

APPENDIX E1

STORMWATER CONTROL PLAN

**Stormwater Control Plan
For a Regulated Project
For Planning Review Application
Napa Valley Vintners Park
1030 Kaiser Road,
APN: 046-370-004-000
Napa, CA 94558**

October 28, 2025

Jaeger McHugh & Company, Inc.
1 Blackfield Drive, #101
Tiburon, CA 94920

Prepared By:

LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING · LAND SURVEYING · PLANNING
608 COURT STREET, WOODLAND, CALIFORNIA 95695 · PHONE: (530) 662-1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · FAX: (530) 662-4602

Table of Contents

I.	PROJECT DATA.....	1
II.	SETTING	1
II.A.	PROJECT LOCATION AND DESCRIPTION:	1
II.B.	EXISTING SITE FEATURES AND CONDITIONS:	2
II.C.	OPPORTUNITIES AND CONSTRAINTS FOR STORMWATER CONTROL:	2
III.	LOW IMPACT DEVELOPMENT DESIGN STRATEGIES.....	2
III.A.	OPTIMIZATION OF SITE LAYOUT:	2
III.A.1.	LIMITATION OF DEVELOPMENT ENVELOPE.....	2
III.A.2.	PRESERVATION OF NATURAL DRAINAGE FEATURES.....	2
III.A.3.	SETBACKS FROM CREEKS, WETLANDS, AND RIPARIAN HABITATS	2
III.A.4.	MINIMIZATION OF IMPERVIOUSNESS	2
III.A.5.	USE OF DRAINAGE AS A DESIGN ELEMENT.....	3
III.B.	USE OF PERMEABLE PAVEMENTS:.....	3
III.C.	DISPERSAL OF RUNOFF TO PERVIOUS AREAS:.....	3
III.D.	STORMWATER CONTROL MEASURES:	3
IV.	DOCUMENTATION OF DRAINAGE DESIGN	3
IV.A.	DESCRIPTIONS OF EACH DRAINAGE MANAGEMENT AREA:	3
IV.A.1.	TABLE OF DRAINAGE MANAGEMENT AREAS.....	3
IV.A.2.	DMA DESCRIPTIONS	4
IV.B.	TABULATION AND SIZING CALCULATIONS:	5
IV.B.1.	INFORMATION SUMMARY FOR BIORETENTION FACILITY DESIGN	5
IV.B.2.	SELF-TREATING AREAS	5
IV.B.3.	SELF-RETAINING AREAS	5
IV.B.4.	AREAS DRAINING TO SELF-RETAINING AREAS.....	6
IV.B.5.	AREAS DRAINING TO BIORETENTION FACILITIES	6
V.	SOURCE CONTROL MEASURES.....	8
V.A.	SITE ACTIVITIES AND POTENTIAL SOURCES OF POLLUTANTS:	8
V.B.	SOURCE CONTROL TABLE:	8
V.C.	FEATURES, MATERIALS, AND METHODS OF CONSTRUCTION OF SOURCE CONTROL BMPS:	9
V.D.	TRASH CAPTURE.....	9
VI.	STORMWATER FACILITY MAINTENANCE.....	10
VI.A.	OWNERSHIP AND RESPONSIBILITY FOR MAINTENANCE IN PERPETUITY:.....	10
VI.B.	SUMMARY OF MAINTENANCE REQUIREMENTS FOR EACH STORMWATER FACILITY:	10
VII.	CONSTRUCTION CHECKLIST	11
VIII.	CERTIFICATIONS	11

Tables

TABLE 1. PROJECT DATA FORM	1
TABLE 2. DMA SUMMARY INFORMATION.....	4
TABLE 3. AREAS DRAINING TO BIORETENTION FACILITIES	5
TABLE 4. INFORMATION SUMMARY FOR SELF-TREATING AREAS	5
TABLE 5. INFORMATION SUMMARY FOR SELF-RETAINING AREAS.....	6
TABLE 6. SIZING INFORMATION FOR AREAS DRAINING TO SELF-RETAINING AREAS ...	6
TABLE 7A. SIZING INFORMATION FOR BIORETENTION FACILITY 1	6
TABLE 7B. SIZING INFORMATION FOR BIORETENTION FACILITY 2	7
TABLE 7C. SIZING INFORMATION FOR BIORETENTION FACILITY 3	7
TABLE 7D. SIZING INFORMATION FOR BIORETENTION FACILITY 4	7
TABLE 8. SOURCES AND SOURCE CONTROL MEASURES	9
TABLE 9. CONSTRUCTION PLAN CHECKLIST	11

Appendices

APPENDIX A SELECT IMPROVEMENT PLAN SHEETS	
---	--

I. PROJECT DATA

Specific project information is summarized in the following **Table 1, Project Data Form**.

Table 1. Project Data Form	
Project Name/Number	Napa Valley Vintners Park
Application Submittal Date	Planning review application submitted in March 2025
Project Location	1030 Kaiser Road APN: 046-370-004-000
Project Phase No.	N/A
Project Type and Description	Light industrial building
Total Project Site Area	10.21-Acre Site Area (not including offsite area)
Total New and Replaced Impervious Surface Area	347,940 Square Feet (8.0 Acres) (not including offsite area)
Total Pre-Project Impervious Surface Area	5,290 Square Feet (not including offsite area)
Total Post-Project Impervious Surface Area	347,940 Square Feet (8.0 Acres) (not including offsite area)

II. SETTING

II.A. PROJECT LOCATION AND DESCRIPTION:

The project is located at 1030 Kaiser Road, in Napa, California (Assessor's Parcel Number: 046-370-004-000). The project is a roughly 10.2 acres, almost all of which is undeveloped land. As shown on Sheets C501 and C502 of **Appendix A, Select Improvement Plan Sheets**, the proposed project includes an approximately 153,380 SF of building area. The 10.2-acre developed area consists of the buildings, paved driveways and parking lots, and landscaping. Offsite area will also be improved; the private roadway Syar Road will be improved, which includes an additional 25,020 square feet.

