

SUPPLEMENTAL REPORTS & COMMUNICATIONS II
Office of the City Clerk

City Council of the City of Napa
Regular Meeting

September 7, 2021

FOR THE CITY COUNCIL OF THE CITY OF NAPA:

EVENING SESSION:

12. PUBLIC HEARINGS/APPEALS:

12.A. Western Meadows Subdivision – New A 12-Lot Single-Family Subdivision on 7.56 Acres on the North Side of an Existing Private Driveway Extending East from the North End of Borrette Lane

- 1) Four pdf renderings of the landscaping of the Western Meadows project by the Applicant Team, Borrette Lane Estates LLC.

SHEET NOTES

- 1 Front Entry / Porch, typ. See Architectural Plans.
- 2 Retaining wall. See Civil Plans.
- 3 Bio-Retention. See Civil Plans.
- 4 Concrete Driveway. See Civil Plans
- 5 Street Light, typ.
- 6 Screen Planting

MATERIALS LEGEND

- Solid Fence - Wood
- Open Fence - Hogwire Panels
- Gate
- Street Light
- Asphalt Pavement
- Concrete Front Walk
- Planting Area

HOME MODEL LEGEND

- 1 Wyatt Earp
- 2 Wyatt Earp with Studio
- 3 Cisco Kid
- 4 Annie Oakley
- 5 Buffalo Bill
- 6 Maverick



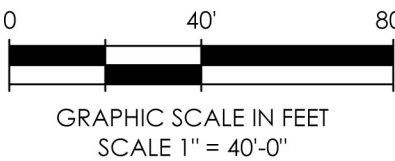
STREET TREE LEGEND

Street Trees may include the following:

PLANT LEGEND

BOTANICAL NAME COMMON NAME	SIZE
Large Trees	
Acer rubrum Red Maple	15 gal
Ginkgo biloba 'Autumn Gold' Autumn Gold Ginkgo	24" box
Quercus agrifolia Coast Live Oak	24" box
Small to Medium Trees	
Acer buergerianum Trident Maple	15 gal
Cercis occidentalis Western Redbud	15 gal
Laurus nobilis Sweet Bay	15 gal
Existing Tree to Remain and Protect in Place (See arborist report)	
Existing "Protected" Tree to be Removed (2 Protected Coast Live Oaks to be removed and replaced with 2 Coast Live Oaks)	
BIO-RETENTION	
Carex divulsa Grassland Sedge	1 gal
Juncus patens Blue Rush	1 gal
Mahonia pinnata California Holly Grape	5 gal
Rosa californica California Wild Rose	5 gal

PRELIMINARY
NOT FOR CONSTRUCTION



landscape
architects, inc.

PRELIMINARY LANDSCAPE PLAN
MAY, 2019

WESTERN MEADOWS
NAPA, CA

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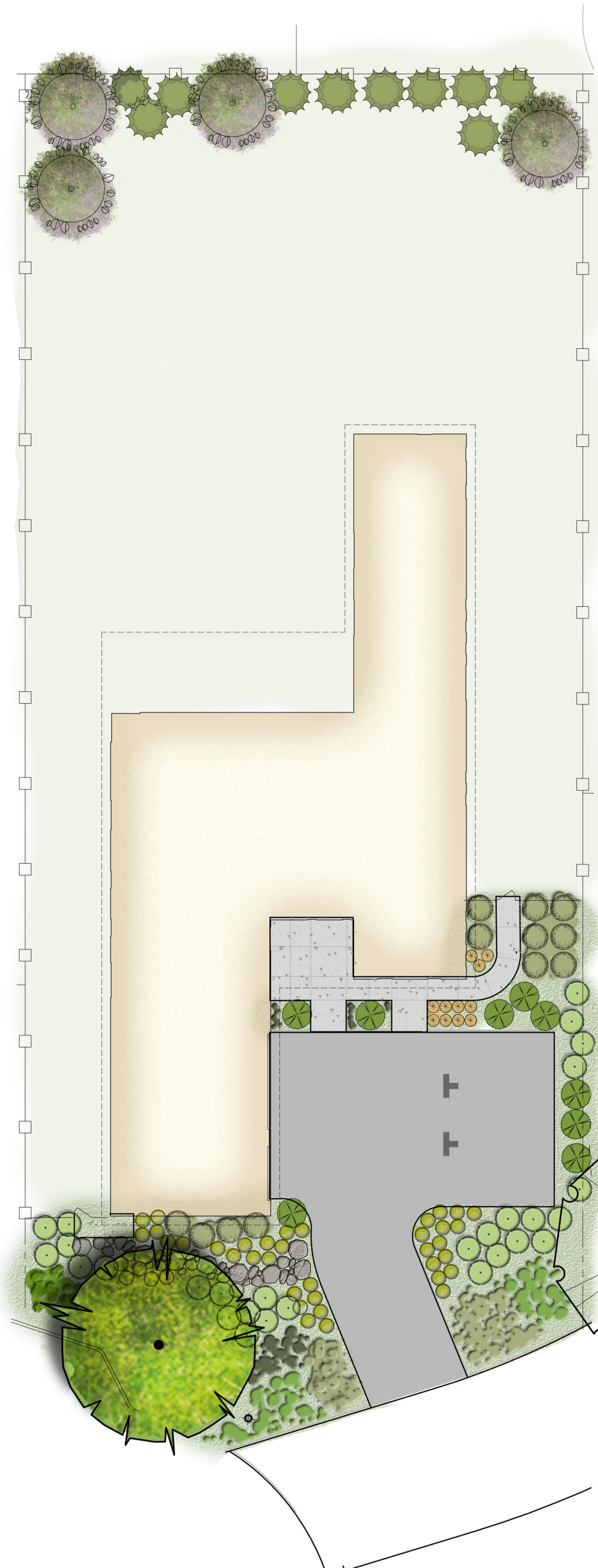
LOT #1
WYATT EARP WITH STUDIO

