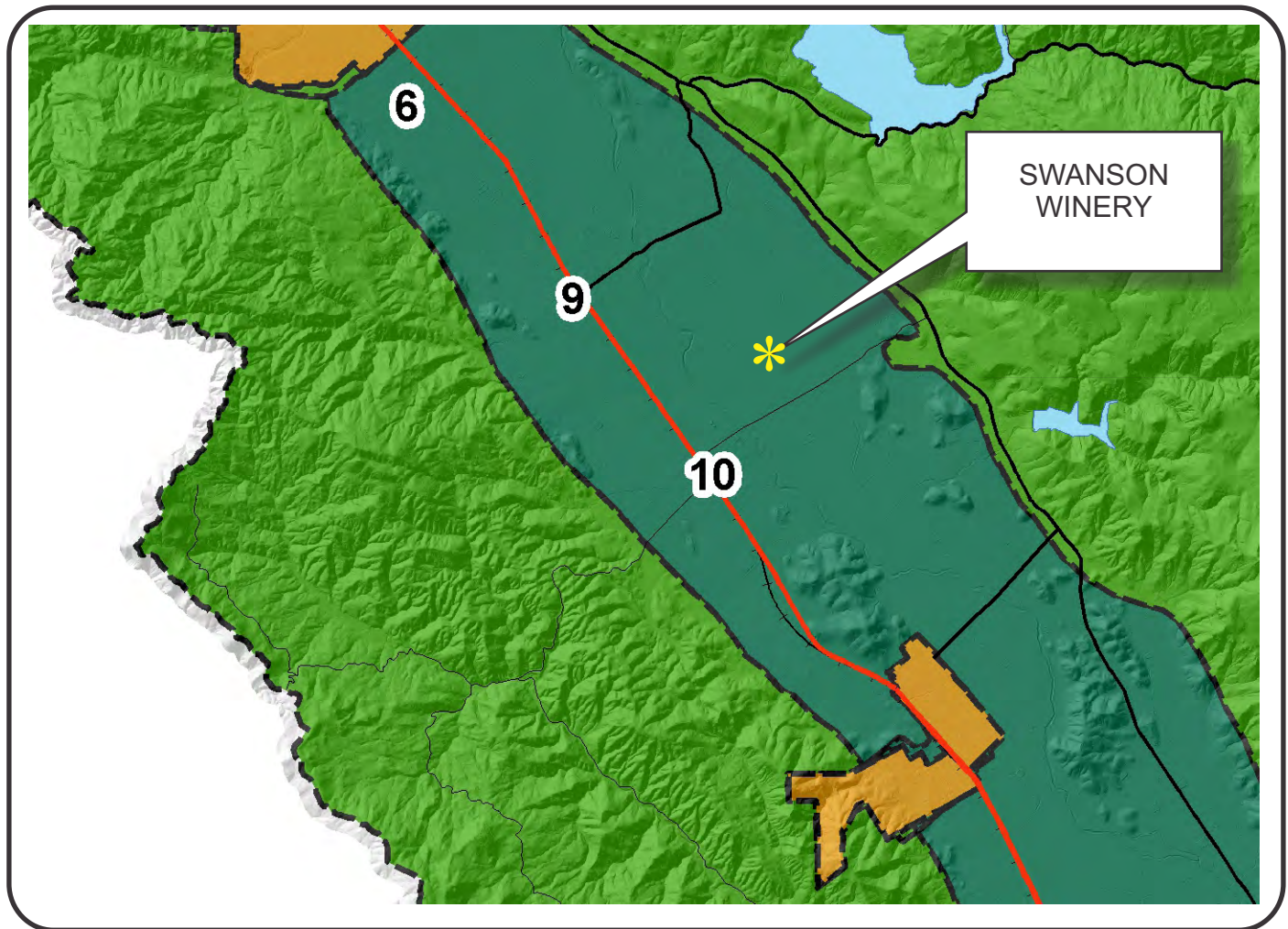








NAPA COUNTY LAND USE PLAN 2008 - 2030





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
04-25-2012
7B UP

SCALE IN MILES
0 2



APN
031-040-033
73.99 Ac.