II.B. EXISTING SITE FEATURES AND CONDITIONS:

The parcel is roughly rectangular, and is approximately 470 feet along Kaiser Road by a maximum 1,000 feet along Syar Way. The ground elevation of the parcel ranges from approximately 12 to 23 feet (North American Vertical Datum of 1988). Soils at the site are loam (Hydrologic Soil Group D). Group D soils have low infiltration rates and high runoff rates.¹ There are no drainage features on the property. The property site is currently undeveloped; prior land use was undeveloped commercial/industrial area.

II.C. OPPORTUNITIES AND CONSTRAINTS FOR STORMWATER CONTROL:

Opportunities for stormwater control at the site are afforded by landscaping requirements and the city storm drain system adjacent to project area. The storm drain along Kaiser Road adjacent to the project area is relatively deep, which can provide fall for needed hydraulic head.

The site also includes constraints. The light industrial land use is high density/intensity and vehicular traffic space is limited by the land use objectives, and by architectural and design criteria and constraints. Also, clayey soils will limit infiltration potential.

III. LOW IMPACT DEVELOPMENT DESIGN STRATEGIES

III.A. OPTIMIZATION OF SITE LAYOUT:

III.A.1. LIMITATION OF DEVELOPMENT ENVELOPE

There are no significant natural areas on the property. The development envelope includes the entire project area.

III.A.2. PRESERVATION OF NATURAL DRAINAGE FEATURES

There are no significant natural drainage features on the property. Stormwater discharging from the property will be made to mimic natural drainage patterns to the maximum extent practicable.

III.A.3. SETBACKS FROM CREEKS, WETLANDS, AND RIPARIAN HABITATS

No creeks, wetlands, and riparian habitats are on or near the property. Setbacks for these items were not considered.

III.A.4. MINIMIZATION OF IMPERVIOUSNESS

Imperviousness was minimized with respect to land use objectives and to architectural and civil design criteria and constraints.

¹ USDA Soil Map Viewer

III.A.5. USE OF DRAINAGE AS A DESIGN ELEMENT

There are no natural drainage features on the property. Development on these types of drainage features will not be avoided. Infiltration of runoff will be promoted by the use of bioretention facilities. Stormwater discharging from the property will be made to mimic natural drainage patterns to the maximum extent practicable.

III.B. USE OF PERMEABLE PAVEMENTS:

Permeable pavements are not proposed for this project. Soils at the project site have low infiltration rates, and the permeable pavement would be ineffective.

III.C. DISPERSAL OF RUNOFF TO PERVIOUS AREAS:

Because of grading and drainage constraints, an insignificant amount of impervious area could be directed to landscape areas. Instead, most of the project area is routed to bioretention facilities.

III.D. STORMWATER CONTROL MEASURES:

Source control measures are proposed for potential sources of pollution, such as storm drain inlets, as described below.

IV. DOCUMENTATION OF DRAINAGE DESIGN

IV.A. DESCRIPTIONS OF EACH DRAINAGE MANAGEMENT AREA:

The Drainage Management Areas (DMAs) for the site are shown on Sheets C501 and C502 of **Appendix A, Select Improvement Plan Sheets**, summarized in **Table 2, DMA Summary Information**, and described in more detail below.

IV.A.1. TABLE OF DRAINAGE MANAGEMENT AREAS

The following table is a summary of Drainage Management Areas (DMA) – **Table 2, DMA Summary Information**.

Table 2 - DMA Summary Information			
DMA Name	Surface Type	Area (Square Feet)	Area (Acres)
1	Mostly impervious	61,676	1.42
2	Mostly impervious	109,267	2.51
3A	Mostly impervious	135,849	3.12
3B (Offsite)	Impervious	7,722	0.18
4A	Mostly impervious	115,393	2.65
4B (Offsite)	Impervious	11,834	0.27
5	Mostly pervious	18,980	0.44
6 (Offsite)	Impervious	5,463	0.13

IV.A.2. DMA DESCRIPTIONS

DMA 1 through 4: Onsite DMAs 1, 2, 3A, and 4A drain primarily impervious areas, the parking areas, driveways, and proposed building. DMA 1 drains to Bioretention Facility 1 (BMP 1), for example. After being treated in the bioretention facilities, runoff that does not infiltrate into the natural soil underneath, or does not evapotranspire, will be captured by underdrains. The underdrains will convey runoff to the drainage to the onsite storm drains, which connect to the city system.

DMAs 3B and 4B are off-site but will drain to onsite Bioretention Facilities 3 and 4, respectively.

DMA 5 and 6: DMA 5 is almost entirely pervious coverage (landscaping), and will be self-treating. DMA 6 is offsite (private roadway). It includes existing paving, sidewalk, and curb and gutter, and is tributary to an existing drain inlet. It is not feasible to treat DMA 6 due to the constraints of the existing surface grades and drainage facilities.

IV.B. TABULATION AND SIZING CALCULATIONS:

This section describes sizing and design of Bioretention Facilities 1 through 4, as shown on Sheets C501 and C502 of **Appendix A, Select Improvement Plan Sheets**, and as specified in the 2019 BASMAA Design Manual².

IV.B.1. INFORMATION SUMMARY FOR BIORETENTION FACILITY DESIGN

Summary information for DMA's draining to bioretention facilities are shown in **Table 3, Areas Draining to Bioretention Facilities**.

Table 3 - Areas Draining to Bioretention Facilities	
DMA Name	Area (Square Feet)
1	61,676
2	109,267
3A	135,849
3B (Offsite)	7,722
4A	115,393
4B (Offsite)	11,834

IV.B.2. SELF-TREATING AREAS

The summary of information for DMAs that are self-treating is shown in **Table 4, Information Summary for Self-Treating Areas**.

Table 4 - Information Summary for Self-Treating Areas	
DMA Name	Area (SF)
5	18,980

IV.B.3. SELF-RETAINING AREAS

There will be no significant self-retaining areas. Summary of information for self-retaining areas is shown in **Table 5, Information Summary of Self-Retaining Areas**.

² BASMAA Post-Construction Manual, Design Guidance for Stormwater Treatment and Control for Projects in Marin, Sonoma, Napa, and Solano Counties. Bay Area Stormwater Management Agencies Association (BASMAA) Phase II Committee. January 2019.

