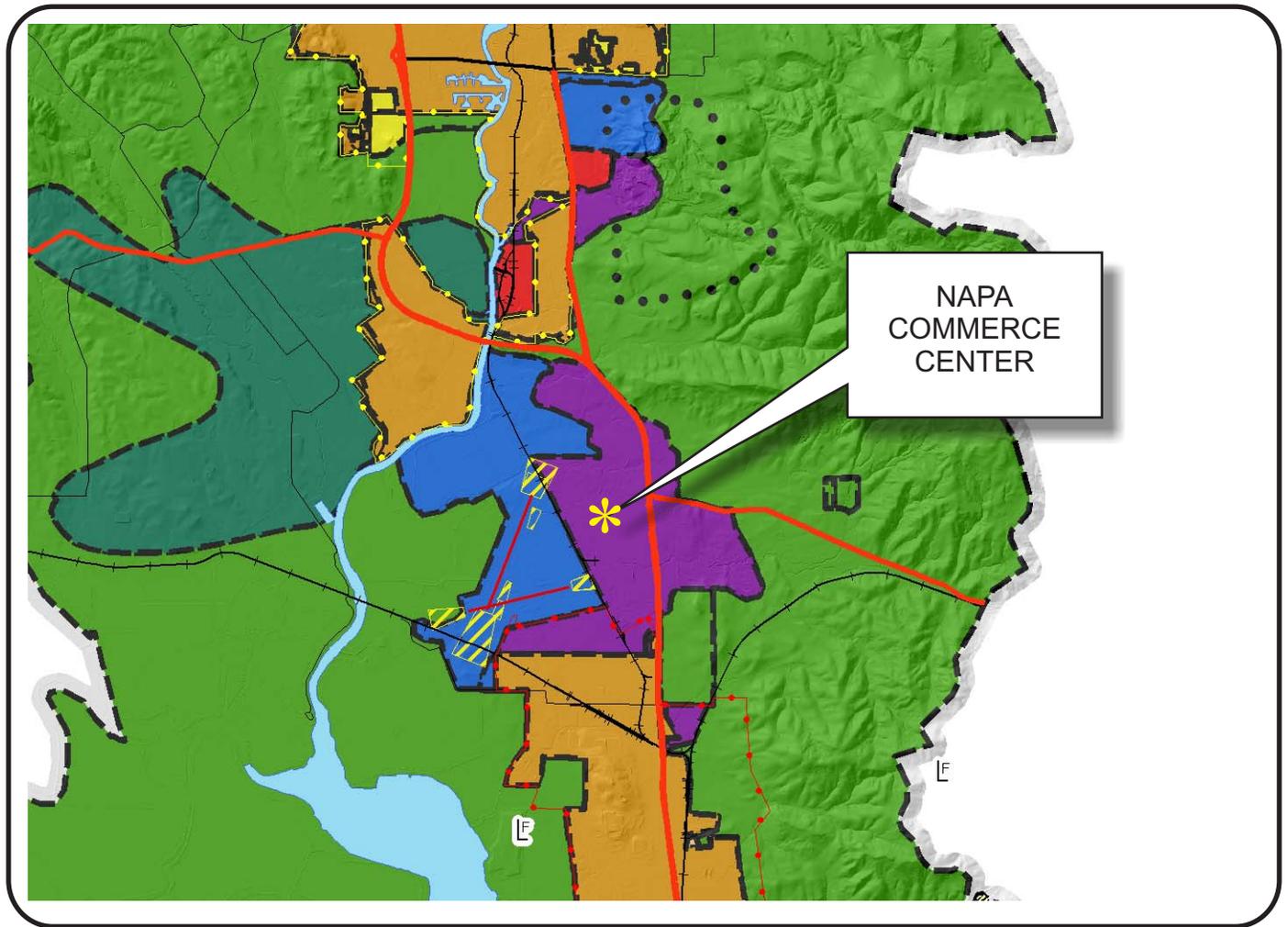


# NAPA COUNTY LAND USE PLAN 2008 - 2030



## LEGEND

### URBANIZED OR NON-AGRICULTURAL

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

### OPEN SPACE

-  Agriculture, Watershed & Open Space
-  Agricultural Resource

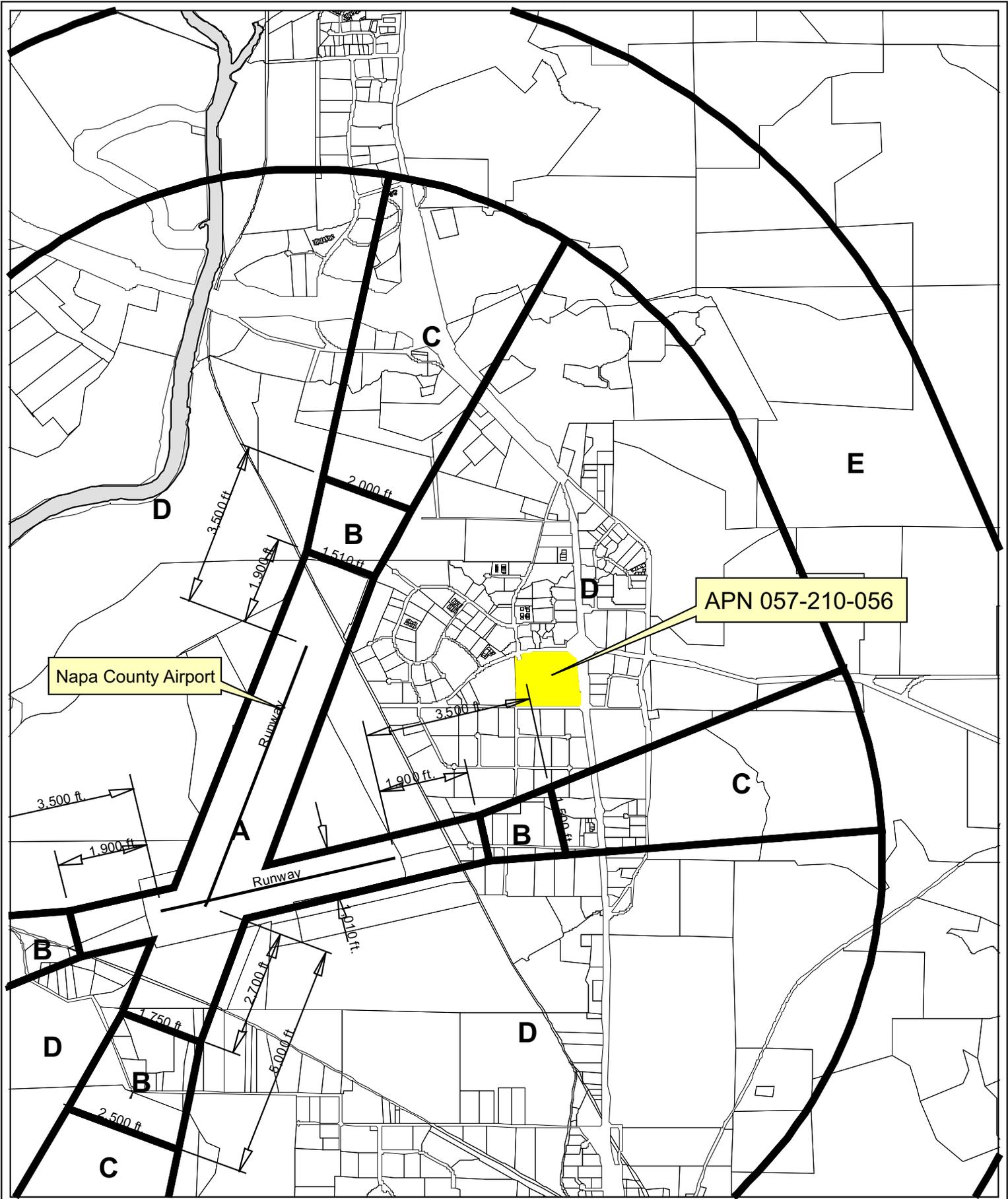
### TRANSPORTATION

-  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  
057-210-056  
03-18-2010  
2C UP