Swanson Winery

Oakville Creek

SADDLEBACK CELLARS

VILLA RAGAZZI

OPUS ONE WINERY

NAPA WINE CO

Oakville Winery

ASHE VINEYARD & WINERY

Windmill

Legend

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

0 500 1,000 2,000 3,000 4,000 Feet

04-25-2012 7B UP

Napa County Conservation Development and Planning Department

Swanson_Winery_up1.cdr

SWANSON WINERY



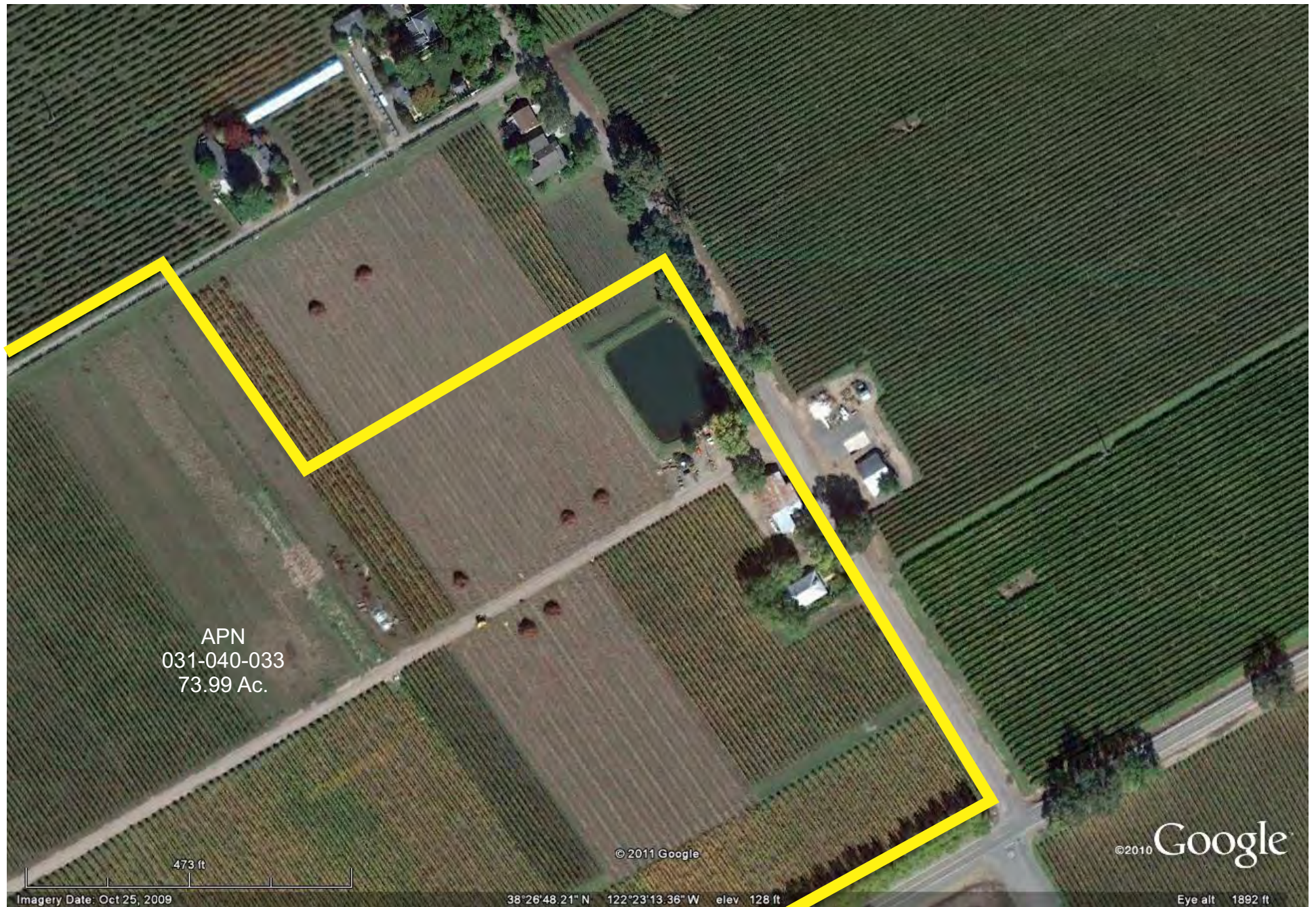
OVERALL EXISTING CONDITIONS

04-25-2012 7B UP

Napa County Conservation
Development and Planning Department

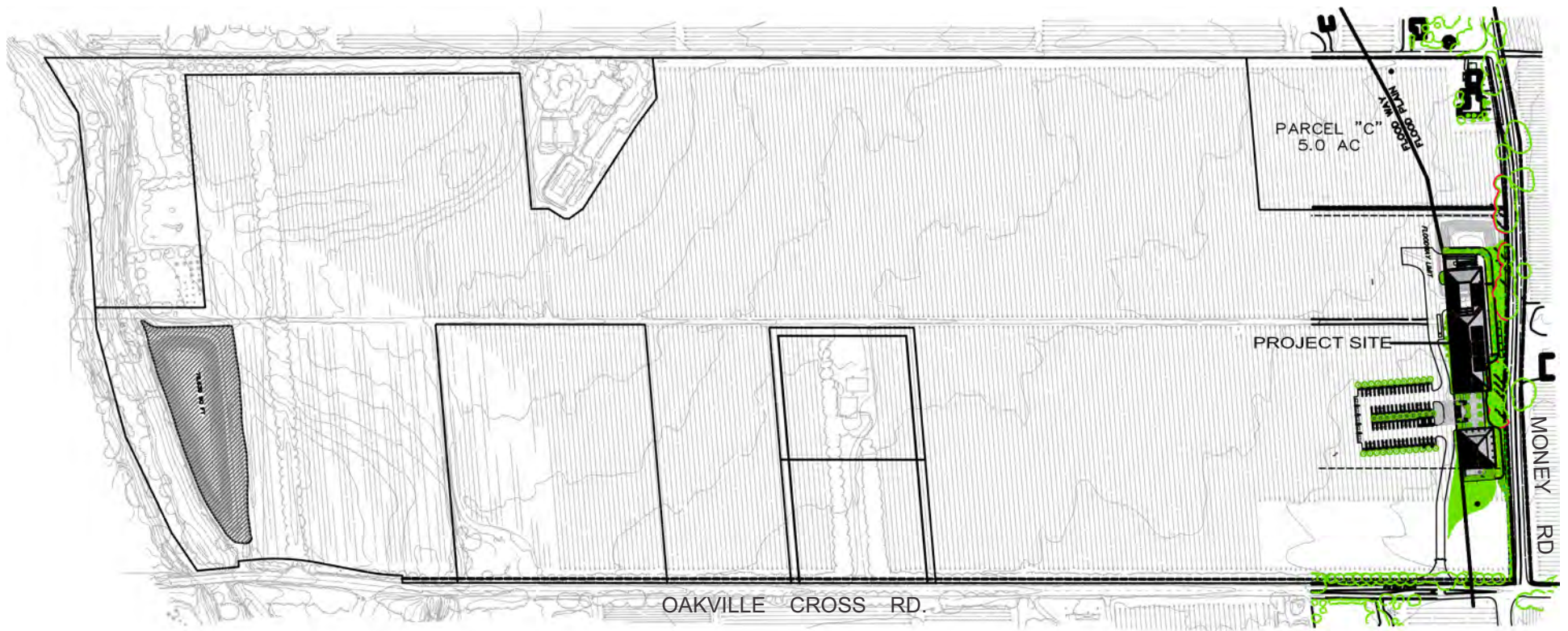
Swanson_Winery_up1.cdr

SWANSON WINERY



EXISTING CONDITIONS DETAIL

SWANSON WINERY



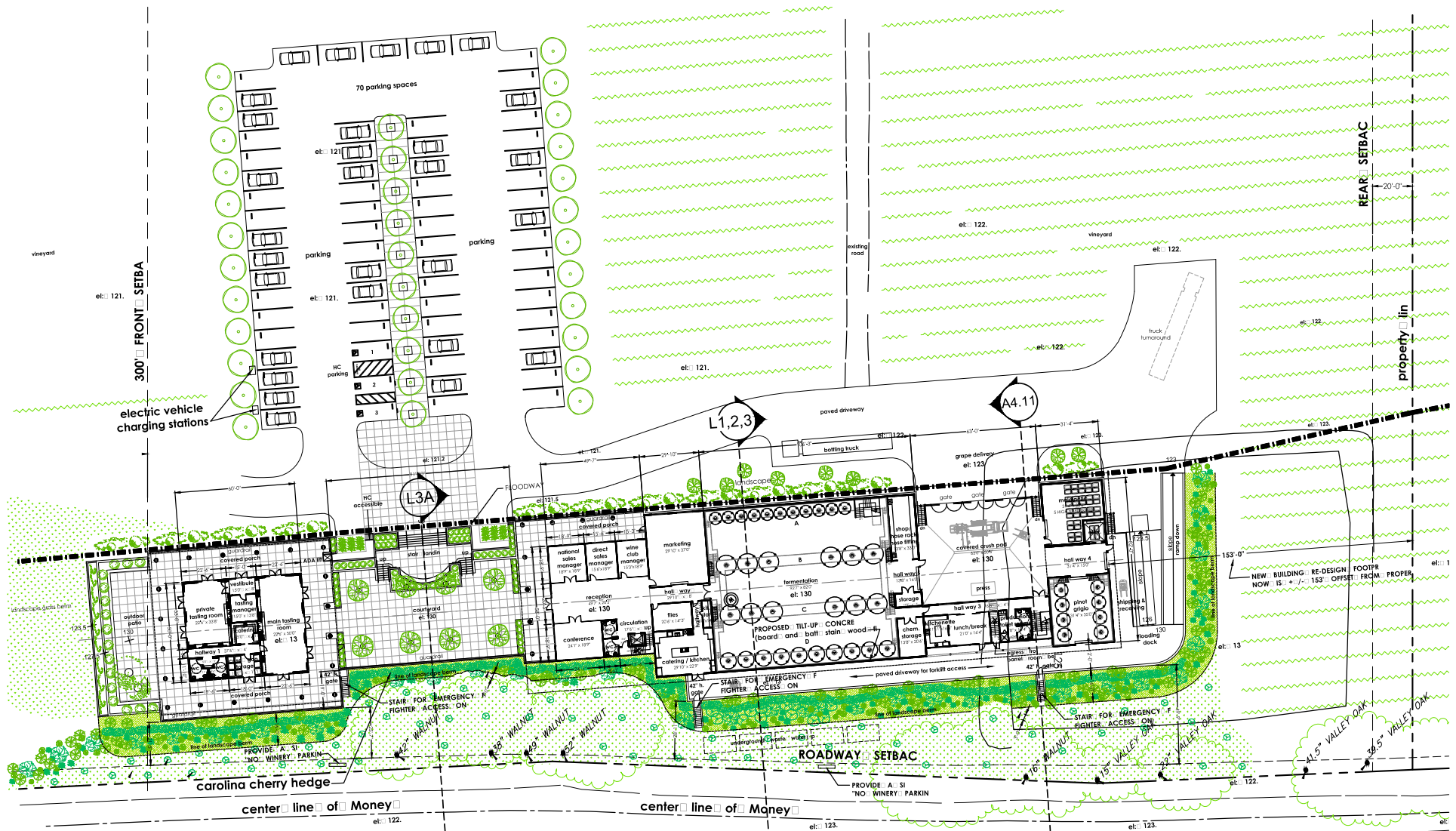
OVERALL SITE PLAN

The site plan illustrates the L3A underground parking garage, which is a long, rectangular structure with a grid of parking spaces. The building is oriented horizontally, with its long side facing the top of the plan. The plan includes various labels and dimensions:

- Building Layout:** The building is divided into sections labeled "Vintage I" and "Vintage II". "Vintage I" contains 1740 barrels (3 high) and "Vintage II" contains 1338 barrels (3 high). The total underground barrel storage is 18,518 sq. ft. (3078 barrels (3 high)).
- Dimensions:** The building's overall dimensions are 230'-5" in length and 112'-3" in width. The width of the building is also indicated as 12'-2".
- Landscaping:** The plan shows a series of trees along the bottom edge, labeled "42" WALNUT", "38" WALNUT", "19" WALNUT", "52" WALNUT", "16" WALNUT", "15" VALLEY OAK", and "22" VALLEY OAK".
- Other Features:** The plan includes a "FLOODWAY" on the left, a "work shop" (12' x 41') and a "hose rack" (2' x 41') within the building, and an "equipment storage" area (27' x 33'). There are also "racking tanks" and an "egress stair exit to outside on ground level".
- Orientation and Elevation:** The plan is oriented with North at the top. Elevation markers include "el. 121.", "el. 122.", "el. 113", and "el. 13". A note on the right indicates "NEW BU NOW IS" and "el. 13".

SITE PLAN DETAIL

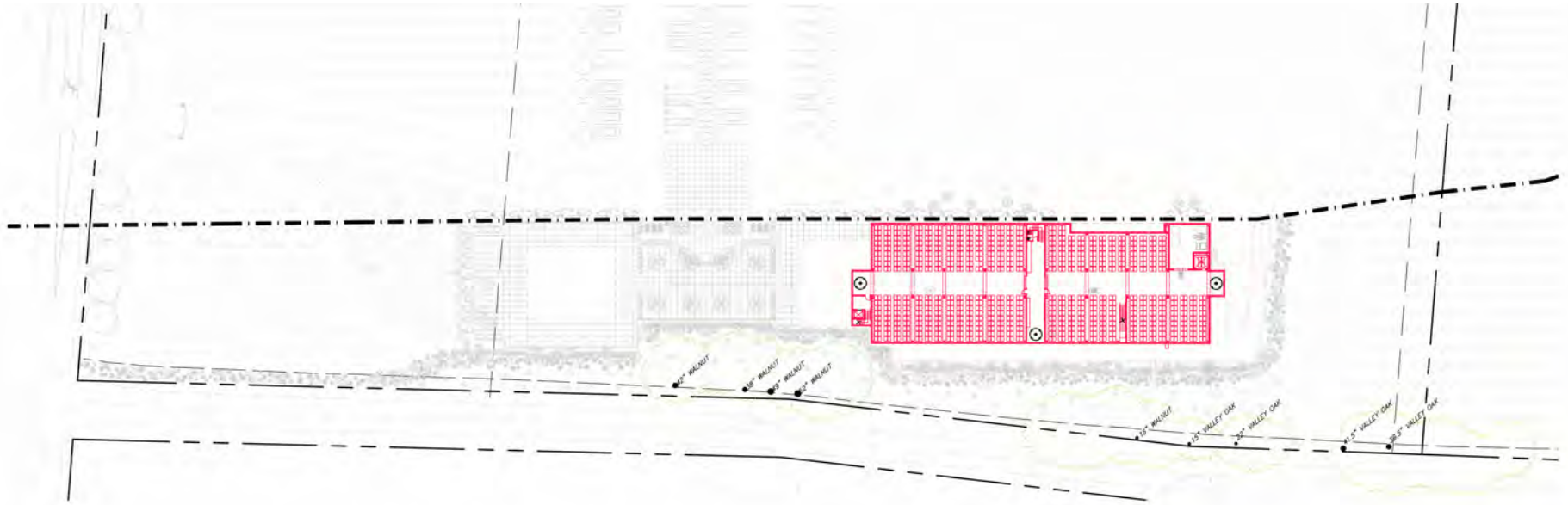
SWANSON WINERY



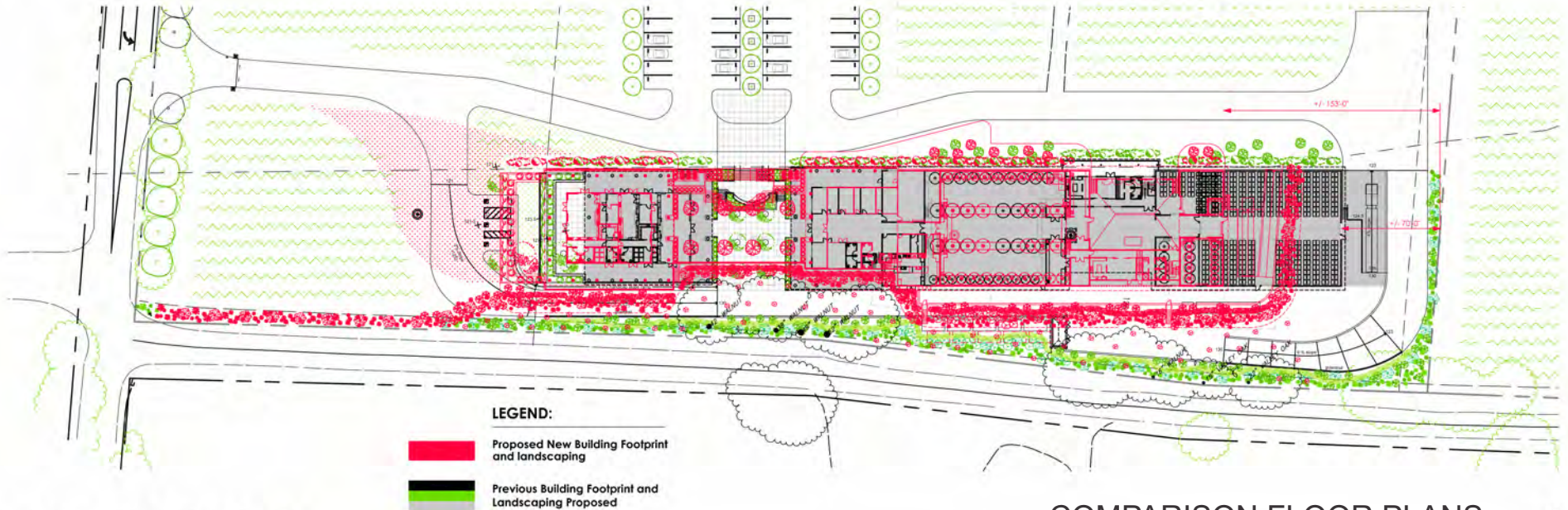
1 REDUCED SQ.FT. FOOTPRINT - MAIN FLOOR PLAN