Table 5 - Information Summary for Self-Retaining Areas	
DMA Name	Area (SF)
-	—

IV.B.4. AREAS DRAINING TO SELF-RETAINING AREAS

There will be no significant areas draining to self-retaining areas. Sizing calculations for these areas are shown in **Table 6, Sizing Information for Areas Draining to Self-Retaining Areas.**

Table 6 - Sizing Information for Areas Draining to Self-Retaining Areas							
DMA Name	Area (SF)	Post-Project Surface Type	Runoff Factor	Product (Area x Runoff Factor) [A]	Receiving Self-Retaining DMA	Receiving Self-Retaining DMA Area (SF) [B]	Ratio [A]/[B] ¹
NONE	—	—	—	—	—	—	—

IV.B.5. AREAS DRAINING TO BIORETENTION FACILITIES

Table 7A, Sizing Information for Bioretention Facility 1 shows the sizing information for BMP 1 will treat runoff from the DMA 1. Similarly, **Tables 7B, 7C, and 7D** show the sizing calculations for the remaining BMPs/bioretention facilities.

Table 7A - Sizing Information for Bioretention Facility 1							
DMA Name	DMA Area (Square Feet)	Post-Project Surface Type	DMA Runoff Factor	DMA Area X Runoff Factor	Facility Name:		
					Bioretention Facility 1		
1	51,233	Impervious	1.0	51,233	Sizing Factor	Minimum Facility Size	Proposed Facility Size
	10,443	Pervious	0.1	1,044			
Total				52,277	0.04	2,091	2,986

Table 7B - Sizing Information for Bioretention Facility 2

DMA Name	DMA Area (Square Feet)	Post-Project Surface Type	DMA Runoff Factor	DMA Area X Runoff Factor	Facility Name:		
					Bioretention Facility 2		
2	97,268	Impervious	1.0	97,268	Sizing Factor	Minimum Facility Size	Proposed Facility Size
	11,999	Pervious	0.1	1,200			
Total				98,468	0.04	3,939	4,400

Table 7C - Sizing Information for Bioretention Facility 3

DMA Name	DMA Area (Square Feet)	Post-Project Surface Type	DMA Runoff Factor	DMA Area X Runoff Factor	Facility Name:		
					Bioretention Facility 3		
3A	116,800	Impervious	1.0	116,800	Sizing Factor	Minimum Facility Size	Proposed Facility Size
	19,049	Pervious	0.1	1,905			
3B	7,722	Impervious	1.0	7,722			
	0	Pervious	0.1	0			
Total				126,427	0.04	5,057	6,468

Table 7D - Sizing Information for Bioretention Facility 4

DMA Name	DMA Area (Square Feet)	Post-Project Surface Type	DMA Runoff Factor	DMA Area X Runoff Factor	Facility Name:		
					Bioretention Facility 4		
4A	80,751	Impervious	1.0	80,751	Sizing Factor	Minimum Facility Size	Proposed Facility Size
	34,642	Pervious	0.1	3,464			
4B	11,834	Impervious	1.0	11,834			
	0	Pervious	0.1	0			
Total				96,049	0.04	3,842	7,115

V. SOURCE CONTROL MEASURES

V.A. SITE ACTIVITIES AND POTENTIAL SOURCES OF POLLUTANTS:

Potential pollutant sources were identified for the project. The sources are listed in **Table 8, Sources and Source Control Measures**.

V.B. SOURCE CONTROL TABLE:

Source control measures were selected for the potential pollutant sources, as shown in the following **Table 8, Sources and Source Control Measures**. The most feasible measures were selected, considering site and design constraints.

Table 8 - Sources and Source Control Measures		
Potential Source Of Runoff Pollutants	Permanent Source Control BMPs	Operational Source Control BMPs
On-site Storm Drain Inlets	Mark all inlets with the words “No Dumping! Flows to Bay” or similar.	Maintain and periodically repaint or replace inlet markings. Include the following in lease agreements: “Tenant shall not allow anyone to discharge anything to storm drains or to store or deposit materials so as to create a potential discharge to storm drains.”
Landscape/Outdoor Pesticide Use/Building and Grounds Maintenance	Where landscaped areas are used to retain or detain stormwater, specify plants that are tolerant of saturated soil conditions.	Maintain landscaping using minimum or no pesticides.
Sidewalks and Driveways		Sweep sidewalks and driveways regularly to prevent accumulation of litter and debris.
Trash Capture	Certified devices will be installed in all drain inlets—see approval list at " https://www.waterboards.ca.gov/water_issues/programs/stormwater/docs/trash_implementation/2fcslist.pdf ", updated September 2021.	Empty trash-capture device when full.

V.C. FEATURES, MATERIALS, AND METHODS OF CONSTRUCTION OF SOURCE CONTROL BMPS:

Features, materials, and methods of construction of source control BMPs will be as shown on selected sheets of the Improvement Plans provided in **Appendix A, Select Improvement Plan Sheets**. Unless specified otherwise, all construction and materials shall be in accordance with the plans and with City Design Standards.

V.D. TRASH CAPTURE

Trash capture measures will be provided as indicated in **Table 8**. The trash capture measures will be in accordance with the Trash Amendments³ adopted by the State Water Resources Control Board. The trash capture measures will be a Full Capture System (FCS) that are certified for use by the State Water Board Executive Director.

³ Amendment to the Water Quality Control Plan for Ocean Waters of California to Control Trash (Ocean Plan) and Part 1 Trash Provisions of the Water Quality Control Plan for Inland Surface Waters, Enclosed Bays, And Estuaries of California (ISWEBE Plan).

VI. STORMWATER FACILITY MAINTENANCE

VI.A. OWNERSHIP AND RESPONSIBILITY FOR MAINTENANCE IN PERPETUITY:

Maintenance of stormwater facilities will be the responsibility of the property owner and will be performed by the owner's contractors or employees as part of routine maintenance of buildings, grounds, and landscaping. The applicant will commit to execute any necessary written agreements prior to the City's approval of the building permit. With this agreement, the applicant will accept responsibility for interim operation and maintenance of stormwater treatment and flow-control facilities until such time as this responsibility is formally transferred to a subsequent owner.

