STANLY RANCH RESORT MASTER PLAN

DESIGN GUIDELINES

Draft

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LIST OF EXHIBITS

1. OVERVIEW

1.1. PURPOSE

This document is intended to provide design guidance for the Stanly Ranch Resort within the City of Napa. The *Design Guidelines* are intended to describe the design intent and character for the resort, and are to be used during the preparation and review of plans for all privately developed areas. Future development of the resort shall comply with the Stanly Ranch Resort Master Plan, ordinances, and mitigation measures. These *Design Guidelines* are not intended to limit creativity or prohibit creative responses to unique site conditions.

1.2. CONTEXT

The Stanly Ranch Resort is located on a portion of the Stanly Ranch at the southern terminus of the City of Napa. The ranch will encompass a harmonious mix of uses that feature the valley's natural beauty and agricultural character: a unique tourist destination associated with the wine country lifestyle and the vibrancy of the City of Napa (See Exhibit 1 - Context Images).

1.3. DESCRIPTION

The Stanly Ranch Resort will include a luxury resort, a small public winery, and extensive vineyards and open space. The agrarian character of the Napa Valley wine country will serve as the inspiration and theme, while sensitivity to the site will create a project that appears to be "nestled into" the surrounding pattern of vineyard agriculture (See Exhibit 2 - Illustrative Site Plan).

Guests will approach the site from Highway 121, adjacent to the tree-shaded corridor of Old Stanly Lane. The main resort entry will be located off of Stanly Crossroad, approximately 1.5 miles from the Highway 121 intersection. Private vehicular access to Vineyard Units Type A (Whole Ownership) will be located near the perimeter of the northwest and southwest boundaries of the site.

The resort hotel will consist of two building types: a central main building complex and small "cottage" units carefully sited to afford views to the pond, nearby vineyards, lake, and distant hillsides. The vineyard units will be a combination of detached and attached units in two distinctive building arrangements. The Vineyard Units Type A (Whole Ownership) will be sited in compact clusters around the site. Each unit within the cluster will be oriented to maximize the vineyard vistas. The cluster design will be compact and provide for a layout that is compatible with the adjacent working vineyards. This development pattern will allow for a variety of character in the treatments of the individual units and landscape within the cluster. Vineyard Units Type B (Fractional) will be located in a "hill-town" pattern on the slopes between the winery and the hotel cottages. The combination of the architecture, central pathway, gathering plaza and terrain will reinforce a unique character and identity for the Fractional units.

Agriculture, open space, and wetland enhancement are primary to the design effort for the resort. The arrangement of the Type A units into compact clusters is intended to maximize the amount and functional configuration of the vineyards on the site (See Exhibit 3 - Land Use Map). The Stanly Ranch Resort design is intended to minimize on-site use of private automobiles. Once a visitor arrives at the resort, walking trails, bicycle paths and small resort vehicles will provide for movement within the site.

Specific Goals for the *Stanly Ranch Resort Design Guidelines* are to:

- Develop a low-density destination resort and winery, using the highest quality, sustainable development design features, compatible with the existing agricultural uses which support the economic needs of the community.
- Emphasize the importance of sustainability by requiring LEED-NC "Silver" building standards or equal for resort and vineyard buildings.
- Establish a consistent high level of quality for development.
- Create distinct architectural and landscape expressions.
- Emphasize and create the importance of pedestrian and bicycle accessibility.
- Complement the long term land uses on the Stanly Ranch as vineyard and winery
- Respect the rural and agricultural uses, sensitive wetland and creek habitat areas and facilitate public access to open space within and adjacent to the resort.
- Create a sense of place within the Stanly Ranch Resort through careful consideration of density, building design and complementary uses that respond to their geographic context.

The Stanly Ranch Resort Master Plan includes the following building types: "Resort," "Winery," "Vineyard Unit Type A (Whole Ownership)," and "Vineyard Unit Type B (Fractional)." The Stanly Ranch Resort Master Plan establishes land uses, Floor Area Ratios, building height and setbacks, and similar standards. These Design Guidelines include detailed descriptions for site design, and other general principles for all buildings and landscape design. Design review will be implemented through the City's Design Review Process.

2. DESIGN GUIDELINES

2.1. SITE PLANNING

The layout and configuration of the resort buildings and site elements is fundamental to the character and quality of the resort. Each of the building typologies are clustered, terraced, or situated within the vineyards to maximize views, preserve gentle slopes, or maintain open space.

- The design and site layout should create an exceptional resort experience with the highest quality site plan, architecture and landscape, with an intimate, clustered style of development that also preserves the beauty and functionality of the existing vineyards.
- The Resort Hotel and Resort Cottages should be terraced on the hillslopes in order to maximize water and vineyard views, provide access to open space, and provide ease of access to the resort amenities.
- Site plans for clustered units should create a "sense of place" by orienting to common areas or natural site features. All open space should provide an amenity for the entire resort community.
- All Vineyard Units Type A (Whole Ownership) should be clustered in a manner that maximizes their intimate connection to the landform and surrounding vineyards. Each Vineyard Unit Type A Cluster should maintain distinct spatial separation from other clusters. The Vineyard Unit Type A Clusters should be sited to maximize the functionality of adjacent vineyard. The site clustering should result in an intimate, shared central space with feature landscaping, while also providing each unit with private vineyard views and private courtyard/porch spaces.
- The Vineyard Units Type B (Fractional) should be "layered" into the terrain in a manner that reflects a rural hillside village. The overall grouping of the Vineyard Units Type B should result in a cohesive, uniform architecture and landscape, with a central pathway, central courtyard, and plaza space. Each unit should be accessible directly from the central pathway. The units should be placed as close together on the hillside as possible to create an intimate style of development while also affording privacy and screened views for each unit.

2.2. BUILDING ORIENTATION

The overall site plan determines the optimal locations for different building clusters; within each cluster of buildings, the orientation of each individual unit is critical to reinforcing the quality and character of the resort.

- Any building facing the central open space or wetlands should be designed to orient to these resources. The buildings should be attractive and fit into the character of the landscape, have detailed, aesthetic entryways, provide direct pedestrian access to the resource(s), and be comparable in the level of design attention for both the building "front," and "back."
- All buildings should be readily accessibly from pedestrian pathways, trails, or roadways. All buildings should face onto the same roadway or pathway, linking units within a cluster together through the circulation pattern.

ROADWAY CIRCULATION, ACCESS AND STREETSCAPE

The entire site will be interconnected by narrow roadways and pathways. All roadways will be designed for multiple uses (walking, bicycling, small electric cart transport, and emergency vehicle access). The majority of resort pathways and roadways should be designed to limit regular, private vehicular access while accommodating pedestrian, bicycle, and emergency vehicle access. (See Exhibit 4 - Vehicular Circulation and Emergency Access and Exhibit 5 - Pedestrian and Bicycle Circulation).

There will be three main types of roadways: Resort Entrance Drives, Resort Drives, and Multi-Use Paths. For road sections, see Exhibit 6 - Resort Road Sections.

2.2.1. Resort Entrance Drive

- The Resort Entrance Drive should be 20-24' in width, paved, and gently sloping upwards towards the Resort. The main entrance should create a memorable arrival experience, and may be either a narrow two-way road or two separate, single lane roadways. The entrance should be lined on either side with vineyards and iconic landscape plantings.
- A 5'-8' wide pedestrian/bike path will be separate and adjacent to the resort entry drive.
- Suggested materials include: stone paving, decorative, colored concrete paving, asphaltic-concrete, with gravel shoulder for roadway, and decomposed granite or Terra-Pave (resin-stabilized paving) for pedestrian paths.

2.2.2. Resort Drive

- All resort drives should be 18'-20' wide, paved, and with modest grades for ease of pedestrian and bicycle use. All paving should be permeable.
- Suggested materials include: Terra-Pave, cobblestone pavers, gravel, permeable asphaltic-concrete with gravel or decomposed granite shoulders.

2.2.3. Multi-Use Paths

- Throughout the resort, multi-use paths should be designed to be continuous, pathways that allow for foot, bicycle, small carts, emergency and light vineyard traffic. Multi-use paths should be 12-14' wide with permeable paving.
- The paving materials should limit color reflectance, be subtle, and blend in with the surrounding vineyard landscape. All materials should be able to withstand up to HD-20 loads for emergency vehicles as well as occasional light agricultural use.
- The materials suggested for use are: Terra-Pave, cobblestone pavers, gravel, or, if necessary, asphaltic-concrete with gravel or decomposed granite shoulders.

2.2.4. Intersections

- Intersections of Resort Drives and Multi-Use Paths should be given careful design consideration to ensure that fire/EVA access is retained, vineyard plantings are protected, and ease of vehicular and pedestrian movement is facilitated.
- Design of intersections should minimize the area of impervious surface and use geo-grids or other subsurface support to accommodate adequate EVA turning movements.

2.3. PEDESTRIAN AND BICYCLE NETWORK

Pedestrian and bicycle circulation is a priority on the ranch, with the San Francisco Bay Trail connecting Highway 121 to both the Napa River and Cuttings Wharf Road. The Stanly Ranch Resort is intended to minimize on-site use of private automobiles and maximize pedestrian, cart and bicycle use.

(See Exhibit 6 - Pedestrian and Bicycle Circulation).

2.3.1. Pedestrian and Bicycle Network

- All Multi-Use Paths, Secondary Roads, and Entry Roads should be bicycle and pedestrian-friendly. All paths should connect to the vineyard units, resort units, resort main building, parking, and resort amenities throughout the site.
- Additional Multi-Use pathways should be located within the project open space, through the Vineyards, connect to the Winery, and connect to both Stanly Lane and Stanly Crossroad. Pedestrian pathways should be gently graded with walkable slopes.
- All pathways should be sufficiently lit and include appropriate signage as necessary to direct guests comfortably and safely throughout the resort while still maintaining night-sky compliance and overall lighting goals.
- Bike/cart parking should be provided at key locations throughout the site and adjacent to buildings. Bike/cart parking facilities should be centrally located and easily accessible. Bike/cart parking should be well-lit, shaded from weather and/or sun glare, and protected. Care should be taken to design these parking facilities so that they are easy to use as well as aesthetically pleasing.