SCALE: 1" = 20'-0"



LOT #2
WYATT EARP

SCALE: 1" = 20'-0"



LOT #3
CISCO KID

SCALE: 1" = 20'-0"

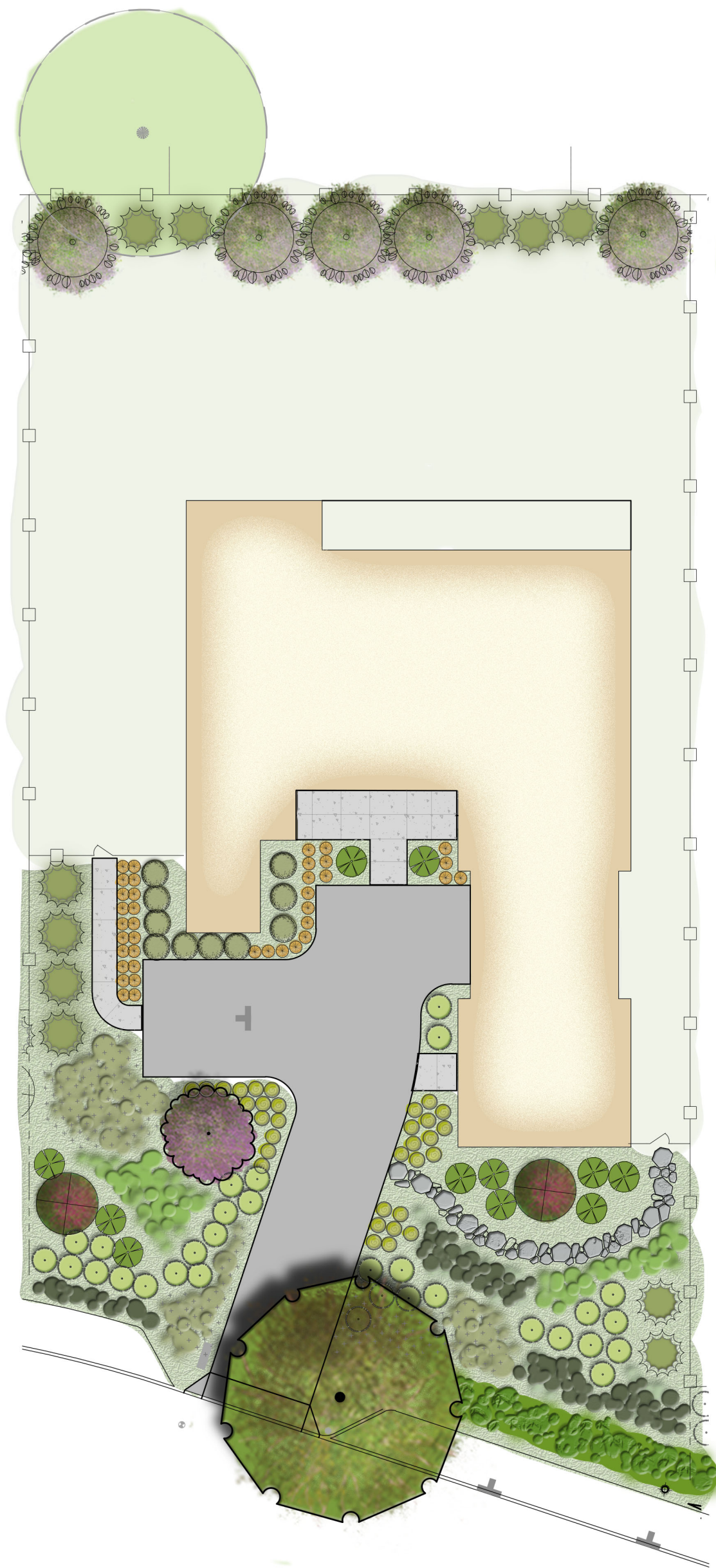
PLANT LEGEND

BOTANICAL NAME COMMON NAME	SIZE
LARGE STREET TREES	
Acer rubrum Red Maple	15 gal
Ginkgo biloba 'Autumn Gold' Autumn Gold Ginkgo	24" box
Quercus agrifolia Coast Live Oak	24" box
SMALL STREET TREES	
Acer buergerianum Trident Maple	15 gal
Cercis occidentalis Western Redbud	15 gal
Laurus nobilis Sweet Bay	15 gal
SPECIMEN TREES	
Agonis flexuosa 'After Dark' Dark Peppermint Willow	15 gal
Cornus nuttallii Pacific Dogwood	15 gal
Cotinus coggygria Smoke Tree	15 gal
SHRUBS AND PERENNIALS	
Callistemon 'Little John' Dwarf Bottlebrush	5 gal
Ceanothus 'Concha' California Lilac	5 gal
Dianella 'Clarity Blue' Flax Lily	1 gal
Heteromeles 'Davis Gold' Golden Toyon	15 gal
Lomandra longifolia 'Breeze' Dwarf Mat Rush	5 gal
Myrica californica Pacific Wax Myrtle	15 gal
Muhlenbergia rigens Deer Grass	5 gal
Pennisetum orientale Chinese Fountain Grass	1 gal
Rhamnus californica 'San Bruno' Coffeeberry	5 gal
Sesleria autumnalis Autumn Moor Grass	1 gal
GROUND COVER	
Baccharis 'Twin Peaks' Dwarf Coyote Brush	5 gal
Grevillea laniger 'Coastal Gem' Grevillea	5 gal
BIO-RETENTION	
Carex divisa Grassland Sedge	1 gal
Juncus patens Soft Rush	1 gal
Mahonia pinnata California Holly Grape	5 gal
Rosa californica California Wild Rose	5 gal

