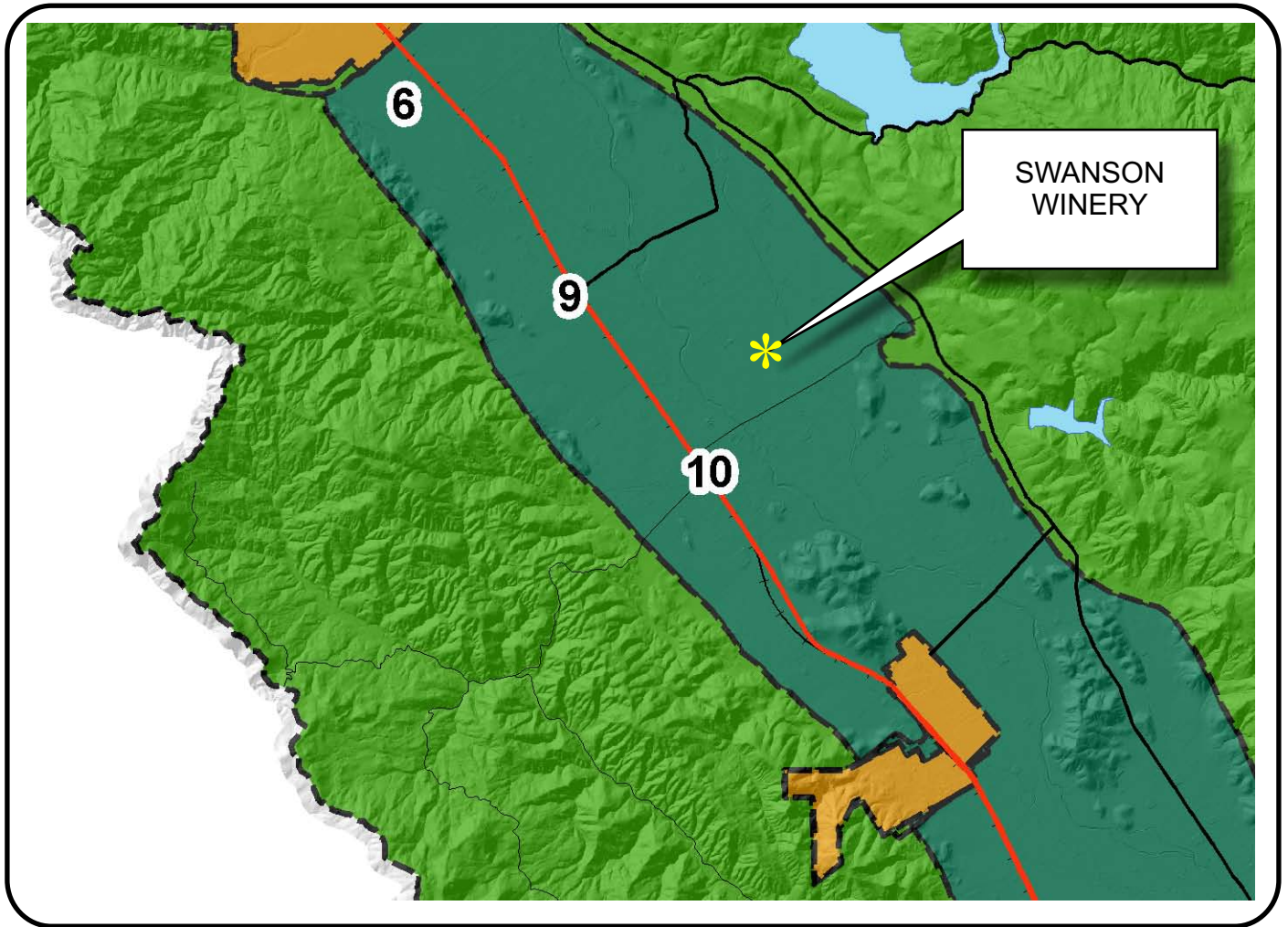








# NAPA COUNTY LAND USE PLAN 2008 - 2030





## LEGEND




### URBANIZED OR NON-AGRICULTURAL

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

### OPEN SPACE

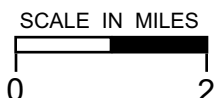
-  Agriculture, Watershed & Open Space
-  Agricultural Resource

### TRANSPORTATION

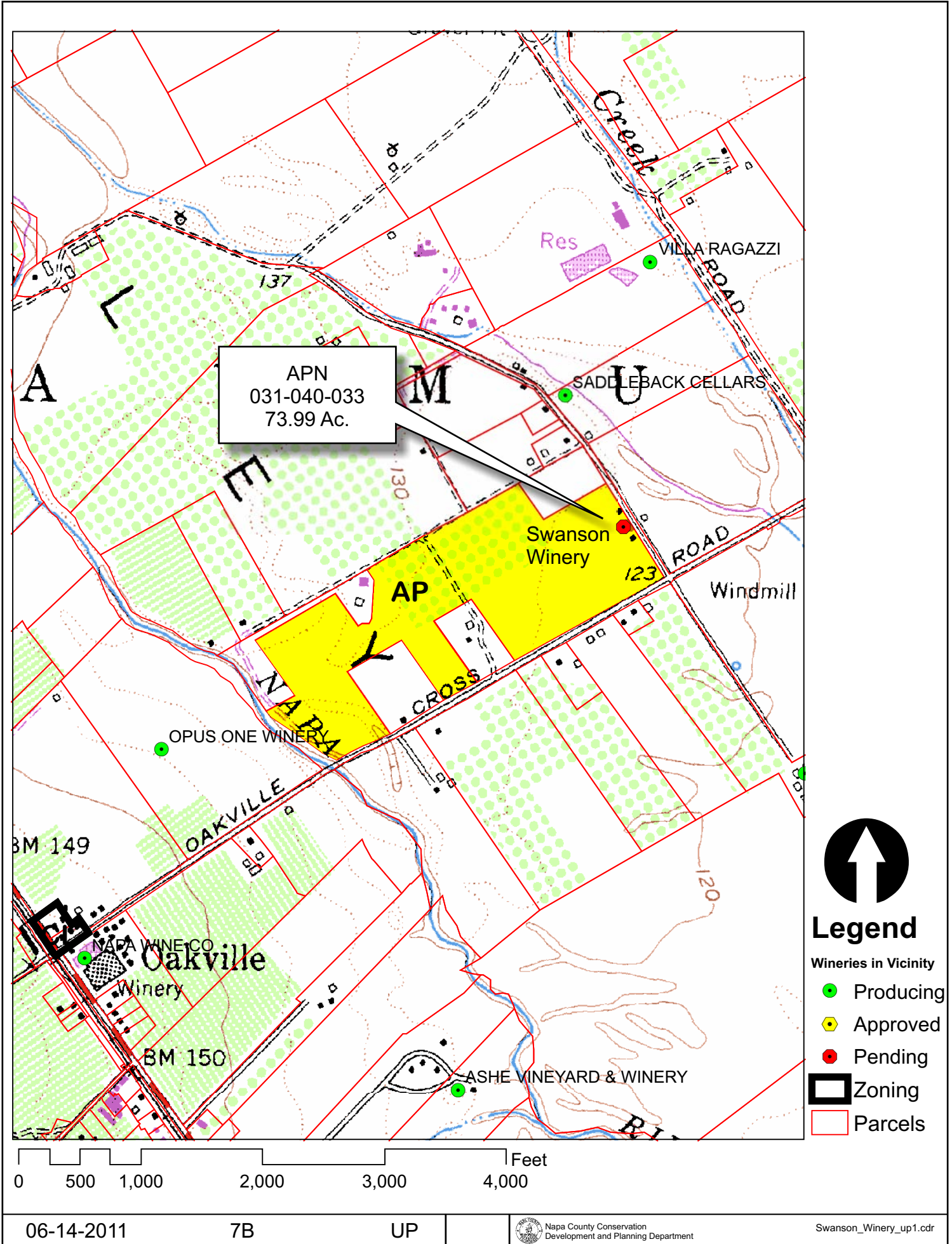
-  Mineral Resource
-  Railroad
-  Limited Access Highway
-  Major Road
-  Secondary Road
-  Airport
-  Airport Clear Zone
-  Landfill - General Plan