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



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

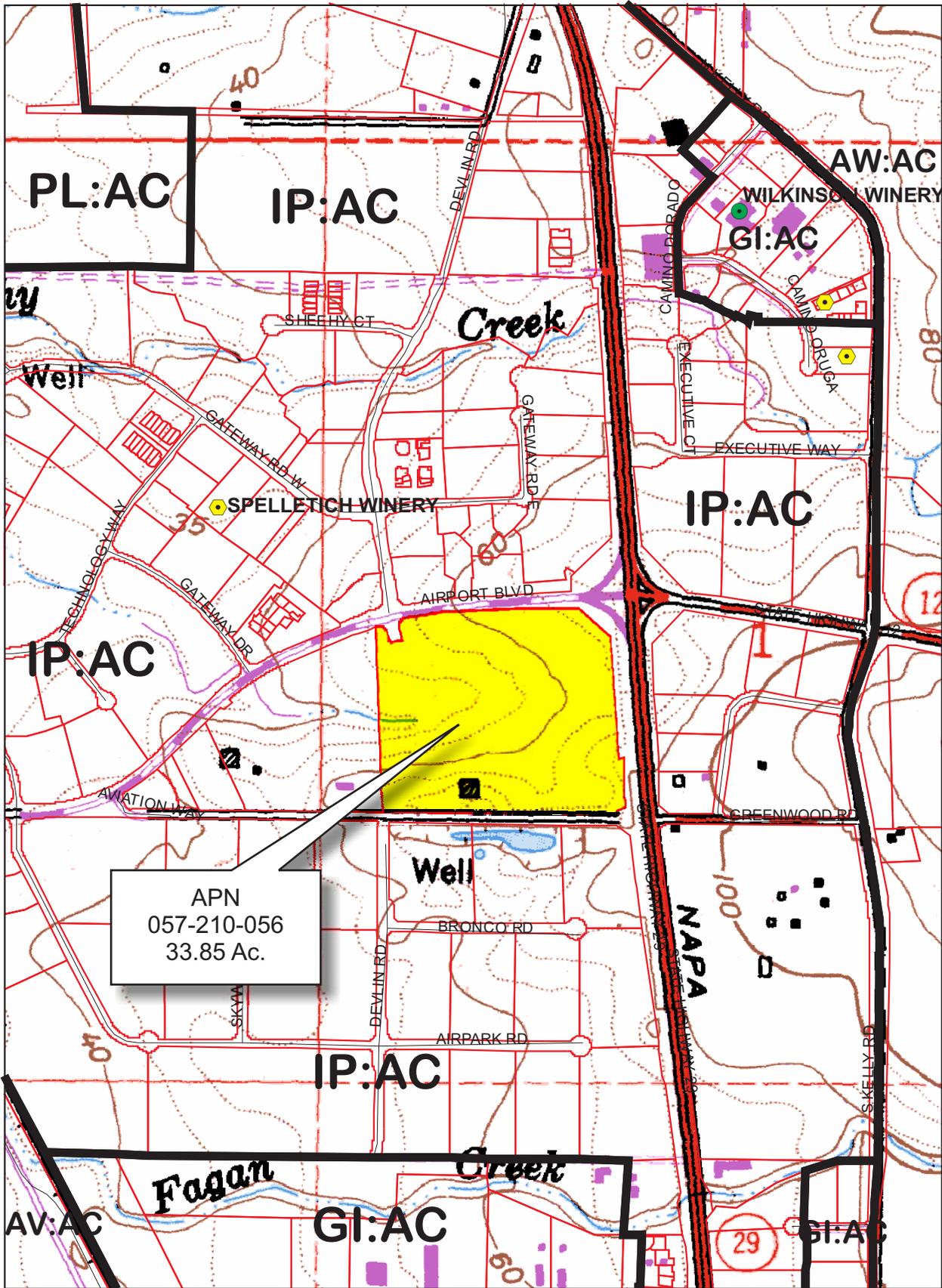
# Compatibility Plan

## Napa County Airport

0 700 1,400 2,800'

Napa County Conservation Division - 08/2009

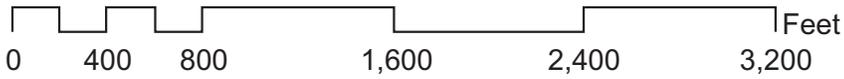
# NAPA COMMERCE CENTER



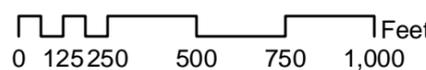
APN  
057-210-056  
33.85 Ac.



- Legend**
- Wineries in Vicinity - Producing
  - Wineries in Vicinity - Approved
  - Wineries in Vicinity - Pending
  - Zoning
  - Parcels



# South Hwy. 29 Setbacks



= Proposed Development

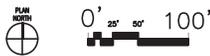
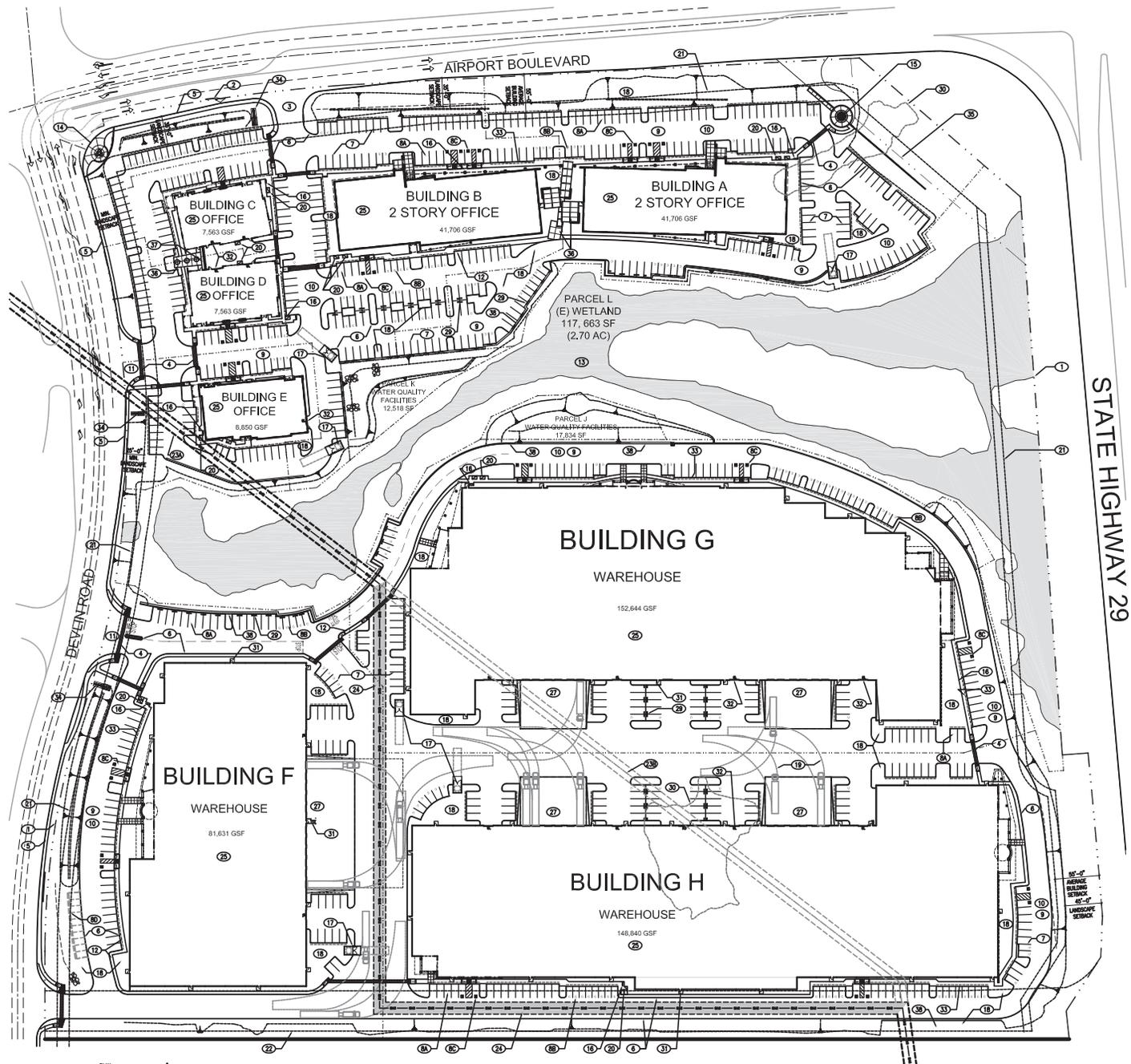
Conservation Development & Planning - 04/2010



### Legend

Parcels

# NAPA COMMERCE CENTER



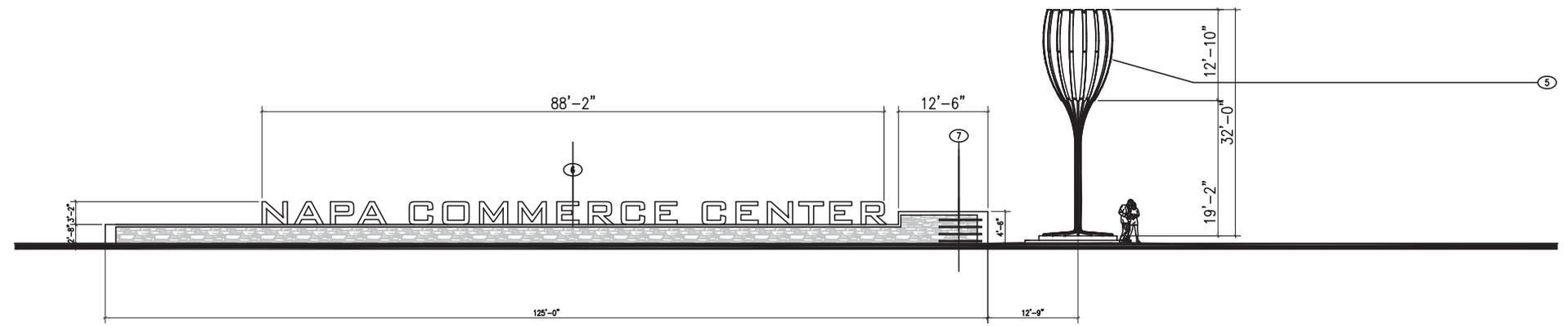
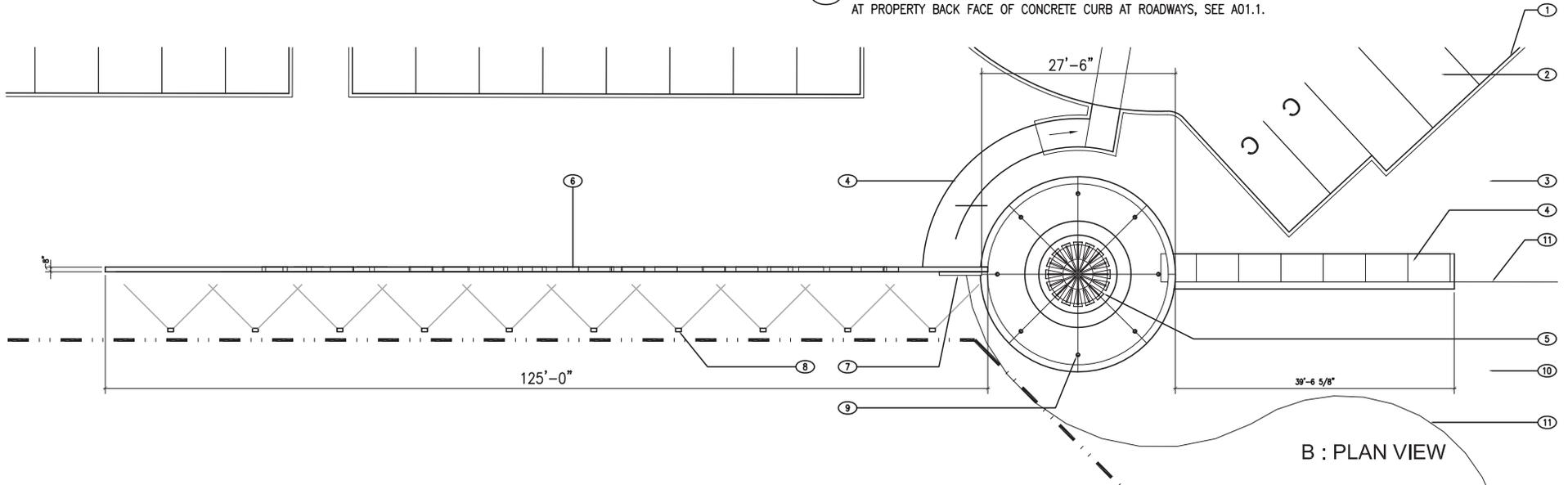
## PRELIMINARY SITE MASTER PLAN

