

NAPA COUNTY DESIGN GUIDELINES

Napa County Conservation, Development, and Planning

1195 Third St., Suite 210
Napa CA 94559
(707) 253-4417
FAX (707) 253-4336

GENERAL CRITERIA/AESTHETICS

Napa County 2008 General Plan Policy AG/LU-10 states:

“New wineries and other agricultural processing facilities as well as expansions of existing wineries and facilities in agricultural areas should be designed to convey their permanence and attractiveness.”

Napa County prides itself upon not just great wine but also great winery architecture. Elaborate design has been incorporated to illustrate the elements of various styles throughout the county. No *one style* is predominant and because of this, individual creativity has flourished, allowing for a mix of styles ranging from Contemporary Classic, Spanish Colonial Revival, Victorian, Italianate and Mission Revival. Wineries enjoy life-spans far longer than most other structures. Architectural design reflects these unique qualities and results in an overall design that is both tasteful and timeless.

This compilation of **existing** policy statements for design guidelines has been created to assist the architects, designers, builders and landowners in Napa County. It is provided to the general public for informational purposes only. Persons should contact the Planning Department for the most current regulations.

Organization

A brief definitions section follows. The remainder of the pamphlet is divided into sections which describe various design guidelines. Those are further delineated with policies from the 2008 General Plan, the Napa County Zoning Ordinance, and Standard Conditions of Approval.



NAPA COUNTY DEVELOPMENT TOOLS

Zoning Ordinance	Regulates the type of development.
Zoning Districts	Standards defining allowed use and densities of development (lot, setback, coverage, uses). Examples: Agricultural Watershed, Commercial Limited, Industrial, Conservation districts.
Overlay Districts	Designated areas in which additional standards (e.g., design standards) will be applied to supplement or substitute for the standards of the underlying zoning district. Example: Airport Compatible.
Site Plan Review	Standards that may apply to all allowed uses including site layout and design, access, traffic and pedestrian circulation, landscaping and screening, and other standards as specified in the Zoning Ordinance or General Plan.
Conditional Use Permit	Standards applied to evaluate the character of an areas and the use of land resources as specified in the Ordinance (e.g., the design and location of signs, landscaping and septic guidelines).
Use Standards	Standards that apply to specific types of use, to more specifically regulate their siting, layout and design (e.g., wineries, industrial/office parks).
Sign Standards	Standards for the location, height, sign area, design and illumination of on-premise signs.
Fence Standards	Standards for the location and height of fences and entry gates.
Viewshed Protection Standards	Standards that limit use and/or protect significant natural and/or scenic features (e.g., through the designation and siting of building envelopes on parcels).
Master Planning	May include master plan, phasing requirements for larger projects, especially in relation to the General Plan.

HEIGHT/MASS

Community Character Policy CC-6

The grading of building sites, vineyards, and other uses shall incorporate techniques to retain as much as possible a natural landform appearance. Examples include:

- The overall shape, height, and grade of any cut or fill slope shall be designed to simulate the existing natural contours and scale of the natural terrain of the site.

Viewshed Napa County Code Chapter 18.106.040&050

For projects subject to Viewshed regulations: The maximum floor area, including all floors, of the main residence or agricultural structure is four thousand square feet or less and the maximum floor area, including all floors, for accessory structures are a combined total of two thousand five hundred square feet or less.

The height of the structure is twenty-four feet or less as measured from finished grade along fifty percent or more of the longest wall as viewed from any designated public road.



GRADING

Policy Community Character-6

The grading of building sites, vineyards, and other uses shall incorporate techniques to retain as much as possible a natural landform appearance. Examples include:

- The overall shape, height, and grade of any cut or fill slope shall be designed to simulate the existing natural contours and scale of the natural terrain of the site.
- The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.
- Sharp, angular forms shall be rounded and smoothed to blend with the natural terrain.

MATERIALS

Policy Community CharacterC-33

The design of buildings visible from the County's designated scenic roadways shall avoid the use of reflective surfaces which could cause glare.

Policy Conservation-67

The County shall promote and encourage "green building" design, development, and construction through the achievement of Leadership in Energy and Environmental Design (LEED) standards set by the U.S. Green Building Council, the Green Point Rated system standards set by Builditgreen.org, or equivalent programs.

