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GUENOC VALLEY

DESIGN GUIDELINES
FOR THE FIRST PHASE OF THE
MAHA RESORT AT GUENOC VALLEY

June 9, 2020

TABLE OF CONTENTS

SECTION 1 INTRODUCTION

1.1 Context & History

The vision for the Maha Resort at Guenoc Valley ("Resort") is that of a destination resort of unparalleled luxury, featuring internationally acclaimed architect-designed boutique hotels with products and amenities from local artisans and farms, providing a luxurious experience within the scope of a master-planned mixed-use development.

The new zoning designation, Guenoc Valley District ("GVD"), includes proposed development standards outlined in the draft zoning ordinance section. These are consistent with the County's existing Commercial and Residential Planned Development zoning designations as requested by the Area Plan. The proposed Entitlements utilize the Planned Development process for the long-term growth of the Resort. This recognizes efficient land utilization and preservation of open space in conjunction with fire- safe measures already required by the State and County Fire Safe Regulations. It also includes measures that the Resort proposes in the Maha Guenoc Valley Wildfire Prevention Plan.

The Resort adheres to the framework of the existing Lake County land use policies and goals as defined by the General Plan and more importantly the specific plan for this area as defined by the Middletown Area Plan ("Area Plan"). As directed by the Area Plan, the Guenoc Ranch will be rezoned to accommodate planned resort development. The planned development will be designed as mixed-use, comprising resort, resort commercial, residential, and agriculture as previously anticipated in the Area Plan.

Maha reflects the area's local stewardship, historic retreat culture and longstanding agricultural traditions. The proposed development features low-impact development as one tool to preserve the legacy and identity of the ranch for future generations. The master plan will incorporate land management practices that support open space preservation with an integrative animal husbandry and diversified agriculture element along with fuel reduction management.

1.2 Design Philosophy & Objectives

These Design Guidelines provide a set of criteria to evaluate the appropriateness of proposed development in relation to the vision, intent, and purpose of the GVD area to support the blend of resort, recreational, residential, and agricultural planned development.

The goal of these Design Guidelines is to help ensure the continuation of the vision and intent of the Special Study Area NO. 3 of the Middletown Area Plan through the implementation of the GVD. The vision for the GVD is grounded in high-quality design that exists in harmony with the natural environment of the diverse landscape of the Guenoc Valley and surrounding landscape. The concept of "listening to the land" dictated and resulted in the creation of an exclusive and innovative low-impact development connected to nature. The vision prioritizes the character of the site through landscaping, invisible infrastructure where feasible, and the design of individual architectural clusters that respond to the variety of the landscape visually and topographically.

Visiting or living within the GVD is about being connected to nature and its immense offerings

through outdoor recreation, authentic farmstead experiences such as farm-to-table dining, high end wine tastings, spa and wellness treatments, and luxury front-end service and amenities. It is the intention to attract guests and visitors to Lake County who are moved by, motivated by, and appreciative of the character of the environment. Development within the GVD shall abide by the vision of preserving the character of the landscape for both the present and future enjoyment of guests and owners.

1.3 Purpose & Intent

The following includes a series of guidelines which preserve the existing visual characteristics of the GVD and promote appropriate change and development. The focus of these Design Guidelines outline both the architectural and landscape expectations for future development within the GVD. These guidelines respond to and support the local land use policies such as the General Plan, The Middletown Area Plan, and specifically the GVD Zoning Ordinance ("Governing Documents").

The existing, as approved, Commercial Design Guidelines that govern the Middletown Area Plan recognize the importance of development in creating positive initial impressions and increase community pride and economic viability. However, they do not apply to the Special Study Area that includes the GVD. Therefore, as part of the GVD approval process the following are the proposed Design Guidelines for the GVD zoning district.

To fulfill the vision of a world-renowned brand offering a luxurious experience in an iconic natural setting demands uncompromising excellence in all regards. This extends into all design and planning, including plans for construction, operations, and maintenance. The Design Guidelines are one such method utilized to ensure the preservation of character, quality, and vision.

These Guidelines will be the reference document to guide the design of proposed future Specific Plan of Developments (SPOD), future residential development, which is located within the area of the GVD, and general planned development design characteristics.

1.4 Landscape & Development Zones

Refer to the SPOD application for the different existing and proposed landscape zones and development philosophies.

1.5 Definitions

American with Disabilities Act (ADA): Federal act prohibiting discrimination against persons with disabilities; in relation to the project, this act most often applies to the guarantee of accessible areas and structures.

Covenants, Conditions, & Restrictions (CC&Rs): An additional legal document applying a set of rules, responsibilities, and rights to each residential parcel.

Designated Open Space: Open space area protected from any development for the purposes of preserving wildlife corridors and rural landscapes; the only development allowed within this area is cross-over roadways, trailways, and small accessory structures.

Design Guidelines: The design guidelines and other provisions set forth in this document.

Emergency Vehicle Accessway: A route that provides access specifically for emergency personal and first responders.

Governing Documents: Existing documents that dictate the allowance and intention of development as it relates to the short- and long-term development goals. Conformance with the governing documents is disclosed in both the general and specific plans of development.

Guenoc Valley District (GVD): Section XXX of County of Lake Zoning Ordinance, a district comprising of 16,000 acres within the Guenoc Valley Planned Development Area.

Master Association: The association of owners governing the Resort.

Resort: Maha Resort at Guenoc Valley as described in Section 1.1 and throughout these Design Guidelines.

Public Viewshed: Parts of the site viewable from public roadways or public viewsheds.

Residential Accessory Use: A use conducted upon the same lot or parcel as the principal use or structure to which it is accessory. The use shall be customary, incidental, appropriate and subordinate to the use of the principal building on such lot or parcel; and uses accessory to principal residential uses permitted without first obtaining a use permit shall be activated with, or subsequent to the construction of the principal structure or activation of the principal use. Uses accessory to principal uses permitted by use permit shall be activated with, or subsequent to the construction of the principal structure or activation of the principal use only if authorized by the permit and, in such case, the addition of such accessory uses shall require either an amendment to the permit authorizing the principal use or a separate use permit.

Resort Rental Program: Voluntary rental program associated with transient occupancy.

Resort Residential Parcels: Parcels with residential structures within a primary resort community; the architectural style of these residential structures will align with the Resort community's design. These may be attached or detached units with kitchens; fractional or whole ownership. These parcels can be entered into the Resort Rental Program.

Rural Landscapes: Non-developed areas during the first phase of development; area may be

developed during future phases of development.

Special Event: An establishment or enterprise involving large assemblages of people or automobiles on private land not specifically designed for such events, including but not limited to spectator sport events, outdoor concert, wedding, etc.

Specific Plan of Development (SPOD): Application requirement for planned developments within the County of Lake, that are in substantial conformity with the previously approved general plan of development as well as any other governing documents.

Villa Residential Parcels: Larger parcels for sale within a primary resort community; owners will choose from typical floor plans associated with the resort community's architectural style.

Whole ownership units intended for sale that may be a part of the Resort Rental Program.

SECTION 2 OPEN SPACE & AGRICULTURAL GUIDELINES

2.1 Existing Landscape Context

The Resort is situated in a unique northern California landscape. The site's hills and valleys filled with oak woodlands, grasslands, vineyards, and grazing pastures will create an exceptional visitor and resident experience. The dramatic terrain—ranging from large fields and wetlands to steep and rocky hillsides—offers a variety of experiences and impressive views. A series of lakes, ponds, and reservoirs are filled by a site-wide network of streams and creeks. Over the years, a majority of the site has come to be used for a variety of agricultural operations, which includes a large cattle grazing operation; a portion of the site is also currently leased for vineyards. The site is set within a Mediterranean climate, defined by cool and rainy winters (30 - 60 degrees Fahrenheit) and hot and dry summers (50 - 90 degrees Fahrenheit).

2.2 Open Space

A majority of the Resort will remain as undeveloped natural and agricultural landscapes. These areas outside of parcels and development will provide an essential and unique experience and viewshed for residents and visitors. In addition, dedicated open space will be subject to long term conservation restrictions to prohibit development.

2.2.1 Rural Landscapes

The primary activities and development within rural landscapes will include hiking and walking trails, accessory structures (i.e. utility facilities and hiking stations), ecological restoration and enhancement, and landscape fire reduction management through grazing and manual vegetation removal (see *Maha Guenoc Valley Wildfire Prevention Plan* and 2.3.1).

2.2.2 Dedicated Open Space

The dedicated open space will be permanently protected from any future development for the purposes of maintaining a highly rich biological environment and protecting key wildlife corridors. Within this area, development will be limited to recreational amenities and features such as pathways and hiking trails (see 3.3), signage (see 3.4.2), lighting (see 3.4.3) and recreational areas, structures, and furnishings (see 3.4.5). Where necessary, the dedicated open space may also be ecologically enhanced and restored. This area will also be actively managed to reduce wildfire risk through ongoing grazing and manual vegetation removal, particularly non-native invasive species (see *Maha Guenoc Valley Wildfire Prevention Plan* and 2.3.1).

2.3 Agriculture

Cattle, sheep, and goat livestock grazing as well as agricultural crops, vineyards and operations shall be allowed features and activities within designated areas of the Resort.

2.3.1 Grazing Practices

Grazing has been a historic and long-term use of the Resort site. Cattle, sheep, and goat livestock grazing will continue with the Resort development; it will be an essential aspect of maintaining a rural lifestyle and aesthetic for residents and visitors while also serving a dual purpose of addressing wildfire risk (see *Maha Guenoc Valley Wildfire Prevention Plan*).

