APPENDIX SPOD

SPECIFIC PLAN OF DEVELOPMENT FOR PHASE 1

MAHÁ

GUENOC VALLEY

SPECIFIC PLAN OF DEVELOPMENT

FOR THE MAHA RESORT AT GUENOC VALLEY

PREPARED FOR THE COUNTY OF LAKE COMMUNITY DEVELOPMENT DEPARTMENT

ORIGINAL SUBMISSION : JUNE 1, 2019
MINOR REVISIONS : NOVEMBER 1, 2019



TABLE OF CONTENTS

NOVEMBER 1, 2019 UPDATES ***4***

SECTION 1 INTRODUCTION **5**
Site Context 6
Project History 8
Approval Process & Entitlements 9
Executive Summary 10
- Community Benefits 11
- Sustainability Efforts 12
- Low Impact Development 13
- Resort Communities 14
- Project Site Plan 15

Environmental Review 16

SECTION 2 LANDSCAPE **17**
Guenoc Valley Landscape 18
Landscape Zones 20
Agriculture 27
Landscape Fire Plan 35

SECTION 3 ARCHITECTURE AND LAND USE PLANS **40**
Maha Farm | Backen & Gillam Architects 42
Equestrian Center | Figueras Design Group 58
Red Hill Estates | Denniston International 64
Renaissance Golf Course | Tom Doak 69
Bohn Ridge Resort | Design Realization 72
Resort at Trout Flat | Kerry Hill Architects 76
Spa | Bunnag Architects 80
Tented Camp Area | Jan Kortland 84
Supporting Facilities | Verse Design LA 88
Workforce Housing | Verse Design LA 89
Emergency Center & Short Term Stay | Verse Design LA 92
Central Back of House Operations | Verse Design LA 94
Aerial Site Access | Verse Design LA 97

SECTION 4 SUBDIVISION PLANS **99**

SECTION 5 UTILITIES & INFRASTRUCTURE **108**
Phasing 109
Circulation 110
Water 115
Wastewater 121
Stormwater 128
Watersheds 132
Grading & Drainage 133
Dry Utilities 138
Communication 143

SECTION 6 PUBLIC STREETSCAPE **144**
Signage 146
Fencing 156

ACKNOWLEDGEMENTS **158**

NOVEMBER 1, 2019 UPDATES

Please note that the Specific Plan of Development (SPOD) 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: 11–15, 22, 28, 30, 31, 34, 36–39, 41, 43–45, 47, 50–57, 59–62, 65–67, 70, 73, 74, 77, 78, 81, 82, 85, 86, 88, 90, 92, 96, 98, 101–107, 111–113, 115–119, 121–125, 132–137, 139–143, 146, and 156.

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 30 – FARMING ACTIVITIES AT MAHA FARM**
- **PG 31 – FARMING ACTIVITIES** FARM BARN LAND USE FLOOR PLANS
- **PG 44 – MAHA FARM** DETAILED CLUSTER MAP
- **PG 45 – MAHA FARM** MAHA FARM VILLAGE [A] LAND USE FLOOR PLANS
- **PG 47 – MAHA FARM** MAHA FARM HOTEL [B] LAND USE FLOOR PLANS
- **PG 50 – MAHA FARM** SALES CENTER AT THE HILLTOP LODGE [C] LAND USE FLOOR PLANS
- **PG 51 – MAHA FARM** WINERY AT MAHA FARM [D] LAND USE FLOOR PLANS
- **PG 52 – MAHA FARM** MAHA FARM RESIDENTS CLUB LAND USE FLOOR PLANS
- **PG 53 – MAHA FARM** MAHA FARM SPECIAL EVENTS [E] LAND USE FLOOR PLANS
- **PG 54 – MAHA FARM** RESORT RESIDENTIAL SOUTH LAND USE FLOOR PLANS
- **PG 55 – MAHA FARM** RESORT RESIDENTIAL NORTH LAND USE FLOOR PLANS
- **PG 56 – MAHA FARM** ESTATE WINERY LAND USE FLOOR PLANS
- **PG 57 – MAHA FARM** MAHA FARM GARDEN LAND USE FLOOR PLANS
- **PG 92 – EMERGENCY CENTER & SHORT TERM STAY** LAND USE FLOOR PLAN
- **PG 93 – EMERGENCY CENTER & SHORT TERM STAY** ELEVATIONS

SECTION 1 INTRODUCTION

SECTION 1 INTRODUCTION

SITE CONTEXT

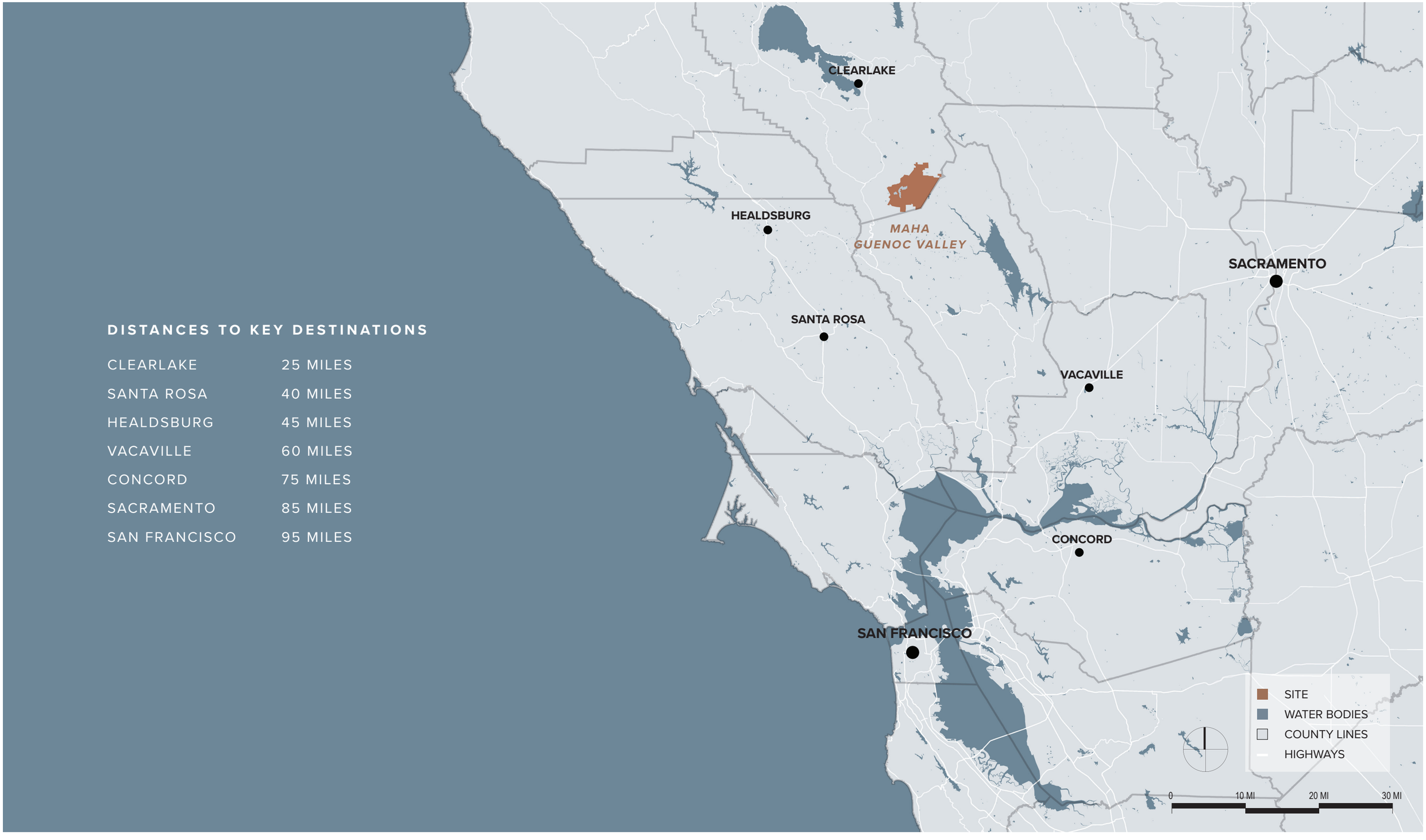
The main project site, currently consisting of 49 assessor's parcels totaling approximately 16,000 acres within Guenoc Valley, is located three miles southeast of Middletown on the southeast border of Lake County, bordering Yolo and Napa Counties to the south and east, with primary access along Butts 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



DISTANCES TO KEY DESTINATIONS

CLEARLAKE	25 MILES
SANTA ROSA	40 MILES
HEALDSBURG	45 MILES
VACAVILLE	60 MILES
CONCORD	75 MILES
SACRAMENTO	85 MILES
SAN FRANCISCO	95 MILES

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 Maha Resort at Guenoc Valley 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.

