

GUENOC VALLEY RESORT

SPECIFIC PLAN OF DEVELOPMENT FOR THE GUENOC VALLEY DISTRICT

PREPARED FOR THE COUNTY OF LAKE COMMUNITY DEVELOPMENT DEPARTMENT

ORIGINAL SUBMISSION : JUNE 1, 2019
MINOR REVISIONS : NOVEMBER 1, 2019 & JUNE 1, 2020
REVISIONS FOR PROJECT MODIFICATIONS: APRIL 15, 2025



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JUNE 1, 2020 UPDATES

Please note that the Specific Plan of Development (SPD) outlines land-use intensity and density. The following pages include lot layouts, roads, and infrastructure that may change in response to the environmental review process: 12–16, 23, 29, 31, 32, 35, 37–40, 42, 44–46, 48, 51–58, 60–63, 66–68, 71, 72, 75, 76, 79, 80, 83, 84, 87, 88, 90, 92, 94, 98, 100, 103–109, 113–115, 117–121, 123–127, 134–139, 141–145, 148, and 158.

Please refer to the Tentative Subdivision Maps for the final lot layouts, roads, and infrastructure.

The following pages were updated from both the original June 2019 submission and the October 2019 Change Memo submission as part of the June 2020 Change Memo submission:

- **PG 31 – FARMING ACTIVITIES AT MAHA FARM**
- **PG 32 – FARMING ACTIVITIES FARM BARN LAND USE FLOOR PLANS**
- **PG 42 – ARCHITECTURE AND LAND USE PLANS**
- **PG 44 – MAHA FARM LAND USE CLUSTER MAP**
- **PG 45 – MAHA FARM DETAILED CLUSTER MAP**
- **PG 46 – MAHA FARM MAHA FARM VILLAGE [A] LAND USE FLOOR PLANS**
- **PG 48 – MAHA FARM MAHA FARM HOTEL [B] LAND USE FLOOR PLANS**
- **PG 51 – MAHA FARM SALES CENTER AT THE HILLTOP LODGE [C] LAND USE FLOOR PLANS**
- **PG 52 – MAHA FARM WINERY AT MAHA FARM [D] LAND USE FLOOR PLANS**
- **PG 53 – MAHA FARM MAHA FARM RESIDENTS CLUB LAND USE FLOOR PLANS**
- **PG 54 – MAHA FARM MAHA FARM SPECIAL EVENTS [E] LAND USE FLOOR PLANS**
- **PG 55 – MAHA FARM RESORT RESIDENTIAL SOUTH LAND USE FLOOR PLANS**
- **PG 56 – MAHA FARM RESORT RESIDENTIAL NORTH LAND USE FLOOR PLANS**
- **PG 58 – MAHA FARM MAHA FARM GARDEN LAND USE FLOOR PLANS**
- **PG 65 – DENNISTON GOLF ESTATES**
- **PG 66 – DENNISTON GOLF ESTATES LAND USE CLUSTER MAP**
- **PG 67 – DENNISTON GOLF ESTATES HOTEL ENTRY LEVEL LAND USE FLOOR PLAN**
- **PG 68 – DENNISTON GOLF ESTATES HOTEL LOWER LEVEL LAND USE PLAN**
- **PG 69 – DENNISTON GOLF ESTATES HOTEL ELEVATION**
- **PG 71 – RENAISSANCE GOLF COURSE CLUBHOUSE LAND USE FLOOR PLANS**
- **PG 72 – RENAISSANCE GOLF COURSE CLUBHOUSE AND MAINTENANCE LAND USE FLOOR PLANS**
- **PG 73 – RENAISSANCE GOLF COURSE ESTATES ELEVATIONS**

NOVEMBER 1, 2019 UPDATES

Please refer to the Tentative Subdivision Maps for the final lot layouts, roads, and infrastructure.

The following pages were updated from the June 2019 submission as part of the October 2019 Change Memo submission:

- **PG 57 – MAHA FARM** ESTATE WINERY LAND USE FLOOR PLANS
- **PG 94 – EMERGENCY CENTER & SHORT TERM STAY** LAND USE FLOOR PLAN
- **PG 95 – EMERGENCY CENTER & SHORT TERM STAY** ELEVATIONS

Please note that certain pages updated November 1, 2019 following the October 2019 Change Memo have been superseded by the June 1, 2020 Change Memo.

APRIL 15, 2025 UPDATES

This Specific Plan of development document has been updated throughout to align with the project modifications reflected in the 2025 PREIR documents. The PREIR and supporting documents capture voluntary measures, and changes to the project, arising from the settlement agreement with the State of California. Project changes have been made to reduce wildfire risks and greenhouse gas emissions. Generally, residential program and commercial activities were removed from the north of the property and other strategic locations. The diagrams and exhibits enclosed reflect the shift of density from the areas noted above into previously identified clusters and areas of impact.

The Project Modifications include the following:

- A new proposed emergency route called the Grange Road Connector will connect the Guenoc Valley Site with the County-maintained Grange Road to the north. The Grange Road Connector will be approximately 3.9 miles, with 2.2 miles occurring on the Guenoc Valley Site and 1.7 miles sited on the off-site property to the north;
- Relocating 25 residential building sites that the 2020 Project would have located on a hilltop near the proposed Equestrian Center and 39 residential building sites that the 2020 Project would have located within the northeastern portion of the Project site such that they would be located further from the wildland/urban interface;
- Reconfiguring the roadway plan so that there are no dead-end, non-looped road segments that exceed 1-mile in length;
- Improving an area of approximately 10 feet on each side of roadways with hardscape (e.g. decomposed granite, gravel, or other non-combustable material), to the extent topography permits;
- Removal of the camping area in the northern portion of the property.

SECTION 1 INTRODUCTION

SECTION 1 INTRODUCTION

SITE CONTEXT

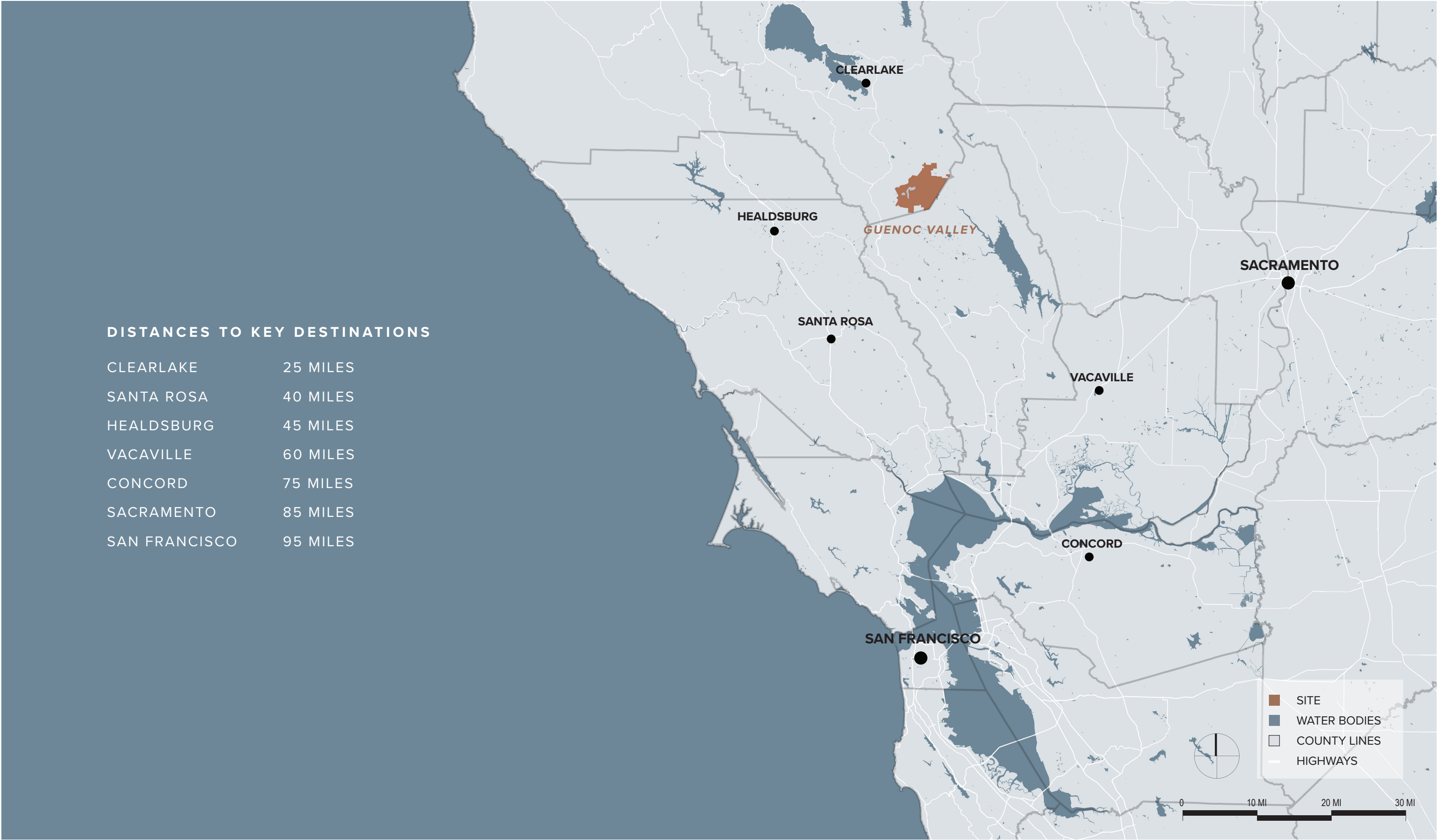
The main project site, currently consisting of 82 assessor’s parcels totaling approximately 16,000 acres within Guenoc Valley, is located three miles southeast of Middletown on the southeast border of Lake County, bordering Yolo and Napa Counties to the south and east, with primary access along Butts Canyon Road. The Guenoc Ranch remains one of the largest privately owned properties in the state of California. It is bordered by Hidden Valley Lake community, to the northwest, which is undergoing continued development.

Guenoc Valley is a small inland valley set on an alluvial fan, isolated from surrounding areas by rocky ridges and volcanic rock. As part of the inner coastal range of Northern California, the site is characterized by uniquely varied topography, with rolling hills, oak woodlands, irrigated vineyards, grazing corridors, open space, and meadows. Ground elevation ranges from 62 to 950 feet above sea level. The average rainfall is 35 inches a year, slightly less than neighboring Middletown, with slightly greater seasonal temperatures, and generally less severe fog.

An existing loop road currently provides access from Guenoc Road, which intersects Butts Canyon Road across from the Detert Reservoir. The project anticipates continued utilization of the existing loop road, with a new intersection to be located approximately just over one mile from the existing intersection to the Langtry Winery.



PROJECT SITE LOCATION



PROJECT BACKGROUND

Current ownership, under the management of Lotusland Investment Holdings, Inc., has approached the County of Lake with a development proposal in alignment with the objectives of the Middletown Area Plan Special Study Area. The intention of the developers is to transform the property into a twenty-first century rural idyll, combining state-of-the-art hospitality and recreational facilities set in the timeless beauty of the land. The vision of the Guenoc Valley Resort is a destination resort of unparalleled luxury, featuring internationally acclaimed architect-designed boutique hotels with products and amenities from local artisans and farms, providing a luxurious experience within the scope of a master-planned mixed-use development.

The Guenoc Valley Resort reflects the area’s local stewardship, historic retreat culture and longstanding agricultural traditions. The proposed development features low-impact development as well as smart growth techniques in order to preserve the legacy and identity of the ranch for future generations. The master plan will incorporate land management practices that support open space preservation with an integrative animal husbandry element along with fuel reduction management.

To fulfill our vision of a world-renowned brand offering a luxurious experience in an iconic natural setting, the project demands uncompromising excellence in all regards. This extends into planning, plans for construction, operations and maintenance, as presented in the following submittals for your review.



EXISTING AND PROPOSED ENTITLEMENTS

LAKE COUNTY APPROVAL PROCESS

The project is entirely within the jurisdiction of the County of Lake. The approval process includes an Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA).

The project requests the following entitlements: 1) General Plan Amendment; 2) adoption of a new zoning classification: Guenoc Valley Mixed Use Planned Development District (GVD); 3) Use Permit to allow a Specific Plan of Development (SPD); 4) General Plan of Development; 5) Development Agreement, and 6) Tentative Subdivision Maps.

EXISTING LAND USE POLICIES & PROPOSED ENTITLEMENTS

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

The approval process for the proposed entitlements includes multiple public meetings and hearings before the Planning Commission before seeking ultimate approval by the Board of Supervisors. The new zoning designation, Guenoc Valley District (GVD), includes proposed development standards outlined in the draft zoning ordinance section. These are consistent with the County’s existing Commercial and Residential Planned Development zoning designations as requested by the Area Plan. The proposed entitlements utilize the Planned Development process for the long term growth of the Guenoc Valley Resort at Guenoc Valley. This recognizes efficient land utilization and preservation of open space in conjunction with fire-safe measures already required by the County Fire Safe Regulations. It also includes additional measures that Guenoc Valley Resort proposes in the Wildfire Prevention Plan.

Currently, the property is zoned Agricultural and Rural Lands. The Middletown Area Plan, which furthers the intentions of the General Plan, highlights this district as an appropriate site for a mixed-use planned development. To bring the property into conformity with the mixed-use resort-centric development of the Middletown Area Plan, and by extension the General Plan, a rezoning is required. The County currently has three zoning designations allowing mixed-use development: Commercial Resort, Planned Development Residential, and Planned Development Commercial. Due to the intermingling of resort, commercial, and residential uses; no single existing zoning designation is appropriate for the property. Therefore, GVD is a blend of all three zoning practices.



EXECUTIVE SUMMARY

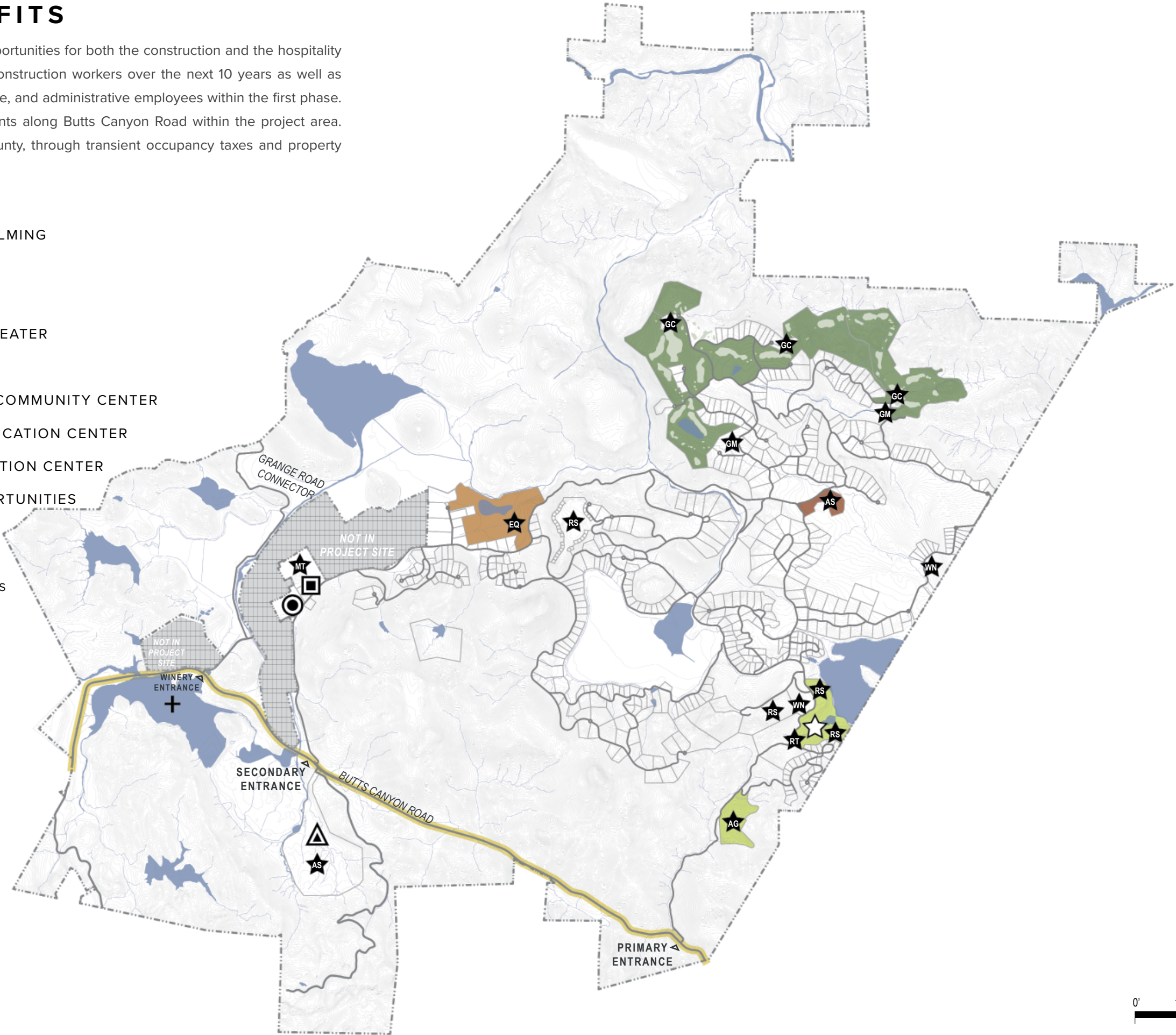
This Specific Plan of Development details the first and primary phase of the Guenoc Valley Resort. Inspired by the landscape and heritage of this extraordinary property the proposal incorporates low impact sustainable development and smart growth techniques with a commitment to preserving the legacy and identity of the ranch for future generations. The project is organized into individual resort communities, defined by low impact designs that prioritize low density and clustered development, preserving surrounding open space and agricultural cultivation. These resort communities are situated within the natural landscapes to minimize construction impacts and connect guests seamlessly with the land. The project proposes diversified agricultural production to include gardens, culinary education, farmers markets, and agricultural retail sales and opportunities for local artisans and business. The vision of the Guenoc Valley Resort champions the commitment to on-site production and self-reliance as a pillar of its excellence in design, impact, and narrative as evident in the sustainability efforts and community benefits.