Livestock will be selectively and strategically moved between pastures in patterns and schedules necessary for livestock health and vegetation maintenance. All efforts will be made to minimize herd movements that present conflicts with resident and visitor experience and safety, traffic movement, and vineyard operations.

Grazing pasture fences and gates siting and material selection will support the best practices for livestock management while also being aligned with site-wide aesthetic objectives of utilizing consistent fencing types that blend and recede into the existing landscape while also allowing for wildlife movement (see 3.4.1).

Permanent and temporary barns will be strategically located throughout the site in order to provide structures necessary for supporting animal husbandry objectives.

2.3.2 Vineyard Practices

Vineyards will be oriented, planted, pruned, and maintained to create consistent, clean, and uniform appearance.

Vineyards shall be enclosed by fencing types that protect the crops from key pests while allowing for general wildlife movement. Vineyard fencing materials shall be consistent throughout the site; materials shall be permeable and visually recede into the landscape in order to retain views from commercial and residential sites (see 3.4.1).

SECTION 3 CIRCULATION & GENERAL SITE DESIGN GUIDELINES

3.1 Roadway & Pathway Landscape Corridors

Roadway and pathway corridors shall be designed to blend into the natural surroundings and feel like a rural country road highlighted by existing natural elements such as large trees or rock outcropping. A blend of complementary characteristic materials, elements, treatments, and landscaping will enrich each other to reinforce an overall cohesive site design character and aid in site navigation.

3.2 Roadways & Parking

3.2.1 Roadway Design

The Project is primarily served by two-way arterial roadways and two-way private roads and commercial drives. In addition to the main accessway, each individual parcel is accessed by driveways. Terminus of driveways which include cul-de-sacs and turnarounds will be engineered to comply with the minimum standards while maintaining the rural road feeling.

Roadways within the Resort shall be maintained by the Master Association or a sub-association in accordance with the CC&R's. Maintenance of roadways may include maintenance of vegetation to create fire breaks. Vegetation removal would be dictated by the Master Association and could be implemented at buildout of the subsequent residential or development area. Exceptions to County roadway standards will only be requested if a unique environmental feature is present or if it can be demonstrated that the proposed alternative provides safe access that is equivalent to County Standards.

3.2.2 Setbacks

Roadways and parking are designed to avoid permanent impacts to riparian areas to the greatest extent possible. Roadway work within riparian setbacks shall be limited and will adhere to all jurisdictional requirements. This includes the following minimum setbacks:

- Ephemeral Streams/20 foot Setback from the ordinary high water mark (OHWM)
- Intermittent Streams/20 foot Setback from top of bank (TOB)
- Perennial Streams/30 foot Setback from TOB
- Open Water/20 foot Setback from OHWM
- Wetlands/20 foot Setback from OHWM

In cases where riparian areas could be potentially impacted by roadways or driveways, these impacts shall be minimized through various measures such as designing bridges to free span streams to the greatest extent feasible in order to minimize aquatic barriers. In addition, permitting through the U.S. Army Corps of Engineers, the Regional Water Quality Control Board, and the California Department of Fish and Wildlife will result in measures that minimize riparian

habitat impact and the wildlife that depends on it throughout the project.

3.2.3 Parking Lots

Unenclosed parking areas provide for additional resident or guest vehicular storage. These areas should be well-integrated into the residential architectural and landscape design and anticipate all future parking needs for the site. Parking areas and drives shall provide adequate space for vehicular and designated fire vehicle turnarounds.

Parking areas shall be screened with trees or vertical screens as much as possible from any off-site roadway, residential, or resort views; if these areas are used for the purpose of long-term vehicular storage, the location shall be screened as necessary. Wherever feasible, these areas shall be shaded with trees, trellises, or other types of canopies.

At commercial and recreational areas parking spots shall be adequately provided to accommodate visitors, residents, and guests. A separate employee parking area will be located at the central back of house operations with the employee shuttle service and employee vehicles offered for circulation within the site. Parking shall be adequately provided in proximity to residential or commercial structures, however this shall not restrict options for clustered or centralized parking options if located within the vicinity. For official parking requirements please see the GVD Zoning Ordinance.

3.2.4 Special Event Parking

In the instance of special events cars will be parked by a professional valet service. No parking will impede Resort entrances, private gates, agricultural ranch road entrances, management areas, or within the emergency vehicle accessways.

3.2.5 Driveways

Driveways, driveway turnouts, driveway turnarounds, bridges, culverts, and unenclosed parking areas will all be allowed within the residential parcels and shall comply with Lake County Standards, unless an exception to the standard is requested.

Each residential parcel presents a variety of unique topographic, vegetation, and drainage conditions; these factors combined create specific opportunities and constraints for locating driveway routes on each parcel. Driveway design shall be rural in character and limit visual impacts to adjacent parcels and Resort amenities where feasible. Driveway alignments shall minimize grading, tree removal, and other disruptions to the site to the extent feasible. The necessity for vertical curbs and retaining walls shall be minimized as much as possible except to preserve trees or other features. Driveways shall minimize site disturbance, while still providing required access for emergency and service vehicles.

Shared driveways between multiple residential parcels shall be as narrow as allowed by code and may include turnouts for two-way vehicular flow.

3.2.6 Paving Materials

Paving materials for roadways will meet minimum road and street standards for emergency vehicle access while highlighting the rural scenery and may include chip seal, decomposed granite overlay, or gravel. Depending on the architectural theme there could be stamped asphalt, concrete design treatment, or natural stone, which will be provided as part of the road development plan.

3.3 Pathways & Trailways

Pathways and trailways shall be designed to blend with the existing natural topography and vegetation. Materials and designs shall be subtle and complement the surrounding landscape and architecture. The site-wide network shall be divided between primary paths and secondary trails.

An existing and extensive system of ranch roads and horse trails shall be reutilized, to the extent feasible, as part of the existing secondary trail network. These existing roads and trails will offer well-defined travel routes to reach some of the most scenic areas and recreational opportunities throughout the Resort site. Existing trails shall be improved if necessary to align with the quality and maintenance standards of the secondary trail network.

New primary paths shall provide convenient pedestrian and bicycling routes to access Resort amenities. These pathways shall be typically situated near the primary roadway network in order to separate vehicular and non-vehicular users on more heavily-travelled routes. These paths shall mostly be four to six feet in width and with a slope range of zero to eight percent.

New secondary trails shall expand upon the existing ranch road and horse trail network to offer more recreational walking, running, hiking, biking, and horseback riding opportunities. These paths shall mostly be five to 15 feet in width and with a slope range of zero to 15 percent. These paths shall primarily be surfaced with dirt and gravel.

3.4 Site Features

3.4.1 Walls, Fences, & Gates

A complementary design approach to walls, fences, and gates will reinforce the quality, continuity, and character of the development. These features will create a consistent aesthetic experience throughout each residential and commercial site, complementing its design by the use of each site's characteristic materials.

3.4.2 Retaining Walls

Wherever feasible, graded cut slopes conforming to existing conditions shall be implemented rather than retaining wall structures.

Retaining walls may be used in order to reduce grading impacts, preserve trees, create visual interest, terrace outdoor living areas, provide site access, and better achieve the intention of

these Design Guidelines. Retaining walls should generally be dark in color or match surrounds to visually recede in the landscape.

Retaining walls shall follow the existing contours of the land and be built to closely resemble the existing topography or otherwise reflect the geometries of nearby architecture. Stepped-back or terraced wall structures, which should include ample areas for planting, are encouraged where grade changes requires retaining walls to exceed four feet in height.

Retaining wall materials shall be well-suited for its purposes, surrounding site conditions, and the material selections of nearby infrastructure, architecture, and site features. Examples of appropriate materials include board formed concrete, rammed earth, soldier pile, segmental block, dry-stacked stone and gabion wall design.

3.4.3 Fencing

Fencing shall be minimized along roadway and pathway corridors as well as within rural landscapes and the designated open space. The careful use of fencing will help to retain the sense of a continuous rural landscape. When fencing is used for the purposes of creating safety and security, protecting cultural or biological resources, or contributing to the site's agrarian character, siting and placement shall be carefully designed in relation to vineyard perimeters, pasture perimeters, or along grazing corridors (see section 2.3.1 for a description of grazing and vineyard fencing types). Fence lines which cross roadways may require cattle guards to limit livestock and destructive wildlife passage.

Generally, fencing materials shall be well-suited for its purposes, surrounding site conditions, and the material selections of nearby infrastructure, architecture, and site features. Examples of appropriate materials include various farm fencing systems, including wooden post & rail fencing and wooden or metal post & wire fencing.

3.4.4 Gates

Vehicular and pedestrian gates shall primarily be used to control access points, manage livestock movements, and protect agricultural operations.

Gates shall utilize a similar complementary materials of materials and design vernacular and be well-suited for its purposes, surrounding site conditions, and the material selections of nearby infrastructure, architecture, and site features. Gates constructed off public or primary site access roads shall be set back from the road to allow emergency vehicle turn around.

Vehicular gates shall be used to control traffic for the purposes of safety and security. These gates shall be no less than the width of the roadway plus a one foot shoulder on each side. They may include signage markers, automatic opening and closing systems, voice intercoms, a lock box or other emergency release devices approved by the County Fire Chief, and associated outdoor lighting.

