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**REVISED PROJECT STATEMENT
USE PERMIT and VARIANCE APPLICATION
SWANSON WINERY
OAKVILLE CROSS ROAD/MONEY ROAD**

APPLICANT AND PROPERTY OWNER

W. Clarke Swanson, Jr.
P. O. Box 148
Oakville, California 94562

APPLICANT'S REPRESENTATIVE

Richard Mendelson
809 Coombs Street
Napa, California 94559
(707) 252-7122
rmendelson@dpf-law.com

APN 031-040-033

ACREAGE 73.99 acres

ZONING DESIGNATION Agricultural Preserve (AP)

GENERAL PROJECT DESCRIPTION

This project proposes a 100,000 gallon per year winery with the following:

1. An approximately 14,829 sq. ft. two story production and administration building;
2. An approximately 18,172 sq. ft. underground barrel cellar;
3. An approximately 3,192 sq. ft. covered crush pad;
4. An approximately 3,000 sq. ft. single story hospitality building;
5. Approximately 14,680 sq. ft. of covered and uncovered patio areas;
6. Up to 30 full and part time employees, with up to 35 during harvest;
7. A 70 space parking lot;
8. A commercial grade kitchen for on-site food preparation;
9. Tours and tastings by appointment, including food and wine pairings, for a maximum 200 visitors per day and an average of 500 visitors per week in the winery buildings or covered and uncovered patio areas;
10. Sale of wine by the glass for on-premise consumption, with or without picnicking, in the winery buildings or covered and uncovered patio areas;
11. An annual marketing plan with 104 events with up to 24 guests, 12 events with up to 36 guests, 2 events with up to 100 guests and 1 event with up to 250 guests;
12. New winery domestic and process underground wastewater treatment systems;
13. Exportation of \pm 985 cubic yards of dirt remaining from cellar excavation;
14. Demolition or removal of an existing residence and agricultural barn;

15. Removal of an existing irrigation pond;
16. Implementation of the Pump System Modification Plan dated October 3, 2011, prepared by Reichers Spence & Associates (RSA) (copy attached);
17. Abandonment of existing vehicular access to Money Road except for emergency purposes and construction of a new driveway connection on Oakville Cross Road;
18. Construction of a left turn lane on Oakville Cross Road;
19. Implementation of a walnut tree replacement program;
20. Voluntary recordation following final use permit approval of a deed restriction on adjacent parcel 031-040-034 (copy attached);
21. A variance to allow construction of the winery within the 300 winery setback from the centerline of Money Road;
22. Approval of an entry sign, two directional signs along Oakville Cross Road and two "No Winery Parking" signs along Money Road.
23. The display but not the sale of art in the office areas, tasting rooms and patios.

The applicant, W. Clarke Swanson Jr., seeks County approval to construct and operate a winery with a production capacity of 100,000 gallons per year near the intersection of Oakville Cross Road and Money Road. Mr. Swanson owns approximately 100 acres of land east of the Napa River and north of the Oakville Cross Road. The winery will be located on his 73.5 acre parcel.

All of the property is within the 100 year floodplain and the majority of the property is located within the floodway of the Napa River. The only portion of the property outside of the floodway is a strip of land parallel to Money Road. The proposed winery building would be placed in this narrow strip outside the floodway. There is sufficient land area to build the winery outside the 300 foot setback from Oakville Cross Road. However, all of the land outside of the floodway is within the 300 foot setback from Money Road and, therefore, this application requests approval of a setback variance with respect only to Money Road.

The project originally proposed a new $\pm 2,565$ square foot hospitality building and $\pm 35,465$ square foot winery production/administration building with an approximate footprint of 66,000 square feet. After review of the project by neighbors, Mr. Swanson has redesigned the project to include a cellar underneath the production building, which significantly reduces the development footprint (to $\pm 44,000$ square feet) and moves the winery further away from the closest neighbor. The production area also includes a covered crush pad which has been relocated from the east to the west side of the building and will better contain any noise; this allows the internal road east of the winery building to be reduced in size to allow for forklift access only.

The redesign of the winery also allows it to be located farther from Money Road and thus saves and incorporates into the landscape plan several mature black walnut and oak trees along Money Road. The walnuts likely are Northern California Black Walnuts, which are not listed as rare or endangered species by the state or federal government but are identified as a species of special concern by the California Native Plant Society. Eight walnut trees are located where winery construction is proposed and will have to be removed. A detailed walnut collection, propagation and replanting plan has been prepared by a professional arborist and landscape architect to offset the loss of these trees. Mr. Swanson agrees to reasonably maintain and prune the black walnut and oak trees along Money Road.

PROJECT SETTING

As stated above, the property is located at the northwest intersection of Oakville Cross Road and Money Road. The topography is generally flat. The property is currently developed with vineyard, an irrigation pond, agricultural accessory buildings and a residence. The proposed winery would be located in the same area as these existing developments on the property. Other than the Floodway and Floodplain, the County Environmental Sensitivity Maps do not identify any other significant environmental constraints associated with the property. However, as previously stated, it has been determined that some of the existing trees on the property are likely native Northern California Black Walnuts that have to be removed so a detailed replanting plan has been prepared under which trees that have been professionally propagated from the existing trees in a more appropriate location in the riparian corridor of the Napa River.

In addition, a biological survey has been conducted to determine if any sensitive animal species will be affected by the project. The irrigation pond which is proposed to be removed was inspected for the presence of California Pond Turtles, and the structures and trees were inspected for Pallid Bats. None of these animals or their traces was discovered on the property. The existing residence and barn were analyzed by a local historian/architect to determine if they represent a significant historic resource. The conclusion of the analysis was that neither structure has any significant importance, but since they are in fact older structures Mr. Clarke will be offering them to any interested party who may want to relocate them before they are dismantled. Surrounding land uses include the Silver Oak Winery, vineyards and several dispersed residences.

PROPOSED CONSTRUCTION

The proposed winery building will be poured in place concrete with board and batten form, stained with wood character. A pitched roof with solar energy panels is proposed. The building site will be elevated approximately seven feet with fill contained within a retaining wall so that the finished floor will be above the 100 year flood plain level, but the overall height of the building will still comply with the height limits of the zoning ordinance. Significant landscaping is proposed adjacent to the retaining wall for screening from Money Road and Oakville Cross Road. Water storage for fire protection will be hidden under the fill slope. Landscaping will be installed around the winery building and in the parking areas. Any security lighting will be low level, shielded and directed downward. Electric vehicle charging stations will be provided in the closest parking spaces to the winery.

WASTEWATER TREATMENT AND DISPOSAL

A soil analysis has been prepared by RSA. A new septic system will be installed for domestic waste. The RSA analysis concludes that there are appropriate soils and adequate room to install the new tank and additional leach lines, including the replacement area.

WATER ANALYSIS

A Phase 1 water analysis has been provided. The conclusion of the analysis is that there is adequate water available and that the winery will not adversely impact water availability in the area. The amount of water used is well below the thresholds of acceptable use established by Napa County.

TRAFFIC

A traffic analysis has been prepared by a registered traffic engineer, George Nickelson. This project

would be expected to generate an average of 31 additional weekday visitor trips, 27 new employee daily trips and two delivery trips for a total of 60 weekday vehicle trips. On peak weekend days the number of trips could be as high as 172. It is anticipated that many of the visitors to the proposed winery will make appointments during planned trips to other nearby wineries on Oakville Cross Road. Therefore, the actual increased traffic on the County roads will be less than the number of "new" vehicle trips in and out of the proposed winery. The average daily traffic on Oakville Cross Road is 1,657 in this location. A left turn lane is proposed with access to a new driveway on Oakville Cross Road, and all winery traffic will use this access rather than Money Road.

Large truck traffic will be reduced by processing on-site grapes rather than hauling them to or from another location. The delivery of barrels, bottles, gas, etc. by truck will occur throughout the year and will not be discernible from existing traffic. The additional traffic generated by the project will not change the level of service on Oakville Cross Road or result in any traffic hazards. The driveway leading to the winery will be paved to a width of 18 feet as required by County standards.

FLOOD AND DRAINAGE IMPACTS

In general, any above-ground development in the floodway and floodplain that has the potential to raise the water level equivalent to the volume of the proposed structure. The County Code prohibits any rise in floodwater within the floodway and requires that some sort of equivalent offset be included in the project whereby there is no increase in the level of floodwaters. A sophisticated computer modeling program (HEC-RAS) is used to calculate what impact the development will have and what can be accomplished to eliminate the impact. For small projects, this can be accomplished by removing existing nearby structures already located in the floodway or modifications to the topography such as an excavation to provide an equivalent area for water to flow.

The County Code does not require these measures for development in the floodplain as it is presumed that the impact of new development will have a negligible effect on other properties. The only requirement for structural development in the floodplain is the floor level be constructed at an elevation above the 100 year flood level or that the building be flood proofed below the flood elevation. Although this project does not propose any development or obstructions in the floodway, the project engineer has prepared the same HEC-RAS computer analysis required in the floodway. The conclusion of the analysis is summarized in RSA's letter to Richard Mendelson, applicant's attorney, dated August 24, 2011 (attached). Although the project will slightly increase flood levels in the immediate vicinity of the project, the increase in flood level will not result in any increased flood hazard to any neighbor's properties.

In addition, Mr. Swanson will implement the RSA Pump System Modification Plan dated October 3, 2011. Under that plan, a portion of the storm water and subsurface flows equal to the incremental increase in runoff generated by the winery development will be pumped from the southeast portion of the property to the reservoir system on the winery parcel located along the Napa River.



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file No _____

Napa County
Conservation, Development, and Planning Department
1195 Third Street, Suite 210, Napa, California, 94559 phone (707) 253-4417
web www.countyofnapa.org/cdp/ email cdp@countyofnapa.org
This is an application for a development permit

Use Permit Application

To be completed by Planning staff...

Application Type: _____

Date Submitted: _____ Resubmittal(s): _____ Date Complete: _____

Request: _____

*Application Fee Deposit: \$ _____ Receipt No. _____ Received by: _____ Date: _____

**Total Fees will be based on actual time and materials*

To be completed by applicant...

Project Name: Swanson Winery

Assessor's Parcel No: 031-040-033 Existing Parcel Size: 73.99 ac.

Site Address/Location: 1000 Oakville Cross Road Oakville CA 94562
No. Street City State Zip

Primary Contact: ☐ Owner ☐ Applicant ☒ Representative (attorney, engineer, consulting planner, etc.)

Property Owner: W. Clarke Swanson, Jr.

Mailing Address: P.O. Box 148 Oakville CA 94562
No. Street City State Zip

Telephone No(707) 944 0955 E-Mail: clarke@swansonvineyards.com

Applicant (if other than property owner): _____

Mailing Address: _____
No. Street City State Zip

Telephone No() - E-Mail: _____

Representative (if applicable): Richard Mendelson

Mailing Address: 809 Coombs Street Napa CA 94559
No. Street City State Zip

E-Mail: rmendelson@dpf-law.com

Use

Please see attached project statement

District _____ Regional _____

State ABC Federal TTB

Improvements

Please see attached project statement

Improvements, cont.

Loading areas: 0 existing 1 proposed

Fire Resistivity (check one; if not checked, Fire Marshal will assume Type V – non rated):

☐ Type I FR ☐ Type II 1 Hr ☐ Type II N (non-rated) ☐ Type III 1 Hr ☐ Type III N
☐ Type IV H.T. (Heavy Timber) ☐ Type V 1 Hr. ☐ Type V (non-rated)
(for reference, please see the latest version of the California Building Code)

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Is the project located in an Urban/Wildland Interface area? ☐ Yes ☒ No

Total land area to be disturbed by project (include structures, roads, septic areas, landscaping, etc): _____ acres

Employment and Hours of Operation

Days of operation:	_____ existing	_____ 7 _____ proposed
Hours of operation:	_____ existing	_____ 8:00- 6:00 _____ proposed
Anticipated number of employee shifts:	_____ existing	_____ 1 _____ proposed
Anticipated shift hours:	_____ existing	_____ 8 _____ proposed

Maximum Number of on-site employees:

☐ 10 or fewer ☐ 11-24 ☒ 25 or greater (specify number) _____ 30 _____

Alternately, you may identify a specific number of on-site employees:

☐ other (specify number) _____

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Operations

Please indicate whether the activity or uses below are already legally **EXISTING**, whether they exist and are proposed to be **EXPANDED** as part of this application, whether they are **NEWLY PROPOSED** as part of this application, or whether they are neither existing nor proposed (**NONE**)

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Retail Wine Sales	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Tours and Tasting- Open to the Public	<input type="checkbox"/> Existing			
Tours and Tasting- By Appointment	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Food at Tours and Tastings	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Marketing Events*	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Food at Marketing Events	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Will food be prepared...	<input checked="" type="checkbox"/> On-Site? <input type="checkbox"/> Catered?			
Public display of art or wine-related items	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None

* For reference please see definition of "Marketing," at Napa County Code §18.08.370 - <http://library.municode.com/index.aspx?clientId=16513>

Production Capacity *

Please identify the winery's...

Existing production capacity: _____ gal/y Per permit No: _____ Permit date: _____

Current maximum actual production: _____ gal/y For what year? _____

Proposed production capacity: 100,000 gal/y

* For this section, please see "Winery Production Process," at page 11.

Visitation and Hours of Operation

Please identify the winery's...

Maximum daily tours and tastings visitation:	_____ existing	_____ 200 _____ proposed
Average daily tours and tastings visitation ¹ :	_____ existing	_____ 71 _____ proposed
Visitation hours (e.g. M-Sa, 10am-4pm):	_____ existing	_____ 10:00-6:00 _____ proposed
Non-harvest Production hours ² :	_____ existing	_____ 8:00-5:00 _____ proposed

Grape Origin

¹ Average daily visitation is requested primarily for purposes of environmental review and will not, as a general rule, provide a basis for any condition of approval limiting allowed winery visitation.

² It is assumed that wineries will operate up to 24 hours per day during crush.

All new wineries and any existing (pre-WDO) winery expanding beyond its winery development area must comply with the 75% rule and complete the attached "Initial Statement of Grape Source". See Napa County Code §18.104.250 (B) & (C).

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Marketing Program

Please describe the winery's proposed marketing program. Include event type, maximum attendance, food service details, etc. Differentiate between existing and proposed activities. (Attach additional sheets as necessary.)

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2 times per week with 24 guests maximum

1 time per month with 36 guests maximum

2 times per year with 100 guests maximum

1 time per year with 250 guests maximum

see attached for details

Food Service

Please describe the nature of any proposed food service including type of food, frequency of service, whether prepared on site or not, kitchen equipment, eating facilities, etc. Please differentiate between existing and proposed food service. (Attach additional sheets as necessary.)

Food pairings at tastings and marketing events will be prepared in the on-site commercial kitchen

Winery Development Area. Consistent with the definition at "a.," at page 11 and with the marked-up site plans included in your submittal, please indicate your proposed winery development area. If the facility already exists, please differentiate between existing and proposed.

Existing _____ sq. ft. _____ acres
Proposed 92,000 sq. ft. 2.1 acres

Winery Coverage. Consistent with the definition at "b.," at page 11 and with the marked-up site plans included in your submittal, please indicate your proposed winery coverage (maximum 25% of parcel or 15 acres, whichever is less).

92,000 sq. ft. 73.99 acres 2.9 % of parcel

Production Facility. Consistent with the definition at "c.," at page 11 and the marked-up floor plans included in your submittal, please indicate your proposed *production* square footage. If the facility already exists, please differentiate between existing and proposed.

Existing _____ sq. ft. Proposed 43,182 sq. ft.

Accessory Use. Consistent with the definition at "d.," at page 11 and the marked-up floor plans included in your submittal, please indicate your proposed *accessory* square footage. If the facility already exists, please differentiate between existing and proposed. (maximum = 40% of the production facility)

Existing _____ sq. ft. _____ % of production facility
Proposed 13,700 sq. ft. 31.7 % of production facility

Caves and Crushpads

If new or expanded caves are proposed please indicate which of the following best describes the public accessibility of the cave space:

- ☐ None -- no visitors/tours/events (Class I) ☐ Guided Tours Only (Class II) ☐ Public Access (Class III)
☐ Marketing Events and/or Temporary Events (Class III)

Please identify the winery's...

Cave area Existing: _____ sq. ft. Proposed: _____ sq. ft.
Covered crush pad area Existing: _____ sq. ft. Proposed: _____ sq. ft.
Uncovered crush pad area Existing: _____ sq. ft. Proposed: _____ sq. ft.

Winery Development Area. Consistent with the definition at "a.," at page 11 and with the marked-up site plans included in your submittal, please indicate your proposed winery development area. If the facility already exists, please differentiate between existing and proposed.