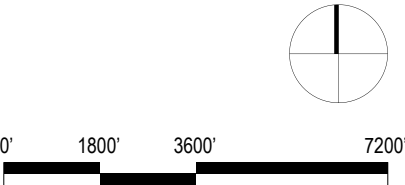
COMMUNITY BENEFITS

This project provides employee training and opportunities for both the construction and the hospitality industries. It anticipates relying on over 500 construction workers over the next 10 years as well as 300, year round, full time hospitality, maintenance, and administrative employees within the first phase. The project will also result in traffic improvements along Butts Canyon Road within the project area. Furthermore, increased tax revenue for the County, through transient occupancy taxes and property taxes, will directly benefit the community.

- AERIAL TRANSPORTATION ACCESS
- BUTTS CANYON ROAD TRAFFIC CALMING
- EMERGENCY RESPONSE CENTER
- EQUESTRIAN CENTER
- FARMER'S MARKET & OUTDOOR THEATER
- GOLF COURSE
- ON-SITE WORKFORCE HOUSING & COMMUNITY CENTER
- CONSTRUCTION EMPLOYMENT EDUCATION CENTER
- HOSPITALITY EMPLOYMENT EDUCATION CENTER
- LOCAL ARTISAN & SUPPLIER OPPORTUNITIES
SUPPORTING LOCAL BUSINESSES
- EMPLOYMENT OPPORTUNITIES
- AG AGRICULTURE
- AS ADMINISTRATION & SUPPORT SERVICES
- EQ EQUESTRIAN
- GC GOLF COURSE
- GM GOLF MAINTENANCE
- MT MAINTENANCE
- RS RESORT
- RT RESTAURANT
- WN WINERY



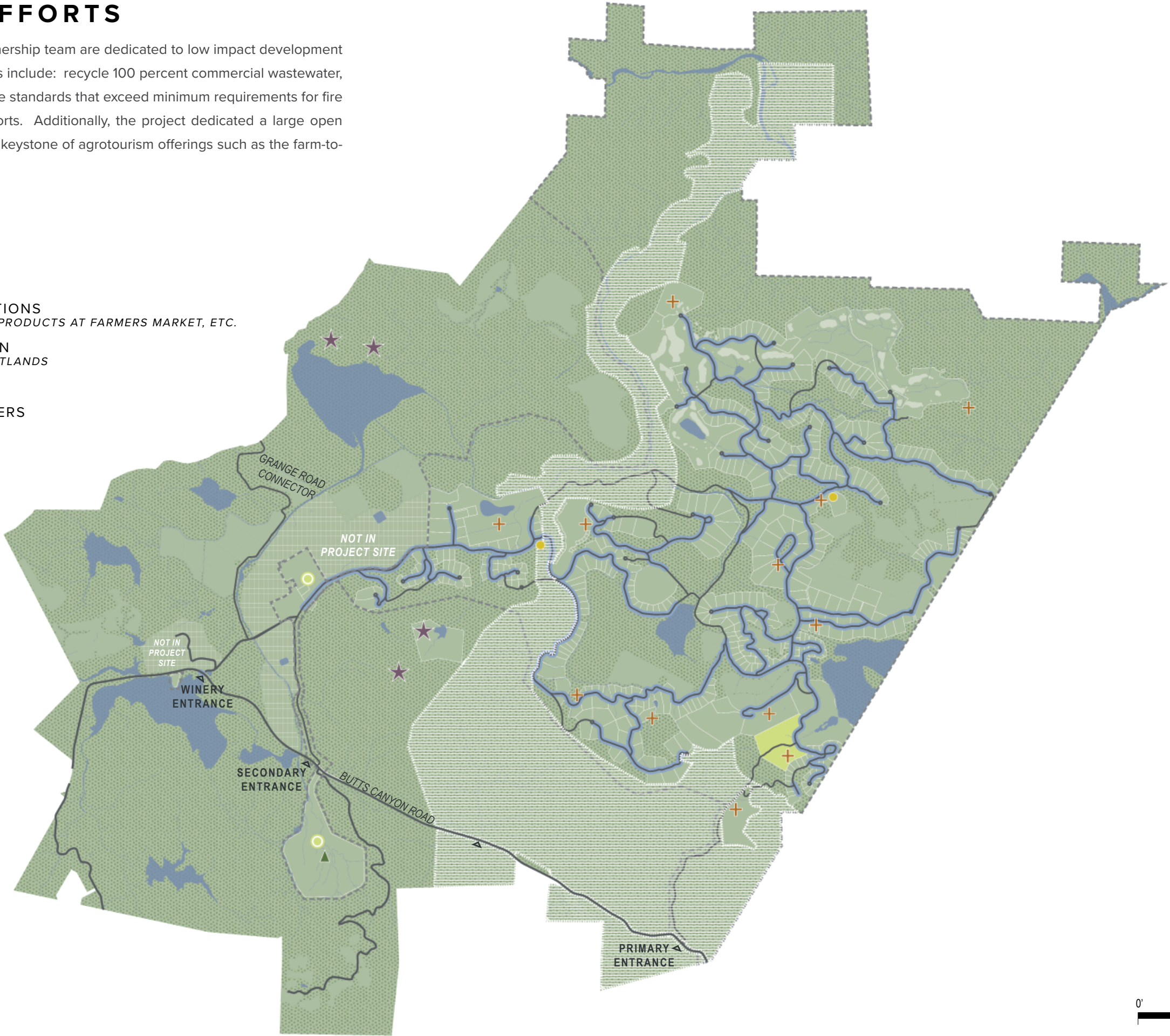
NOTE
Please note that site plan layouts are representative and may change in response to the environmental review process and market demands; please refer to the Tentative Subdivision Maps for the lot layout, roads, and infrastructure.



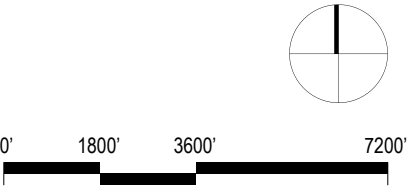
SUSTAINABILITY EFFORTS

The Guenoc Valley Resort development and ownership team are dedicated to low impact development existing with the natural landscape. Project goals include: recycle 100 percent commercial wastewater, zero net electrical energy, propose building code standards that exceed minimum requirements for fire resiliency, installation of electric car charging ports. Additionally, the project dedicated a large open space area, native plant nursery, and the project keystone of agrotourism offerings such as the farm-to-table experience.

- DEDICATED OPEN SPACE
NO DEVELOPMENT ALLOWED
- FIRE RESILIENT LANDSCAPE
- GRAZING & ANIMAL HUSBANDRY
- DIVERSIFIED AGRICULTURE OPERATIONS
GARDENS, ORCHARDS, LOCALLY SOURCED PRODUCTS AT FARMERS MARKET, ETC.
- RIPARIAN & WETLAND RESTORATION
LAKES, PONDS, CREEKS, STREAMS, AND WETLANDS
- RECYCLED WATER DISTRIBUTION
- WASTEWATER RECLAMATION CENTERS
- COMPOST & RECYCLING CENTERS
- EV CHARGING STATIONS
- SOLAR FIELDS
TOTAL: 40 ACRES
RESULT: ZERO NET ELECTRIC ENERGY
- NATIVE NURSERY



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LOW-IMPACT DESIGN

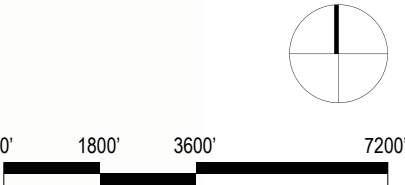
Each resort community will include a mixture of hotel Units, Resort Residential, and Residential Villas. The clustering of development reduces the sprawl of the development and results in consolidated hubs for the guest to enjoy while preserving the rural landscape and agricultural qualities of the property. Both the Resort Residential and the Residential Villas are intended for subdivision. This results in a very low density, an average of 0.23 units per acre, with portions of each lot in conservation, which is similar to surrounding rural residential context. Roadways and typical buildings are accurately scaled in the site plan below to demonstrate the low-impact design.

RESIDENTIAL UNITS PER ACRE IN RESORT COMMUNITIES

- 0.25 BOHN RIDGE RESORT COMMUNITY
- 0.25 EQUESTRIAN CENTER COMMUNITY
- 0.27 MAHA FARM COMMUNITY
- 0.15 DENNISTON GOLF ESTATES COMMUNITY



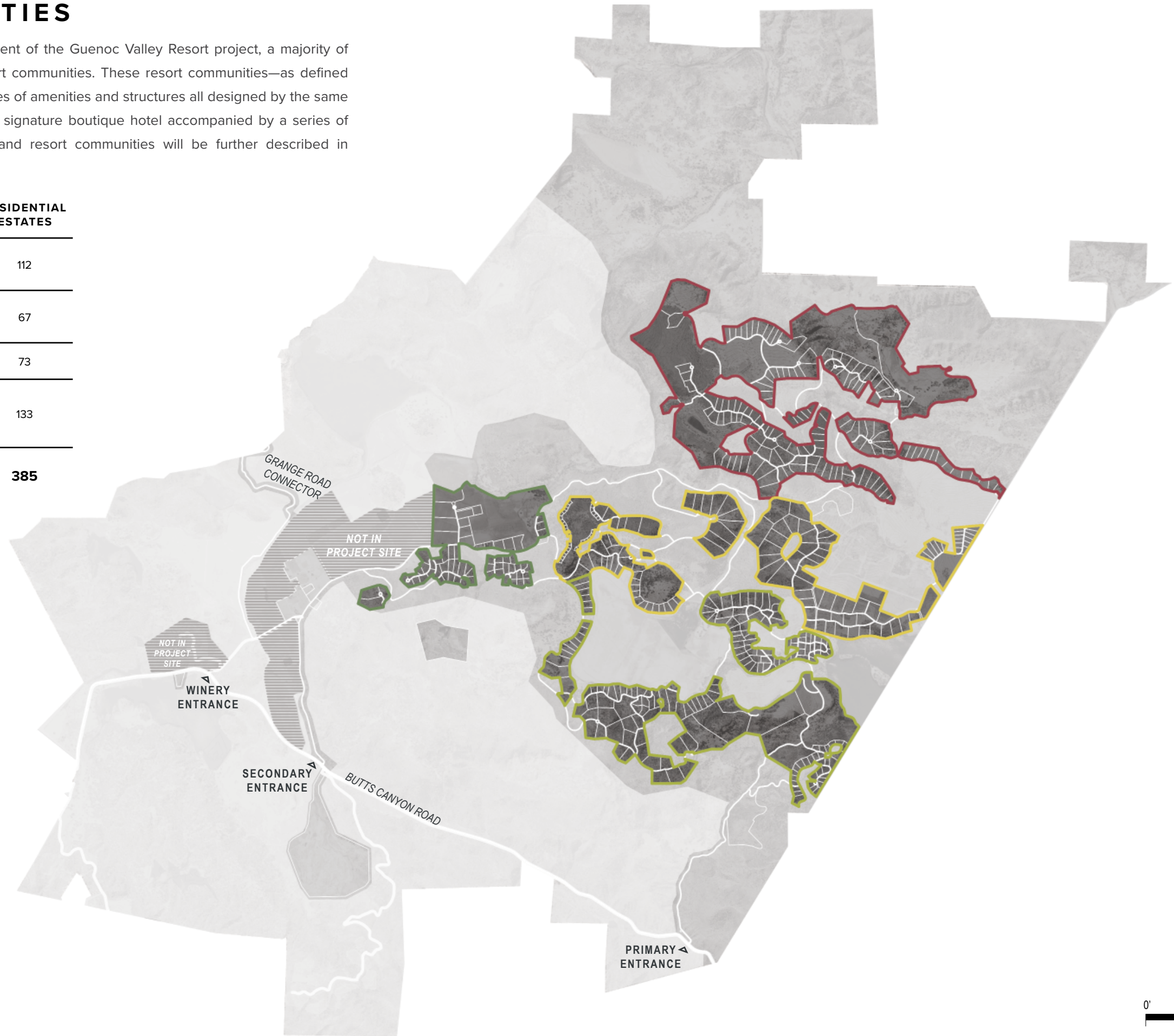
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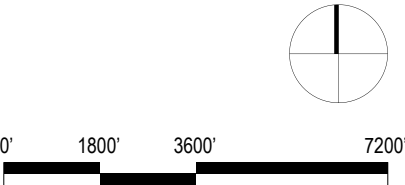
RESORT COMMUNITIES

Although the site boundary determines the extent of the Guenoc Valley Resort project, a majority of development will occur within a series of resort communities. These resort communities—as defined by the boundaries shown below—include a series of amenities and structures all designed by the same architect. Each resort community will include a signature boutique hotel accompanied by a series of residential properties. These hotels, resorts, and resort communities will be further described in Section 3: Architecture and Land Use Plans.

	HOTEL UNITS	RESORT RESIDENTIAL UNITS	RESIDENTIAL ESTATES
BOHN RIDGE RESORT COMMUNITY	49	30	112
EQUESTRIAN CENTER COMMUNITY	50	0	67
MAHA FARM COMMUNITY	48	104	73
DENNISTON GOLF ESTATES COMMUNITY	0	7	133
TOTAL	147	141	385

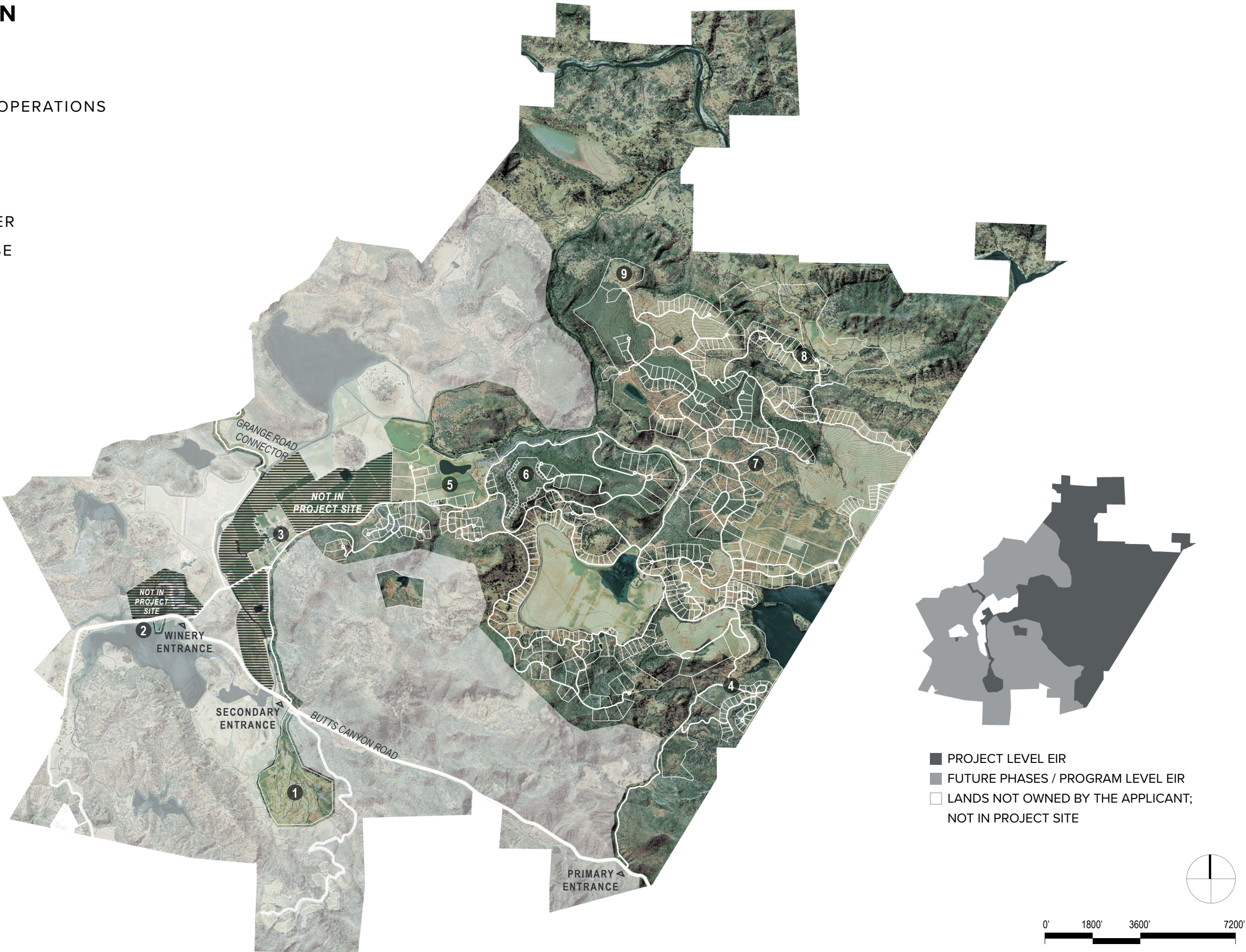


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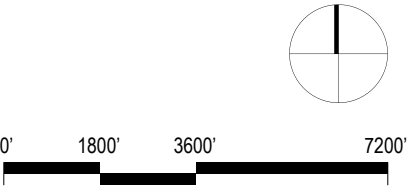
PROJECT SITE PLAN

- 1 WORKFORCE HOUSING
- 2 AERIAL SITE ACCESS
- 3 CENTRAL BACK-OF-HOUSE OPERATIONS
- 4 MAHA FARM
- 5 EQUESTRIAN CENTER
- 6 BOHN RIDGE RESORT
- 7 SUPPORT SERVICES CLUSTER
- 8 RENAISSANCE GOLF COURSE
- 9 DENNISTON GOLF ESTATES



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■ PROJECT LEVEL EIR
 ■ FUTURE PHASES / PROGRAM LEVEL EIR
 □ LANDS NOT OWNED BY THE APPLICANT;
 NOT IN PROJECT SITE



ENVIRONMENTAL REVIEW

The General Plan Amendment, and Area Plan Special Study Area No.3 map amendment, propose the GVD district. The project entitlements will be subject to both a program-level and project-level Environmental Impact Report (“EIR”), administered under the direction of the County of Lake; the project-level analysis will address the first phase of the Guenoc Valley Resort, with subsequent phases of the project analyzed at a programmatic level.