Pathway or trailway gates will occasionally be necessary for safety or security; in these circumstances, pedestrian gates shall be a minimum of three feet wide and, if possible,

constructed in the same style and materials as the adjoining fence or nearby vehicular gates. Pedestrian gates will be self-closing and lockable with ADA compliant hardware.

Agricultural gates, including cattle guards, shall be used to control herd movements and identify access locations for vineyards, orchards, and gardens.

3.4.5 Signage

Resort signage shall create a consistent and intuitive wayfinding experience inspired by the Resort's land, culture, community, and architecture. All signs, sizes, locations, and quantities shall be carefully selected to minimize visual impact and avoid clutter while also maintaining functionality. Signage shall be aesthetically pleasing in design and form. Signage shall align with the best practices for wayfinding design, graphic design, and architectural sign fabrication industries.

Various types of signs shall be allowed throughout the Resort site. All signage types shall be designed using typical viewing heights and font sizes for vehicular and pedestrian navigation and be based on common signage standards and the viewing requirements for specific signage locations. This includes the following types of signage:

- ***Site Access Signage:*** Entryway signage shall be located at the Resort's primary, secondary, and winery entrances. These signs are intended to identify the Resort site and guide vehicular traffic from the public right of way onto the site.
- ***Street Name Signage:*** Street signage shall identify named roads within the Resort. The street signs shall be posted at intersections and are usually in perpendicularly oriented pairs identifying each of the crossing streets.
- ***Vehicular Wayfinding Signage:*** These free-standing signs shall be located prior to key navigation decision-making points in the vehicular travel path. They shall be strategically located for vehicular visibility with time to view and respond to directional information. They may include identification information and directional arrows.
- ***Pedestrian Wayfinding Signage:*** These signs shall be located at key pedestrian decision-making points and higher traffic areas. They shall guide pedestrians to project amenities, locations, and landmarks. This includes trail signage that marks starting points, routes, and distance markers.
- ***Building & Amenity Identification Signage:*** These signs shall identify entrances or arrival areas at building or amenity destinations for both drivers and pedestrians. These signs may include building, area name, and/or address information and may also be used for fire safety location identification.
- ***Code & Life Safety Signage:*** These signs shall be in the color, size, shape, and placement to provide for their respective function and conform to applicable codes.

Signage design shall be subtle with clean, modern touches and natural muted color palette. The material palette shall be compatible with nearby architectural styles and the Resort's general rural

setting. This shall be accomplished by utilizing high-quality materials with elegantly incorporated details. Signs shall be of a high-quality and durable construction. Potential materials include steel, wood, concrete, stone, or painted metal or wood surfaces.

Signs shall be carefully and selectively illuminated to offer nighttime information. Illumination could be internal, external, or ambient depending on the location and site conditions. All signage lighting fixtures and sources shall emit a color-balanced, consistent, and uniform light with no browning, flickering, haloing, or other uneven effect. The use of high quality signage lighting shall follow key criteria:

Where signs are internally illuminated, light-transmitting surfaces shall be non-gloss, matte materials.

Only letters and logos shall transmit light. Illuminated backgrounds or boxes shall be avoided.

Lighting signage shall be controlled by a time clock or photocell.

All signs shall be fabricated and installed with UL approved components in compliance with all applicable building and electrical codes.

Signs shall be designed using typical viewing heights and font sizes for vehicular navigation, based on common ADA standards and the viewing requirements for specific signage locations.

Sign locations shall be carefully chosen to optimize functionality, visibility, and legibility. Although specific placement will vary based on site conditions, the following are general guidelines for sign placement:

- ***Site Preparation:*** Sign placement shall primarily be in locations selected for optimal functionality. It may be necessary to relocate any obstructions or otherwise clear rocks, shrubs, or bushes.
- ***Straight Ahead:*** Signs shall be placed in locations straight ahead of an approaching driver or pedestrian's immediate cone-of-vision. In particular, drivers cannot be expected to turn their heads to read a sign.
- ***Perpendicular:*** Signs shall be perpendicular to the approaching viewer. Signs shall never be placed parallel to passing traffic.
- ***Right Side:*** Signs shall be placed on the right side of the roadway or pedestrian path wherever possible. Drivers are not conditioned to look to the left side of the road for driving information. An exception to this rule is the use of a double-face sign mounted perpendicular to a roadway or walkway. In this situation, the sign shall be clearly legible from both directions.
- ***Advance Warning:*** Roadway signs which communicate critical information shall be placed in advance of intersections to afford a safe distance for reaction to and execution of the maneuver.

Signs spacing shall prioritize creating an organized experience throughout the Resort. Signage sites shall be carefully selected so that groups of signs do not create cluttered appearance and

communicate priorities. Drivers shall be provided time to read and react to one sign before another is presented.

3.4.6 Lighting

Site-wide lighting design shall promote Dark Sky Guidelines through the mindful selection of lighting fixtures and controls to ensure sensible and appropriate light. Lighting shall be selectively used to illuminate and differentiate outdoor areas; guide nighttime navigation along roadway and pathway corridors; direct access to commercial, residential, and building entries; highlight signage and address markers; and improve safety and security. Emphasis will be placed on the implementation of the energy efficient outdoor lighting technologies, that will enhance safety and security, support surrounding ecosystems, and follow dark sky preservation guidelines.

Lighting along roadways and pathways and within parking areas shall only be used to the extent necessary to guide nighttime navigation and ensure safety and security. In general, lighting shall be more prominent at intersections and commercial or residential access points to enhance safety. Lighting fixtures and patterns along roadways and pathways shall complement nearby architectural styles while also creating a thematic site-wide experience for visitors and residents. Lighting shall be no higher than necessary to provide efficient lighting for its intended purpose.

Accent lighting may be used in limited circumstances to emphasize prominent site features, such as boulders, artwork, or plantings. Accent lighting—including up lighting—of landscape plantings will be allowed. This type of lighting shall generally avoid directly illuminating buildings, except for facade features, and favor the use of hidden light sources, including fixtures that are recessed into the ground or fixtures hidden by plant materials.

Site-wide lighting shall avoid lighting or glare which is directed onto nearby residences, commercial buildings, or amenities. Lighting design shall also be carefully designed to avoid unnecessary illumination of natural habitats. The use of intense, bright, blinking, or flashing lights shall be avoided.

Wherever possible, landscape lighting fixtures shall be equipped with cut-off shields to minimize visibility from adjacent areas. Lighting fixtures shall be durable and easily maintained. As much as possible, lighting fixtures shall utilize low-intensity and energy-efficient lamps that provide light color temperatures that promote the health of humans and wildlife. On-demand photocell, motion-sensing, and timed lighting systems shall also be prioritized to minimize unnecessary nighttime lighting. Lights used during the designated nighttime hours shall be dimmed to reduce the intensity of any light projected by the project.

3.4.7 Recreational Areas, Structures, & Furnishings

In order to provide additional amenities and resort opportunities throughout the site, recreational areas will be allowed throughout the Resort, particularly along roadway and pathway corridors and in the nearby vicinity. This includes spaces such as hiking stations, picnicking areas, and scenic overlooks.

Within these areas, small structures such as trellises, gazebos, pergolas, and pavilions may be

constructed. These areas may also accommodate various types of outdoor site furnishings, including benches, picnic areas, trash urns, bicycle racks, shade canopies, or other common elements serving Resort visitors. These areas shall be designed to be clearly visible and accessible, but not disruptive to the overall resort experience. These areas shall be designed to be reflective of nearby architecture, but also compliment into the overall resort experience.

Site furnishings shall be of high quality and durable construction. All trash and recycling bins and enclosures should be covered, unobtrusive, and located in areas that minimize visual impacts.

3.4.8 Outdoor Artwork, Monuments, & Landmarks

Outdoor artwork, monuments, landmarks, and other types of free-standing objects will be allowed throughout the Resort. These will be particularly encouraged at focal points such as roadway and pathway intersections, scenic overlooks, and arrival areas.

3.4.9 Accessory & Utility Structures

Accessory and utility structures shall be located throughout the Resort site. These may include wastewater treatment facilities, solar fields, energy substations, cisterns, wells, and propane tanks. Wherever feasible, utility facilities and structures shall be placed in locations that are not visible from the public viewshed. If required to be located in a site visible from the public viewshed, utilities facilities and structures shall be enclosed by thoughtfully detailed shielding and fencing devices, which may include quality materials and landscape elements. Wherever possible, these utilities and structures shall be landscape screened.

SECTION 4 RESIDENTIAL ARCHITECTURAL DESIGN GUIDELINES

This section applies to future residential architecture within residential estate and Resort Residential Parcels dictated by the Tentative Maps; commercial architecture and land uses are mostly dictated by the SPOD.

The Resort shall be characterized by high quality architecture designed in response to the natural beauty and diversity of the landscape. High quality design characterizes the intent of the Resort to prioritize quality materials and attention to detail that establish the Resort as a world-renowned destination. The design of the Resort should lend itself to the creation of independent clusters that become diverse communities under the same concepts of ultra-luxury elements. Designers are tasked with the opportunity to respond to the existing landscape creating unique senses of place in conjunction with the elegance and refined taste of the Maha brand.

A collection of building and community concepts have been developed and presented in the SPOD submittal for the first phase of the Resort. The proposed design elements, elevations, and architectural typologies are representative in their design and detail. Site planning, streetscapes, community clusters, and recreational uses have been integrated into the master planning of the site and overall design to foster a quality community and experience. The Resort typologies are based on the mixed-use design intentions critical to the character of the Resort.