Viewshed Napa County Code 18.106.040&050

For projects subject to Viewshed regulations: Exterior windows and trim are nonreflective.

Standard Condition of Approval

Highly reflective surfaces shall be prohibited. Roof angles and composition are designed to conform to existing landforms and landscape.



Viewshed Napa County Code Chapter 18.106.040&050

For projects subject to Viewshed regulations: The improvement(s), including any required earthmoving or grading associated with the structure shall minimize removal of existing vegetation with emphasis on preserving mature trees. If the improvements require the removal of any tree with a diameter of six inches or greater, a detailed landscaping plan shall be prepared showing the location and replacement of trees and vegetation in a manner which screens the improvements from

substantial views from designated public roads and provides for defensible space in conformance with state law,

Standard Conditions of Approval

All grading and spoils generated by construction of the project facilities shall be disposed of per Public Works direction. Any spoils piles shall be removed prior to occupancy.

FENCES/ENTRY STRUCTURES

Policy Community Character-4

Consistent with current regulations regarding road setbacks and fences, the County shall preserve the existing significant natural features by requiring all development to retain the visually open, rural character of the County and by allowing solid sound walls only in unique circumstances and where acceptable noise levels are exceeded.

Additional Zoning Regs Napa County Code Chapter 18.104.270

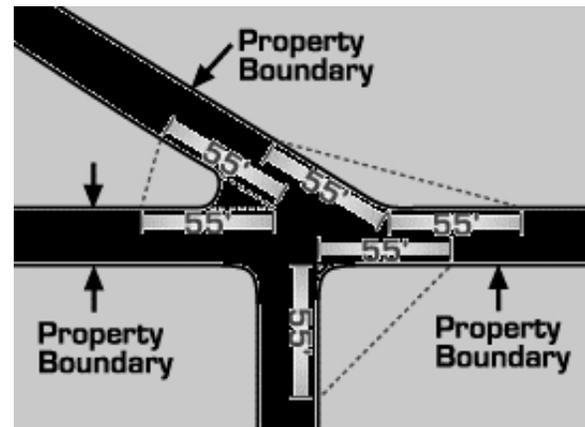
Fence height standards are as follows:

Fences up to a height of four feet are permitted in the designated front yard setback, except that see-through deer fencing up to eight feet is permitted to support agricultural uses. Fences up to eight feet in height are permitted in side and rear yard setbacks. Fences that exceed a height of six feet in a side or rear yard setback area shall be see-through in nature (e.g., deer or other wire fencing, lattice, or chain link) above the six foot level, unless a special fence use permit is granted.

A special fence permit may be granted by the director to modify the requirements of this section of the ordinance, provided that a need can be demonstrated, due to the unique nature of the parcel or surrounding environment, for the proposed fence design.

See-through fences outside of the combined road and yard setbacks may be up to twelve feet in height (this sub-section is to provide for agricultural fences, and special purpose uses, such as, but not limited to, tennis courts).

At intersections and driveway entrances, solid fence height in all districts shall not exceed forty-two inches in height within a fifty-five foot corner vision triangle as shown in the diagram above.



No structure (i.e., a fence requiring a building permit) shall be located within the road setback unless a special fence permit is obtained per subsection above.

In any CN, CL, MC, GC, and IP districts, all fencing must be specified by use permit or site plan approval, except fences associated with agricultural uses shall be in accordance with the subsection above.

In any GI or I district, fencing shall be permitted in required yards as necessary to provide effective screening and security for permitted uses. All fencing shall be specified by use permit or site plan approval, except fences associated with agricultural uses shall be in accordance with subsection above.

For the purposes of this section, fence heights shall be measured from natural grade that exists prior to fence construction.

Napa County Code Chapter 18.104.275

An entry structure is differentiated from a gate in that an entry structure is greater than six feet tall or contains supports greater than sixty-four inches around. The director may issue a building permit for one entry structure in connection with the primary vehicular entry to the property if it meets all the following standards:

No portion of the entry structure may be constructed within the public road right-of-way unless an encroachment permit is approved by the department of public works. No portion of the entry structure may be constructed within a public or private road setback unless a special fence permit is obtained pursuant to subsection (A)(2) of Section 18.104.270.