1

# NAPA COMMERCE CENTER

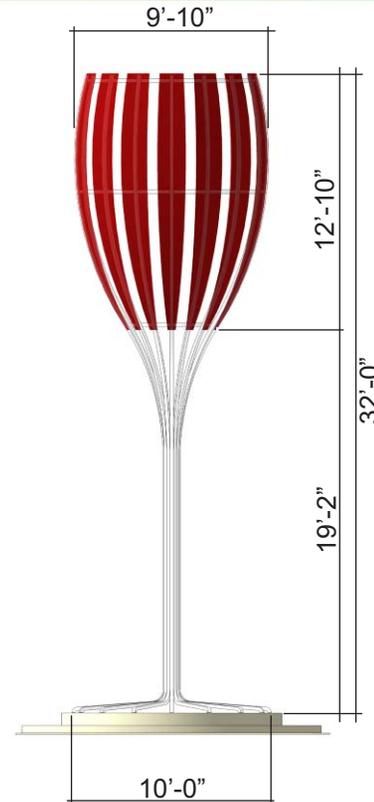
## KEYNOTES:

- ① TYPICAL 6" CONCRETE CURBS
- ② ASPHALTIC CONCRETE DRIVE AND PARKING SURFACE
- ③ LANDSCAPE AREA
- ④ 4'-0" WIDE MINIMUM CONCRETE WALKS
- ⑤ SITE SCULPTURE: 32' TALL WINE GLASS CONSTRUCTED FROM 16 x 2" x 2" SQUARE TUBE STEEL FRAMES, PAINTED WHITE (P5), EACH COLD FORMED TO WINE GLASS PROFILE, WELDED TOGETHER AND FACED WITH RED TRANSLUCENT POLYCARBONATE PANELS (TP1 SEE SHEET A04.1 & COLOR BOARD). SCULPTURE SITS ATOP A MULTI-LEVELLED 27'-6" DIAMETER CIRCULAR CONCRETE BASE OF BEIGE AND TERRA COTTA PIGMENTED CONCRETE.
- ⑥ PRIMARY SITE MONUMENT SIGNAGE. LINERAL WALL FEATURE WITH DIMENSIONAL LETTERS IN "TRADE GOTHIC" FONT THAT SIT ATOP LOW PORTION OF WALL AS SHOWN. WALL TO BE CAST IN PLACE CONCRETE FACED WITH STONE VENEER (SV1 SEE SHEET A04.1 AND COLOR BOARD). WALL EDGES TO BE SMOOTH CONCRETE PAINTED P5.
- ⑦ HORIZONTAL ALUMINUM ACCENT BARS AT TALL PORTION OF SIGN WALL, STACKED VERTICALLY AS SHOWN.
- ⑧ LOCATION OF ABOVE GROUND UPLIGHT FIXTURE FOR ILLUMINATION OF MONUMENT SIGNAGE. SEE DETAIL 16 ON SHEET A01.6. TYPICAL OF 10 AT THIS LOCATION
- ⑨ LOCATION OF FLUSH MOUNTED UPLIGHT FIXTURE FOR ILLUMINATION OF WINE GLASS SCULPTURE. 8 TOTAL. SEE DETAIL 15 ON SHEET A01.6
- ⑩ LAWN AREA
- ⑪ REDWOOD HEADER BOARD BETWEEN LAWN AREA AND ADJACENT LANDSCAPING. REDWOOD HEADERS TO TERMINATE AT PROPERTY BACK FACE OF CONCRETE CURB AT ROADWAYS, SEE A01.1.



## MONUMENT SIGNAGE AND SITE SCULPTURE

# NAPA COMMERCE CENTER



SITE SCULPTURE: 32' TALL WINE GLASS CONSTRUCTED FROM 16 x 2" x 2" SQUARE TUBE STEEL FRAMES, PAINTED WHITE (P5), EACH COLD FORMED TO WINE GLASS PROFILE, WELDED TOGETHER AND FACED WITH RED TRANSLUCENT POLYCARBONATE PANELS (TP1 SEE SHEET A04.1 & COLOR BOARD). SCULPTURE SITS ATOP A MULTI-LEVELLED 27'-6" DIAMETER CIRCULAR CONCRETE BASE OF BEIGE AND TERRA COTTA PIGMENTED CONCRETE.

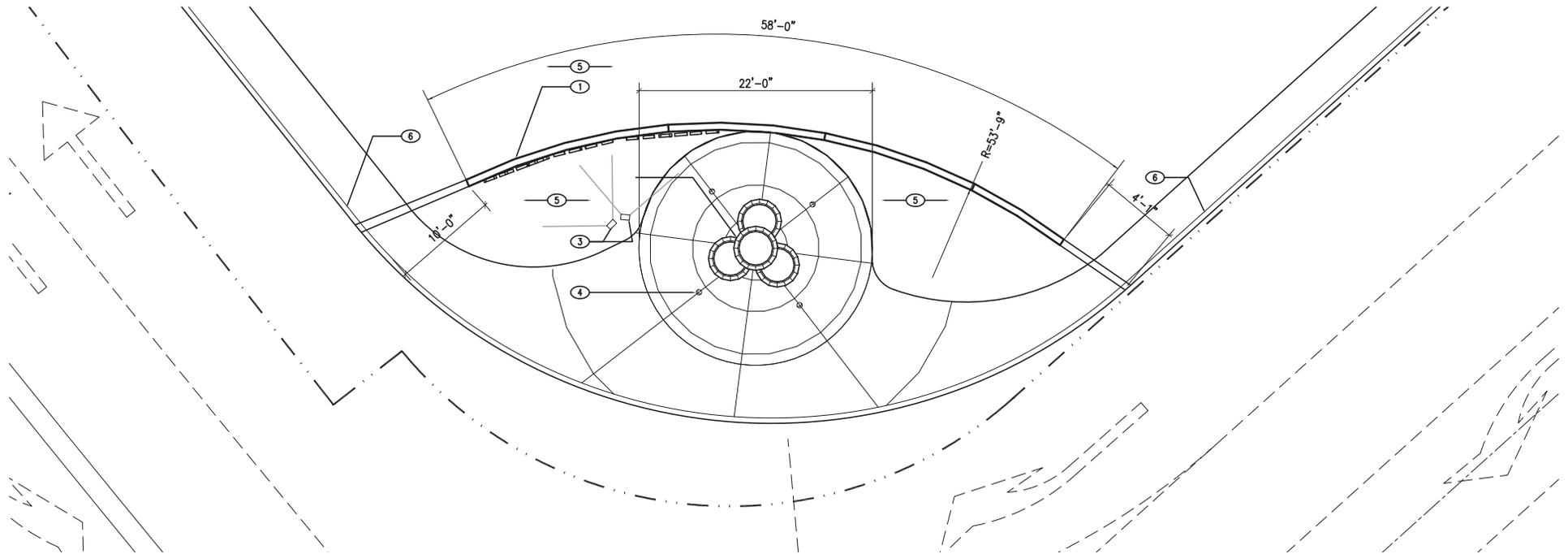
## MONUMENT SIGNAGE AND SITE SCULPTURE

# NAPA COMMERCE CENTER



## KEYNOTES:

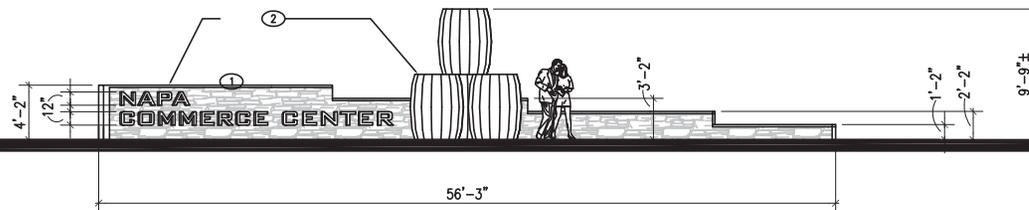
- ① SECONDARY SITE MONUMENT SIGNAGE. CURVED WALL FEATURE WITH DIMENSIONAL LETTERS IN "TRADE GOTHIC" FONT SURFACE MOUNTED TO WALL AS SHOWN. WALL TO BE CAST IN PLACE CONCRETE FACED WITH STONE VENEER (SV1 SEE SHEET A04.1 AND COLOR BOARD). WALL TO BE TOPPED WITH A 2" CAP OF SMOOTH CONCRETE PAINTED P5. END CAP TO TRANSITION INTO A 15" WIDE VERTICAL END CAP AT NORTH END OF WALL AS SHOWN.
- ② SITE SCULPTURE: 32' TALL STACK OF 4 RECYCLED WINE BARRELS. SCULPTURE SITS ATOP A 22'-0" DIAMETER CIRCULAR CONCRETE BASE OF BEIGE AND TERRA COTTA PIGMENTED CONCRETE.
- ③ LOCATION OF ABOVE GROUND UPLIGHT FIXTURE FOR ILLUMINATION OF MONUMENT SIGNAGE. SEE DETAIL 16 ON SHEET A01.6. TYPICAL OF 2 AT THIS LOCATION
- ④ LOCATION OF FLUSH MOUNTED UPLIGHT FIXTURE FOR ILLUMINATION OF WINE BARREL SCULPTURE. 4 TOTAL. SEE DETAIL 15 ON SHEET A01.6
- ⑤ LANDSCAPE AREA
- ⑥ 4'-0" WIDE CONCRETE WALKS