VI.B. SUMMARY OF MAINTENANCE REQUIREMENTS FOR EACH STORMWATER FACILITY:

The bioretention facility will be inspected and maintenance activities will be completed at least annually. The frequency may be adjusted based on results of inspections. The maintenance activities will be specified in a Maintenance Plan to be approved by the City. The activities are summarized as follows:

Bioretention Facilities:

- a. Clean Up: Remove any soil or debris blocking planter inlets or overflows. Remove trash that typically collects near inlets or gets caught in vegetation.
- b. Prune Or Cut Back Plants: For health and to ensure flow into inlets and across the surface of the facility. Remove and replant as necessary.
- c. Control Weeds: By manual methods and soil amendment.
- d. Add Mulch: Replace compost mulch to maintain 1-inch to 2-inch thickness.
- e. Check Signage: Remove graffiti and replace, if necessary.

VII. CONSTRUCTION CHECKLIST

Table 9, Construction Plan C3 Checklist shown below summarizes the source control and treatment control measures proposed in for this project. Referenced Improvement Plan sheets are included in **Appendix A, Select Improvement Plan Sheets**.

Table 9 - Construction Plan C3 Checklist		
Stormwater Control Plan Section	Source Control or Treatment Control Measure	See Plan Sheet Nos.
V.B	Mark all inlets with the words "No Dumping! Flows to Bay" or similar.	C501 and 502
IV.B.1	Bioretention Facilities 1, 2, 3, and 4.	C501 and 502

VIII. CERTIFICATIONS

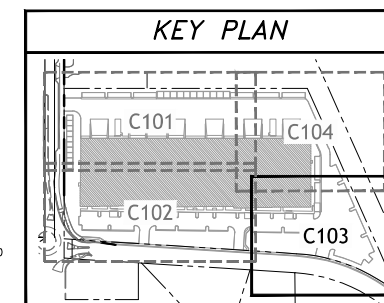
The design of stormwater treatment facilities and other stormwater pollution control measures in this plan are in accordance with the current edition of the BASMAA Post-Construction Manual, to the maximum extent practicable.

APPENDIX A

SELECT

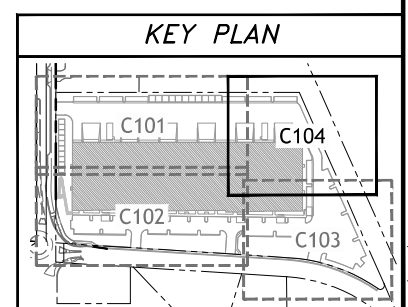
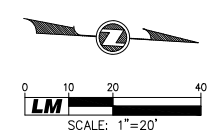
IMPROVEMENT PLAN

SHEETS

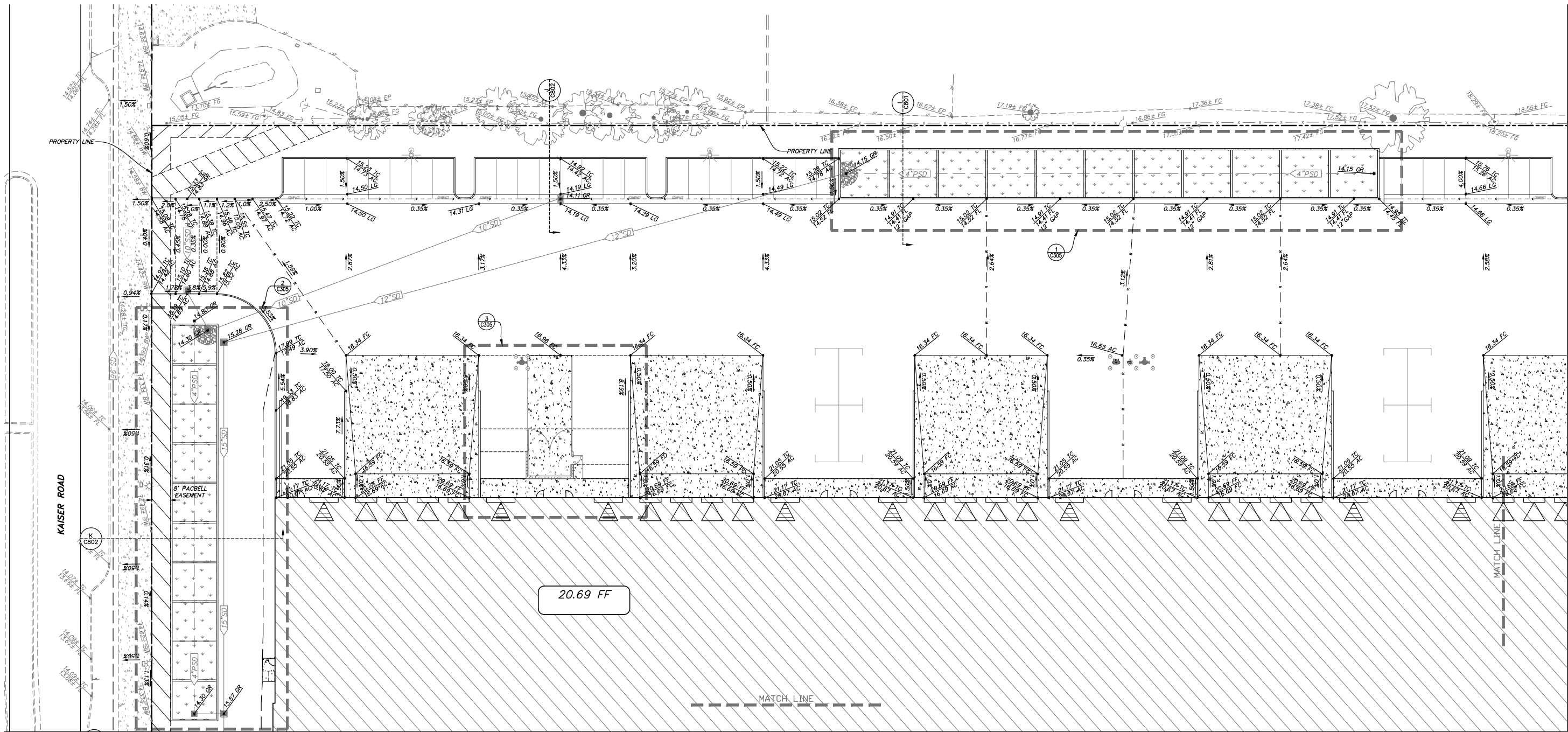
[illegible][illegible]

