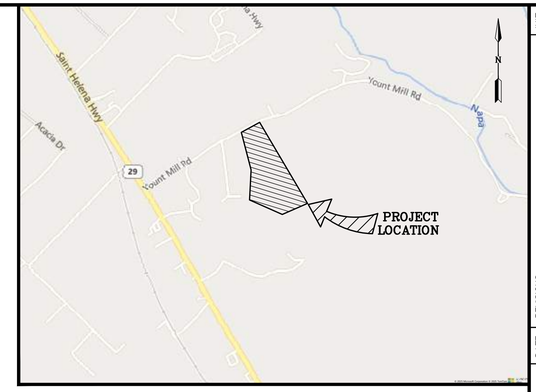

SITE SKETCH

NTS

PROJECT TEAM

- **OWNER:** BLOOM HOLDINGS LLC
- **CIVIL ENGINEER:** CHAUDHARY & ASSOC., INC. (707) 255-2729
  211 GATEWAY ROAD WEST., SUITE 204
  NAPA, CA 94558
  TAM DUONG, PE, QSD/QSP
- **ARCHITECT:** COHN + ASSOCIATES (858) 755-7308
  740 LOMAS SANTA FE DR, STE 205
  SOLANA BEACH, CA 92075
  GARY COHN
- **SOILS ENGINEER:** –

LEGEND

AB	AGGREGATE BASE	GB	GRADE BREAK
AC	ASPHALTIC CONCRETE	HP	HIGH POINT
AD	AREA DRAIN	INV	INVERT
BW	BOTTOM OF WALL	JP	JOINT POLE
CL	CENTERLINE	PCC	PORTLAND CEMENT CONCRETE
CO	CLEAN OUT (SEWER)	PVC	POLYVINYL CHLORIDE
CONC	CONCRETE	PL	PROPERTY LINE
DI	DRAIN INLET	S/B	SETBACK
DS	DOWNSPOUT	SS	SANITARY SEWER
EP	EDGE OF PAVEMENT	SD	STORM DRAIN
(E)	EXISTING	S	SLOPE
EG	EXISTING GRADE	TW	TOP OF WALL
FG	FINISH GRADE	TYP	TYPICAL
FL	FLOW LINE	WV	WATER VALVE
FS	FIRE SERVICE		

EXISTING

x	FENCE		SIGN
	PROPERTY LINE	W	WELL
	CENTER LINE		WATER VALVE
	EASEMENT LINE		SURVEY CONTROL
OHL	OVERHEAD UTILITY LINES	PP	UTILITY POLE WITH GUY
133	CONTOUR LINE	x 131.63	SPOT GRADE
	TREE	□(PB)	PULLBOX

PROPOSED

D-11	NAPA COUNTY STANDARD DRAWING
AD	AREA DRAIN
	STORM DRAIN LINE
	DIRECTION OF DRAINAGE
	ROCK RIPRAP
	3:1 MAX SLOPE UNLESS OTHERWISE NOTED
	PORTLAND CEMENT CONCRETE
	ASPHALT CONCRETE
	GRAVEL

DATE	REVISIONS	INT.

CHAUDHARY & ASSOCIATES, INC.
ENGINEERS SURVEYORS INSPECTORS
211 Gateway Road West, Suite 204
NAPA, CALIFORNIA 94558
Tel: (707) 255-2729 FAX: (707) 255-5021 WWW.CHAUDHARY.COM

GRADING PLANS

TITLE SHEET

APN 031-120-036

YOUNTVILLE, CALIFORNIA

YOUNT MILL ROAD

DRAWING ID	01TS2207
DESIGN BY	SC/MS
DRAWN BY	MS
CHECKED BY	SC
DATE	MAY 9, 2025
SCALE	AS SHOWN
SHEET	C1
OF – SHEETS	
COUNTY DRAWING FILE #	