The unique size, scale, and distinctiveness of the project will have a significant beneficial impact on the local community. Considering the multiple natural disasters in the last decade, the proposed project should offer many welcome benefits to the County (see the Community Benefit Map). Contributions to the County’s economy include new housing, workforce options, expansion of tourism, agriculture, and an overall increase in community pride. This project will include farm-to-table experiences, outdoor and indoor recreational uses, expansion of agricultural uses, workforce housing, open space preservation, and new jobs. Environmentally, this project also includes exceptional landscape management, proactive fire mitigation planning, and commitments to on-site renewable water reuse and renewable energy generation.



SECTION 2 LANDSCAPE

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GUENOC VALLEY LANDSCAPE

The project, currently consisting of 82 assessor’s parcels totaling approximately 16,000 acres within Guenoc Valley, is located three miles southeast of Middletown on the southeast border of Lake County, bordering Yolo and Napa Counties to the south and east, with primary access along Butts Canyon Road. The Guenoc Ranch remains one of the largest privately owned properties in the state of California. The Hidden Valley Lake community, to the northwest, is undergoing continued development.

Guenoc Valley is a small inland valley set on an alluvial fan, isolated from surrounding areas by rocky ridges and volcanic rock. As part of the inner coastal range of Northern California, the site is characterized by uniquely varied topography, with rolling hills, oak woodlands, irrigated vineyards, grazing corridors, open space, and meadows. Ground elevation ranges from 62 to 950 feet above sea level. The average rainfall is 35 inches a year, slightly less than neighboring Middletown, with slightly greater seasonal temperatures, and generally less severe fog.

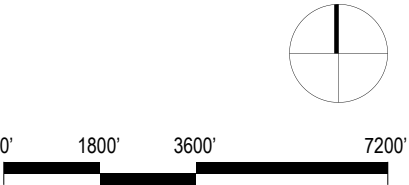
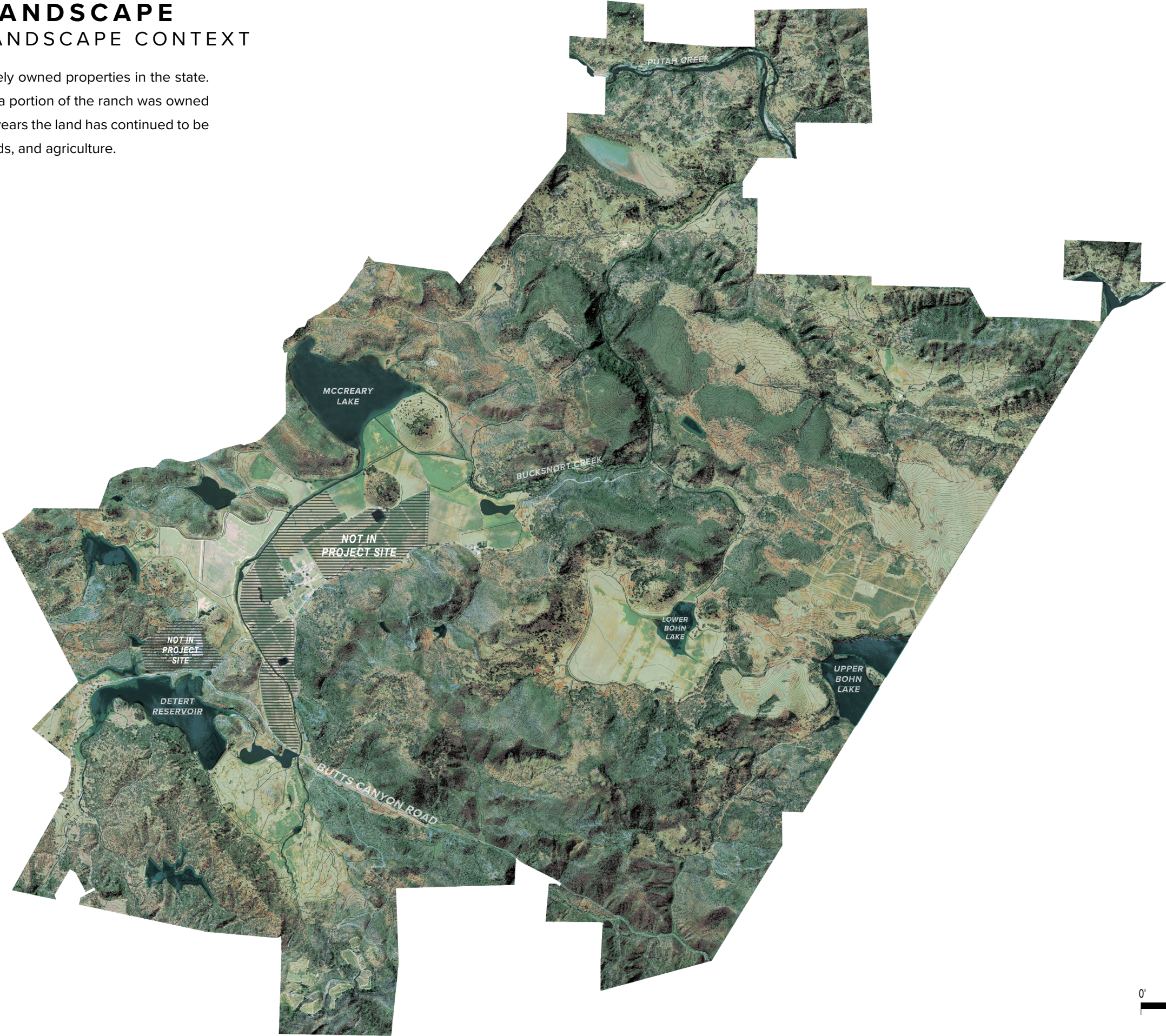
An existing loop road currently provides access from Guenoc Road, which intersects Butts Canyon Road across from the Detert Reservoir. The project anticipates continued utilization of the existing loop road, with an improved intersection located approximately just over 1 mile from the existing intersection to the Langtry Winery. Additionally, a new primary entrance will be installed further east on Butts Canyon Road.



GUENOC VALLEY LANDSCAPE

EXISTING & HISTORIC LANDSCAPE CONTEXT

Guenoc Ranch remains one of the largest privately owned properties in the state. The property first came to public attention when a portion of the ranch was owned by the British Actress, Lillie Langtry. Through the years the land has continued to be utilized for outdoor recreational pursuits, vineyards, and agriculture.

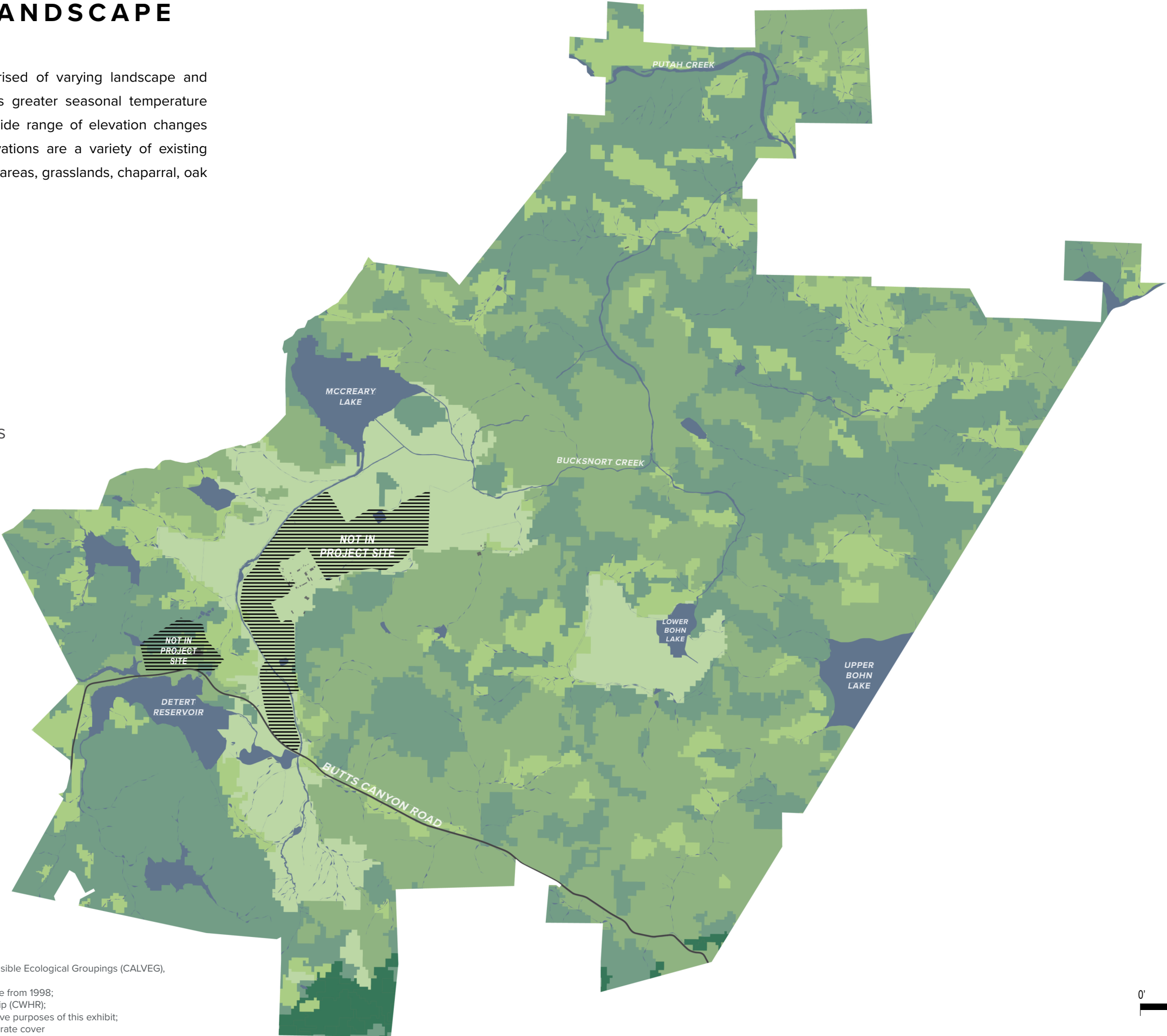


GUENOC VALLEY LANDSCAPE

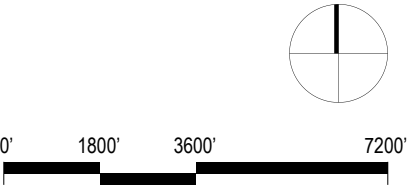
VEGETATION TYPES

Guenoc Valley, a small inland valley, is comprised of varying landscape and vegetation characteristics. The site experiences greater seasonal temperature extremes than neighboring areas, and has a wide range of elevation changes throughout the property. At these varying elevations are a variety of existing vegetation types and uses, including agricultural areas, grasslands, chaparral, oak woodlands, and general forestland.

- AGRICULTURE
- GRASSLANDS
- CHAPARRAL
- OAK WOODLANDS
- GENERAL FORESTLANDS
- WATER
- BARREN LAND AND ROCK PILES



SOURCE
U.S. Forest Service, Classification and Assessment with LANDSAT of Visible Ecological Groupings (CALVEG), EVeg Mid Region 5 North Coast Mid, January 18, 2018; data source information ranges from the year 1998 to 2015; data for site from 1998; data source crosswalked with the California Wildlife Habitat Relationship (CWHR); CWHR categories simplified to the above seven categories for illustrative purposes of this exhibit; a detailed survey of existing vegetation will be submitted under a seperate cover

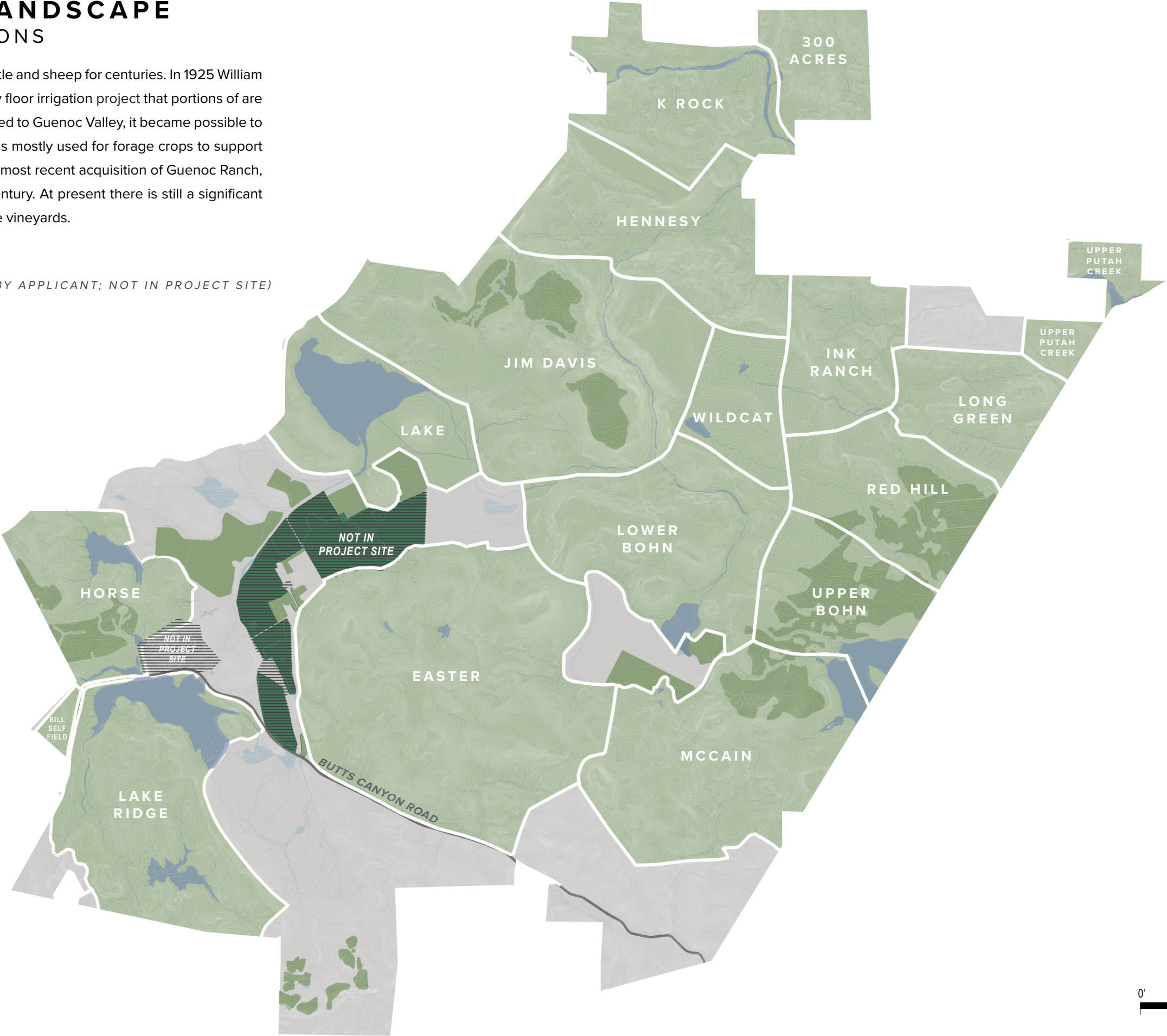


GUENOC VALLEY LANDSCAPE

AGRICULTURAL OPERATIONS

Historically Guenoc Valley has been grazed by cattle and sheep for centuries. In 1925 William F. Detert built Detert Reservoir and started a valley floor irrigation project that portions of are still being used today. After irrigation was introduced to Guenoc Valley, it became possible to grow more agricultural crops, but the property was mostly used for forage crops to support the existing grazing operations. At the time of the most recent acquisition of Guenoc Ranch, the property had been farmed for more than a century. At present there is still a significant cattle and sheep operation in conjunction with the vineyards.