Maha 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.



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 (SPOD); 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 Maha 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 Maha Resort proposes in the Emergency Action and Fire Management 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 Maha Resort at Guenoc Valley. 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 Maha 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.

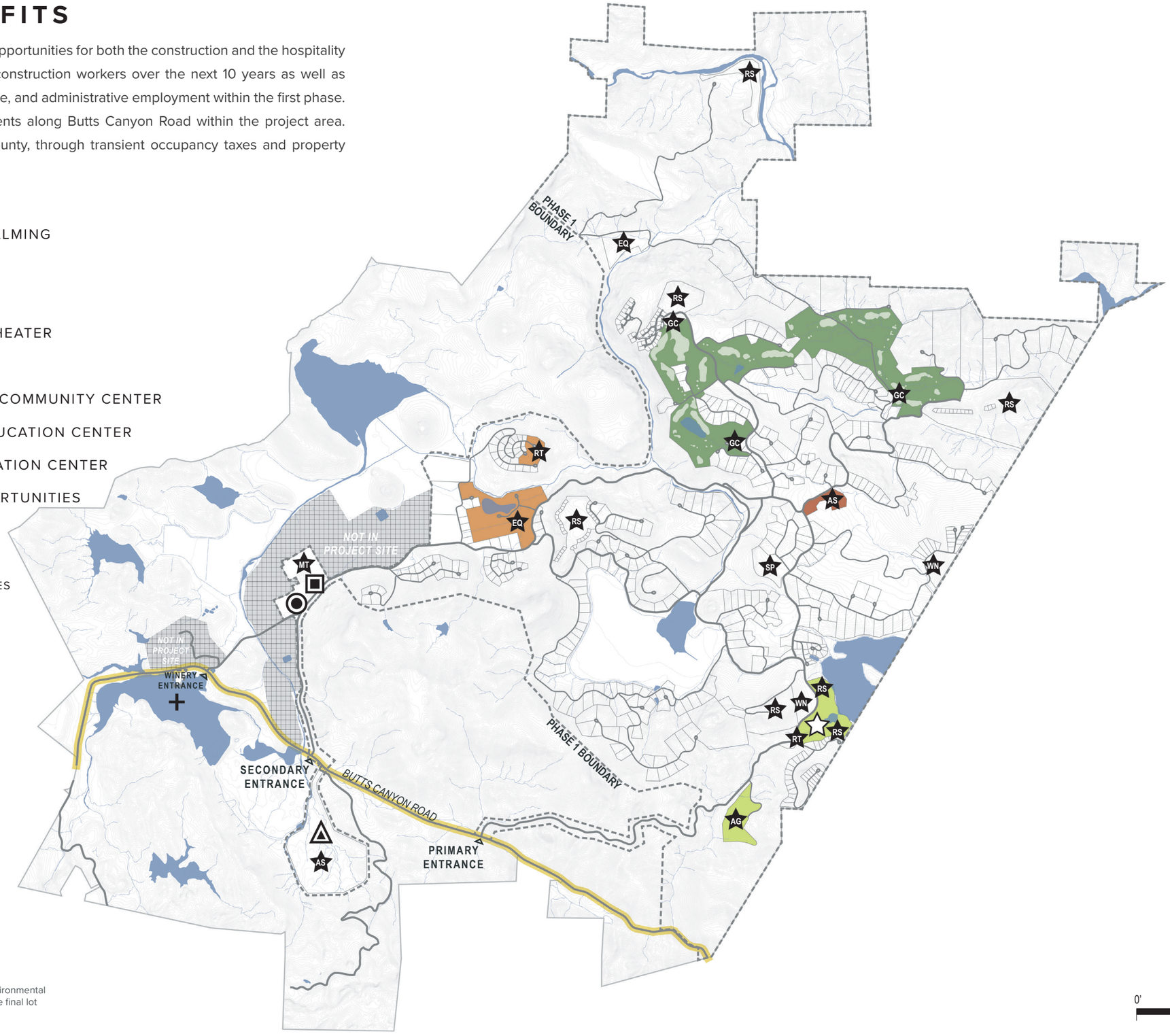


COMMUNITY BENEFITS

This project provides employment 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 employment 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
MT MAINTENANCE
RS RESORT
RT RESTAURANT
WN WINERY
SP SPA



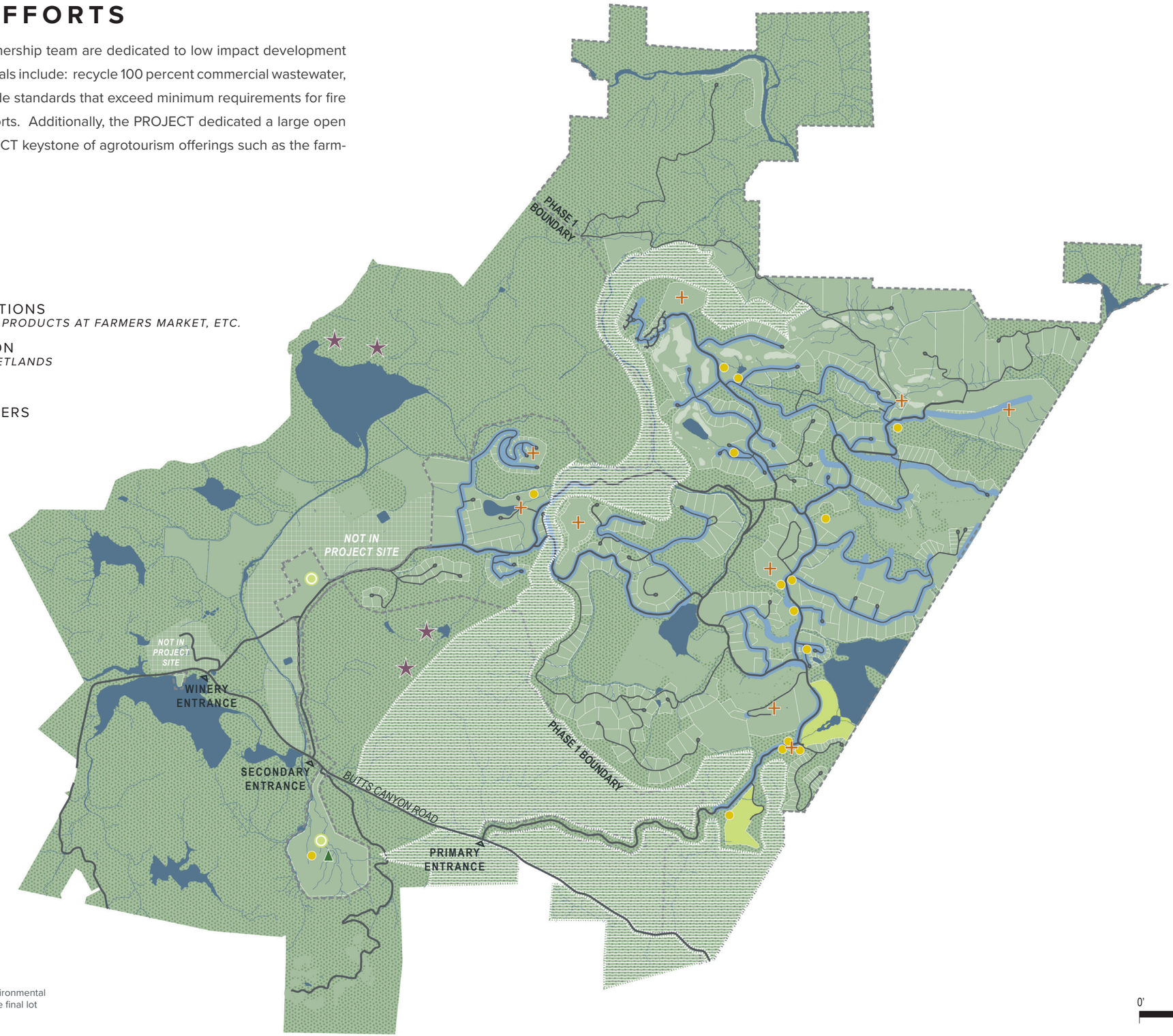
0' 1800' 3600' 7200'