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MATCHLINE - SEE SHEET C2

MATCHLINE - SEE SHEET C2

N

150' FIRE HYDRANT RADIUS

REGRADE SLOPE

CONCRETE V-DITCH

TRENCH DRAIN

TRENCH DRAIN

GUEST HOUSE
GFF = 192.0

MAIN RESIDENCE
MAIN FF = 192.0

POOL

BASEMENT
BSMT FF = 180.0

GARAGE
GFF = 190.00
PAD =189.3

PARKING AREA

STORM DRAIN OUTFALL

STORM DRAIN OUTFALL

FIRE TRUCK TURNAROUND PER C-13

CONNECT FIRE SERVICE TO 30,000 GAL POOL PER CALFIRE DETAIL 5

WET DRAFT HYDRANT PER CALFIRE DETAIL 3

DAYLIGHT RETAINING WALL FG 169.3

RETAINING WALL

REGRADE SLOPE

FIRE TRUCK STAGING AREA PER C-11

APPROXIMATE EASEMENT LINE

APPROXIMATE PROPERTY LINE

(E) GRAVEL DRIVEWAY

CL

35' STREAM SETBACK

TOP OF BANK

AD RIM 191.90 INV 188.99

AD RIM 191.78 INV 191.00

DI RIM 179.0 INV 175.0

6" SD

6" SD

STORM DRAIN OUTFALL

CC EX2

BB EX2

AA EX2

7+31

8+00

8+11

9+00

10+00

10+70

11+00

11+31

49'±

R27.5'

24'

20'

1 inch = 10 ft.

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INIT. | DATE | REVISIONS

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ENGINEERS SURVEYORS INSPECTORS
211 Gateway Road West, Suite 204
NAPA, CALIFORNIA 94558
Tel: (707) 255-2729 FAX: (707) 255-5021 WWW.CHAUDHARY.COM

GRADING PLANS
GRADING, DRAINAGE AND UTILITY PLAN
APN 031-120-036
YOUNTVILLE, CALIFORNIA

YOUNT MILL ROAD

DRAWING ID	03GP2207
DESIGN BY	SC/MS
DRAWN BY	MS
CHECKED BY	SC
DATE	MAY 9, 2025
SCALE	1" = 10'
SHEET	C2
OF – SHEETS	
COUNTY DRAWING FILE #	

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PLANTING LEGEND

MATCHLINE - SEE SHEET C2

FIRE TRUCK TURNOUT #1
PER ◇-1D (TYP)

4" PVC RISER

12" CULVERT

2" PVC RISER

4" RUB RISER

R=147

R=140

R=67

2+00

2+20

16' DWY

14%

14%

32'

14%

(E) 24' GATE

DRIVEWAY ENTRANCE
PER ◇-2

YOUNT MILL ROAD

ADD 5" CL 2 AB SHOULDER

R=196

R=203

3+00

4+00

20' ACCESS EASEMENT

(E) GRAVEL DRIVEWAY

R=803

14' DWY

5+00

FIRE TRUCK TURNOUT #2
PER ◇-1D (TYP)

DRAIN INLET

R=117

16' DWY

6+34

7+00

5+54

6+00

R=110

MATCHLINE - SEE SHEET C2

(E) WELL
TO REMAIN

(E) APPROXIMATE PROPERTY LINE

(E) DITCH FL

STORM DRAIN
OUTFALL

20 0 10 20

1 inch = 20 ft.

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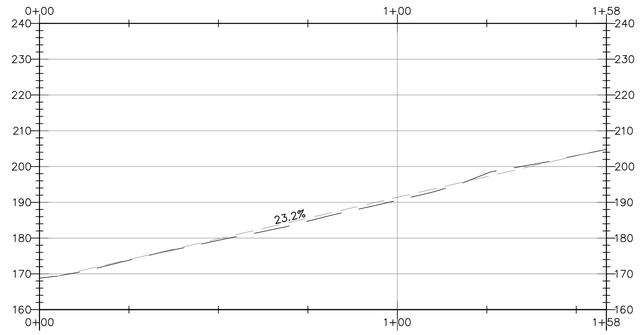
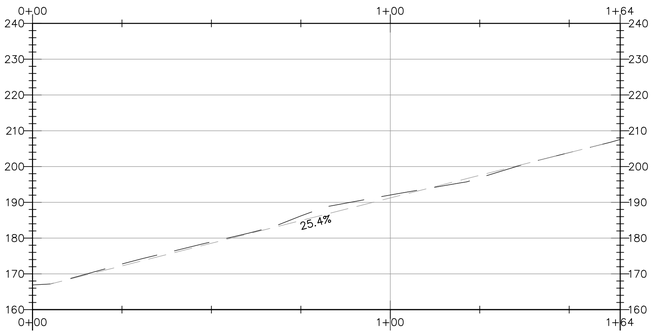
GRADING PLANS
GRADING, DRAINAGE AND UTILITY PLAN
APN 031-120-036
YOUNTVILLE, CALIFORNIA
YOUNT MILL ROAD