SHEET 3 OF 1

								
---	---	---	---	---	---	---	---	---



DESIGNED BY <u>BPB</u>										LM LAUGENOUR AND MEIKLE CIVIL ENGINEERING · LAND SURVEYING · PLANNING 608 COURT STREET, WOODLAND, CALIFORNIA 95695 · PHONE: (530) 662-1755 P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · FAX: (530) 662-4602 BY <u>BRYAN P. BONINO</u> DATE <u>10/28/2025</u> L.S. <u>7521</u>		LICENSED LAND SURVEYOR BRYAN P. BONINO L.S. 7521 STATE OF CALIFORNIA		CIVIL IMPROVEMENT PLANS FOR NAPA VALLEY VINTNERS PARK		SCALE 1"=20'		C104	
DRAWN BY <u>PF</u>										1030 KAISER ROAD		CITY OF NAPA, CA		DATE: <u>10/28/2025</u>		SHEET 4 OF 19			
CHECKED BY <u>BPB</u>												TOPOGRAPHIC SURVEY & DEMOLITION PLAN		JOB NO. <u>4808-1</u>					
REV.	DATE	DESCRIPTION						BY	APP'D.										



SEE SHEET C304

SEE SHEET C302

ESTIMATED QUANTITIES

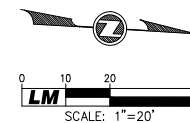
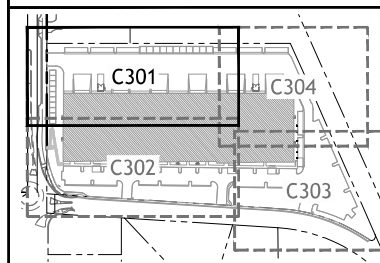
CUT: ±31,678 CU. YDS.

FILL: ±12,961 CU. YDS.

EXPORT: ±18,717 CU. YDS.

NOTES: THESE ARE RAW VOLUMES AND DO NOT REFLECT ANY SHRINK OR SWELL FOR COMPACTION AND EXPANSION AND ARE VOLUMETRIC AREAS ONLY

KEY PLAN



DESIGNED BY BPB

DRAWN BY PF

CHECKED BY BPB

REV.	DATE	DESCRIPTION	BY	APP'D.

LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING · LAND SURVEYING · PLANNING
608 COURT STREET, WOODLAND, CALIFORNIA 95695 · PHONE: (530) 662-1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · FAX: (530) 662-4602
BY: BRYAN P. BONINO
DATE: 10/28/2025 P.E. 41804



CIVIL IMPROVEMENT PLANS
FOR
NAPA VALLEY VINTNERS PARK
1030 KAISER ROAD CITY OF NAPA, CA
GRADING & DRAINAGE PLAN

SCALE
1"=20'
DATE: 10/28/2025
JOB NO. 4808-1
C301
SHEET 5 OF 19



DESIGNED BY BPB
DRAWN BY PF
CHECKED BY BPB

LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
608 COURT STREET, WOODLAND, CALIFORNIA 95695 • PHONE: (530) 662-1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 • FAX: (530) 662-4602