SITE PLAN DETAIL

SWANSON WINERY



2 UNDERGROUND BARREL STORAGE FLOOR PLAN
SCALE: 1"=40'

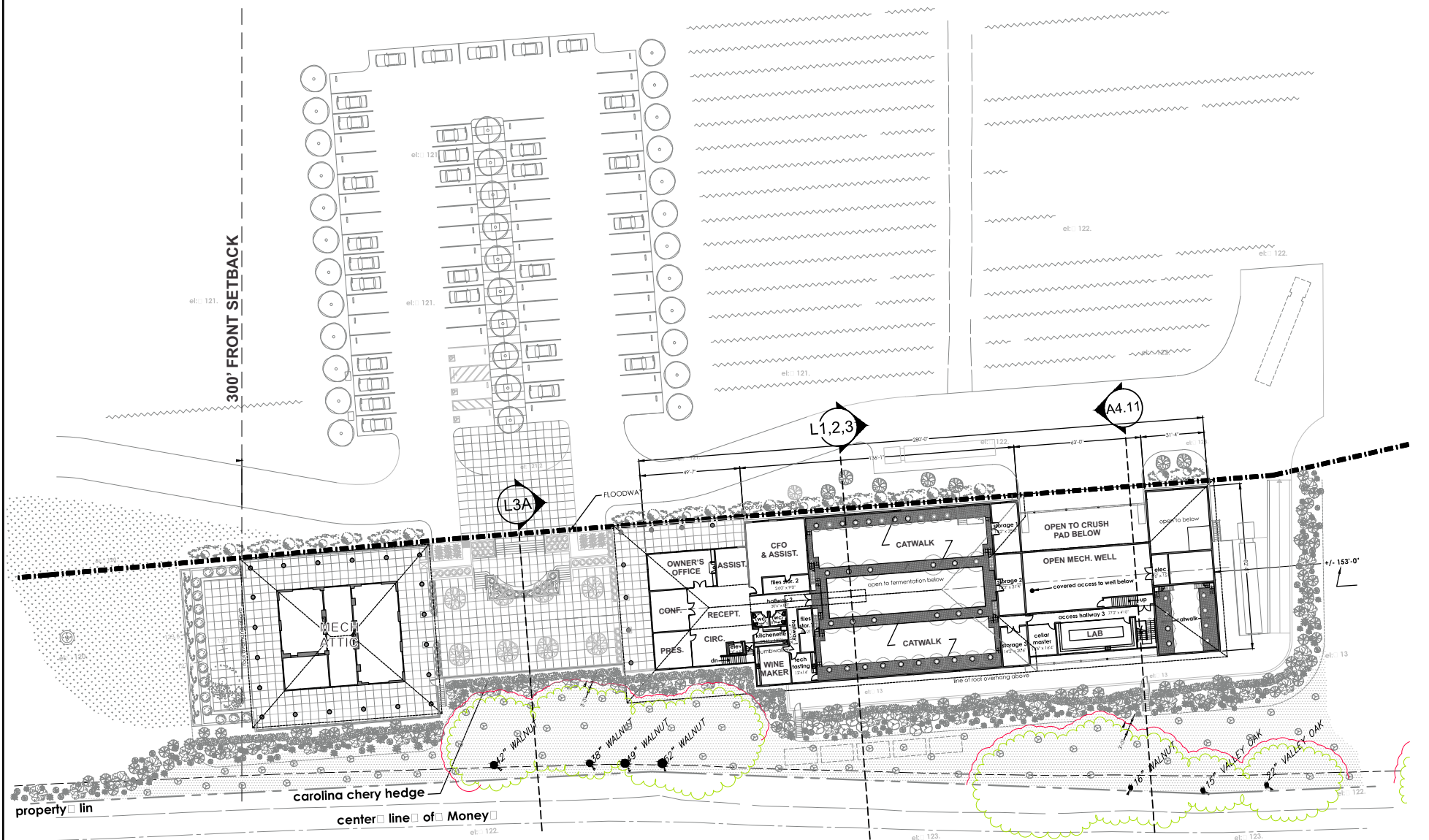


1 MAIN FLOOR PLAN
SCALE: 1"=40'

COMPARISON FLOOR PLANS



SWANSON WINERY



REDUCED SQ.FT. FOOTPRINT - SECOND FLOOR PLAN

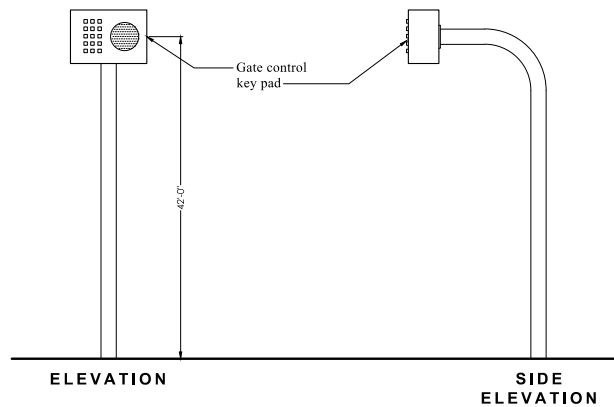


SWANSON WINERY



PROPOSED SIGN LOCATIONS

SWANSON WINERY



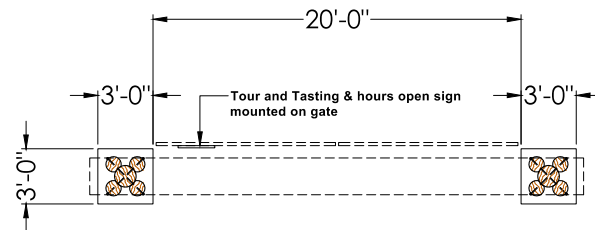
6 GATE CONTROL KEY PAD
SCALE: N.T.S.



black reflectorized letters
not exceeding 4" high
on white background

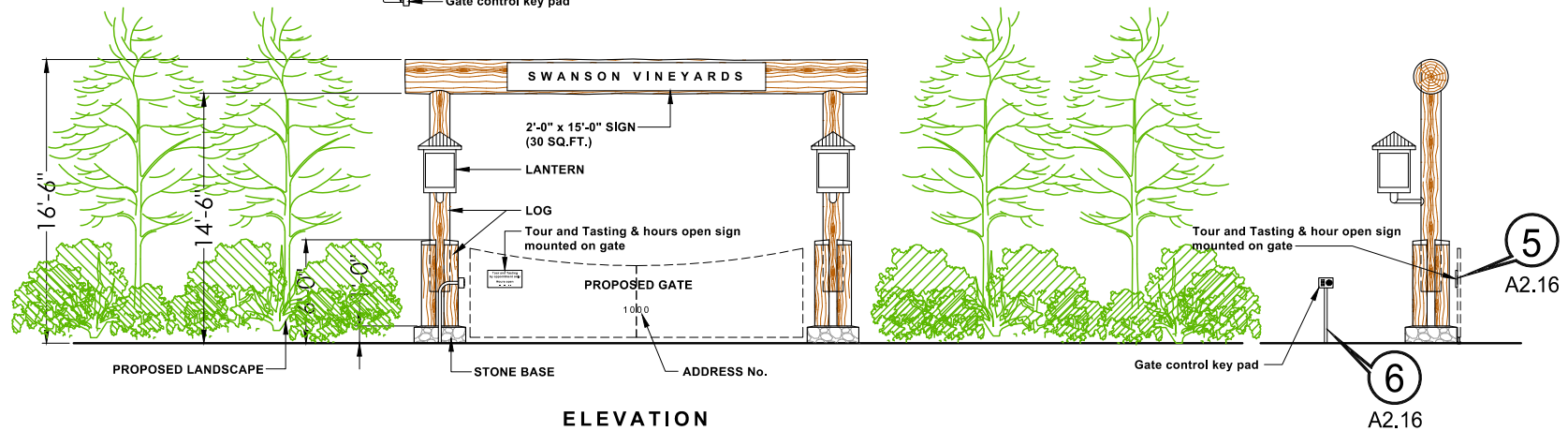
Tour and Tasting
& hours open sign
mounted on gate