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

APN  
031-040-033  
06-14-2011  
7B UP

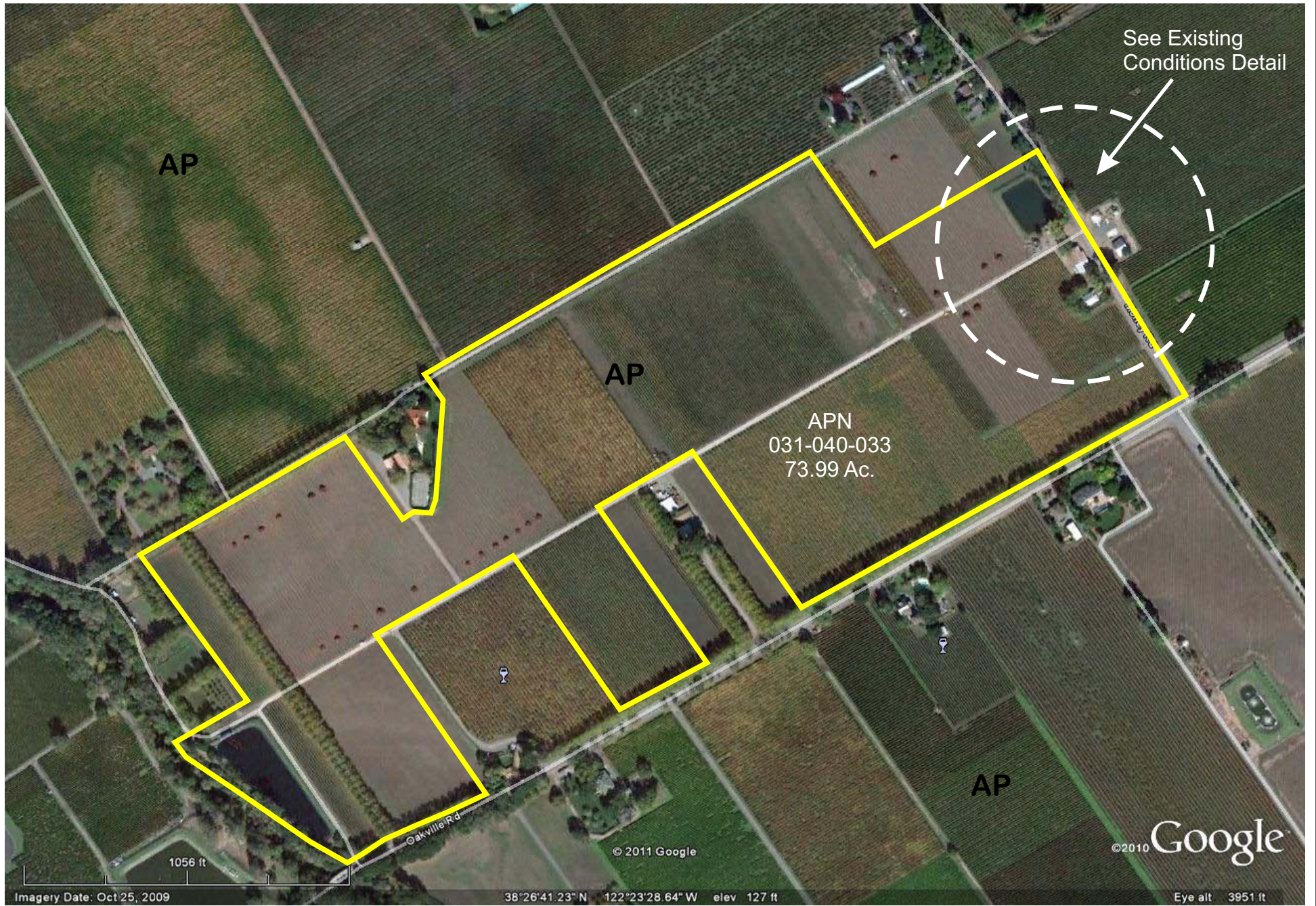


# SWANSON WINERY





# SWANSON WINERY



See Existing  
Conditions Detail

AP

AP

APN  
031-040-033  
73.99 Ac.