These guidelines should be utilized to assist in the preservation and assurance of high quality architectural and landscape design and are not intended to limit or contradict the vision of diversity in design, space, and architecture. Instead these guidelines invite creative design interpretations and encourages unique structures within the GVD.

4.1 Residential Typologies

The design for the residential buildings at the Resort envisions building typologies that have been developed in order to activate the highest potential of the landscape and respect for the site. Designed in harmony with the slope, vistas, and surrounding landscape the site planning, streetscapes, community clusters have been refined to foster a unique and awe-inspiring experience for guests and residences.

4.2 Height

Building height should be measured from the vertical distance from the average level of the highest and lowest point of the portion of the lot covered by the enclosed building footprint to the average point of the roof. Residential structures shall have a maximum height no greater than 40 feet. Dormers, chimneys, maintenance features, or alternative energy production materials are exempt from height calculations.

4.3 Lot Coverage & Density

The master development plan is centered around the concept of a light touch on the land. This design principle shall extend into planning of individual residential villa estate parcels.

Residential villa estate parcels must adhere to the Guenoc Valley District guiding documents that outline site and development restrictions. As stated within these documents, each residential villa estate parcel is restricted to a maximum 1.5 acre development area, regardless of parcel size. In addition, regardless of parcel size or oak woodland coverage, no more than 1 acre of oak woodlands can be removed within maximum 1.5 acre development area. It is expected that, in most cases, the development area will be less than 1.5 acres and the removal of oak woodlands within will be less than 1 acre.

The development area shall be determined by aggregating the coverage of primary and accessory structures, such as garages, barns, sheds, and guest houses; swimming pools, hot tubs, and other outdoor water features; private water storage tanks or cisterns; overhead protected coverings, such as trellises; decks; and hardscapes, such as patios, walkways, or driveways (not including the road in which it serves). The parcel coverage shall not include underground accessory structures, such as septic, gas, electrical or water lines; landscaping; agriculture, such as vineyards or orchards; or Resort-wide functions, such as community water tanks or alternative energy production areas.

Prior to construction, additional pre-construction biological surveys will be conducted to provide a map of the environmental constraints to the new landowner. If the development area impacts sensitive species, a clear description of the impacts will be disclosed and proof of mitigation will need to be provided prior to the release of a building or grading permit.

If the above restrictions are followed, no additional review and mitigation is required. However, if greater than a 1.5 acre development area—or greater than a 1 acre impact to oak woodlands within—is requested, additional environmental review pursuant to the California Environmental Quality Act (CEQA) shall be required.

4.4 Massing & Scale

The existing topography should inspire the architectural design. Buildings are to be sited to conscientiously acknowledge existing contours. Residential structures shall differ in their massing and scale in response to programming and site context through the Resort based on the cluster area they belong to. Residences within the same cluster shall have a similar and recognizable style to associate them with that specific commercial cluster.

4.5 Setbacks

The Project shall maintain a 50 foot setback from the Napa County line as directed by the SPOD and the Tentative Maps. Setbacks from individual property lines will be dictated by the planned development zoning of this area and shall follow the minimum fire code clearance from structures.

Residential structures shall be designed to avoid permanent impacts to riparian areas to the

greatest extent possible. Work within riparian setbacks shall be limited and will adhere to all jurisdictional requirements. This includes the following minimum setbacks:

- Ephemeral Streams/20' Setback from the ordinary high water mark (OHWM)
- Intermittent Streams/20' Setback from top of bank (TOB)
- Perennial Streams/30' Setback from TOB
- Open Water/20' Setback from OHWM
- Wetlands/20' Setback from OHWM

In cases where riparian areas could be potentially impacted, usually by roads or driveways, these impacts shall be minimized through various measures such as designing bridges to free span streams to the greatest extent feasible in order to minimize aquatic barriers. In addition, permitting through the U.S. Army Corps of Engineers, the Regional Water Quality Control Board, and the California Department of Fish and Wildlife will result in measures that minimize riparian habitat impact and the wildlife that depends on it throughout the project.

4.6 Building Materials & Criteria

Materials should be high quality, low-luster and enhance the vision of The Resort and Resort architecture. All building materials will abide by relevant California Building Codes "CBC" and Wildland Urban Interface "WUI" Standards. Emphasis will be placed in actively preventing the spread of fire, ember, or ashes between structures and maintaining the preservation of the principal structure. Where a connection point exists, it should be made with a fire resistive or noncombustible connector so that there is no conduit between homes and landscape structures such as fences, trellises, gazebos or porches.

4.7 Porches & Decks

Architectural projections and recesses can provide a variety of depths and features to residential homes. Porches and decks are encouraged and increase the massing of the structure. Architectural projections off the principal structure shall also abide by CBC standards. For instance, when decks are utilized measures shall be implemented to consider fire protection and prevention measures. Evidence of non-combustible, fire resistive materials, or materials with the same overall practical effect shall be provided as part of the building permit process.

4.8 Roofs & Rooflines

A variety of roof materials and styles are allowed if they are congruent with the architectural cluster in which they are being utilized. Flat or sloped roofs as well as green roofs covered with plant materials and adequate soil or growth medium are encouraged through the Site. The use

of synthetic turf for roofs is prohibited. Rooftop solar panels are encouraged but shall be mindfully integrated with the roof design. Similarly, roof penetrations of primary structures (vents, chimneys, turbines, flues, sprinklers, etc.) shall be considered in the design and large rooftop mechanical equipment shall be masked as much as possible.

4.9 Exterior Fire Suppression Systems

Exterior fire suppression systems will be encouraged for all primary residential structures; these systems will be required for primary residential structures on residential access roads that exceed ¼ mile in length. Fire suppression systems are remote or heat activated. During a fire, they prevent substantial damage to the primary building as well as nearby outdoor features. Screening of equipment roof projections shall occur as much as necessary from all properties within the GVD including residential, commercial, or right of ways. In the event that any exterior fire suppression system does not blend into the architectural aesthetic and cannot be masked, an alternative may be requested as long as it is found to meet the same overall and practical effect.

Exterior Wildfire Defense Systems will be encouraged for all primary residential structures; these systems will be required for primary residential structures on residential access roads that excee d ¼ mile in length. Exterior Wildfire Defense Systems are activated by a multi spectrum infra-red detector. During a fire, they prevent substantial damage to the primary building as well as nearby outdoor features. Screening of equipment roof projections shall occur as much as necessary from all properties within the GVD including residential, commercial, or right of ways.

The Exterior Wildfire Defense System is designed to blend in with the current architecture aesthetics of the home designs for GVD. All Exterior Wildfire Defense Systems will be monitored, 24/7 365, with on location assistance and regularly scheduled maintenance. When selecting the Exterior Wildfire Defense System during the building process, the system will mirror all systems installed on all commercial buildings, including clubs, and perimeter protection, for GVD. These systems are installed internally during the building process to ensure transparence of the system with the architecture.

4.10 Photovoltaic Panels

Solar panels are encouraged and shall be integrated with the site design when installed within the GVD. Solar panels may be located on the building roofs or set on frames in the landscape. Solar panels may not be used where they would produce a direct glare or redirect sunlight into adjacent or nearby residential or commercial properties. The incorporation of sustainable design elements such as solar will be influenced by technology and the market of innovative solar technology. All electrical conduit from solar frames to the primary structure shall be underground, where feasible.

4.11 Exterior Building Lighting

The exterior building lighting approach shall implement the strategies of the Dark Sky Association guidelines. By controlling exterior building lighting levels and operation, the lighting design will take careful consideration of energy efficient outdoor lighting technologies to achieve community safety, security, and acknowledge surrounding ecosystems. Adaptive lighting controls shall be provided, in combination with lighting fixtures designed to reduce glare and attenuate harsh lighting that may create shadows. All interior and exterior light sources shall be designed so that no direct beam illumination leaves the residential property line. Exterior building lighting includes fixtures on the exterior of buildings.

For guidance on residential landscape lighting, see section 5.14.

4.12 Accessory to Residential

Accessory Use structures shall be designed in context with the surrounding architecture and primary structure. Accessory Uses may include but are not limited to the following: garage, pool houses, accessory dwelling units, storage facilities, art studios, yoga studios, etc. The Accessory Use structure may be designed appropriately to provide visual interest and cohesion with the surrounding landscape. Measures should be taken to mask and contain Accessory Use structures that serve to function as service areas, such as housekeeping cottages. Accessory Use structures are included in lot coverage, see above for limitations on lot coverage.

SECTION 5 RESIDENTIAL LANDSCAPE DESIGN GUIDELINES

5.1 Residential Landscape Design Objectives

Residential landscape design shall be closely integrated with the existing landscape character using a 'light-touch' approach that complements and elevates the site's inherent qualities. Wherever possible, existing native and agricultural landscape patterns and landforms shall be preserved and maintained and unnecessary site disturbance shall be minimized. Wherever necessary, residential landscapes shall be restored to enhance both ecological functioning and viewsheds. Where unique species or plant associations such as purple needlegrass, leather oak chaparral or other native grasslands occur within the parcel, efforts shall be taken to identify, preserve and enhance these plant communities.

5.2 Vehicular Access & Parking

See section 3.2 for guidance on residential vehicular access and parking.

5.3 Pools & Water Features

Pools and water features—including swimming pools, infinity pools, lap pools, reflecting pools, hot tubs, and fountains as well as their required equipment—will be allowed within residential parcels and subject to local building ordinances.