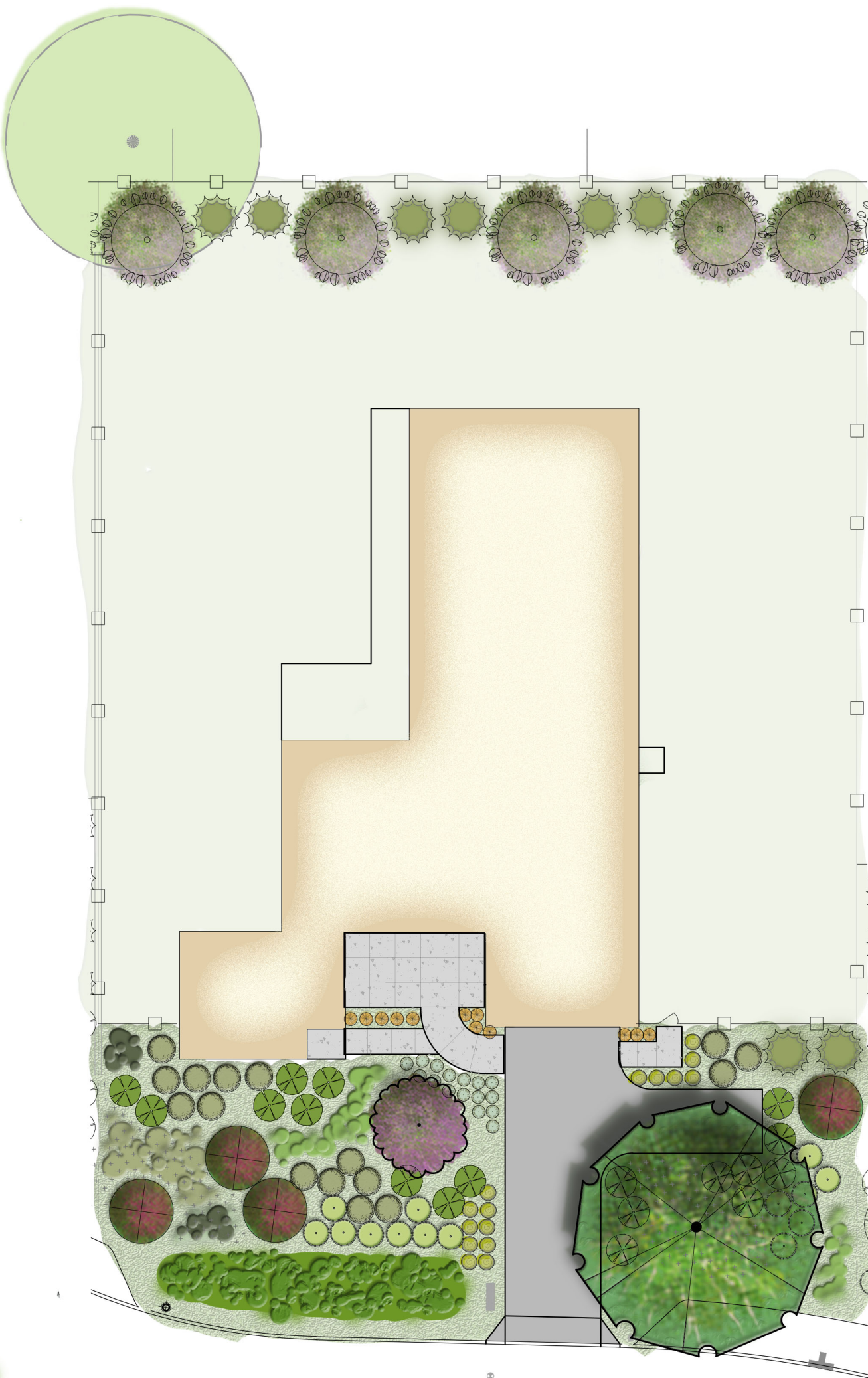


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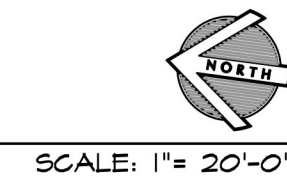
LOT #4
WYATT EARP



LOT #5
MAVERICK



LOT #6
BUFFALO BILL



PLANT LEGEND

BOTANICAL NAME
COMMON NAME

SIZE

LARGE STREET TREES

Acer rubrum
Red Maple 15 gal

Ginkgo biloba 'Autumn Gold'
Autumn Gold Ginkgo 24" box

Quercus agrifolia
Coast Live Oak 24" box

SMALL STREET TREES

Acer buergerianum
Trident Maple 15 gal

Cercis occidentalis
Western Redbud 15 gal

Laurus nobilis
Sweet Bay 15 gal

SPECIMEN TREES

Agonis flexuosa 'After Dark'
Dark Peppermint Willow 15 gal

Cornus nuttallii
Pacific Dogwood 15 gal

Cotinus coggygria
Smoke Tree 15 gal

SHRUBS AND PERENNIALS

Callistemon 'Little John'
Dwarf Bottlebrush 5 gal

Ceanothus 'Concha'
California Lilac 5 gal

Platanella 'Clarity Blue'
Flax Lily 1 gal

Heteromeles 'Davis Gold'
Golden Toyon 15 gal

Lomandra longifolia 'Breeze'
Dwarf Mat Rush 5 gal

Myrica californica
Pacific Wax Myrtle 15 gal

Muhlenbergia rigens
Deer Grass 5 gal

Pennisetum orientale
Chinese Fountain Grass 1 gal