- LANGTRY VINEYARDS
- FOLEY VINEYARDS (NOT OWNED BY APPLICANT; NOT IN PROJECT SITE)
- PASTURES (PASTURE NAME NOTED)

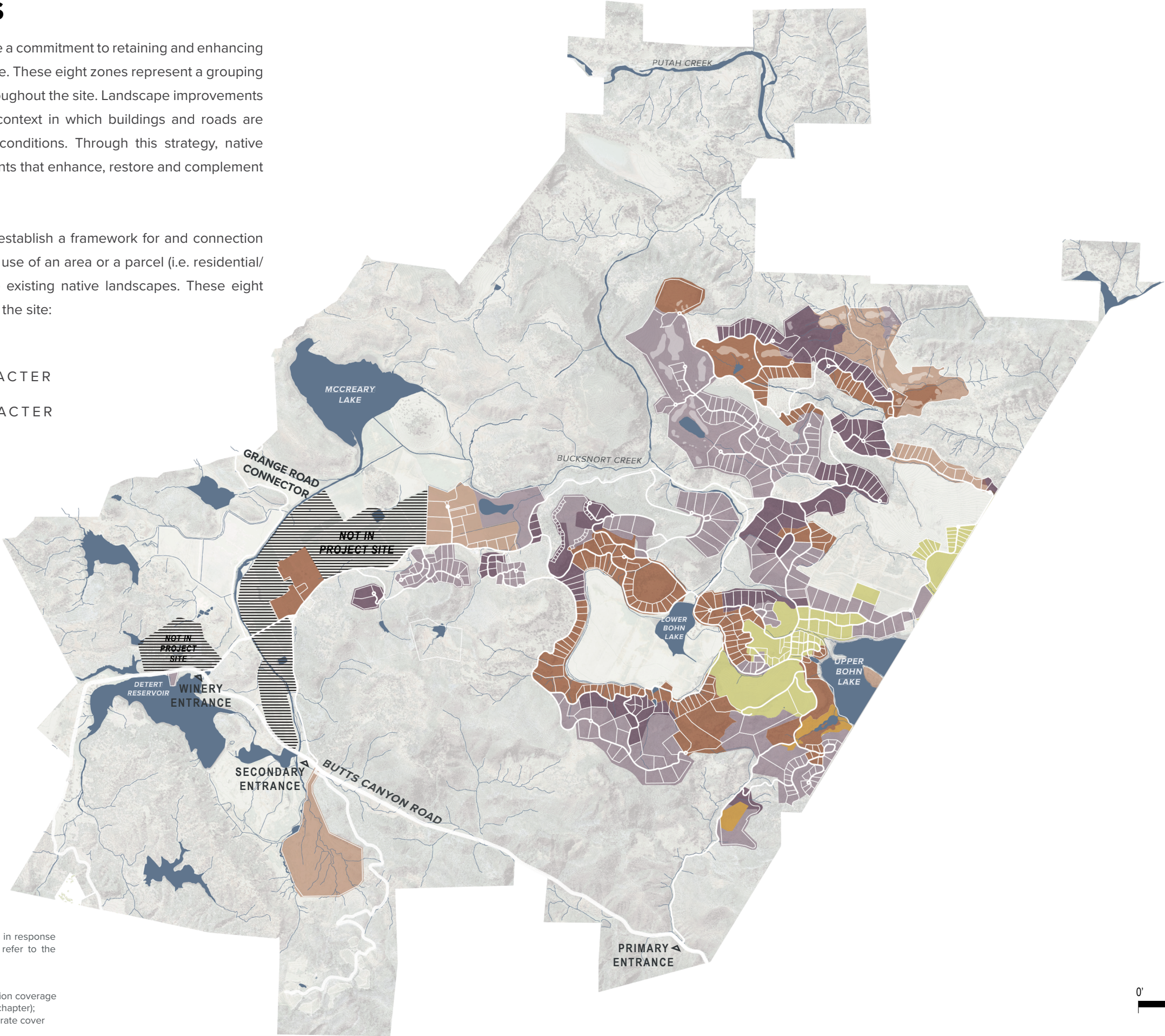


LANDSCAPE ZONES

The eight proposed landscape zones demonstrate a commitment to retaining and enhancing the existing landscape patterns throughout the site. These eight zones represent a grouping of a majority of landscape communities found throughout the site. Landscape improvements will exhibit a ‘light-touch’ approach, creating a context in which buildings and roads are closely integrated with the present landscape conditions. Through this strategy, native landscapes will be supplemented by adaptive plants that enhance, restore and complement the existing site character.

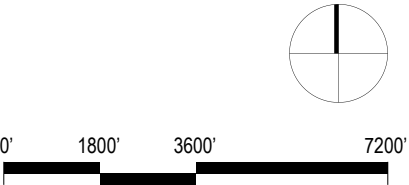
These proposed landscape zones are intended establish a framework for and connection between the landscape character of an intended use of an area or a parcel (i.e. residential/ commercial development or recreation) and the existing native landscapes. These eight zones will guide landscape strategies throughout the site:

- WOODLAND CHARACTER
- CHAPARRAL WOODLAND CHARACTER
- GRASSLAND WOODLAND CHARACTER
- GRASSLAND CHARACTER
- VINEYARDS CHARACTER
- FARMLAND CHARACTER
- WATERSIDE CHARACTER
- RURAL LANDSCAPES & RECREATION AREAS



NOTE
Please note that site plan layouts are representative and may change in response to the environmental review process and market demands; please refer to the Tentative Subdivision Maps for the lot layout, roads, and infrastructure.

SOURCE
Landscape zones concept based on public sources of existing vegetation coverage (see "Vegetation Types" exhibit with the "Guneoc Valley Landscapes" chapter); a detailed survey of existing vegetation will be submitted under a seperate cover



LANDSCAPE ZONES DESCRIPTIONS



WOODLAND CHARACTER

These areas are dominated by dense groves of oak woodlands, including the Blue Oak and the Valley Oak. Any landscape improvements within this zone will be limited to areas directly adjacent to buildings and roadways within low-impact residential and commercial development. Every effort will be made to enhance and emulate the existing woodland condition and preserve oaks during the development process, as these trees will be essential to the residential and resort character throughout this zone.



VINEYARDS CHARACTER

Wine grape vineyards have been and will continue to provide an important and dominant landscape use and character for Guenoc Valley. The working vineyards will provide a strong visual connection to the site’s history and a basis for an agricultural/agrarian landscape expression characterized by windrows, tree-lined roadways, special fencing and planting of vineyard perimeters. The irrigated vineyards also play an important role in providing irrigated and managed landscape, a key component minimizing fire risk.



CHAPARRAL WOODLAND CHARACTER

The Chaparral Woodland zone is characterized by often dense growth of chaparral species and scattered oak, pine and other trees. Seasonally varied, the large shrub species include Toyon, manzanita, chemise, grasses and other species. This vegetative community has been impacted by fire in the recent past and requires particular attention to manage, restore and maintain in a healthy, beautiful state.



FARMLAND CHARACTER

Productive farmlands are an important landscape character initially located at the Maha Farm, and will provide substantial food and fiber sources for guests, residents, and the local community. The farmlands will be intensively managed and include vegetable gardens, orchards, herbs, flowers, animal products and fiber sources. To the extent feasible, edible plantings will be extended beyond the large garden and orchards to guest patios, roadway plantings or other appropriate areas to create an integrated productive landscape experience.



GRASSLAND WOODLAND CHARACTER

The Grassland Woodland Zone, as its name suggests, consists of an understory of grasses and wildflowers under varied tree canopies. Historically grazing has been, and will continue to be, instrumental in maintaining this landscape character throughout large portions of the Guenoc Valley site. The Grassland Woodland association will be the predominant approach and character for landscape improvements along roadways and residential development areas.



WATERSIDE CHARACTER

Areas identified as Waterside Character include existing lakes, streams, seasonal drainages, and wetlands,. Development within and adjacent to waterside areas will include riparian plantings appropriate for the seasonal changes of water levels and flows that will transition to the adjacent landscape character in the uplands.



GRASSLAND CHARACTER

The Grassland Zone naturally occurs in several portions of the site both south and north of Butts Canyon Road. Grasslands are characterized by a variety of native and non-native grasses and wildflowers with limited tree and chaparral cover. Landscape development within the Grassland zone will emphasize use of drought-tolerant native grasses, wildflowers and limited tree planting. Grasslands outside of development areas will continue to be managed for grazing.



RURAL LANDSCAPES & RECREATION AREAS

The majority of the site will be maintained in a natural, rural state, supporting continued grazing and limited recreation uses such as hiking, horseback riding or similar uses. Except for the vineyards and farmland character zones, all other landscape types occur throughout this zone.

LANDSCAPE ZONES COMMON EXISTING PLANTS

Each Landscape Zone includes a variety of existing plant species, both native and non-native, with some overlap between zones, examples shown here. New development or restoration within any single zone will include a carefully selected list of existing species including grasses, shrubs and trees to distinguish the area and to provide a framework for new landscapes.

- N

CALIFORNIA NATIVE
- WOODLAND

CHAPARRAL WOODLAND

GRASSLAND WOODLAND

GRASSLAND
- VINEYARDS

FARMLAND

WATERSIDE

RURAL LANDSCAPES & RECREATION AREAS



N

HARDSTEM BULRUSH | *Schoenoplectus acutus*



N

MANZANITA | *Arctostaphylos* spp.



N

PURPLE NEEDLE GRASS | *Nassella (Stipa) pulchra*



PETITE SIRAH | *Vitis vinifera*



N

BLUE OAK | *Quercus douglassii*



N

CALIFORNIA OAT GRASS | *Dantonion californica*



N

COFFEEBERRY | *Rhamnus californica*



N

VALLEY OAK | *Quercus lobata*



WILD OATS | *Avena (barbata, fatua)*



N

SUGAR BUSH | *Prunus ilicifolia*



N

CANYON LIVE OAK | *Quercus chrysolepis*

LANDSCAPE ZONES ADDITIONAL COMPLEMENTARY PLANTS

Within each zone, new landscaping will include a special palette of existing plants, supplemented by a specialized list of complementary plant species, examples shown here. The intent is to give each area a distinctive character that is based on the existing vegetative association found in the zone, supplemented with other plantings that provide richness, seasonal variation, special character or habitat value.

- N

CALIFORNIA NATIVE
- WOODLAND

CHAPARRAL WOODLAND

GRASSLAND WOODLAND

GRASSLAND
- VINEYARDS

FARMLAND

WATERSIDE

RURAL LANDSCAPES & RECREATION AREAS



N

BUCKWHEAT | *Eriogonum fasciculatum*



N

LONDON PLANE | *Platanus x acerifolia*



N

IDAHO FESCUE | *Festuca idahoensis*



N

MARINA STRAWBERRY TREE | *Arbutus 'Marina'*



N

CALIFORNIA SYCAMORE | *Platanus racemosa*



N

BLUE WILD RYE | *Elymus glaucus*



N

WESTERN REDBUD | *Cercis occidentalis*



N

BLACK WALNUT | *Juglans californica*



N

CALIFORNIA OATGRASS | *Dantonia californica*



N

FUJI APPLE | *Malus pumila*



N

OLIVE | *Olea europaea*



LANDSCAPE IMPROVEMENT EXTENTS

The overall approach to landscape improvements throughout the site are to exhibit a “light touch” approach that emphasizes the existing natural and rural character. New landscaping will generally provide a transition between more highly developed (and irrigated) landscapes near buildings and selectively along roadways to more natural landscapes managed to reduce fire risk.

HARDSCAPE / NON-COMBUSTIBLE SHOULDER
0' - 10' FROM BOTH ROADWAY EDGES

ZONE 0 EMBER-RESISTANT ZONE
0' - 5' FROM EDGE OF BUILDING

PRIMARY LANDSCAPE IMPROVEMENT
10' - 30' FROM EDGE OF ROADWAYS; 5' - 30' FROM EDGE OF BUILDINGS
The majority of newly planted and irrigated landscape will be within this area. The landscape design will be guided by the landscape zone character and fuel reduction standard, which includes a prioritization of native and low fuel vegetation.

LIMITED LANDSCAPE IMPROVEMENT
30' - 50' FROM EDGE OF ROADWAYS; 30' - 100' FROM EDGE OF BUILDINGS
A limited amount of landscape improvement will occur within this buffer area. The landscape improvements within this area will be minimal, and mostly involve defining the edges of the landscape design and reducing vegetated fire risk.

LANDSCAPE MANAGEMENT
BEYOND 50' FROM EDGE OF ROADWAYS; BEYOND 100' FROM EDGE OF BUILDINGS
Within this area, plants and vegetated conditions with a high fire risk concern will be selectively addressed. This will primarily include cutting down dead and highly-combustible vegetation. Otherwise, the existing landscape will be conserved to the maximum extent.

AGRICULTURE

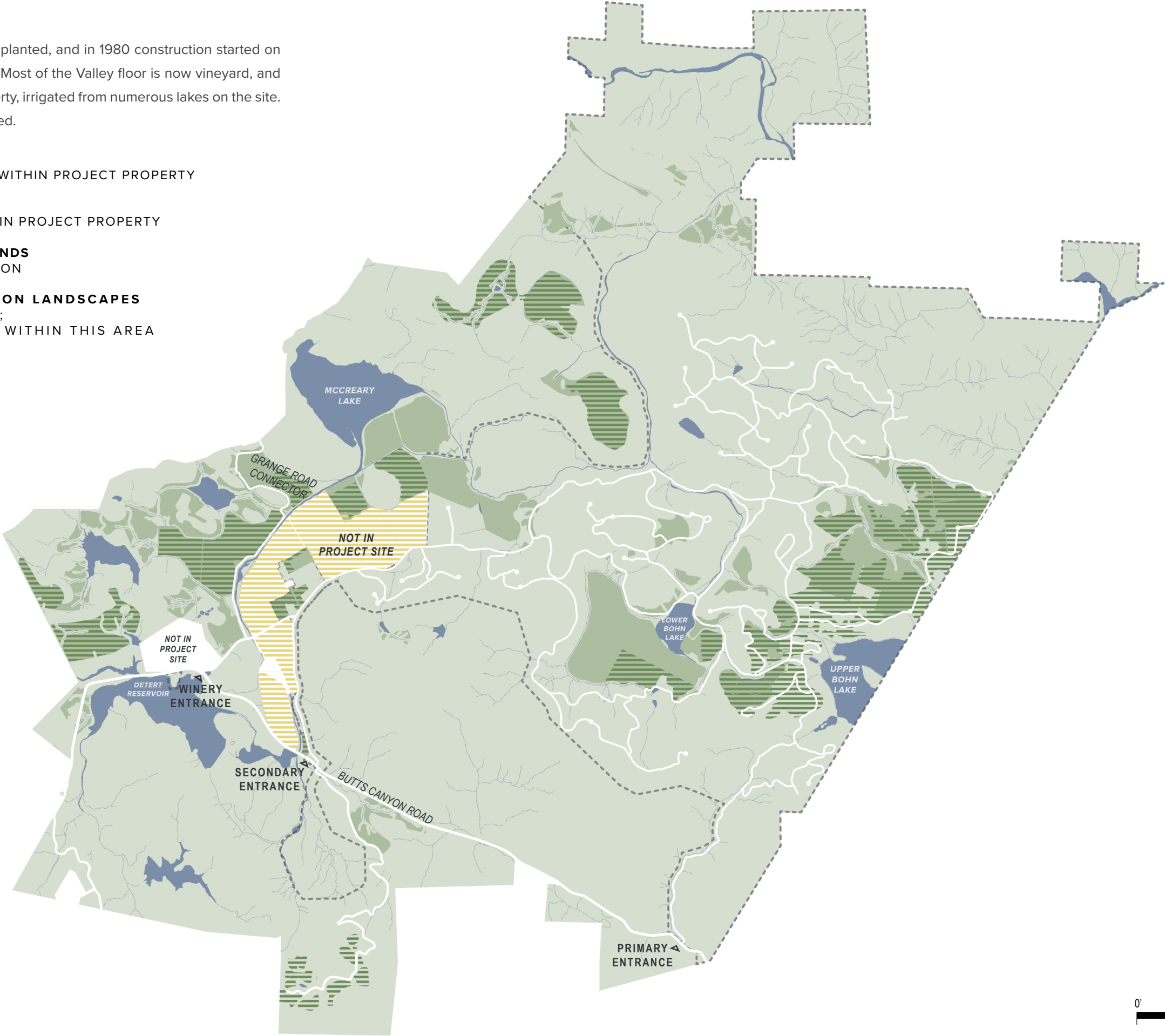
Both historic and active agricultural practices such as vineyards and grazing operations are part of the culture of the Guenoc Valley. The project proposes to continue this historic land use culture and expand it for on-site food production. Furthering agriculture within Guenoc Valley, through promotion of local produce and artisans’ products, farm-to-table restaurants, farmers markets, and recreational activities, will ensure the continued viability of Lake County’s agricultural culture and economy. Furthermore, the grazing of livestock on the landscape enhances agri-tourism experiences, helps promote local agricultural products and supports fire management strategies for vegetative management. By farming grass-fed beef, sheep and goats, the project will create a variety of opportunities for agriculture within the Maha Farm and throughout the site.



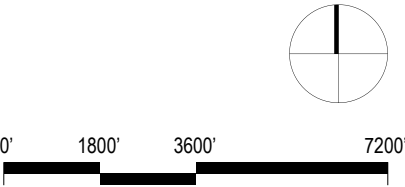
VINEYARDS

In the late 1970's, some irrigated vineyards were planted, and in 1980 construction started on Guenoc Winery which is still in production today. Most of the Valley floor is now vineyard, and vineyards are being planted throughout the property, irrigated from numerous lakes on the site. There are 1,541 acres of vineyards currently planted.

- FOLEY VINEYARDS**
CURRENTLY PLANTED VINEYARDS NOT WITHIN PROJECT PROPERTY
- LANGTRY VINEYARDS**
CURRENTLY PLANTED VINEYARDS WITHIN PROJECT PROPERTY
- POTENTIAL VINEYARDS ON LEASED LANDS**
AREAS FOR LEASED VINEYARD EXPANSION
- POTENTIAL VINEYARDS ON COMMON LANDSCAPES**
AREAS FOR VINEYARD EXPANSION;
AGRICULTURE ALLOWED BY RIGHT WITHIN THIS AREA



NOTE
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DIVERSIFIED AGRICULTURE

The following farming activities will occur at Maha Farm and throughout the site:

A CSA program for residents – A Community Supported Agriculture (CSA) program consists of a community of individuals who pledge support to a farm operation by paying a subscription fee to get various products delivered. The community and the growers provide mutual support and share in the risks and benefits of food production. Residents who opt to participate in a CSA program as well as the visitors will be able to purchase beef from the resident herd, pursuant to USDA laws about purchasing grass fed beef shares. (Animals are purchased directly from the farm, but slaughtered, butchered and wrapped at a USDA facility.)

Beef for restaurants & retail – Beef from the resident herd, once slaughtered and butchered off-site, will be returned to an on-site butchery for further handling. Thus, beef from the on-site herd can be supplied to the on-site restaurants, and also sold at retail outlets at the Maha Farm.

Tallow candles & beef cuts for retail sale – Beef tallow can be used to create candles for workshops and for sale in various retail outlets, including the Farmer’s Market and Grocery.

Lamb for restaurants & retail – Lamb from either the on-site resident herd or from the seasonal herd will be sent off-site to a certified slaughter facility and butchering facility, and a small portion will be processed by the Maha butchery for sale to restaurants and at the farmer’s market and included as a CSA option as well.

Wool shearing and fiber spinning – Wool sheared from the sheep that graze the site can be hand-processed into fiber products including hand-spinning and felted products used for on-site workshops. Wool can then be turned into various fiber products and sold on-site.