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

SUSTAINABILITY EFFORTS

The Maha Guenoc Valley 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



0' 1800' 3600' 7200'

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

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 0.1 unit per acre, with the average lot size of 5 acres 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

0.18 BOHN RIDGE RESORT COMMUNITY

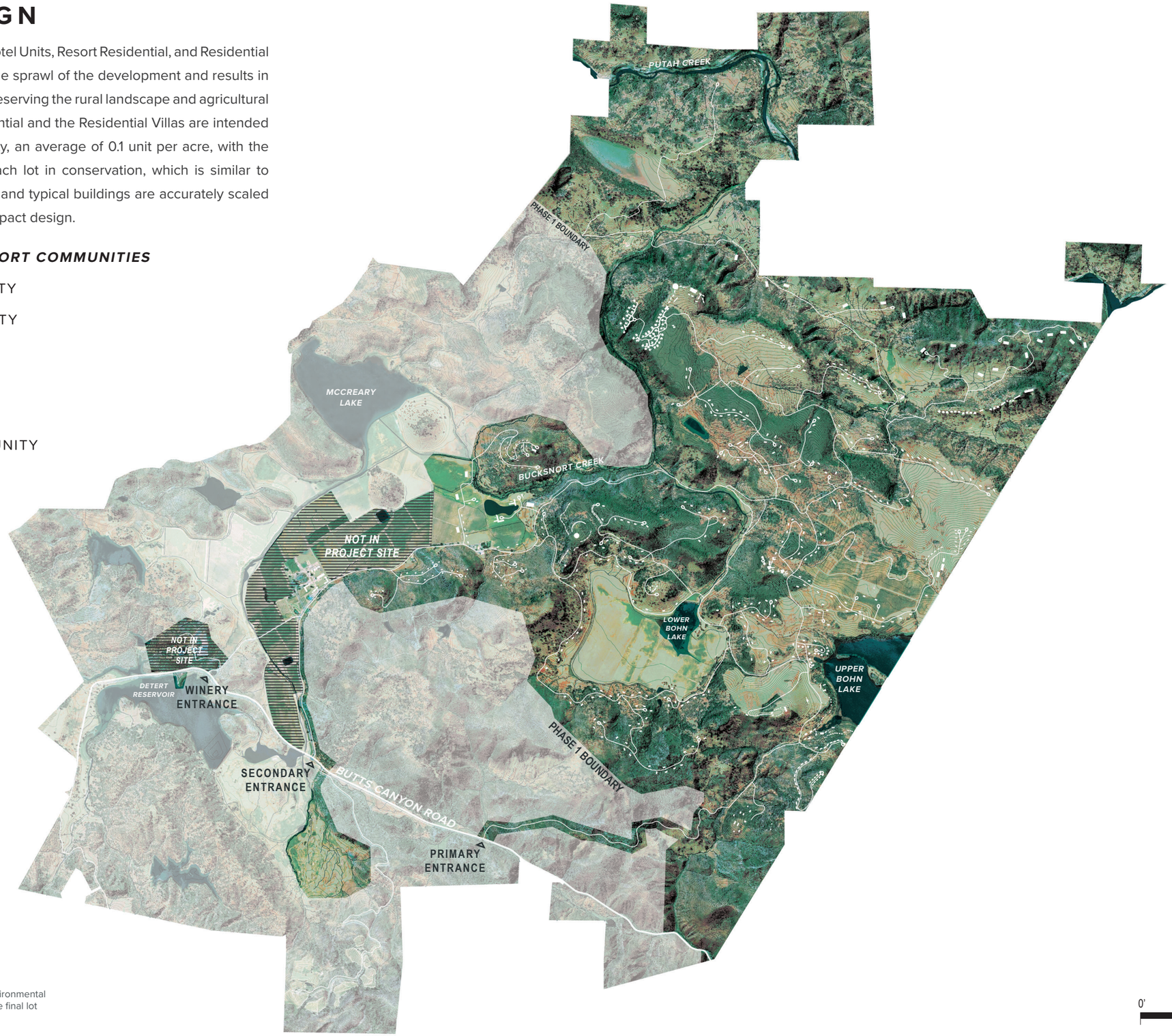
0.14 EQUESTRIAN CENTER COMMUNITY

0.12 MAHA FARM COMMUNITY

0.18 RED HILL ESTATES COMMUNITY

0.12 SPA COMMUNITY

0.03 RESORT AT TROUT FLAT COMMUNITY



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

RESORT COMMUNITIES

Although the site boundary determines the extent of Maha Guenoc Valley 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.

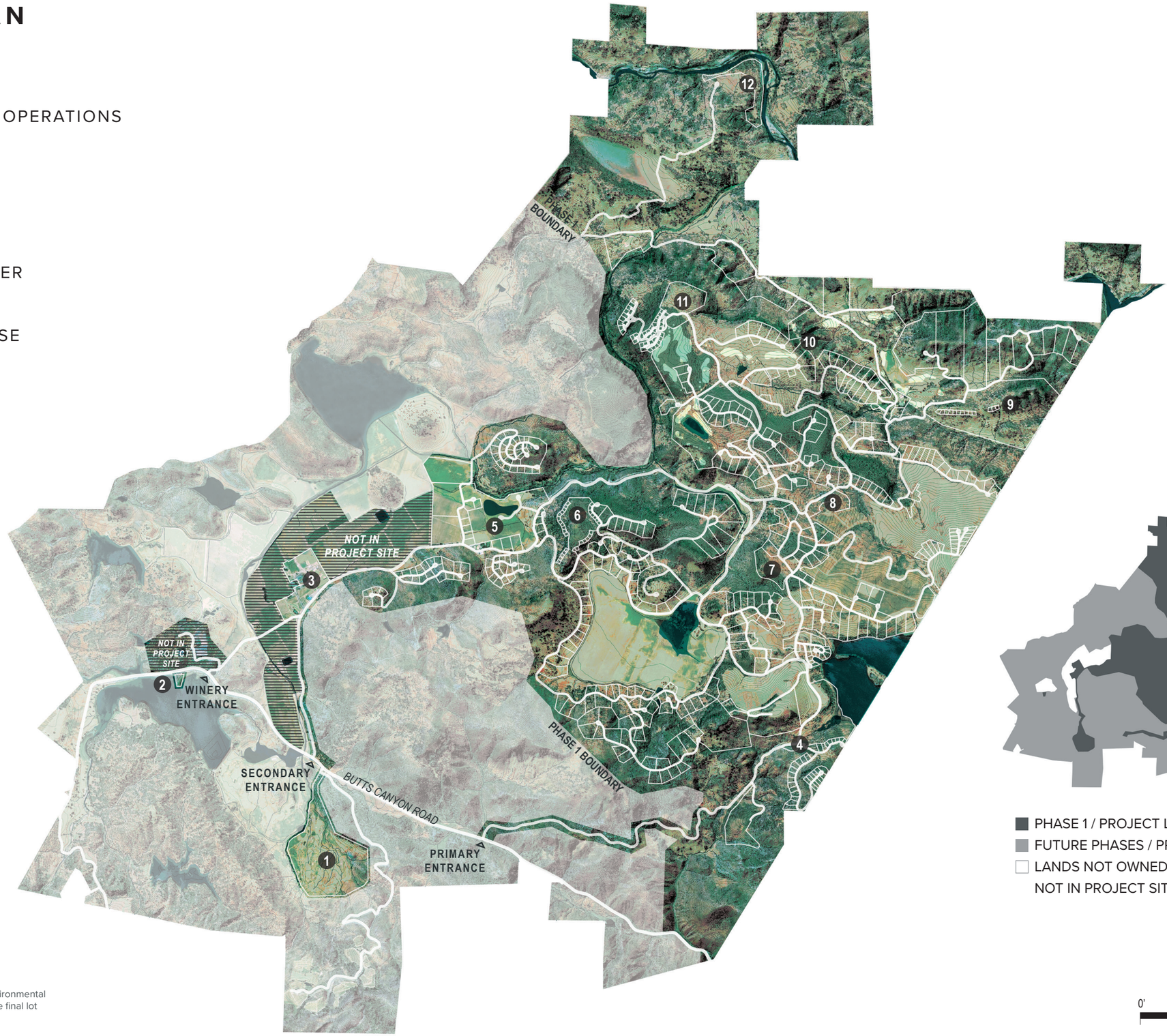
	HOTEL UNITS	RESORT RESIDENTIAL UNITS	RESIDENTIAL ESTATES
BOHN RIDGE RESORT COMMUNITY	31	30	38
EQUESTRIAN CENTER COMMUNITY	6	12	74
MAHA FARM COMMUNITY	48	49	139
RED HILL ESTATES COMMUNITY	50	40	88
SPA COMMUNITY	0	0	11
RESORT AT TROUT FLAT COMMUNITY	20	13	31
TOTAL	**155**	**144**	**381**