2.4. VEHICLE ACCESS

Ease of access to the resort, a planned arrival sequence, and a sense of "entrance" or "arrival" are key components of the resort experience. The vehicular movement and traffic patterns should be carefully designed so that visitors and guests can easily navigate the site without interrupting the calm and quiet of the resort. Entrances, arrival courts, and vehicular access patterns should be designed to blend into the character of the surrounding landscape while also providing a memorable arrival experience.

2.4.1. Resort Access

- The main entrance to the Resort should be from Stanly Crossroad. Visitors will access the site by driving along Stanly Lane from Hwy 121. The Resort Entrance Drive experience should be stately and in keeping with the architecture of the resort. The entry drive will provide vineyard views, a sweeping ascent to the central arrival court, with detailed landscape materials and finishes.
- The entry drive should be either two separated, single 12'-14' travel lanes with a 10'-16' median or a single road of 20'-24' width.
- The Resort Entrance Drive will lead directly to a resort arrival court. The Resort arrival court should provide circulation, access to parking, welcoming views, significant or iconic landscaping, and detailed, high quality material finishes.

2.4.2. Winery Access

- The entrance to the Winery should be from a separate entry along Stanly Crossroad. The entrance will be a gentle ascent drive to the winery arrival court, and should be welcoming for guest visitors.

- The entry treatments should de designed to reflect the materials and architecture of the winery.
- The winery arrival court should provide ease of circulation, centrally located drop-off for guests and visitors, a connection to adjacent guest parking, and include enhanced materials and landscaping, a center landscape feature accentuating the architecture of the winery.
- Signage, lighting, and landscape treatments should be used at entry locations to clearly direct visitors and winery business traffic.
- The design of the winery should provide an outdoor area for functions adjacent to the winery arrival court.
- A 5'-8' wide pedestrian/bike path will be separate and adjacent to the winery access drive.

2.4.3. Service Access

- Service areas and service access should be placed in locations that are not visually prominent and should be screened from view.
- For resort service and loading areas, a separate access road to the main resort service area should be provided. This access road may intersect with the main resort drive, but should be smaller than the resort entrance drive while still facilitating movement and circulation. All parking, drop-off, and unloading should occur out of sight and screened from both the main resort building as well as any vineyard units in nearby locations.
- For winery service and loading areas, a single, inconspicuous road should circulate to the crush pad for delivery, parking, and/or drop-off. The service parking area and drive should be well landscaped and screened from view.
- The winery service road and crush pad shall provide additional valet parking area during special events at the winery.

2.4.4. Vineyard Unit Access

- The Vineyard Units Type A (Whole Ownership) will be accessible by private vehicles through entrances that are separate from the main resort entrance. Two gated entryways will allow private vehicular access: one from Stanly Lane, and one from Stanly Crossroad. These Secondary Roads will be paved and provide vehicular movement, emergency vehicle access, and pedestrian and bicycle circulation. Entrance gates will include a separate bicycle/pedestrian gate.
- Each of the Vineyard Units Type A Clusters will provide pedestrian and bicycle connections to central main path through the resort.
- The Vineyard Units Type B (Fractional) will be accessible through the main Resort Entrance via private automobiles. Residents will park in a centralized parking facility (either adjoining the main parking facility, or separated and closer to the Fractional Units). Residents will then use electric vehicles and/or walking paths to access their units.

2.5. PARKING

2.5.1. Resort Parking

- The majority of parking for the resort will be provided within a centralized parking area that includes both above ground and underground parking.
- All Surface parking lots should minimize the total amount of paving area and use permeable paving when possible. Surface parking should be screened from view using trees or vertical screens. Where feasible, surface parking areas should be shaded by trees, trellises or other type of canopy..
- All underground parking (entrances, ramps, ventilation areas, and other components) should be screened from view.
- Special attention should be paid to designing the parking structure entrance to blend into the character of the surrounding architecture and landscape.

2.5.2. Winery Parking

- Winery Parking will be accommodated in above ground parking spaces on the winery site, directly accessible from the Winery arrival court.
- Where feasible, the parking area should be shaded by trees and/or covered by structure (such as a trellis, vines, or screen canopies).
- The separate employee parking area and crush pad should be screened from public view.
- Special attention should be given to designing the parking area to reinforce the character of the winery building(s) and landscape.
- Permeable paving or natural aggregates (such as DG, gravel, etc) should be used wherever possible.

2.5.3. Vineyard Units Type A Parking

- Each Vineyard Units Type A (Whole Ownership) should have at least one parking space per unit in a central "auto-court" area within the Residential Unit clusters. The parking space for each unit should be within 100' of the individual unit being served. All parking should be covered by shade trellises and/or a parking cover.

2.5.4. Special Event Parking

- In the instance of special events at the winery, resort, or both, cars should be parked perpendicularly along the main curvilinear access road. All special event parking will occur beyond the site entrance, not at the site entrance. No Special Event Parking should occur at the Resort Entrance.
- Event parking should be at least 100' away from any Vineyard Unit.

2.6. SUSTAINABILITY

Long-term sustainability is fundamental to the design and character of the Resort, Winery and vineyards. The architecture, landscape, and vineyard management techniques should each be designed, constructed, and managed in a way that is compatible with sustainable building principles. The architecture and site development of the resort should be compliant with the latest LEED-NC (Leadership in Energy and Environmental Design: New Construction) standards and should meet or exceed LEED-NC "Silver" requirements. In addition to the

standards described in the "Building Architecture" and "Landscape," Sections, the Stanly Ranch Resort should adhere to the following sustainable principles:

2.6.1. Minimal Land Disturbance

- Wherever possible, care should be taken to preserve the existing landforms and landscape, and minimize unnecessary disturbance to the site. Grading, construction, and building should be localized to the extent possible.
- Mass grading of larger resort areas to achieve quantifiable environmental improvements, i.e. stormwater management and water quality improvments, may be acceptable with documentation and explanation.

2.6.2. Energy and Energy Conservation

- Vegetative walls/screens should be used wherever possible to shade south- and west- facing walls to reduce interior heat gain and provide visual screening.
- Trees with appropriate heights and spreads should be selected to provide ample shade in the summer months for outdoor spaces such as patios and plazas, pedestrian walkways, roadways, and parking lots. Structures, such as, trellises and porticoes should also be incorporated into the architecture, especially on south- and west-facing wall exposures and into the landscape design.
- Where appropriate, green roofs should be considered as a means mitigate storm water flows and to absorb solar heat, thereby reducing roof surface and air temperatures and the need for air conditioning in the summer.
- Site lighting should be minimized to reduce light pollution and minimize energy usage. Site lighting criteria should maintain safe light levels while avoiding off-site lighting and night sky pollution. Lighting should be minimized where possible through such technologies as full cutoff luminaries, low-reflectance surfaces, and low-angle spotlights.

2.6.3. Stormwater Management and Water Conservation

- Limit disruption of natural hydrology by reducing impervious paving.
- Increase on-site infiltration through the use of permeable paving systems, implement water harvesting by using cisterns or other means of water storage/capture.
- Stormwater should be transmitted through vegetated swales other non structural techniques to reduce or eliminate water pollution
- Emphasis should be placed on using native and climate-appropriate vegetation that minimizes the use of potable water and maximizes opportunities for habitat restoration.

2.6.4. Sustainable/Local Materials

- Where possible the project should incorporate building materials or products that have been extracted, harvested or recovered, as well as manufactured, within 500 miles of the Resort location. The intent is to increase demand for regional materials and products, there by supporting the use of indigenous resources and reducing the environmental impacts resulting from transportation.

2.7. BUILDING ARCHITECTURE

The resort should be characterized by low-scale, low-impact, buildings that impart an authentic response to the forms and materials of the, Napa Valley. The resort's overall design should be cohesive and create a clearly defined sense of place through the architectural theme. The resort cottages and main buildings should be aesthetically and architecturally coordinated, so that the overall feel of the resort is one of continuity.

The resort buildings are comprised of the **Resort** (main buildings and cottages), the **Vineyard Units** (both Type A and Type B), and the **Winery**. Each element should take into consideration the general architectural requirements, below. Further definition for each of the building types are described in later sections.

Sustainability is a fundamental component of the entire resort design. The highest quality, environmentally and ecologically sustainable materials and resources should be used at all times throughout design and construction. Buildings should meet or exceed LEED Silver standards.

For future submittals and review for architectural design, these guidelines should be used to assist in creating the highest quality architecture and building composition and are not intended to limit creativity or prohibit creative responses to unique site conditions.

2.7.1. General Architectural Requirements

- **Massing and scale** – the natural and built environment should inform the architectural design; buildings should reflect, and be in harmony with the surrounding vineyard landscape and environment.
- **Façade composition** — Every building should have a defined base, a clear pattern of openings and surface features, a recognizable entry, and a detailed or well-finished roofline.
- **Roofs and Rooflines** — should provide visual interest, complement the overall façade composition in terms of style, detailing, and materials, and be attractive when viewed from surrounding areas.
- **Building Entrances** — should be prominent and easy to identify. For groupings or clusters of buildings, entrances should be oriented towards a central common area wherever possible.
- **Side and rear facades** — should be treated with the same attention and detail as front facades; all building facades should be of the highest aesthetic quality from all possible views.
- **Pattern of window, door and surface features** — windows, doors, wall panels, pilasters, and building bays should be, carefully composed, based on the building's structural bay spacing or other appropriate organizational system. Features based on this module should be carried across windowless walls to relieve blank, uninteresting surfaces.
- **Door and window openings** — should be aligned and composed vertically to create an attractive façade. In general, windows should be sized and located to maximize the vineyard and distant hillside views.
- **Building Materials** — Building materials for each of the building types (resort, vineyard unit, winery) should be cohesive and unified, helping to strengthen the character of the resort as a whole. Small variances are acceptable for unique

design circumstances, or to create a distinct identity for the different building clusters, or overall composition. The following materials are recommended:

- Painted wood shingles, clapboard, horizontal board siding and batten board may be utilized and are recommended.
- Stone (authentic or faux), consistent with types used throughout the Napa Valley. Stone should appear to be structural.
- Stucco and/or painted stucco may be used.
- Pre-cast concrete options may be used for form work; pigments and aggregates should be explored to create rich surfaces.
- Rammed earth or pize walls.
- Ceramic tile is recommended as an accent material.
- Parapet and cornice cap flashings should be painted to match wall or trim color and be of sufficient thickness to avoid distortion in the metal;
- Metal, porcelain, aggregate composition or other long-lasting materials consistent with the overall architectural character of the project.
- Standing seam metal roofing.
- Plywood siding and concrete block are not appropriate.