5 HOURS OPEN SIGN
SCALE: N.T.S.



PLAN VIEW

Gate control key pad



ELEVATION

1 PROPOSED WINERY ENTRY GATE
SCALE: 1/4"=1'-0"

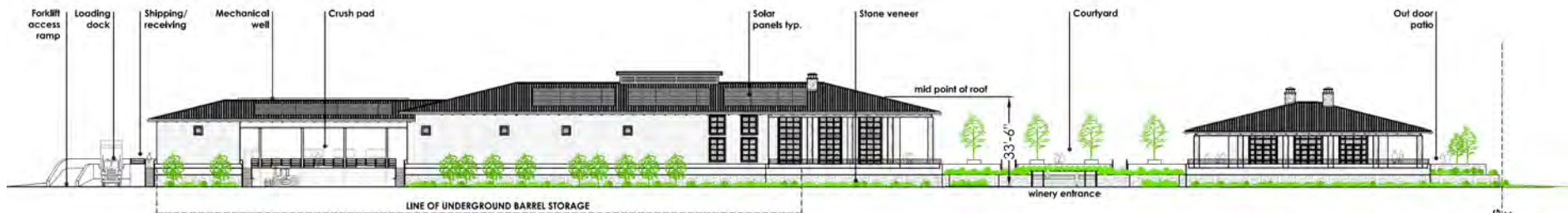
SWANSON WINERY



TASTING BUILDING

WINERY BUILDING

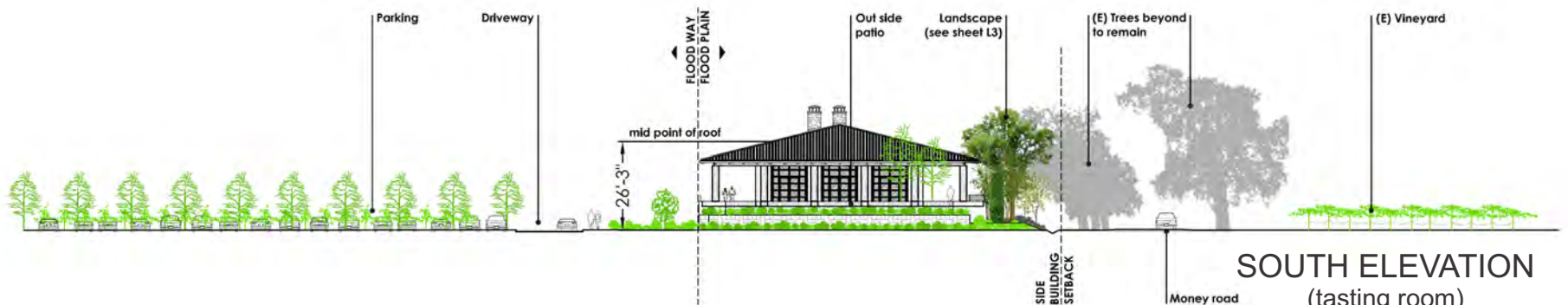
EAST ELEVATION



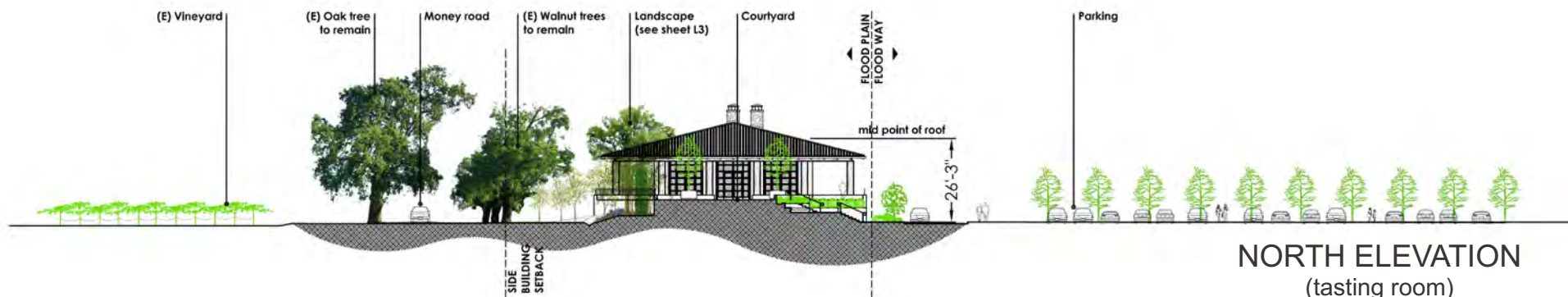
WINERY BUILDING

TASTING BUILDING

WEST ELEVATION

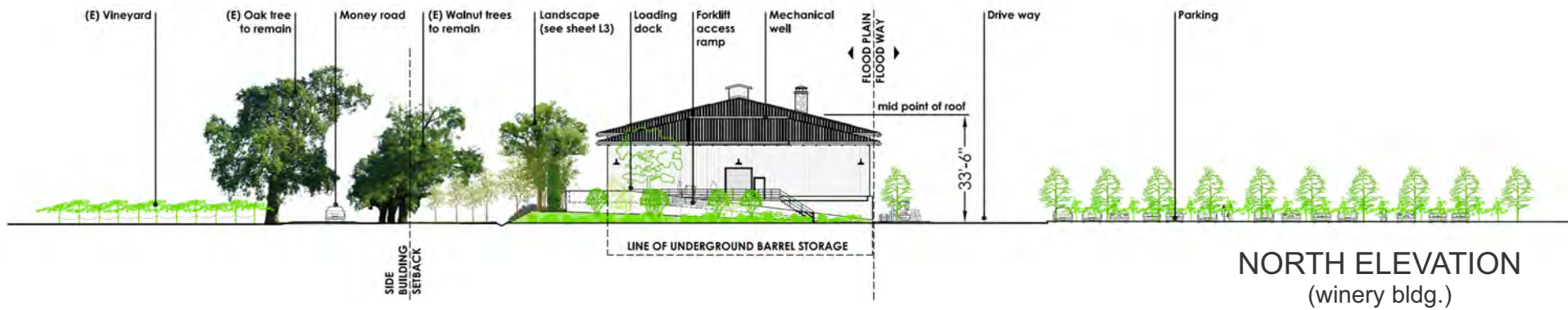
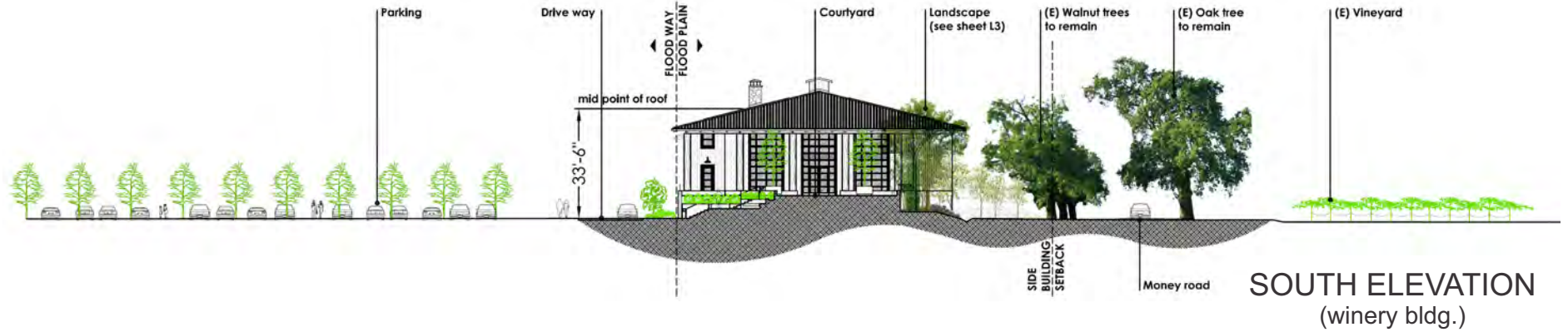


SOUTH ELEVATION
(tasting room)