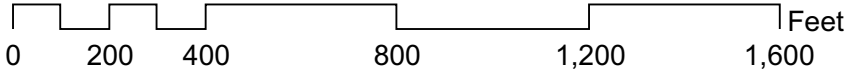
AP

Google

Imagery Date: Oct 25, 2009

38°26'41.23" N 122°23'28.64" W elev 127 ft

Eye alt 3951 ft



## OVERALL EXISTING CONDITIONS

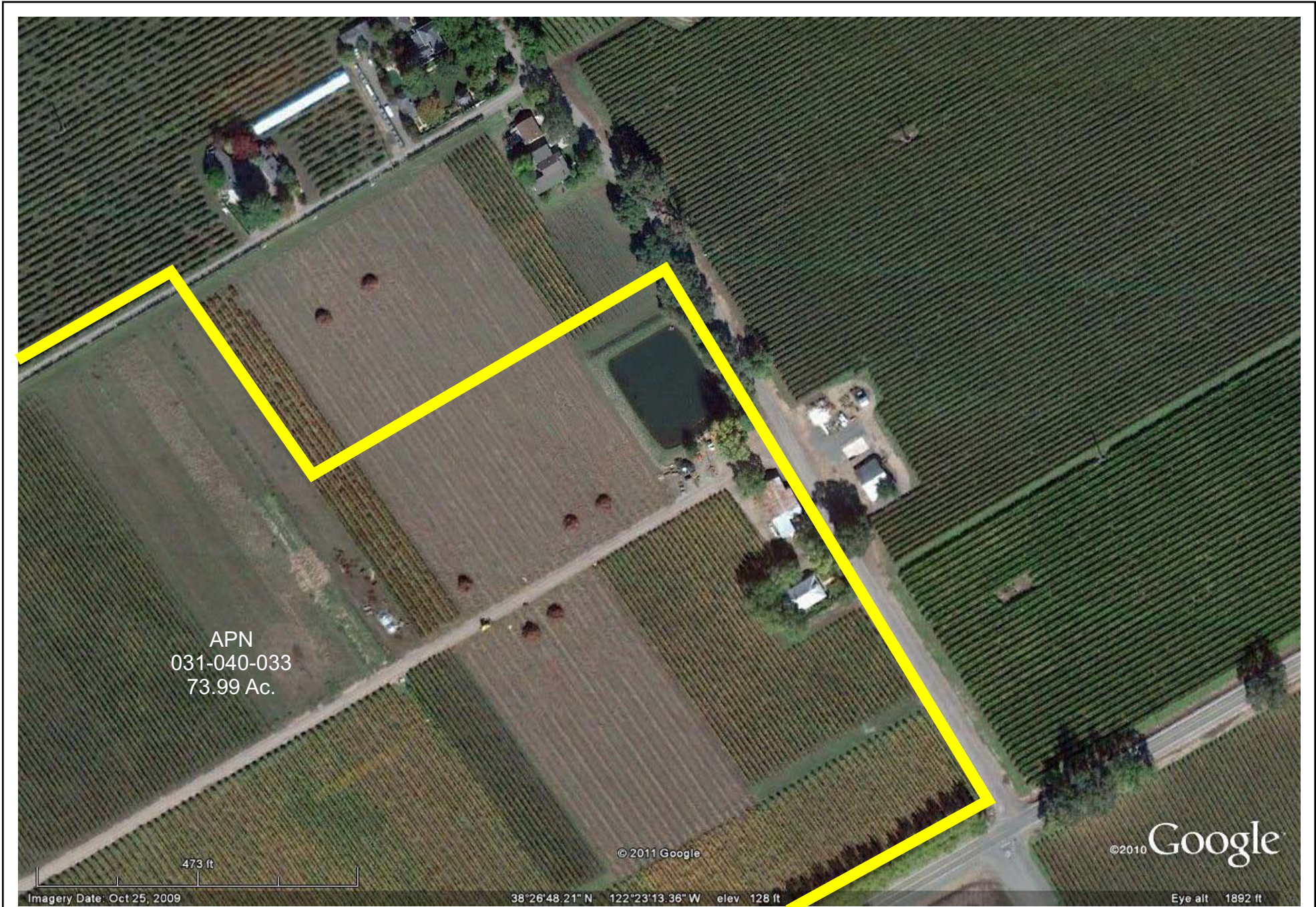
06-14-2011 7B UP

Napa County Conservation  
Development and Planning Department

Swanson\_Winery\_up1.cdr



# SWANSON WINERY



EXISTING CONDITIONS DETAIL

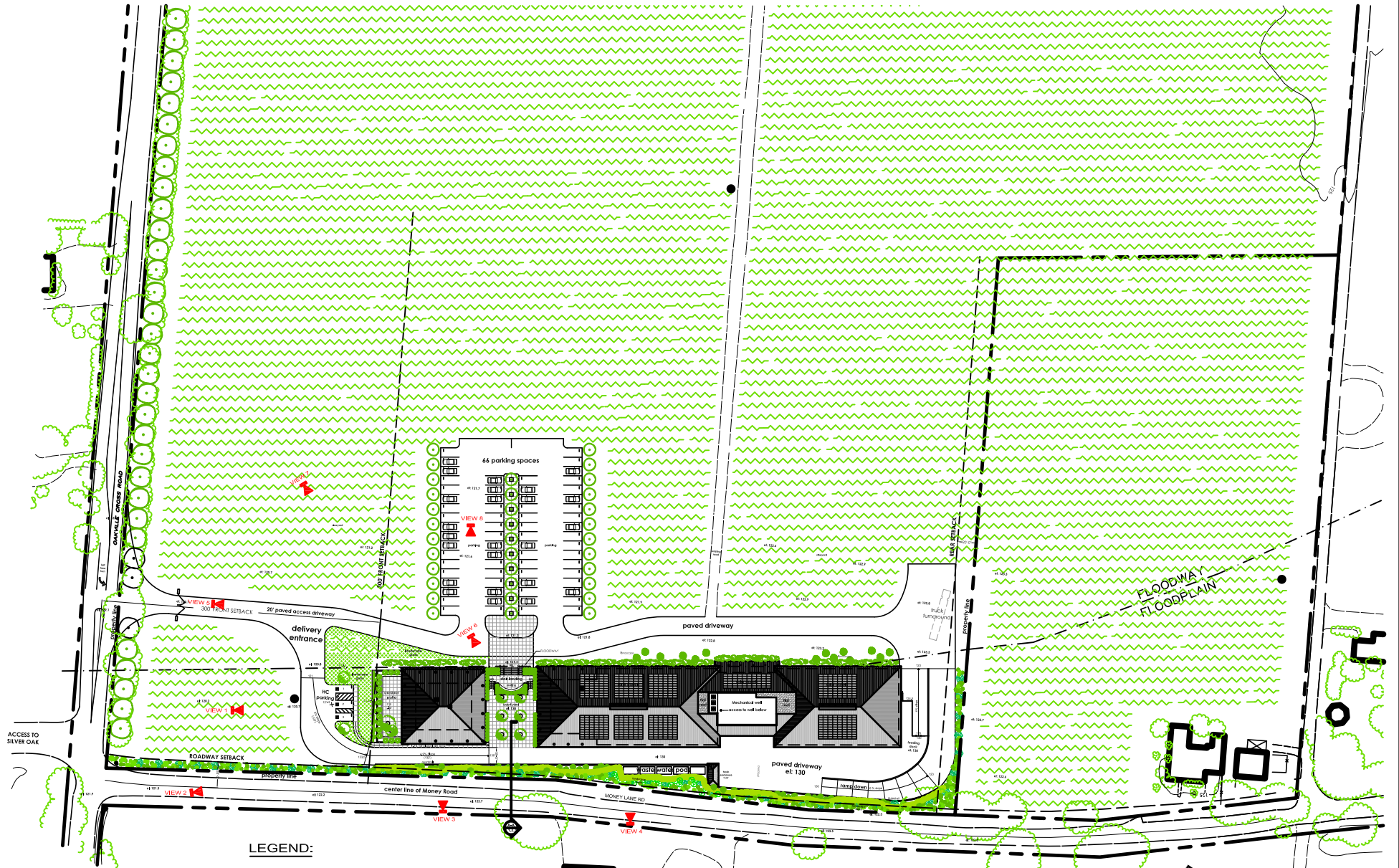


# SWANSON WINERY




## 1 PLOT PLAN

# SWANSON WINERY



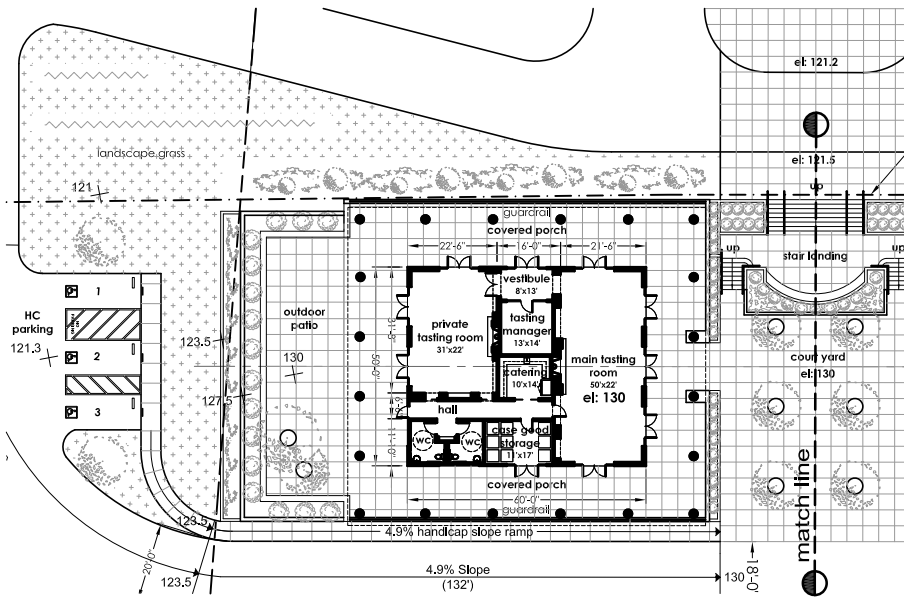
**LEGEND:**

 CAMERA SYMBOL

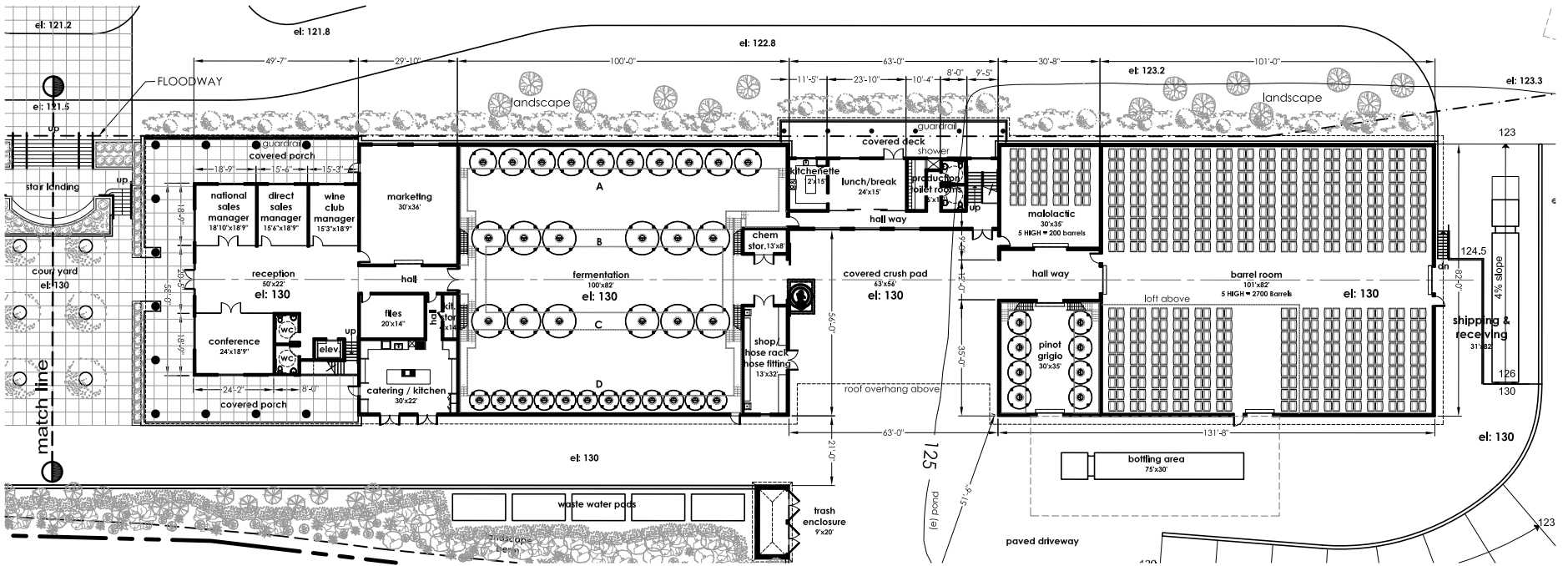
**VIEW No.** VIEW REFERENCE No.  
(see sheets A4.11 & A4.12)

  
**SITE PLAN DETAIL**

# SWANSON WINERY



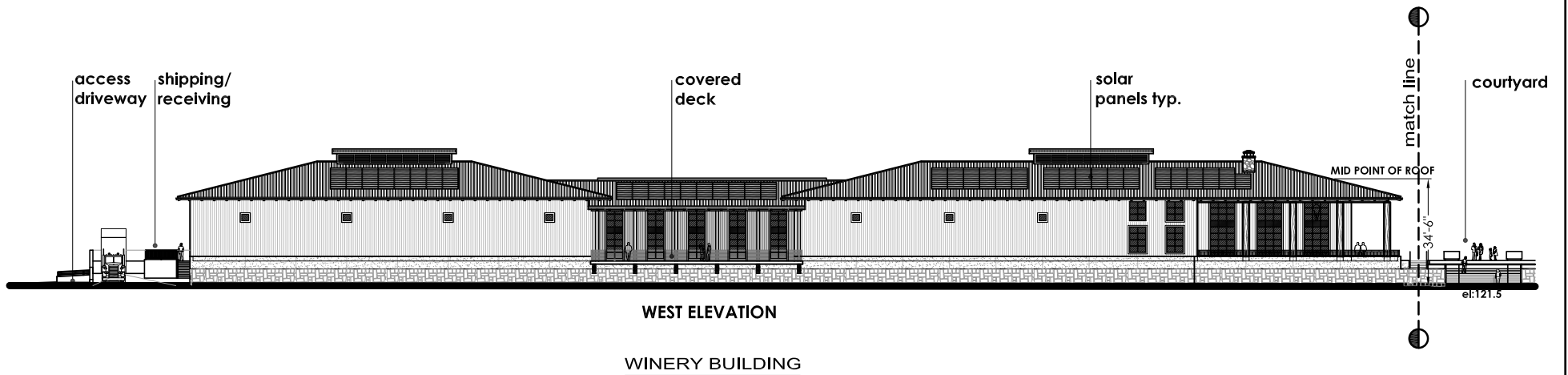
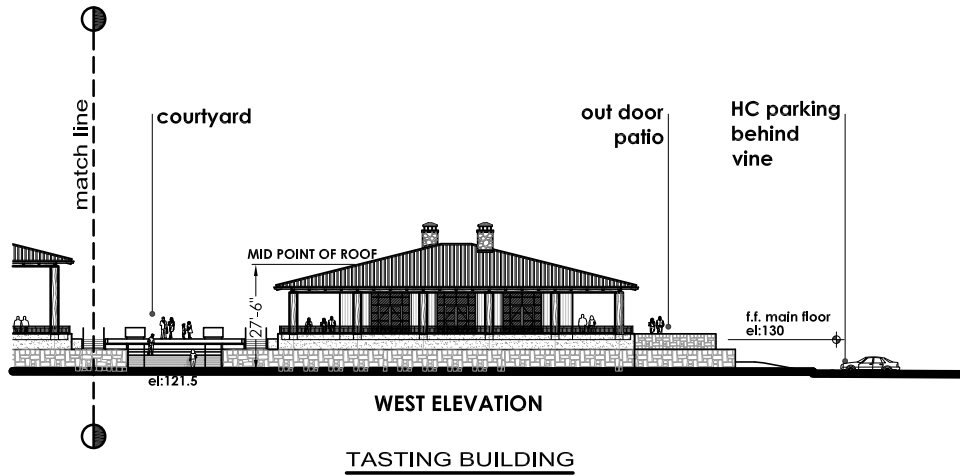
**TASTING BUILDING**