Agriculture and Horticulture – Up to five acres will be allocated on the Maha Farm site for the production of annual and perennial crops to produce a suite of mixed vegetables, fruits, and nuts. Value-added products, including pickling and jam preserves will also be processed on-site.

Hedgerows, windbreaks, and Integrated Pest Management (IPM) – Native Hedgerows will be planted for a variety of uses, including: aesthetic landscape borders, fire breaks, pollinator and bird habitat, carbon sequestration and other ecosystem services. These hedgerows will be places in various locations around the Maha Farm to ensure adequate plant material for harvesting (willow, dye plants) and provide resources for local fauna and flora, including perennials that will bloom during the times when bees may require extra forage.

Flower Farm – a small portion of the garden area within the Maha Farm’s mixed vegetable/orchard will be set aside for the growing of flowers for the Maha hotels and also for sale in the farmer’s market and other retail outlets. This will be managed by a resident flower-farmer, tending to a year-round flower and dye garden.

Agroforestry & poultry production – Integrated into the farm operation in further phases of the development will be a small-scale pastured poultry operation, which will help manage insect populations, fertilize soil, and contribute to the overall aesthetics of the farm, in addition to providing eggs on-site and meat for resident and guest consumption. Meat Birds will be processed at a state-inspected slaughter facility such as American Poultry, in Sacramento, or the Rabbit barn, Turlock or Mary’s Chicken in Petaluma. Ultimately, Maha will consider investing in developing its own state-inspected meat bird facility.

Apothecary with Herbs Processing Facility – This will showcase an “old-timey” country store that sells dried herbs and tinctures, alongside teas, herbs, soaps, candles, and a variety of other natural products available for purchase. Many of these will be produced on-site and there is ample opportunity to educate customers about the source ingredients, enhancing their connection to the property.

On-site bee operation (for honey and bee pollen) – An on-site bee operation with at least 30 hives can supply the restaurant and various on-site retail areas with honey and bee pollen.

Small-scale dairy – In later phases of the project a regenerative, pasture-based dairy may be developed to ensure high-quality local dairy products for client consumption.

Aquaculture / aquaponics – Aquaponics is slated to be incorporated into the farming system.

Greenwave – bivalves + purple urchins – We are considering a polyculture farming system that can yield shellfish and seaweed. This system can also incorporate the production of purple urchins.

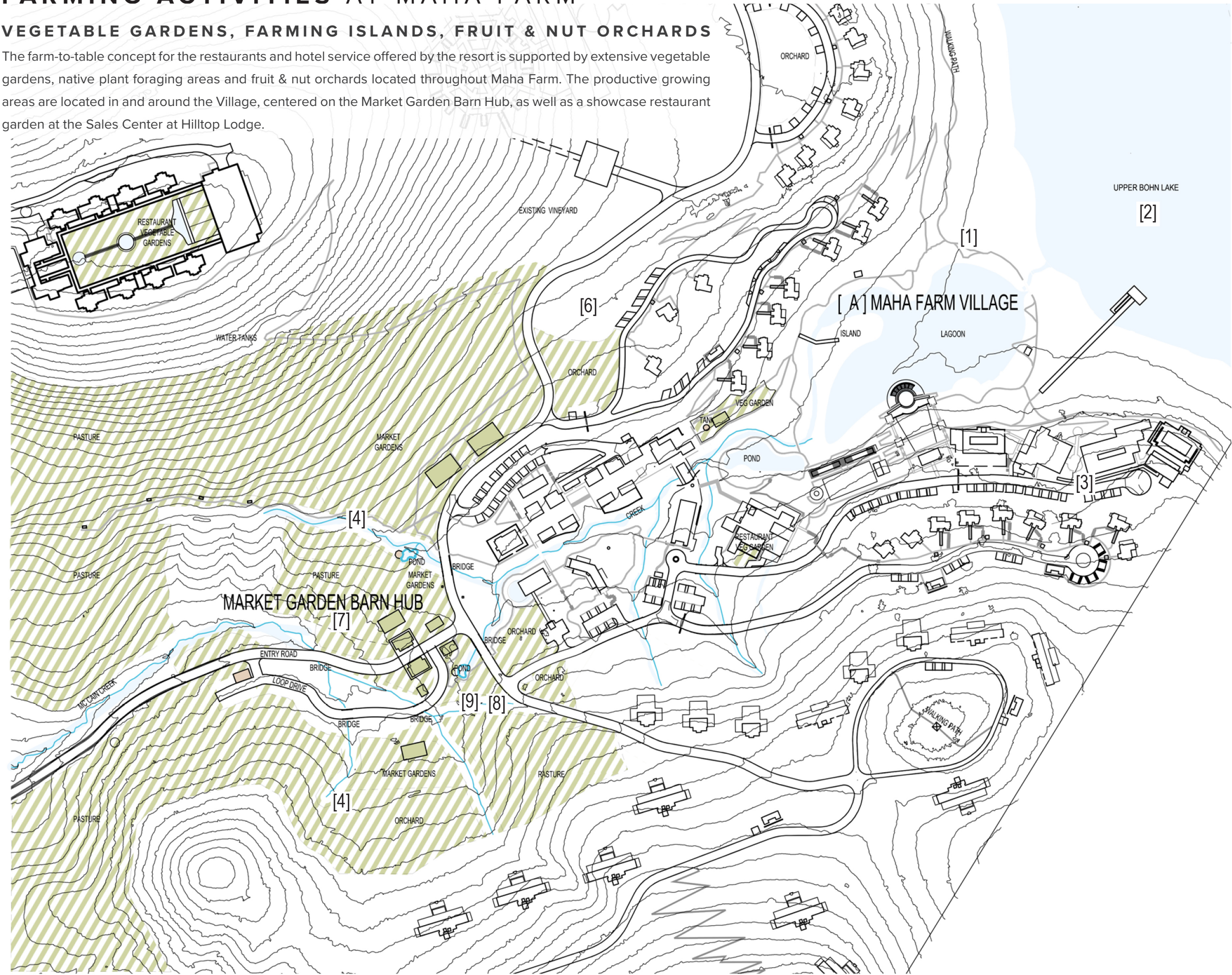
Wild forage – Opportunities to forage for native plants, including mushrooms, will be offered under the supervision of a certified mycologist or botanist.

Composting – All organic materials will be composted on-site in compliance with CA Air Resources, CA Water Resources board and CALRecycle on-site composting regulations. SOPs for appropriate composting will be regularly updated and there will be a compost manager assigned to manage the composting and stay updated with the regulatory environment. To minimize the amount of greenhouse gas emissions from composting, we are considering utilizing an Aerated Static Pile composting system.

FARMING ACTIVITIES AT MAHA FARM

VEGETABLE GARDENS, FARMING ISLANDS, FRUIT & NUT ORCHARDS

The farm-to-table concept for the restaurants and hotel service offered by the resort is supported by extensive vegetable gardens, native plant foraging areas and fruit & nut orchards located throughout Maha Farm. The productive growing areas are located in and around the Village, centered on the Market Garden Barn Hub, as well as a showcase restaurant garden at the Sales Center at Hilltop Lodge.

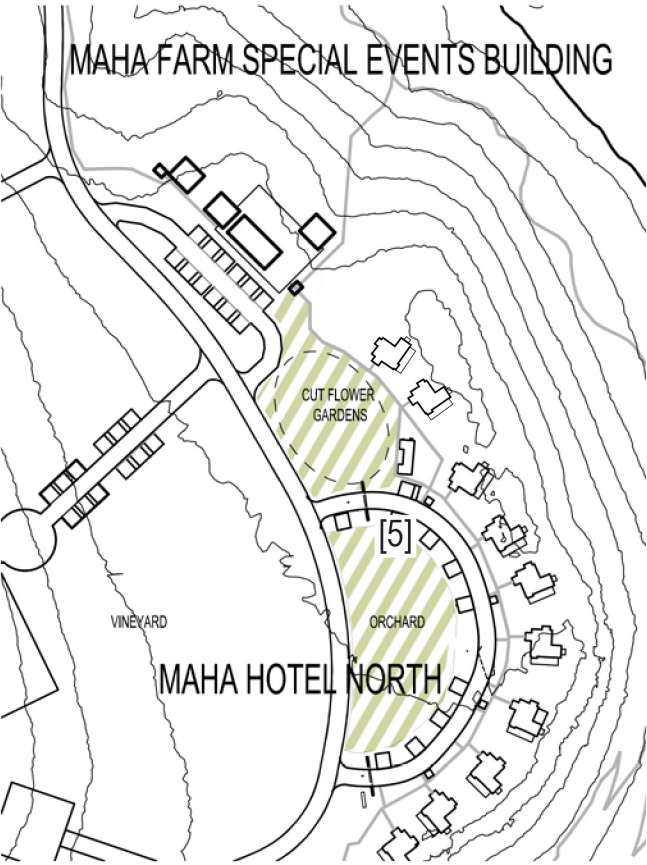


COLOR LEGEND

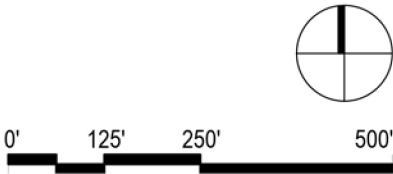
	AGRICULTURE- OUTDOOR		AGRICULTURE- ACCESSORY
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MAHA FARM VEGETABLE GARDENS & ORCHARDS

NAME	GENERAL USE	SPECIFIC USE	INDOOR	OUTDOOR
MAHA RESTAURANT VEGETABLE GARDENS	AGRICULTURE PRIMARY	AGRICULTURE	000 SF	1.5 ACRES
MARKET GARDEN BARN HUB	AGRICULTURE PRIMARY	AGRICULTURE	000 SF	7.3 ACRES
ORCHARD	AGRICULTURE PRIMARY	AGRICULTURE	000 SF	3.8 ACRES
ANIMAL PASTURES	AGRICULTURE PRIMARY	AGRICULTURE	000 SF	40 ACRES
FLOWER GARDENS	AGRICULTURE PRIMARY	AGRICULTURE	000 SF	0.8 ACRES
SALES CENTER VEGETABLE GARDENS	AGRICULTURE PRIMARY	AGRICULTURE	000 SF	1.2 ACRES
GRAND TOTAL			000 SF	up to 54.6 ACRES



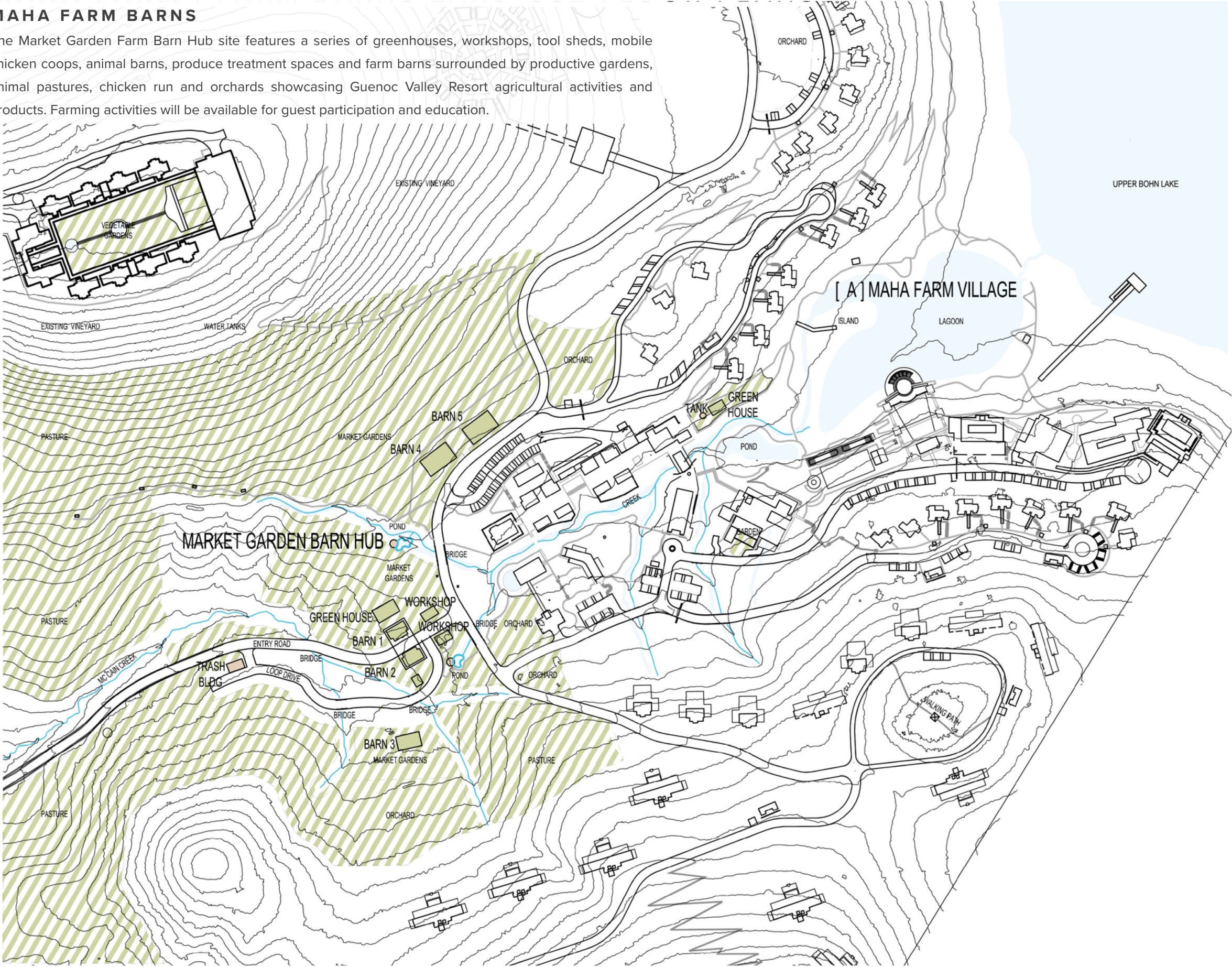
NOTE
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FARMING ACTIVITIES FARM BARN LAND USE FLOOR PLANS

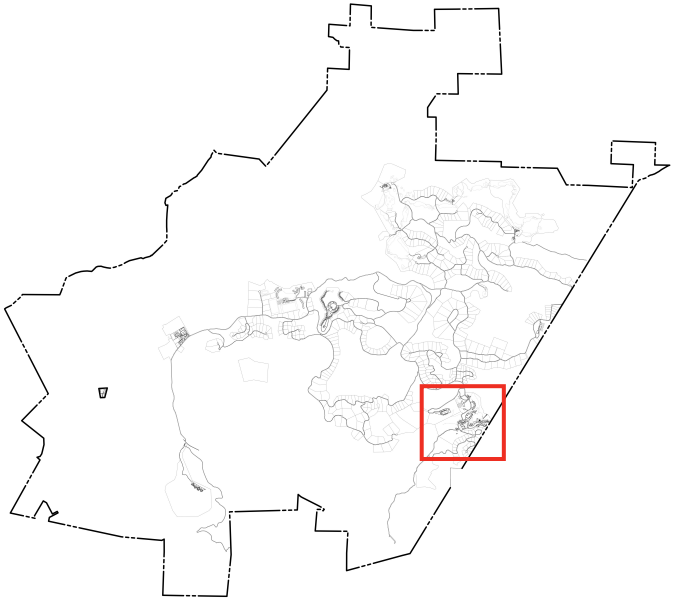
MAHA FARM BARNs

The Market Garden Farm Barn Hub site features a series of greenhouses, workshops, tool sheds, mobile chicken coops, animal barns, produce treatment spaces and farm barns surrounded by productive gardens, animal pastures, chicken run and orchards showcasing Guenoc Valley Resort agricultural activities and products. Farming activities will be available for guest participation and education.

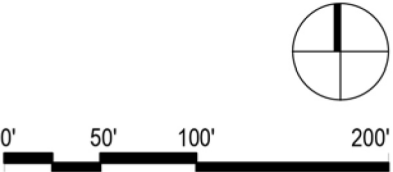


COLOR LEGEND	
	AGRICULTURE- ACCESSORY
	AGRICULTURE- OUTDOOR
	RESORT-UTILITY

MAHA FARM BARNs				
BUILDING NAME	GENERAL USE	SPECIFIC USE	ACROSS	OUTDOOR
HS HIKER / HORSE SHELTERS	RESORT ACCESSORY	OUTDOOR RECREATION	400 SF X 11 = 4,400 SF	
MAIN BARN: BARN 1 & 2	AGRICULTURE ACCESSORY	SUPPORTING FACILITY	6,500 SF	
BARN 3	AGRICULTURE ACCESSORY	SUPPORTING FACILITY	2,500 SF	
BARN 4	AGRICULTURE ACCESSORY	SUPPORTING FACILITY	2,500 SF	
BARN 5	AGRICULTURE ACCESSORY	SUPPORTING FACILITY	2,500 SF	
AG ANIMAL SHELTERS	AGRICULTURE ACCESSORY	SUPPORTING FACILITY	400 SF X 4 = 1,600 SF	
WORKSHOP 1	AGRICULTURE ACCESSORY	SUPPORTING FACILITY	1,000 SF	
WORKSHOP 2	AGRICULTURE ACCESSORY	SUPPORTING FACILITY	1,000 SF	
GREENHOUSE 1	AGRICULTURE ACCESSORY	SUPPORTING FACILITY	4,000 SF	
GREENHOUSE 2	AGRICULTURE ACCESSORY	SUPPORTING FACILITY	4,000 SF	
GREENHOUSE 3	DELETED			
GARDENS DETAIL ON PRIOR PAGE	AGRICULTURE PRIMARY	AGRICULTURE		54.6 ACRES
GRAND TOTAL			30,000 SF	54.6 ACRES



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GRAZING ACTIVITIES

The project’s grazing plan takes a current on-site use and continues that use while harnessing the potential for landscape management, providing high fuel load vegetation reduction and site-wide fire mitigation activities.