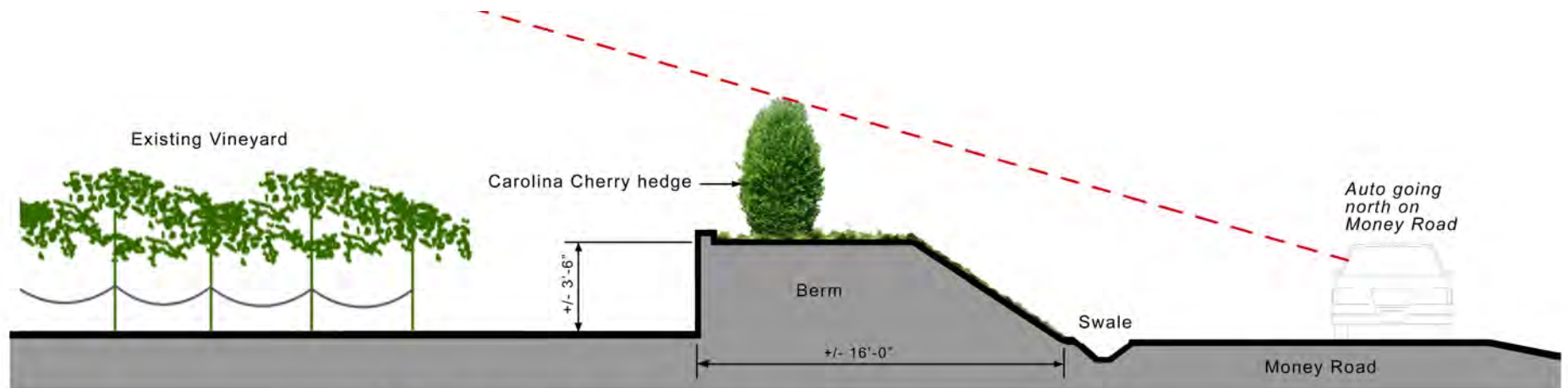


NORTH ELEVATION
(tasting room)

SWANSON WINERY

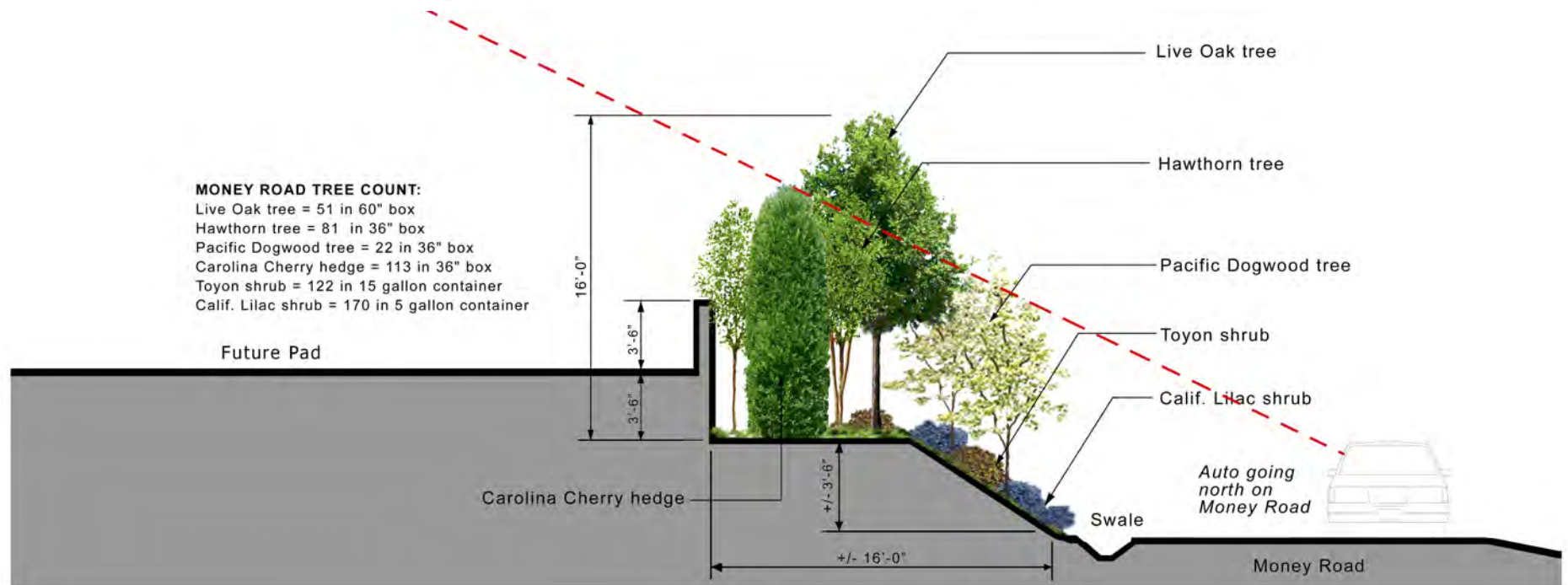


SWANSON WINERY



NOTE:
THE INTENT OF THIS PLAN IS TO COMPLEMENT AND ENHANCE THE EXISTING TREE STANDS AND TO PROVIDE SCREENING OF THE WINERY FROM MONEY ROAD. THE PLAN IS CONCEPTUAL IN NATURE AND ADJUSTMENTS TO THE CONCEPTUAL PLAN, INCLUDING THE PLANT AND TREE SELECTIONS, MAY BE MADE AT THE TIME OF IMPLEMENTATION, PROVIDED ANY CHANGES ARE CONSISTENT WITH THE OVERALL CONCEPT OF SCREENING THE WINERY FROM MONEY ROAD.