Pools and water features shall be designed to visually compliment surrounding residential landscape and architectural design. Exposed walls and edges that are visible from off-site shall use a material palette that is well incorporated into the larger landscape and is compatible with building design and materials. They shall be sited to minimize grading and significant disruption to the natural landscape.

Pools and water features shall be designed and maintained to utilize water efficiently and minimize evaporation loss. Wherever possible, water features will reply upon non-potable water sources.

Pool equipment shall be located behind walls or in underground vaults so as to reduce equipment noise. Noise-absorbing covers may also be required if it the equipment is audible from adjacent properties after installation.

5.4 Pool Decks, Courtyards & Terraces

Patios, courtyards, terraces, and other similar types of outdoor areas are encouraged to accommodate a wide range of activities; these outdoor "rooms" can provide for seating and eating areas, cabanas, fire pits, foundations, pool lounging and diving areas, and other similar uses. These areas shall be designed to complement the site's natural topography, vegetation, and water conditions.

5.5 Walls, Fences & Gates

See 3.4.1 for guidance which also applies to residential walls and gates. See below for design guidelines for residential fences.

5.6 Residential Fences

Fencing materials shall be well-suited for its purposes, surrounding site conditions, and the material selections of nearby infrastructure, architecture, and site features. Fencing used for the purposes of creating safety and security and contributing to the site's agrarian character will help to both retain the sense of a continuous rural landscape as well as mindfully preserve wildlife corridors as to not restrict special specie wildlife movement. Residential fencing locations shall also be coordinated with common area fencing throughout the Project.

Fencing design and materials shall generally be visually permeable and preserve views from roadways, pathways, commercial buildings, and nearby residential parcels. Examples of appropriate materials include various farm and wildlife friendly fencing systems, including wooden post & rail fencing and wooden or metal post & appropriately spaced wire fencing to facilitate safe wildlife passage. Residential fencing shall follow wildlife friendly fencing guidelines to increase site permeability and reduce resistance for wildlife movement and minimize features that are dangerous to animals. Examples are excessive height, lower rails or wire that is too low or to closely spaced, poorly maintained fences with loose wires, or designs that are difficult for animals to see or that create a complete barrier.

To increase and maintain the permeability of wildlife movement throughout the Project, the Project design establishes low density residential footprints, large designated open space areas, riparian and stream setbacks, and oak woodland preservation. When wildlife movement pathways may meet a constraint such as fencing or buildings, the Project has identified alternative corridors and provided accommodations that have been identified within the habitat connectivity analysis to facilitate wildlife movement.

Residential villa estate property owners with a Habitat Connectivity Easement Area will have two options. First, if they would like to install fencing along the perimeter or anywhere within the Easement Area, then only fencing which allows for wildlife movement is allowed. Second, if fencing which does not allow for wildlife movement is desired, then this fencing cannot be located anywhere within the Easement Area.

5.7 Recreational Amenities

Residential parcels are allowed to include various types of outdoor recreational areas, such as tennis courts, croquet courts, bocce ball courts, lawn bowling, or polo fields. These types of recreational amenities shall not create a noise or visual nuisance for property owners outside of the Project Site. Where necessary, recreational amenities within residential parcels, shall be landscape screened.

5.8 Planting Selection & Design

As much as possible, existing landscape patterns shall be preserved and enhanced within the residential parcel. This strategy aligns with the overall Resort objective of creating a 'light-touch' approach to integrating development into the area's existing woodland, grassland, and agricultural character. To the extent feasible, the removal of mature and healthy vegetation shall be limited and disturbed areas restored to healthy and pre-development, natural conditions, particularly areas damaged by fire. A landscape plan shall be prepared for each parcel or groups of parcels to specifically address protection and enhancement of special status plants, native grasslands and chaparral communities.

New planting designs shall be arranged in a way which improved upon the existing site condition, including shading exposed areas during the summer and providing solar access to key locations during the winter months.

The landscape design should prioritize the use of plants which are native or well-adapted to the local northern California climate and setting. To the extent feasible native species which may be rare or endangered elsewhere shall be used for new landscaping, particularly endemic species cultivated at the Guenoc Valley nursery including a variety wildflowers, grasses, shrubs and trees. Native species will expand and enhance the existing landscape and become important food sources and habitat for native birds, butterflies and wildlife. As much as possible, selected plantings shall be drought-tolerant and require limited irrigation, fertilization, and maintenance. Appendix A provides a recommended residential planting palette list. Non-native invasive species shall be avoided; in addition, planting designs shall avoid using tree species with invasive root systems near utility lines and paving.

The use of ornamental planting shall be selectively used to provide contrast and interest within the planting design, generally in close proximity to structures. Trees and shrubs shall occasionally be used to screen certain features within the site (i.e. utility structures, parking areas, sport courts, etc.).

Any new planting design and selected species shall follow landscape wildfire prevention objectives (see 5.10), especially in terms of recommendations for plant selection, clearance, and spacing. To the extent feasible, planting design and selection shall avoid fire-prone plantings (See Appendix B).

5.9 Residential Vineyards

See 2.3.2; the guidance provided within this section will also apply to private, residential vineyards.

5.10 Irrigation & Water Conservation

Water is a valuable resource within the Guenoc Valley District. Residential landscape design shall minimize water use and irrigation requirements. In order to create a water efficient landscape, irrigation design for residential parcels shall conform to the Water Efficient Landscape Ordinance (WELO).

Landscape design shall prioritize the use of drought-tolerant, climate-appropriate, native, and adaptive plants with low water use requirements. Designs shall emphasize grouping plantings according to water consumption needs and site microclimates. Planting areas shall be mulched with locally sourced bark or gravel mulch to retain soil moisture and provide weed control. Until planting areas become established, erosion control measures such as jute-netting, straw wattles, hydroseed mixes, and erosion control groundcovers may be used.

Residential landscape design shall minimize the necessity for ongoing irrigation; as much as possible, ongoing irrigation shall be limited to plant establishment periods and be terminated thereafter. However, irrigation systems installed primarily for planting establishment could be maintained and re-activated during wildfire seasons or during wildfires for additional site and structure protection.

Irrigation distribution systems may be undergrounded and other sub-surface irrigation techniques—such as capillary systems—should be used where appropriate to limit water evaporation and run-off. Irrigation systems shall use a central, computerized controller to maximize efficiency; computerized systems with rain and soil moisture sensors and connections to evapotranspiration weather stations will facilitate efficient water use.

Wherever feasible, residential landscape design shall utilize cisterns and other applications to harvest and store stormwater for irrigation needs.

5.11 Wildfire Prevention

Wildfire is a continuous risk throughout the Resort. The following steps shall be taken in order to reduce wildfire risk on each individual residential parcel. Please refer to the *Wildfire Prevention Plan* for additional information on residential wildfire prevention strategies.

5.11.1 Determine Total Defensible Space and Defensible Zones

Defensible space and zones shall be established and maintained for the purposes of reducing fire risk in the immediate vicinity of the residential structure. As detailed below, the recommended approach for determining total defensible space and zones will depend on the conditions and configurations of each residential parcel.

Determining Total Defensible Space

The total defensible space will depend on the unique topographic and vegetated conditions of each parcel. The guideline below provides information on determining total defensible space:

		General Parcel Slope		
		0 - 20% *Flat to Gently Sloping*	21 - 40% *Moderately Steep*	40% + *Very Steep*
General Parcel Vegetation Coverage	Grass-Dominated	50 feet	100 feet	100+ feet
	Shrub-Dominated	100 feet	150 feet	150+ feet
	Tree-Dominated	50 feet	100 feet	150+ feet

- Grass-Dominated Coverage: Landscapes dominated by grasses, weeds, and widely scattered shrubs
- Shrub-Dominated Coverage: Landscapes dominated by shrubs, scrub, or chaparral
- Tree-Dominated Coverage: Landscapes dominated by trees; if understory is substantially shrubs, follow "shrub-dominated coverage" category

Determining Defensible Zones

Two defensible zones shall be established and maintained within the total defensible space:

- Zone 1: Regardless of the total defensible space, the first defense zone will be maintained zero to 30 feet from the edge of the residential structure.
- Zone 2: The second defense zone will be maintained from 30 feet from the edge of the building to the edge of the total defensible space (e.g. 50 feet, 100 feet, 150 feet); this includes a defensible space of zero to 15 feet from the driveway edge.

Wherever necessary or possible, adjacent residential parcel owners and the Resort ownership will cooperatively address defensible space concerns which cannot be fully established or maintained within the residential parcel line.

5.11.2 Prepare Site by Removing & Reducing Flammable Vegetation

Once the total defensible area and zones are established, the following fuel reduction strategies shall be prioritized to prepare the site for residential dwellings:

Zone 1: Remove Flammable Vegetation

Within this zone, highly flammable vegetation shall be removed. This includes removing all standing dead trees and shrubs. All downed dead trees, tree branches, and shrubs shall also be removed if not yet decayed. All dead tree and shrub branches shall be removed. Trees shall generally be pruned up to a height of 10 feet, depending on tree species and understory conditions. Flammable shrub species which are not removed shall be thoroughly pruned.

Zone 2: Reduce Flammable Vegetation

Within this zone, flammable vegetation shall be reduced. Trees and shrubs shall be selectively pruned to reduce flammable parts, such as low-hanging or dead branches. Dead vegetation shall also be selectively removed within this wider zone. To adequately protect the parcel from wildfire risk, selective clearing and thinning of existing vegetation to create well-separated groupings of plantings may be necessary.