Existing	_____ sq. ft.	_____ acres
Proposed	92,000 sq. ft.	2.1 acres

Winery Coverage. Consistent with the definition at "b.," at page 11 and with the marked-up site plans included in your submittal, please indicate your proposed winery coverage (maximum 25% of parcel or 15 acres, whichever is less).

92,000 sq. ft.	73.99 acres	2.9 % of parcel
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Production Facility. Consistent with the definition at "c.," at page 11 and the marked-up floor plans included in your submittal, please indicate your proposed *production* square footage. If the facility already exists, please differentiate between existing and proposed.

Existing	_____ sq. ft.	Proposed	43,707 sq. ft.
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Accessory Use. Consistent with the definition at "d.," at page 11 and the marked-up floor plans included in your submittal, please indicate your proposed *accessory* square footage. If the facility already exists, please differentiate between existing and proposed. (maximum = 40% of the production facility)

Existing	_____ sq. ft.	_____ % of production facility
Proposed facility	12,513 sq. ft.	28.6 % of production

Caves and Crushpads

If new or expanded caves are proposed please indicate which of the following best describes the public accessibility of the cave space:

- ☐ None – no visitors/tours/events (Class I) ☐ Guided Tours Only (Class II) ☐ Public Access (Class III)
- ☐ Marketing Events and/or Temporary Events (Class III)

Please identify the winery's...

Cave area	Existing: _____ sq. ft.	Proposed: _____ sq. ft.
Covered crush pad area	Existing: _____ sq. ft.	Proposed: _____ sq. ft.
Uncovered crush pad area	Existing: _____ sq. ft.	Proposed: _____ sq. ft.

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Water Supply/ Waste Disposal Information Sheet

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Water Supply

Please attach completed Phase I Analysis sheet.

	Domestic	Emergency
Proposed source of water (e.g., spring, well, mutual water company, city, district, etc.):	<u>well</u>	<u>tanks</u>
Name of proposed water supplier (if water company, city, district):	<u>n/a</u>	<u></u>
Is annexation needed?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Current water use:	<u>n/a</u> gallons per day (gal/d)	
Current water source:	<u>well</u>	<u></u>
Anticipated future water demand:	<u>2875</u> gal/d	<u></u> gal/d
Water availability (in gallons/minute):	<u>300</u> gal/m	<u></u> gal/m
Capacity of water storage system:	<u>50,000</u> gal	<u>50,000</u> gal
Type of emergency water storage facility if applicable (e.g., tank, reservoir, swimming pool, etc.):	<u>tank</u>	<u></u>

Liquid Waste

Please attach Septic Feasibility Report

	Domestic	Other
Type of waste:	<u>sewage</u>	<u>winery process</u>
Disposal method (e.g., on-site septic system, on-site ponds, community system, district, etc.):	<u>on-site septic</u>	<u>on-site septic</u>
Name of disposal agency (if sewage district, city, community system):	<u></u>	<u></u>
Is annexation needed?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Current waste flows (peak flow):	<u>n/a</u> gal/d	<u>n/a</u> gal/d
Anticipated future waste flows (peak flow):	<u>see engineering analysis</u> gal/d	<u></u> gal/d
Future waste disposal design capacity:	<u>see engineering analysis</u> gal/d	<u></u> gal/d

Solid Waste and Recycling Storage and Disposal

Please include location and size of solid waste and recycling storage area on site plans in accordance with the guidelines available at www.countyofnapa.org/dem.

Hazardous and/or Toxic Materials

If your facility generates hazardous waste or stores hazardous materials above threshold planning quantities (55 gallons liquid, 500 pounds solid or 200 cubic feet of compressed gas) then a hazardous materials business plan and/or a hazardous waste generator permit will be required.

Grading Spoils Disposal

Where will grading spoils be disposed of?
(e.g. on-site, landfill, etc. If off-site, please indicate where off-site):
n/a

Winery Traffic Information / Trip Generation Sheet

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See Traffic Engineer's Analysis

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Traffic during a Typical Weekday

Number of FT employees: _____ x 3.05 one-way trips per employee = _____ daily trips.

Number of PT employees: _____ x 1.90 one-way trips per employee = _____ daily trips.

Average number of weekday visitors: _____ / 2.6 visitors per vehicle x 2 one-way trips = _____ daily trips.

Gallons of production: _____ / 1,000 x .009 truck trips daily³ x 2 one-way trips = _____ daily trips.

Total = _____ daily trips.

(No of FT employees) + (No of PT employees/2) + (sum of visitor and truck trips x .38) = _____ PM peak trips.

Traffic during a Typical Saturday

Number of FT employees (on Saturdays): _____ x 3.05 one-way trips per employee = _____ daily trips.

Number of PT employees (on Saturdays): _____ x 1.90 one-way trips per employee = _____ daily trips.

Average number of Saturday visitors: _____ / 2.8 visitors per vehicle x 2 one-way trips = _____ daily trips.

Total = _____ daily trips.

(No of FT employees) + (No of PT employees/2) + (visitor trips x .57) = _____ PM peak trips.

Traffic during a Crush Saturday

Number of FT employees (during crush): _____ x 3.05 one-way trips per employee = _____ daily trips.

Number of PT employees (during crush): _____ x 1.90 one-way trips per employee = _____ daily trips.

Average number of Saturday visitors: _____ / 2.8 visitors per vehicle x 2 one-way trips = _____ daily trips.

Gallons of production: _____ / 1,000 x .009 truck trips daily x 2 one-way trips = _____ daily trips.

Avg. annual tons of grape on-haul: _____ / 144 truck trips daily⁴ x 2 one-way trips = _____ daily trips.

Total = _____ daily trips.

Largest Marketing Event- Additional Traffic

Number of event staff (largest event): _____ x 2 one-way trips per staff person = _____ trips.

Number of visitors (largest event): _____ / 2.8 visitors per vehicle x 2 one-way trips = _____ trips.

Number of special event truck trips (largest event): _____ x 2 one-way trips = _____ trips.

³ Assumes 1.47 materials & supplies trips + 0.8 case goods trips per 1,000 gallons of production / 250 days per year (see *Traffic Information Sheet Addendum* for reference).

⁴ Assumes 4 tons per trip / 36 crush days per year (see *Traffic Information Sheet Addendum* for reference).

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MARKETING PLAN

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The following includes all marketing activities to be conducted by the Swanson Winery

Private promotional tastings and meals.

Frequency: 2 times per week
Number of persons: 24 maximum

Frequency: 1 time per month
Number of persons: 36 maximum

Frequency: 2 times per year (no more than one in any month)
Number of persons: 100 maximum

Frequency: 1 time per year
Number of persons: 250 maximum

All marketing events will take place in the hospitality building, winery or on the outdoor patio. Except for smaller weekly events (2 times per week, 24 persons maximum), which will end by 9:00 p.m. all other marketing events will occur between the hours of 11:00 a.m. and 10:00 p.m. approximately 2-4 hours per event, depending on morning or evening schedule, with cleanup ending no later than 11:00 p.m. Food service will be prepared in the commercial kitchen in the winery or catered.

"Marketing of wine" means any activity of a winery identified in this paragraph which is conducted at the winery and is limited to members of the wine trade, persons who have pre-established business or personal relationships with the winery or its owners, or members of a particular group for which the activity is being conducted on a prearranged basis. Marketing of wine is limited to activities for the education and development of the persons or groups listed above with respect to wine which can be sold at the winery on a retail basis, and may include food service without charge except to the extent of cost recovery when provided in association with such education and development, but shall not include cultural and social events unrelated to such education and development.

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Checklist of Voluntary Greenhouse Gas Emission Reduction Measures



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An addendum to the Entitlement Application and a supplement for Initial Studies as required by CEQA

PROJECT NAME	Swanson Winery
PROJECT ADDRESS	Oakville Cross Road
APPLICANT	W. Clarke Swanson, Jr.
CONTACT INFO	clarke@swansonvineyards.com / 707-754-4000
	email phone

- | | yes | no | I don't know/to be determined |
|--|-------------------------------------|--------------------------|-------------------------------------|
| 1 Have you designed to U.S.G.B.C.™ LEED™ or Build It Green™ standards?
If yes, please include a copy of their required spreadsheets. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2 Do you have an integrated design team?
If yes, please list: <u>Lail Design Group, Riechers Spence & Associates, Natures Way Landscaping</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

3. SITE DESIGN

- | | | | |
|---|-------------------------------------|--------------------------|--------------------------|
| 3.1 Does your design encourage community gathering and is it pedestrian friendly? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3.2 Are you building on existing disturbed areas? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3.3 Landscape Design | | | |
| 3.31 native plants? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3.32 drought tolerant plants? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3.33 Pierce Disease resistant planting? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3.34 Fire resistant planting? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3.35 Are you restoring open space and/or habitat? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3.36 Are you harvesting rain water on site? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3.37 planting large trees to act as carbon sinks? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3.38 using permeable paving materials for drive access and walking surfaces? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3.4 Does your parking lot include bicycle parking? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3.5 Do you have on-site waste water disposal? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3.6 Do have post-construction stormwater on site detention/filtration methods designed? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3.7 Have you designed in harmony with existing natural features, such as preserving existing trees or rock outcroppings? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3.8 Does the project minimize the amount of site disturbance, such as minimizing grading and/or using the existing topography in the overall site design (such as cave design)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3.9 Is the structure designed to take advantage of natural cooling and passive solar aspects? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

4. ENERGY PRODUCTION & EFFICIENCY

- | | | | |
|--|-------------------------------------|--------------------------|-------------------------------------|
| 4.1 Does your facility use energy produced on site?
If yes, please explain the size, location, and percentage of off-set: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4.2 Does the design include thermal mass within the walls and/or floors? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4.3 Do you intend to commission the performance of the building after it is built to ensure it performs as designed? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4.4 Will your plans for construction include: | | | |
| 4.41 High density insulation above Title 24 standards? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4.42 Zones for heating and cooling to provide for maximum efficiency? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4.43 Energy Star™ or ultra energy efficient appliances? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4.44 A "cool" (lightly colored or reflective) or a permeable/living roof? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4.45 Timers/time-outs installed on lights (such as the bathrooms)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
- If yes, please explain: _____

5. WATER CONSERVATION

- | | | | |
|--|-------------------------------------|-------------------------------------|-------------------------------------|
| 5.1 Does your landscape include high-efficiency irrigation? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5.2 Does your landscape use zero potable water irrigation? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5.3 Is your project in the vicinity to connect to the Napa Sanitation reclaimed water? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5.4 Will your facility use recycled water? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5.41 If no, will you prepare for it by pre-installing dual pipes and/or purple lines? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5.5 Will your plans for construction include: | | | |
| 5.51 a meter to track your water usage? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5.52 ultra water efficient fixtures and appliances? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5.53 a continuous hot water distribution method, such as an on-demand pump? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5.54 a timer to insure that the systems are run only at night/early morning? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

yes no I don't know/ to be determined

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6 MATERIAL RECYCLING

6.1 Are you using reclaimed materials?

If yes, what and where:

6.2 Are you using recycled construction materials-

6.21 finish materials?

6.22 aggregate/concrete road surfaces?

6.23 fly ash/slag in foundation?

6.3 Will your contractor be required to recycle and reuse construction materials as part of your contract?

6.4 Does your facility provide access to recycle-

6.41 Kitchen recycling center?

6.42 Recycling options at all trash cans?

6.43 Do you compost green waste?

6.44 Provide recycling options at special events?

7 NATURAL RESOURCES

7.1 Will you be using certified wood that is sustainably harvested in construction?

7.2 Will you be using regional (within 500 miles) building materials?

7.3 Will you be using rapidly renewable materials, such as bamboo?

7.4 Will you apply optimal value engineering (studs & rafters at 24" on center framing)?

7.5 Have you considered the life-cycle of the materials you chose?

8 INDOOR AIR QUALITY

8.1 Will you be using low or no emitting finish and construction materials indoors-

8.11 Paint?

8.12 Adhesives and Sealants?

8.13 Flooring?

8.14 Framing systems?

8.15 Insulation?

8.2 Does the design allow for maximum ventilation?

8.3 Do you plan for a wood burning fireplace (US EPA Phase II certified)?

8.4 Does your design include dayling, such as skylights?

9 TRANSPORTATION DEMAND MANAGEMENT

9.1 After your project is complete, will you offer your employees incentives to carpool, bike, or use transit?

9.2 After your project is complete, will you allow your employees to telecommute or have alternative work schedules?

9.3 Does your project include design features that encourage alternatives modes of transportation, such as

preferred parking for carpooling, ridesharing, electric vehicles?

secured bicycle parking, safe bicycle access?

loading zones for buses/large taxi services?

9.4 How close is your facility to public transportation?

Approximately 1 mile.

10 Are there any superior environmental/sustainable features of your project that should be noted?

TBD

11 What other studies or reports have you done as part of preparing this application?

1

2

3

4

12 If your project involves an addition or modification to an existing building, are you planning to improve energy conservation of existing space (such as insulation, new windows, HVAC, etc.)?

If yes, please describe: N/A

13 Once your facility is in operation, will you:

13.1 calculate your greenhouse gas emissions?

13.2 implement a GHG reduction plan?

13.3 have a written plan to reduce your vehicle miles traveled of your operations and employee's commute?

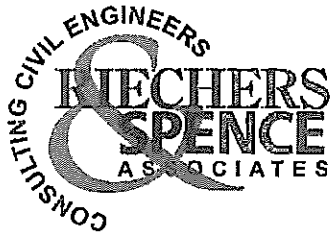
14 Does your project provide for education of green/sustainable practices?

If yes, please describe:

15 Any comments, suggestions, or questions in regards to the County's efforts to reduce greenhouse gases?

Form filed out by:

Please feel free to include additional sheets of paper as necessary.



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#1101082.0

December 20, 2011

Drew Lander
Napa County Public Works
1195 Third Street, Room 201
Napa, CA 94559

Re: Swanson Vineyards Floodway Mitigation

Dear Drew,

Per our conversation, we reviewed the blockage changes to the Napa River floodway due to the proposed gate and sign structure. We determined that the volume of blockage removed by eliminating the four trees for the proposed driveway, and by the creation of the driveway swale exceed the volume of the structure.

Blockage Removed

Trees	105.70 cubic feet
Swale	161.25 cubic feet

Blockage Added

Gate and Sign 162.64 cubic feet

The net reduction in blockage volume is 104.38 cubic feet. Please let me know if you have any questions related to this issue.

Respectfully,

Christopher M. Tibbits, P.E., L.S.
Vice President

Encl.

rsacivil.com

1515 Fourth Street, Napa, CA 94559
Tel: 707.252.3301 Fax: 707.252.4966

RSA ~ CELEBRATING

30

YEARS OF CIVIL ENGINEERING

12/19/2011

1101082.1

SWANSON VINEYARDS FLOODWAY MITIGATION

BFE: 128.3

TREE EL: 121.5

height to be mitigated = 6.8

12" dia tree = $\pi (12 \div 12)^2 \times 6.8 = 21.36$ (x2 trees) = 42.72 cf.

13" dia tree = $\pi (13 \div 12)^2 \times 6.8 = 25.07$ cf

16" dia tree = $\pi (16 \div 12)^2 \times 6.8 = 37.98$ cf

total of trees to be removed from Floodway = 105.77 cf

entry gate den = 120.7

stone base = $3 \times 3 \times 1 = 9$ cf x 2 = 18 cf

small Logs = 10" dia x 6' tall = $\pi (10 \div 12)^2 \times 6 = 13.09$ (x8 logs) = 104.72 cf.

lg Log = 14" dia x 55" = $\pi (14 \div 12)^2 \times (55 \div 12) = 19.16$ (x2 logs) = 39.20 cf.

cell box pole = 55" x 2" = $\pi (2 \div 12)^2 \times (55 \div 12) = .10$ cf

cell box sign = 1' x 2' x .08 = .16 cf

cell box = 4" x 7" x 10" = .16 cf

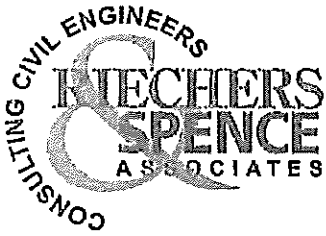
total of entry gate including cell box in Floodway = 162.64 cf.

(56.87) cf

SOIL TO BE REMOVED FROM FLOODWAY

215 lf of swale x 6" deep x 3' wide = $215 \times .5 \times 1.5 =$ 161.25 cf.

$161.25 - 56.87 =$ 104.38 cf.