No part of an entry structure may exceed sixteen feet six inches in height.

No newly constructed entry structure shall encroach upon the applicable "visibility requirements for typical intersections and driveways" of the department of public works.

Open gates, and vehicles waiting for gates to open, may not physically obstruct any public road or private road used by the public. No entry structure shall be designed which causes a vehicle to back into the road way if the entry structure is closed. The turnaround area associated with an entry structure shall not include any part of a public right-of-way. Signs integral to an entry structure (e.g., lettering (other than a street number) built into a stone wall or driveway arch) shall also comply with the standards of Chapter 18.116 of the code (except for height), and shall be specifically identified as part of a use permit or sign permit.

Within required yards and setbacks, other than the setback for wineries specified in Section 18.104.230, any solid portion of an entry structure that exceeds forty-two inches in height may be approved only if the director makes all of the following findings: The appearance of any solid portions above forty-two inches high would be compatible with the scenic corridor of candidate scenic highways or routes designated by the Napa County general plan; the architectural design of the entry structure as a whole would be improved by such height; and each element of height that exceeds seventy-two inches (six feet) is harmonious with the balance of the structure.

Standard Conditions of Approval

Any gate installed at the winery entrance shall be reviewed by the Conservation, Development, and Planning Department, the Department of Public Works, and the Napa County Fire Department to assure that it is designed to allow large vehicles, such as motor homes, to turn around if the gate is closed without backing into the public roadway, and that fire suppression access is available at all times. If the gate is part of an entry structure, an additional

permit shall be required according to the County Code. A separate entry structure permit is not required if the entry structure is consistent with entry structure plans submitted, reviewed and approved as part of this use permit approval.

LANDSCAPING/BUFFERS

Policy Agricultural/Land Use-15.5

Where proposed residential, commercial or industrial development abuts lands devoted to agriculture production, the non-agricultural uses shall be required to incorporate buffer areas to mitigate potential land use conflicts as conditions of approval for subdivision or use permit. The type and width of buffer areas shall be determined based on the character, intensity and sensitivity of the abutting land uses.

Policy Conservation-60.5

All aspects of landscaping from the selection of plants to soil preparation and the installation of irrigation systems should be designed to reduce water demand, retain runoff, decrease flooding, and recharge groundwater.

Policy H-6b: In its site development standards for major projects, the County shall promote and encourage design and landscaping to reduce the use of fossil fuels and water and encourage utilization of solar energy and recycled water, through such means as mixed use guidelines, drought-resistant vegetation, solar access design, shading standards, modified parking standards when appropriate, and reduced street widths.

Water Efficient Landscape Ordinance (WELo) Napa County Code Chapter 18.118.010 Purpose:

The purpose and intent of this chapter is to conserve water through the promotion of the most efficient use of water in landscaping design, while respecting the economic, environmental, aesthetic, and lifestyle choices of individuals and property owners.

Viewshed Napa County Code Chapter 18.106.040 C.2.

A significant portion of natural on-site vegetation has been retained to naturally screen the project from views of designated public roads. Landscaping will be installed and designed to screen the project from substantial views from designated public roads.



Standard Conditions of Approval

Enhanced landscape screening shall be installed prior to final inspection of the single family dwelling and its associated accessory uses, two (2) copies of a detailed vegetation retention plan have been submitted for review and approval prior to the issuance of the building permits. The plan shall be prepared pursuant to the County’s Water Efficient Landscape Ordinance and all plant materials intended to screen the structures on site shall be native plants, transplanted and/or new specimen plants as determined by a licensed arborist. All existing and proposed landscaping shall be permanently maintained. Should any of the vegetation require removal due to disease or be destroyed otherwise, said vegetation shall be replaced in the same size or equivalent, as approved by the Planning Director. Plant material shall be purchased locally when practical. The Agricultural Commissioner’s office (707)253-4357 shall be notified of all impending deliveries of live plants with points of origin outside of Napa County.