DRAWING ID	03GP2207
DESIGN BY	SC/MS
DRAWN BY	MS
CHECKED BY	SC
DATE	MAY 9, 2025
SCALE	1" = 20'
SHEET	C3
OF — SHEETS	
COUNTY DRAWING FILE #	



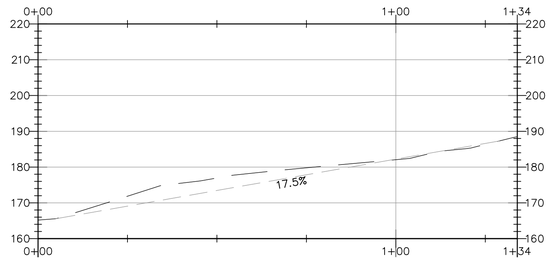
SITE SECTION AA

HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=10'



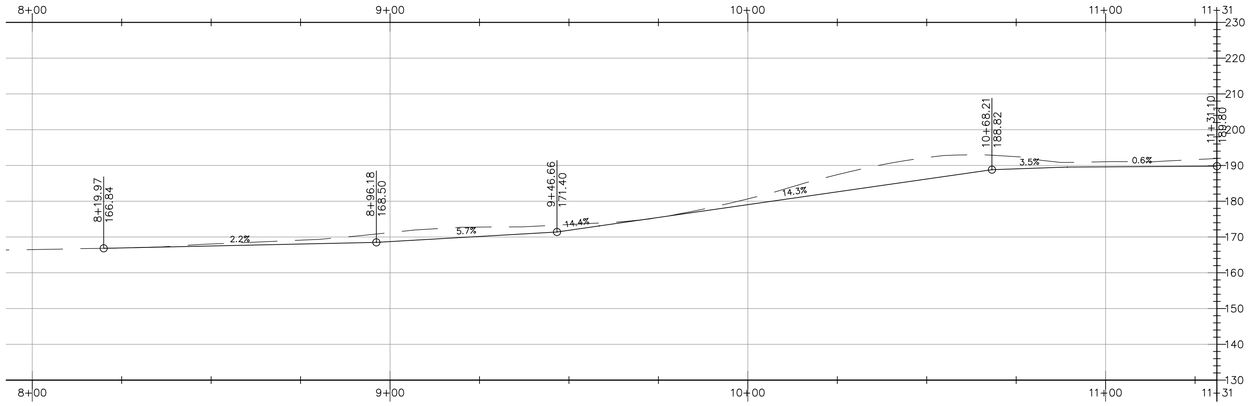
SITE SECTION BB

HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=10'



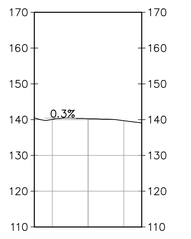
SITE SECTION CC

HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=10'



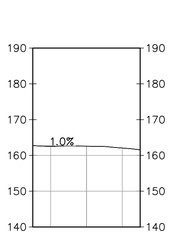
DRIVEWAY PROFILE

HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=10'



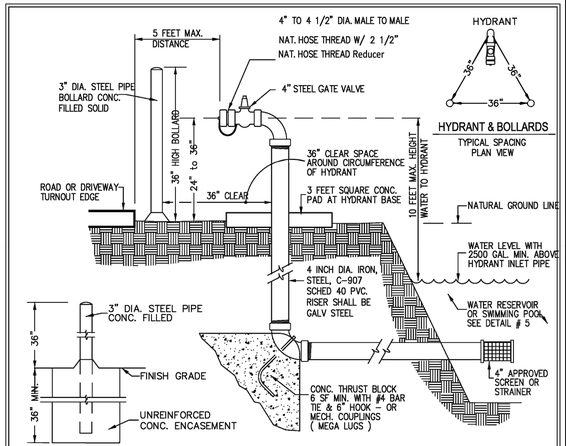
TURNOUT SECTION 1

HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=10'



TURNOUT SECTION 2

HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=10'



