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Landscape Architect Letter

April 20, 2026.

Napa County Planning Commission
1195 Third Street, Suite 210,
Napa, CA 94559

Dear Planning Commission,

I am a Landscape Architect focusing on ecoplogical principles in our projects with over 25 years of experience in Napa Valley. Please find the attached design proposal for planting at the Tennis Pavilion Building, located at 80 Clear Creek Road, Napa, CA. Our goal here is to screen and settle in the new building from adjacent properties, roads, and the surrounding area in way that feels natural. We are proposing the addition of two species of native oak, the Valley Oak (*Quercus lobata*), and the Live Oak (*Quercus agrifolia*), both of which are local native trees. We were the Landscape Architect for the property remodel in 2015 and planted both Valley Oak and Live Oak trees at that time. These trees are well established and show healthy growth today. The Valley Oak is deciduous, the faster growing of the two (40 x 60' at full maturity) and slightly larger. The Live Oak, conversely, is evergreen but grows more slowly and doesn't get quite as large (40 x 50 at full maturity).

We have blended the two species and arranged them informally to provide a natural appearance and avoid linear compositions. This also supports/balances each species re their deciduous/evergreen nature and rates of growth. We have spaced them to provide initial screening, while also allowing room to grow over time. We have also been mindful of distances from building regarding fire concerns.

The exact rate of growth is determined by many factors. Some in our control and some not. Irrigation practices and fertilizer application are the leading influences we can control. Rainfall patterns, site soil, and temperatures are under nature's control. While oaks generally don't tolerate summer irrigation, appropriately applied irrigation can speed up growth. Valley Oak is more tolerant of summer irrigation than the Live Oak, and there is a soil moisture content that overlaps with the needs of both species, and is infrequent enough to not invite problems. Early spring and early summer fertilization, if kept to slowly releasing natural products, and not over-applied, can also boost tree growth. Appropriate regimes of water and fertilization together can boost tree growth and increase tree health and vigor. These can influence but will not override natural site conditions.

With the understanding we are partnering with nature and not controlling nature, we can provide estimates for growth and size over time assuming proper management, but there are no recipes for precisely forecasting this. The attached sheets depict our best predictions. All of this is to say, this is an excellent proposal, in stride with environmental conditions, that will contribute the the ecology of the place and ultimately survive on its own and require no support. It will successfully screen the building from off-site and be a beautiful addition to the property and view from afar.

Sincerely,

A handwritten signature in black ink, appearing to read "Ron Lutsko, Jr.", written in a cursive style.

Ron Lutsko, Jr