LIGHTING

Policy Community Character-34

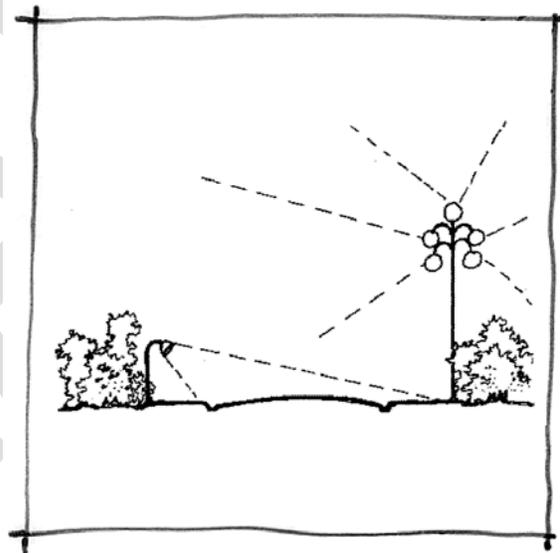
Consistent with Building Code requirements for new construction in rural areas, nighttime lighting associated with new developments shall be designed to limit upward and sideways spillover of light (see graphic-right). Standards shall be as specified in the most recent update of the “Nonresidential Compliance Manual for California’s 2005 Energy Efficiency Standards” or the “Residential Compliance Manual for California’s 2005 Energy Efficiency Standards” published by the State of California. Light timers and motion sensors shall be used wherever feasible.

Napa County Code 18.106.040

The project lighting, including site lighting, has been designed to minimize off-site visibility and glare.

Standard Conditions of Approval

All exterior lighting, including landscape lighting, shall be shielded and directed downward, shall be located as low to the ground as possible, and shall be the minimum necessary for security, safety, or operations and shall incorporate the use of motion detection sensors to the greatest extent practical. No flood-lighting or sodium lighting of the building is permitted, including architectural highlighting and spotting. Low-level lighting shall be utilized in parking areas as opposed to elevated high-intensity light standards. Prior to issuance of any building permit for construction, two (2) copies of a detailed lighting plan showing the location and specifications for all lighting fixtures to be installed on the property shall be submitted for CDPD review and approval. All lighting shall comply with the Uniform Building Code (UBC).



Recommended

Not recommended

OUTDOOR STORAGE/SCREENING/UTILITIES

All outdoor storage of winery equipment and all wastewater tanks shall be permanently screened from the view of adjacent properties by a visual barrier consisting of dense landscaping and slatted chained link fencing. No item in storage is to exceed the height of the screening. Water and fuel tanks, and similar structures, shall be screened to the extent practical so as to not be visible from public roads and adjacent parcels and are subject to the review and approval of the Planning Department.

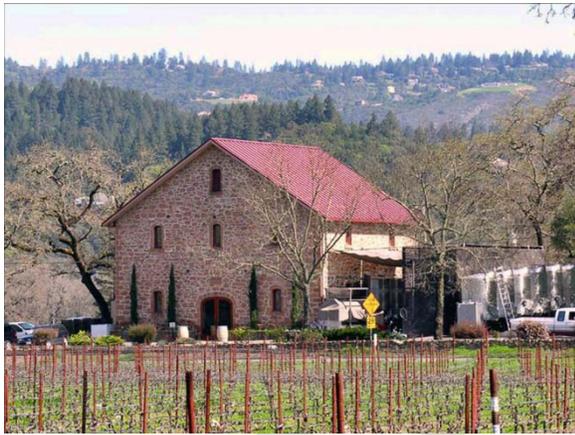
COLORS

Viewshed Napa County Code 18.106.040&050

The exterior color treatment of the structure will blend with the color of surrounding vegetation and landforms.

Standard Condition of Approval

The colors used for the roof, exterior walls and built landscaping features of the winery shall be limited to earth tones that will blend the facility into the colors of the surrounding site specific vegetation and the applicant shall obtain written approval by the Conservation, Development, and Planning Department prior to painting the building. Highly reflective surfaces are prohibited.



SIGNS

Policy Community Character-3

Signs shall be used primarily to provide necessary information and business identification rather than the advertisement of goods and services. Sign size limits and locational requirements shall be established to avoid over-proliferation of signs. Although the sign size may be limited, lettering should be large and easy to read.