Window openings — Windows are an important element of building composition and an indicator of overall building quality. Window openings should generally be vertical, square, or consistent with the character and quality of the architectural design. **Window glazing** should be consistent with LEED-NC standards. Some window tinting is acceptable where necessary for the architectural function.

- **Roof Materials —**
  - Metal seam roofing should be anodized, painted, or natural oxidized surface
  - Clay, ceramic, concrete tile, or metal standing seam roofing is acceptable as necessary.
  - No tar, gravel, composition, or elastomeric roofs are acceptable.
  - No asphalt or wood shingles should be used within the resort.
- **Porches, Balconies, Loggias, Awnings, Trellises, Canopies —**
  - Open porches, balconies and loggias – are recommended for use throughout the resort, vineyard, and winery buildings. Open porches should have attractive bulkhead walls or railings while covered porches, balconies, and loggias should have roof elements and support columns or other framing members that compliment the buildings.
  - Awnings are recommended, in areas with solar/shade needs, as appropriate. All awnings must be appropriate for the building design.
  - Trellises and canopies – materials, colors and form should be derived from the building architecture. Continuous canopies should provide brackets,

structural struts, and/or other detailing to reflect individual buildings or building bays. Canopies may contain glazing to allow for views.

- **Color** — Napa Valley contains a number of different building styles and associated color palettes. The color palette for the resort and all buildings associated with the resort design should be within a similar range, providing continuity and relationship between buildings of similar clusters. There are no specific color requirements for the resort design, but all colors should be appropriate for the particular building style and reflect the natural and rural character of the area.. **Ornamental/architectural lighting** — See the Lighting section .

- **Utilities and eqipment** — such as HVAC equipment, ducting, conduits, piping, electrical equipment, antennae, backflow devices and satellite dishes should be anticipated and concealed from guest and public view.

2.7.2. Vineyard Units Type A and Type B Architecture

The vineyard units (both Type A and Type B) should be coordinated in style and design to create low-impact, high quality structures that are implemented with attention to detail, proportion, and material selection. The architecture of the units should blend into the landscape, while also offering privacy and views for each unit. Each building should contribute to the overall aesthetic and design quality of the cluster as a whole.

The following additional details should be considered for the Vineyard Units:

- **Courtyards and central space** — Each vineyard unit building should be easily accessible from a central location. The building arrangement should be coordinated to create an attractive, central, common area that is shared between all units.

2.7.3. Winery Architecture

The winery is separated from the main resort and vineyard unit clusters, and thus can have its own architecture and landscape design. While the winery should fit into the overall design of the resort and Stanly Ranch landscape, more flexibility in design shall be allowed, subject to the final design team and further design review.

The Winery design should:

- be accessible, with a formal entrance, and clearly delineated circulation and pathways;
- incorporate the highest quality materials;
- be screened from view where necessary (from exterior roadways and highways);
- fit into the grading of the hilltop site and appear to fit seamlessly into the landscape;
- incorporate terraces and vistas;
- have pedestrian pathways around the site and to each of the main entrances;
- have a main greeting room, gallery, and/or lobby for visitors and guests
- have both indoor and outdoor gathering spaces.
- incorporate the historic concrete cistern into the building, grounds or landscape

3. LANDSCAPE DESIGN GUIDELINES

The resort landscape theme and plant palette will be based on local agricultural patterns and materials. The landscape will include both existing and replanted vineyards. The landscape will include a blend of historic elements, local elements, and regional/Mediterranean influences that include: iconic landscape plantings at entry and accent points; roses; "fields" of lavender; groves and orchards of trees, such as olives, throughout the resort; large native canopy-shade trees at parking courts; Italian cypress or other columnar trees; and native trees and riparian plantings along the pond and margins of existing wetlands. Stone walkways, permeable pavers or crushed gravel pathways, low stone walls, wood trellises and arbors, and other similar landscape elements will accommodate the guests throughout the site.

3.1. OVERALL LANDSCAPE DESIGN

- All landscaping within the resort will be subject to City of Napa design criteria and any special requirements identified by soils or drainage investigations.
- The site landscape should define the resort as a cohesive place for residents, workers and visitors, and should be clearly organized and planted to create visible connections between units, buildings, and areas throughout the site.
- The landscape design should create an extensive network of open spaces, preserve scenic views within and beyond the project, and create a distinctive and attractive landscape setting.
- In order to establish a unique and cohesive image for the overall site, plant material should be used consistently for each distinct resort area, including the Resort and its hotel cottages, Vineyard Unit Type A (Whole Ownership) Clusters, Vineyard Unit Type B (Fractional) Cluster, Winery, Open Space and other special use areas.

3.2. MATERIALS

3.2.1. Plant Materials

- Plant materials should be selected from the *Stanly Ranch Resort Master Plan Plant List (See Appendix A).*
- All plant materials should meet the following criteria:
  - Emphasize the use of drought-tolerant, long-lived plant species that are indigenous and/or well adapted to the climatic and soils conditions of the site.
  - Avoid planting tree species with invasive root systems near utility lines and paving; avoid the use of non-native, invasive species that may spread into open space areas.
  - Landscape around buildings should be designed to provide shade in the summer months and solar access during the winter.
  - Healthy, mature existing trees should be retained to the extent feasible, with replacement provided where removal is unavoidable.
  - Trees should be used along pedestrian pathways and resort roads for shade and aesthetic purposes.

3.2.2. Paving Materials

- Paving should complement adjacent architectural styles, should include local and natural materials and may use contrasting finishes, colors or scoring to create visual interest or to define seating or dining areas, building entries, street crossings and walkways.
- Paving should help unify project areas by using consistent materials that are ADA compliant. Scoring and jointing should align with building masses, and articulated details should be included where possible to provide a distinct, richly detailed surface.
- Typical sidewalk materials may include integral colored or gray concrete with textured or stamped surfaces. Stone, brick or concrete payers may be used.
- Areas such as courtyards, plazas and entryways may benefit from enhanced paving, such as natural stone, ceramic tile with slip resistant surfaces or integral colored concrete with special aggregates.

3.3. IRRIGATION AND WATER

3.3.1. Irrigation and Water Use Concepts

- All landscaped areas should be designed to utilize reclaimed water.
- Irrigation should be provided for plant establishment and where possible, plant masses should have irrigation terminated after an establishment period.
- Use a central computer - Irrigation controller with an ET (Evapo-Transpiration) weather station to promote water conservation and facilitate irrigation monitoring and repair.
- Use of drip irrigation and low volume spray heads systems should be maximized.
- Vegetated swales, rain gardens, should be used instead of ditches and culverts to collect, capture, and redirect stormwater.
- The wetland and pond should provide a low point on the site for water catchment, storage, and filtration. The wetland areas should be planted to provide a natural edge and provide bank stabilization.
- As feasible, water harvesting techniques should be implemented, such as, sub-drain installation where indicated by percolation tests and sub-drains routed to cistern or central lake.

3.4. SITE GRADING AND MAINTENANCE

3.4.1. Site Grading

- The overall site design should achieve gentle, rolling slopes similar to the surrounding vineyards. Careful attention should be paid to design the site to maintain the existing gentle slopes characteristic of Napa vineyards in this vicinity.
- The grading concept and design for the resort should be used to enhance the character and quality of the resort, to provide elevation and/or views where necessary, and establish building relationships which allow for a walkable experience. The grading should create accessible, usable areas for the resort visitors while maximizing the amount of workable vineyard space.

- Graded and landscaped slopes should generally be no greater than 3:1.
- Retaining walls should be designed to blend seamlessly into the site and match the architecture and landscape of the resort area.
- The site design should minimize the overall disturbance to the existing vineyards during construction. In addition, topsoil should be saved or stockpiled during initial construction. While care should be taken to minimize disturbance to the site, some disturbance may be necessary to maintain the overall character of the vineyards and achieve the highest quality of design.

3.4.2. Site Maintenance

- Develop a site maintenance plan that outlines the long-term strategic plan for the site and identifies short-term action plans to achieve sustainable maintenance goals.
- Site maintenance workers should limit there maintenance operations between the 7am and 4pm – Monday through Friday. Work crews should be created from small team of 2-3 people.
- Site maintenance workers may not use amplifying devices for music or other audible broadcasts.
- Schedule activities that generate emissions to occur when site users are not present or have been notified of such activity in advance. Use manual landscape equipment or equipment that does not release air pollutants during use. If possible, specify in the site maintenance plan, specify type of equipment used for maintenance and note that no equipment with gasoline or diesel powered engines shall be used for maintenance. Develop and implement an active management plan for control and removal of invasive species.
- Recycle organic matter generated during site operations and maintenance.
- Provide for storage and collection of recyclables.

3.5. VINEYARDS AND VINEYARD MANAGEMENT PRACTICES

The resort site will contain over 50% open space, with the majority of the open space dedicated to active vineyard growth and management. In order to achieve the highest quality design and seamless integration of vineyard management and resort function, the practices of vineyard maintenance should be closely managed.

All of the vineyards on-site should be managed with sustainable farming practices. Sustainable grape-growing practices are defined as those "that will enable the continuation of a thriving grape-growing and winemaking industry in Napa County 100 years from now."* These *Design Guidelines*, in conjunction with oversight by a local Napa Vineyard Management Firm, should establish the practices for vineyard farming and vineyard management.

- **Vineyard Management** – An integrated vineyard management program should oversee and direct the resort vineyard practices and maintenance standards. These standards should be developed in accordance with the use of the resort.
- **Water use** – Reused or reclaimed water should be used on all vineyards and landscaping to the maximum extent possible.
- **Traffic and machinery** – Vineyard machinery and vehicular traffic should be kept to a minimum.