GUARD POST / BOLLARD

SECTION VIEW

NOTES

- ALL DRAFT HYDRANTS SHALL BE "WET"
- LOCATION OF WET DRAFT HYDRANT SHALL BE BETWEEN 40' – 150' OF STRUCTURE, BUT NO CLOSER THAN 40 FEET.
- WATER STORAGE REQUIRED FOR DOMESTIC PURPOSES SHALL BE IN ADDITION TO THE REQUIRED STORAGE FOR FIRE PROTECTION. ALL PIPES OR VALVES FOR DOMESTIC WATER PURPOSES SHALL BE INSTALLED ABOVE THE LEVEL REQUIRED FOR FIRE PROTECTION. SEE WATER TANK DETAIL #4.
- A "BLUE DOT" REFLECTOR SHALL BE LOCATED ADJACENT TO WET DRAFT FIRE HYDRANT.
- WET DRAFT HYDRANT CONNECTION SHALL BE WITH IN 5 FEET OF DRIVEWAY TURNAROUND OR ROADWAY AND TO NOT BLOCK EGRESS/INGRESS.
- FIRE HYDRANT SHALL BE PAINTED "RED" AND SIGNAGE POSTED ON THE HYDRANT TO READ "WET DRAFT" IN ONE INCH MINIMUM HIGH WHITE LETTERS.

WET DRAFT HYDRANT	FIRE SAFE STANDARDS
CAL FIRE Napa County Fire Department	DATE: FEBRUARY 2016
	REVISED: 01/2018
	APPROVED 3

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GRADING PLANS

PROFILES & SECTIONS

APN 031-120-036 CALIFORNIA
YOUNTVILLE,
YOUNT MILL ROAD

DRAWING ID	04CD2207
DESIGN BY	SC/MS
DRAWN BY	MS
CHECKED BY	SC
DATE	MAY 9, 2025
SCALE	AS NOTED
SHEET	C4
OF – SHEETS	
COUNTY DRAWING FILE #	

POST CONSTRUCTION STORMWATER TREATMENT BMP
SIZING WORKSHEET IN CONFORMANCE WITH BASMAA.

DMA	SURFACE TYPE	TREATMENT METHOD	AREA (SF)	MINIMUM TREATMENT AREA	TREATMENT AREA PROVIDED
DMA 1	ROOF	DRAINS TO SELF-RETAINING	7038	9369	10500
DMA 2	CONCRETE/AC	DRAINS TO SELF-RETAINING	11700		
DMA 3	LANDSCAPING	SELF-RETAINING	10500	–	–
DMA 4	GRAVEL	SELF-TREATING	2246	–	–

10 0 5 10
1 inch = 10 ft.

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NAPA, CALIFORNIA 94558
Tel: (707) 255-2729 FAX: (707) 255-5021 WWW.CHAUDHARY.COM

GRADING PLANS
STORMWATER RUNOFF MANAGEMENT PLAN

APN 031-120-036
YOUNTVILLE, CALIFORNIA
YOUNT MILL ROAD

DRAWING ID 07SWMP2207
DESIGN BY SC/MS
DRAWN BY MS
CHECKED BY SC
DATE MAY 9, 2025
SCALE 1" = 20'
SHEET C5
OF – SHEETS
COUNTY DRAWING FILE #