**WINERY BUILDING**

**1 MAIN FLOOR PLAN**

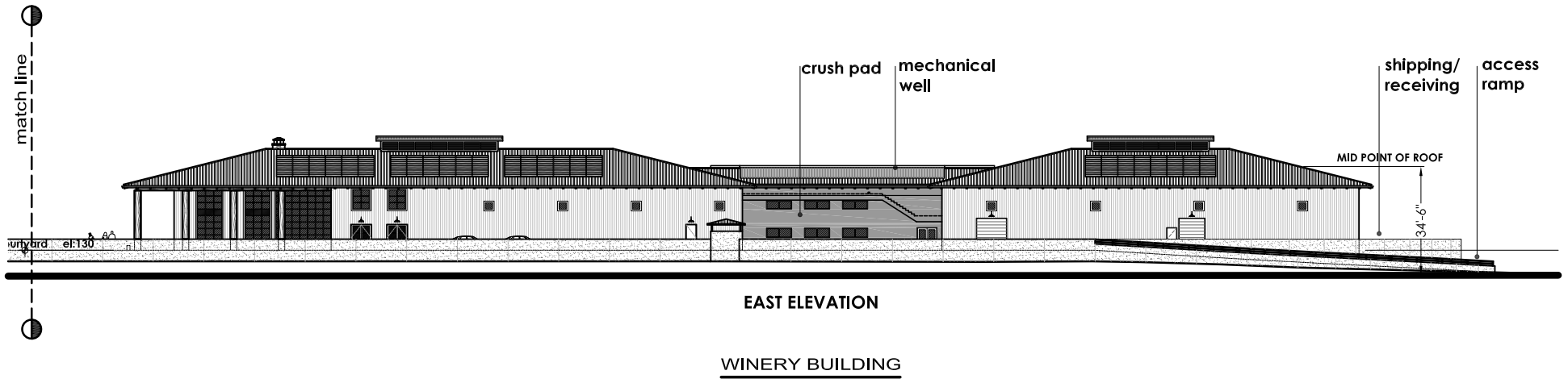
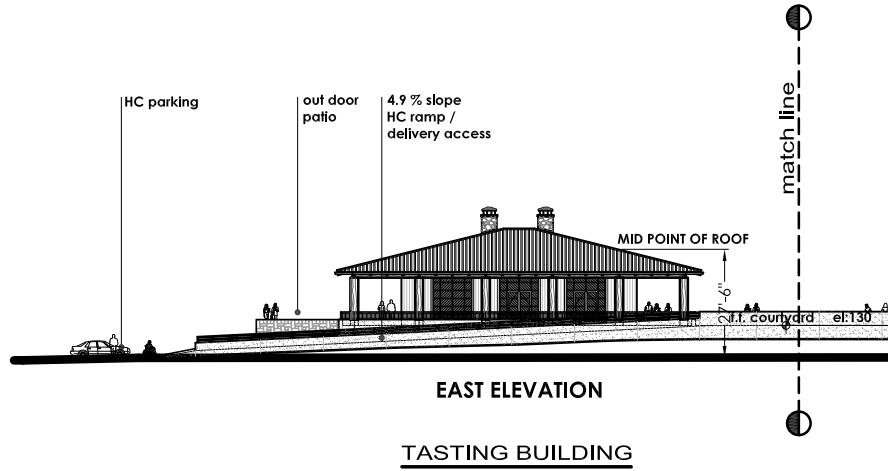
# SWANSON WINERY