BY _____
BRYAN P. BONINO

DATE 10/28/2025 P.E. 41804



CIVIL IMPROVEMENT PLANS
FOR
NAPA VALLEY VINTNERS PARK

1030 KAISER ROAD CITY OF NAPA, CA

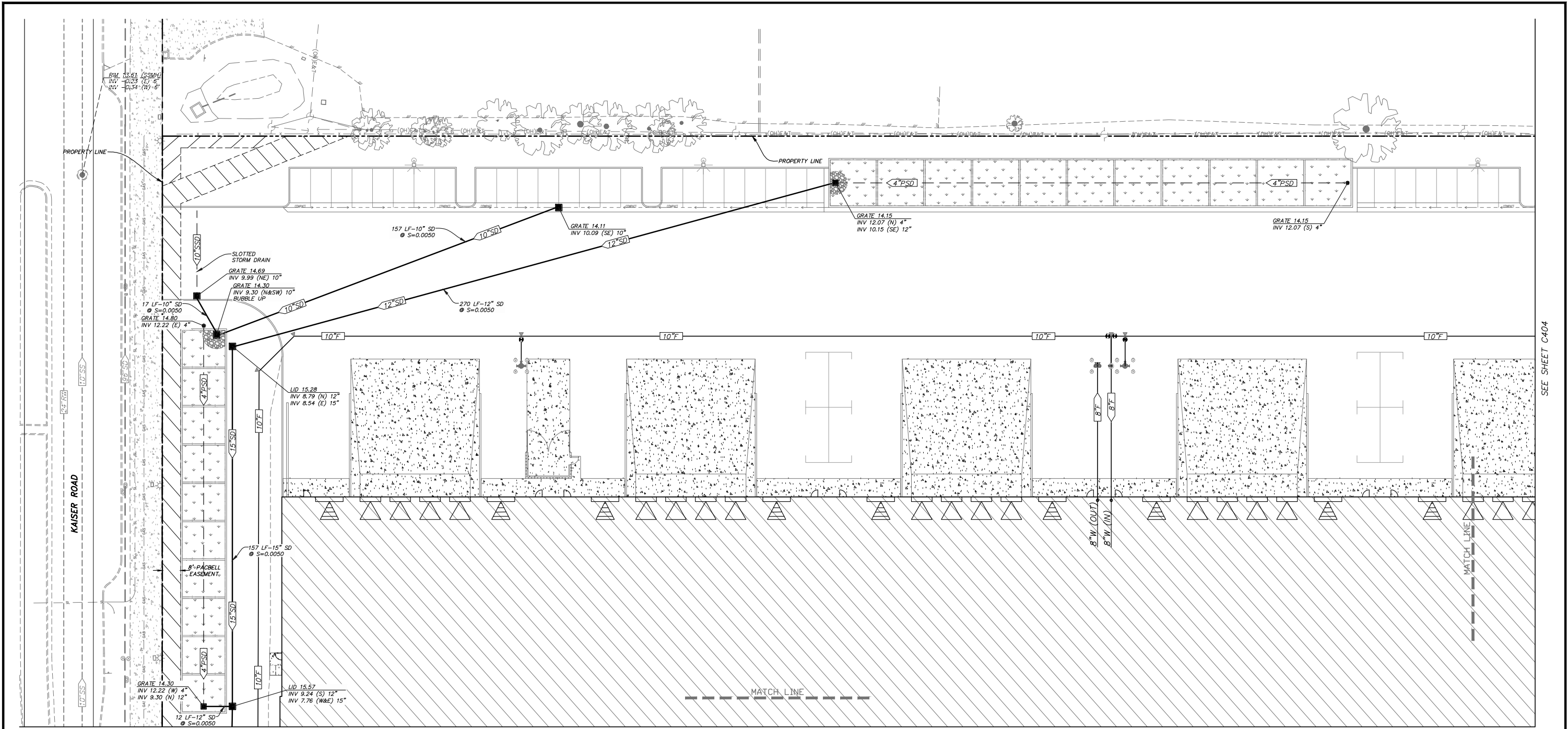
GRADING & DRAINAGE PLAN

SCALE 1"=10'	
DATE:	10/28/2025
JOB NO.	4808-1

C305

SHEET 9 OF 19





SEE SHEET C402

SEE SHEET C404

DESIGNED BY **BPB**

DRAWN BY **PF**

CHECKED BY **BPB**

REV.	DATE	DESCRIPTION	BY	APP'D.