Example of Agricultural Association Sign

Napa County Code Chapter 18.116.010

A. It is the purpose of this chapter to eliminate excessive and confusing sign displays which do not relate to the premises on which they are located; to eliminate hazards to pedestrians and motorists brought about by distracting sign displays; to ensure that signs are used as identification and not as advertisement; and to preserve and improve the appearance of the unincorporated area of the county as a place in which to live, work, and visit.

B. It is the intent of these regulations to protect an important aspect of the economic base of the county by preventing the destruction of the natural beauty and environment of the county which is instrumental in attracting nonresidents who come to visit, trade and vacation; to safeguard and enhance property values; to protect public and private investment in buildings and open space; and to protect the public health, safety and general welfare.



Standard Condition of Approval

Prior to installation of any winery identification or directional signs, detailed plans, including elevations, materials, color, and lighting, shall be submitted to the Conservation, Development and Planning Department for Comprehensive Sign Plan review and approval. All signs must meet the design standards included in Chapter 18.116 of the County Code.

HISTORIC PRESERVATION

Policy Community Character-26.5

When discretionary projects involve potential historic architectural resources, the County shall require an evaluation of the eligibility of the potential resources for inclusion in the NRHP and the CRHR by a qualified architectural historian. When historic architectural resources that are either listed in or determined eligible for inclusion in the NRHP or the CRHR are proposed for demolition or modification, the County shall require an evaluation of the proposal by a qualified preservation architect to determine whether it complies with the Secretary of the Interior's Standards for Preservation Projects. In the event that the proposal is determined not to comply with the Secretary of the Interior's Standards, the preservation architect shall recommend modifications to the project design for consideration by the County and for consideration and possible implementation by the project proponent. These recommendations may include modification of the design, re-use of the structure, or avoidance of the structure.

Napa County Code Chapter 15.52 Landmark Preservation

Currently being updated.

Standard Condition of Approval

All permitted work performed on any historic resource shall follow the latest edition of, *The Secretary of Interior's Standards for Historic Preservation and Guidelines for Treatment of Historic Properties*, (Standards). Written verification that such work meets the Standards shall be submitted by a qualified historic architect for review and approval by the Planning Department prior to issuance of any grading or building permit. The Historic Landmark designation shall be recorded to assure that succeeding owners are made aware of this status.



AIRPORT AREA SPECIFIC PLAN

Napa County Code Chapter 18.24/Airport Specific Plan

Density: Varies dependent upon zone

Clustering: Clustering of development within the density parameters is encouraged to protect and provide open land/safety areas (such as requiring building envelopes, contiguous parking and landscape areas, and larger setbacks from certain geographic features such as creeks, roads, etc.);

Location: Structures have been set back as far as possible from the extended centerline of the runway.

Height: All uses and structures shall be designed to prevent hazard to flight that could occur as a result of very tall structures intruding into flight areas. Height limits shall be as in the underlying zoning district, Napa County Airport Ordinance No. 416, and Federal Aviation Administration FAR Part 77 standards. Any project proposing heights over the applicable height limit shall require a use permit and be referred to the ALUC prior to final approval.

Light Glare, Electronic Interference: All uses and structures shall be designed so as to prevent hazard to flight that could occur as a result of smoke, glare, distracting lights or electronic interference. All exterior lighting shall be directed or shielded to prevent glare to aircraft and meet any approved ALUC lighting guidelines.

Lot size and coverage: The lot area limitations set forth below are intended to encourage unified, cohesive industrial development patterns in the planning area.

Building Designs: All structures shall be designed to be harmonious with the local setting and with neighboring developments. All facilities shall reflect a high standard of architectural design, and be subject to careful architectural review. Buildings shall be of either: reinforced concrete and steel, masonry, or wood frame construction. Prefabricated metal buildings shall not be permitted unless an exception is made by the CDPC based on meritorious design.

Signs: Temporary and permanent industrial park and/or subdivision identification signs located at the entrance to each industrial park or subdivision in the planning area shall meet all applicable standards set forth in Chapter 18.116 of the Napa County Code.

Parking: On-street parking shall not be permitted on any public streets.

Architectural and Site Plan Approval: Development plans for all parcels shall be subject to design review by the CDPC. CDPC design review should be based upon the site design, building design, signage, lighting, parking, loading, landscaping, outdoor storage, and performance standards set forth in this chapter of the plan.