#1101082.0

August 24, 2011

Richard Mendelson
Dickenson, Peatman & Fogarty
809 Coombs Street
Napa, CA 94559

RE: Swanson Vineyards

Dear Richard:

The following is a brief summary of our efforts in modeling the effect of the Swanson Winery project's impacts to Napa River water surface elevations. This included the following variations:

- Existing Scenario without a Winery
- Inclusion of the Winery as Submitted for Entitlement
- A modification of the Submitted Plan to place barrel storage under the building and reduce the driveway to the east.

To prepare the models, RSA copied the existing model from the County. Additional sections were added by copying upstream or downstream sections to permit the model to reflect obstructions between the original sections. More accurate topographic information from the site topographic survey was added into the model for the Swanson property to permit an appropriate review of pre and post conditions. After preparation of the base existing model, the Manning's values were collectively adjusted to calibrate more closely to the published FEMA elevations.

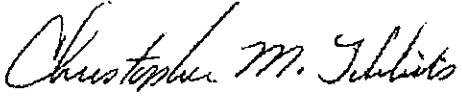
The proposed project was incorporated at the floodway limits as identified by Napa County. The sections affected by the inclusion of the site as submitted for entitlement were then modified to reflect blockages. The building and fill was included as an obstruction with the ineffective flow areas tapering out at either end. The resulting maximum increase in WSE of 0.03 feet occurred at 1317.84 and 1317.39 and disappears at sections 1330 upstream and 1309 downstream.

In the final model we revised the cross sections of the project as currently proposed to incorporate a shortening of the building accomplished by placing the barrel storage under the structure and eliminating much of the drive located on the east of the project. The resulting maximum increase in WSE of 0.03 feet occurred at 1317.84 and 1317.39 and disappears at sections 1324 upstream and 1309 downstream.

rsacivil.com

Please let me know if you have any questions related to this review.

Respectfully,



Christopher M. Tibbits, P.E., L.S.
Vice President
P.E. #59361, L.S. #8585

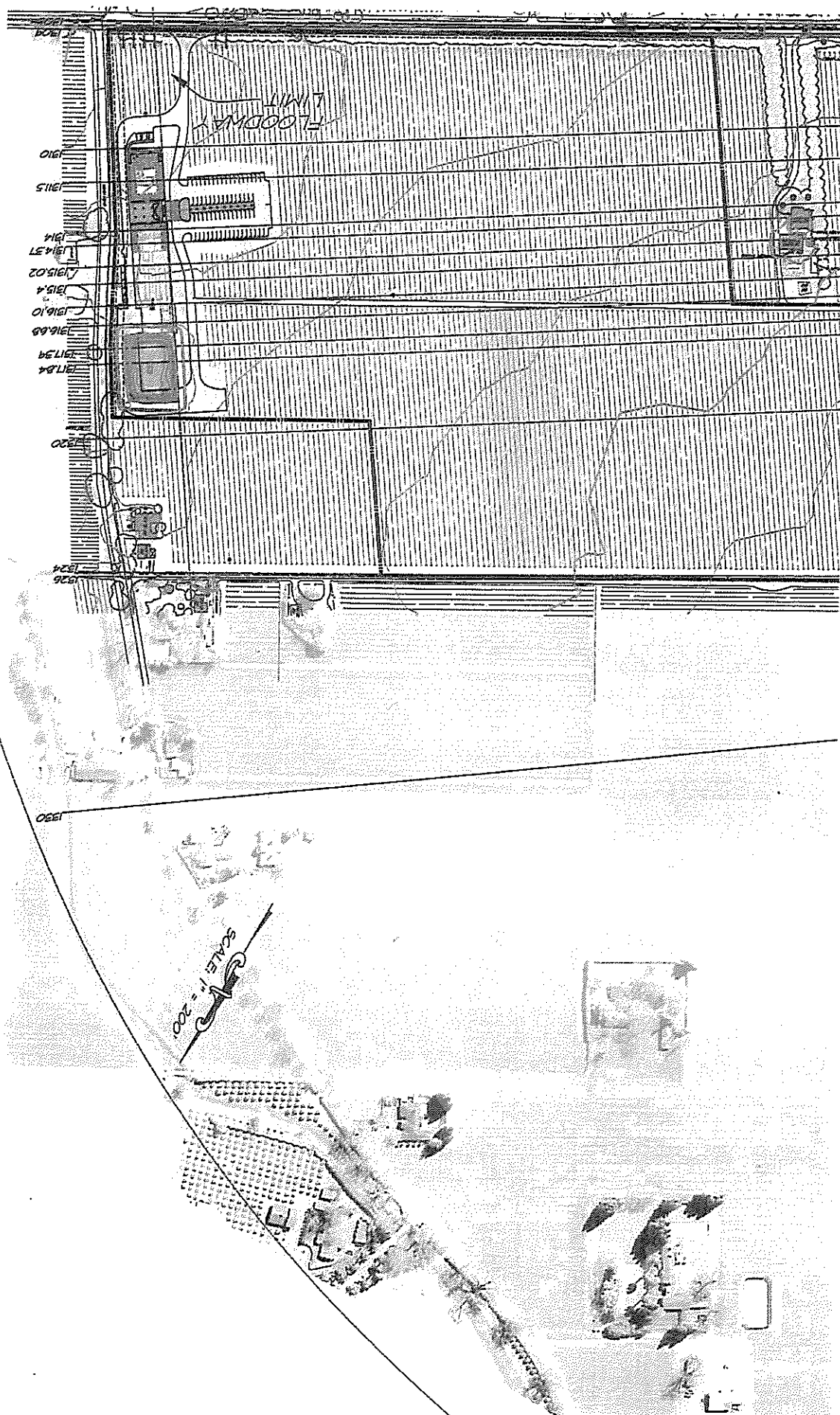


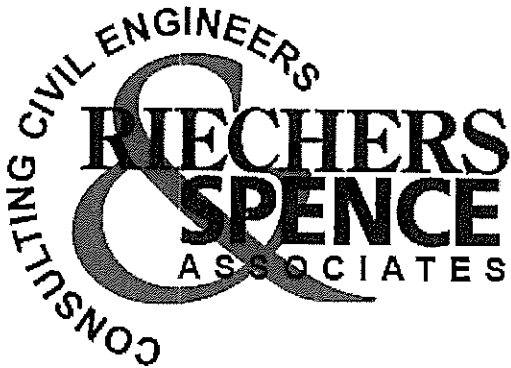
HEC-RAS River: Napa River Reach: Swanson Property Profile: 100-yr

Reach	River Sta	Profile	Plan	Q Total (cfs)	Min Ch El (ft)	W.B. Elev (ft)	Ch W.B. (ft)	E.O. Elev (ft)	E.O. Slope (ft/mi)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
Swanson Property	1330	100-yr	Exfil	32700.00	115.00	135.15	132.20	135.23	0.001455	3.84	22812.41	7841.76	0.21
Swanson Property	1330	100-yr	AI Floodway	32700.00	115.00	135.14		135.23	0.001455	3.84	22808.69	7841.33	0.21
Swanson Property	1330	100-yr	JAL Scheme	32700.00	115.00	135.16		135.23	0.001455	3.84	22811.48	7841.66	0.21
Swanson Property	1340	100-yr	Exfil	32700.00	111.50	133.79	131.71	133.84	0.001818	3.16	21346.81	7695.43	0.20
Swanson Property	1340	100-yr	AI Floodway	32700.00	111.50	133.79		133.83	0.001821	3.16	21332.30	7694.33	0.20
Swanson Property	1340	100-yr	JAL Scheme	32700.00	111.50	133.79		133.84	0.001818	3.16	21344.18	7695.43	0.20
Swanson Property	1330.25	100-yr	Exfil	32700.00	112.60	130.76	130.47	131.29	0.009344	8.77	10796.43	8636.36	0.49
Swanson Property	1330	100-yr	AI Floodway	32700.00	112.60	130.76		131.30	0.008270	8.74	10842.66	8644.36	0.48
Swanson Property	1330	100-yr	JAL Scheme	32700.00	112.60	130.76		131.30	0.008325	8.76	10808.13	8638.30	0.49
Swanson Property	1326	100-yr	Exfil	32700.00	113.00	130.13	127.41	130.29	0.002096	4.92	17925.44	6610.63	0.25
Swanson Property	1326	100-yr	AI Floodway	32700.00	113.00	130.14		130.30	0.002087	4.91	17888.65	6632.89	0.25
Swanson Property	1326	100-yr	JAL Scheme	32700.00	113.00	130.13		130.29	0.002093	4.91	17942.01	6627.19	0.25
Swanson Property	1324	100-yr	Exfil	32700.00	113.00	130.09	128.65	130.25	0.002221	4.87	17628.37	6561.47	0.26
Swanson Property	1324	100-yr	AI Floodway	32700.00	113.00	130.10		130.28	0.002203	4.86	17699.14	6575.95	0.26
Swanson Property	1324	100-yr	JAL Scheme	32700.00	113.00	130.09		130.25	0.002216	4.87	17544.10	6565.65	0.26
Swanson Property	1320	100-yr	Exfil	32700.00	112.05	129.37	128.58	129.42	0.001219	3.74	25116.78	7216.05	0.19
Swanson Property	1320	100-yr	AI Floodway	32700.00	112.05	129.38	128.64	129.44	0.001197	3.71	25276.18	7220.15	0.18
Swanson Property	1320	100-yr	JAL Scheme	32700.00	112.05	129.38		129.42	0.001214	3.73	25187.77	7217.07	0.19
Swanson Property	1319.26	100-yr	Exfil	32700.00	112.05	129.29	128.58	129.34	0.001293	3.84	24828.47	7201.00	0.19
Swanson Property	1319.28	100-yr	AI Floodway	32700.00	112.05	129.30	128.76	129.36	0.001388	3.89	23805.93	7203.45	0.20
Swanson Property	1319.25	100-yr	JAL Scheme	32700.00	112.05	129.30		129.35	0.001301	3.85	24579.87	7201.90	0.19
Swanson Property	1318.74	100-yr	Exfil	32700.00	112.05	129.23	128.58	129.29	0.001378	3.85	24118.30	7189.78	0.20
Swanson Property	1318.74	100-yr	AI Floodway	32700.00	112.05	129.25		129.30	0.001425	4.02	23854.00	7047.13	0.20
Swanson Property	1318.74	100-yr	JAL Scheme	32700.00	112.05	129.24		129.29	0.001369	3.84	24157.66	7190.80	0.20
Swanson Property	1317.84	100-yr	Exfil	32700.00	111.65	129.11	128.44	129.18	0.001394	4.11	23393.78	7076.07	0.20
Swanson Property	1317.84	100-yr	AI Floodway	32700.00	111.65	129.14		129.20	0.001262	3.90	24086.38	6840.83	0.19
Swanson Property	1317.84	100-yr	JAL Scheme	32700.00	111.65	129.14		129.20	0.001198	3.81	24855.26	7080.46	0.19
Swanson Property	1317.39	100-yr	Exfil	32700.00	111.70	129.08	128.34	129.12	0.001499	3.81	23046.48	6963.95	0.21
Swanson Property	1317.39	100-yr	AI Floodway	32700.00	111.70	129.09		129.15	0.001423	3.78	23145.52	6935.70	0.20
Swanson Property	1317.39	100-yr	JAL Scheme	32700.00	111.70	129.09	126.01	129.14	0.001307	3.89	23943.57	6973.23	0.19
Swanson Property	1316.68	100-yr	Exfil	32700.00	111.73	128.97	126.33	129.03	0.001277	3.92	23726.18	6939.91	0.20
Swanson Property	1316.68	100-yr	AI Floodway	32700.00	111.73	128.99		129.06	0.001314	3.98	23335.43	6813.64	0.20
Swanson Property	1316.68	100-yr	JAL Scheme	32700.00	111.73	128.99		129.06	0.001304	3.96	23328.20	6846.14	0.20
Swanson Property	1316.10	100-yr	Exfil	32700.00	112.00	128.90	126.21	128.97	0.001235	3.90	23915.97	6916.16	0.19
Swanson Property	1316.10	100-yr	AI Floodway	32700.00	112.00	128.92		128.99	0.001269	3.96	23520.33	6792.78	0.20
Swanson Property	1316.10	100-yr	JAL Scheme	32700.00	112.00	128.92		128.99	0.001257	3.94	23495.11	6820.34	0.20
Swanson Property	1315.4	100-yr	Exfil	32700.00	111.97	128.83	126.14	128.88	0.001245	3.85	24116.07	6902.43	0.19
Swanson Property	1315.4	100-yr	AI Floodway	32700.00	111.97	128.84		128.90	0.001266	3.88	23824.56	6802.68	0.19
Swanson Property	1315.4	100-yr	JAL Scheme	32700.00	111.97	128.85		129.00	0.001275	3.70	23594.49	6906.91	0.19
Swanson Property	1315.02	100-yr	Exfil	32700.00	111.69	128.76	126.03	128.83	0.001236	4.00	23767.71	6885.20	0.19
Swanson Property	1315.02	100-yr	AI Floodway	32700.00	111.69	128.78		128.85	0.001249	4.03	23467.23	6785.24	0.20
Swanson Property	1315.02	100-yr	JAL Scheme	32700.00	111.69	128.76		128.85	0.001251	4.03	23222.43	6789.41	0.20
Swanson Property	1314.37	100-yr	Exfil	32700.00	111.60	128.69	125.87	128.78	0.001278	3.95	23714.83	6872.43	0.20
Swanson Property	1314.37	100-yr	AI Floodway	32700.00	111.60	128.71		128.78	0.001298	3.88	23389.11	6771.98	0.20
Swanson Property	1314.37	100-yr	JAL Scheme	32700.00	111.60	128.71		128.78	0.001286	3.82	23396.34	6807.26	0.18
Swanson Property	1314	100-yr	Exfil	32700.00	111.60	128.65	126.44	128.72	0.001268	3.93	23761.63	6868.11	0.20
Swanson Property	1314	100-yr	AI Floodway	32700.00	111.60	128.67		128.74	0.001290	3.87	23423.80	6767.48	0.20
Swanson Property	1314	100-yr	JAL Scheme	32700.00	111.60	128.68		128.74	0.001247	3.80	23433.76	6893.25	0.19
Swanson Property	1313.65	100-yr	Exfil	32700.00	111.60	128.62	126.64	128.69	0.001300	3.97	23556.70	6857.13	0.20
Swanson Property	1313.65	100-yr	AI Floodway	32700.00	111.60	128.64		128.71	0.001321	4.01	23218.09	6766.30	0.20
Swanson Property	1313.65	100-yr	JAL Scheme	32700.00	111.60	128.64	125.88	128.71	0.001296	3.97	23084.74	6791.65	0.20
Swanson Property	1312.82	100-yr	Exfil	32700.00	111.80	128.58	125.64	128.64	0.001351	4.04	23238.49	6840.95	0.20
Swanson Property	1312.82	100-yr	AI Floodway	32700.00	111.80	128.59		128.66	0.001373	4.08	22899.12	6738.92	0.20
Swanson Property	1312.82	100-yr	JAL Scheme	32700.00	111.80	128.60	125.68	128.67	0.001322	4.00	22926.29	6778.62	0.20
Swanson Property	1311.6	100-yr	Exfil	32700.00	111.85	128.57	124.48	128.60	0.000580	2.18	30531.38	6922.68	0.13
Swanson Property	1311.6	100-yr	AI Floodway	32700.00	111.85	128.59		128.61	0.000598	2.20	30214.76	6826.59	0.13
Swanson Property	1311.6	100-yr	JAL Scheme	32700.00	111.85	128.59		128.62	0.000621	2.24	29888.03	6827.24	0.13
Swanson Property	1310	100-yr	Exfil	32700.00	111.79	128.53	124.68	128.65	0.000635	2.18	31438.41	7081.27	0.13
Swanson Property	1310	100-yr	AI Floodway	32700.00	111.79	128.54	124.64	128.67	0.000625	2.41	31432.78	7091.79	0.13
Swanson Property	1310	100-yr	JAL Scheme	32700.00	111.79	128.55	124.65	128.67	0.000560	2.41	32780.16	7088.94	0.13
Swanson Property	1309.47	100-yr	Exfil	32700.00	111.79	128.48	124.68	128.60	0.000553	2.39	31043.60	7060.77	0.13
Swanson Property	1309.47	100-yr	AI Floodway	32700.00	110.41	128.49	124.08	128.51	0.000769	2.02	27892.63	6028.71	0.12
Swanson Property	1309.47	100-yr	JAL Scheme	32700.00	110.41	128.49	124.07	128.51	0.000769	2.03	27837.29	6026.79	0.12
Swanson Property	1309	100-yr	Exfil	32700.00	110.41	128.42	123.92	128.44	0.000795	2.06	27860.09	5988.24	0.13
Swanson Property	1309	100-yr	AI Floodway	32700.00	110.41	128.42		128.44	0.000795	2.06	27560.09	5956.24	0.13
Swanson Property	1309	100-yr	JAL Scheme	32700.00	110.41	128.42		128.44	0.000795	2.06	27560.09	5986.24	0.13
Swanson Property	1308	100-yr	Exfil	32700.00	110.09	128.38	124.89	128.43	0.000842	3.30	25792.57	6240.49	0.16
Swanson Property	1308	100-yr	AI Floodway	32700.00	110.09	128.38	124.89	128.43	0.000842	3.30	25792.57	6240.49	0.16

HEC-RAS River: Napa River Reach: Swanson Property Profile: 100-yr (Continued)

Reach	River Sta	Profile	Plan	Q Total (cfs)	MW Ch El (ft)	W.B. Elev (ft)	Chl W.B. (ft)	E.O. Elev (ft)	E.O. Slope	Vel Chl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
Swanson Property	1300	100-yr	JAL Scheme	32700.00	110.00	128.30	124.89	128.43	0.000842	3.30	25792.67	8240.49	0.18
Swanson Property	1307		Bridge										
Swanson Property	1302	100-yr	Eds	32700.00	109.00	128.23	125.23	128.23	0.014827	10.21	7132.88	4058.05	0.61
Swanson Property	1302	100-yr	At Floodway	32700.00	108.00	125.23	125.23	128.23	0.014827	10.21	7132.88	4058.05	0.61
Swanson Property	1302	100-yr	JAL Scheme	32700.00	109.00	125.23	125.23	128.23	0.014827	10.21	7132.88	4058.05	0.61





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PRELIMINARY PUMP SYSTEM MODIFICATION PLAN FOR MANAGEMENT OF ADDITIONAL RUNOFF

For

SWANSON VINEYARDS
7727 MONEY ROAD
NAPA, CALIFORNIA



Prepared for:
W. Clarke Swanson
P.O. Box 148
Oakville, California 94562

Job No. 1101082.0
February 2, 2012

Preliminary Pump System Modification Plan
Swanson Vineyards

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I. Purpose

This report presents a summary of the proposed modifications to the existing pump system to accommodate the increased runoff generated by the construction of a new winery. This report demonstrates that the additional runoff caused by this development during the 24-hr, 100-yr design storm will be diverted to the Napa River and will not impact the existing culvert at the southwest corner of Money Road and Oakville Cross Road.