## ① BUILDING ELEVATIONS

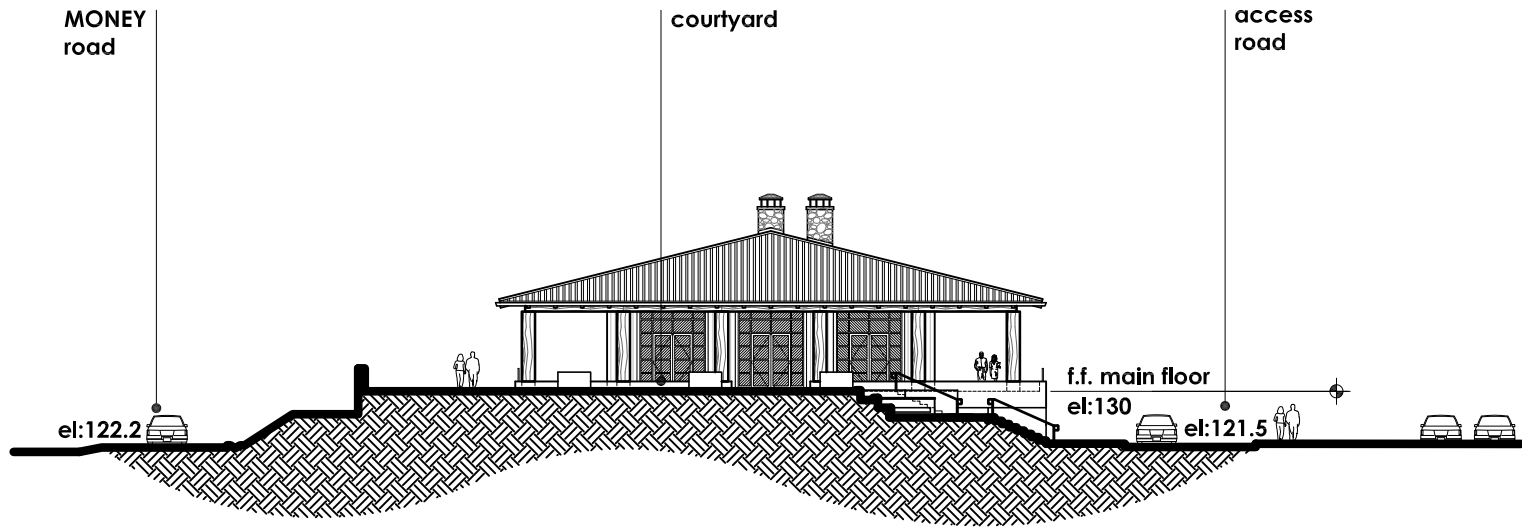


# SWANSON WINERY

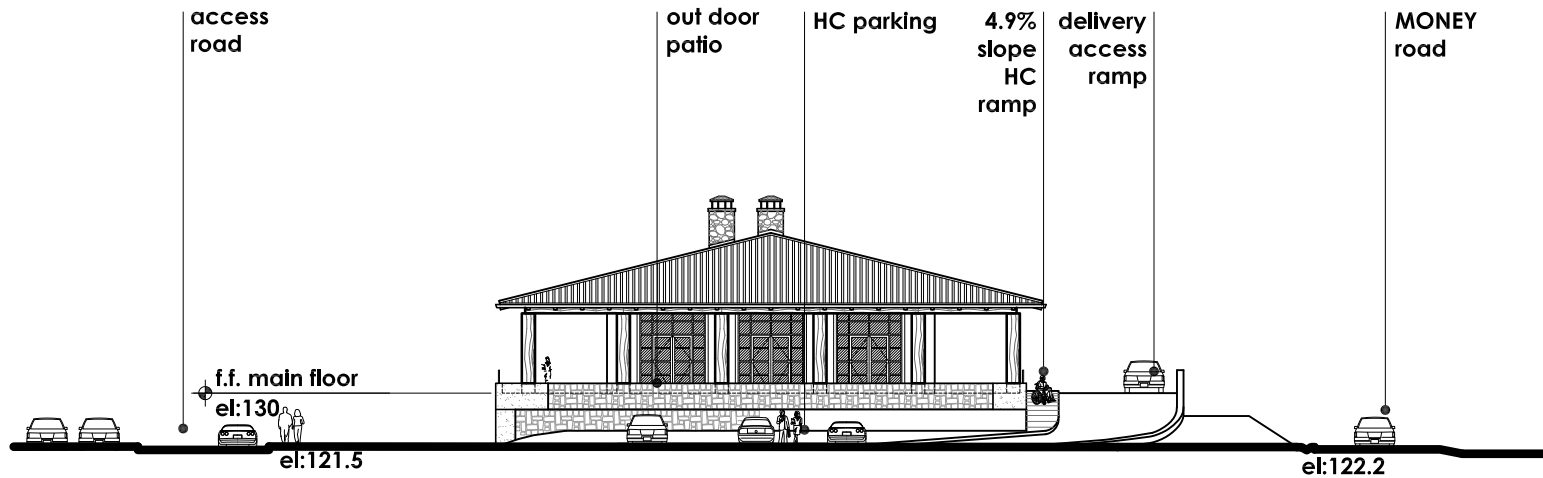


## 1 BUILDING ELEVATIONS

# SWANSON WINERY



**NORTH ELEVATION**



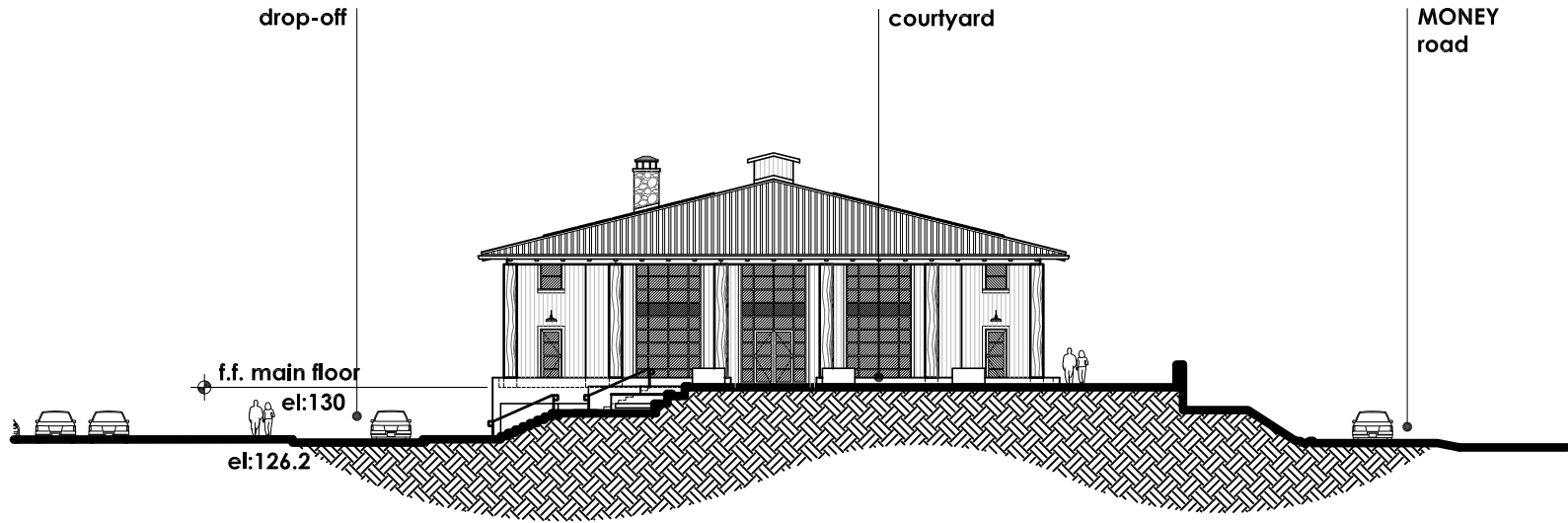
**SOUTH ELEVATION**

**TASTING BUILDING**

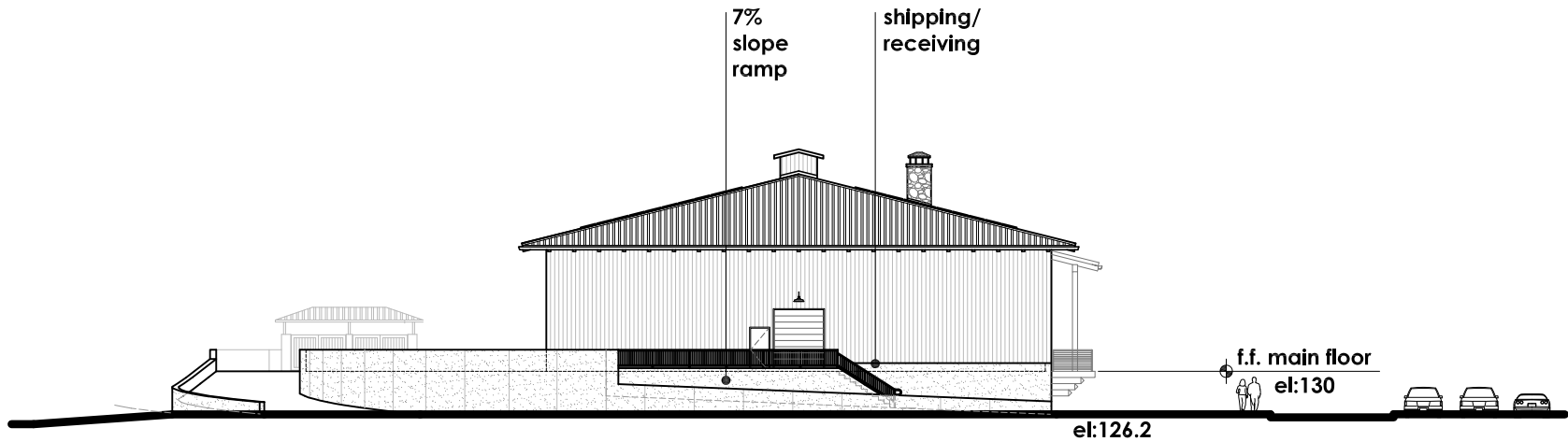
## ① BUILDING ELEVATIONS



# SWANSON WINERY



**SOUTH ELEVATION**



**NORTH ELEVATION**

**WINERY BUILDING**

## 1 BUILDING ELEVATIONS

# SWANSON WINERY



CAMERA VIEW 1 - OUTDOOR PATIO / TASTING BUILDING SOUTH ELEVATION



CAMERA VIEW 2 - MONEY ROAD LOOKING NORTHWEST



CAMERA VIEW 3 - MONEY ROAD LOOKING TOWARD TASTING BUILDING



CAMERA VIEW 4 - MONEY ROAD LOOKING TOWARD WINERY BUILDING

PHOTO RENDERING



# SWANSON WINERY



CAMERA VIEW 5 - ENTRY DRIVEWAY FROM OAKVILLE CROSS ROAD