- **Vineyard management and harvesting** – All vineyard operations (growth management, harvesting periods, clean-up, etc.) should be coordinated closely with the resort functions and resort staff to achieve maximum efficiency.

- **Sustainable practices** – In order to "optimize ecological stability, wine grape productivity and quality" the design, maintenance, and practice of grape-growing should consider "understanding and emulating natural processes such as biodiversity, carbon and nutrient cycling, and plant-soil interactions." *

- **Pesticides** – The use of pesticides should be reduced or eliminated through cultural practices, biological control, and use of alternative materials.* See *The Napa Valley Sustainable Winegrowing Group* for recommendations on *Sustainable Grape-growing Practices* and *Integrated Pest Management.*

- **Soil health** – Promote soil health through erosion control, reduced tillage, soil analysis, and the amendment of soils with cover crops and compost. *

- **Overall productivity and longevity** – The goal of sustainability is to both protect the land as well as promote thriving grape-growing and winemaking practices. The management of Stanly Ranch wineries should take care to enhance returns on investment by promoting the value-added nature of sustainable wine grapes along with terroir and increased vineyard longevity.

(Napa Sustainable Winegrowing Group)*

3.6. SPECIAL LANDSCAPE AREAS

The quality and character of the resort comes from both the architectural style - form and material selection and the landscape architectural design – site grading, path system and plantings. Creating continuity and cohesiveness among buildings is achieved through careful landscape architectural design. Within the resort, different building types and use areas lend themselves to unique planting concepts, as follows:

3.6.1. Resort and Winery Landscape

- The resort landscape is should be designed to create a vibrant and beautiful resort experience in an agricultural setting. The resort building and resort units should be linked by a cohesive sequence of landscape plantings drawing from local, regional, and Mediterranean influences.

- Iconic plantings should be utilized at entryways, focal points, and major intersections. Italian cypress or other similar columnar trees, large Oak trees, and other specimen trees should be used for feature plantings.

- Shrubs and low-level plantings should be used adjacent to pathways, and surrounding other buildings or paving areas. Shrubs and mid-level plantings should be of a similar palette and link the resort units together.

3.6.2. Vineyard Units Type A (Whole Ownership) Landscape

- The clustered Vineyard Units Type A (Whole Ownership) should each include the same "family" of materials and style used within each cluster. Landscape treatments may be similar or may vary from one cluster to the next in order to create a distinct 'sense of place' for each small grouping of units.

- Circulation patterns, parking, and entry features should contribute to the landscape character and provide links to recreational amenities and encourage interaction between neighbors.

- Entries into each cluster from the Resort Drives should provide a sense of orientation and hierarchy. Gateway or entry elements may include tall, columnar trees, iconic landscape plantings, or landscape walls and/or hedges to provide orientation and visibility.

- The landscaping between individual units should contribute to the overall feel, quality, and character, and should provide shade, views, and screening where necessary.

3.6.3. Vineyard Units Type B (Fractional) Landscape

- The clustered Vineyard Units Type B (Fractional) should be of the same "family" of materials and style used throughout the hillside site..

- The style and character for the Fractional Units is based on an "clustered hillside development, with units close together and 'layered' on the hillside. Landscape plantings may include Olive Trees, Oak Trees and other canopy trees.

- All of the Fractional Units should be oriented towards a central pedestrian walkway, linking the units together and providing an overall character for the site. The central pedestrian pathway should have large canopy trees for shade, feature tree and shrub plantings for color and aesthetic design, and additional groundcover and low-level planting consistent throughout area.

- The landscape treatments between individual buildings should contribute to the overall feel, quality, and character of the resort, and should provide shade, views, and screening where necessary.

- When possible, vineyard units should be arranged in clustered or paired orientations, to create an identity for the space.

3.6.4. Central Open Space, Wetlands, and Pond

- The central open space should provide an amenity for the public, resort guests, vineyard unit clusters and their visitors. Views should be preserved from high points to the pond.

- Wetland enhancement is an important component of the resort site plan. The central open space should be designed to preserve and enhance the existing wetlands and support the establishment of new wetland areas adjacent to the central pond.

- Water should be collected and directed from around the site towards the pond in vegetated swales and through other best management practices (BMPs).

3.6.5. Existing Concrete Cistern

The concrete cistern located adjacent to the winery is of significant local interest and reflects the agricultural history of the site.

- The concrete cistern should be incorporated into the winery grounds and/or buildings. As feasible, options may include reconstruction to allow an adaptive use of the structure, use as a planter, water feature, terrace or display platform,

or other uses that document and reflect the prior use and circular form of the cistern.

3.6.6. Entryway, Pathways and Roadways Landscaping

- All entryways, at the public right-of-way, should have an approximately 25'x50' landscape area reserved on each side, planted with columnar trees, shrubs and groundcover. These areas may include signage and low-level lighting.
- All pathways throughout the project should include intermittent shade trees, accent planting and seating areas.
- Roadway edges should include swales or adjacent permeable areas for storm, water infiltration

3.6.7. Iconic Landscape Planting Areas

- Throughout the resort, iconic landscape planting areas should be incorporated to emphasize key areas, entrances, and spaces important to the resort. These include specimen plantings, windrows, groves, fields, accents at vineyard rows, or similar.
- Each pathway entrance, intersection, plaza, or centralized space should have key landscaping design feature, such as grand native Oak tree, heritage Olive tree, or columnar Cypress tree to mark its significance and assisting guests in way finding.

3.6.8. Public Art

- Provide opportunities for art throughout the resort site, particularly at at focal points such as entries, points of intersection along circulation paths and roads, terraces, decks, arrival courts or other appropriate sites..

3.6.9. Pool Deck and Pool

- The pool deck and materials should include stone, tile, or other richly finished materials in keeping with the building architecture
- Include spaces and features to accommodate a wide range of activities for visitors such as individual cabanas, 'beds' seating areas, separate terraces for small groups, fire pits, fountains, spas or other similar elements.
- Provide for a multi-use pool that provides for lap and leisure swimming uses.

3.6.10. Tennis Courts and other recreation facilities

- Tennis courts should be fenced with black mesh and posts compatible with the nearby building materials. Courts should not be lighted unless screened from guest and public view. Courts should be screened with trees, vines or other materials, as appropriate.
- Areas for lawn bowling, croquet volleyball, bocce courts or other similar uses compatible with a luxury resort should be provided.

3.6.11. Picnic Areas, Fire Pits and Barbeques

- Several special picnic areas should be provided and may be located near the spa surrounded by vineyards with View towards Mt. Tam, near the south of resort outbuildings along the north edge of pond, along the north edge of the wetland, near the winery, or other appropriate areas.

- Fire pits may be wood-burning with gas ignition for group gathering areas, or natural gas fireplaces for individual units or special use areas.
- Natural gas barbeques at pool deck should be provided for outdoor food service.
- Small group or individual barbeques at Vineyard Units A +B should be limited to natural gas units.

3.7. SITE FURNISHINGS AND SIGNAGE

3.7.1. Site Furnishings

- Outbuildings and structures should have architectural features derived from and reflective of the main hotel buildings or should be completely screened from public view.
- Site furnishings should include benches, picnic areas, trash urns, bicycle racks, shade canopies or other common elements serving resort visitors.
- Site furnishings should be of high quality, durable construction, compatible with the architectural style and materials of the buildings and agricultural setting of the resort grounds.
- All trash and recycling enclosures should be covered, unobtrusive and located to minimize visual impacts.

3.7.2. Signage

- In general, signs should be utilized only where necessary and in an understated manner, emphasizing an attractive image of permanence and quality; however, signs should offer adequate visibility and reflectivity, where appropriate, to provide for safety and orientation at night.
- An entry sign compatible with the architecture of the resort may be located at the resort entry, winery entry, and other gated entries.
- All other signs should be compatible with the architecture of the resort, or as approved in the Design Review process.
- Small, pedestrian scale directional/informational signs should be located along the extensive trail and multi-use path network.

3.7.3. Walls and Monuments

- Planter walls, extensions of architectural elements and vertical landscape and street elements are encouraged to create visual interest, definition of special use areas, and a common visual vocabulary within the Districts.
- Walls and fences should generally consist of a "family" of elements, similar in style and materials, used in a consistent manner throughout each area. To reduce their visual prominence, walls and fences should be used in combination with tree, vine, shrub, and hedge planting.
- No barbed or razor wire, chain link, or plastic/vinyl fencing is allowed.
- Walls and site monuments should generally exhibit a substantial, monolithic appearance but may also exhibit a separate a base and contrasting, well-detailed masonry cap. Open frame-type metal overheads and landmark structures that

echo Napa County are also encouraged, creating opportunities for lighting, seasonal displays and support for vines.

- Walls and fencing should conform to City Standards.

3.8. LIGHTING

- Site and building lighting should be designed to minimize light levels for any given application and to direct the lighting onto high use areas or objects to be lighted. Low-level, pedestrian-scale fixtures should be utilized to the degree possible.

- Lighting should be designed to differentiate between use areas, emphasize resort amenities, provide continuity along prominent pedestrian corridors, and promote the safety of residents and users.

- Ornamental/architectural lighting is recommended for the main resort building.

- For pedestrian pathways and roadways, lighting should be used to enhance visibility but maintain dark sky compliance. Lighting should be installed at nodes, intersections, and particular key locations, with the fewest possible fixtures used to meet the need.

- Lighting should generally occur at intersections and areas of pedestrian activity and building entries, and should be minimized elsewhere. Lighting should be designed to minimize glare and impacts to adjacent land uses, especially residences. No lighting should blink, flash, or be of unusually high intensity or brightness.

- Lighting should utilize energy-efficient fixtures that provide pleasing light color. All streetlights should be equipped with cut-off shields to minimize visibility from adjacent areas. Parking lot lights should be no higher than necessary to provide efficient lighting of the areas.

- Landscape lighting should be limited to important landscape areas, entry and sign features, public pathways, or pedestrian use areas. Light fixtures should be hidden from direct view and the light source should be shielded from view at night. Landscape light fixtures should be durable and easily maintained.