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

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 SPA
8 SUPPORT SERVICES CLUSTER
9 RESORT AT TROUT FLAT
10 RENAISSANCE GOLF COURSE
11 RED HILL ESTATES
12 TENTED CAMP AREA



PHASE 1 / PROJECT LEVEL EIR
FUTURE PHASES / PROGRAM LEVEL EIR
LANDS NOT OWNED BY THE APPLICANT; NOT IN PROJECT SITE

0' 1800' 3600' 7200'

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

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 Maha 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 three years, the project we are proposing 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 potential renewable energy generation.



SECTION 2 LANDSCAPE

GUENOC VALLEY LANDSCAPE

The project, currently consisting of 49 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.

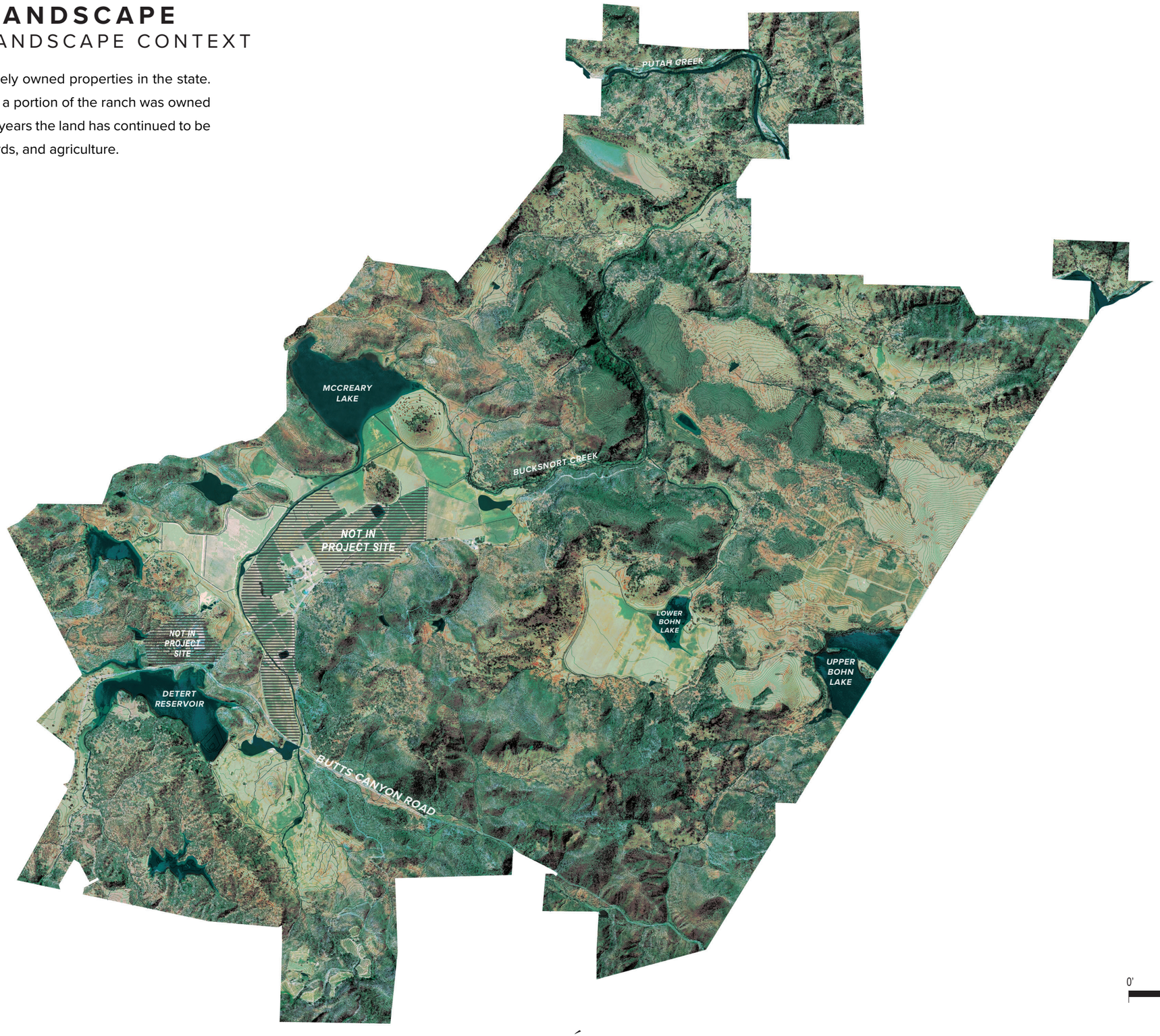
Guenoc Valley is a small inland valley set on an alluvial fan, isolated from surrounding areas by rocky ridges and volcanic rock. As part of the inner coastal range of Northern California, the site is characterized by uniquely varied topography, with rolling hills, oak woodlands, irrigated vineyards, 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 a new intersection to be located approximately just over 1 mile from the existing intersection to the Langtry Winery.



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.