LM LAUGENOUR AND MEIKLE

CIVIL ENGINEERING · LAND SURVEYING · PLANNING

608 COURT STREET, WOODLAND, CALIFORNIA 95695 · PHONE: (530) 662-1755

P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · FAX: (530) 662-4602

BY **BRYAN P. BONINO**

DATE **10/28/2025** P.E. 41804

CIVIL IMPROVEMENT PLANS
FOR
NAPA VALLEY VINTNERS PARK

1030 KAISER ROAD

CITY OF NAPA, CA

UTILITIES PLAN

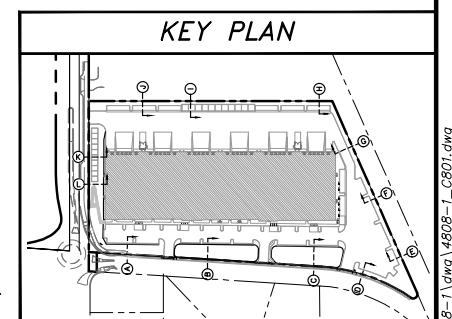
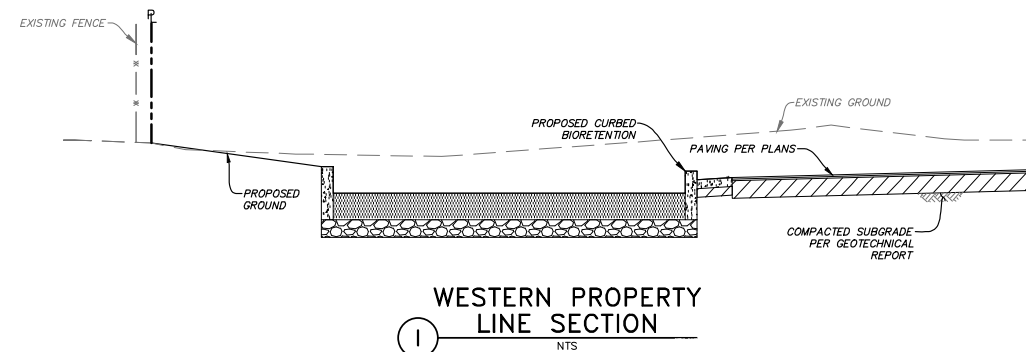
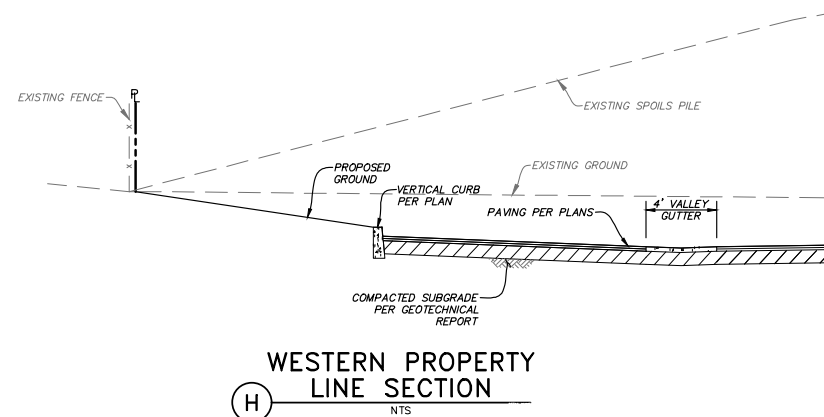
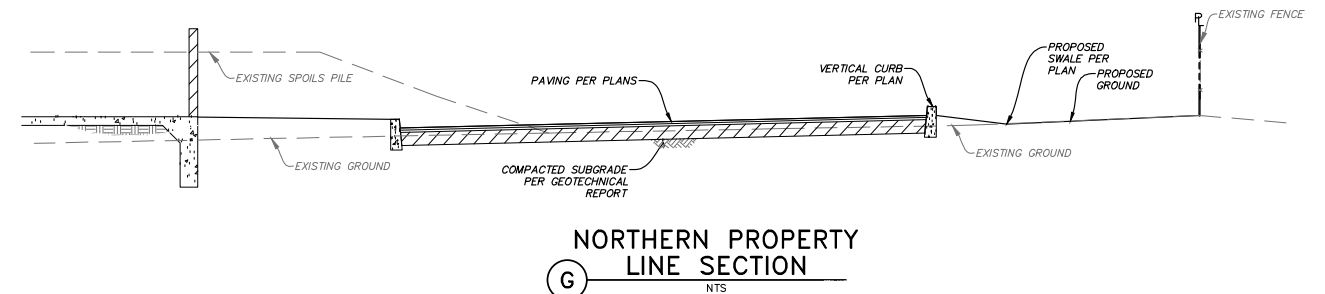
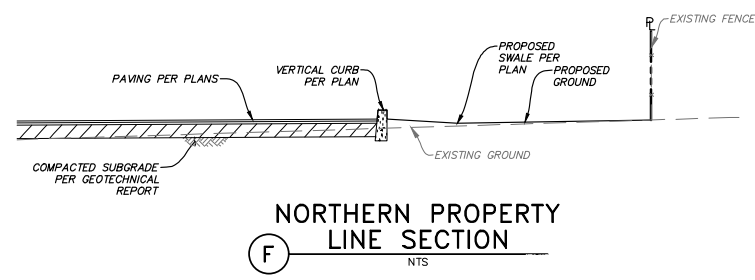
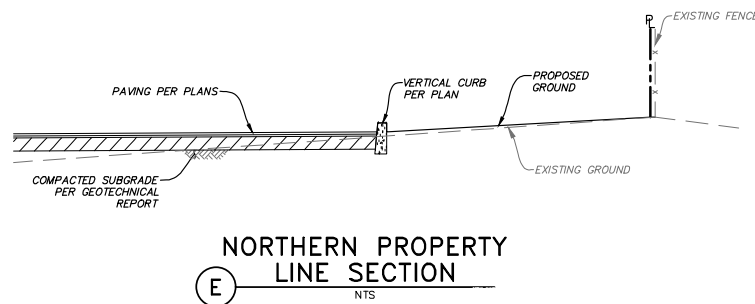
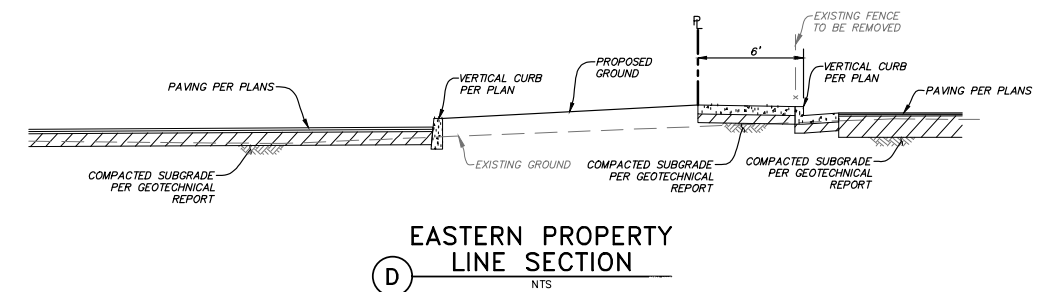
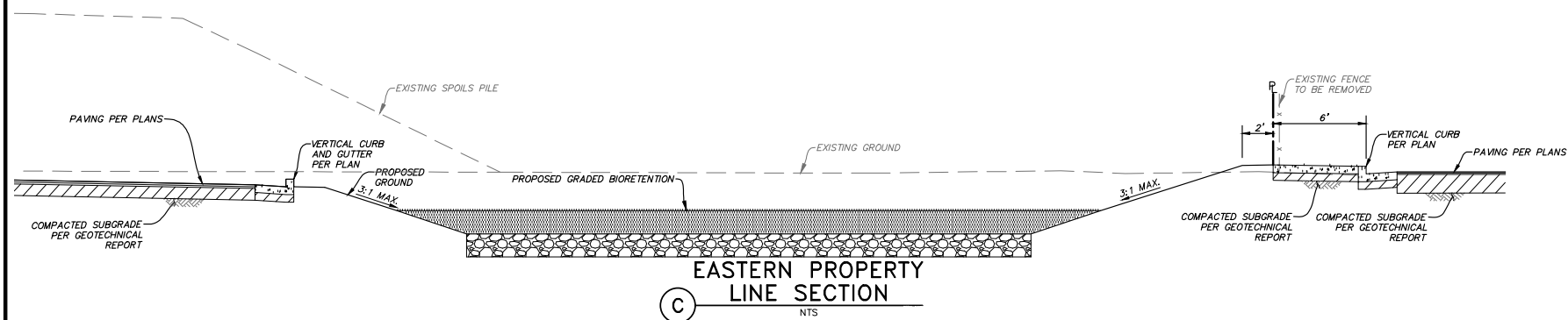
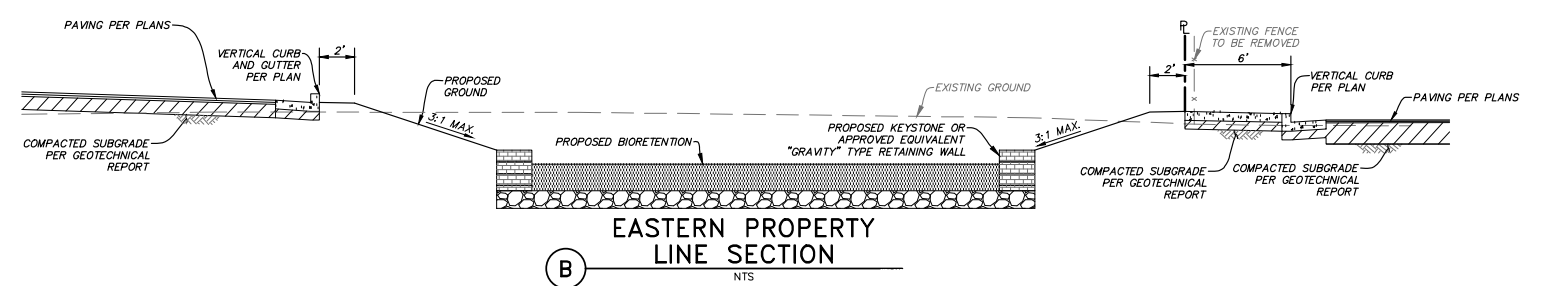
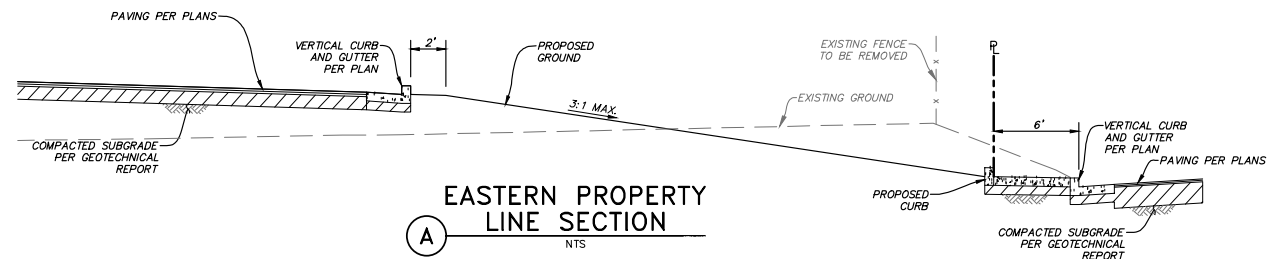
SCALE
1"=20'