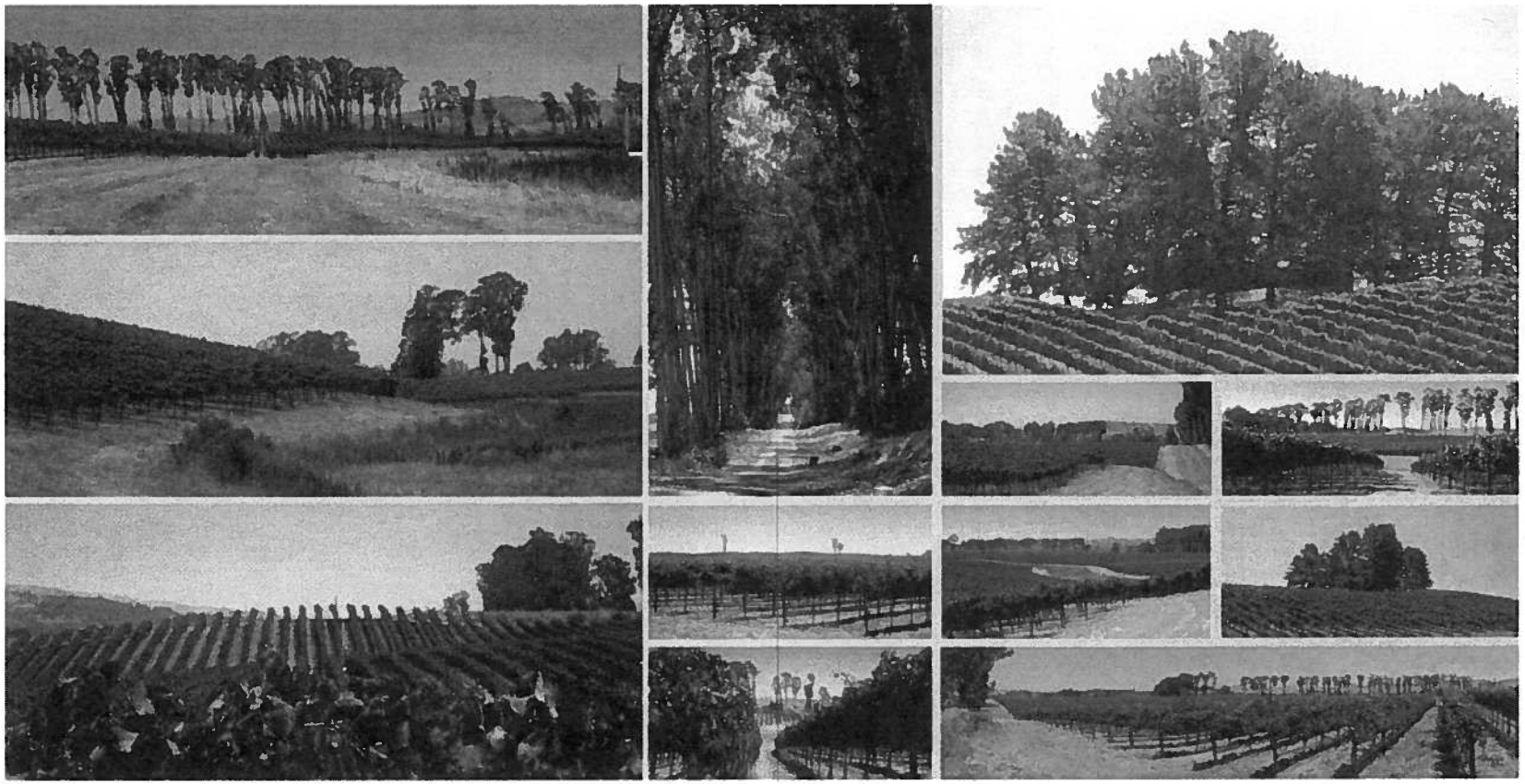


EXHIBIT 1 - CONTEXT IMAGES

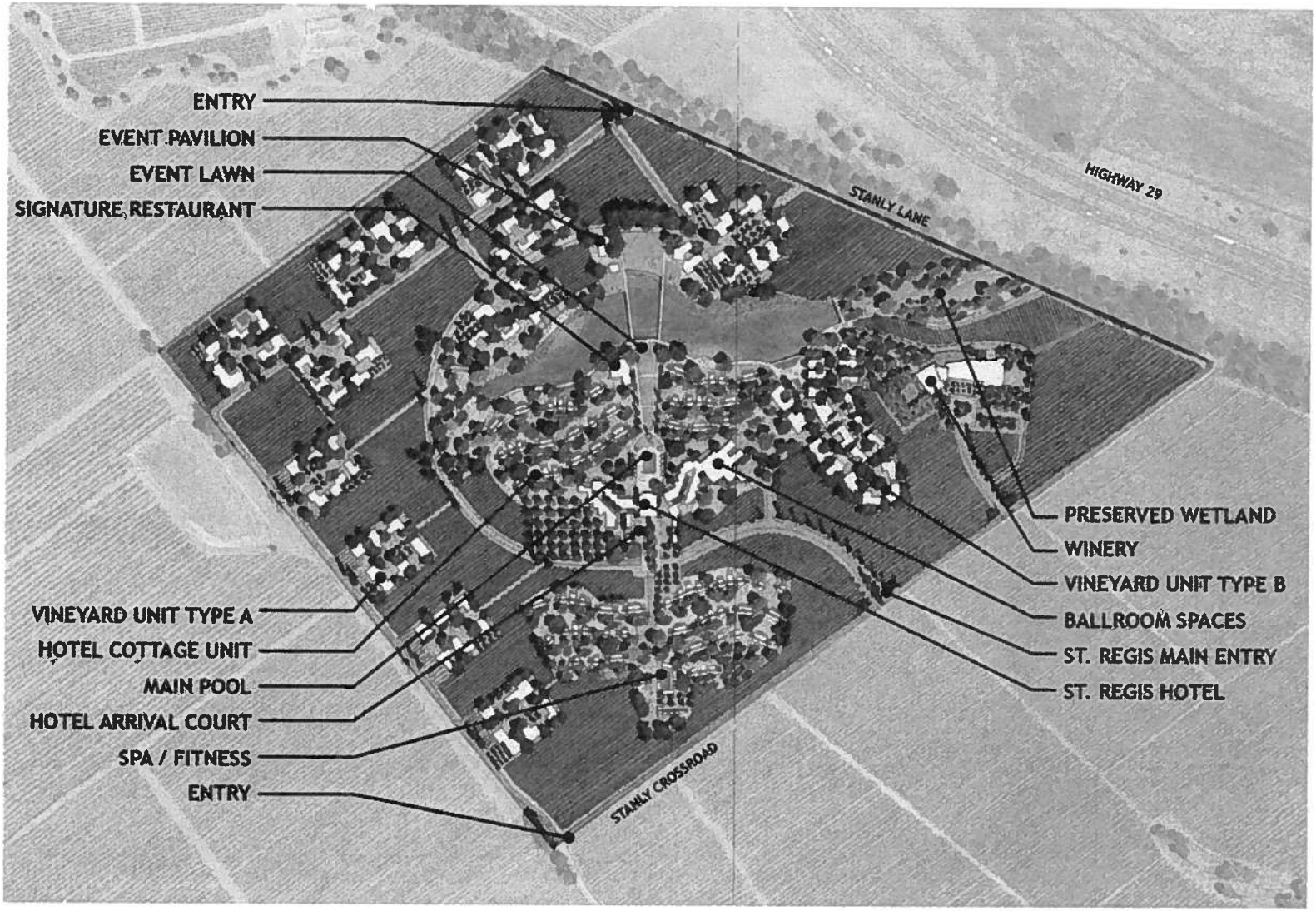


EXHIBIT 2 - ILLUSTRATIVE SITE PLAN

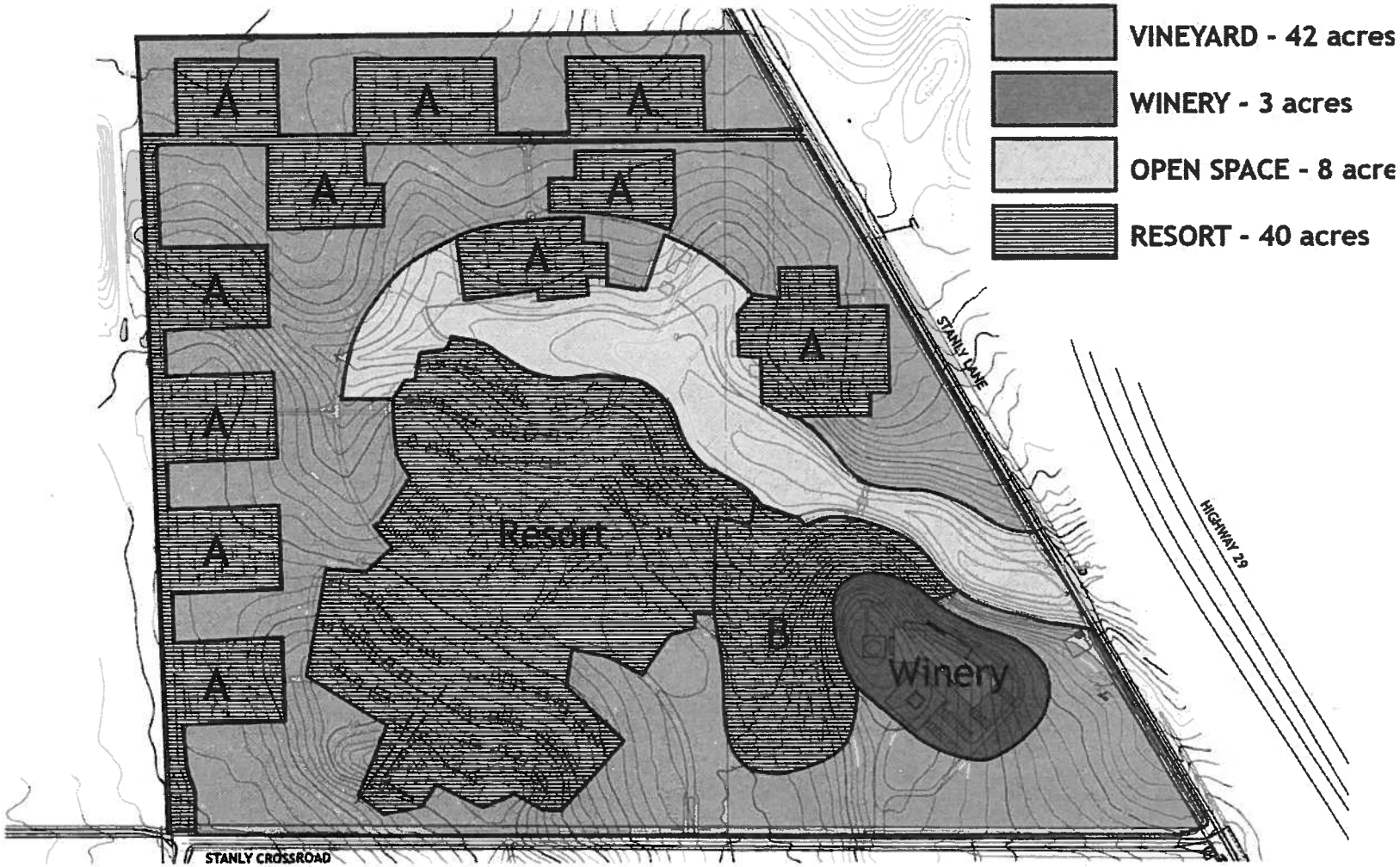


EXHIBIT 3 - LAND USE MAP

EXHIBIT 4 - VEHICULAR CIRCULATION AND EMERGENCY ACCESS

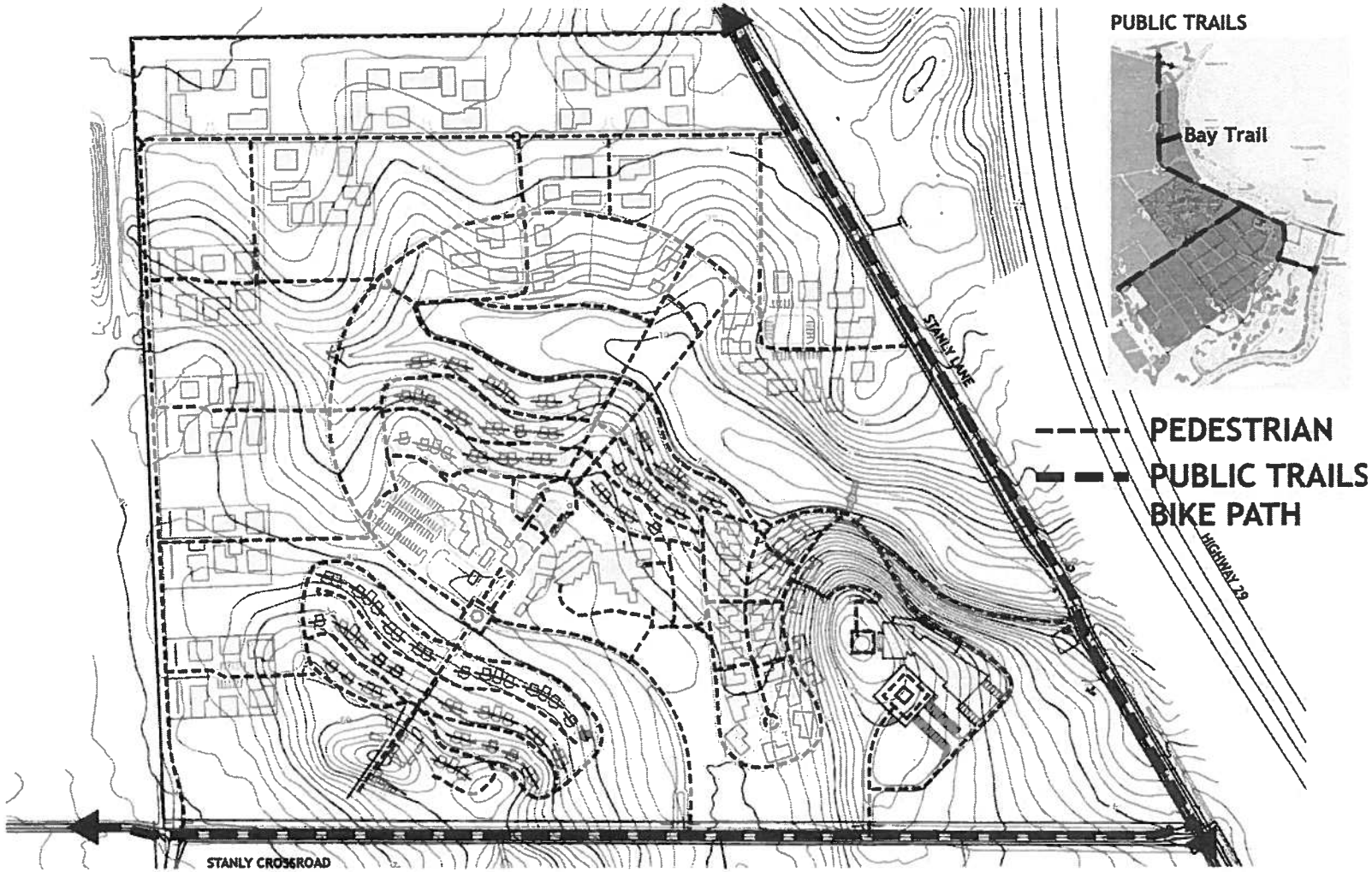
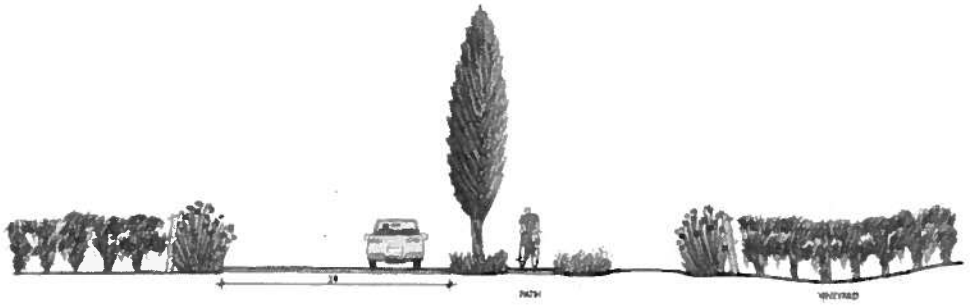
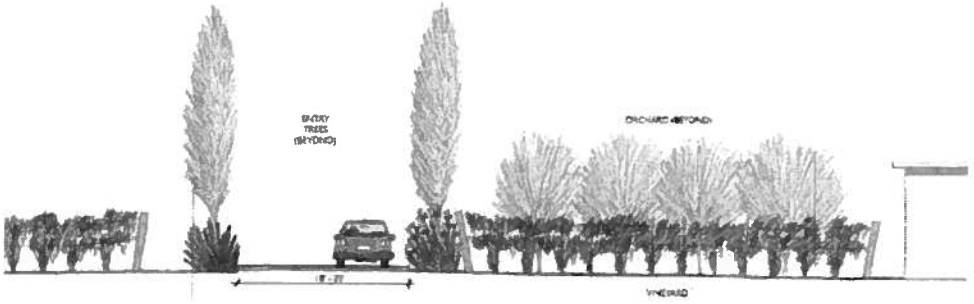


EXHIBIT 5 - PEDESTRIAN AND BICYCLE CIRCULATION

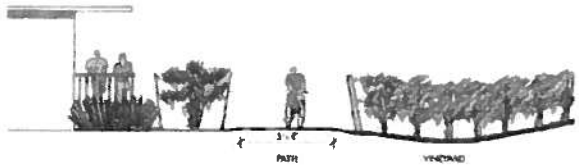


RESORT ENTRY

RESORT PATH / EVA



RESORT DRIVE



UNIT AT VINEYARD

EXHIBIT 6 - RESORT ROAD SECTIONS

LARGE CANOPY TREE

Platanus acerifolia 'Columbia' (London Plane Tree)

Quercus lobata (Valley Oak)

Quercus agrifolia (Coast Live Oak)

SPECIMEN (PALM) TREE

Phoenix canariensis (Canary Island Date Palm)

SPECIMEN (SMALL-PALM) TREE

Chamaerops humilis (Mediterranean Fan Palm)

Trachycarpus fortunei (Windmill Palm)

SPECIMEN TREE

Olea europea (Olive Tree)

Quercus lobata, Quercus agrifolia

BUFFER TREE (California Native)

Aesculus californica (Californica Buckeye)

Alnus rhombifolia (California White Alder)