The project is committed to landscape stewardship. The managed grazing of livestock is a primary tenet of sustainable agriculture and fire prevention both in the open space and designated corridors. Well-managed grazing balances regular and systematic movement of animals to forage and reduce fuel loads thought the site. Targeted grazing by expanding the current use of cattle, sheep or goats can measurably reduce or eliminated fire ladders, therefore promoting fire resilience on site. Additionally, grazing promotes grassland health and diversity, reduces internal susceptibility to wildfires, and increases soil organic carbon helping the on-site water retention. Therefore, the Guenoc Valley Resort utilizes managed grazing in our comprehensive Wildfire Prevention Plan.



GRAZING STANDARDS MATRIX

The following matrix provides general standards to guide site-wide, long-term grazing practices. Although the exact configuration of grazing areas and corridors may shift over time, these general parameters will help to coordinate the placement and movement of herds throughout the site.

Species	Primary Foraging Behavior	Equivalent Animal Unit *	Preferred Vegetation	Minimum Practical Grazing Area (Acres) **	Maximum Practical Grazing Slope (Percent %) (Wet Ground / Dry Ground)	Maximum Density (lbs per acre) (Wet Ground/Dry Ground) ***	Grazing Season	Herd Type
Goats	Browsing	0.2	Chaparral, Brush, Poison Oak, Weeds	0.15 AC	60% / 80%	15,000 lbs / 60,000 lbs	April - October	Seasonal/ Contracted
Sheep	Grazing	0.2	Oak Woodland/ Grassland, select weeds	0.15 AC	60% / 80%	15,000 lbs / 60,000 lbs	April - June	Seasonal/ Contracted
Cattle	Grazing	1.0	Oak Woodland/ Grassland	0.5 AC	50% / 70%	10,000 lbs / 50,000 lbs	Year Round	Resident

* "Equivalent Animal Units" establishes a consistent unit factor to compare herd sizes; for example, a herd of 10 cows (1.0 AU) is equivalent to a herd of 50 goats (0.2 AU)
** The "Minimum Practical Grazing Area" is significantly dependent on herd size; these minimum practical grazing areas assume that herd sizes will remain equally small in order to accommodate efficient grazing in and around small spaces between buildings and roads.
*** The "Maximum Density" is the maximum collective herd weight supported per grazeable acre



GOAT BROWSING



SHEEP GRAZING

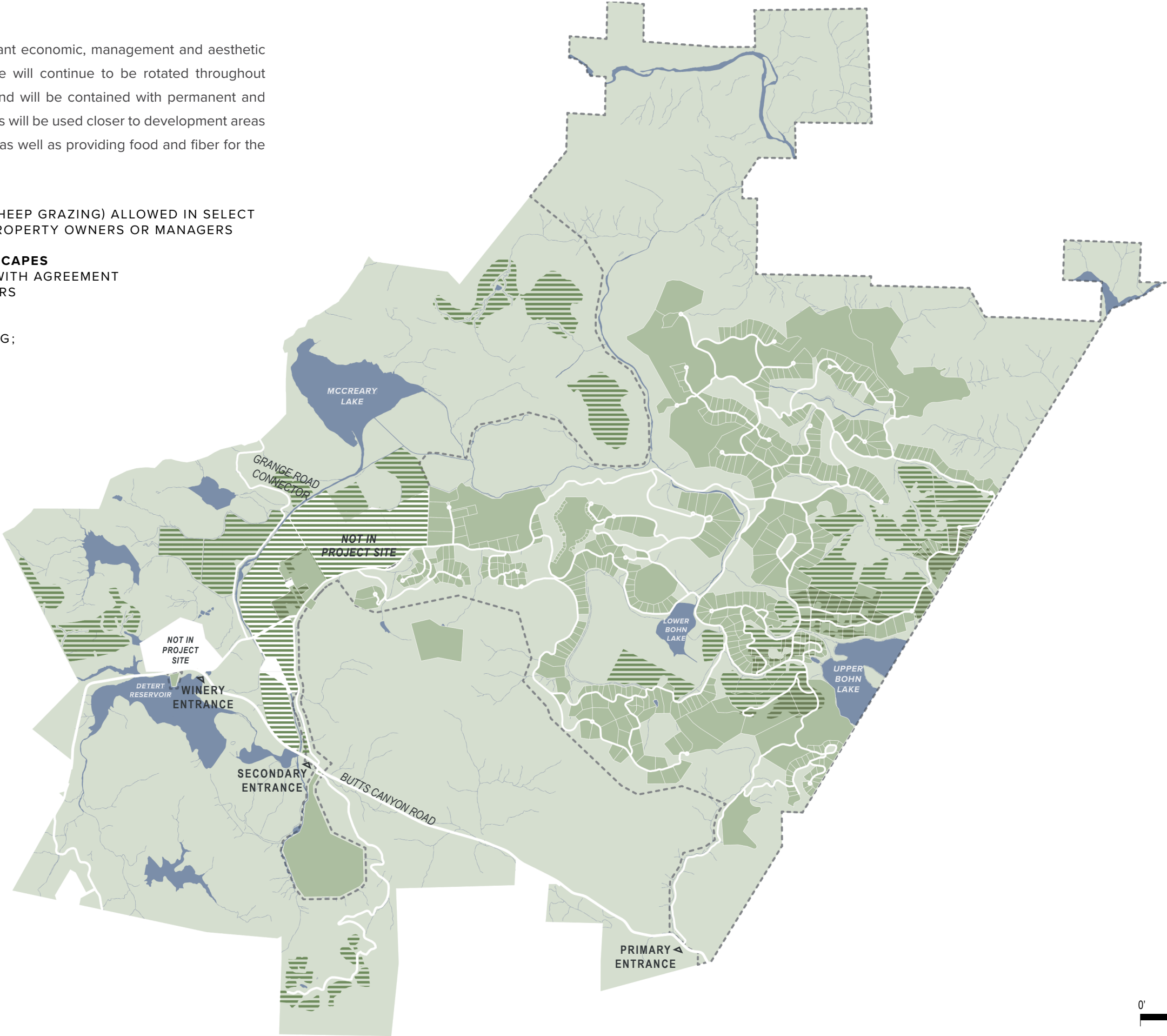


CATTLE GRAZING

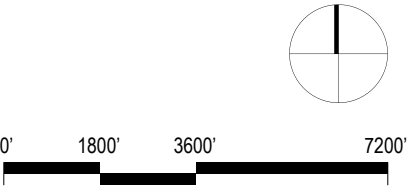
GRAZING

Animal husbandry will continue to be an important economic, management and aesthetic experience of the Guenoc Valley Project. Cattle will continue to be rotated throughout the site within larger open and pasture areas and will be contained with permanent and temporary fencing as applicable. Sheep and goats will be used closer to development areas to aid in reducing vegetative cover and fire risk, as well as providing food and fiber for the Maha Farm.

- VINEYARDS**
MINIMALLY IMPACTFUL GRAZING (I.E. SHEEP GRAZING) ALLOWED IN SELECT VINEYARDS WITH AGREEMENT FROM PROPERTY OWNERS OR MANAGERS
- RESIDENTIAL AND COMMERCIAL LANDSCAPES**
GRAZING ALLOWED IN SELECT AREAS WITH AGREEMENT FROM PROPERTY OWNERS OR MANAGERS
- COMMON LANDSCAPES**
CONTINUED YEAR-ROUND GRAZING;
AGRICULTURE ALLOWED BY RIGHT



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LANDSCAPE FIRE PLAN

The majority of the site is located in a Very High Fire Hazard Severity Zone as classified by the California Department of Forestry and Fire Protection (Cal Fire). Development in Fire Hazard Severity Zones is required to meet safety and design standards. Measures beyond the minimum fire safety regulations have been proposed by the development to ensure adequate access, fuel breaks, temporary areas of refuge and vegetation management, such as the construction of an on-site emergency fire center and helipad for emergency access/ transportation. Multiple on-site water sources are available for fire suppression and will be supplemented, in architectural clusters, with fire hydrants for first responders. Extensive fire management plans and fire mitigation strategies are outlined in the Guenoc Valley Wildfire Prevention Plan.

A development of this size and extent requires all measures possible to protect and preserve the environment, buildings and longevity of the landscape. It is in the best interest of both the long-term viability of the project and the County to plan for wildfire risk and to actively manage the landscape to reduce the risks as well as to plan for first responder access and emergency response plans to ensure and improve public safety. With careful planning and maintenance of defensible space the project is offering 57 miles of fuel breaks through the entire project. This is possible due to the commitment the project has made that all two-lane roads will be maintained with a 50-foot buffer on each side, resulting in continuous site-wide fuel breaks.

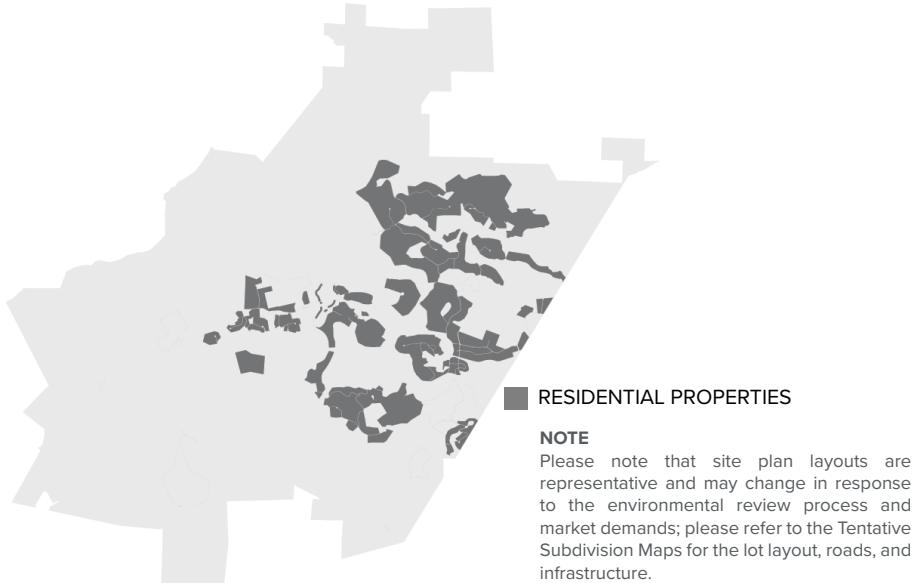
In anticipation of the high level of vegetation and fuel management and maintenance of buffer zones, the greatest fire threat will often be an exterior threat. In an effort to mitigate exterior threats, on-site dozers will be available for emergency fire digging, to be utilized by approval of Cal Fire. Additionally, measures such as an on-site emergency response center and on-site all terrain response vehicles will be available for first responders.



RESIDENTIAL TYPICAL FUEL REDUCTION STRATEGY



RESIDENTIAL PROPERTY LOCATIONS



RESIDENTIAL FUEL REDUCTION ZONES

All residential properties will follow common fuel reduction strategies established by Public Resource Code (PRC) Section 4291. This involves creating and maintaining a defensible property in the fire management strategies described below.

BUILDING CONSTRUCT TO WILDLAND-URBAN INTERFACE (WUI) BUILDING CODES

Buildings will be constructed using materials that resist ignition or sustained burning when exposed to embers and small flames from wildfire. Exterior fire sprinkler systems will be installed on all buildings with independent water connections.

ZONE 0 EMBER-RESISTANT ZONE
0' - 5' FROM EDGE OF BUILDING

Within this zone, all combustible materials should be removed. This can be achieved by strategies such as using hardscape materials and eliminating combustible mulch; removing dead and dying vegetation; replacing combustible fencing, gates, and arbors attached to the structure with non-combustible materials; and relocating garbage and recycling containers outside of this zone. These strategies and others can keep fire and embers from igniting materials that spread to the structure.

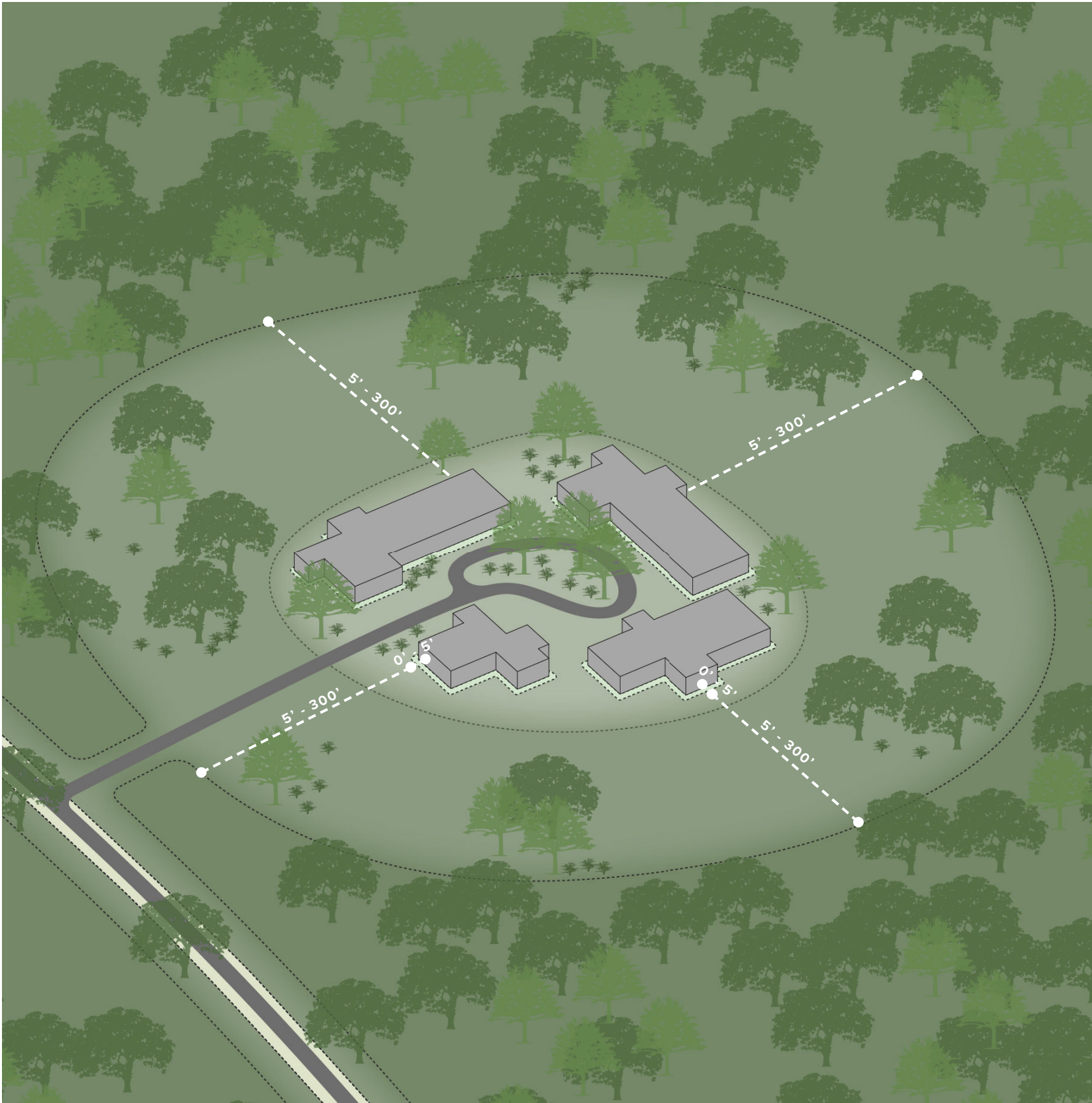
ZONE 1 LEAN, CLEAN, AND GREEN ZONE
5' - 30' FROM EDGE OF BUILDING

Within this zone, dead, dying, invasive, poorly-maintained, and fire-prone vegetation should be removed. This includes removing all standing dead trees and shrubs. All downed dead trees, tree branches, and shrubs should also be removed if not yet decayed. Trees should generally be pruned up to a height of 10 feet, depending on tree species and understory conditions. Fire prone shrub species should be thoroughly pruned.

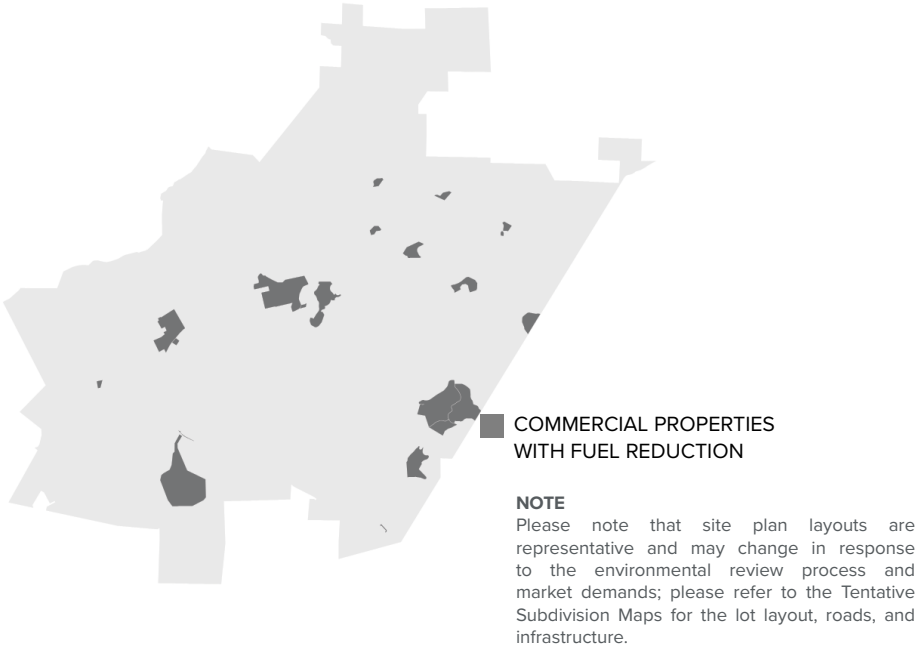
ZONE 2 REDUCED FUEL ZONE
30' - 100' FROM EDGE OF BUILDING

Within this zone, dead, dying, invasive, poorly-maintained, and fire-prone vegetation should be reduced. Trees and shrubs should be selectively addressed to reduce flammable vegetation parts, including pruning dead or lower branches. Dead vegetation should also be selectively removed within this wider zone.