Performance Standards: Vibration, heat, and glare, Smoke, dust, fumes, and contaminants, Odor, Sound, Radioactivity, electrical disturbance, or electromagnetic interference, Solid and liquid wastes, Hazardous wastes, Fire and explosion.

Road Design Standards: Airport Area Specific Plan 1. Roadway System Objectives

A primary purpose of this Circulation Element is to improve regional access to the planning area, and to facilitate efficient local roadway access throughout the airport area in a cost-effective manner. Principal objectives from Chapter IV which are expanded upon in this chapter include substantially improving regional access to the planning area; coordinating the local and regional roadway system into a logical, integrated circulation network; designing, sizing, and improving roadways to adequately meet future traffic demands, consistent with County standards and additional standards set forth herein except as varied by the Conservation, Development Planning Commission or the Board of Supervisors for minor roads for the sole purpose of preserving the existing oak woodland east of State Route 29 near Fagan Road; and providing for vehicular access to each parcel with minimal harm to the development potential of all parcels.

Plan Objectives: A coordinated system of landscaping, signage, street lighting, and other design features should be established for reasonable application to visually enhance and distinguish the airport industrial area.

LAND USE POLICIES: BUSINESS/INDUSTRIAL PARK

This designation is intended to provide exclusively for modern, well-planned, non-nuisance light industrial and business park uses which are compatible with each other, the airport, the Highway 29 corridor, and surrounding open space areas. Land uses in these areas are subject to special development standards established in the plan to ensure a harmonious, optimal environment for industrial occupants. Allowable uses include research and development, light manufacturing, light assembly, warehousing and distribution, development, administrative headquarters, and other professional and administrative facilities. Development in these areas is subject to special requirements for site and building design, landscaping, roads, signage, off-street parking, noise control, and outdoor storage that together will enhance the market attractiveness of the entire planning area. Design review is required.

Visual and Natural Resources Preservation Goals

1. Establish a coordinated system of landscaping, signage, street lighting, and other design features for reasonable application throughout the planning area in order to identify, visually enhance, and integrate the airport industrial area.
2. Provide varying levels of development regulation and design control tailored to the range of industrial activities desired in the planning area. For example:
 - a. Development standards for designated business/industrial park areas should emphasize high quality design treatments that will enhance the market attractiveness of the entire planning area.
 - b. Development standards for application in designated general industrial areas should be less stringent and should emphasize special treatments along site boundaries, especially boundaries which are contiguous to business/industrial park and other nuisance-vulnerable uses.
3. Protect and visually enhance planning area segments of S.R. 29 and Airport Road to provide an attractive entranceway image for the planning area, the County Airport, and County areas to the north (Napa Valley) and south (American Canyon).
4. Provide effective visual buffering between planning area general industrial designations and S.R. 29.
5. Include roadside and median strip landscaping treatments along principal planning area arterials and primary collectors which: (a) indicate status of these routes as principal components of an important County development area, (b) incorporate low maintenance, native plant species, and (c) feature high quality and coordinated signage and lighting techniques.
6. Establish contract-maintenance procedures for the long-term care of common landscaping.
7. Preserve and protect significant vegetative and wildlife values in the planning area.
8. Minimize alterations of, or damage to, identified natural values in the planning area, including creeks and specimen trees.

Napa County Code Chapter 18.40.210

Lighting

General Provisions.

Site lighting shall be designed to distinguish use areas, emphasize amenities and ensure the safety of site users.

Site lighting levels shall be the minimum necessary for the intended application.

Site or building lighting shall not create a hazard to aviation, in terms of light pattern, intensity, glare or fixture height.

Lighting fixtures shall be of a design and scale that is compatible with the site and proposed buildings.

All exterior lighting shall be shielded or recessed such that the light source is not visible from off-site.

Lighting that represents movement, flashes, blinks or is of unusually high intensity or brightness shall be prohibited on buildings or sites.



Napa County Code Chapter 18.40.240

Outdoor storage

Limited Outdoor Storage Permitted.

No articles, goods, materials, fixed machinery or equipment, vehicles, trash, animals or similar items shall be stored within any required setback area.

Only those articles, goods, materials, fixed machinery or equipment, vehicles or similar items which are used or are part of the on-site business shall be stored on-site, unless specifically authorized by permit granted by the planning commission.