II. Methodology

The additional volume of runoff generated by this development was calculated using the incremental cumulative rainfall for the proposed increase of impermeable area. The precipitation amount for the site was collected from the NOAA Atlas 2, Volume XI - California and is measured as follows:

Table 1 - NOAA Precipitation Data

Storm Frequency	Precipitation Depth (inches, in 24 hour period)
2-yr	4.5
10-yr	6.0
100-yr	8.0

III. Existing Conditions

The project site is a portion of a 73.99 acre parcel (APN: 031-040-029) located in Napa County. It is bordered on the south by Oakville Cross Road and lies between the Napa River and Money Road. The site is zoned Agricultural Preserve and consists of approximately 3.21 acres of proposed development on the east side of the site, adjacent to Money Road. Two structures currently occupy the proposed area of development, covering a combined area of 0.14 acres. The area of development has minimal slope, with the existing ground surface elevations varying from 123 feet in the northwest corner of the development site to 121 feet in the southeast corner.

The County of Napa is currently taking remedial action to restore an existing 18" culvert at the corner of Money Road and Oakville Cross Road as well as a crushed culvert crossing Oakville Crossroad. Historically, stormwater flows from the site were discharged south and east through these culverts.

Currently, existing runoff is collected at a drain tile sump located near the residential buildings on Money Road, and pumped to a detention pond in the northeast corner of the site. There is one 3-phase 3.7 hp pump at this Money Road Tile Sump, with room for a second pump. A diesel

pump located at the detention pond then draws water from the pond to recharge a reservoir on the southwest corner of the site. Excess water from the reservoir is discharged to the Napa River.

The installed vineyard frost protection system typically draws from the reservoir, but is also capable of drawing directly from the detention pond, the Napa River, and from two of the three wells located on the site. The reservoir is typically recharged by the Money Road Tile Sump via the detention pond and by a second Tile Sump adjacent to Oakville Cross Road, southwest of the area of development. It is also capable of being recharged by the Napa River, the two onsite wells and a well located on the neighboring Oakville Cross Road Guest House.

IV. Proposed Conditions

The proposed development will include a 100,000-gallon per year winery with 69 parking spaces and a private access road from Oakville Cross Road. The two existing structures will be demolished, and the existing pond will be filled and graded. This will result in a net increase of 2.47 acres of impervious area.

The existing Money Road Tile Sump and electrical service will be relocated to the southeast corner of the area of development. A second 3-phase 3.7 hp pump will be added to manage the increase in runoff during the 24-hour, 100-year storm event. The existing Reservoir Recharge Line will be pressure-tested to ensure its integrity and ability to carry the increased flows from the Money Road Tile Sump to the Reservoir. In the event that the Reservoir Recharge Line fails the pressure test, or if it is deemed impractical to establish a new connection to it, it will be replaced with a new 3500' long 6" PVC line.

The existing frost protection headers and laterals will be modified as necessary. The existing well at Money Road will be abandoned. The existing well at the central vineyard access road will be reconnected to the frost protection headers and to the Reservoir Recharge Line. The third, unnamed well, located in the southeast corner of the site, will be connected to the frost protection headers and to the Reservoir Recharge Line. The existing well located at the neighboring Oakville Cross Road Guest House will remain connected to an existing separate sump line from the Oakville Cross Road Drain Tile Sump to the reservoir.

V. Incremental Runoff Management Controls

The proposed development will generate an additional 0.82 acre-feet of runoff for the 24-hr, 100-year design storm. This incremental runoff will be diverted from the existing Money Road - Oakville Cross Road culvert and instead be collected by a new storm drain network and delivered to the relocated Money Road Drain Tile Sump. This incremental increase of runoff will require an additional 185 gpm of outflow pumping capacity from the Money Road Drain Tile Sump. This incremental increase in storm water runoff will be pumped to the reservoir system.

Table 2 - Incremental Runoff Volume and Tile Sump Inflow

Existing Impervious Area	A_E	0.14	[acre]
New Impervious Area	A_N	3.21	[acre]
Change in Impervious Area	ΔA	2.47	[acre]
Existing Site Coefficient	C_E	0.40	
New Site Coefficient	C_N	0.80	
Change in Site Coefficient	ΔC	0.40	
2-yr Precipitation	$P_{2\text{-yr}}$	4.5	[in]
10-yr Precipitation	$P_{10\text{-yr}}$	6.0	[in]
100-yr Precipitation	$P_{100\text{-yr}}$	6.0	[in]
2-yr Change in Runoff Volume	$\Delta V_{2\text{-yr}}$	0.46	[ac-ft]
10-yr Change in Runoff Volume	$\Delta V_{10\text{-yr}}$	0.61	[ac-ft]
100-yr Change in Runoff Volume	$\Delta V_{100\text{-yr}}$	0.82	[ac-ft]
2-yr Change in Average Inflow	$\Delta Q_{2\text{-yr}}$	104	[gpm]
10-yr Change in Average Inflow	$\Delta Q_{10\text{-yr}}$	138	[gpm]
100-yr Change in Average Inflow	$\Delta Q_{100\text{-yr}}$	185	[gpm]

The existing 3-phase 3.7 hp pump will be relocated with the Money Road Tile Sump to manage the pre-development runoff. A second 3.7 hp pump will be installed to match existing. The existing 6" PVC Reservoir Recharge Line will be field verified, pressure tested, and replaced as necessary. A new 6" PVC extension will be installed from the new Tile Sump location to the Reservoir Recharge Line. The culvert at the intersection of Money Road and Oakville Crossroad shall not be subject to any pumped discharge from this property.

Table 3 - Proposed Increase of Tile Sump Outflow Capacity

Existing Sump Demand*	Q_E	225	[gpm]
Pump Horsepower	P_{hp}	3.7	[hp]
Length of New Reservoir Recharge Line	L	3500	[ft]
Pipe Diameter	d	6	[in]
Hazen-Williams Coefficient	C	150	
Cumulative Demand	$Q_{req'd}$	410	[gpm]
Maximum Outflow	Q_{max}	719	[gpm]
Maximum Outflow Velocity	V_{max}	8.2	[ft/s]

*Assumed 1/2 demand of 450 gpm, as shown on Frost Protection Reservoir Recharging Capabilities plan, provided by Pam Bond.

VI. Conclusion

With the installation of a new 3-phase 3.7 hp pump, the relocated Money Road Tile Sump will have the capacity to divert all additional runoff generated by the proposed development to the existing reservoir, where it may, if necessary, be discharged to the Napa River. It is the opinion of Riechers Spence & Associates that these measures will ensure that the proposed winery development will not increase the runoff loads to the existing Money Road - Oakville Cross Road culvert.

**Record at the request of
and return to:**

Richard Mendelson
Dickenson, Peatman & Fogarty
809 Coombs Street
Napa, CA 94558

RECEIVED
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COVENANT AFFECTING USES OF PROPERTY

1. **PARTIES.** This Covenant Affecting Uses of Property (hereinafter referred to as "the Covenant") is made between W. CLARKE SWANSON, JR. (hereinafter collectively referred to as "SWANSON") and MARCY BERGMANN and DAVID DURHAM (hereinafter collectively referred to as "NEIGHBORS"). SWANSON is represented by Richard Mendelson from the law firm of Dickenson, Peatman & Fogarty, Napa, California. NEIGHBORS are represented by L. Randolph Skidmore of the law firm of Coombs & Dunlap, LLP, Napa, California.

2. **RECITALS.**

A. SWANSON is the owner of record of that certain real property in Napa County, California, commonly known as 7727 Money Road (APN 031-040-34), and more particularly described on the attached Exhibit "A" (hereinafter the "SWANSON Property").

B. NEIGHBORS are the owners of record of that certain real property in Napa County, California, commonly known as 1817 Money Road (APN 031-040-008) and more particularly described on the attached Exhibit "B" (hereinafter the "Neighbor Property").

C. The parties have agreed that the use and development of the SWANSON Property (hereinafter also referred to as "the Covenant Property") will be limited as provided herein for the benefit of the Neighbor Property. The parties further agreed that the limitations would run with the parties' properties in perpetuity and would be evidenced by a written agreement recorded in the Official Records of Napa County. It is in accordance with that agreement that the parties are executing and recording this Covenant.

3. **COVENANT.** SWANSON expressly covenants and agrees on his own behalf and on behalf of his successors in interest that the Covenant Property shall not be developed for use as a winery and that no winery or winery accessory buildings or uses, including but not limited to, winery waste disposal facilities, winery parking, or winery storage buildings, shall be constructed on the Covenant Property. Anything herein to the contrary notwithstanding, however, the Covenant Property may be developed and used for residential (including residential uses by winery owners and employees) and agricultural purposes and any other lawful purposes, and lawfully permitted structures directly related to or incidental to such uses shall be permitted.

4. **REMEDIES.** For any intentional breach of this Agreement, the court may award to the prevailing party such monetary, injunctive, or other relief as the court in its discretion may deem proper.

5. **DURATION OF RESTRICTIONS.** The restrictions agreed to herein shall run with the parties' respective lands as a burden on the SWANSON Property for the benefit of the Property.

6. **EFFECT OF POTENTIAL LOT LINE ADJUSTMENT.** In the event of a lot line adjustment involving the SWANSON Property, this Covenant shall continue to bind **only** the property described herein as the SWANSON Property and it shall not bind any other property added to all or any part of the SWANSON Property as a result of a lot line adjustment.

7. **BINDING ON SUCCESSORS AND ASSIGNS.** Except as otherwise provided herein, this Covenant shall bind and inure to the benefit and burden of the respective heirs, personal representatives, successors, and assigns of the parties hereto.

8. **REPRESENTATION OF COMPREHENSION OF DOCUMENT.** In entering into this Covenant, the parties represent that they have relied upon the legal advice of their attorneys, who are the attorneys of their own choice. The parties further represent that the terms of this Covenant have been completely read by them and/or explained to them by their attorneys and that those terms are fully understood and voluntarily accepted by them.

9. **CONSTRUCTION.** Each party and/or counsel for each party have reviewed this Covenant and accordingly the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Covenant.

10. **ENTIRE AGREEMENT.** This Covenant represents and contains the entire agreement and understanding between the parties hereto with respect to the subject matter hereof and supersedes any and all prior oral and written agreements and understandings between them. No representation, warranty, condition, understanding or agreement of any kind with respect to the subject matter hereto shall be relied upon by the parties unless incorporated herein. This Covenant may not be amended or modified except by an

agreement in writing signed by the party against whom the enforcement of any modification or amendment is sought.

11. **FURTHER COOPERATION.** Each party agrees, on the demand of the other, to execute or deliver any instrument, furnish any information or perform any other act reasonably necessary to carry out the provisions of this Covenant without undue delay or expense.

12. **ENFORCEMENT.** This Agreement shall be specifically enforceable by injunction or other order of court.

13. **ATTORNEY'S FEES.** In any action or arbitration to enforce or interpret any part of this Agreement, the prevailing party shall be entitled to recover his/her/their reasonable attorney's fees incurred therein and in any appeal or enforcement proceeding thereafter in addition to all other recoverable costs.

14. **CHOICE OF LAW.** This Covenant shall in all respects be interpreted, enforced, and governed under the laws of the State of California.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year set forth below.

SWANSON:

Dated: _____

W. Clarke Swanson, Jr.

NEIGHBORS:

Dated: _____

Marcy Bergmann

Dated: _____

David Durham

APPROVED AS TO FORM:

Dickenson, Peatman & Fogarty

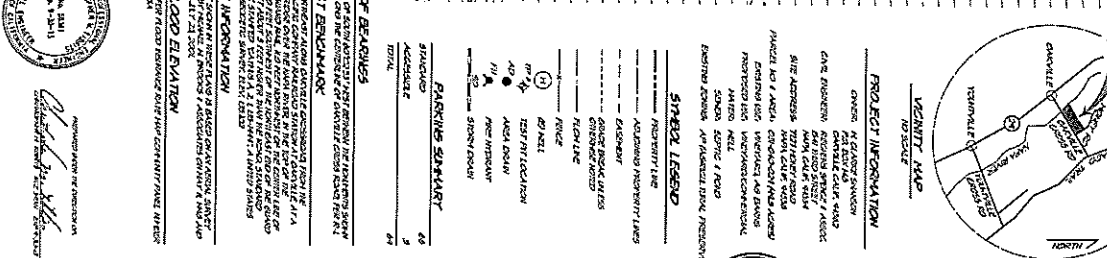
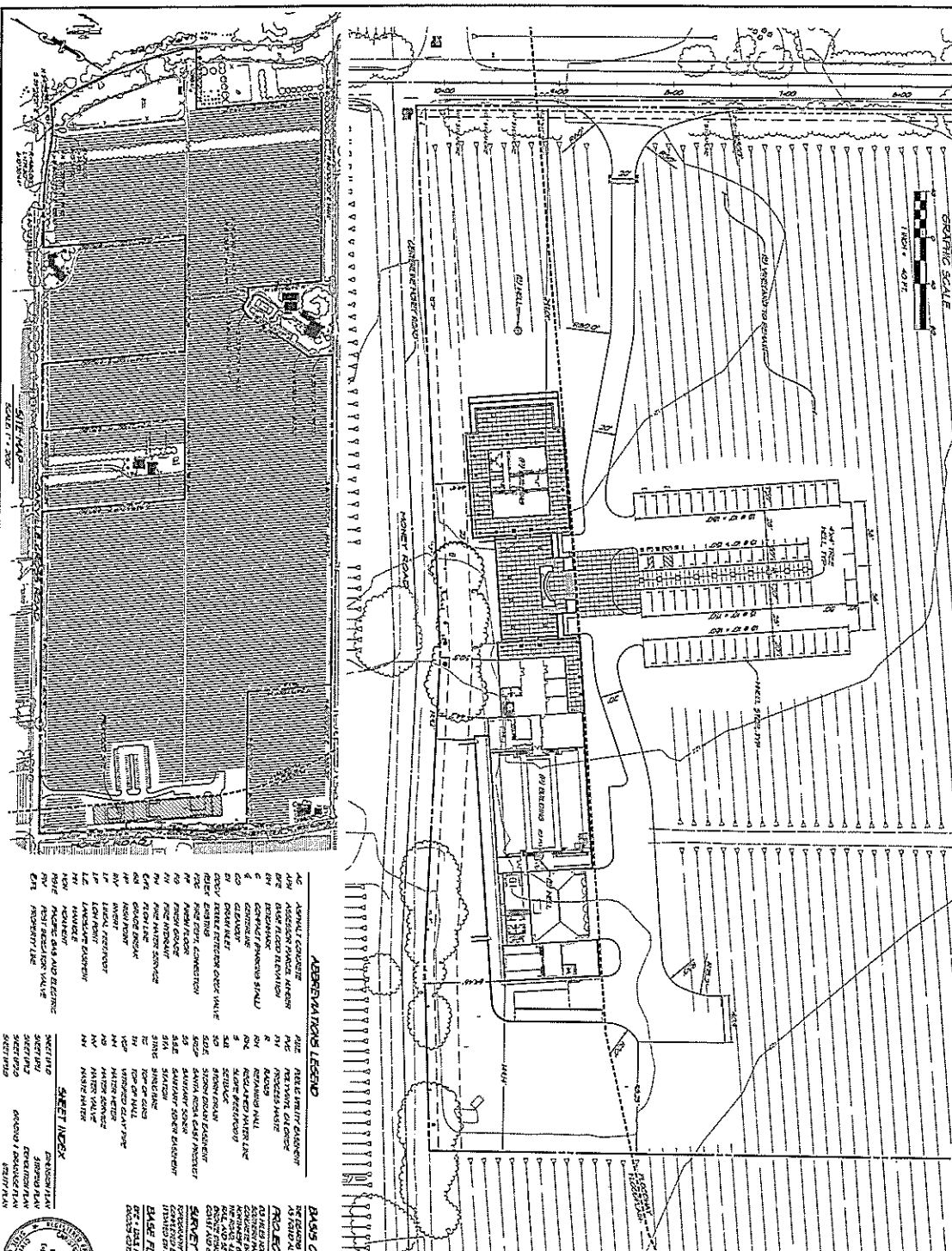
Coombs & Dunlap, LLP