Calocedrus decurrens (Insense Cedar)

Prunus ilicifolia ilicifolia (Hollyleaf Cherry)

Quercus kelloggii (California Black Oak)

Sequoia sempervirens (Coast Redwood)

RIPARIAN TREE (California Native)

Acer macrophyllum (California Bigleaf Maple)

Arbutus menziesii (Madrona)

Populus fremontii (Western Cottonwood)

Salix laevigata (Red Willow)

Salix lasiolepis (Arroyo Willow)

LOW CANOPY AND POTTED TREE

Eriobotrya deflexa (Bronze Loquat)

Feijoa sellowiana (Pineapple Guava)

Lagerstroemia hybrid 'Muskogee' (Crape Myrtle)

Malus floribunda (Japanese Flowering Crabapple)

Olea europaea 'Wilsoni' (Fruitless Olive)

Prunus blireiana (Pink Flowering Plum)

Prunus mume (Japanese Flowering Apricot)

Citrus aurantiifolia 'Thornless' (Mexican Thornless Lime)

Citrus limon 'Improved Meyer' (Improved Meyer Lemon)

Ficus spp - Espaliered Mission Fig

Malus spp - Espaliered Apple

GARDEN TREE

Citrus aurantiifolia 'Thornless' (Mexican Thornless Lime)

Citrus limon 'Improved Meyer' (Improved Meyer Lemon)

Cupressus sempervirens (Italian Cypress)

Feijoa sellowiana (Pineapple Guava)