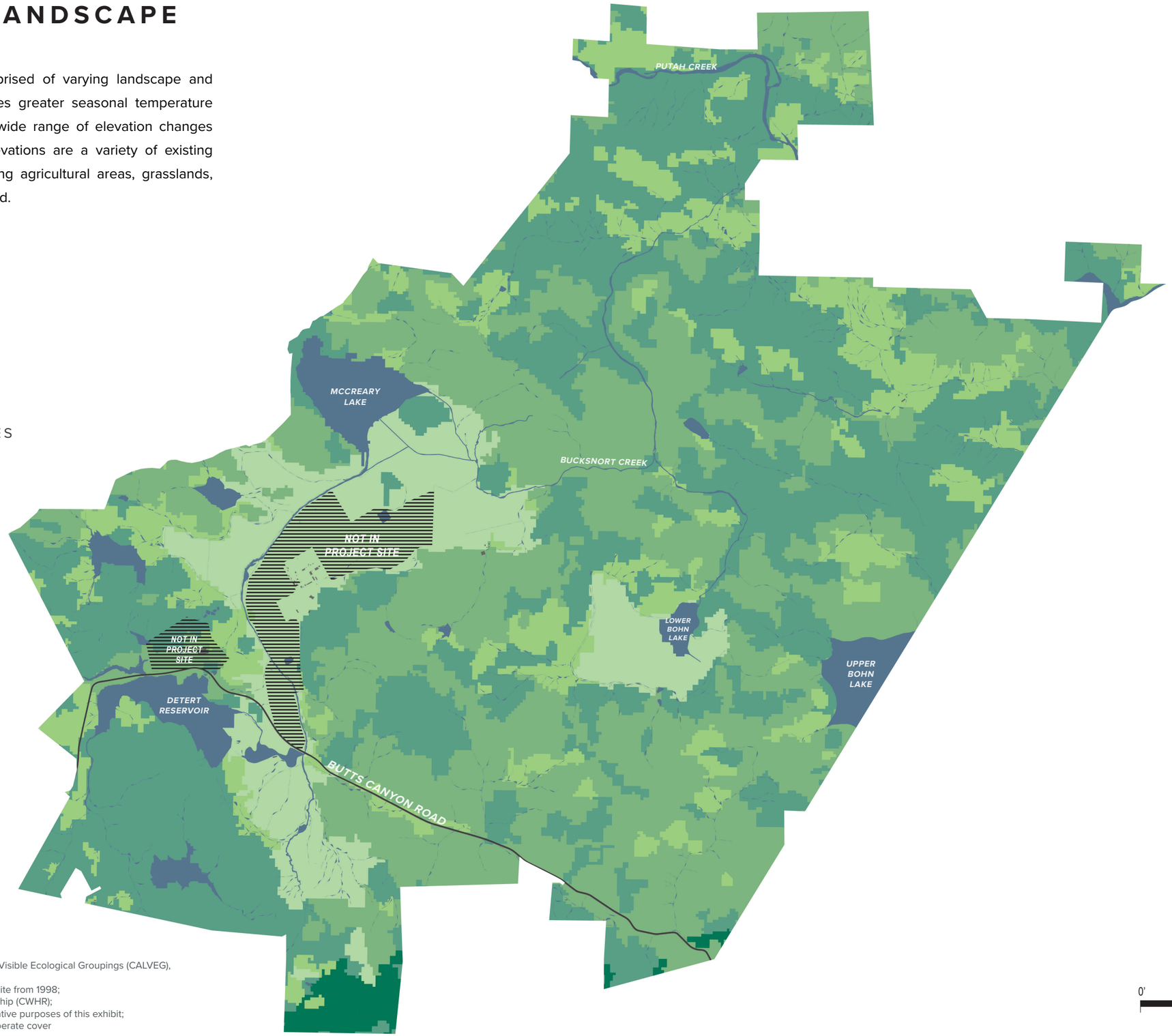


0' 1800' 3600' 7200'

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 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



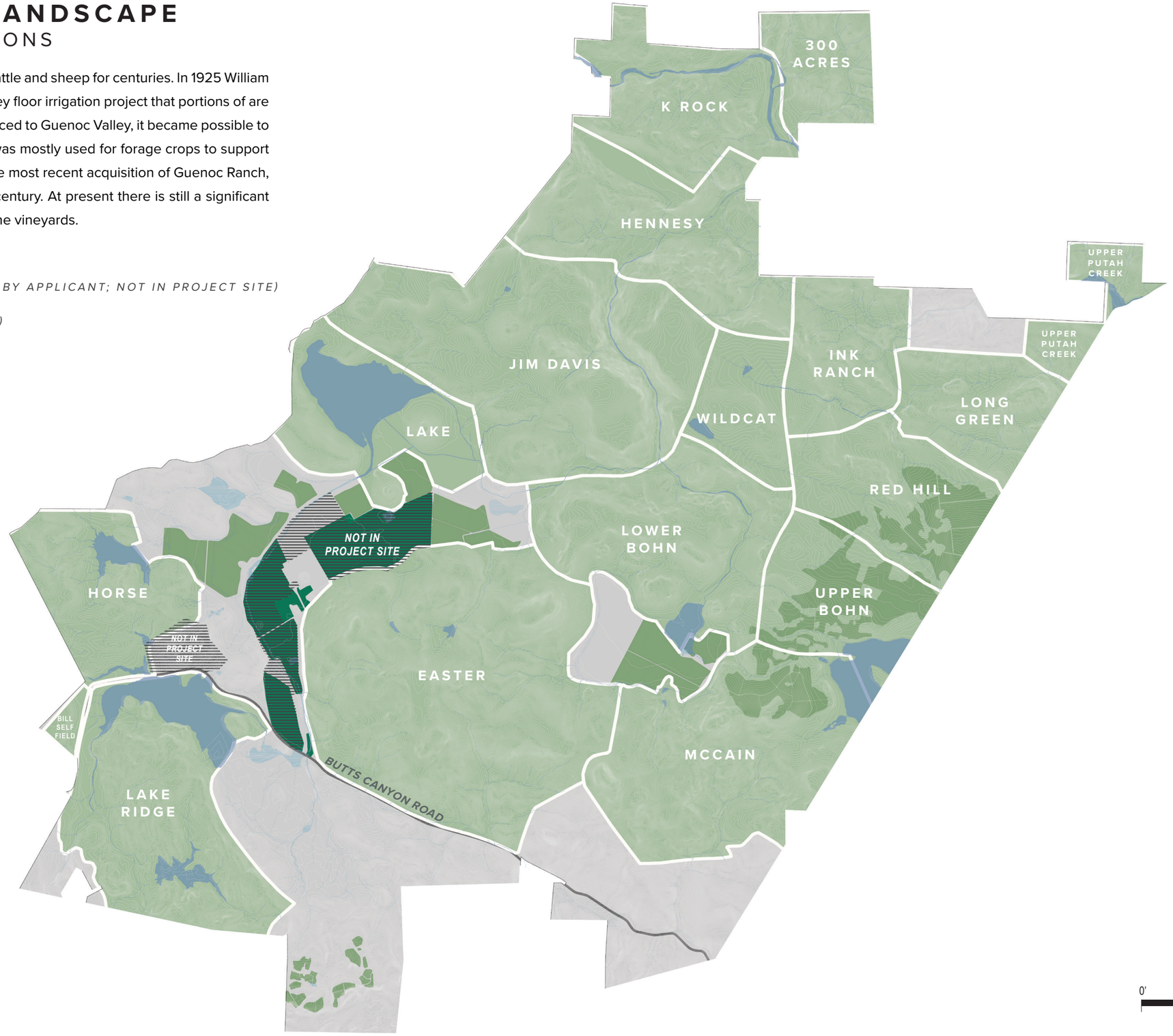
0' 1800' 3600' 7200'

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)*



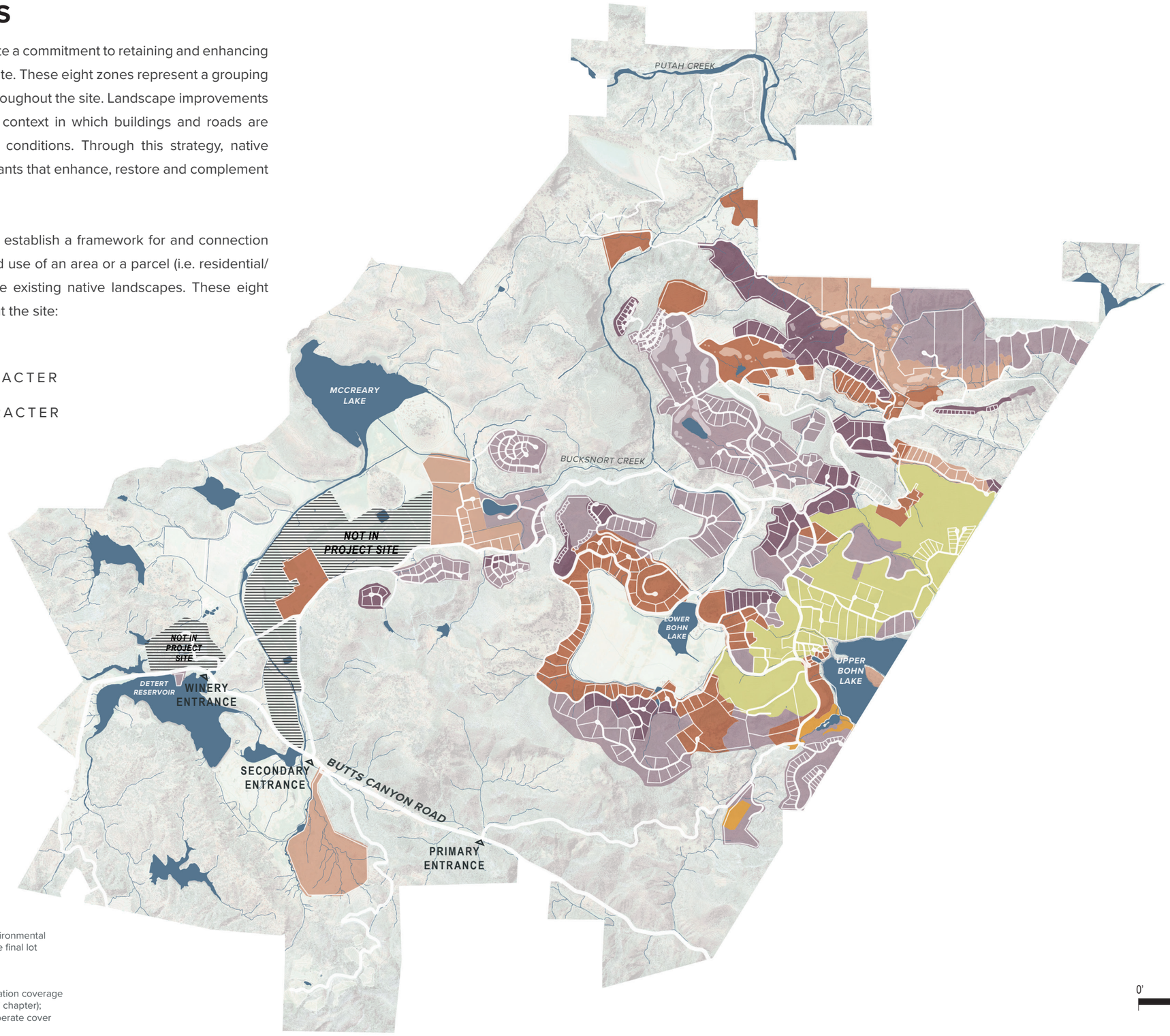
0' 1800' 3600' 7200'

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 may change in response to the environmental review process; please refer to the Tentative Subdivision Maps for the final 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 the residential and resort character throughout this zone.