By: _____
Richard Mendelson, Attorney
for SWANSON

By: _____
L. Randolph Skidmore, Attorney
for NEIGHBORS

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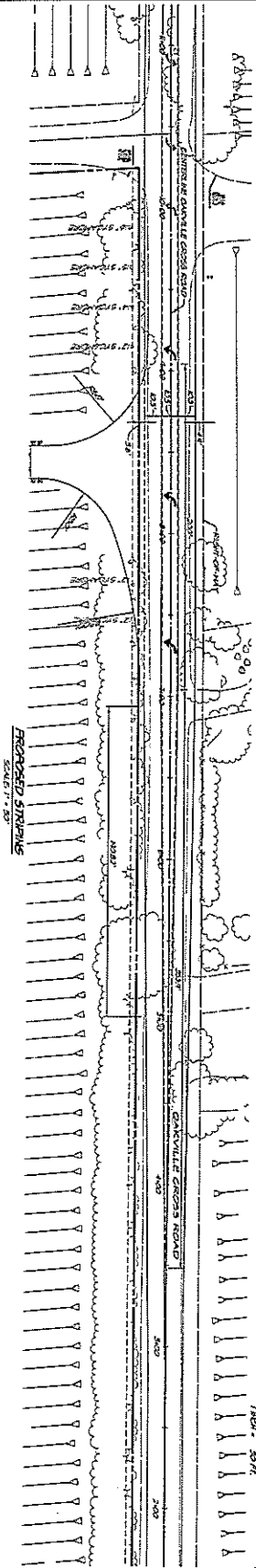
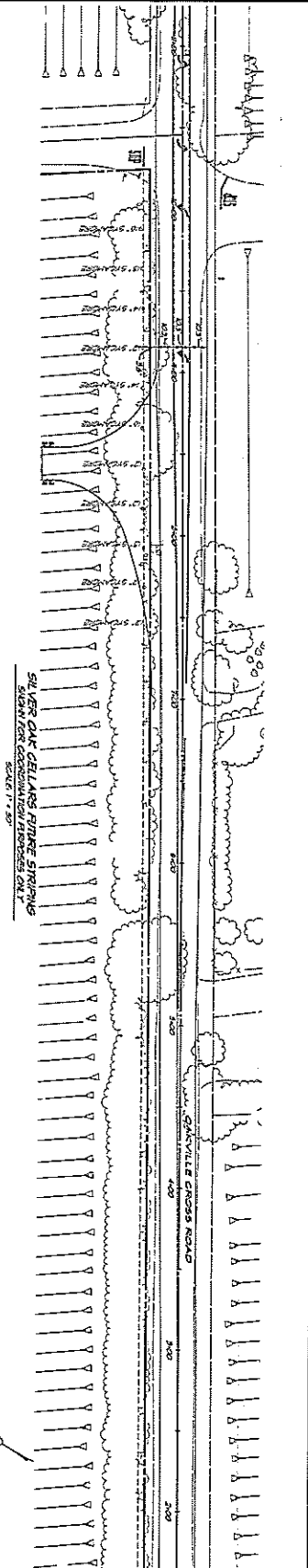
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1

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SWANSON VINEYARDS STRIPING PLAN NAPA CALIFORNIA



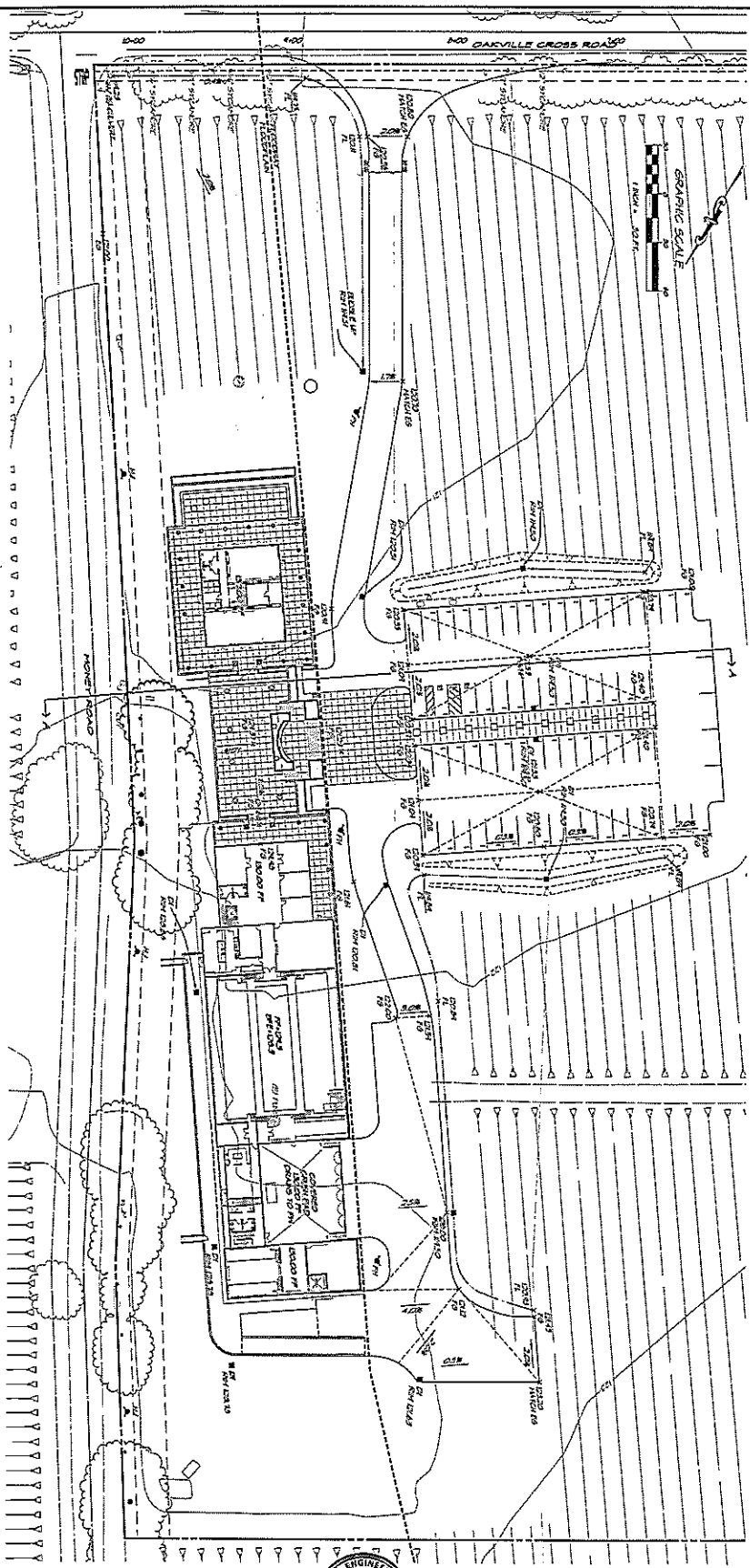
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06-2004	10	REVISION

UP1.1
 OF 3 SHEETS

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EARTHWORK QUANTITIES	
TOTAL FILL	0.304 CY
TOTAL CUT	1.603 CY
NET FILL	0.4403 CY
TOTAL EARTHWORK	4.1003 CY



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12

SWANSON VINEYARDS
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SWANSON VINEYARDS

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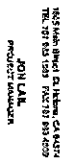
SWANSON
 VINEYARDS

A1.00	INDEX SHEET
A1.10	OVERALL SITE PLAN
A2.10	UNDERGROUND BARREL STOR. PLAN
A2.11	MAIN FLOOR PLAN
A2.11A	COMPARISON FLOOR PLANS
A2.12	SECOND FLOOR PLAN
A2.14	ROOF PLAN
A2.15	PROPOSED SIGN LOCATIONS
A2.16	PROPOSED SIGNAGE & ENTRY GATE
A3.11	BUILDING ELEVATIONS
A3.12	BUILDING ELEVATIONS
A3.13	BUILDING ELEVATIONS
A4.11	BUILDING CROSS SECTION RENDERING
A5.11	AREA DIAGRAM FLOOR PLANS
L1	LANDSCAPE CONCEPT
L2	LANDSCAPE CONCEPT
L3	LANDSCAPE CONCEPT
L3A	LANDSCAPE CONCEPT

INDEX SHEET

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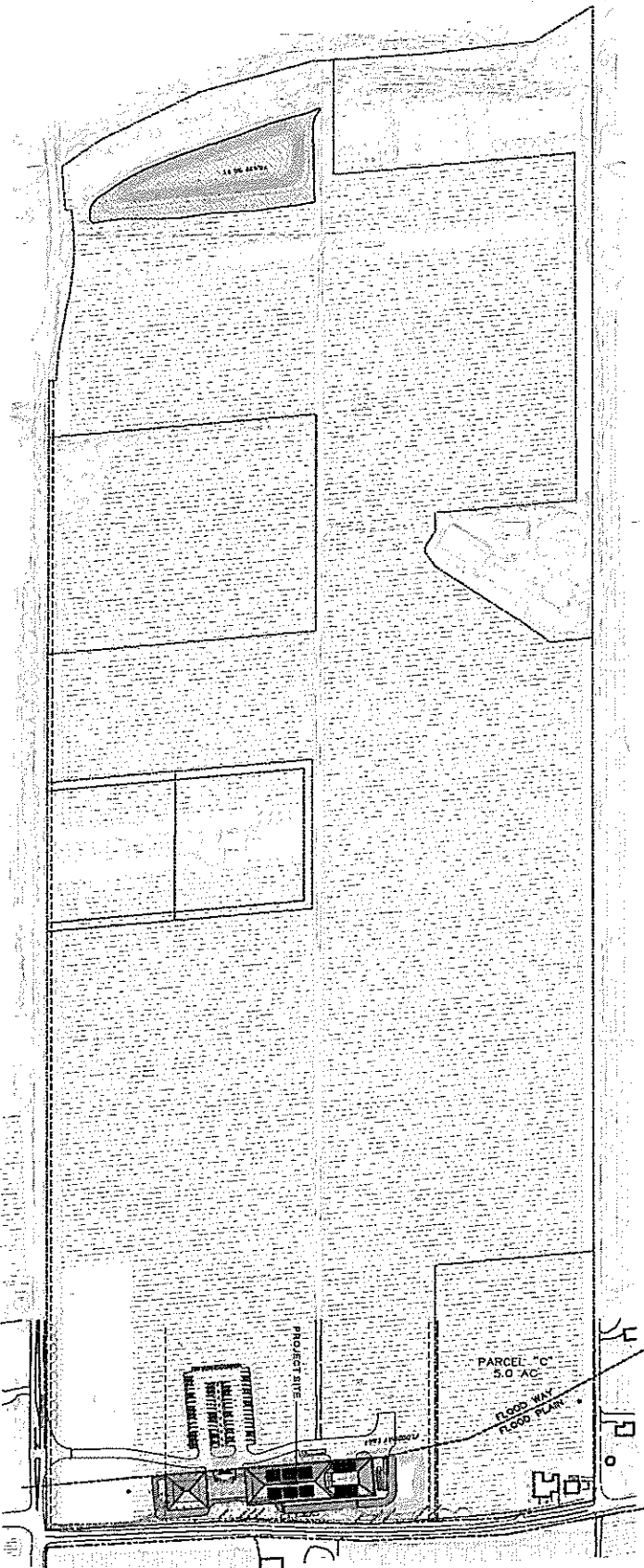
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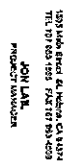
OVERALL
SITE PLAN

① OVERALL SITE PLAN
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A1.10

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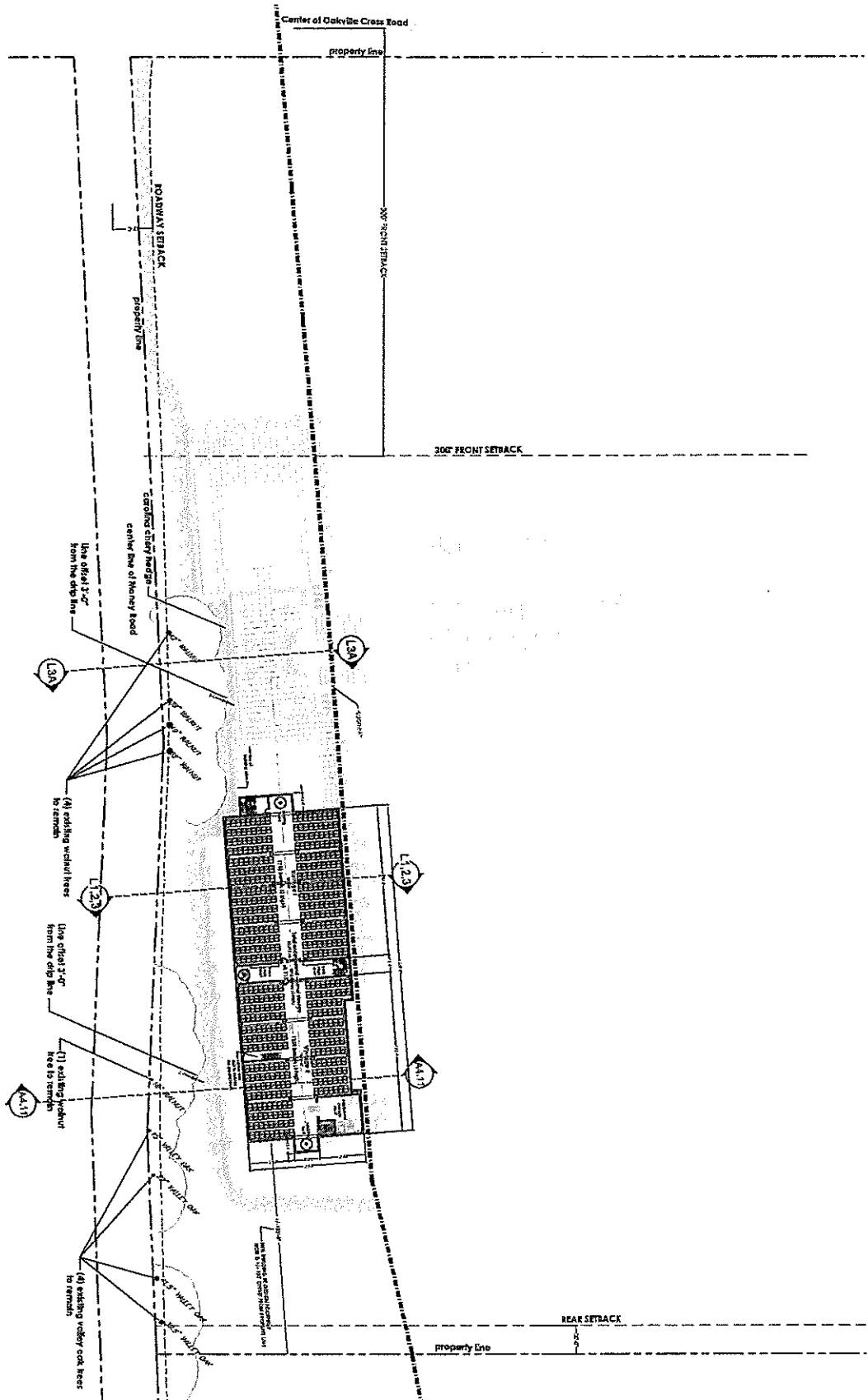
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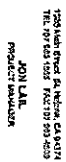
UNDERGROUND
BARREL ROOM
FLOOR PLAN