Vehicles shall be stored in appropriate areas only. If vehicles are to be stored for more than seventy-two hours, they shall be in an area screened from view.

Screening Required. Any articles, goods, or materials authorized for storage by Section 18.40.220(H) outside of buildings shall be screened (fenced and landscaped) from view from adjacent sites, streets and/or other public use areas.

Improvement Standards.

All areas approved for outdoor storage shall utilize a dust-free, all weather surface, unless alternate improvement standards are approved by the commission.

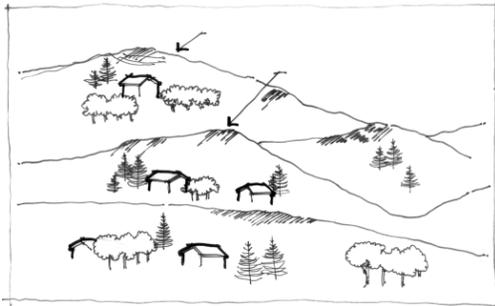
VIEWSHED GUIDELINES

Napa County Code Chapter 18.106.

General Requirements and Conventions (detailed guidelines can be found in the full reading of the Ordinance.)

All final grades, including all cut and fill slopes, visible from any designated public road shall be:

- Consistent with the existing landscape to the greatest extent possible, avoiding uninterrupted slope surfaces that stand out against existing topographic contours;
- Contoured to resemble existing terrain by varying slope increments and breaking the visual surface of banks and inclines both vertically and horizontally as naturally as possible;
- Constructed to allow for the creation of berms or mounding at the top of slopes and in other locations for the screening of structures and assurance proper site drainage.



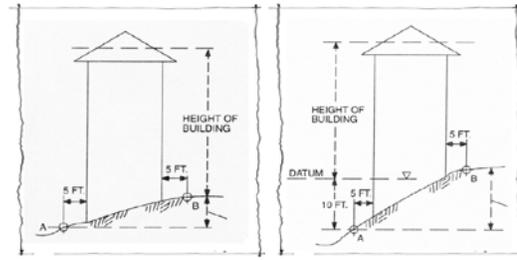
Major and Minor Ridgelines

“Major Ridgelines” shall mean a ridgeline, which is prominently visible from a substantial land area within the County, characterized by the lack of a topographical backdrop where the sky is visible beyond the ridge;

“Minor Ridgelines” shall mean a ridgeline that is not prominently visible to a large area of the County and those typically lower in height, when compared to the surrounding terrain and which may be visible only to a limited area, or have a backdrop of a nearby higher topographical feature.

Design, height and massing of hillside development shall:

- Maintain a balance of scale and proportion using design components which are harmonious with natural landforms and landscaping;
- Be small scale and low in height, conforming with hillside topography by stepping or staggering the mass of the proposed building up or down slope, avoiding flat pad construction and vertical massing;



Determining height of a building:

Height of a building is the vertical distance above the highest point of the coping of a flat roof or deck line of a mansard roof or to the average height of the highest gable of a pitched or hipped roof. The reference datum shall be either of the following, whichever yields the greater height of building:

The elevation of the highest adjoining sidewalk or ground surface within a 5' horizontal distance of the exterior wall when such sidewalk or ground surface is not more than 10' above lowest grade;

An elevation 10' higher than the lowest grade when the sidewalk or ground surface described in item a. above is more than 10' above lowest grade;

The height of a stepped or terraced building is the maximum height of any segment of the building.

- Utilize structural elements, building materials and color tones which blend artificial surfaces with surrounding native elements;
- Utilize construction materials, glass, roofing and other surfaces that are of a non-reflective nature;
- Ensure articulated walls that utilize reveals, cornice detailing, alcoves or other features which are appropriate to the scale of the building and building projections, trellises, landscaping or other devices, which in total, serve to break up long, continuous building walls which are visible from designated public roads; and
- Ensure that the proposed structure is not silhouetted against the sky when viewed from any designated public road.