5.11.3 Establish New Landscape and Site Design

Various actions shall be prioritized to create a fire safe landscape and site design surrounding the residential structure.

Fire-Resistant Planting Design and Selection

Planting designs shall accommodate adequate planting spacing and clearance strategies in order to reduce the risk of fire spreading horizontally or vertically (see *Wildfire Prevention Plan* for further spacing and clearance recommendations). Planting designs and patterns shall anticipate the mature size of new trees and shrubs. Simple, low-volume, and well-separated planting arrangements will generally achieve these spacing and clearance objectives. All efforts shall be made to avoid tree limbs touching the residential structure or powerlines; tree limbs shall also not be within 10 feet of the chimney.

Planting selection shall avoid fire-prone species and instead prioritize fire-resistant species (see Appendix B). In general, fire-resistant species are low-growing with a high moisture content and have stems or leaves that are not resinous, oily, or waxy.

Small-Scale Fire Breaks: Hardscapes and Irrigation

Wherever possible, the landscape design shall be configured in a way to create a series of smaller-scale fire breaks in the immediate vicinity of the residential structure. This includes selectively using a pattern of non-combustible materials (such as gravel mulch, boulders, and rocks) as well as driveways, walkways, patios, and parking areas to reduce fire risk. Pools, water features, ponds, or streams shall also be creatively used for this purpose.

5.11.4 Implement Additional Strategies

Additional landscape design strategies shall also be prioritized to reduce fire risk within the residential parcel and improve emergency response. This includes the following:

- Constructing fencing with non-combustible materials, such as stone or metal, rather than wood;
- Enclosing areas below decks to reduce the risk of debris ignition;
- Clearly marking the address number on the house itself and at the driveway entry to aid in identification in the case of a fire emergency; and
- As much as possible, designing residential driveways and bridges to allow for large-scale emergency vehicle access.

5.11.5 Manage Landscape to Reduce Risk

Various landscape management practices shall be prioritized to address wildfire hazards within the residential landscape. This includes the following recommendations for residential property owners:

- Periodically inspect the residential property to maintain defensible space—which includes ongoing removal and reduction of flammable vegetation and reestablishment of vegetation clearance and spacing standards;
- Prune tree limbs which are within 10 feet of buildings or chimneys or are otherwise encroaching on powerlines;
- Within the defensible space, trim tree limbs below 10 feet in height; for smaller trees, prune the lower 1/3 of the branches;
- Routinely mow grasses and wildflowers within the defensible space to a maximum height of 4 inches, particularly during dry seasons;
- Keep vegetation well-irrigated, particularly within the first defense zone;
- Where feasible, irrigation systems used for plant establishment should be maintained for additional wildfire protection;
- Remove vegetation debris that accumulates on the roof or within the rain gutters;
- Place combustible debris (firewood, wood scraps, grass clippings, leaf piles, or garbage cans) and propane tanks outside of the first defense zone; and
- Keep any ignitable outdoor furniture and equipment (i.e. wooden brooms and shovels) 10 feet away from the residential structure or in an enclosure.

Fire prevention landscape maintenance shall be a permanent and ongoing requirement of individual homeowners and will be incorporated into the CC&Rs.

5.12 Exterior Service Areas

Exterior service areas—such as trash and recycling enclosures, work areas, and outdoor storage—contribute to the functionality of residential parcels. These areas shall be located and designed to be discrete and screened from the public viewshed. Wherever feasible, these areas shall be integrated into the residential building design. Trash and recycling storage areas shall be easily accessible to service personnel, contain odor, and be secured from wildlife.

5.13 Landscape Structures & Furnishings

Residential landscapes may include outdoor structures such as trellises, gazebos, pergolas, pavilions, and play equipment. The landscape may also include outdoor site furnishings, including benches, picnic tables, trash urns, bicycle racks, shade canopies, or other common elements. Where feasible and aligned with the site design, these structures and furnishings should be designed to appear as extensions of buildings or building components. To the greatest extent possible, freestanding elements should be sited so as to not be visible from adjacent residences or the public right of ways. Furnishings shall be of high-quality and durable.

5.14 Landscape Lighting

Residential lighting design shall prioritize the Dark Sky Association guidelines by minimizing exterior lighting. Lighting shall be selectively used to illuminate and differentiate outdoor areas, guide nighttime navigation, direct access to building entries, highlight signage and address markers, and improve safety and security.

Accent lighting may be used in limited circumstances to emphasize prominent site features, such as boulders, artwork, or plantings. Accent lighting—including up lighting—of landscape plantings will be allowed.

Wherever possible, light fixtures and sources shall be hidden from direct daytime or nighttime view by being recessed into the ground or hidden by plant materials. Lighting levels shall be no higher than necessary to provide efficient lighting of various landscape areas. Low-level, pedestrian-scale lighting shall be used to the greatest extent possible.

Landscape lighting fixtures should be equipped with cut-off shields to limit visibility from adjacent areas. Lighting fixtures shall be durable and easily maintained. As much as possible, outdoor lighting shall utilize low-intensity and energy-efficient light sources that provide appropriate light color temperatures. On-demand, photocell, motion-sensing , and timed lighting systems shall also be prioritized to minimize unnecessary nighttime lighting.

Residential landscape lighting shall avoid lighting or glare which is directed onto the roadway or

nearby residences, commercial buildings, or amenities. Lighting design shall also be carefully designed to avoid unnecessary illumination of natural habitats. The use of intense, bright, blinking, or flashing lights shall be avoided.

5.15 Outdoor Artwork & Monuments

Outdoor artwork, monuments, and other types of free-standing objects may be allowed on residential parcels. These will be allowed to provide visual interest and opportunities for personal expression by homeowners. These types of objects shall be placed in locations which limit visibility from the public right of way.

5.16 Address Markers

Residential parcels shall have an address marker or monument at driveway entrances. In the case of shared or closely aligned driveways, a single address marker may serve multiple residential parcels. An address marker may also be placed on the residential structure.

Address markers shall be designed to compatible with nearby architecture. Markers shall minimize visual impact and only be used where necessary.

They shall be constructed of high-quality materials. Text and number size shall be visible and legible, particularly at the eye-level for vehicles travelling in both directions; text and number colors shall contrast with their background for optimal viewing from a variety of distances. In order to aid nighttime navigation and safety, address markers shall include either a backlight or downlight lighting treatment; text shall also be reflective for emergency purposes.

SECTION 6 IMPLEMENTATION PLAN

6.1 Applicability & Use

The basic land use standards for the Resort site are established under several documents that have been approved by the County of Lake Board of Supervisors. These include: 1) Lake County General Plan General Plan designation Resort Commercial, 2) The proposed Guenoc Valley District Zoning Ordinance, 3) the Specific Plan of Development ("SPOD"), 4) the Maha Wildfire Prevention Plan, 5) the Tentative Subdivision Maps, and 6) the Maha Resort Guenoc Valley Development Agreement (collectively, the "Governing Documents").

These Design Guidelines constitute a companion document intended to supplement the GVD, as it applies to future development within the Resort site. In the event of a conflict between these Design Guidelines and the Governing Documents, the provisions of the Governing Documents shall control. All uses, construction and improvements permitted under these Design Guidelines are subject to review and approval of the architectural committee established under the CC&Rs and if there is no such committee established, then by the board of directors of the Master Association.

6.2 Conformance with Design Guidelines

Each future building permit submittal shall be reviewed for conformance with these Design Guidelines at time of submittal with the County of Lake. Conformance and completeness shall be assessed and verified by the development team or managing party of the Resort. Conformance to standards established for the Resort are subject to the qualifications set forth in the Development Agreement.

A determination of such conformance is not intended to be deemed an approval as to the compliance of design or construction plans or documents with any applicable building codes and standards, including engineering, building codes, or any applicable state or federal law or regulation.

6.3 Maintenance & Enforcement

The provisions of these Design Guidelines, in conjunction with the Governing Documents, shall apply to future development within the Guenoc Valley District. This document provides general design guidelines that property owners/project applicants must use in applications for individual projects within the Guenoc Valley District. Maintenance and enforcement of these guidelines will be detailed by the CC&R's.