B : PLAN VIEW



PLAN  
NORTH

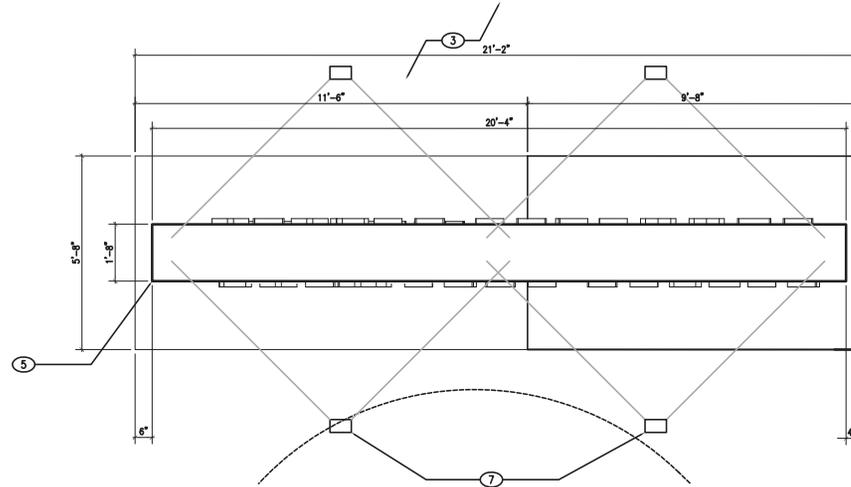


C : ELEVATION VIEW

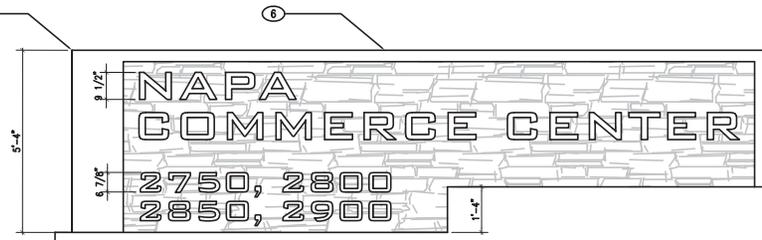


## MONUMENT SIGNAGE AND SITE SCULPTURE

# NAPA COMMERCE CENTER



B : PLAN VIEW



C : ELEVATION VIEW

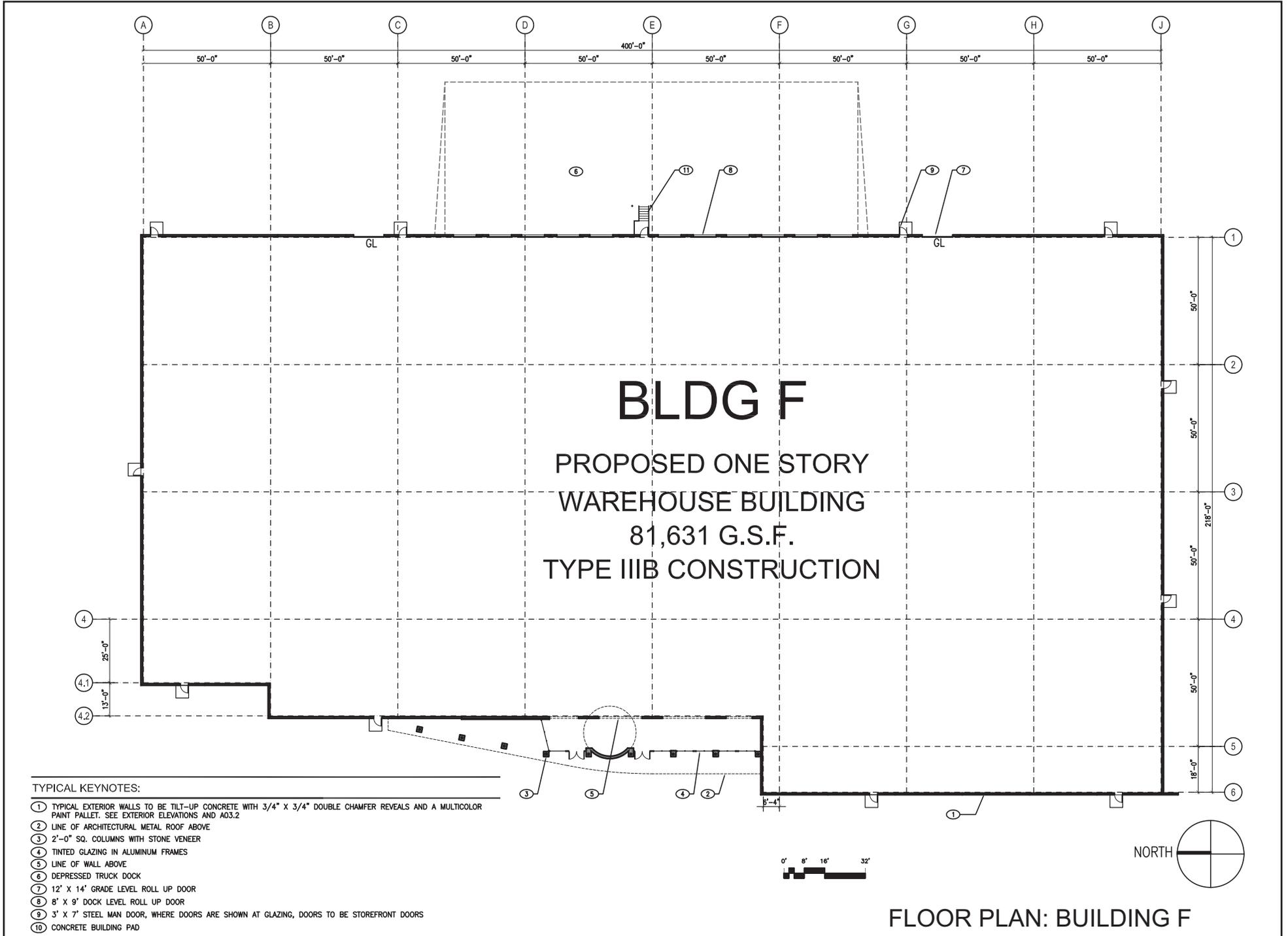
**KEYNOTES:**

- ① TYPICAL 6" CONCRETE CURBS
- ② ASPHALTIC CONCRETE DRIVE AND PARKING SURFACE
- ③ LANDSCAPE AREA
- ④ 4'-0" WIDE MINIMUM CONCRETE WALKS
- ⑤ PRIMARY SITE MONUMENT SIGNAGE. LINERAL WALL FEATURE WITH DIMENSIONAL LETTERS IN "TRADE GOTHIC" FONT THAT SIT ATOP LOW PORTION OF WALL AS SHOWN. WALL TO BE CAST IN PLACE CONCRETE FACED WITH STONE VENEER (SV1 SEE SHEET AD4.1 AND COLOR BOARD). WALL EDGES TO BE SMOOTH CONCRETE PAINTED P5.
- ⑥ HORIZONTAL ALUMINUM ACCENT BARS AT TALL PORTION OF SIGN WALL, STACKED VERTICALLY AS SHOWN.
- ⑦ LOCATION OF ABOVE GROUND UPLIGHT FIXTURE FOR ILLUMINATION OF MONUMENT SIGNAGE. SEE DETAIL 16 ON SHEET AD1.6. TYPICAL OF 10 AT THIS LOCATION
- ⑧ REDWOOD HEADER BOARD BETWEEN LAWN AREA AND ADJACENT LANDSCAPING. REDWOOD HEADERS TO TERMINATE AT PROPERTY BACK FACE OF CONCRETE CURB AT ROADWAYS, SEE AD1.1.