A2.10

US6 PLEAHT



① REDUCED SQ.FT. FOOTPRINT - UNDERGROUND BARREL ROOM FLOOR PLAN



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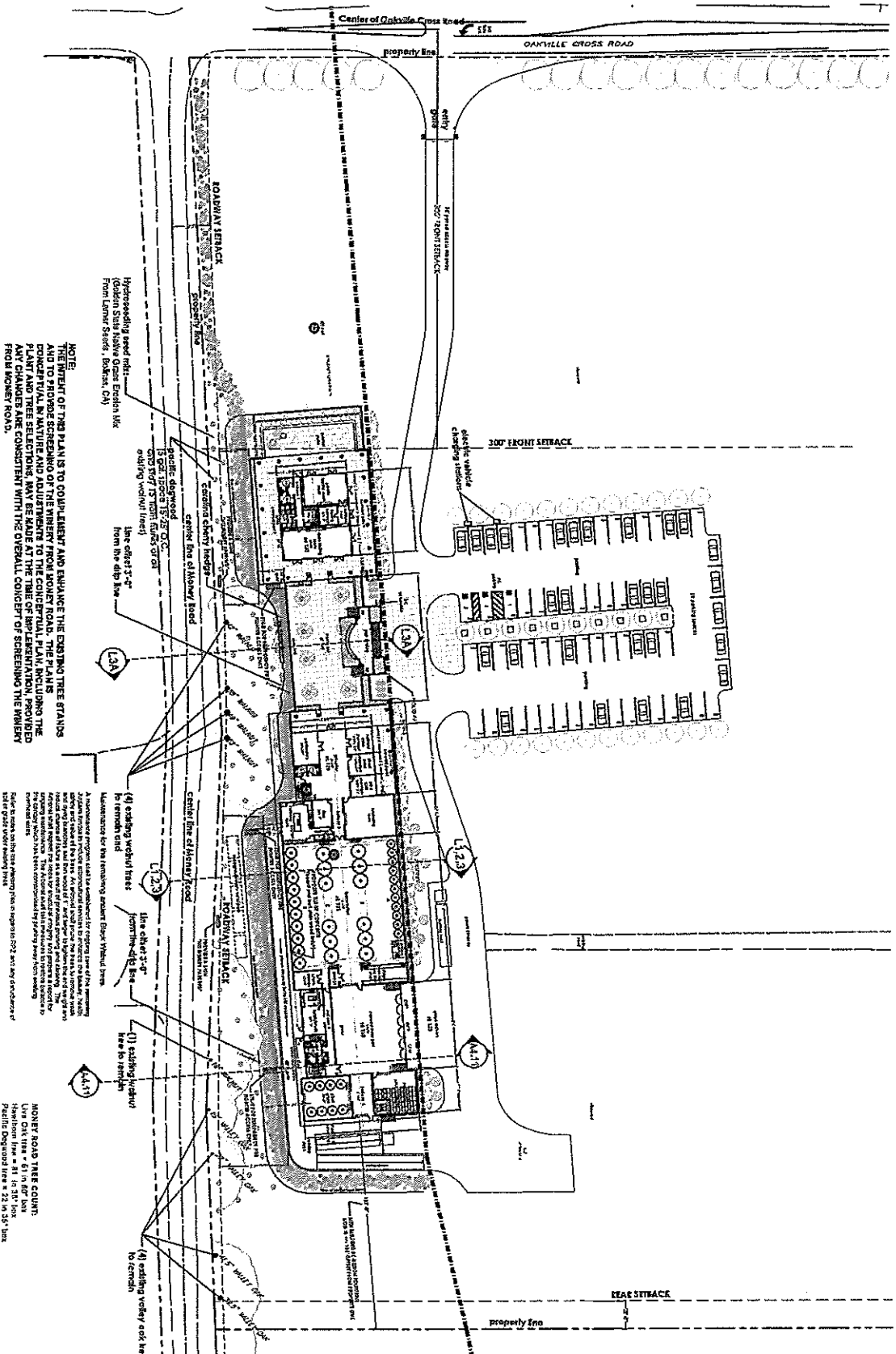
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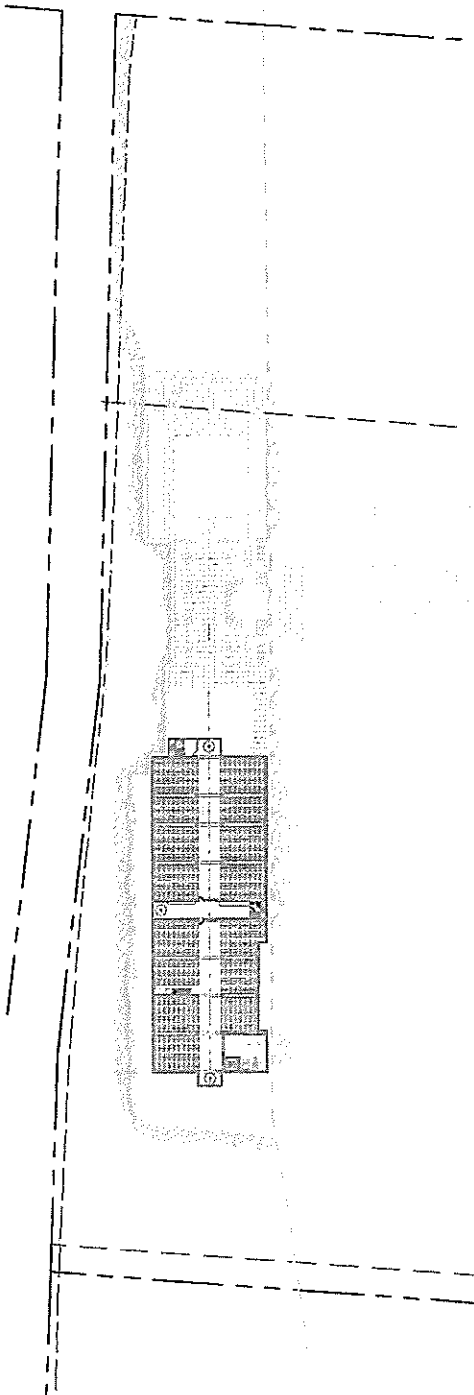
**MAIN
FLOOR PLAN**

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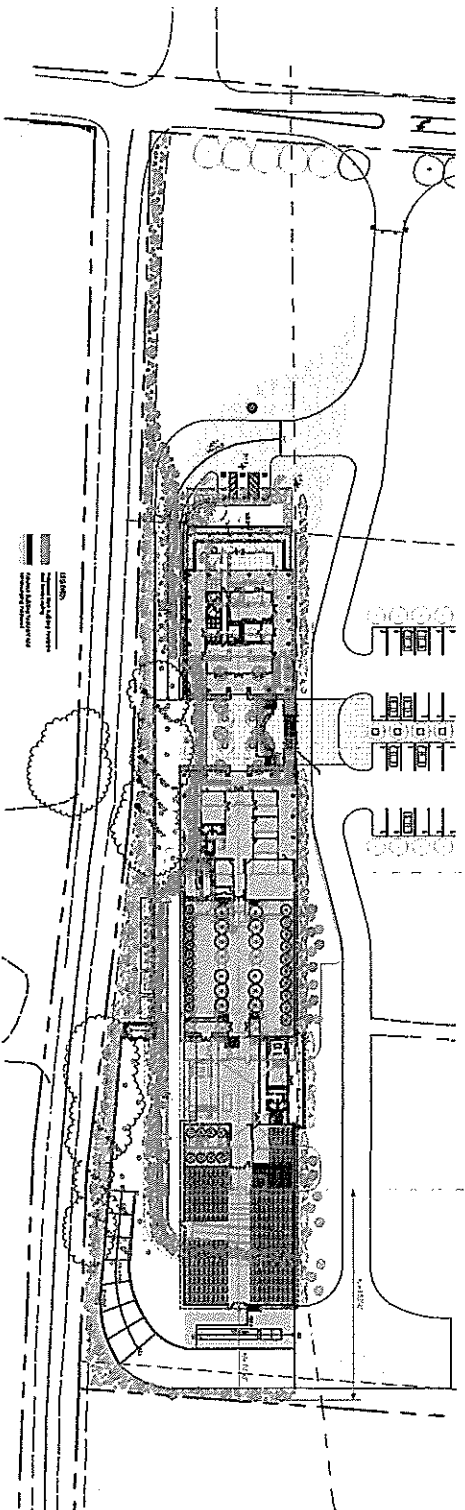
USE FEELING



1 REDUCED SQ.FT. FOOTPRINT - MAIN FLOOR PLAN



2 UNDERGROUND BARREL STORAGE FLOOR PLAN



1 MAIN FLOOR PLAN



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 TEL: 214.343.1000 FAX: 214.343.1001
 PROJECT MANAGER



SWANSON
 ARCHITECTS

1000 DAVENPORT STREET, SUITE 100
 SAN ANTONIO, TEXAS 78204
 TEL: 214.343.1000 FAX: 214.343.1001
 PROJECT MANAGER

COMPARISON
 FLOOR PLANS

A2.11A

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1939 John C. Way, Jr., Wilson, CA 94394
TEL: 925.224.1222 FAX: 925.224.1222

JOE LAY
PROJECT MANAGER



TEL: 925.224.1222 FAX: 925.224.1222

LANDSCAPE DESIGN BY:
JOHN GOODMAN, ASLA

This drawing is a landscape architectural site plan for the proposed development. It shows the layout of the building, parking areas, and landscaping. The drawing is for informational purposes only and does not constitute a contract. The client is responsible for obtaining all necessary permits and approvals. The drawing is the property of the designer and shall not be reproduced without written permission.



SWANSON
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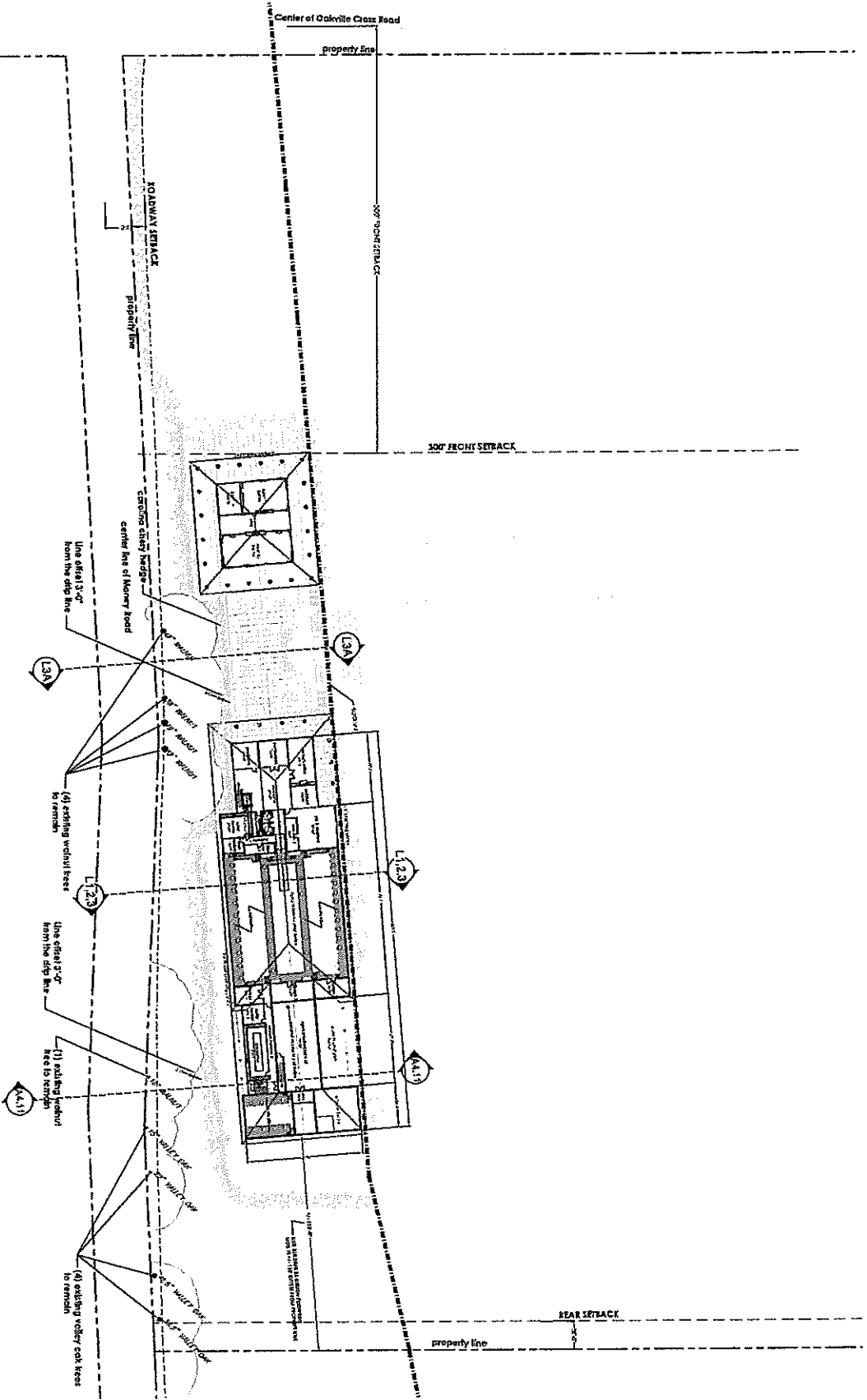
1939 JOHN C. WAY, JR. WILSON, CA 94394
TEL: 925.224.1222 FAX: 925.224.1222

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DRAWN BY	J. LAY
SCALE	AS SHOWN
REVISIONS	

SECOND
FLOOR PLAN

A2.12

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① REDUCED SQ.FT. FOOTPRINT - SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



USE PRESENT

ROOF PLAN

PERJECT 14106003
DATE 12/25/11
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DEALER BY CV
SCALE 10000000
REVENUE: 10000000

1022 DAVENILLE CINDY ROAD
DAVENILLE, CA 94072
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ATTORNEYS

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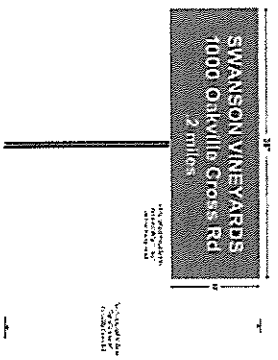
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DALLAS, TX 75201
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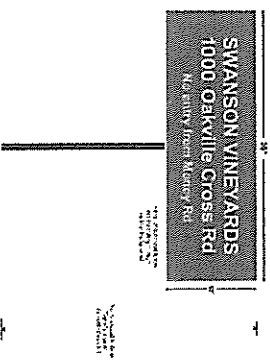
**PROPOSED
SIGNAGE &
ENTRY GATE**