CAMERA VIEW 6 - COURTYARD



CAMERA VIEW 7 - ENTRY DRIVEWAY AND PARKING



CAMERA VIEW 8 - FROM PARKING

PHOTO RENDERING



# SWANSON WINERY



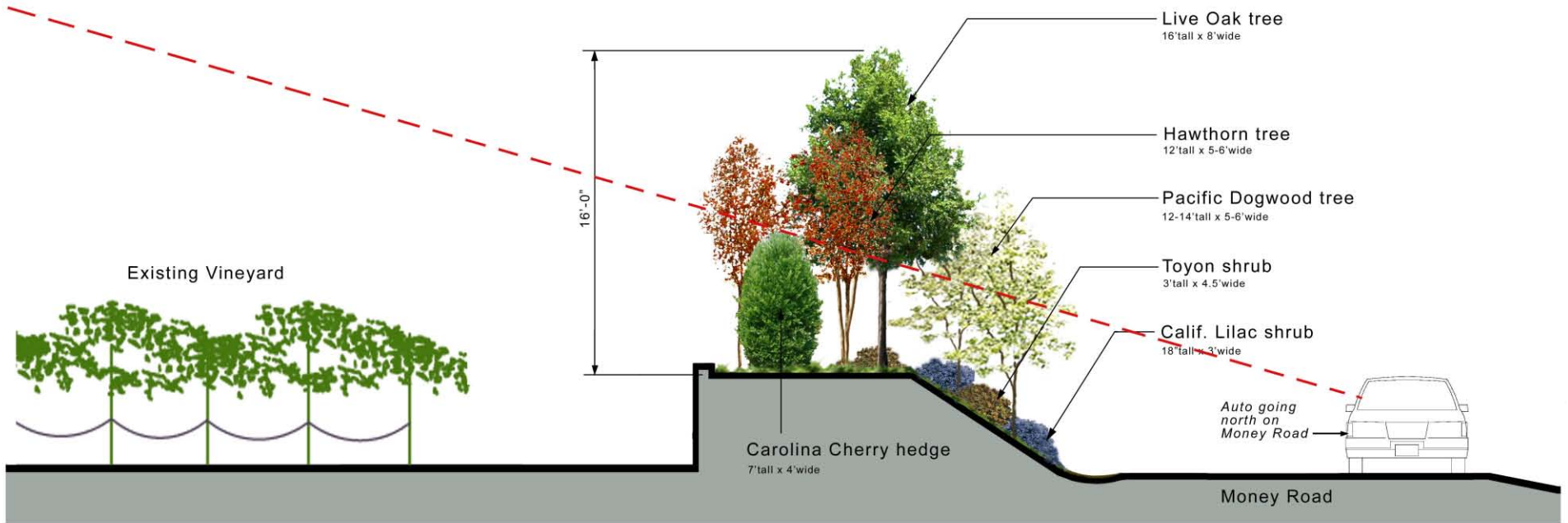
EAST ELEVATION - EXISTING



EAST ELEVATION - PROPOSED



# SWANSON WINERY



“FIRST YEAR” Planting

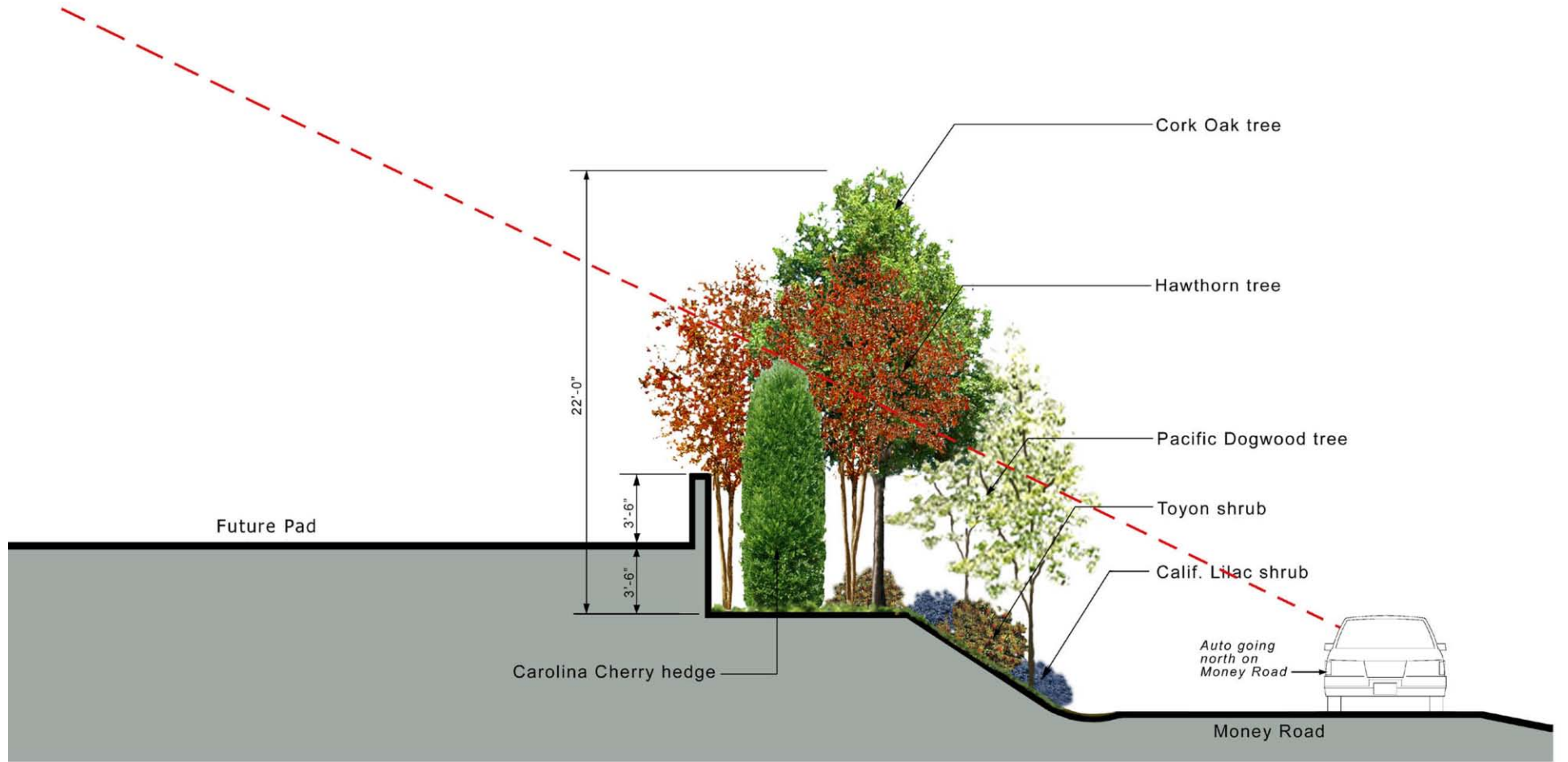
## SECTION A-A

### MONEY ROAD TREE COUNT:

- Live Oak tree = 51 in 60" box
- Hawthorn tree = 81 in 36" box
- Pacific Dogwood tree = 22 in 36" box
- Carolina Cherry hedge = 113 in 36" box
- Toyon shrub = 122 in 15 gallon container
- Calif. Lilac shrub = 170 in 5 gallon container

## LANDSCAPE CONCEPT

# SWANSON WINERY



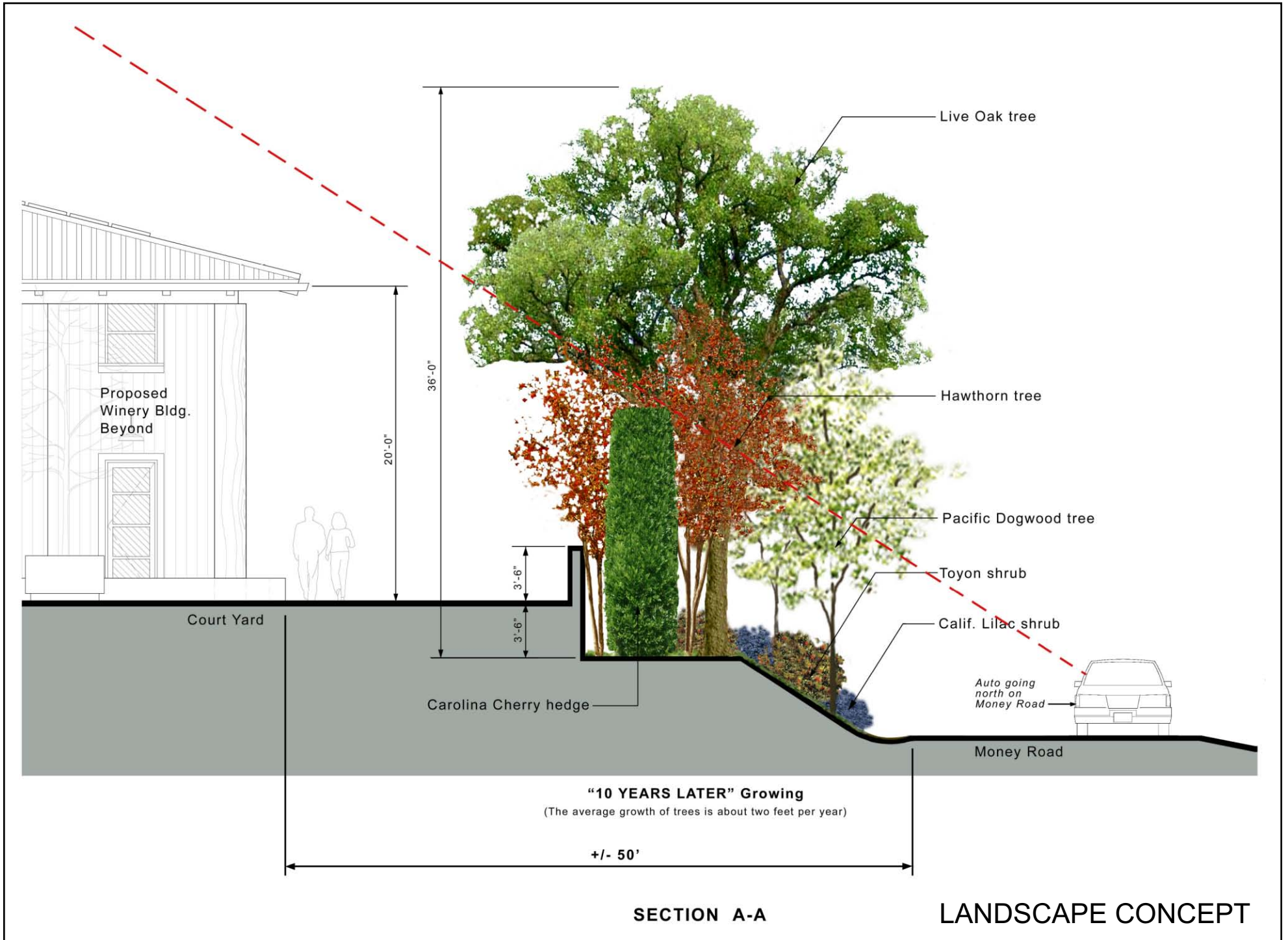
**"2 to 3 YEARS LATER" Growing**  
(The average growth of trees is about two feet per year)