## TYPICAL SITE ENTRY SIGNAGE



# NAPA COMMERCE CENTER

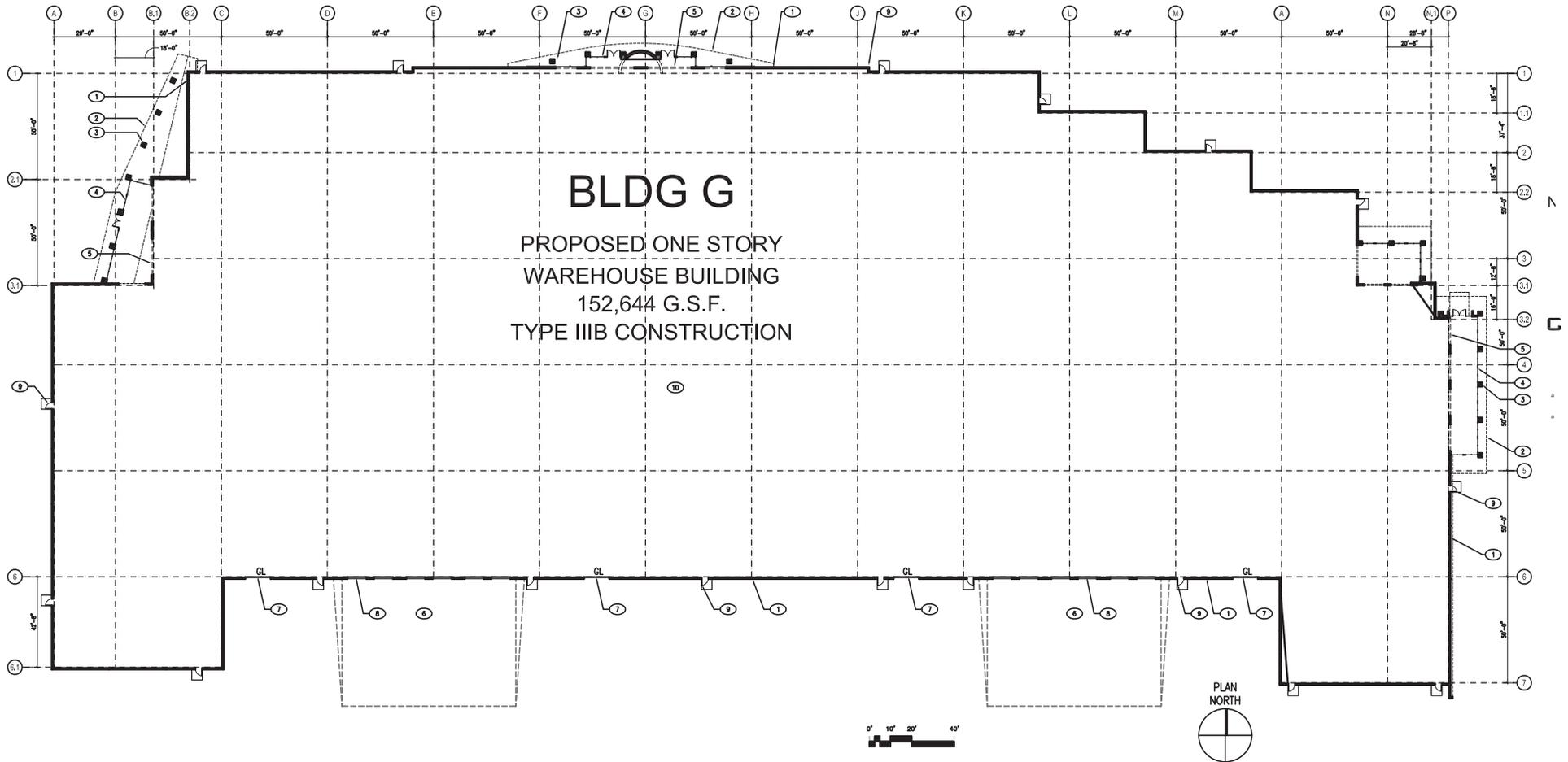


**TYPICAL KEYNOTES:**

- ① TYPICAL EXTERIOR WALLS TO BE TILT-UP CONCRETE WITH 3/4" X 3/4" DOUBLE CHAMFER REVEALS AND A MULTICOLOR PAINT PALLET. SEE EXTERIOR ELEVATIONS AND A03.2
- ② LINE OF ARCHITECTURAL METAL ROOF ABOVE
- ③ 2'-0" SQ. COLUMNS WITH STONE VENEER
- ④ TINTED GLAZING IN ALUMINUM FRAMES
- ⑤ LINE OF WALL ABOVE
- ⑥ DEPRESSED TRUCK DOCK
- ⑦ 12' X 14' GRADE LEVEL ROLL UP DOOR
- ⑧ 8' X 9' DOCK LEVEL ROLL UP DOOR
- ⑨ 3' X 7' STEEL MAN DOOR, WHERE DOORS ARE SHOWN AT GLAZING, DOORS TO BE STOREFRONT DOORS
- ⑩ CONCRETE BUILDING PAD

**FLOOR PLAN: BUILDING F**

# NAPA COMMERCE CENTER

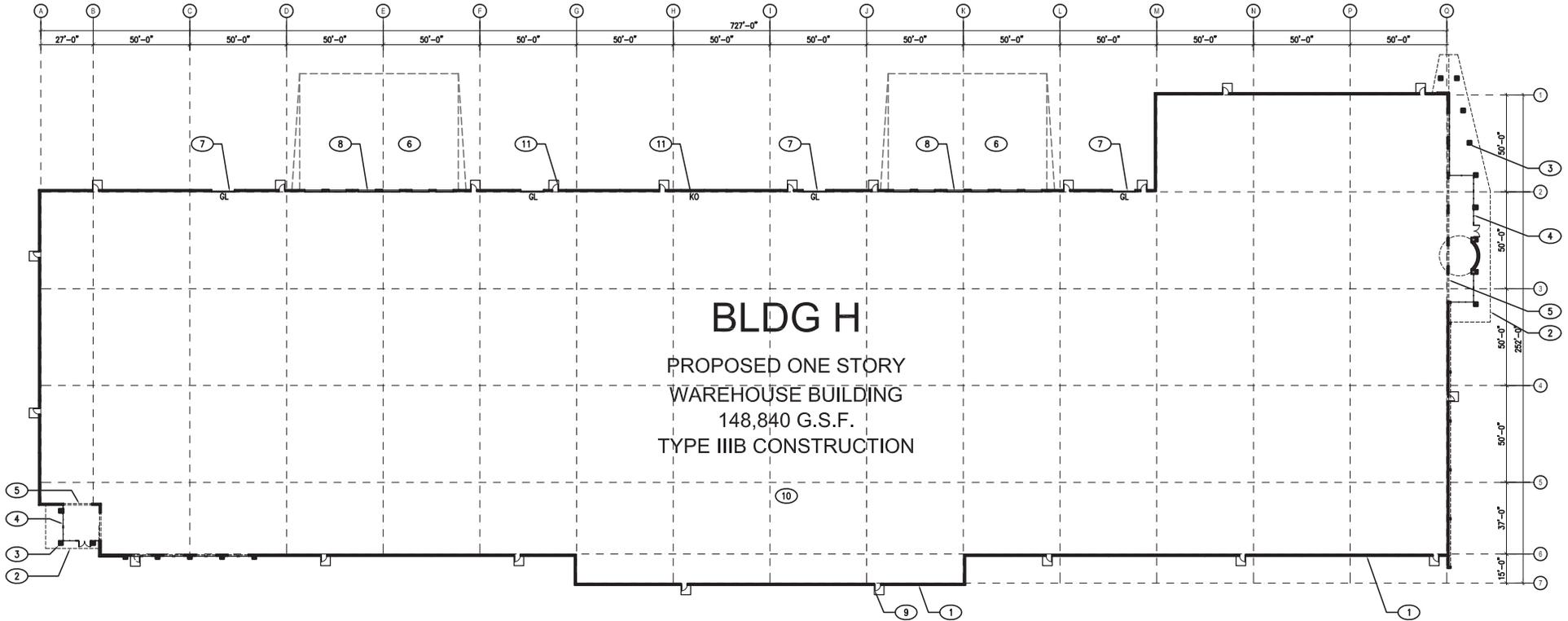


**TYPICAL KEYNOTES:**

- ① TYPICAL EXTERIOR WALLS TO BE TILT-UP CONCRETE WITH 3/4" X 3/4" DOUBLE CHAMFER REVEALS AND A MULTICOLOR PAINT PALLET. SEE EXTERIOR ELEVATIONS AND A03.3
- ② LINE OF ARCHITECTURAL METAL ROOF ABOVE
- ③ 2'-0" SQ. COLUMNS WITH STONE VENEER
- ④ TINTED GLAZING IN ALUMINUM FRAMES
- ⑤ LINE OF WALL ABOVE
- ⑥ DEPRESSED TRUCK DOCK
- ⑦ 12" X 14' GRADE LEVEL ROLL UP DOOR
- ⑧ 8' X 9' DOCK LEVEL ROLL UP DOOR
- ⑨ 3' X 7' STEEL MAN DOOR, WHERE DOORS ARE SHOWN AT GLAZING, DOORS TO BE STOREFRONT DOORS
- ⑩ CONCRETE BUILDING PAD

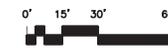
**FLOOR PLAN: BUILDING G**

# NAPA COMMERCE CENTER



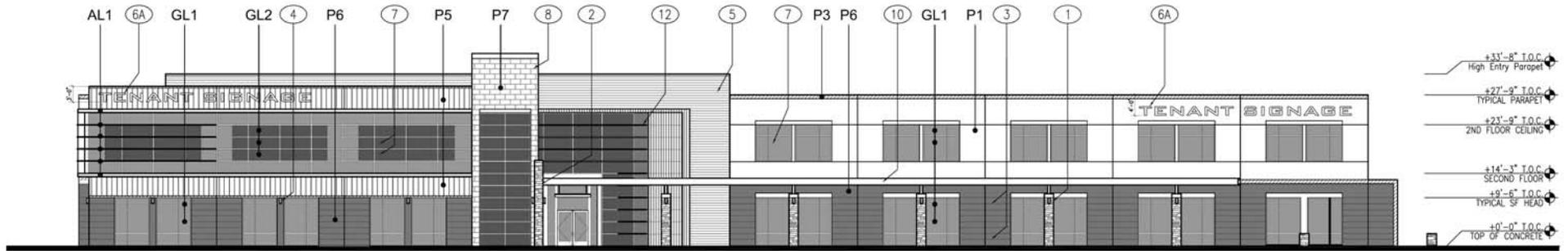
## TYPICAL KEYNOTES:

- ① TYPICAL EXTERIOR WALLS TO BE TILT-UP CONCRETE WITH 3/4" X 3/4" DOUBLE CHAMFER REVEALS AND A MULTICOLOR PAINT PALLET. SEE EXTERIOR ELEVATIONS AND A03.4
- ② LINE OF ARCHITECTURAL METAL ROOF ABOVE
- ③ 2'-0" SQ. COLUMNS WITH STONE VENEER
- ④ TINTED GLAZING IN ALUMINUM FRAMES
- ⑤ LINE OF WALL ABOVE
- ⑥ DEPRESSED TRUCK DOCK
- ⑦ 12' X 14' GRADE LEVEL ROLL UP DOOR
- ⑧ 8' X 9' DOCK LEVEL ROLL UP DOOR
- ⑨ 3' X 7' STEEL MAN DOOR, WHERE DOORS ARE SHOWN AT GLAZING, DOORS TO BE STOREFRONT DOORS
- ⑩ CONCRETE BUILDING PAD
- ⑪ LOCATION OF KNOCK-OUT PANEL