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.



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.



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.



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.



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.



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.



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

PURPLE NEEDLE GRASS | Nassella (Stipa) pulchra



N

CALIFORNIA OAT GRASS | Dantonia californica



WILD OATS | Avena (barbata, fatua)



N

HARDSTEM BULRUSH | Schoenoplectus acutus



PETITE SIRAH | Vitis vinifera



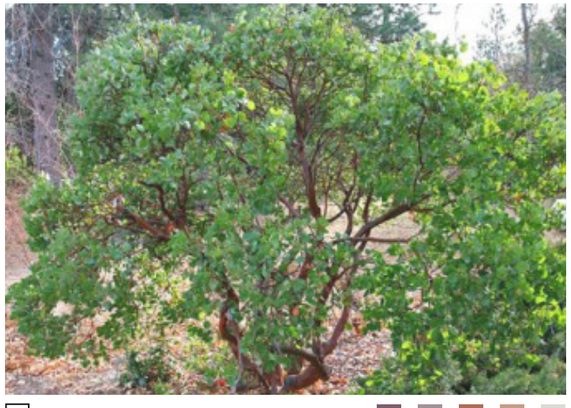
N

COFFEEBERRY | Rhamnus california



N

SUGAR BUSH | Prunus ilicifolia



N

MANZANITA | Arctostaphyllos spp.



N

BLUE OAK | Quercus douglassii



N

VALLEY OAK | Quercus lobata



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 show 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

IDAHO FESCUE | Festuca idahoensis



N

BLUE WILD RYE | Elymus glaucus



N

CALIFORNIA OATGRASS | Dantonia californica



N

BUCKWHEAT | Eriogonum fasciculatum



N

MARINA STRAWBERRY TREE | Arbutus ‘Marina’



N

WESTERN REDBUD | Cercis occidentalis



FUJI APPLE | Malus pumila



N

LONDON PLANE | Platanus × acerifolia



N

CALIFORNIA SYCAMORE | Platanus racemosa



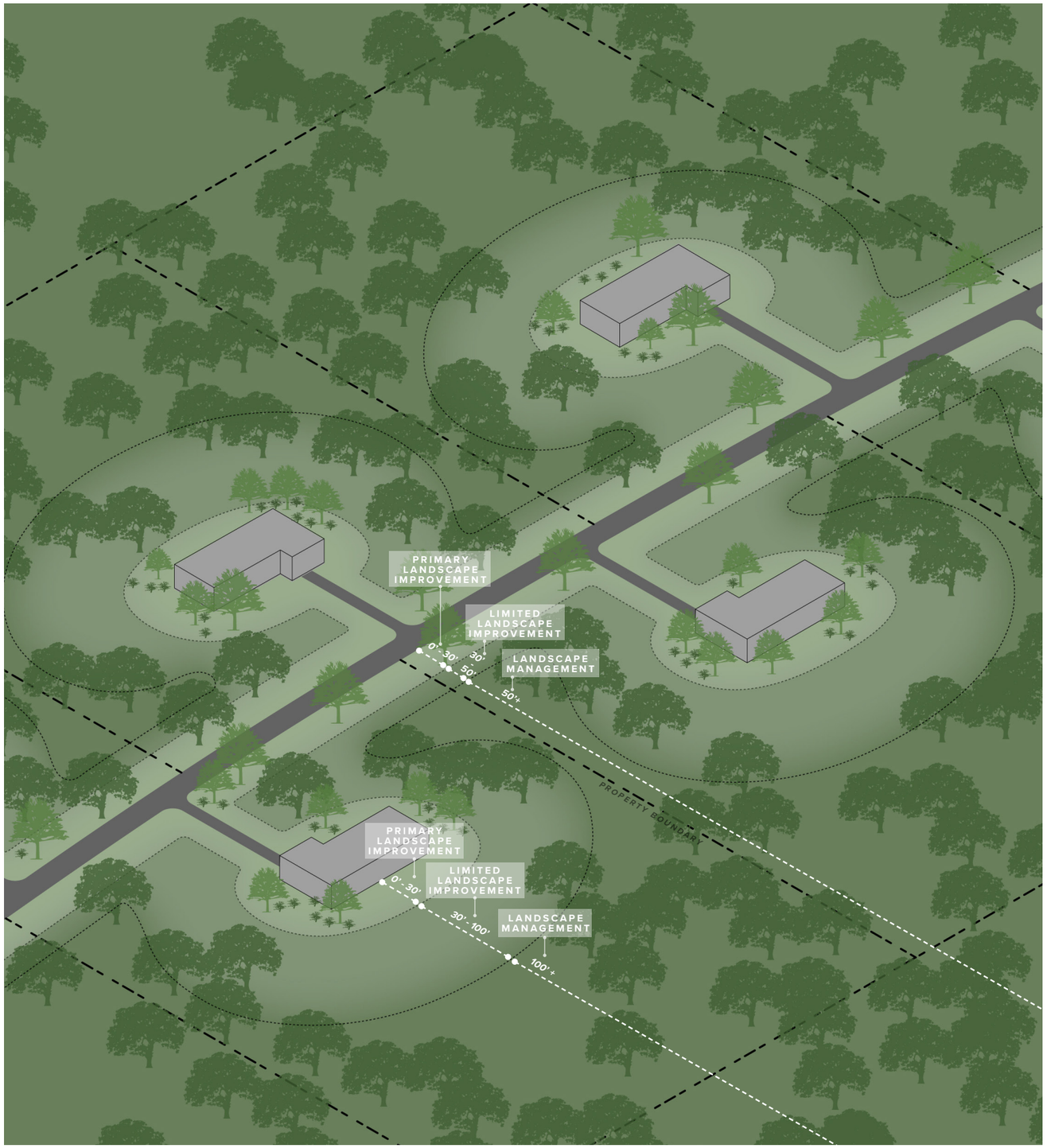
N

BLACK WALNUT | Juglans californica



OLIVE | Olea europaea

LANDSCAPE ZONES TYPICAL LANDSCAPE STRATEGY



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.

PRIMARY LANDSCAPE IMPROVEMENT

0’ - 30’ FROM EDGE OF ROADS AND 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 priortization 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