Rhamnus californica 'San Bruno'
Coffeeberry 5 gal

Sesleria autumnalis
Autumn Moor Grass 1 gal

GROUND COVER

Baccharis 'Twin Peaks'
Dwarf Coyote Brush 5 gal

Grevillea laniger 'Coastal Gem'
Grevillea 5 gal

BIO-RETENTION

Carex divisa
Grassland Sedge 1 gal

Juncus patens
Soft Rush 1 gal

Mahonia pinnata
California Holly Grape 5 gal

Rosa californica
California Wild Rose 5 gal



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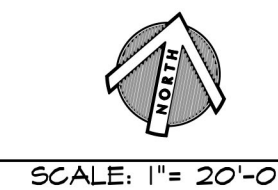
LOT #10
ANNIE OAKLEY



LOT #11
BUFFALO BILL



LOT #12
ANNIE OAKLEY



RIPARIAN AREA PLANT LEGEND

	Arctostaphylos uva-ursi Bearberry	5 gal
	Rhamnus californica Coffeeberry	5 gal
	Ribes sanguineum Red Flowering Currant	5 gal
	Rosa californica California Wild Rose	5 gal

MITIGATION AREA PLANT LEGEND

	Juncus patens California Gray Rush	1 gal
	Carex densa Dense Sedge	1 gal
	Eleocharis macrostachya Common Spike Rush	1 gal

PLANT LEGEND

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Carex divisa Grassland Sedge	1 gal
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