COMMERCIAL TYPICAL FUEL REDUCTION STRATEGY



COMMERCIAL PROPERTY LOCATIONS



COMMERCIAL FUEL REDUCTION ZONES

All commercial buildings—including major hotel and restaurant buildings as well as supporting amenities, such as back-of-house operational buildings—will reduce and selectively remove fire-prone vegetation within 300’ from the edge of the building. This strategy is in compliance with regulations applied to commercial buildings by the Certified Unified Program Agencies (CUPA) program, as overseen by the California Environmental Protection Agency (CalEPA).

BUILDING CONSTRUCT TO WILDLAND-URBAN INTERFACE (WUI) BUILDING CODES

Buildings will be constructed using materials that resist ignition or sustained burning when exposed to embers and small flames from wildfire. Exterior fire sprinkler systems will be installed on all buildings with independent water connections.

EMBER-RESISTANT ZONE
0’ - 5’ FROM EDGE OF BUILDING

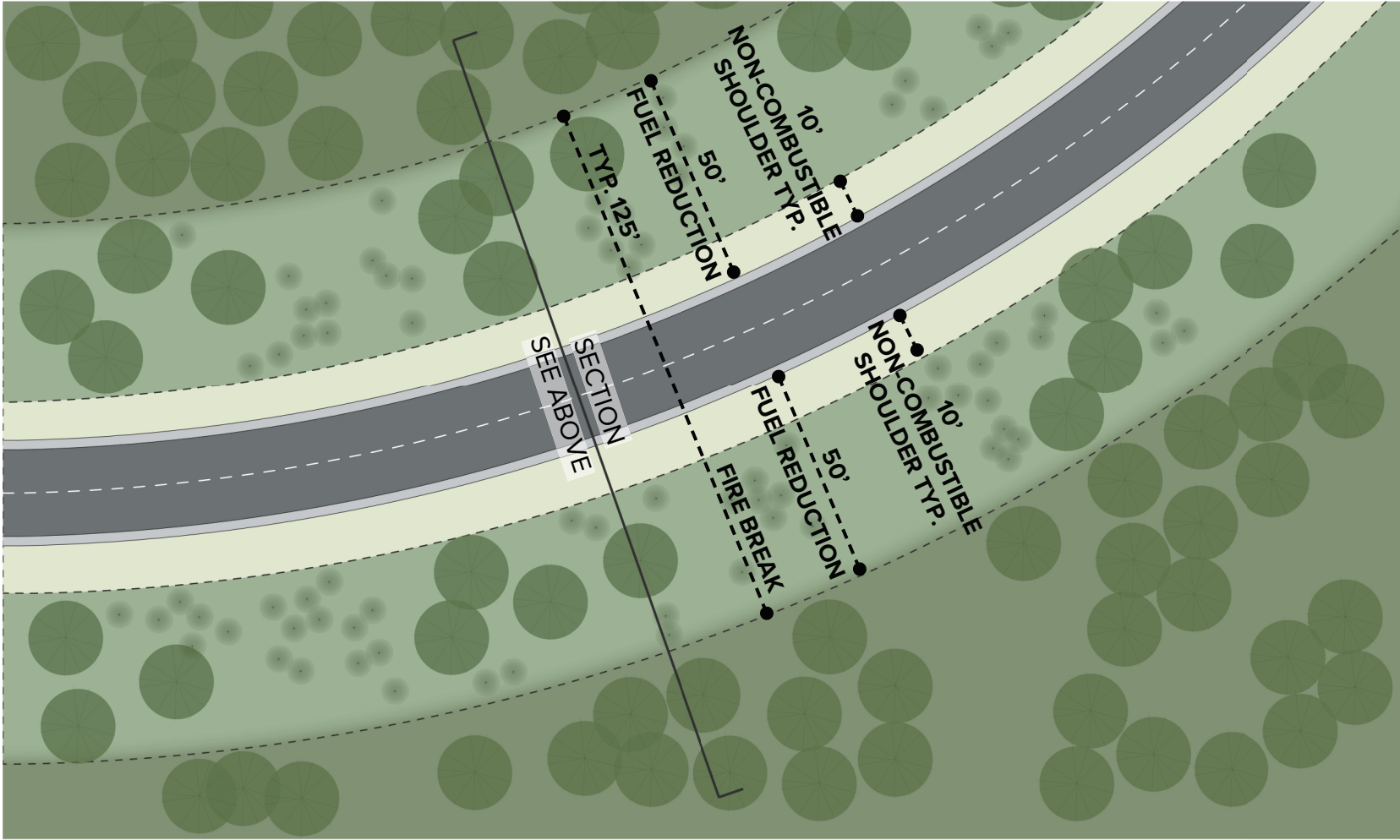
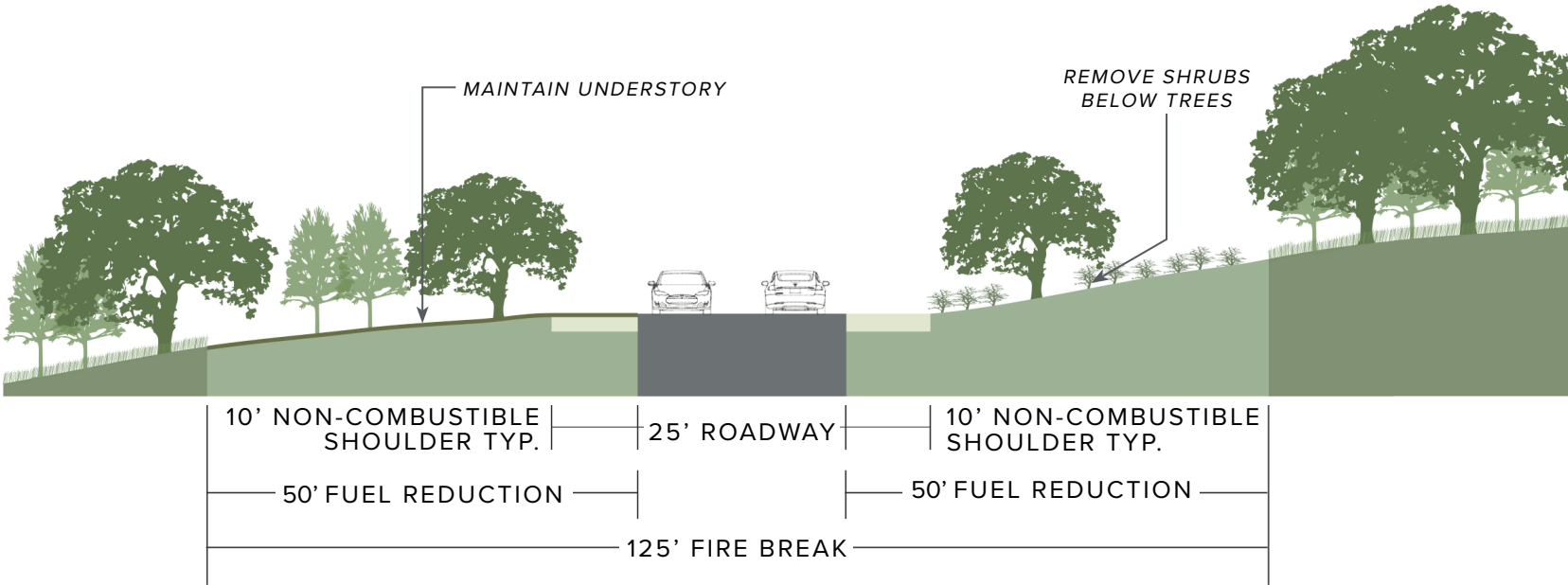
Within this zone, all combustible materials should be removed. This can be achieved by strategies such as using hardscape materials and eliminating combustible mulch; removing dead and dying vegetation; replacing combustible fencing, gates, and arbors attached to the structure with non-combustible materials; and relocating garbage and recycling containers outside of this zone. These strategies and others can keep fire and embers from igniting materials that spread to the structure.

LEAN, CLEAN, AND GREEN ZONE & REDUCED FUEL ZONE
REMOVE AND REDUCE FIRE-PRONE VEGETATION

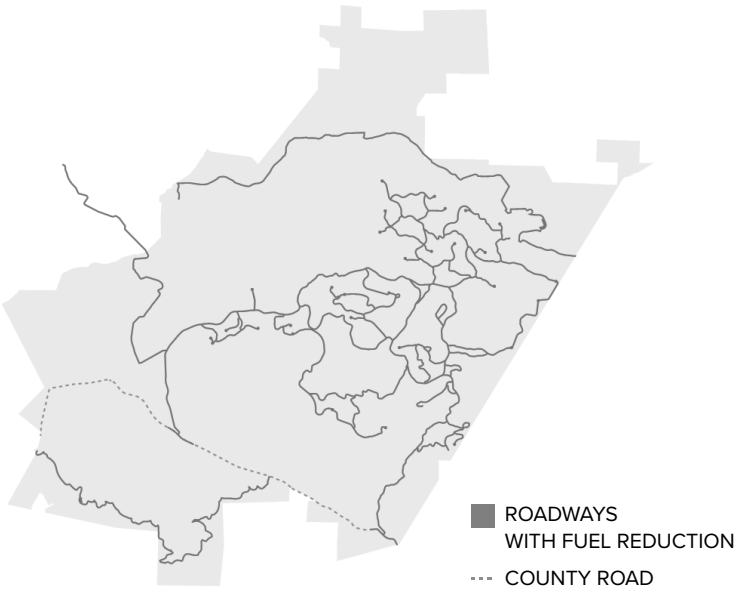
Within 300’ from the edge of the building, fire-prone vegetation will be removed and reduced. This includes removing all dead vegetation and selectively removing flammable shrubs. Additional actions include pruning lower branches from trees, cutting dead wood from shrubs, and mowing dried grass. In addition, individual trees or tree clusters will be adequately spaced to prevent fires from quickly spreading.

ROADWAY FUEL REDUCTION TYPICAL CONDITIONS

ROADWAY TYPICAL FUEL REDUCTION & FIRE BREAK STRATEGY



ROADWAY ROUTES



ROADWAY FUEL REDUCTION ZONES & FIRE BREAKS

Flammable vegetation will be reduced and removed within the first 50' from both edges of roadways. This strategy will create a network of fire breaks throughout the property and ensure navigable access and evacuation routes in the case of an emergency.

HARDSCAPE / NON-COMBUSTIBLE SHOULDER
0' - 10' FROM BOTH ROADWAY EDGES

Within the first 10' from the edge of the road, where topography permits, a hardscape (e.g., decomposed granite, gravel, or other non-combustible material) shoulder will be installed to reduce fire risk. This zone will consist of non-combustible materials to create a continuous buffer.

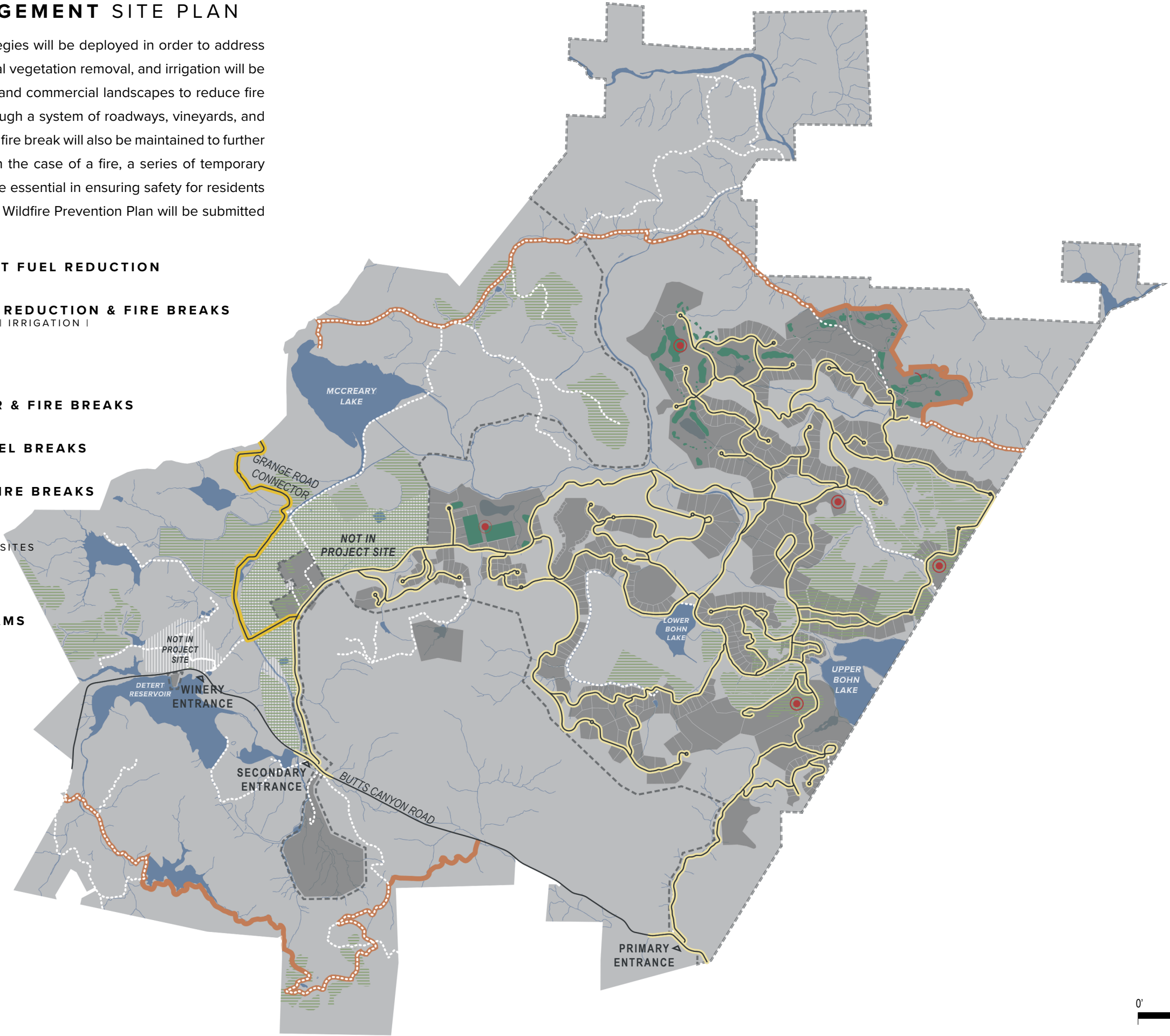
FUEL REDUCTION ZONE REMOVE AND REDUCE FLAMMABLE VEGETATION
0' - 50' FROM BOTH ROADWAY EDGES

Within the first 50' from the edge of the road, fire-prone vegetation will be removed and reduced. This includes cutting down dead trees and removing all flammable shrubs. The understory below trees will be maintained by mowing, grazing, and manual vegetation removal; in addition, shrubs will be removed below trees. Within this zone, individual trees or tree clusters will be adequately spaced to prevent fires from quickly spreading.

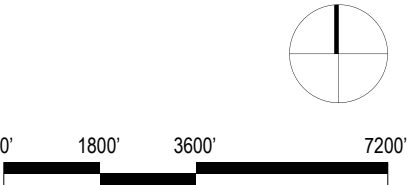
LANDSCAPE FIRE MANAGEMENT SITE PLAN

As detailed below, a variety of actions and strategies will be deployed in order to address fire concerns throughout the site. Grazing, manual vegetation removal, and irrigation will be used throughout the site’s common, residential, and commercial landscapes to reduce fire risk. A network of fire breaks will be formed through a system of roadways, vineyards, and recreation fields; in addition, a property boundary fire break will also be maintained to further reduce the risk of fires from entering the site. In the case of a fire, a series of temporary refuge areas and emergency access roads will be essential in ensuring safety for residents and access for emergency personnel. A detailed Wildfire Prevention Plan will be submitted under a separate cover

- ACTIVE LANDSCAPE MANAGEMENT FUEL REDUCTION**
MANUAL VEGETATION REMOVAL | GRAZING
- RESIDENTIAL/COMMERCIAL FUEL REDUCTION & FIRE BREAKS**
MANUAL VEGETATION REMOVAL | GRAZING | IRRIGATION |
FIRE RESILIENT BUILDING CONSTRUCTION
- ROADWAY FIRE BREAKS**
MANUAL VEGETATION REMOVAL | GRAZING
- EMERGENCY ACCESS CONNECTOR & FIRE BREAKS**
MANUAL VEGETATION REMOVAL | GRAZING
- PROJECT BOUNDARY SHADED FUEL BREAKS**
MANUAL VEGETATION REMOVAL | GRAZING
- AGRICULTURAL/RECREATIONAL FIRE BREAKS**
IRRIGATION
- TEMPORARY REFUGE AREAS**
EMERGENCY GATHERING AND PROTECTION SITES
- EMERGENCY ACCESS ROADS**
RE-PURPOSING EXISTING RANCH ROADS
- LAKES, PONDS, CREEKS, & STREAMS**
WATER SOURCES AND WATERWAYS



NOTE
Please note that site plan layouts are representative and may change in response to the environmental review process and market demands; please refer to the Tentative Subdivision Maps for the lot layout, roads, and infrastructure.



SECTION 3 ARCHITECTURE AND LAND USE PLANS

ARCHITECTURE AND LAND USE PLANS

Inspired by the existing beauty of the surrounding landscape, the architectural clusters of the Resort, responding to the potential of each site, have been designed in response to the land. All levels of development are imagined and drawn to be compatible in siting, height, colors, and materials with the surrounding landscape. Development has been organized to have the lowest density and smallest impact on the environment by keeping within the identified architectural clusters. Cluster development is a guiding technique and serves to promote environmental preservation and create a diversity of experience of place within the Property.