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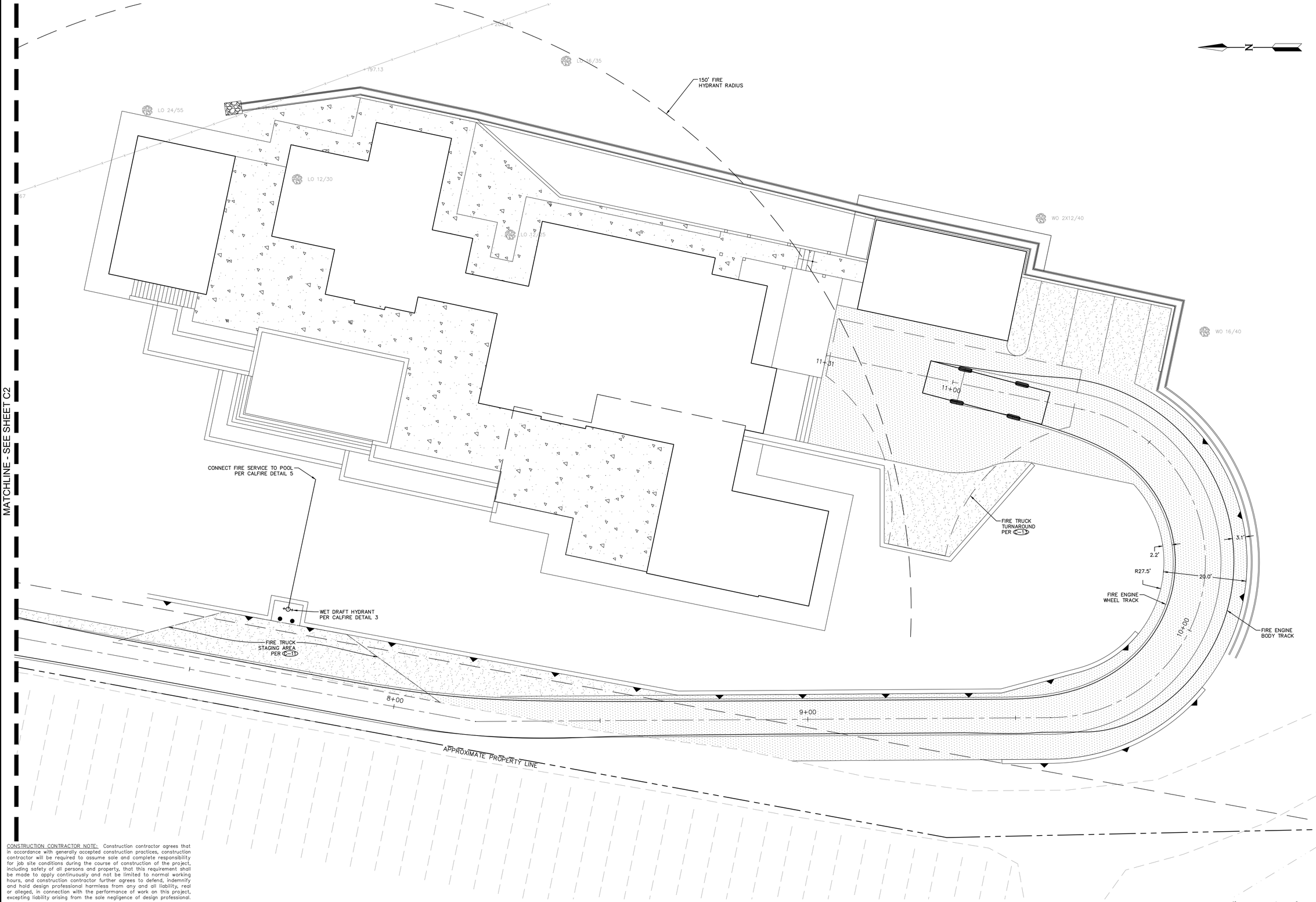
MATCHLINE - SEE SHEET C2



MATCHLINE - SEE SHEET C2

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GRADING PLANS
FIRE TRUCK TURNING EXHIBIT

APN 031-120-036
YOUNTVILLE, CALIFORNIA

YOUNT MILL ROAD

DRAWING ID	03GP2207
DESIGN BY	SC/MS
DRAWN BY	MS
CHECKED BY	SC
DATE	MAY 9, 2025
SCALE	1" = 10'
SHEET	EX1
OF – SHEETS	
COUNTY DRAWING FILE #	