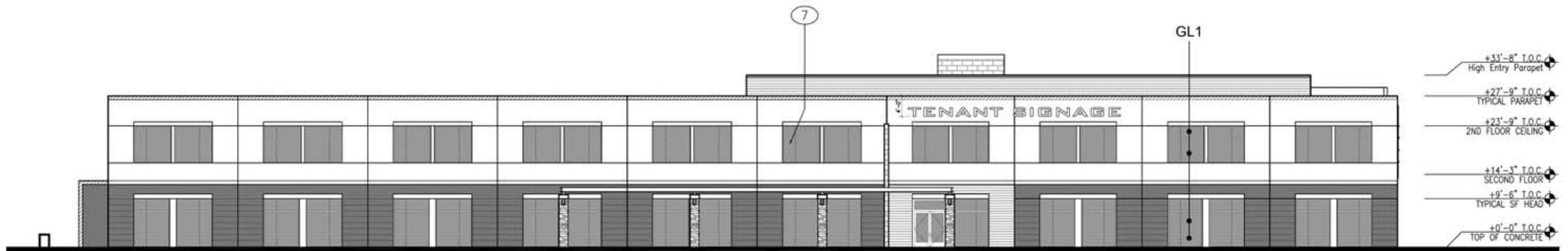


## FLOOR PLAN: BUILDING H

# NAPA COMMERCE CENTER



NORTH

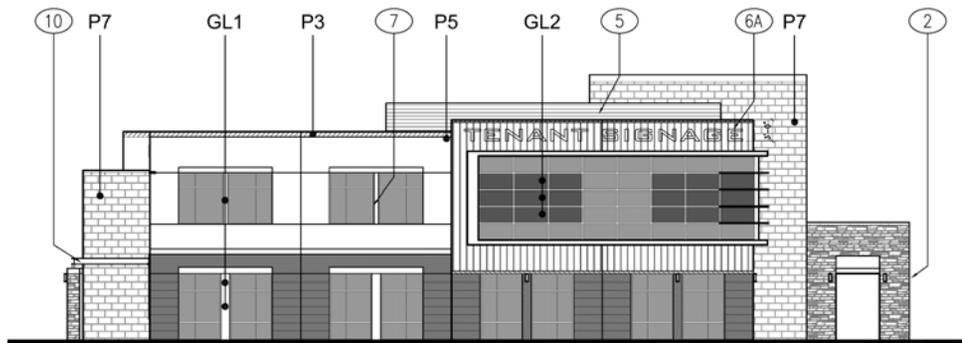


SOUTH

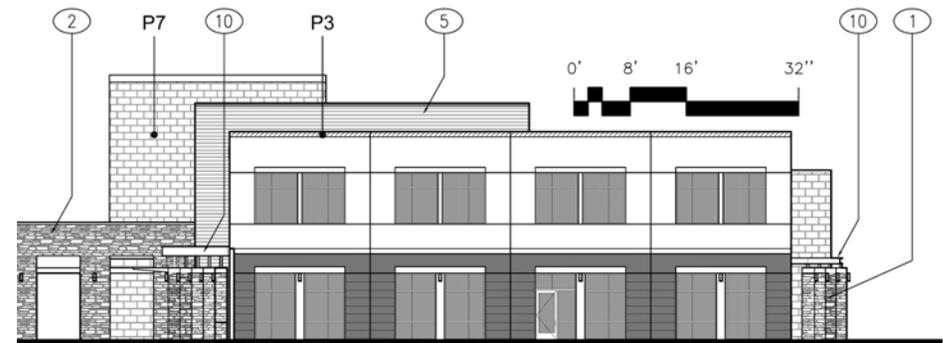


BUILDING A ELEVATIONS (BUILDING B SIMILAR OPP. HAND)

1" = 16'-0"



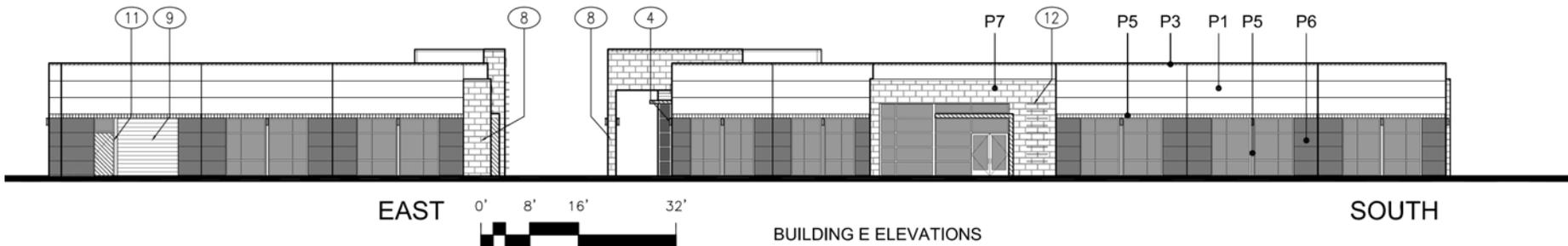
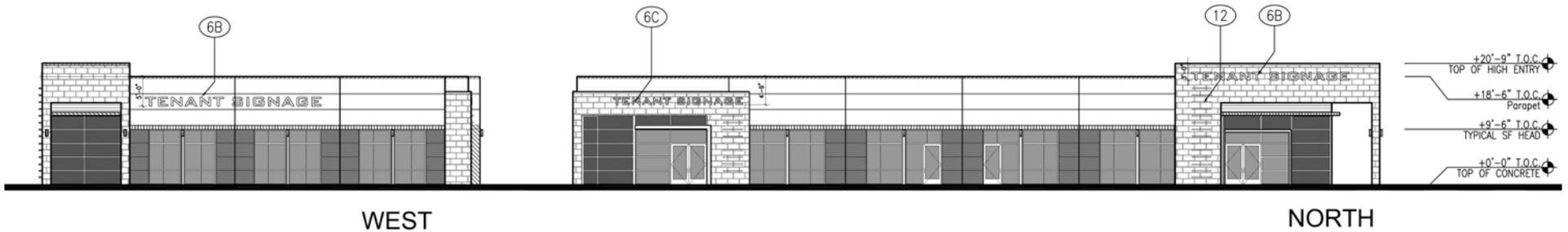
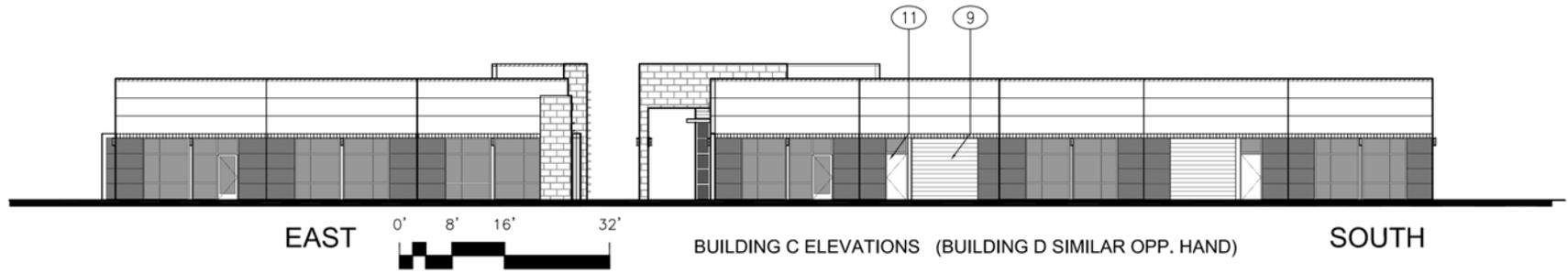
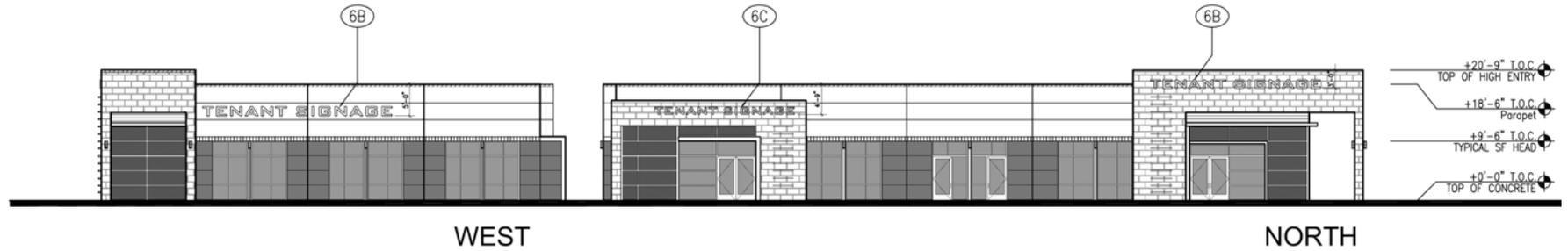
EAST