APPENDICES

Appendix A: Recommended Plant Palette List

TYPE	SCIENTIFIC NAME	COMMON NAME
TREE	Acer spp.	Maple
TREE	Aesculus californica	Buckeye
TREE	Aesculus indica	Asian Buckeye
TREE	Alnus spp.	Alder
TREE	Arbutus spp.	Strawberry Tree, Cultivars
TREE	Betula pendula	European White Birch
TREE	Calocedrus decurrens	Incense Cedar
TREE	Camellia sinensis	Tea
TREE	Carpinus betulus	European Hornbeam
TREE	Carpinus caroliniana	North American Hornbeam
TREE	Cercidiphyllum japonicum	Katsura
TREE	Cercis canadensis 'Forest Pansy'	Forest Pansy RedBud
TREE	Cercis occidentalis	Red Bud
TREE	Citrus hystrix	Kieffer lime
TREE	Corylus cornuta var. californica	California Hazel
TREE	Fagus sylvatica	European Beech
TREE	Fraxinus spp.	Ash
TREE	Gleditsia spp.	Locust
TREE	Juglans californica	California Walnut Groves
TREE	Koelreuteria paniculata	Golden Rain Tree
TREE	Lagerstroemia spp.	Crape Myrtle, Cultivars
TREE	Laurus nobilis	Sweet Bay
TREE	Magnolia spp.	Magnolia, Cultivars
TREE	Malus spp.	Apple or Crabapple
TREE	Olea europaea	Olive , Cultivars
TREE	Owari Satsuma	Satsuma
TREE	Platanus × acerifolia	London Plane
TREE	Platanus acerifolia 'Columbia'	London Plane Tree
TREE	Platanus racemosa	California Sycamore
TREE	Prunus blireana	Pink Flowering Plum
TREE	Prunus ilicifolia	Hollyleaf Cherry
TREE	Prunus mume	Japanese Flowering Apricot
TREE	Sequoia sempervirens	Coast Redwood
TREE	Sorbus alnifolia	Korean Mountain Ash
TREE	Sorbus alnifolia	Korean Mountain Ash
TREE	Styrax japonicus	Japanese Snowbell

TYPE	SCIENTIFIC NAME	COMMON NAME
SHRUB/VINE	Achillea melefolium	Yarrow
SHRUB/VINE	Adenostoma fasciculatum	Chamise
SHRUB/VINE	Artemisia californica 'Canyon Gray'	Trailing California Sagebrush
SHRUB/VINE	Asclepias spp.	Milkweeds
SHRUB/TREE	Atriplex canescens	Saltbush, fourwing
SHRUB/TREE	Bergenia crassifolia	Winter-Blooming Bergenia
SHRUB/TREE	Brunfelsia pauciflora 'Floribunda'	Yesterday-Today-Tomorrow
SHRUB/GROUNDCOVER	Buddleja davidii	Butterfly Bush
SHRUB/GROUNDCOVER	Buxus spp.	Japanese Boxwood
SHRUB/GROUNDCOVER	Callistemon	Bottlebrush
SHRUB/GROUNDCOVER	Calycanthus occidentalis	Spicebush
SHRUB/GROUNDCOVER	Calycanthus occidentalis	Western Spice Bush
SHRUB/GROUNDCOVER	Caragana arborescens	Siberian Pea-Shrub
SHRUB/GROUNDCOVER	Carpenteria californica	Bush Anemone
SHRUB/GROUNDCOVER	Carpenteria californica	California Bush Anemone
SHRUB/GROUNDCOVER	Ceanothus spp.	Ceanothus, Cultivars
SHRUB/GROUNDCOVER	Cenothus spp.	California Lilac
SHRUB	Cephalanathus occidentalis	Button Willow
SHRUB	Cercis occidentalis	Western Redbud
SHRUB	Chaenomeles japonica	Japanese Flowering Quince
SHRUB	Chamaemelum nobile	Roman Chamomile
SHRUB	Cistus salviifolius	Sage-leaf Rockrose
SHRUB	Cistus spp.	Rockrose 'Victor Reiter'
SHRUB	Clematis ligusticifolia	Pipestem
SHRUB	Convolvulus cneorum	Silverbush
SHRUB	Convolvulus sabatius	Ground Italian Glory
SHRUB	Cornus sericea spp.	Dogwood
SHRUB	Cynara cardunculus	Artichoke
SHRUB	Echeveria x imbricata	Hens and Chicks
SHRUB	Echinacea purpurea	Purple Cone Flower
SHRUB	Eleutherococcus senticosus	Siberian Ginseng
SHRUB	Encelia californica	CA Bush Sunflower
SHRUB	Epilobium californica	California Fuchsia
SHRUB	Epilobium canum	Fuschia
SHRUB	Erigeron glaucus	Seaside Daisy
SHRUB	Erigeron karvinskianus	Santa Barbara Daisy
SHRUB	Eriodictyon californicum	California Yerba Santa Scrub
SHRUB	Eriogonum fasciculatum	California Buckwheat
SHRUB	Eryngos spp.	Sea Holly
SHRUB	Fragaria chiloensis	Wild Strawberry

TYPE	SCIENTIFIC NAME	COMMON NAME
SHRUB	Frageria vesca	strawberry
SHRUB	Frangula californica	California Coffeeberry
SHRUB	Fremontodendron	Flannel Bush
SHRUB	Gaillardia grandiflora	Gaillardia
SHRUB	Galvezia speciosa	Island snapdragon
SHRUB	Garrya elliptica	Coast Silktassel 'James Roof'
SHRUB	Gazania 'Mitsawa Orange'	Orange Trailing Gazania
SHRUB	Grindelia stricta	Gumplant
SHRUB	Hemerocallis hybrid	Daylily
SHRUB	Hemerocallis spp.	Daylily
SHRUB	Heteromeles arbutifolia	California Holly, Toyon
SHRUB	Hoytia macrostachya	Leather Root
SHRUB	Lavandula spp.	Lavender
SHRUB	Liriope spicata 'Silver Dragon'	Lily Turf
SHRUB	Lonicera hispidula	honeysuckle
SHRUB	Lonicera involucrata	Twinberry
SHRUB	Lonicera japonica 'Halliana'	Hall's Japanese Honeysuckle
SHRUB	Mahonia pinnata	California holly grape
SHRUB	Mahonia repens	Creeping Mahonia
SHRUB	Mahonia spp.	Oregon Grape
SHRUB	Malacothamus fremontii	Bush Mallow
SHRUB	Marrubium vulgare	Horehound
PERENNIAL/SHRUB	Mentha × piperita	Double Mint
PERENNIAL/SHRUB	Mentha suaveolens	Applemint
GROUNDCOVER	Mimulus aurantiacus	Bush Monkey Flower
GROUNDCOVER	Miscanthus sinensis	Silver Grass
GROUNDCOVER	Monarda fistulosa	Wild Bergamot- Bee balm
GROUNDCOVER	Myrica californica	Pacific Wax Myrtle
GROUNDCOVER	Nassella spp. - Melica spp.	Purple Needle Grass
GROUNDCOVER	Origanum vulgare	Sweet Marjoram
GROUNDCOVER	Pelargonium peltatum	Trailing Geranium
GROUNDCOVER	Penstemon heterophyllus var.	Foothill Penstemon
GROUNDCOVER	Philadelphus ssp	Mock Orange
GROUNDCOVER	Phlomis fruticosa	Jerusalem Sage
GROUNDCOVER	Pholmis lanata	Wooly Jerusalem Sage
GROUNDCOVER	Phormium tenax	New Zealand Flax
PERENNIAL	Plumbago auriculata	Cape Plumbago
PERENNIAL	Prunus laurocerasus 'Zabeliana'	Zabel Laurel
PERENNIAL	Punica spp.	Pomegranate
PERENNIAL	Pycnanthemum	Mountain Mint

TYPE	SCIENTIFIC NAME	COMMON NAME
PERENNIAL	Rhamnus Eve Case	low coffeeberry
PERENNIAL	Rhamnus Mound San Bruno	low coffeeberry
PERENNIAL	Rhamnus purshina	Cascara Buckthorn
PERENNIAL	Rhododendron occidentale	Western Azalea
PERENNIAL	Rhus ovata	Sugar Sumac
PERENNIAL	Ribes aureum	Golden Currant
PERENNIAL	Ribes californicum	Hillside Gooseberry
PERENNIAL	Ribes malvaceum	Chaparral Currant
PERENNIAL	Ribes sanguinium	Red Flowering Currant
PERENNIAL	Ribes ssp.	Gooseberry and Currant
PERENNIAL	Rosa banksiae	Flowering Lady Banks' Rose
PERENNIAL	Rosa x Noatraum	Carpet Rose
PERENNIAL	Rudbeckia hirta	Black-Eyed Susan
PERENNIAL	Rudbeckia spp.	Ox-Eye Daisy
PERENNIAL	Salix breweri	Brewer's Willow
PERENNIAL	Salvia spp.	Sage
PERENNIAL	Sambucus nigra ssp. caerulea	Blue Elderberry
PERENNIAL	Soleirolia soleirolii	Baby's Tears
PERENNIAL	Stachys byzantina	Lamb's Ear
PERENNIAL	Styrax rediviva	California Snowdrop Bush
PERENNIAL	Symphoricarpos albus var. laevigatus	Snowberry
PERENNIAL	Tagetes lemmonii	Bush Marigold
PERENNIAL	Teucrium cossonii majoricum	Majorcan Germander
PERENNIAL	Teucrium fruticans	Bush Germander
PERENNIAL	Teucrium x lucidrys	Germander
PERENNIAL	Thymus vulgaris	English Thyme
PERENNIAL	Tulbaghia violacea	Society Garlic
PERENNIAL	Vitis californica	California Wild Grape
FRUIT	Actinidia spp.	Kiwi, Cultivars
FRUIT	Amelanchier spp.	Serviceberry
FRUIT	Carya illinoinensis	Pecan Seedling
FRUIT	Castanea spp.	Chestnut, Cultivars
FRUIT	Citrus aurantiifolia 'Thornless'	Mexican Thornless Lime
FRUIT	Citrus limon 'Improved Meyer'	Improved Meyer Lemon
FRUIT	Corylus avellana	Hazel, Cultivars
FRUIT	Crataegeus mexicana	Tejocote
FRUIT	Crataegus azarolus	Azarole
FRUIT	Crataegus monogyna	Hawthorn
FRUIT	Diospyros spp.	Persimmon, Cultivars