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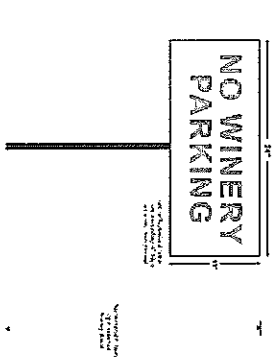
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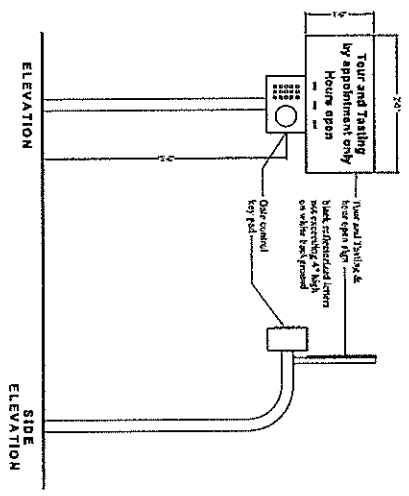
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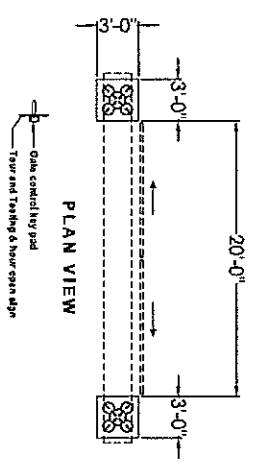
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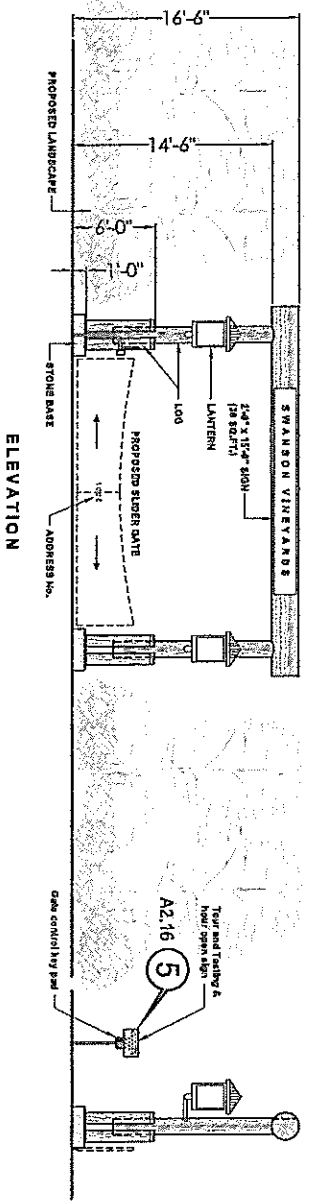
4 NO PARKING SIGN
SCALE: 1/2" = 1'-0"



5 HOURS OPEN SIGN
SCALE: 1/2" = 1'-0"

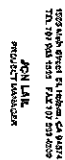


PLAN VIEW



ELEVATION

1 PROPOSED WINERY ENTRY GATE
SCALE: 1/2" = 1'-0"



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DATE	12/27/2011
CREATED BY	A
DESIGN BY	C
SCALE	AS NOTED
REVISIONS	

A3.11



1 BUILDING ELEVATIONS



1889 Lake Street, B, Walnut, CA 91794
TEL: 916 253-1005 FAX: 916 253-4029
JSL LAB
PROJECT MANAGER

nature's way
landscaping
TM

LANDSCAPE DESIGN BY:
JASON GONDEWILL AS/LA

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DESIGN

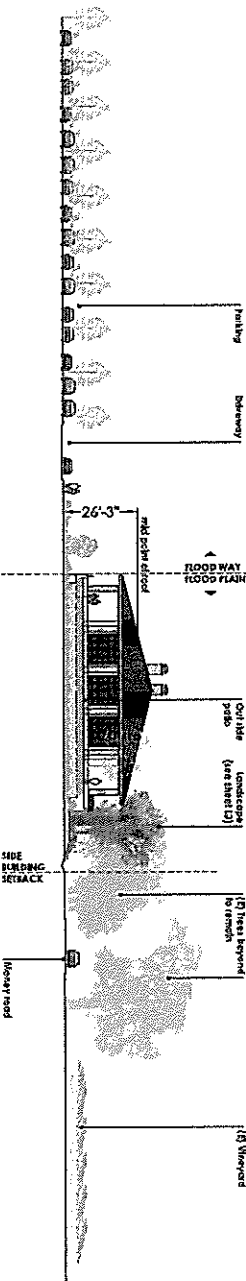
1022 DUNNLEIGH ROAD
DUNNLEIGH, CA 91729
TEL: 916 253-1005 FAX: 916 253-4029

PROJECT NUMBER	213
DATE	12/12/11
DESIGNED BY	JG
DRAWN BY	CV
SCALE	AS NOTED
REVISIONS	

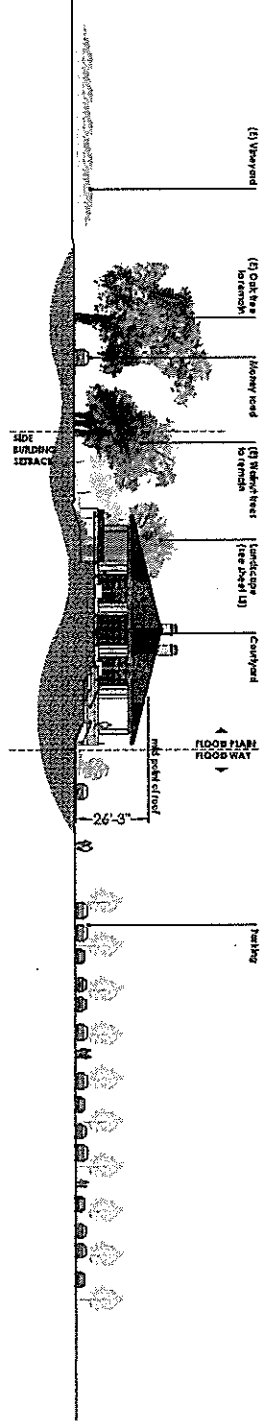
BUILDING
ELEVATIONS

A3.12

USE PERMIT



SOUTH ELEVATION
TYPICAL BUILDING
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
TYPICAL BUILDING
SCALE: 1/8" = 1'-0"

BUILDING ELEVATIONS

1 SCALE: 1/8" = 1'-0"



1055 Lake Street N., Wilson, CA 94393
TEL 925.933.1955 FAX 925.933.4029

JOY LAB
PROJECT MANAGER



717 377 324 X432 FAX 717 324 4057

Landscaping Services by
Jaini Goodwin ASLA

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SWANSON
ARCHITECTS

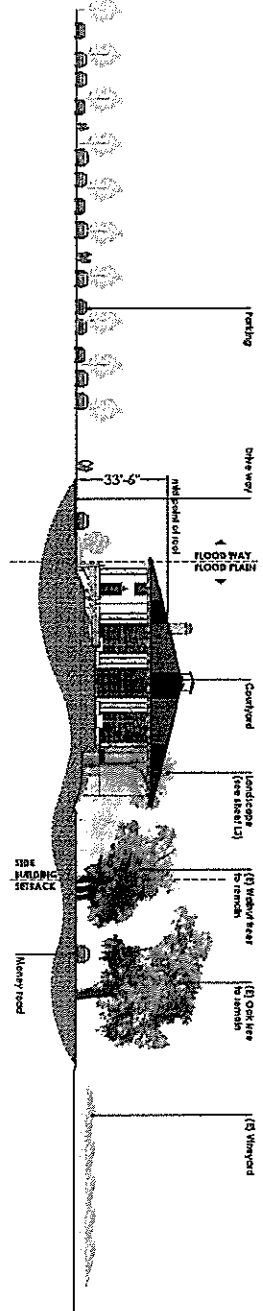
KOC DAVILE CROSS ROAD
DAVILE, CA 95831
ARCHITECTS

PROJECT NUMBER	212
DATE	12/26/2011
DESIGNED BY	JOY LAB
DRAWN BY	JOY LAB
CHECKED BY	JOY LAB
SCALE	AS NOTED
REVISIONS	
1	
2	
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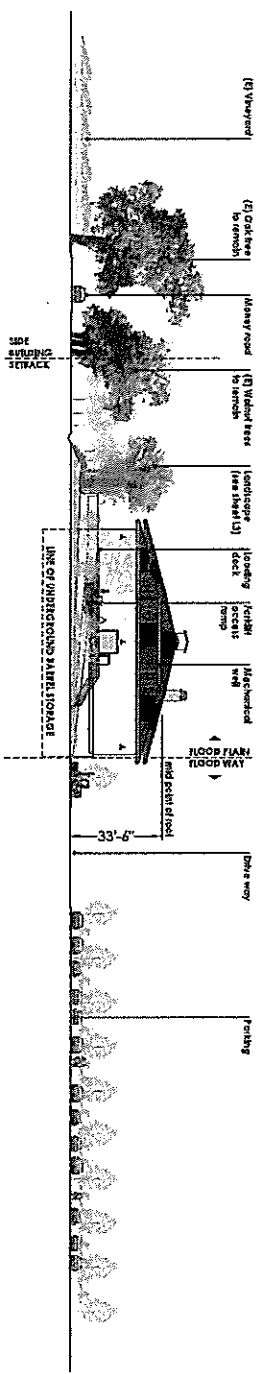
BUILDING
ELEVATIONS

A3.13

USE PERMIT



SOUTH ELEVATION
PROJECT MANAGER
SCALE 1/8"=1'-0"



NORTH ELEVATION
PROJECT MANAGER
SCALE 1/8"=1'-0"

BUILDING ELEVATIONS
SCALE 1/8"=1'-0"



LAITER GROUP

**JON LEE,
PRODUCT MANAGER**

TEL 707 224 3522 FAX 707 224 8000
Landscape Design by:
JoAnn Goodwin ASLA



2000

ALPH 635-CMS-614

1

100

SECTION

4.

USE PEARLS

**PROPOSED
NEW LANDSCAPE BERM
(per Landscape Architect
see sheet L3)**

FLOOD WAY

**EXISTING
WALNUT TREES
TO REMAIN**

MONEY ROAD
(auto going south
on Money Road)

3'-6"

3'-6"

1'-6"

BERM

SEE SHEET

MONEY ROAD
(auto going south
on Money Road)

HYDROSEEDING SEED MIX:
(Golden State Native Grass Erosion Mix
From Lerner Seeds , Bolinas, CA)

PACIFIC DOGWOOD
(5 gal. space 15'-25' O.C.
and stay 15' from trunks of all
existing walnut trees)

**FORKLIFT
ACCESS**

**PORTABLE STEEL
BARREL RACK
(3 high = 9'-0")**

**STRUCTURE BEAM
& PRECAST SPANCRETE
(per Structural Engineer)**

**FLOOD Elev:129
(per Civil Engineer)**

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2006年5月17日

ALPH 635-CMS-614

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100

SECTION

4.

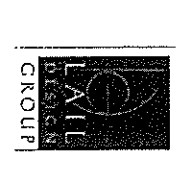
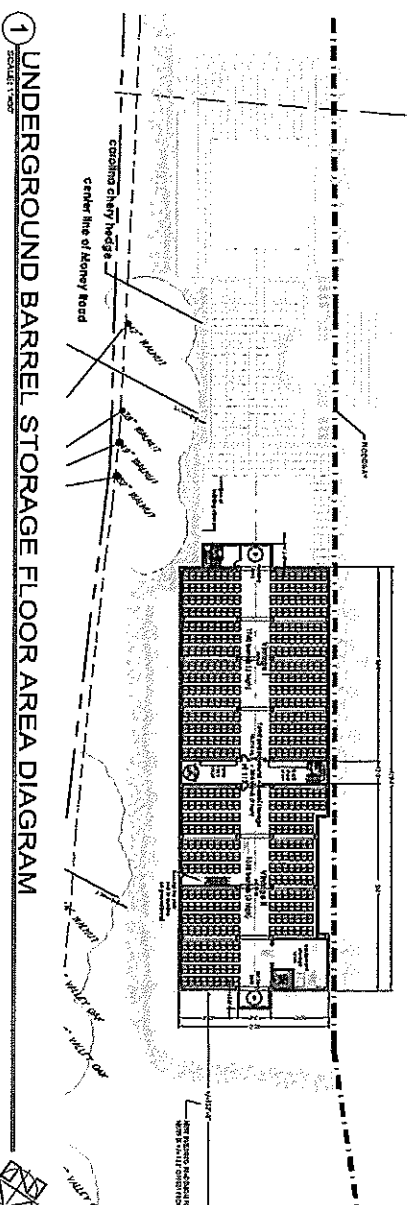
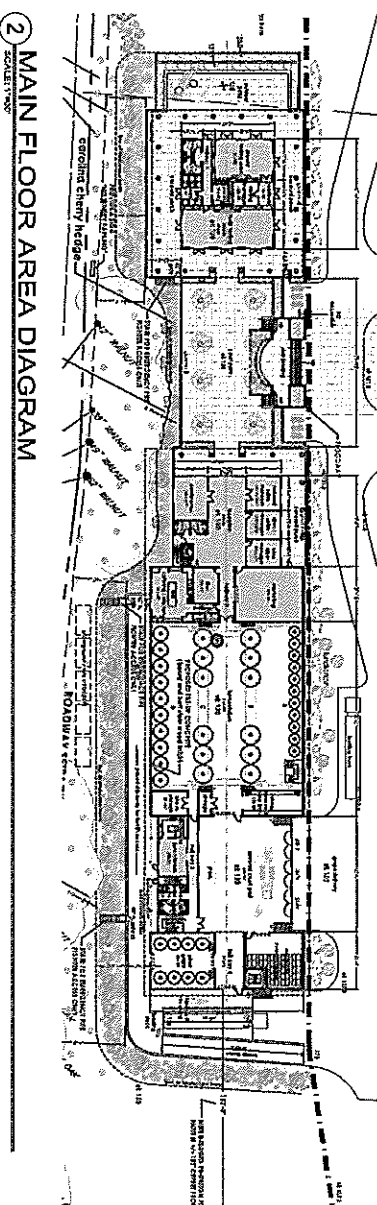
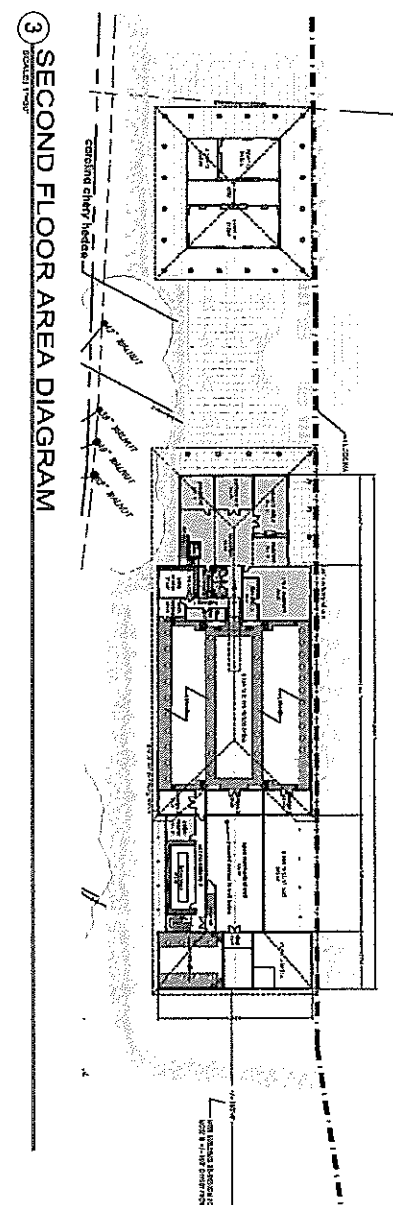
USE PEARLS

SWANSON FLOOR AREAS

Room No.	Room Name	Area (sq. m)	Area (sq. ft)
101	Reception	10.0	107.6
102	Waiting	10.0	107.6
103	Office	10.0	107.6
104	Office	10.0	107.6
105	Office	10.0	107.6
106	Office	10.0	107.6
107	Office	10.0	107.6
108	Office	10.0	107.6
109	Office	10.0	107.6
110	Office	10.0	107.6
111	Office	10.0	107.6
112	Office	10.0	107.6
113	Office	10.0	107.6
114	Office	10.0	107.6
115	Office	10.0	107.6
116	Office	10.0	107.6
117	Office	10.0	107.6
118	Office	10.0	107.6
119	Office	10.0	107.6
120	Office	10.0	107.6
121	Office	10.0	107.6
122	Office	10.0	107.6
123	Office	10.0	107.6
124	Office	10.0	107.6
125	Office	10.0	107.6
126	Office	10.0	107.6
127	Office	10.0	107.6
128	Office	10.0	107.6
129	Office	10.0	107.6
130	Office	10.0	107.6
131	Office	10.0	107.6
132	Office	10.0	107.6
133	Office	10.0	107.6
134	Office	10.0	107.6
135	Office	10.0	107.6
136	Office	10.0	107.6
137	Office	10.0	107.6
138	Office	10.0	107.6
139	Office	10.0	107.6
140	Office	10.0	107.6
141	Office	10.0	107.6
142	Office	10.0	107.6
143	Office	10.0	107.6
144	Office	10.0	107.6
145	Office	10.0	107.6
146	Office	10.0	107.6
147	Office	10.0	107.6
148	Office	10.0	107.6
149	Office	10.0	107.6
150	Office	10.0	107.6
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152	Office	10.0	107.6
153	Office	10.0	107.6
154	Office	10.0	107.6
155	Office	10.0	107.6
156	Office	10.0	107.6
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158	Office	10.0	107.6
159	Office	10.0	107.6
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172	Office	10.0	107.6
173	Office	10.0	107.6
174	Office	10.0	107.6
175	Office	10.0	107.6
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177	Office	10.0	107.6
178	Office	10.0	107.6
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184	Office	10.0	107.6
185	Office	10.0	107.6
186	Office	10.0	107.6
187	Office	10.0	107.6
188	Office	10.0	107.6
189	Office	10.0	107.6
190	Office	10.0	107.6
191	Office	10.0	107.6
192	Office	10.0	107.6
193	Office	10.0	107.6
194	Office	10.0	107.6
195	Office	10.0	107.6
196	Office	10.0	107.6
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198	Office	10.0	107.6
199	Office	10.0	107.6
200	Office	10.0	107.6



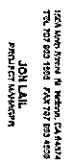
Area Reduction Use
Accessory Use



1888 Adelaide Road, Adelaide, SA 5000
TEL 08 8344 1951 FAX 08 8344 1952
WWW.LAMDESIGN.COM

SWANSON
ARCHITECTS

AREA DIAGRAM
FLOOR PLANS
A5.11
JOB REF: 1000



TM
nature's way
landscaping

TEL 727 324 3572 FAX 727 224 6756

LATROUSE DESIGN CO.
JOHN GOODWIN AIA

From a sample of the company's 4,814 employees, the study found that 40 percent of the respondents were not at all or only a little satisfied with the way the company was run. The study was conducted by Arthur Andersen LLP, a San Francisco-based firm.