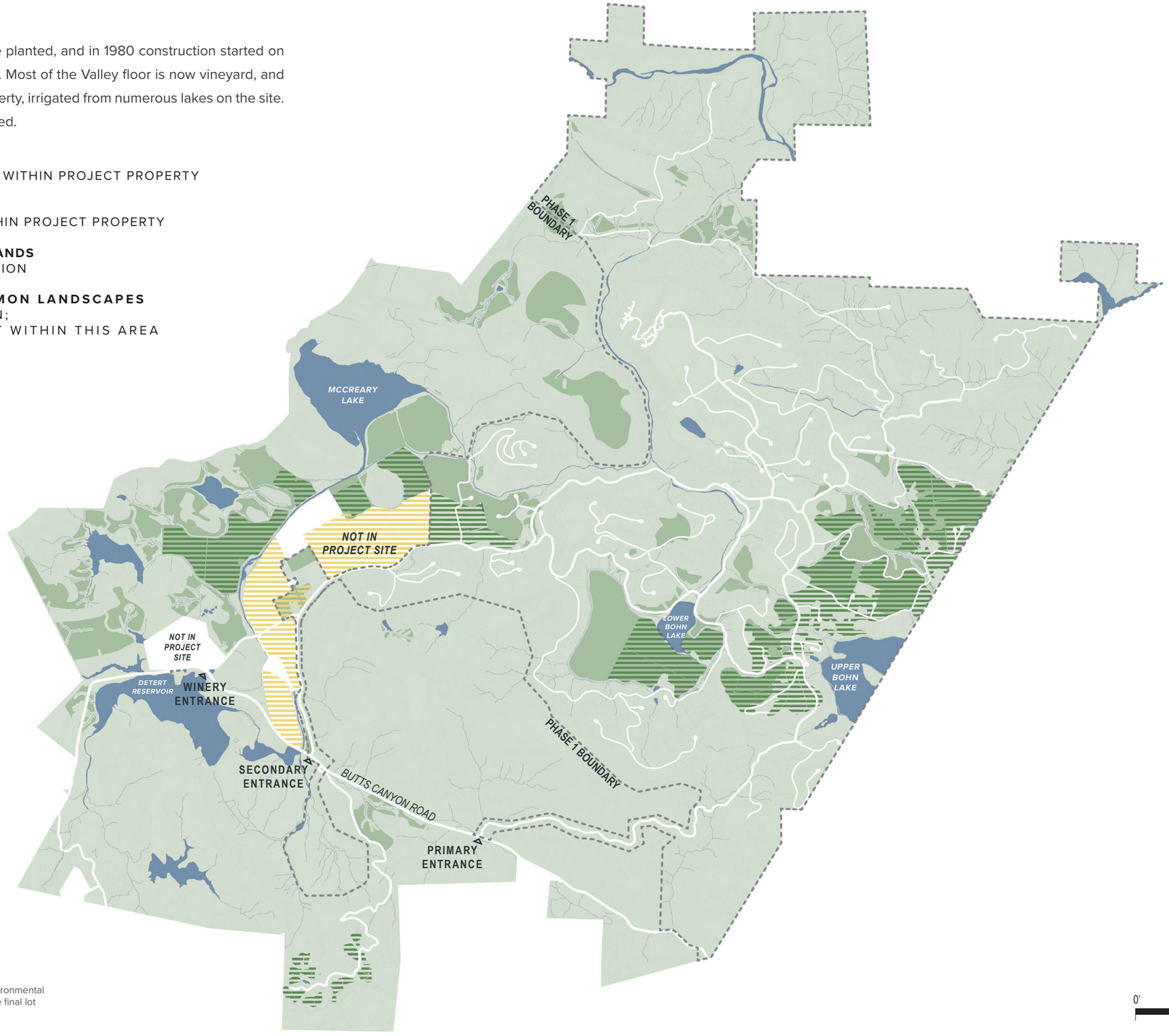
In the late 1970's, some irrigated vineyards were planted, and in 1980 construction started on Guenoc Winery which is still in production today. Most of the Valley floor is now vineyard, and vineyards are being planted throughout the property, irrigated from numerous lakes on the site. There are 964 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
Please note that site plan layouts may change in response to the environmental review process; please refer to the Tentative Subdivision Maps for the final lot layout, roads, and infrastructure.

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.

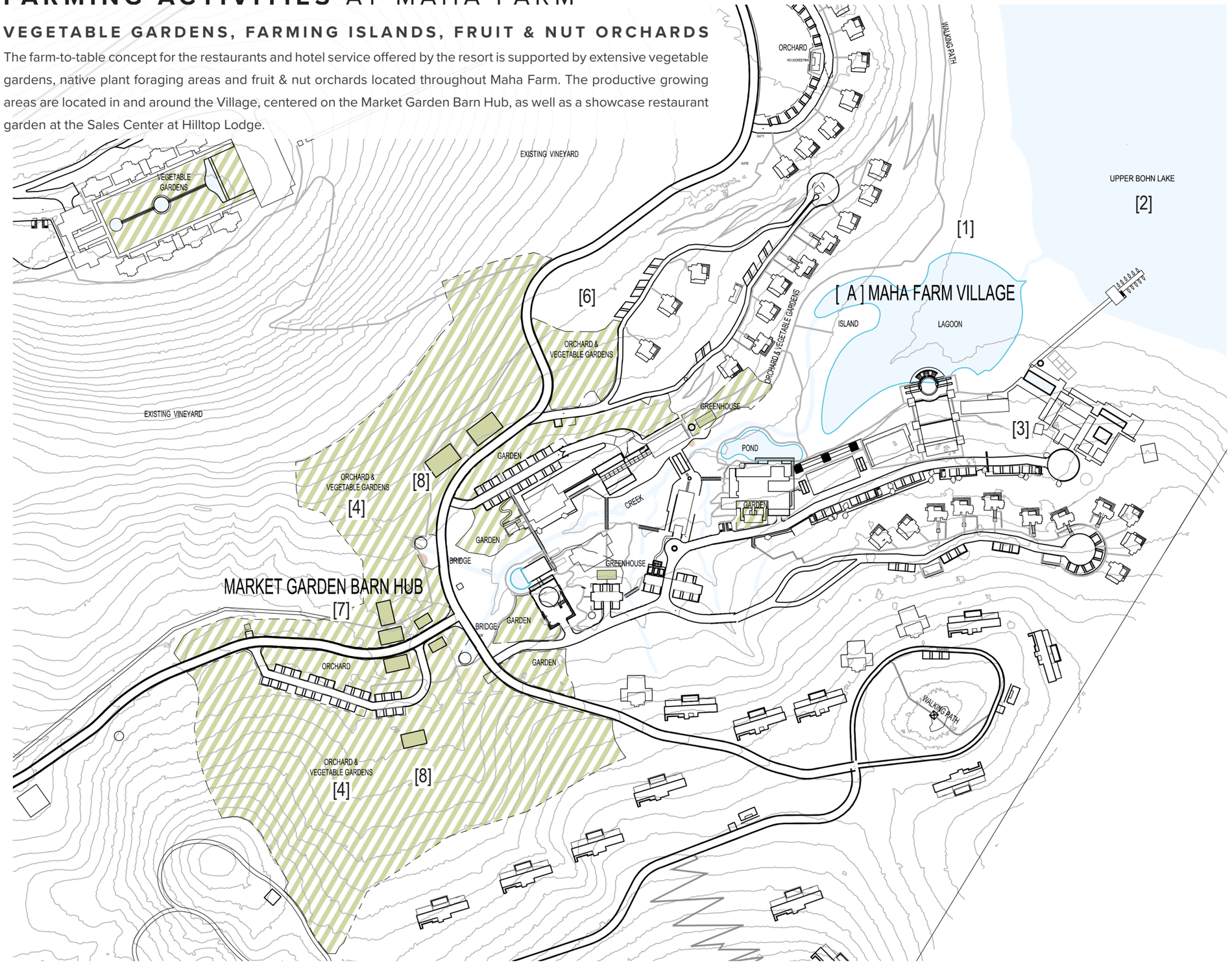
Wild forage – Opportunities to forage for native plants, including mushrooms, will be offered under the supervision of a certified mycologist or botanist.

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.