TYPE	SCIENTIFIC NAME	COMMON NAME
FRUIT	Elaeagnus ebengii	Silver Berry, Cultivars
FRUIT	Eriobotyra japonica	Loquat
FRUIT	Feijoa spp.	Pineapple Guava
FRUIT	Ficus spp.	Figs, Cultivars
FRUIT	Hippophae rhamnoides	Sea Buckthorne, Cultivars
FRUIT	Ideaobatus spp.	Blackberry, Cultivars
FRUIT	Malus spp.	Apples and Crabapples, Cultivars
FRUIT	Mespilus germanica	Medlar, Cultivars
FRUIT	Morus nigra	Persian Mulberry
FRUIT	Oemleria cerasiformis	Oso Berry
FRUIT	Prunica granatum	Pomegranate, Cultivars
FRUIT	Prunus Varities and Species	Peach, Plum, and other Stonefruit
FRUIT	Pyrus communis spp.	Fruiting Pear Cultivars
FRUIT	Ribes viburniflium	Catalina Currant
FRUIT	Sambucus spp.	Elderberry
FRUIT	Vaccinium spp.	Blueberry
FLOWER	Aster chilensis	Aster
FLOWER	Bidens ferulifolia	Fern-leaved Beggarticks
FLOWER	Borago officinalis	Borage
FLOWER	Caesalpinia	Peacock Flower
FLOWER	Calendula spp.	Calendula flower
FLOWER	Calochortus venustus	Mariposa Lily
FLOWER	Centaurea cyanus	Bachelor Buttons
FLOWER	Cichorium intybus	Chicory
FLOWER	Clarkia concina	Clarkia
FLOWER	Coreopis spp.	Tickseed
FLOWER	Dorychium hirsutism	Canary Clover
FLOWER	EschscholzIa spp.	Poppy
FLOWER	Iris macrosiphon	Bowltube Iris
FLOWER	Lomatium dasycarpum	Desert Parsley
FLOWER	Lupinus sericstus	Cobb Lupine
FLOWER	Lupinus albifrons	Silver Lupine
FLOWER	Penstemon heterophyllus	Penstemon
FLOWER	Phacelia californica	Phacelia
FLOWER	Solidago californica	California Goldenrod
FLOWER	Tropaeolum majus	Nasturtium
FLOWER	Zinnia spp.	Sunflowers
GRASS	Agrostis pallens	Seashore Bent Grass
GRASS	Asclepia erocarpa	Indian Milkweed
GRASS	Bromus carinatus	California Brome

TYPE	SCIENTIFIC NAME	COMMON NAME
GRASS	Calamagrostis nutkaensis	Pacific Reed Grass
GRASS	Carex barbarae	Santa Barbara Sedge
GRASS	Carex spp.	Sedge
GRASS	Dantonia californica	California Oatgrass
GRASS	Deschampsia caepitosa	Tufted Hairgrass
GRASS	Eleocharis macrostachya	Common Spikerush
GRASS	Elymus condensatus	Giant Wildrye
GRASS	Elymus glaucus	Blue Wild Rye
GRASS	Equisetum hyemale ssp.affine	Giant Scouring Rush
GRASS	Festuca glauca	Blue Fescue
GRASS	Festuca glauca	Blue Fescue 'Siskiyou Blue'
GRASS	Festuca californica	California Fescue
GRASS	Festuca iadaohensis	Idaho Fescue
GRASS	Festuca mairei	Atlas Fescue
GRASS	Festuca rubra	Creeping Red Fescue 'Patrick's Point'
GRASS	Helictotrichon sempervirens	Blue Oat Grass
GRASS	Hordeum brachyantherum	Meadow Barley
GRASS	Juncus bufonius	Toad Rush
GRASS	Juncus effusus	Soft Rush
GRASS	Juncus patens	California Gray Rush 'Elk Blue'
GRASS	Koeleria macranta	June Grass
GRASS	Leymus triticoides	Creeping Wild Rye
GRASS	Melica californica	California Onion Grass
GRASS	Muhlenbergia capillaris	Muhly Grass
GRASS	Muhlenbergia rigens	Deer Grass
GRASS	Nassella (Stipa) pulchra	Purple Needle Grass
GRASS	Poa secunda	Pine Bluegrass
GRASS	Schoenoplectus acutus	Hardstem Bulrush
GRASS	Scirpus acutus	Hardstem Bulrush
GRASS	Scirpus californicus	California BuIrush
GRASS	Sporobolus airoides	Alkali Sacaton
GRASS	Stipa cemua	Nodding Needle Grass
GRASS	Stipa pulchra	Purple Needle Grass
FERN	Athyrium filix-femina	Lady Fern
FERN	Polystichum munitum	Western Sword Fern
VINE	Bougainvillea spp.	Paper Flower
VINE	Clematis armandii	Evergreen clematis
VINE	Clytostoma callistegioides	Violet Trumpet Vine
VINE	Distictis buccinatoria	Blood-Red Trumpet Vine
VINE	Gelsemium sempervirens	Carolina Yellow Jessamine

TYPE	SCIENTIFIC NAME	COMMON NAME
VINE	Humilus lupulus	Hops
VINE	Lonicera hildebrandiana	Giant Burmese Honeysuckle
VINE	Lonicera japonica 'Purpurea'	Purple-Leaf Honeysuckle
VINE	Parthenocissus tricuspidata	Boston Ivy
VINE	Rosa banksiae	'Lady Banks' Rose
VINE	Rubus spp.	Bramble Fruits, "Berries"
VINE	Vitis spp.	Grapes, Cultivars
ANNUAL	Antirrhinum majus 'Dwarf Varieties'	Snapdragon
ANNUAL	Begonia semperflorens-cultorum	Wax Begonia
ANNUAL	Brassica oleracea acephala	Flowering Kale
ANNUAL	Celosia cristata 'Dwarf Varieties'	Feather Crested Cockscomb
ANNUAL	Centaurea cineraria	Dusty Miller
ANNUAL	Clarkia unguiculata	Purple Clarkia
ANNUAL	Coleus hybridus	Coleus
ANNUAL	Dianthus spp.	Dianthus Flowers
ANNUAL	Euphorbia pulcherrima	Poinsettia
ANNUAL	Iberis sempervirens	Candytuft, Cultivars
ANNUAL	Lobelia erinus	Edging Lobelia
ANNUAL	Lobularia maritima	Sweet Alice
ANNUAL	Matricaria recutita	Common Chamomile
ANNUAL	Petunia hybrida	Petunia
ANNUAL	Phacelia tanacetifolia	Phacelia
ANNUAL	Primula polyantha	English Primrose
ANNUAL	Salvia splendens	Scarlet Sage
ANNUAL	Tagetes patula	French Marigold
ANNUAL	Viola wittrockiana	Pansy
ANNUAL	Zinnia elegans	Zinnia

Appendix B: Fire-Prone Plant List

The following plants shall generally be avoided when establishing new landscape designs as to reduce wildfire risk.

TYPE	SCIENTIFIC NAME	COMMON NAME
TREE	Acacia spp.	Acacia species
TREE	Abies spp.	Firs
TREE	Cedrus spp.	Cedars
TREE	Chamaecyparis spp.	False Cypress
TREE	Cupressus spp.	Cypress
TREE	Eucalyptus spp.	Eucalyptus
TREE	Larix spp.	Larch
TREE	Notholithocarpus densiflorus	Tan Oak, Tanbark Oak
TREE	Palms	Palm (if dry fronds)
TREE	Picea spp.	Spruces
TREE	Pinus coulteri	Coulter Pine
TREE	Pinus muricata	Bishop Pine
TREE	Pinus radiata	Monterey Pine
TREE	Pinus sabiniana	Gray Pine
TREE	Pinus serotina	Pond Pine
TREE	Pinus spp.	Pines
TREE	Pinus sylvestris	Scots Pine
TREE	Pinus torreyana	Torrey Pine
TREE	Pseudotsuga menziesii	Douglas-Fir
TREE	Thuja spp.	Arborvitae
TREE	Tsuga spp.	Hemlock
TREE	Umbellularia californica	California Bay
SHURB	Arctostaphylos spp.	Manzanita
SHRUB	Adenostoma fasciculatum	Chamise, Greasewood
SHRUB	Artemisia californica	Coastal Sagebrush
SHRUB	Baccharis spp.	Coyote Brush
SHRUB	Cytisus scoparius	Scotch Broom
SHRUB	Ecchium	Pride of Madeira
SHRUB	Erigonum fasciculatum	California Buckwheat
SHRUB	Genista monspessulana	French Broom
SHRUB	Pickeringia montana	Chaparral Pea
SHRUB	Quercus spp.	Scrub Oak (brushy oaks)
SHRUB	Rosmarinus officinalis	Rosemary
SHRUB	Salvia mellifera	Black Sage
SHRUB	Spartium junceum	Spanish Broom

TYPE	SCIENTIFIC NAME	COMMON NAME
SHRUB	Ulex europea	Gorse
SHRUB	Vaccinium ovatum	Evergreen Huckleberry
TREE/SHRUB	Chrysolepis chrysophylla	Qinquapin,Giant
TREE/SHRUB	Juniperus spp.	Junipers
TREE/SHRUB	Taxus spp.	Yew
GRASS	Cortaderia jubata	Jubata Grass
GRASS	Cortaderia selloana	Pampas Grass
GRASS	Pennisetum spp.	Fountain Grass
SHRUB/GRASS	Bamboo	Bamboo, all species

Appendix C: Design Guidelines Checklist