WEST

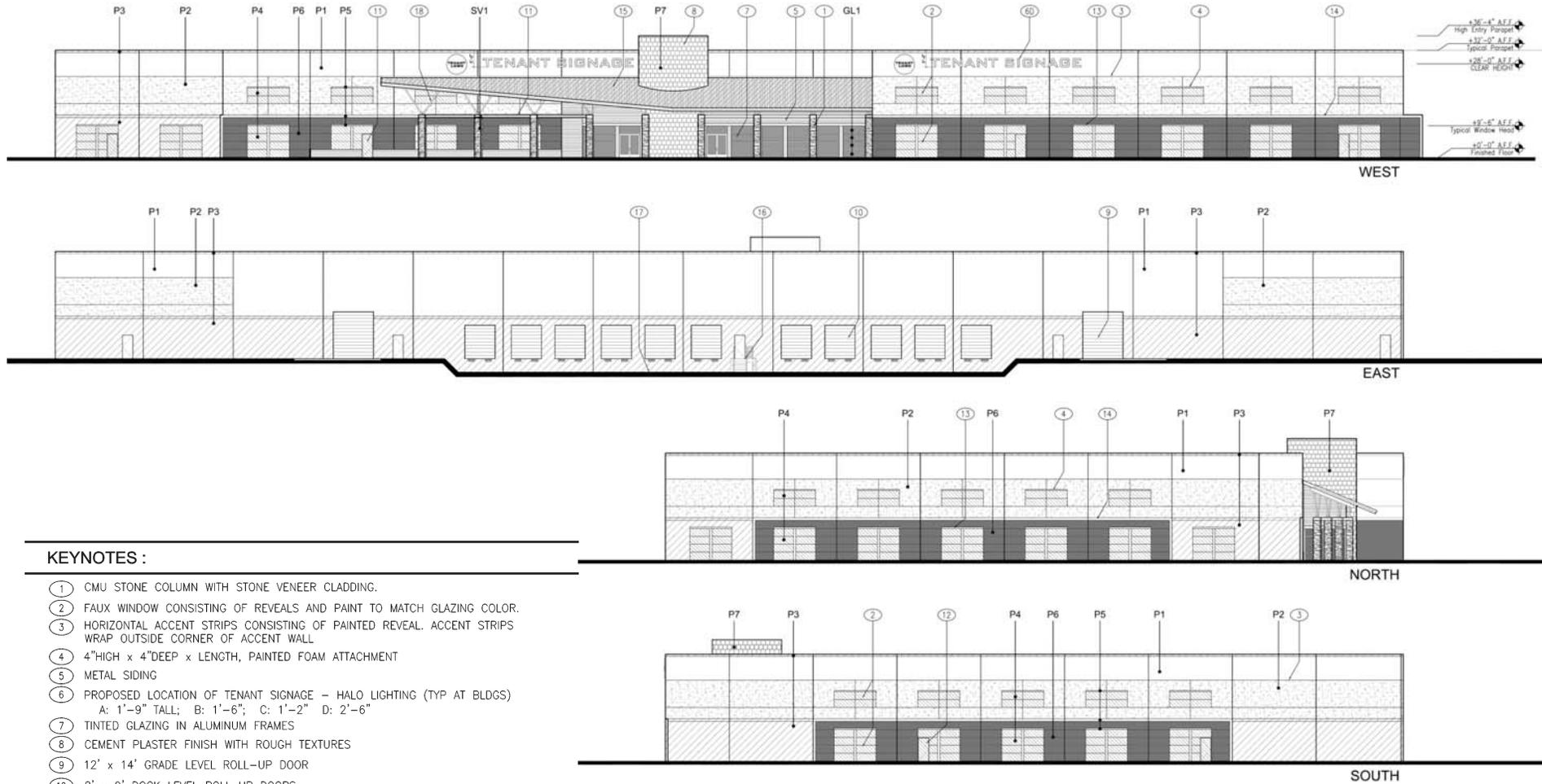
## ELEVATIONS: BUILDINGS A & B

# NAPA COMMERCE CENTER



## ELEVATIONS: BUILDINGS C & D

# NAPA COMMERCE CENTER



**KEYNOTES :**

- ① CMU STONE COLUMN WITH STONE VENEER CLADDING.
- ② FAUX WINDOW CONSISTING OF REVEALS AND PAINT TO MATCH GLAZING COLOR.
- ③ HORIZONTAL ACCENT STRIPS CONSISTING OF PAINTED REVEAL. ACCENT STRIPS WRAP OUTSIDE CORNER OF ACCENT WALL
- ④ 4" HIGH x 4" DEEP x LENGTH, PAINTED FOAM ATTACHMENT
- ⑤ METAL SIDING
- ⑥ PROPOSED LOCATION OF TENANT SIGNAGE - HALO LIGHTING (TYP AT BLDGS)  
A: 1'-9" TALL; B: 1'-6"; C: 1'-2" D: 2'-6"
- ⑦ TINTED GLAZING IN ALUMINUM FRAMES
- ⑧ CEMENT PLASTER FINISH WITH ROUGH TEXTURES
- ⑨ 12' x 14' GRADE LEVEL ROLL-UP DOOR
- ⑩ 8' x 9' DOCK LEVEL ROLL UP DOORS
- ⑪ STEEL C-CHANNEL ARCHITECTURAL ACCENTS
- ⑫ 3'X7' STEEL MAN DOORS
- ⑬ 5" HIGH x 6" DEEP x LENGTH, PAINTED FOAM ATTACHMENT
- ⑭ 9" HIGH x 12" DEEP x LENGTH, PAINTED FOAM ATTACHMENT
- ⑮ ARCHITECTURAL METAL ROOF OVER WOOD FRAMING ATOP EXPOSED GLUE LAM BEAMS
- ⑯ N/A
- ⑰ DEPRESSED DOCK
- ⑱ ARCHITECTURAL TUBE STEEL SUPPORTS, SIZE TO BE DETERMINED.

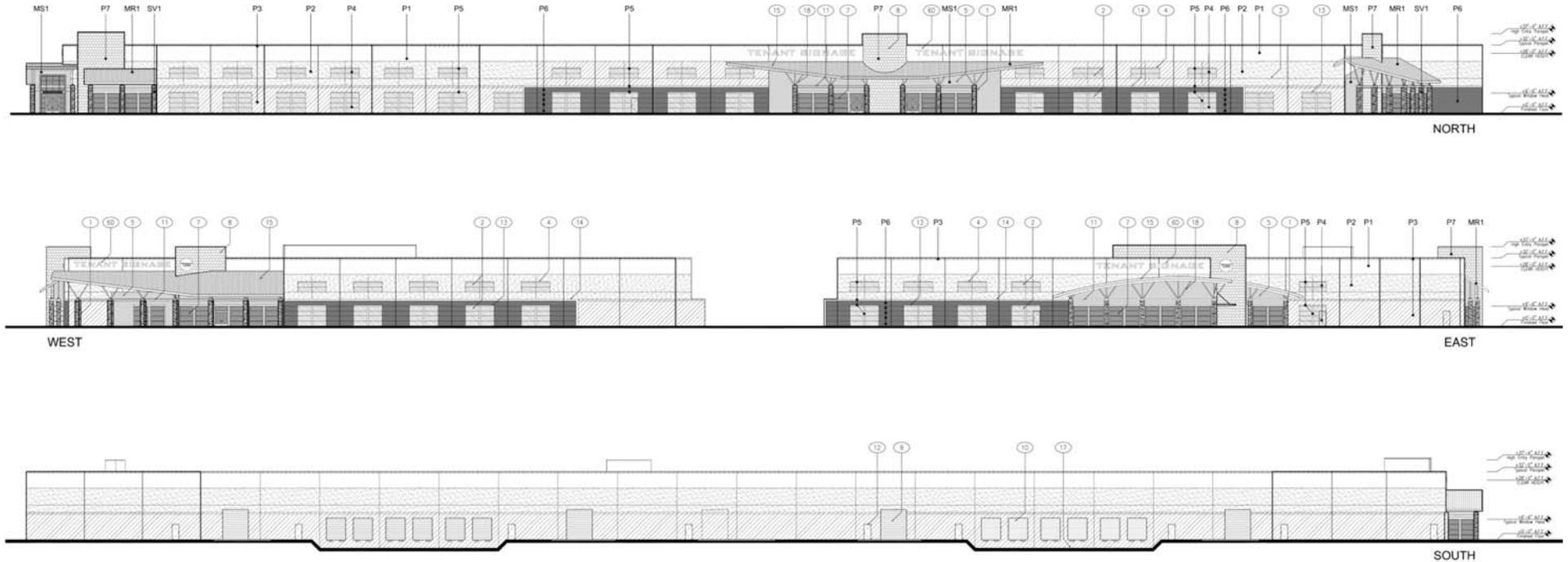


BUILDING F ELEVATIONS  
1" = 16'-0"

1

## ELEVATIONS: BUILDING F

# NAPA COMMERCE CENTER



## KEYNOTES :

- ① CMU STONE COLUMN WITH STONE VENEER CLADDING.
- ② FAUX WINDOW CONSISTING OF REVEALS AND PAINT TO MATCH GLAZING COLOR.
- ③ HORIZONTAL ACCENT STRIPS CONSISTING OF PAINTED REVEAL. ACCENT STRIPS WRAP OUTSIDE CORNER OF ACCENT WALL
- ④ 4" HIGH x 4" DEEP x LENGTH, PAINTED FOAM ATTACHMENT
- ⑤ METAL SIDING
- ⑥ PROPOSED LOCATION OF TENANT SIGNAGE - HALO LIGHTING (TYP AT BLDGS)  
A: 1'-9" TALL; B: 1'-6"; C: 1'-2" D: 2'-6"
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- ⑧ CEMENT PLASTER FINISH WITH ROUGH TEXTURES
- ⑨ 12' x 14' GRADE LEVEL ROLL-UP DOOR
- ⑩ 8' x 9' DOCK LEVEL ROLL UP DOORS
- ⑪ STEEL C-CHANNEL ARCHITECTURAL ACCENTS
- ⑫ 3'x7' STEEL MAN DOORS
- ⑬ 5" HIGH x 6" DEEP x LENGTH, PAINTED FOAM ATTACHMENT
- ⑭ 9" HIGH x 12" DEEP x LENGTH, PAINTED FOAM ATTACHMENT
- ⑮ ARCHITECTURAL METAL ROOF OVER WOOD FRAMING ATOP EXPOSED GLUE LAM BEAMS
- ⑯ N/A
- ⑰ DEPRESSED DOCK
- ⑱ ARCHITECTURAL TUBE STEEL SUPPORTS, SIZE TO BE DETERMINED.

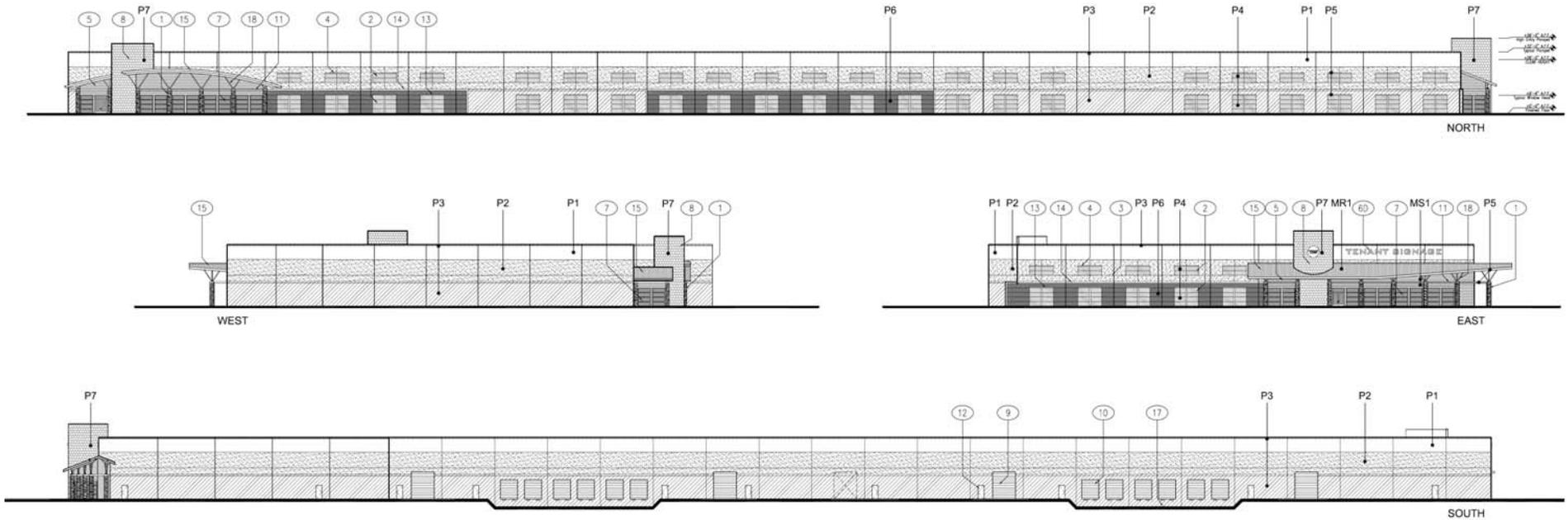


BUILDING G ELEVATIONS:  
1" = 20'-0"