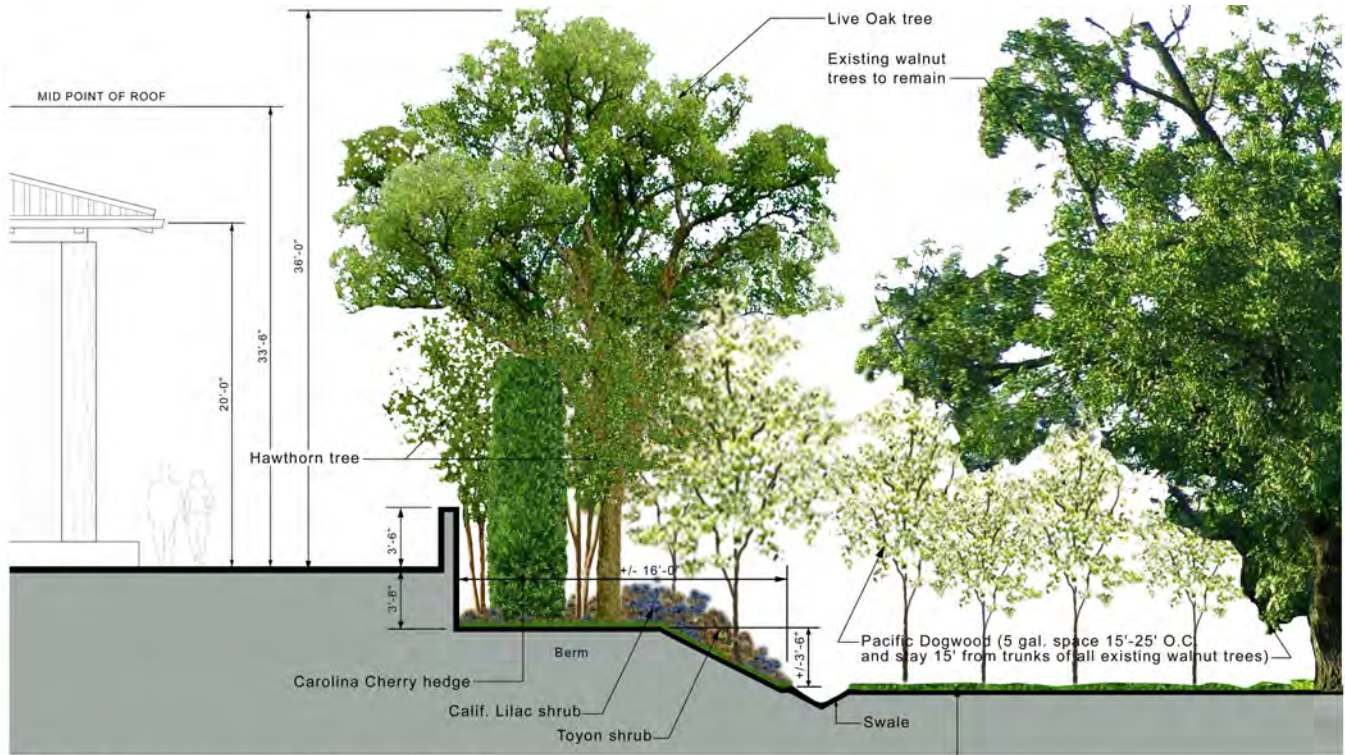
"FIRST YEAR" Planting



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

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

SWANSON WINERY

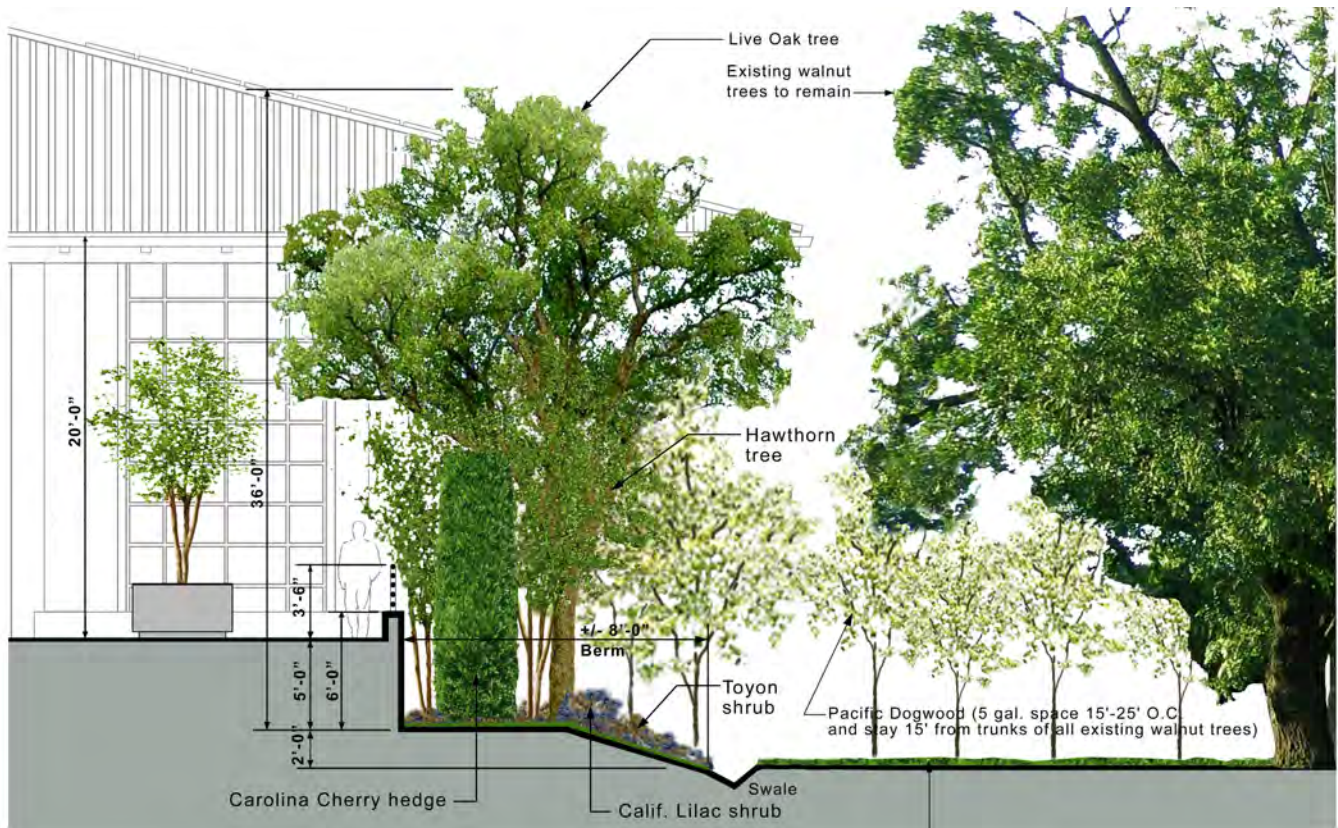


NOTE:
THE INTENT OF THIS PLAN IS TO COMPLEMENT AND ENHANCE THE EXISTING TREE STANDS AND TO PROVIDE SCREENING OF THE WINERY FROM MONEY ROAD. THE PLAN IS CONCEPTUAL IN NATURE AND ADJUSTMENTS TO THE CONCEPTUAL PLAN, INCLUDING THE PLANT AND TREE SELECTIONS, MAY BE MADE AT THE TIME OF IMPLEMENTATION, PROVIDED ANY CHANGES ARE CONSISTENT WITH THE OVERALL CONCEPT OF SCREENING THE WINERY FROM MONEY ROAD.

"10 YEARS LATER" Growing
(The average growth of trees is about two feet per year)

Hydroseeding seed mix:
(Golden State Native Grass Erosion Mix
From Lerner Seeds, Bolinas, CA)

SECTION

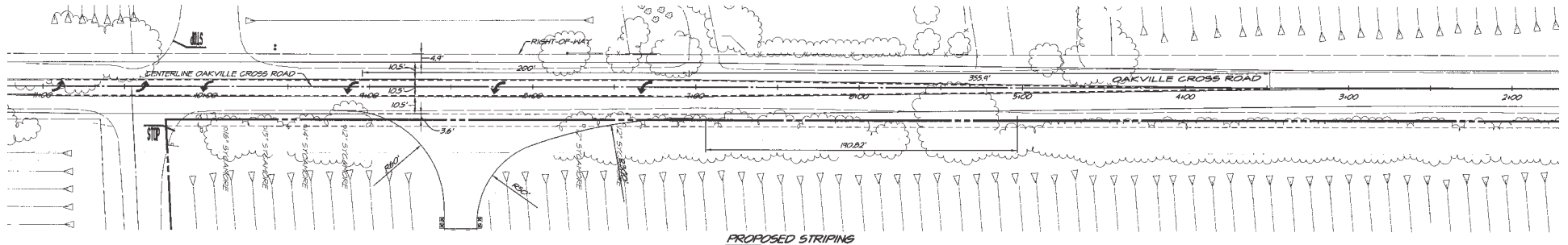
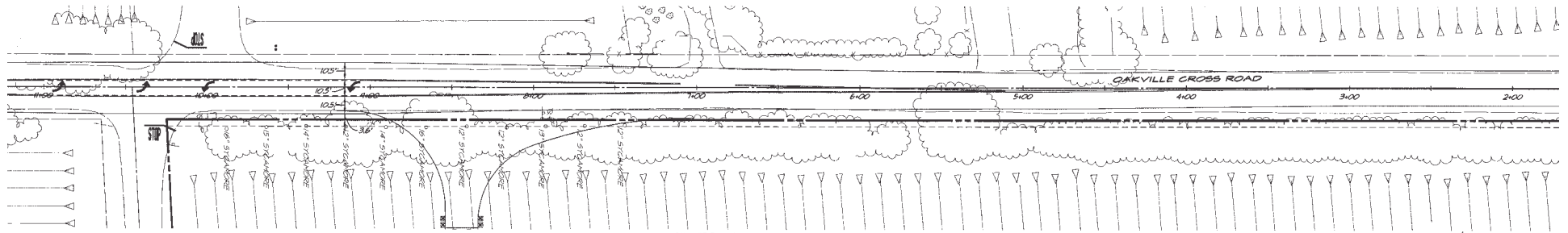


SECTION AT CENTER OF COURTYARD

"10 YEARS LATER" Growing
(The average growth of trees is about two feet per year)

Hydroseeding seed mix:
(Golden State Native Grass Erosion Mix
From Lerner Seeds, Bolinas, CA)

SWANSON WINERY



STRIPING PLAN

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

1. 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 Richers Spence Associates). Efforts should be made to collect the largest and heaviest nuts. Nuts should be collected from each and every tree 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.