Prunus ilicifolia (Hollyleaf Cherry) - Napa Valley Native

Pyrus calleryana (Bradford Pear)

Cercis canadensis 'Forest Pansy' (Forest Pansy RedBud)

Koelreuteria paniculata (Golden Rain Tree)

BOULEVARD / ENTRY LANDSCAPE

Shrubs:

Arbutus unedo 'Elfin King' (Dwarf Strawberry Tree)

Buxus microphylla japonica 'Green Beauty' (Jap. Boxwood)

Callistemon viminalis 'Little John' (Dwarf Bottlebrush)

Convolvulus cneorum (Silverbush)

Gardenia angusta 'August Beauty' (Sweet Gardenia)

Olea europaea 'Little Ollie' (Dwarf Olive)

Prunus laurocerasus 'Zabeliana' (Zabel Laurel)

Rhaphiolepis inica 'Balleriana' (Indian Hawthorn)

Teucrium x lucidrys (Germander)

Ground Covers:

Convolvulus sabatius (Ground Italian Glory)

Lonicera japonica 'Halliana' (Hall's Japanese Honeysuckle)

Rosa x Noatraum (Flower Carpet Rose)

Trachelospermum asiaticum (Asian Star Jasmine)

POOL PLAZA LANDSCAPE

Shrubs:

Buxus microphylla japonica 'Green Beauty' (Jap. Boxwood)

Callistemon viminalis 'Little John' (Dwarf Bottlebrush)

Euryops pectinatus 'Viridis' (Green-Leaf Euryops)

Gardenia angusta 'August Beauty' (Sweet Gardenia)

Laurus nobilis 'Saratoga' (Grecian Laurel, Sweet Bay)

Leonotis leonurus (Lion's Ear)

Rhaphiolepis indica 'Ballerina' (Indian Hawthorn)

Ferns:

Cyrtomium falcatum (Japanese Holly Fern)

Dicksonia antarctica (Tasmanian Tree Fern)

Nephrolepis cordifolia (Southern Sword Fern)

Polystichum munitum (Western Sword Fern)

Polystichum polyblepharum (Japanese Lace Fern)

Rumohra adiantiformis (Leatherleaf Fern)

Woodwardia fimbriata (Giant Chain Fern)

Perennials:

Acanthus mollis (Bear's Breech)

Alstroemeria hybrids (Peruvian Lily)

Anigozanthos hybrids (Kangaroo Paw)

Asparagus densiflorus 'Myersii' (Foxtail Fern)

Bergenia crassifolia (Winter-Blooming Bergenia)

Clivia miniata (Kaffir Lily)

Dianthus plumarius (Cottage Pinks)

Hemerocallis hybrid (Daylily)

Iberis sempervirens 'Little Gem' (Evergreen Candytuft)

Liriope spicata 'Silver Dragon'

Pelargonium peltatum (Trailing Geranium)

Phormium tenax (New Zealand Flax)

'Dark Delight' (3-4' tall)

'Dazzler' (2-3' tall)

'Guardsman' (5-7' tall)

'Maori Sunrise' (3' tall)

'Evening Glow' (3-4' tall)

'Amazing Red' (3-4' tall)

Ground Covers:

Convolvulus sabatius (Ground Italian Glory)

Gazania 'Mitsawa Orange' (Orange Trailing Gazania)

Lonicera japonica 'Halliana' (Hall's Japanese Honeysuckle)

Vines:

Bougainvillea spp. (Paper Flower)

Clematis armandii (Evergreen clematis)

Gelsemium sempervirens (Carolina Yellow Jessamine)

Lonicera hildebrandiana (Giant Burmese Honeysuckle)

Lonicera japonica 'Purpurea' (Purple-Leaf Honeysuckle)

Succulents:

Aloe arborescens (Torch Plant)

Aloe vera (Medicinal Aloe)

Echeveria x imbricata (Hen and Chicks)

Sedum spp. (Dwarf Trailing Yellow Ice Plant)

TRAIL LANDSCAPE:

Grasses:

Escholtsia californica (California Poppy)

Festuca mairei (Atlas Fescue)

Carex tumulicola (Berkeley Sedge)

RESORT AREA LANDSCAPE:

Shrubs:

Brunfelsia pauciflora 'Floribunda' (Yesterday-Today-Tomorrow)

Buddleja davidii (Butterfly Bush)

Buxus microphylla japonica 'Green Beauty' (Japanese Boxwood)

Callistemon viminalis 'Little John' (Dwarf Bottlebrush)

Chaenomeles japonica (Japanese Flowering Quince)

Convolvulus cneorum (Silverbush)

Gardenia angusta 'August Beauty' (Sweet Gardenia)

Laurus nobilis 'Saratoga' (Grecian Laurel, Sweet Bay)

Lavandula angustifolia 'Hidcote' (Dwarf English Lavender)

Lavandula multifida (Fernleaf Lavender)

Leonotis leonurus (Lion's Ear)

Punica granatum 'Nana' (Dwarf Pomegranate)

Rhaphiolepis indica 'Ballerina' (Indian Hawthorn)

Rosmarinus officinalis 'Tuscan Blue' (Rosemary)

Salvia greggii (Autumn Sage)

Tagetes lemmonii (Bush Marigold)

Perennials:

Cyperus papyrus (Egyptian Paper Plant)

Equisetum hyemale (Horsetail)

Erigeron karvinskianus (Santa Barbara Daisy)

Hemerocallis hybrid (Daylily)

Liriope spicata 'Silver Dragon'

Pelargonium peltatum (Trailing Geranium)

Phormium tenax (New Zealand Flax)

Rudbeckia hirta (Black-Eyed Susan)

Stachys byzantina (Lamb's Ear)

Teucrium cossonii majoricum (Majorcan Germander)

Tulbaghia violacea (Society Garlic)

Zauschneria californica (California Fuchsia)

Ground Covers:

Convolvulus sabatius (Ground Italian Glory)

Cotoneaster salicifolius 'Repens (Rockspray)

Fragaria chiloensis (Wild Strawberry)

Gazania 'Mitsawa Orange' (Orange Trailing Gazania)

Hypericum calycinum (Creeping St. Johnswort)

Lonicera japonica 'Halliana' (Hall's Japanese Honeysuckle)

Rosa x Noatraum (Carpet Rose)

Soleirolia soleirolii (Baby's Tears)

Vines:

Clytostoma callistegioides (Violet Trumpet Vine)

Distictis buccinatoria (Blood-Red Trumpet Vine)

Parthenocissus tricuspidata (Boston Ivy)

Rosa banksiae 'Alba Plena' (White Flowering Lady Banks' Rose)

HERBAL:

Herbs:

Achillea millefolium (Yarrlow)

Chamaemelum nobile (Roman Chamomile)

Fragaria ananassa (Edible Strawberry)

Origanum majorana (Sweet Majoram)

Origanum vulgare (Oregano)

Petroselinum crispum (Curly-Leaf Parsley)

Thymus serpyllum (Mother-of-Thyme)

Thymus vulgaris 'Argenteus' (Silver-Edge Thyme)

GRAPE VINES:

American

'Alden' - reddish blue grape

'Canadice' - red grape

'Edelweiss' - white grape

American Hybrid

'Himrod' - white grape

'Interlaken' - green or yellow grape

'Reliance' - red grape

European

'Autumn Seedless' - pale green to golden grape

'Crimson Seedless' - red grape

'Delight' - dark greenish yellow grape

'Fantasy' - bluish back grape

'Perlette' - pale yellow grape

Vineyard-Wine Grapes:

Vitis 'Merlot'

Vitis 'Chardonnay'

Vitis 'Pinot Noir'

Vitis 'Syrah'

RIPARIAN / SLOPE / NATIVE LANDSCAPE:

Shrubs:

Arctostaphylos manzanita (Common Manzanita)

Ceanothus 'Dark Star' (Small-Leaf Mountain Lilac)

Heteromeles arbutifolia (California Holly, Toyon)

Mahonia aquifolium (Oregon Grapeholly)

Myrica californica (Pacific Wax Myrtle)

Rhamnus californica (California Coffeeberry)

Zauschneria californica (California Fuchsia)

Ground Covers:

Arctostaphylos 'Emerald Carpet' (Creeping Manzanita)

Artemisia californica 'Canyon Gray' (Trailing California Sagebrush)

Baccharis pilularis 'Pigeon Point' (Trailing Coyote Brush)

Ceanothus griseus horizontalis 'Yankee Point' (Carmel Creeper)

Eschscholzia californica (California Poppy)

Mahonia repens (Creeping Mahonia)

Native Grasses:

Agrostis exarata (Spike Redtop)

Deschampsia caepitosa (Tufted Hairgrass)

Festuca californica (California Fescue)

Festuca idahoensis (Idaho Fescue)

Poa secunda (Pine Bluegrass)

BUFFER / SLOPE LANDSCAPE:

Shrubs:

Baccharis pilularis (Coyote Brush)

Ceanothus griseus (Carmel Ceanothus)

Echium candicans (Pride of Madeira)

Heteromeles arbutifolia (California Holly, Toyon)

Lavatera maritima (Mediterranean Mallow)

Leonotis leonurus (Lion's Ear)

Mahonia lomariifolia (Venetian Blind Mahonia)

Myrica californica (Pacific Wax Myrtle)

Plumbago auriculata (Cape Plumbago)

Prunus ilicifolia ilicifolia (Hollyleaf Cherry)

Punica granatum (Pomegranate)

Pyracantha coccinea (Scarlet Firethorn)

Rosa banksiae 'Lutea' (Yellow-Flowering Lady Banks' Rose)

Ground Covers:

Arctostaphylos 'Emerald Carpet' (Creeping Manzanita)

Artemisia californica 'Canyon Gray' (Trailing California Sagebrush)

Baccharis pilularis 'Pigeon Point' (Trailing Coyote Brush)

Cotoneaster salicifolius 'Repens' (Creeping Rockspray)

Ceanothus griseus horizontalis 'Yankee Point' (Carmel Creeper)

Erigeron karvinskianus (Santa Barbara Daisy)

Mahonia repens (Creeping Mahonia)

Ornamental Grasses:

Helictotrichon sempervirens (Blue Oat Grass)