Each of the following is a primary cluster or use within the Resort. One of each of the four clusters will contain a world-renowned architect-designed boutique hotel or other supporting amenities within the Resort, with resort residential units, and related for-sale residential villa estates all linked by the Resort’s brand.

EQUESTRIAN CENTER by FIGUERAS DESIGN GROUP

POLO / EQUESTRIAN FACILITIES / ARENAS & STABLES
CLUB HOUSE
LODGE
RESIDENTIAL VILLAS
Hotel Units - 50
Residential Villa Lots - 67

BOHN RIDGE RESORT by DESIGN REALIZATION

BOHN RIDGE RESORT
RESORT RESIDENTIAL COTTAGES
RESIDENTIAL VILLAS
ESTATE WINERY
Hotel Units - 49
Total Residential Lots - 142
Resort Residential - 30
Residential Villa Lots - 112

CENTRAL BOH FACILITIES by VERSE DESIGN LA

CENTRAL BOH FACILITIES
TEMPORARY CONSTRUCTION HEADQUARTERS
-CONSTRUCTION OFFICE
-CONSTRUCTION WORKERS CAMP

AREAL SITE ACCESS

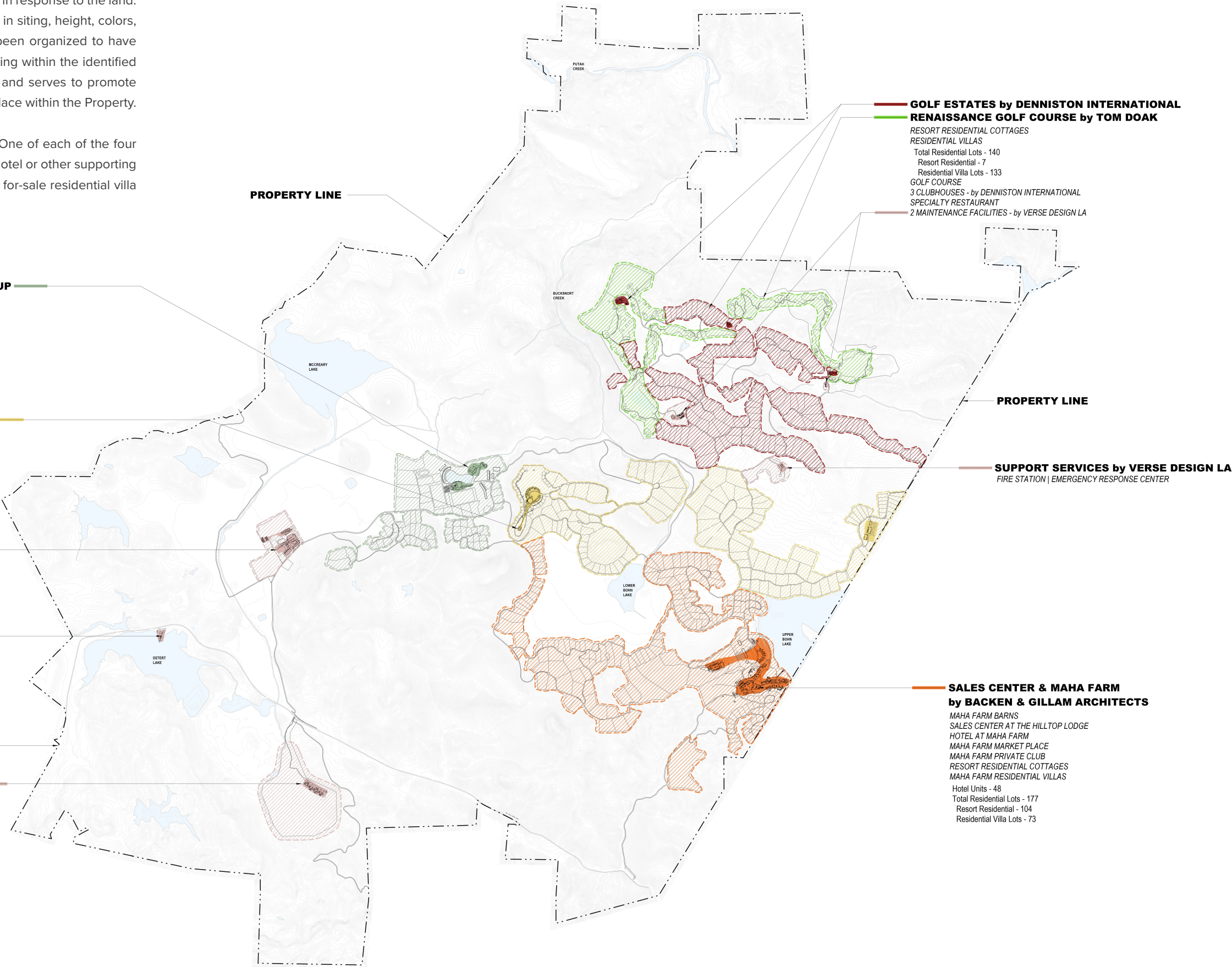
HYDROPLANE DOCK
HELIPORT

PROPERTY LINE

WORKFORCE HOUSING by VERSE DESIGN LA

CO-HOUSING UNITS
COMMUNITY CENTER
100 Units

ARCHITECTURAL CLUSTER MAP



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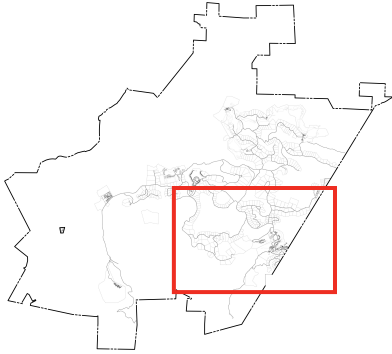
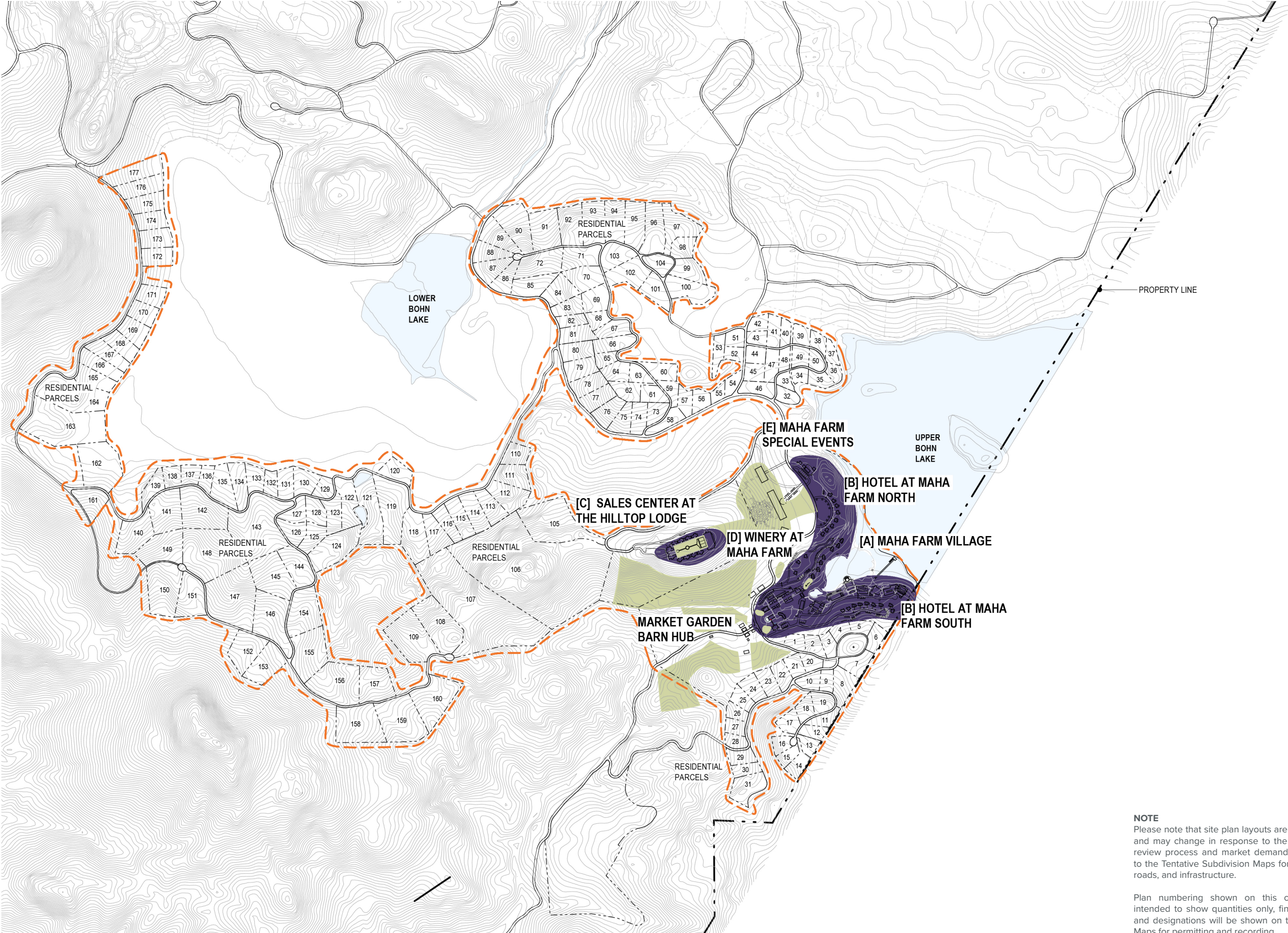
Maha Farm—Backen & Gillam Architects

The Maha Farm is anticipated to be the heart of the Resort. The Farm is located near Upper Bohn Lake and designed in response to the naturally occurring terrain. The highest elevation of each building is one story high, even in instances where elevation is incorporated to create a two-story building accessed at grade on each level.

The Maha Farm connects visitors to the Winery, Private Club and Sales Center. Within this area locally grown foods will be promoted and showcased in gardens within and surrounding the commercial center. This is anticipated to be a hub for events, farmers markets and commercial activities such as restaurants and retail as well as artisan market experiences.



MAHA FARM LAND USE CLUSTER MAP



COLOR LEGEND

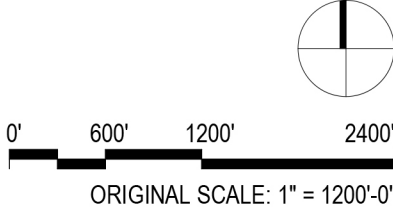
- RESORT - PRIMARY
- RESORT - COMMERCIAL
- RESORT - ACCESSORY
- AGRICULTURE

CLUSTER USES

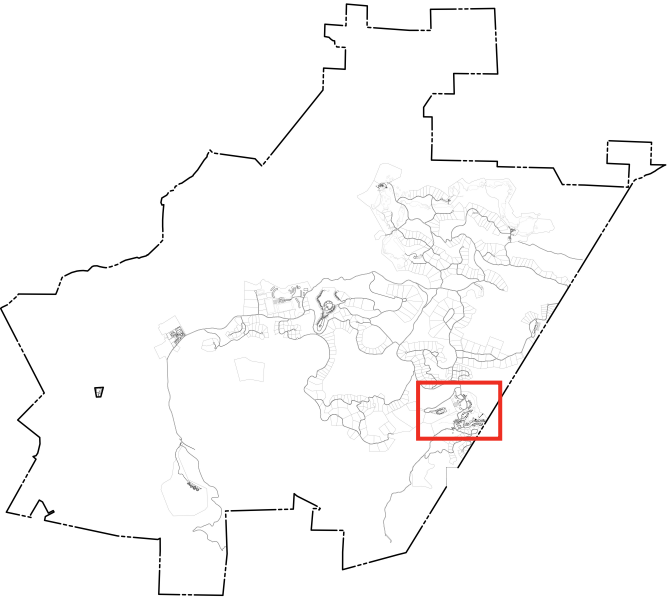
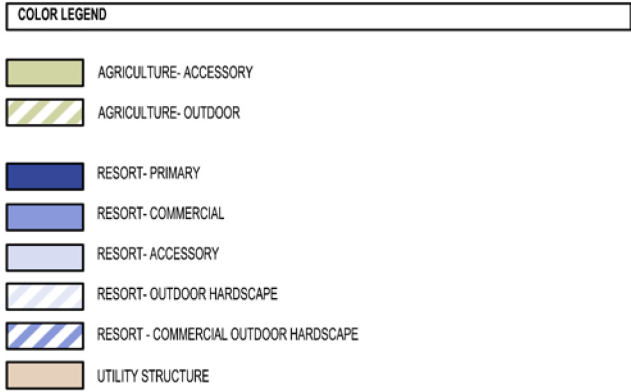
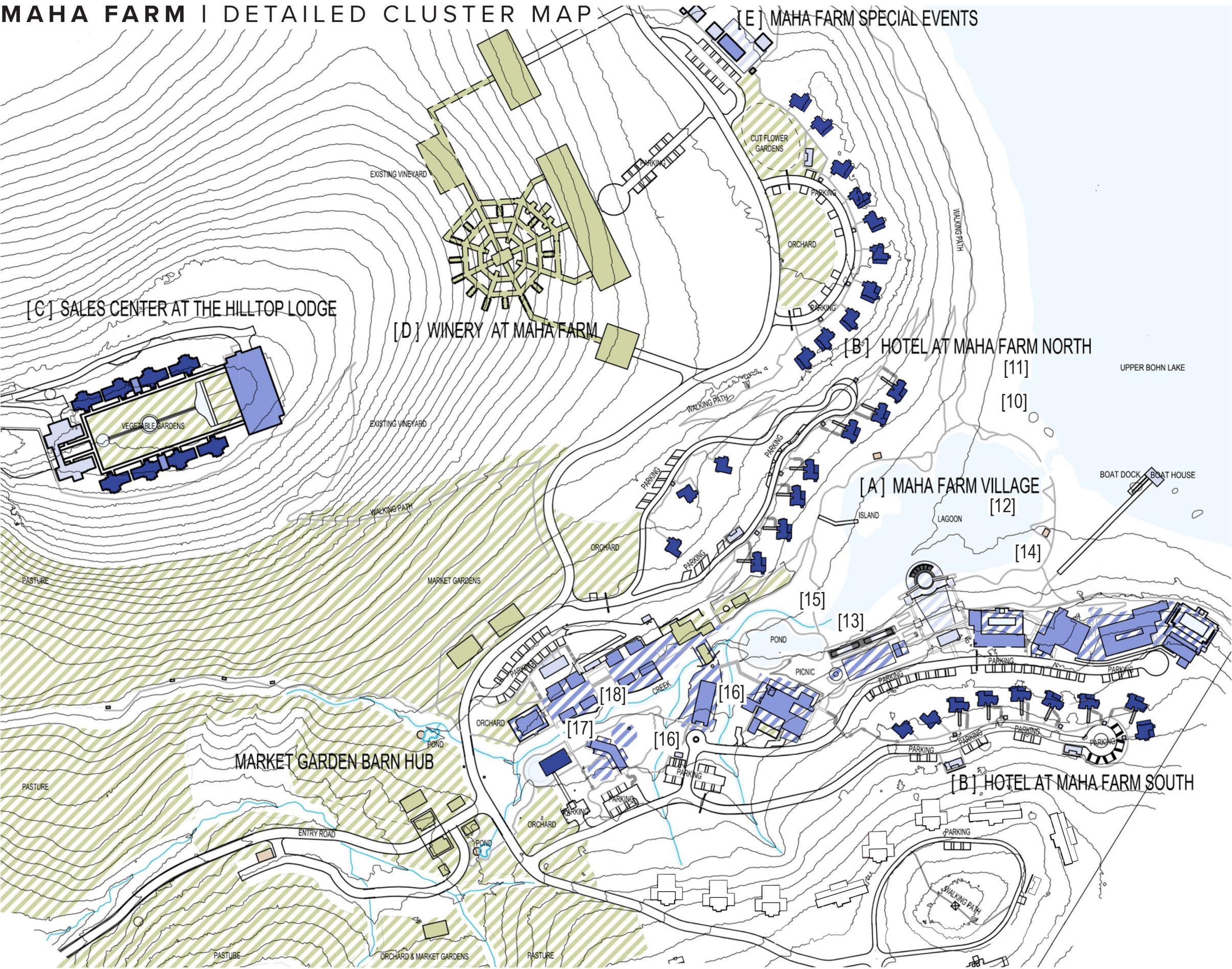
- 48 HOTEL UNITS
- 177 TOTAL RESIDENTIAL VILLAS AND RESORT RESIDENTIAL UNITS. BROKEN DOWN AS FOLLOWS. FINAL LOT DESIGNATION TO BE DETERMINED AT PERMITTING.
- 104 RESORT RESIDENTIAL UNITS
- 73 RESIDENTIAL VILLAS
- FACILITIES
 - [A] MAHA FARM VILLAGE
 - [B] MAHA FARM HOTEL
 - [C] SALES CENTER
 - [D] WINERY
 - [E] SPECIAL EVENTS

NOTE
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Plan numbering shown on this cluster plan is intended to show quantities only, final lot numbers and designations will be shown on the Subdivision Maps for permitting and recording.



MAHA FARM | DETAILED CLUSTER MAP



MAHA FARM | DETAILED CLUSTER MAP

MAHA FARM MARKETPLACE
THE MAHA FARM VILLAGE [A] LIES AT THE CORE OF THE GUEST EXPERIENCE. ONLY A SHORT WALKING DISTANCE FROM THE COTTAGE HOTEL ROOMS [B], GUESTS CAN ENJOY FARM-TO-TABLE DINING IN THE RESTAURANT OR PICK UP CASUAL PICNIC SNACKS AT THE GROCERY STORE. MULTIPURPOSE PATHWAYS PROVIDE CONNECTION TO OTHER DESTINATIONS IN MAHA FARM SUCH AS THE SALES CENTER AT THE HILLTOP LODGE [C], WINERY [D] AND SPECIAL EVENTS BUILDING [E]. THE RESIDENTS CLUB IS RELOCATED AT THE EAST SIDE OF THE VILLAGE NEAR THE LAKE.

NOTE
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