2. Black Walnuts 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.

3. After stratification, walnuts are to be planted in Treepots (TP414 TALL) (Available from Stuewe & Sons 800 553-5331) 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.

4. Once nuts germinate inside the Treepot, seedlings should be located in sunny location in nursery to grow on until a minimum of 24" tall.

5. 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, replot 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.

6. Planting in the riparian zone (per plan) to take place before spring bud break. A late fall or early winter planting is required.

7. Walnut saplings are to be spot located and planted according to plan dated 4/11/2011. 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.)

8. 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 roots from hole. Remove competing roots of weeds and small brush. Splay out roots in the hole so dig hole wide enough so no roots are circling or bent at sides. Keep root crown 2 inches above finish grade. Firm the soil well. Do not add any soil amendments or fertilizer.

9. Add a quality tree stake driven into the ground to 1/3 of the stake height, ensuring the stake is below the fared rim at the top of the Tubex per manual. 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.

10. 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 bio-degradable.

11. Prior to planting sapling, apply water to soak the planting hole, and install drip irrigation per plan. Secure the drip emitters 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 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.

12. No fertilizer is to be added at planting time or at any time in the first year after planting.

Maintenance after Planting

1. Irrigation in the dry season to begin no later than 3 weeks after the first spring rain. Water is to be applied every 2 weeks in the first growing season and monthly in second growing season. Apply a deep soak of approximately 15 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.

2. A 3 foot diameter zone around each sapling is to be kept weed free. See #10, above re: Plastic mulch mat.

3. Tree stakes should be checked periodically and any broken stakes replaced in a timely manner.

4. Bird netting must be removed from the top of the Tubex when the sapling emerges from the Tubex tube to prevent stem deformation of the sapling.

5. Regular inspection of base of Tubex for vole invasion may be necessary. Tubes provide warm environment for rodents. Venting at bottom may help create less desirable environment.

6. Tubex Tree Shelter does not need to be removed. They will split along laser line and bio-degrade. 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:

Jean Wheeler of Main Street Trees, Napa, CA.
Available to germinate walnuts and grow on seedlings at nursery.
(707) 257-2783 www.mainstreettrees.com

California Native Plant Society (707) 320-8895 NPS Representative: Kathleen Chassey

Jepson Herbarium at University of California at Berkeley (510) 643-7008

Consulting Arborist: William Pramuk, Napa, CA (707) 226-2884

Napa County Agricultural Comm. 1710 Soscol Ave, Napa, CA

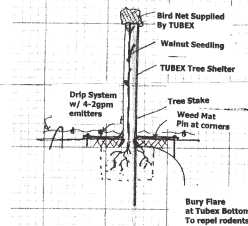
NV Veterinary Hospital, Dr Claudia Sonder (707) 224-8804

TUBEX Tree Shelter (www.tubex.com) available from Forestry Suppliers, Inc.
(800) 647-5368

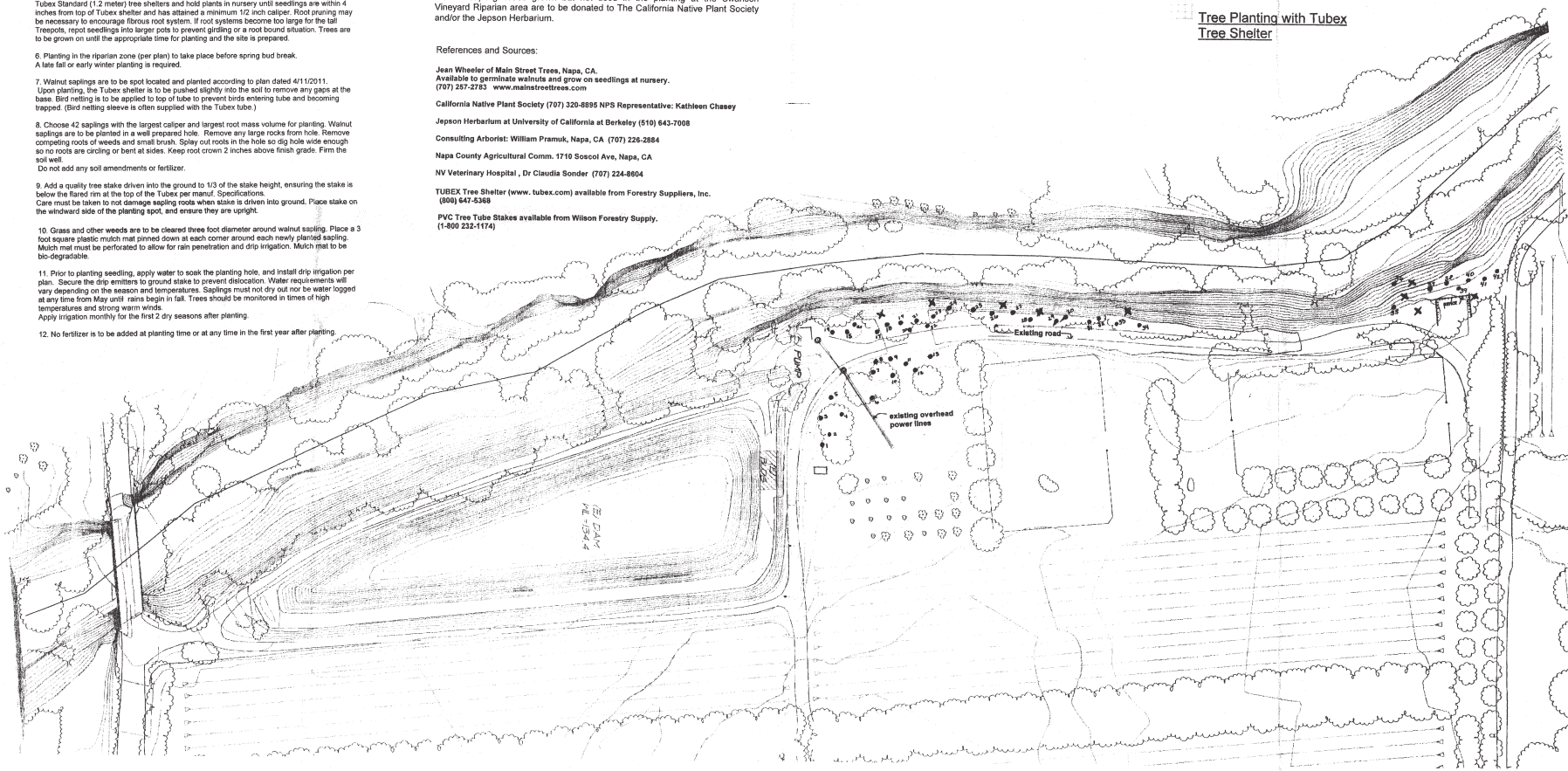
PVC Tree Tube Stakes available from Wilson Forestry Supply.
(1-800 232-1174)

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.

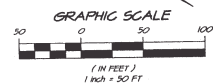


RECEIVED

MAY 16 2011

NAVA CO. CONSERVATION

DEVELOPMENT & PLANNING DEPT.



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

| REV. | BY |
|------------------------|----|
| Revised April 10, 2011 | |



Landscape Design by
JoAnn Goodwin A.S.L.A.
Landscape Architect
Napa Co. Conserv. Development & Planning Dept.
Phone 707 234-5322 Fax 707 234-6695

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MAY 16 2011
NAVA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

California Black Walnut Planting Plan
For Swanson Vineyards
Oakville Crossroad / Money Road
Napa 94558



DATE: April 11, 2011
JOB: SWANSON VINEYARDS

California Black Walnut
Planting Plan

Page one