1

ELEVATIONS: BUILDING G

# NAPA COMMERCE CENTER



## KEYNOTES :

- ① CMU STONE COLUMN WITH STONE VENEER CLADDING.
- ② FAUX WINDOW CONSISTING OF REVEALS AND PAINT TO MATCH GLAZING COLOR.
- ③ HORIZONTAL ACCENT STRIPS CONSISTING OF PAINTED REVEAL. ACCENT STRIPS WRAP OUTSIDE CORNER OF ACCENT WALL
- ④ 4"HIGH x 4"DEEP x LENGTH, PAINTED FOAM ATTACHMENT
- ⑤ METAL SIDING
- ⑥ PROPOSED LOCATION OF TENANT SIGNAGE – HALO LIGHTING (TYP AT BLDGS)  
A: 1'-9" TALL; B: 1'-6"; C: 1'-2" D: 2'-6"
- ⑦ TINTED GLAZING IN ALUMINUM FRAMES
- ⑧ CEMENT PLASTER FINISH WITH ROUGH TEXTURES
- ⑨ 12' x 14' GRADE LEVEL ROLL-UP DOOR
- ⑩ 8' x 9' DOCK LEVEL ROLL UP DOORS
- ⑪ STEEL C-CHANNEL ARCHITECTURAL ACCENTS
- ⑫ 3'x7' STEEL MAN DOORS
- ⑬ 5"HIGH x 6"DEEP x LENGTH, PAINTED FOAM ATTACHMENT
- ⑭ 9"HIGH x 12"DEEP x LENGTH, PAINTED FOAM ATTACHMENT
- ⑮ ARCHITECTURAL METAL ROOF OVER WOOD FRAMING ATOP EXPOSED GLUE LAM BEAMS
- ⑯ N/A
- ⑰ DEPRESSED DOCK
- ⑱ ARCHITECTURAL TUBE STEEL SUPPORTS, SIZE TO BE DETERMINED.



BUILDING H ELEVATIONS:  
1" = 30'-0"

1

## ELEVATIONS: BUILDING H

# NAPA COMMERCE CENTER



BUILDING A : NORTH EAST CORNER AND BUILDING ENTRY  
(BUILDING B SIMILAR OPPOSITE HAND)

A2



BUILDING A : NORTH ENTRY  
(BUILDING B SIMILAR OPPOSITE HAND)

A1



BUILDING F : WEST ENTRY

F1



BUILDING C : NORTH WEST ENTRY  
(BUILDINGS D & E SIMILAR)

C1



BUILDING H : EAST ENTRY

H1



BUILDING G : EAST ENTRY

G1

## EXTERIOR FINISHES :

GL1 : EXTERIOR GLAZING 1



GL2 : EXTERIOR GLAZING 2



MR1 : STANDING SEAM METAL ROOF



MS1 : METAL WALL PANELS



SV1 : STONE VENEER



WD1 : STAINED & SEALED EXPOSED WOOD



TP1 : TRANSLUCENT POLYCARBONATE PANELS



AL1 : ALUMINUM MULLIONS



P1 : PAINT 1



P2 : PAINT 2



P3 : PAINT 3



P4 : PAINT 4



P5 : PAINT 5



P6 : PAINT 6



P7 : PAINT 7



## EXTERIOR FINISHES

# NAPA COMMERCE CENTER



## PLANT LIST

TREES			
	<i>Cercis canadensis</i>	Eastern Redbud	15 Gallon 61
	<i>Lagerstroemia Natchez</i>	White Crepe Myrtle	15 Gallon 8
	<i>Lagerstroemia Tuscarora</i>	Coral Crepe Myrtle	15 Gallon 53
	<i>Pistachia chinensis</i>	Chinese Pistache	15 Gallon 60
	<i>Platanus a. "Bloodgood"</i>	London Plane	15 Gallon 24
	<i>Quercus agrifolia</i>	Coast Live Oak	15 Gallon 61
	<i>Quercus lobata</i>	Valley Oak	15 Gallon 42
	<i>Sapinum sebiferum</i>	Tallow Tree	15 Gallon 15
	<i>Sequoia Aptos Blue</i>	Redwood	15 Gallon 52
SHRUBS			
	<i>Azalea Redbird</i>	NCN	5 Gallon
	<i>Arcostaphylos Howard McMinn</i>	Manzanita	5 Gallon
	<i>Camellia s. Shishi Gashira</i>	Camellia	5 Gallon
	<i>Camellia s. Bonanza</i>	Camellia	5 Gallon
	<i>Ceanothus Skyark</i>	California Lilac	5 Gallon
	<i>Cotoneaster lacteus</i>	NCN	5 Gallon
	<i>Gardenia vetchil</i>	Gardenia	5 Gallon
	<i>Grevilla noellii</i>	NCN	5 Gallon
	<i>Hemotocallis evergreen hybrid</i>	Day Lily	1 Gallon
	<i>Heteromeles arbutifolia</i>	Toyon	5 Gallon
	<i>Lavandula angustifolia</i>	English Lavender	5 Gallon
	<i>Loropetalum Razzleberry</i>	Chinese Razzleberry	5 Gallon
	<i>Miscanthus Yaku Jima</i>	Eulalia Grass	5 Gallon
	<i>Raphiolepis Pink Lady</i>	India Hawthorne	5 Gallon
	<i>Rosa red meidiland</i>	Red Meidiland Rose	2 Gallon
	<i>Rosemarinus Tuscan Blue</i>	Tuscan Rosemary	5 Gallon
	<i>Viburnum Spring Bouquet</i>	Spring Bouquet	5 Gallon
GROUND COVER			
	<i>Cotoneaster lowfast</i>	NCN	1 Gallon
	<i>Gazania Yellow</i>	NCN	1 Gallon
	<i>Mycoporum parvifolia</i>	NCN	1 Gallon
	<i>Trachelospermum jasminoides</i>	Star Jasmine	1 Gallon
	<i>Vinca minor</i>	Periwinkle	1 Gallon
VEGETATED SLOPES			
	<i>Festuca rubra, sheeps, hard</i>	No Mow Grass Blend	Hydroseed
WETLANDS BUFFER PLANTINGS-REGIONAL NATIVES			
	<i>Acer macrophyllum</i>	Big Leaf Maple	24" Box
	<i>Acer negundo</i>	California Box Elder	24" Box
	<i>Cercis occidentalis</i>	Western Redbud	24" Box
	<i>Fraxinus latifolia</i>	Oregon Ash	24" Box
	<i>Quercus agrifolia</i>	Coast Live Oak	24" Box
	<i>Quercus lobata</i>	Valley Oak	24" Box
	<i>Salix laevigata</i>	Red Willow	5 Gallon
	<i>Umbellularia californica</i>	California Bay	24" Box
	<i>Artemisia douglasiana</i>	Douglas mugwort	1 Gallon
	<i>Baccharis pilularis</i>	Dwf. Coyote Bush	1 Gallon
	<i>Carex thivais</i>	Berkley Sedge	1 Gallon
	<i>Carex pansa</i>	California Meadow Sedge	1 Gallon
	<i>Ceanothus velutinus 'Hooker'</i>	Hookers Ceanothus	1 Gallon
	<i>Epilobium carnum</i>	California fuchsia	1 Gallon
	<i>Equisetum scirpoides</i>	Dwarf Scouring Rush	1 Gallon
	<i>Heteromeles arbutifolia</i>	Toyon	1 Gallon
	<i>Juncus patens</i>	California Grey Rush	1 Gallon
	<i>Leymus triticoides</i>	Creeping Wild Rye	1 Gallon
	<i>Lupinus polyphyllus</i>	Streamside Lupine	1 Gallon
	<i>Nahional aquifolium</i>	Oregon Grape	1 Gallon
	<i>Mimulus cardinalis</i>	Scarlet Monkeyflower	1 Gallon
	<i>Mimulus guttatus</i>	Yellow Monkeyflower	1 Gallon
	<i>Mimulus pulchellus</i>	Red Sticky Monkeyflower	1 Gallon
	<i>Muhlenbergia rigens</i>	Deer Grass	1 Gallon
	<i>Nassella pulchra</i>	Purple Needlegrass	1 Gallon
	<i>Rosa californica</i>	California Wild Rose	1 Gallon
	<i>Rhamnus californica</i>	California Coffeeberry	5 Gallon
	<i>Vitis californica</i>	California Wild Grape	1 Gallon

**Wetlands Buffer Notes**  
 The areas designated with the hatch pattern to the left represent the Wetlands Buffer Zone. These areas are to receive only regionally native plantings (the plant palette is above), and drip irrigation. No plants shall be incorporated directly into the wetlands proper (designated by a solid line). The area represented by the hatch pattern to the left shall receive temporary irrigation. This area falls into the "Wetlands Setback Area" denoted with a dashed line. This area shall receive 1/2" polyethylene flexible tubing placed on-grade so that the soils in this area are not disturbed. This area shall have a separate control valve that can be shut off/removed when the new plantings have been sufficiently established. Irrigation can be left in place for potential future drought conditions.

**IRRIGATION DESIGN NOTES**  
 Irrigation system will be designed to comply with Napa Sanitation District recycled water requirements, Napa County Airport Area Specific Plan and EIR. Design shall include a fully automatic irrigation system consisting of low volume water conveyance features including subterranean drip emission, ET controls and other water saving features.  
 Long term erosion control blankets shall be installed on water quality swales and a 2" layer of bark mulch shall cover planting areas.

## LANDSCAPING PLAN