## SECTION A-A

## LANDSCAPE CONCEPT



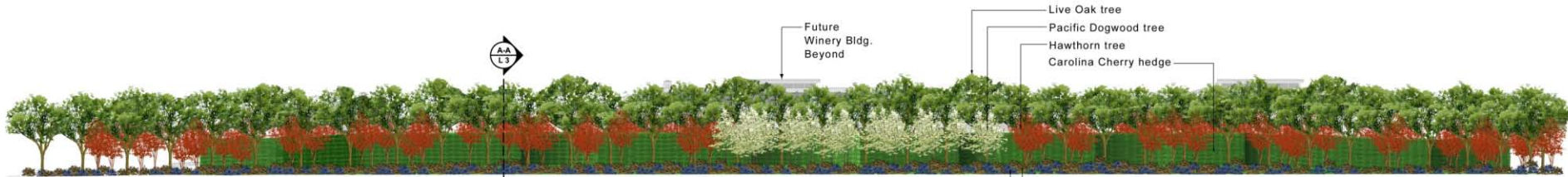
# SWANSON WINERY



# SWANSON WINERY

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## LANDSCAPE CONCEPT



**Seed Collection, Propagation and Planting of Northern California Black Walnut - *Juglans hindsii* for Swanson Vineyards.**

- In Fall, as soon as the walnuts are fully formed, mature and drop, 200 walnuts are to be collected from the *Juglans hindsii* (Northern California Black Walnut) that are presently growing in the removal zone along Money Road, Oakville, Napa Valley, CA. (See Swanson Vineyards Demolition Plan by Reichers Spence Associates). Efforts should be made to collect the largest and heaviest nuts. Nuts should be collected from each end every trees present. (Note, there will be severe competition for the nuts from small animals and birds, so collection time must be pre-planned and proactive.) Hull and wash seeds as soon as collected. During the washing, discard all nuts that float to the top, as these are not fully formed and won't germinate well. Deliver 200 non-floater nuts to grower.
- Black Walnut seed exhibit embryo dormancy and stratification is necessary to break dormancy by exposure to a moist medium at 33 to 50 degrees for 120 days. Nuts are to be kept moist throughout the entire 120 days. Refrigeration will be required.
- After stratification, walnuts are to be planted in Treepots (TP414 TALL) (Available from Stuewe & Sons 800 655-5331) inserted into nursery grow area / beds to germinate and grow. The seedlings will require constant moisture and appropriate light for approximately 2 to 3 years.
- Once nuts germinate inside the Treepot, seedlings should be located in sunny location in nursery to grow on until a minimum of 24" tall.
- Once seedlings reach 24" tall, grower shall select 60 of the best seedlings and place them into Tubex Standard (1.2 meter) tree shelters and hold plants in nursery until seedlings are within 4 inches from top of Tubex shelter and has attained a minimum 1/2 inch caliper. Root pruning may be necessary to encourage fibrous root system. If root systems become too large for the tall Treepots, repot seedlings into larger pots to prevent girdling or a root bound situation. Trees are to be grown on until the appropriate time for planting and the site is prepared.
- Planting in the riparian zone (per plan) to take place before spring bud break. A late fall or early winter planting is required.
- Walnut saplings are to be spot located and planted according to plan dated 4/4/2011. Upon planting, the Tubex shelter is to be pushed slightly into the soil to remove any gaps at the base. Bird netting is to be applied to top of tube to prevent birds entering tube and becoming trapped. (Bird netting sleeve is often supplied with the Tubex tube.)
- Choose 42 saplings with the largest caliper and largest root mass volume for planting. Walnut saplings are to be planted in a well prepared hole. Remove any large rocks from hole. Remove competing roots of weeds and small brush. Spray out roots in the hole so dig hole wide enough so no roots are circling or bent at knees. Keep root crown 2 inches above finish grade. Firm the soil well. Do not add any soil amendments or fertilizer.
- Add a quality tree stake driven into the ground to 1/3 of the stake height, ensuring the stake is below the flared rim at the top of the Tubex per manufacturer's specifications. Care must be taken to not damage sapling roots when stake is driven into ground. Place stake on the windward side of the planting spot, and ensure they are upright.
- Grass and other weeds are to be cleared three foot diameter around walnut sapling. Place a 3 foot square plastic mulch mat pinned down at each corner around each newly planted sapling. Mulch mat must be perforated to allow for rain penetration and drip irrigation. Mulch mat to be biodegradable.
- Prior to planting seedling, apply water to soak the planting hole, and install drip irrigation per plan. Secure the drip emitter to ground stake to prevent dislocation. Water requirements will vary depending on the season and temperatures. Saplings must not dry out nor be water logged at any time from May until fall rains begin in fall. Trees should be monitored in times of high temperatures and strong warm winds. Apply irrigation monthly for the first 2 dry seasons after planting.
- No fertilizer is to be added at planting time or at any time in the first year after planting.

**Maintenance After Planting**

- Irrigation in the dry season to begin no later than 3 weeks after the final spring rain. Water to be applied every 2 weeks in the first growing season and monthly in second growing season. Apply a deep soak of approximately 16 gallons per inch caliper per sapling each month. Be sure the irrigation soaks into planting zone and does not run off. Construct berms on low-down slope side to contain irrigation and ensure deep soaking, where necessary.
- A 3 foot diameter zone around each sapling is to be kept weed free. See #10, above re. Plastic mulch mat.
- Tree stakes should be checked periodically and any broken stakes replaced in a timely manner.
- Bird netting must be removed from the top of the Tubex when the sapling emerges from the Tubex tube to prevent stem distortion of the sapling.
- Regular inspection of base of Tubex for vole invasion may be necessary. Tubex provide warm environment for rodents. Venting at bottom may help create less desirable environment.
- Tubex Tree Shelter does not need to be removed. They will split along laser line and biodegrade. They are environmentally safe. Stakes are to be removed or replaced when sapling reaches 3 inch caliper.

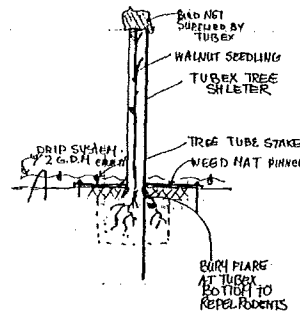
NOTE: Sapling Trees grown but not used in the planting at the Swanson Vineyard Riparian area are to be donated to The California Native Plant Society and/or the Jepson Herbarium.

**References and Sources:**

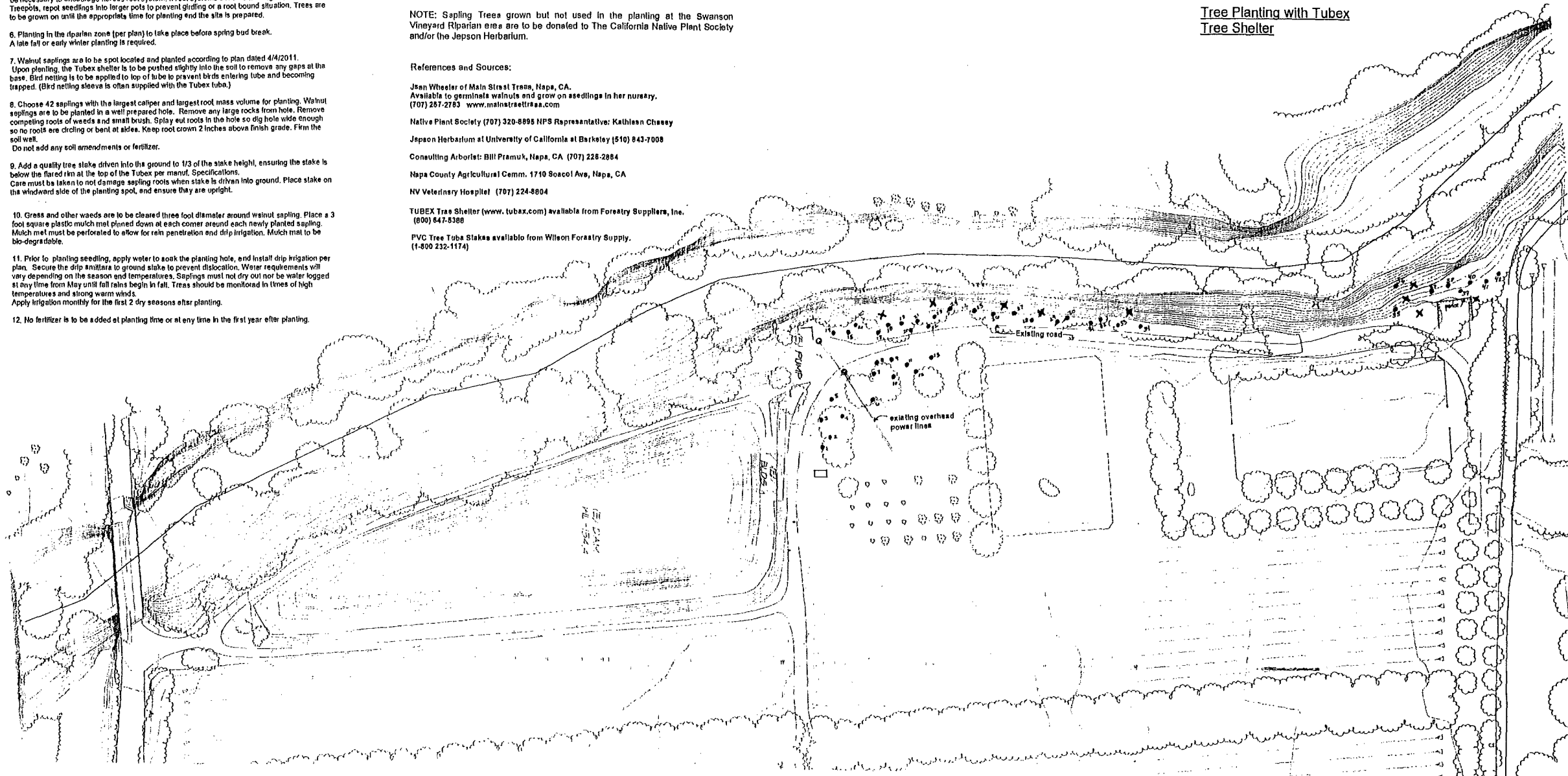
- Jan Wheeler of Main Street Trees, Napa, CA. Available to germinate walnuts and grow on seedlings in her nursery. (707) 257-2783 www.mainstreettrees.com
- Native Plant Society (707) 320-8895 NPS Representative: Kathleen Chaves
- Jepson Herbarium at University of California at Berkeley (510) 843-7008
- Consulting Arborist: Bill Pramuk, Napa, CA (707) 228-2884
- Napa County Agricultural Comm. 1710 Soscol Ave, Napa, CA
- NV Veterinary Hospital (707) 224-8804
- TUBEX Tree Shelter (www.tubex.com) available from Forestry Suppliers, Inc. (800) 647-8388
- PVC Tree Tube Stakes available from Wilson Forestry Supply. (1-800-232-1174)