Muhlenbergia rigens (Deer Grass)

Nassella tenuissima (Mexican Feather Grass)

SEASONAL / ANNUAL COLOR:

Flowering Annuals:

Antirrhinum majus 'Dwarf Varieties' (Snapdragon) - spring to summer

Begonia semperflorens-cultorum (Wax Begonia) - spring to fall

Calendula officinalis (Pot Marigold) - spring to summer

Celosia cristata 'Dwarf Varieties' (Feathercrested Cockscomb) – summer to fall

Dianthus chinensis (Chinese Pink) - winter to spring

Dianthus plumarius (Cottage Pinks) - summer to fall

Iberis sempervirens 'Little Gem' (Evergreen Candytuft - spring to summer

Iberis umbellata (Globe Candytuft) - spring to summer

Lobelia erinus (Edging Lobelia) - summer to fall

Lobularia maritima (Sweet Alice) - spring to fall

Petunia hybrida (Petunia) - spring to fall

Primula polyantha (English Primrose) - winter to spring

Salvia splendens (Scarlet Sage) - spring to summer

Tagetes patula (French Marigold) - spring to fall

Viola wittrockiana (Pansy) - spring to summer

Zinnia elegans (Zinnia) - spring to summer

Foliage Annuals:

Brassica oleracea acephala (Flowering Kale)

Centaurea cineraria (Dusty Miller)

Coleus hybridus (Coleus)

Euphorbia pulcherrima (Pointsettia)

EXHIBIT B

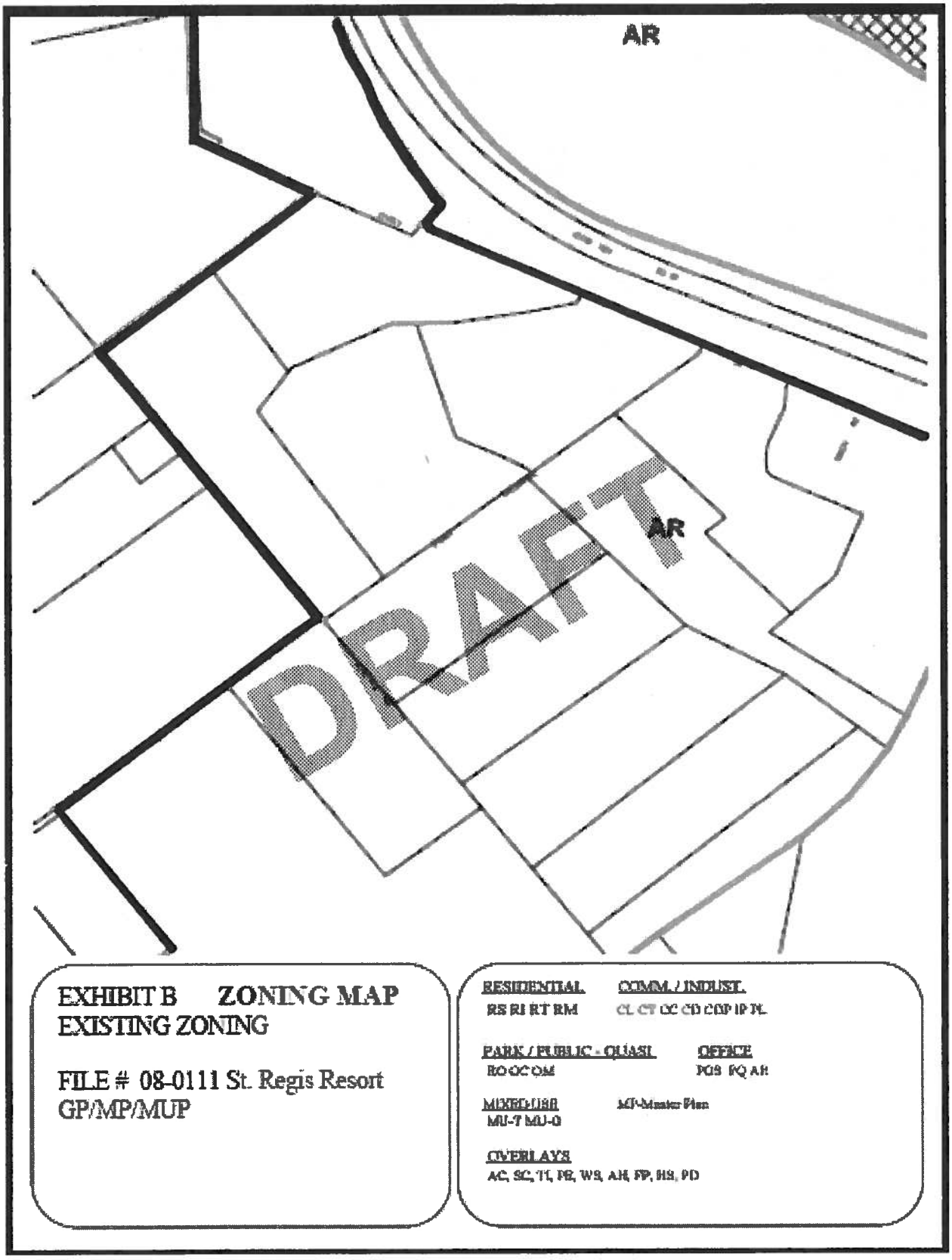

AR
DRAFT
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EXHIBIT B ZONING MAP
EXISTING ZONING
FILE # 08-0111 St. Regis Resort
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RESIDENTIAL
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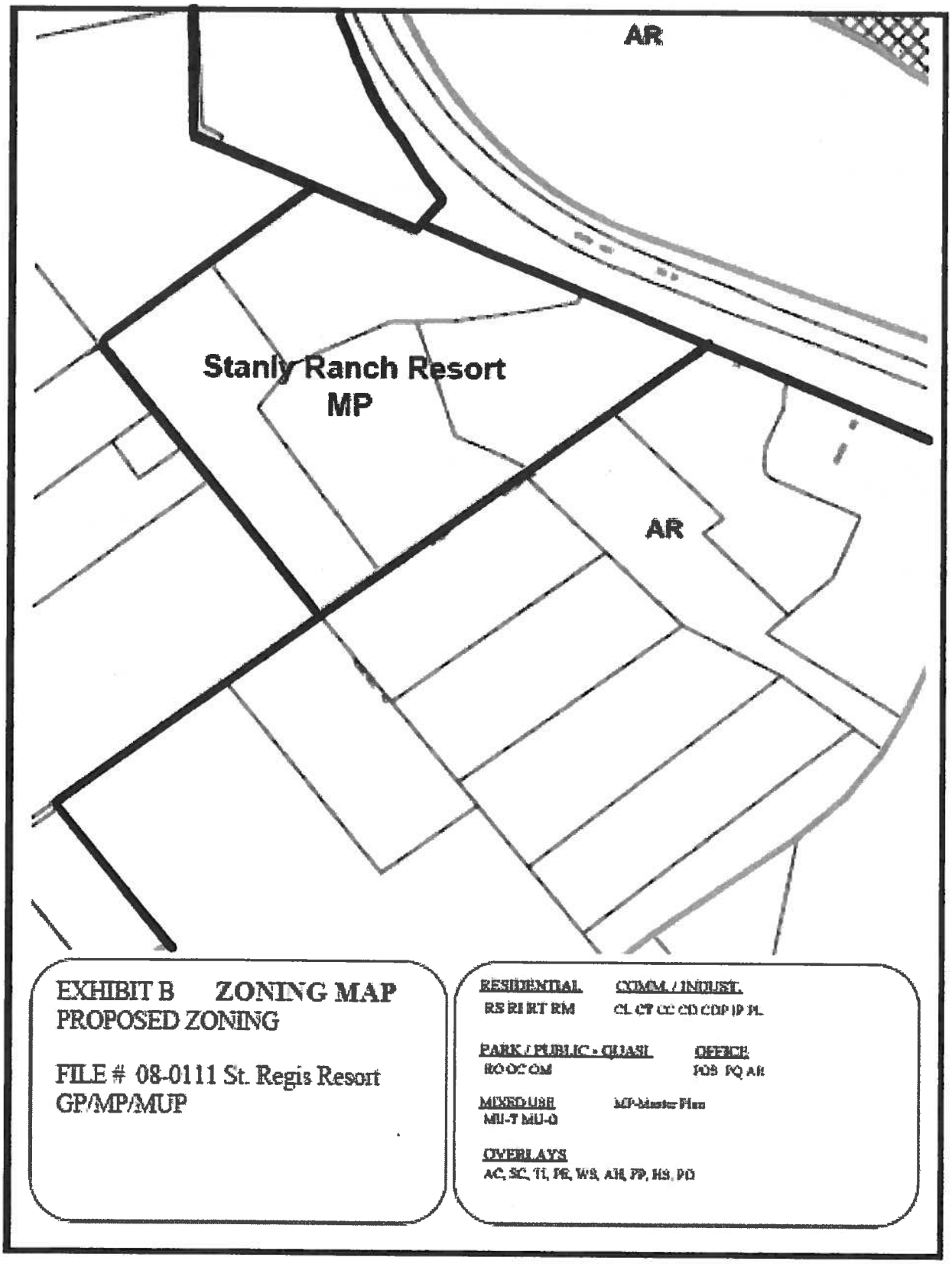
COMM. / INDUST.
CL CT CC CD COP IP PL
PARK / PUBLIC - QUASI
RO OC OM
OFFICE
POS PQ AR
MIXED-USE
MU-T MU-O
MP-Master Plan
OVERLAYS
AC, SC, TI, PR, WS, AH, FP, HS, PD


AR
Stanly Ranch Resort
MP
AR
EXHIBIT B ZONING MAP
PROPOSED ZONING
FILE # 08-0111 St. Regis Resort
GP/MP/MUP
RESIDENTIAL
RS RI RT RM
COMM. / INDUST.
CL CT CC CD CDP IP IL
PARK / PUBLIC + QUASI
RO OC OM
OFFICE
POS PQ AR
MIXED USE
MU-T MU-O
MP-Master Plan
OVERLAYS
AC, SC, TI, PR, WS, AH, PP, HS, PD