Roadways, driveways and utility alignments shall be:

- Located to minimize grading and earthmoving activity, by following existing contours and positioned upon gradual slopes whenever possible;
- Constructed to blend with the existing landscape, through alignment with the natural curving contour of the land instead of keeping to straight lines or geometric patterns;
- Concealed from view through preservation and maintenance of existing vegetation or through planned landscaping that is constant with the natural character of the area.

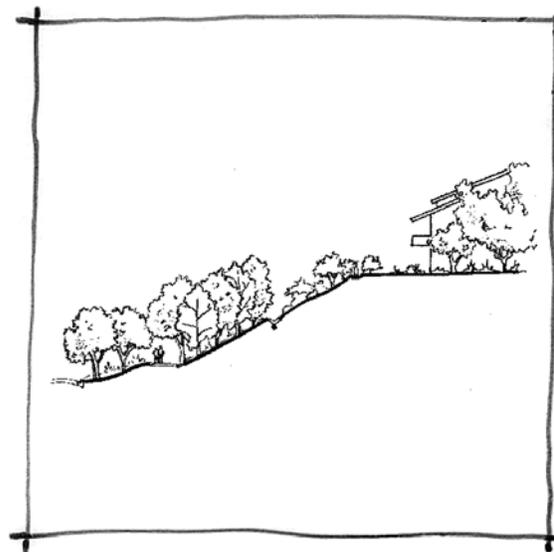
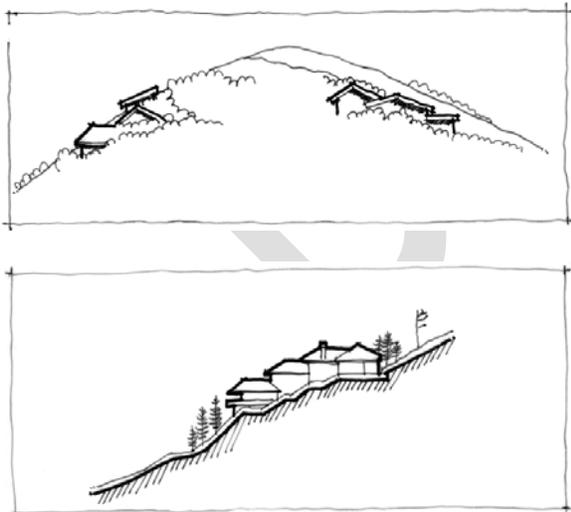
Landscape planning and vegetation preservation shall:

- Incorporate trees where appropriate, planted in random groupings or clusters that mimic or maintain natural assemblages rather than in systematic rows;
- Maintain vegetation that lines which convey the existing slope of the hillside;
- Preserve native vegetation, including grasses and open space whenever possible;
- Use native materials to the greatest extent possible and/or non-natives that are compatible with indigenous vegetation and confined to the adjacent vicinity of the proposed structure;
- Include a sufficient irrigation, maintenance and monitoring program designed to provide species requirements as well as protect against sedimentation, soil loss and landsliding;

Exterior and landscape lighting applications shall be:

- Designed to minimize nighttime disruption and visual glare by shielding lamp sources downward and away from view of designated public roads;
- Controlled by timers and/or motion sensors, to limit the duration of use and reduce prolonged glare;
- Sized with the minimum wattage possible to meet desired application.

Landscape planning and vegetation preservation:



Whenever possible, structures, including roads shall be concealed from view through preservation and maintenance of existing vegetation or through planned landscaping that is consistent with the natural character of the area.

Standard Conditions of Approval

VIEWSHED PROTECTION PROGRAM:

The present owner and subsequent owner(s) shall abide by the requirements of the Viewshed Protection Program, File No P10-00096. In accordance with Section 18.106.050 (C) and prior to the issuance of the building permit for any project authorized under this section, the current property owner shall execute and record in the County Recorder's Office a Use Restriction, in a form approved by County Counsel, requiring the approved Viewshed designated building exteriors, and existing and proposed covering vegetation, as well as any equivalent level of replacement vegetation, be maintained by the owner or the owner's successor so as to maintain conformance with subsection (B) of the Napa County code Section 18.106.050. The agreement shall also stipulate that the exterior colors may not be changed or modified unless approved by the Planning Director.

ADDITIONAL DESIGN GUIDELINES

Property owner associations exist in Circle Oaks, Angwin and Silverado Country Club. Please refer to their guidelines for more information.