**LANDSCAPE PLAN LEGEND**

Sym	Description	Note
X	Existing Landmark Trees	
•	Proposed Location Walnut Seedling	
⊙	Power Pole	
—	Overhead Wires	
☉	Existing Sycamore Tree	



**Tree Planting with Tubex Tree Shelter**



**General Notes:** Landscape Contractor to verify all site conditions prior to actual planting and Landscape Contractor is to contact Landscape Architect if any discrepancy in location is found prior to planting.

No walnut sapling is to be planted within 10 feet of an existing Landmark Tree. No walnut sapling to be planted under any utility or power lines. Keep all plantings at least 6 feet from apparent edge of existing drive/roadway.

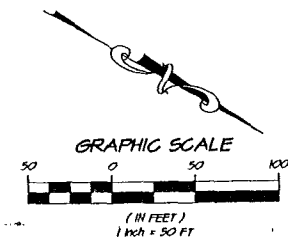
Call USA Underground Service Alert prior to digging to locate any underground utilities.

NOTE: *Juglans hindsii* contains a toxin called juglone. All parts including leaves, roots, bark, nuts and husk and all other parts contain this toxin. Humans and Horses can be affected. It is recommended that horses not be housed or pastured in the areas adjacent to this planting zone from late summer until spring to avoid contact with leaves, fruit or other parts of the tree that drop.

Allergies to the pollen in spring can also lead to health issues in horses. Ingesting any part of the *Juglans hindsii* can be harmful. The use of sawdust or shredded wood as bedding is especially harmful to horses.

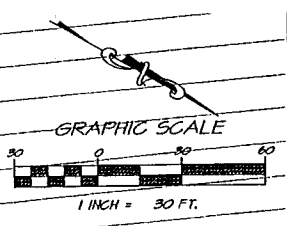
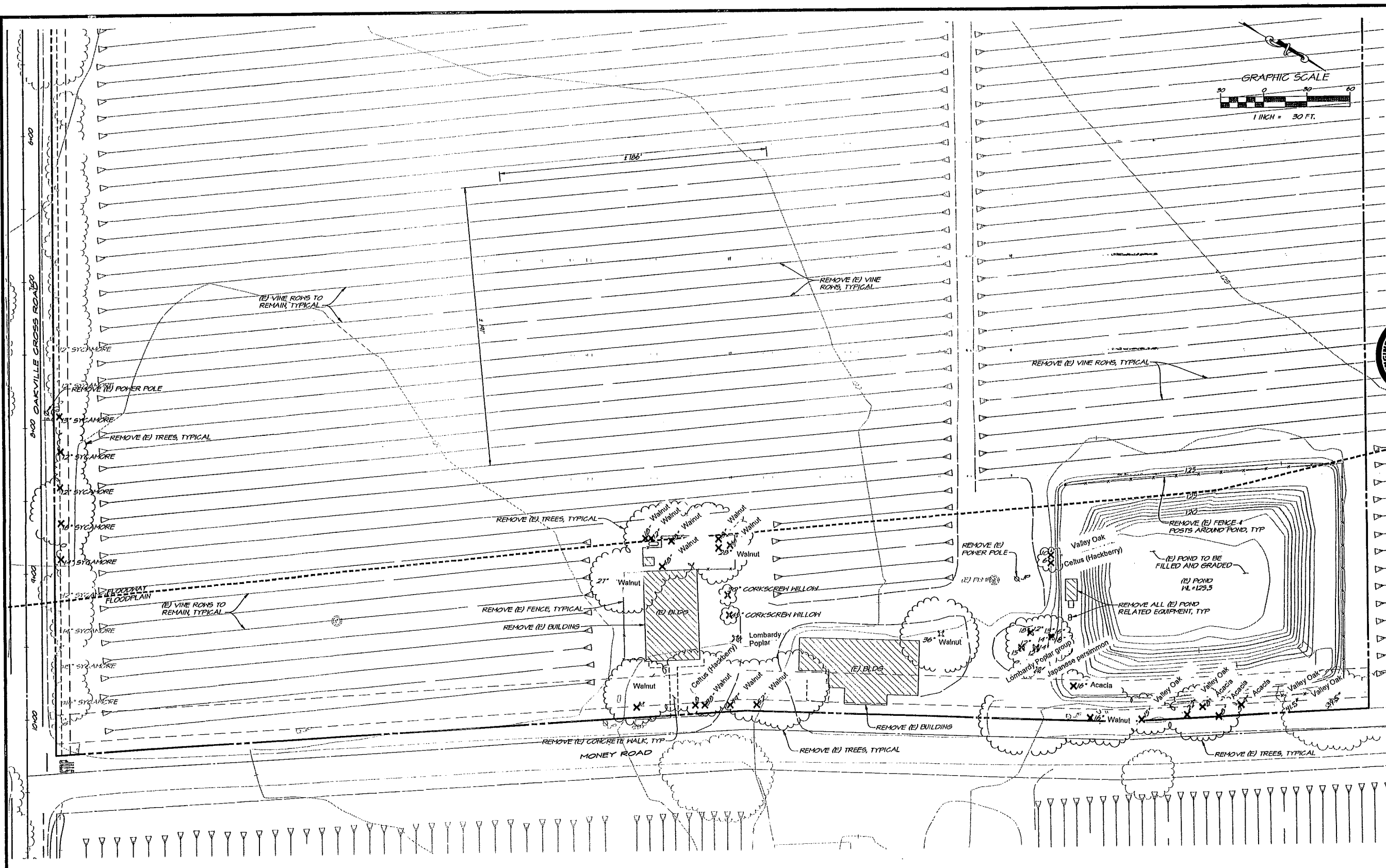
Landscape Architect of note does not recommend planting *Juglans hindsii* within the vicinity of horse usage, pasture, housing or other uses.

*Juglans hindsii* Ca. Black Walnut can reach a mature size of 120 feet tall and 80 feet diameter canopy. The roots can exceed 80' from the trunk in all directions.



This Landscape plan uses topography and survey maps originated by Reichers Spence Associates. (707) 252-3301

REV.	BY
Landscape Design by <b>JoAnn Goodwin A.S.L.A.</b> Landscape Architect RLA# 3200 Phone 707 224-3522 FAX 707 224-6695	
California Black Walnut Planting Plan For Swanson Vineyards Oakville, Crossroad / Money Road Napa, 94558 PH 707 944-0525	
DATE: April 4, 2011 JOB: SWANSON VINEYARDS	
California Black Walnut Planting Plan	
Page one	



NO.	DATE	REVISIONS	BY

**RECHERS SPENCE & ASSOCIATES**  
 ENGINEERS  
 1541 Third Street  
 Modesto, California 95353  
 TEL: 202.252.2303  
 FAX: 202.252.4566

**SWANSON VINEYARDS**  
**DEMOLITION PLAN**  
 CALIFORNIA  
 NAPA

**NOTE**  
 ALL TREES, BUILDINGS AND HARDSCAPE  
 SHALL BE FIELD VERIFIED BEFORE REMOVAL



PREPARED UNDER THE DIRECTION OF:  
 STEVEN C. KOLDIS RCE 69160 EXP. 6-30-12

DATE	OCT 21, 2010
DRAWN	JFY
DESIGNED	RWP
CHECKED	SKK
JOB NO.	10200220
SHEET NO.	UP12
	OF 5 SHEETS

P:\3000102022\_Swanson\_Vineyards\DWG\UP12-DEM-10.dwg 12/02/2010 9:46:34AM Jelson Copyright Rechner Spence & Assoc.