DATE: 10/28/2025
JOB NO. 4808-1

C401

SHEET 11 OF 19

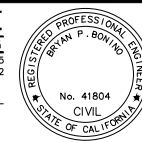
X:\Land Projects\4808-1\dwg\4808-1_C401.dwg

[illegible]

LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
608 COURT STREET, WOODLAND, CALIFORNIA 95695 • PHONE: (530) 662-1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 • FAX: (530) 662-4602

BY _____ BRYAN P. BONINO

DATE 10/28/2025 P.F. 41804

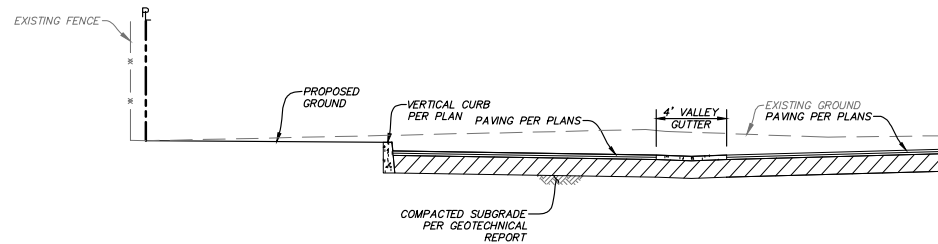


CIVIL IMPROVEMENT PLANS
FOR
NAPA VALLEY VINTNERS PARK

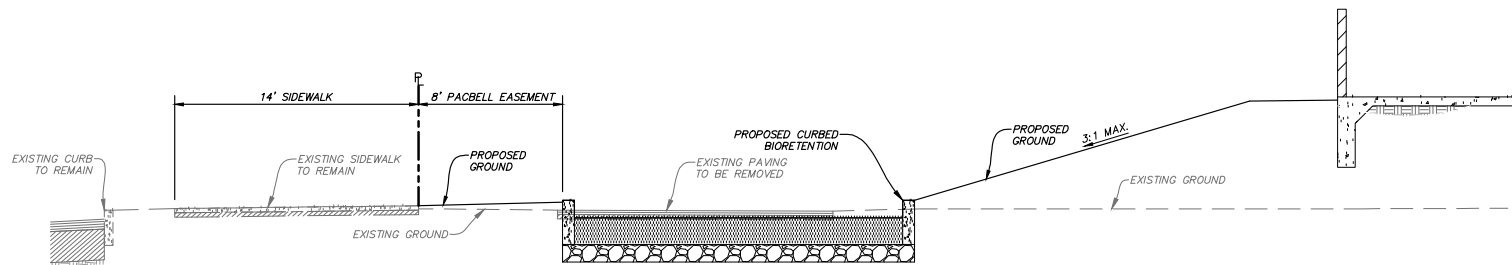
1030 KAISER ROAD CITY OF NAPA, CA

TYPICAL SECTIONS

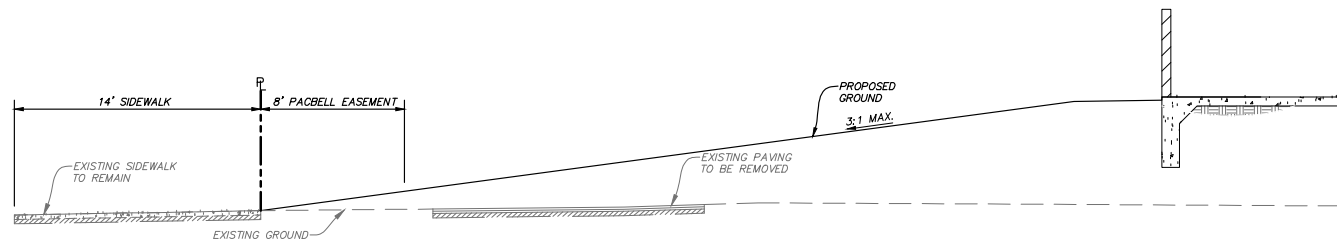
SCALE NONE	C801
DATE: 10/28/2025	SHEET 17 OF 19
JOB NO. 4808-1	



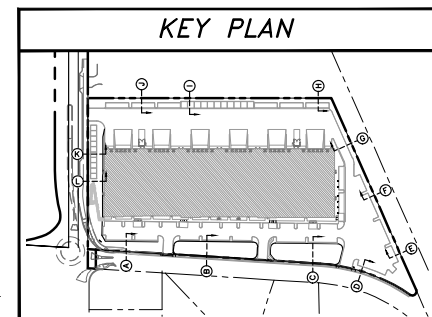
**WESTERN PROPERTY
LINE SECTION**
NTS



**SOUTHERN PROPERTY
LINE SECTION**
NTS



**SOUTHERN PROPERTY
LINE SECTION**
NTS



DESIGNED BY BPB

DRAWN BY PF

CHECKED BY BPB

REV.	DATE	DESCRIPTION	BY	APP'D.

LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
608 COURT STREET, WOODLAND, CALIFORNIA 95695 • PHONE: (530) 662-1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 • FAX: (530) 662-4602

BY BRYAN P. BONINO
DATE 10/28/2025 P.E. 41804



CIVIL IMPROVEMENT PLANS
FOR
NAPA VALLEY VINTNERS PARK
1030 KAISER ROAD CITY OF NAPA, CA
TYPICAL SECTIONS

SCALE
NONE
DATE: 10/28/2025
JOB NO. 4808-1

C802
SHEET 18 OF 19

X:\Land Projects\4808-1\dwg\4808-1_C802.dwg