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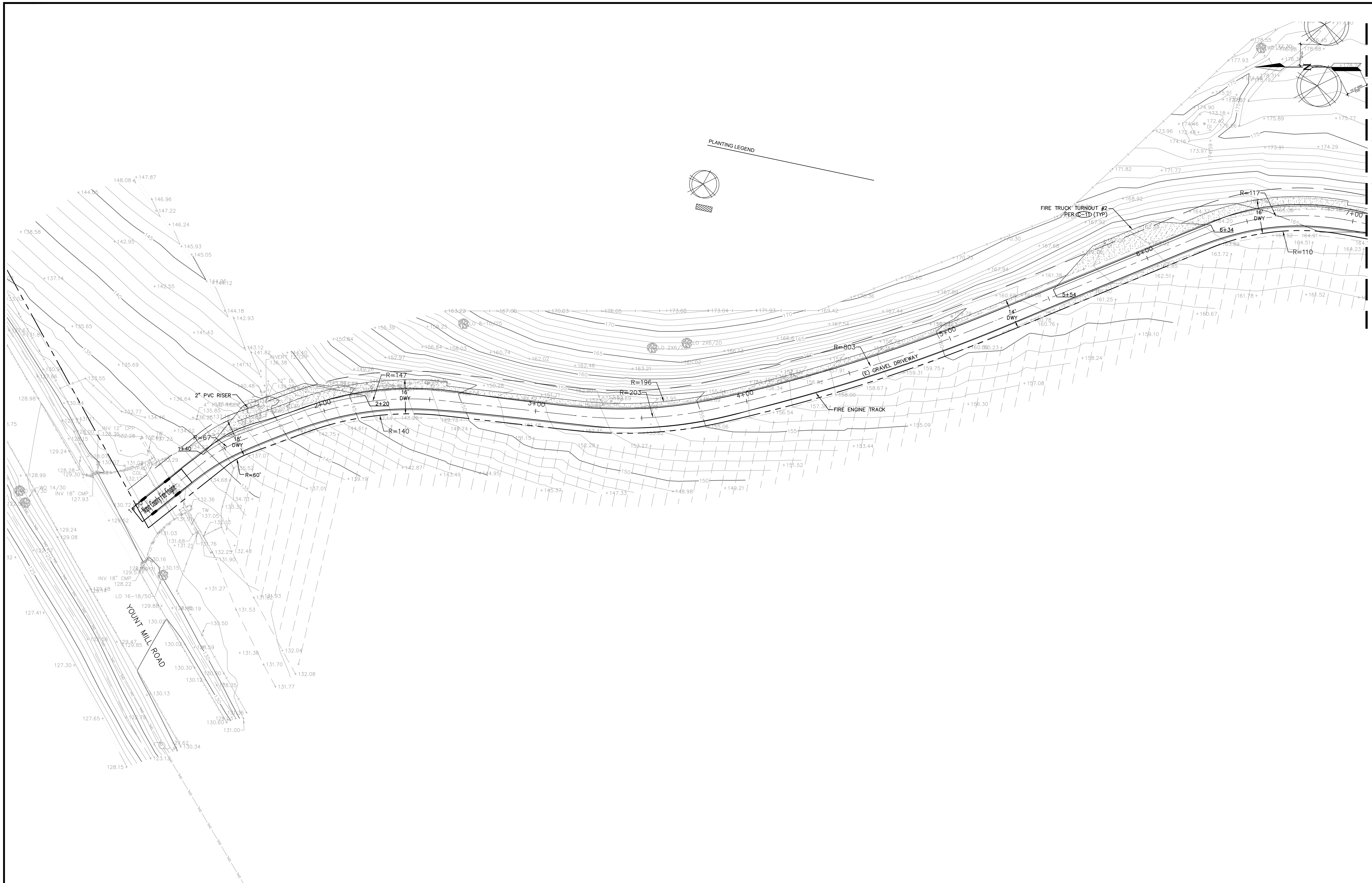

20 0 10 20

1 inch = 20 ft.

CONSTRUCTION CONTRACTOR NOTE: Construction contractor agrees that in accordance with generally accepted construction practices, construction contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property, that this requirement shall be made to apply continuously and not be limited to normal working hours, and construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting liability arising from the sole negligence of design professional.

UNAUTHORIZED CHANGES & USES: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

INIT.	REVISIONS	DATE

CHAUDHARY & ASSOCIATES, INC.
ENGINEERS SURVEYORS INSPECTORS
211 Gateway Road West, Suite 204
NAPA, CALIFORNIA 94558
Tel: (707) 255-2729 FAX. (707) 255-5021 WWW.CHAUDHARY.COM

GRADING PLANS
FIRE TRUCK TURNING EXHIBIT

APN 031-120-036
YOUNT MILL ROAD YOUNTVILLE, CALIFORNIA

DRAWING ID
03GP2207

DESIGN BY
SC/MS

DRAWN BY
MS

CHECKED BY
SC

DATE
MAY 9, 2025

SCALE
1' = 20'

SHEET
EX2
OF – SHEETS

COUNTY DRAWING FILE #

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