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1000 PARKVILLE TOWERS ROAD
OAKVILLE, CA 94547
APR 01-640-014

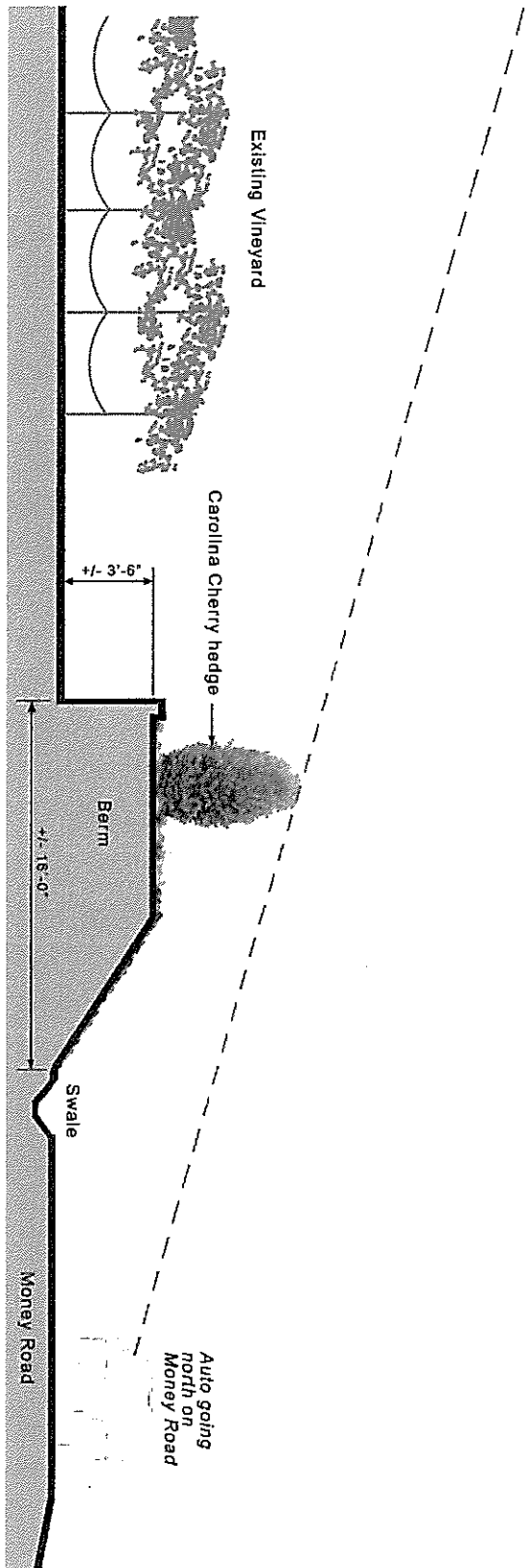
PROJECT NUMBER	221
DATE	12-22-15
ENGINEER BY	A
DRAWN BY	CV
SCALE	AS NOTED

RESULTS

LANDSCAPE
CONCEPT

5

USE PROFIT



"FIRST YEAR" Planting

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 SELECTION, MAY BE MADE AT THE TIME OF IMPLEMENTATION, PROVIDED ANY CHANGES ARE CONSISTENT WITH THE OVERALL CONCEPT OF SCREENING THE WINERY FROM MONEY ROAD.

SECTION



1000 Main Street, 2nd Floor, San Francisco, CA 94104
TEL: 415.774.1100 FAX: 415.774.1101
PROJECT NUMBER: 1000

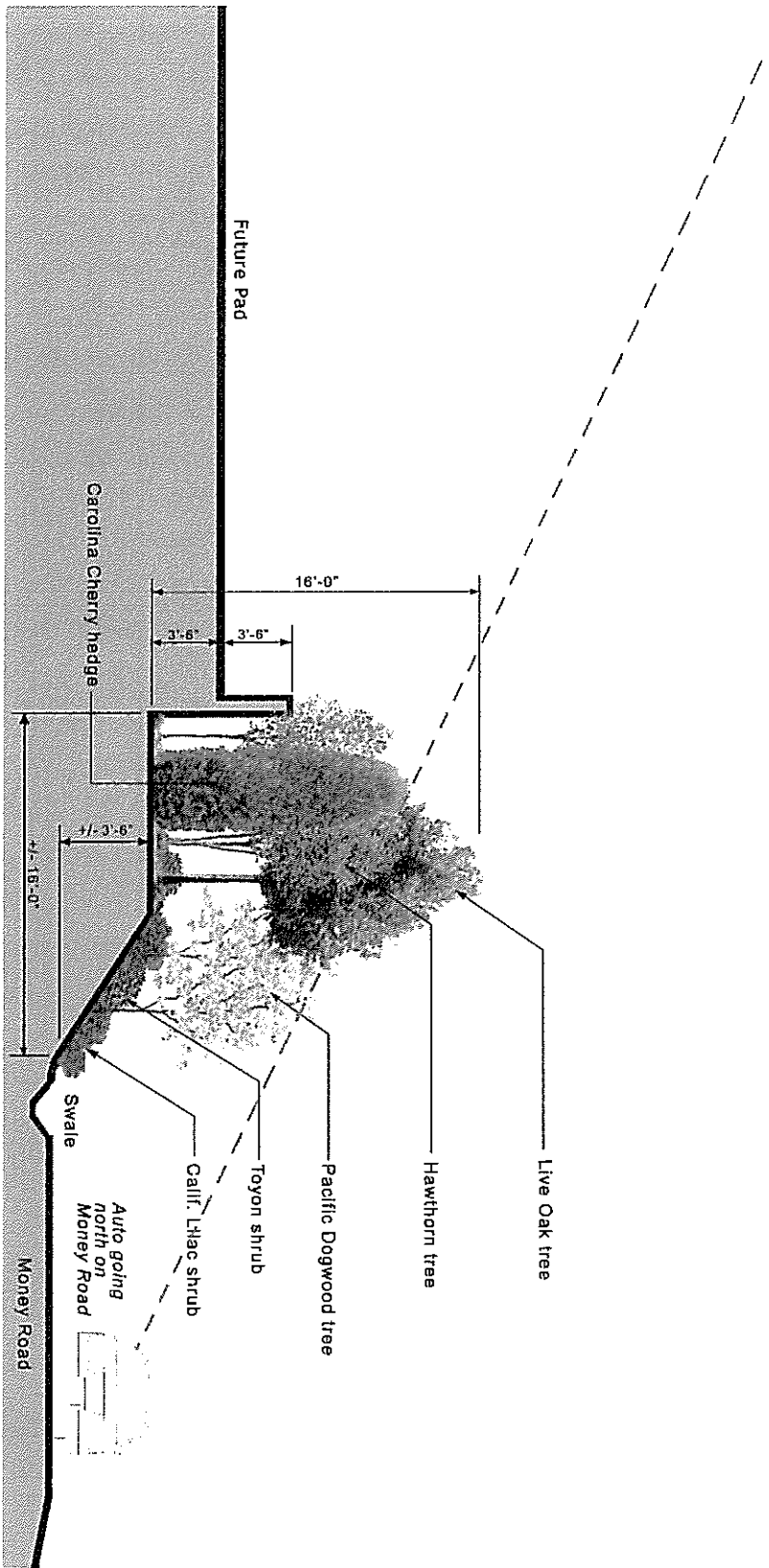


1000 Main Street, 2nd Floor, San Francisco, CA 94104
TEL: 415.774.1100 FAX: 415.774.1101
PROJECT NUMBER: 1000

1000 Main Street, 2nd Floor, San Francisco, CA 94104
TEL: 415.774.1100 FAX: 415.774.1101
PROJECT NUMBER: 1000



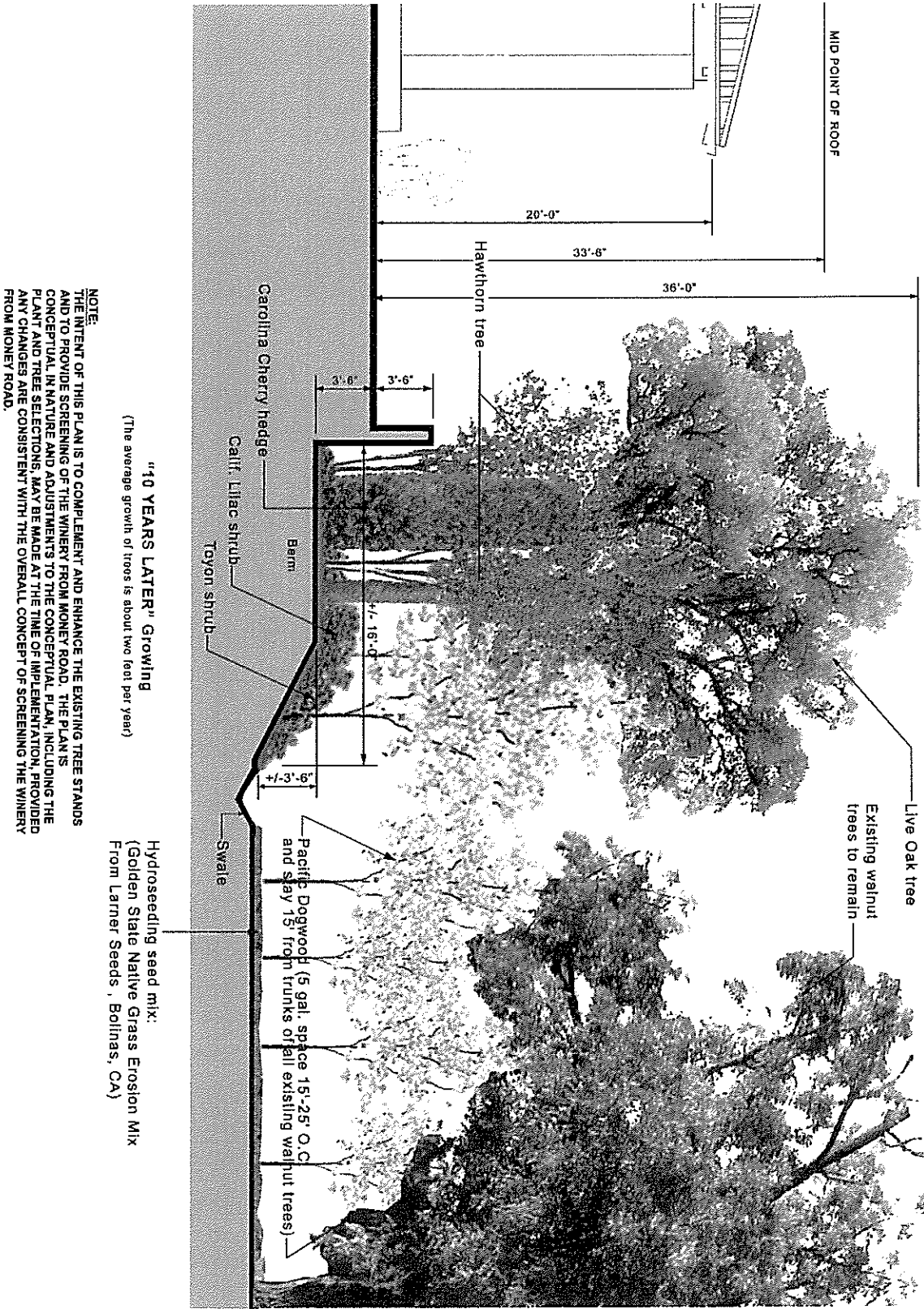
1000 Main Street, 2nd Floor, San Francisco, CA 94104
TEL: 415.774.1100 FAX: 415.774.1101
PROJECT NUMBER: 1000



NOTE:
THE INTENT OF THIS PLAN IS TO COMPLEMENT AND ENHANCE THE EXISTING TREE STANDS AND TO PROVIDE SCREENING OF THE MINERY 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 MINERY FROM MONEY ROAD.

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

SECTION



SECTION

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 Larner Seeds , Bolinas, CA)



100% LANDSCAPE GROUP, INC.
TEL: 707.959.1000 FAX: 707.959.1009

JOAN LAILA
PROJECT MANAGER



TEL: 707.224.3132 FAX: 707.224.8797

Landscape Design by
Joan Goodrich AIA, LA

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ARCHITECTS

100% LANDSCAPE GROUP, INC.
ARCHITECT - JOAN LAILA

PROJECT NUMBER	201
DATE	10/20/21
DESIGNED BY	A
DRAWN BY	CV
SCALE	AS NOTED

REVISIONS

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LANDSCAPE
CONCEPT

L3

10/27/2021

CONCEPT LANDSCAPE ARCHITECTURE AND 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.

Live Oak tree

Existing walnut trees to remain

Hawthorn tree

Berm 4'-8'-0"

Toyon shrub

Pacific Dogwood (5 gal. space 15'-25' O.C. and stay 15' from trunks of all existing walnut trees)

Calif. Lilac shrub

Swale

Carolina Cherry hedge

20'-0"

36'-0"

5'-0"

3'-6"

6'-0"

2'-0"

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 Larner Seeds , Bolinas, CA)

18005 Linden Forest Dr. Redwood, CA 94063
TEL. 707 903 1005 FAX 707 903 4522

JON LAIL
PRODUCT MANAGER

PHYSICAL DEVELOPMENT

TM
nature's way
landscaping

402 422 401 3/4 375 422 401 3/4

4470623a United by:
JoAnn Goodwin ASLA

JANIS BOONIN KAY

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SWANSON
2014 9 9 10 10 10 10

2000年12月26日

1000 CANYONLE CROSS ROAD
DANVILLE, CA 94526

AFM 031-042-01

10-000-100 N-04

13.24.21

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NOTES

Discussion

100

The graph illustrates the projected increase in the percentage of the population aged 65 and over across several countries. Japan and Germany show the most dramatic increases, starting around 7% in 1950 and rising to over 20% by 2050. The United States and the United Kingdom also show significant growth, starting around 7% and reaching approximately 15% by 2050. France and Italy start higher, around 10% in 1950, and reach about 15% by 2050. The Soviet Union and China start lower, around 5% in 1950, and reach about 10% by 2050. The United Nations projection for the world average starts around 6% in 1950 and reaches about 12% by 2050.

Country	1950 (%)	1960 (%)	1970 (%)	1980 (%)	1990 (%)	2000 (%)	2010 (%)	2020 (%)	2030 (%)	2040 (%)	2050 (%)
Japan	7.0	7.5	8.0	9.0	10.0	11.0	12.0	14.0	16.0	18.0	21.0
Germany	7.0	7.5	8.0	9.0	10.0	11.0	12.0	14.0	16.0	18.0	21.0
United States	7.0	7.5	8.0	9.0	10.0	11.0	12.0	13.0	14.0	15.0	15.0
United Kingdom	7.0	7.5	8.0	9.0	10.0	11.0	12.0	13.0	14.0	15.0	15.0
France	10.0	10.5	11.0	11.5	12.0	12.5	13.0	13.5	14.0	14.5	15.0
Italy	10.0	10.5	11.0	11.5	12.0	12.5	13.0	13.5	14.0	14.5	15.0
Soviet Union	5.0	5.5	6.0	6.5	7.0	7.5	8.0	8.5	9.0	9.5	10.0
China	5.0	5.5	6.0	6.5	7.0	7.5	8.0	8.5	9.0	9.5	10.0
United Nations	6.0	6.5	7.0	7.5	8.0	8.5	9.0	9.5	10.0	10.5	12.0

Journal of Management Education

1. *Chrysomelidae*

100

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5

LC

THE METHOD