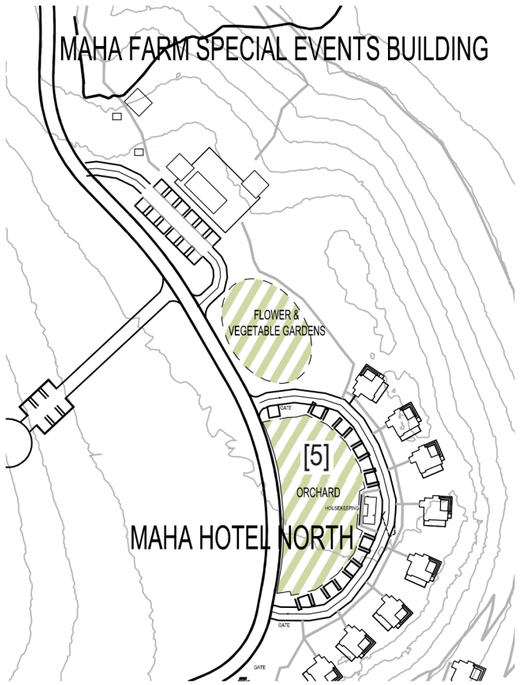
COLOR LEGEND

AGRICULTURE- OUTDOOR

AGRICULTURE- ACCESSORY

MAHA FARM VEGETABLE GARDENS & ORCHARDS

NAME	GENERAL USE	SPECIFIC USE	INDOOR	OUTDOOR
MAHA RESTAURANT VEGETABLE GARDENS	AGRICULTURE PRIMARY	AGRICULTURE	000 SF	0.3 ACRES
MARKET GARDEN BARN HUB	AGRICULTURE PRIMARY	AGRICULTURE	000 SF	20.5 ACRES
SPECIAL EVENTS ORCHARD & FLOWER GARDENS	AGRICULTURE PRIMARY	AGRICULTURE	000 SF	1.3 ACRES
SALES CENTER VEGETABLE GARDENS	AGRICULTURE PRIMARY	AGRICULTURE	000 SF	1.2 ACRES
GRAND TOTAL			000 SF	up to 23.3 ACRES



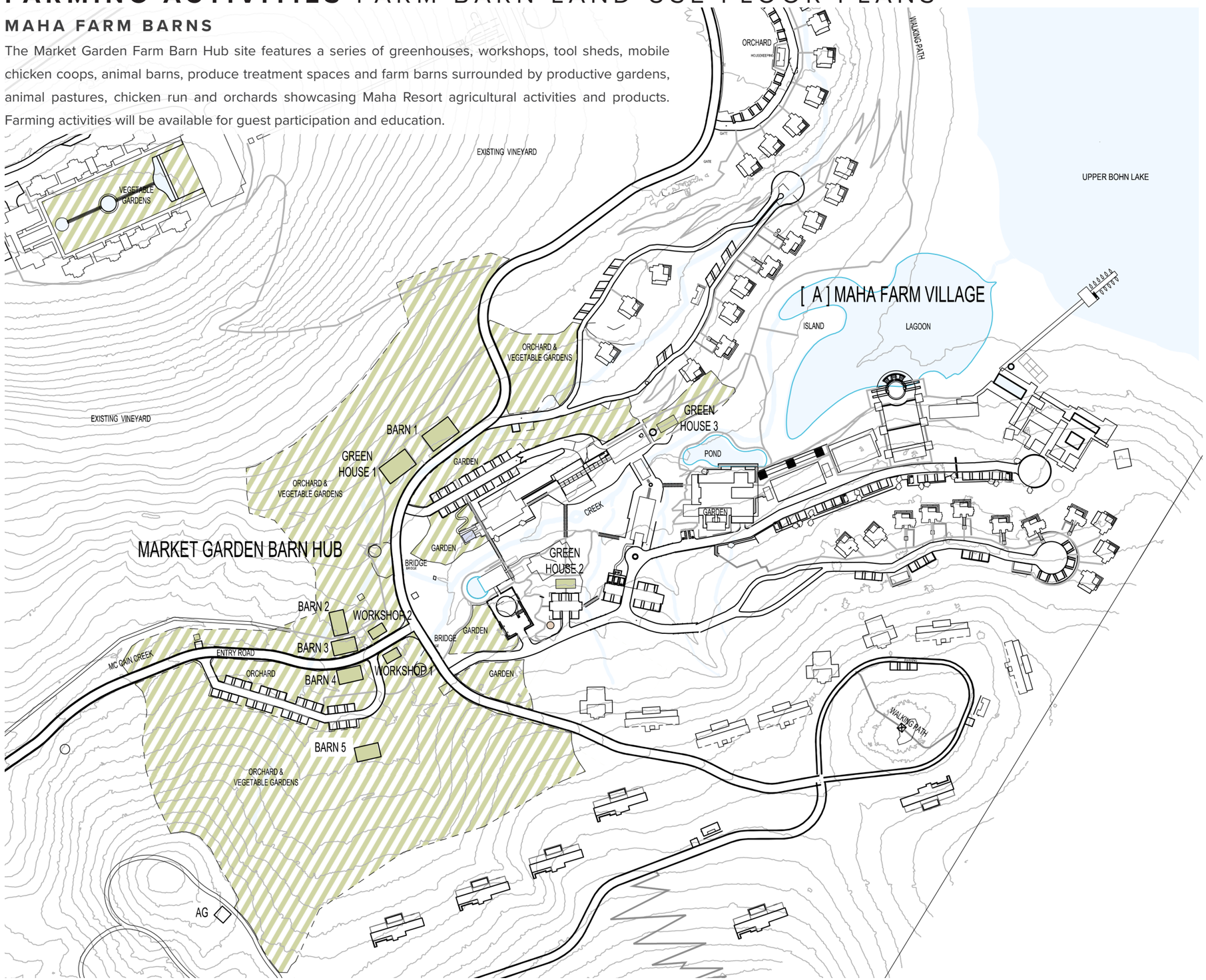
NOTE
Please note that site plan layouts may change in response to the environmental review process; please refer to the Tentative Subdivision Maps for the final lot layout, roads, and infrastructure.

0' 125' 250' 500'

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 Maha Resort agricultural activities and products. Farming activities will be available for guest participation and education.

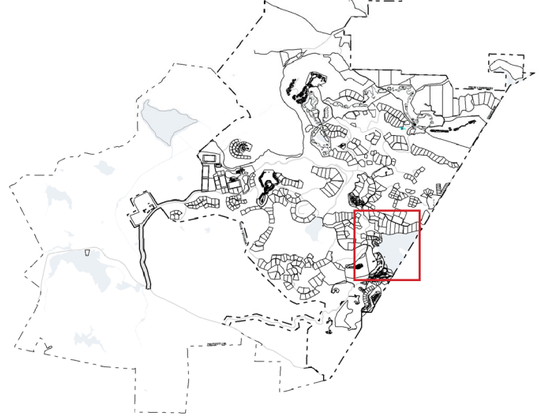


COLOR LEGEND

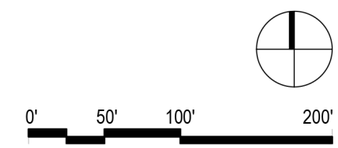
- AGRICULTURE- ACCESSORY
- AGRICULTURE- OUTDOOR
- RESORT- ACCESSORY
- RESORT-UTILITY

MAHA FARM BARNS

BUILDING NAME	GENERAL USE	SPECIFIC USE	INDOOR	OUTDOOR
HS HIKER / HORSE SHELTER	RESORT ACCESSORY	OUTDOOR RECREATION	400 SF X 11 = 4,400 SF	
BARN 1	AGRICULTURE ACCESSORY	SUPPORTING FACILITY	4,000 SF	
BARN 2	AGRICULTURE ACCESSORY	SUPPORTING FACILITY	2,500 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 CHICKEN COOPS	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	2,000 SF	
GREENHOUSE 3	AGRICULTURE ACCESSORY	SUPPORTING FACILITY	2,000 SF	
GARDENS	AGRICULTURE PRIMARY	AGRICULTURE		23.3 ACRES
GRAND TOTAL			30,000 SF	23.3 ACRES



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



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, Maha Resort utilizes managed grazing in our comprehensive fire management 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

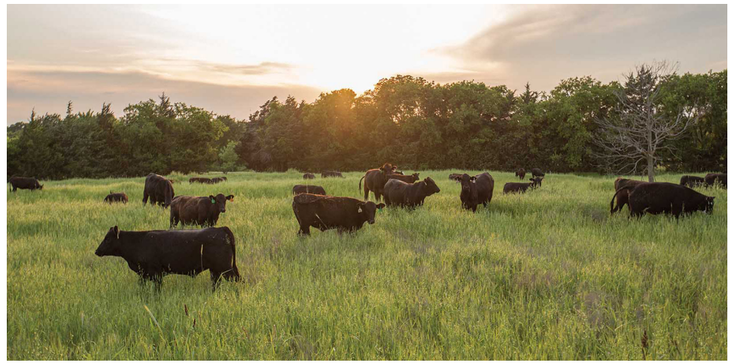
* ”Equivalent Animal Units” establishes a consistent unit factor to compare herd sizes; for example, a herd of 10 cows (1.0 AU) is equivalent to a herd of 50 goats (0.2 AU)
** The “Minimum Practical Grazing Area” is signfigantly dependent on herd size; these minimum practical grazing areas assume that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



GOAT BROWSING



SHEEP GRAZING



CATTLE GRAZING

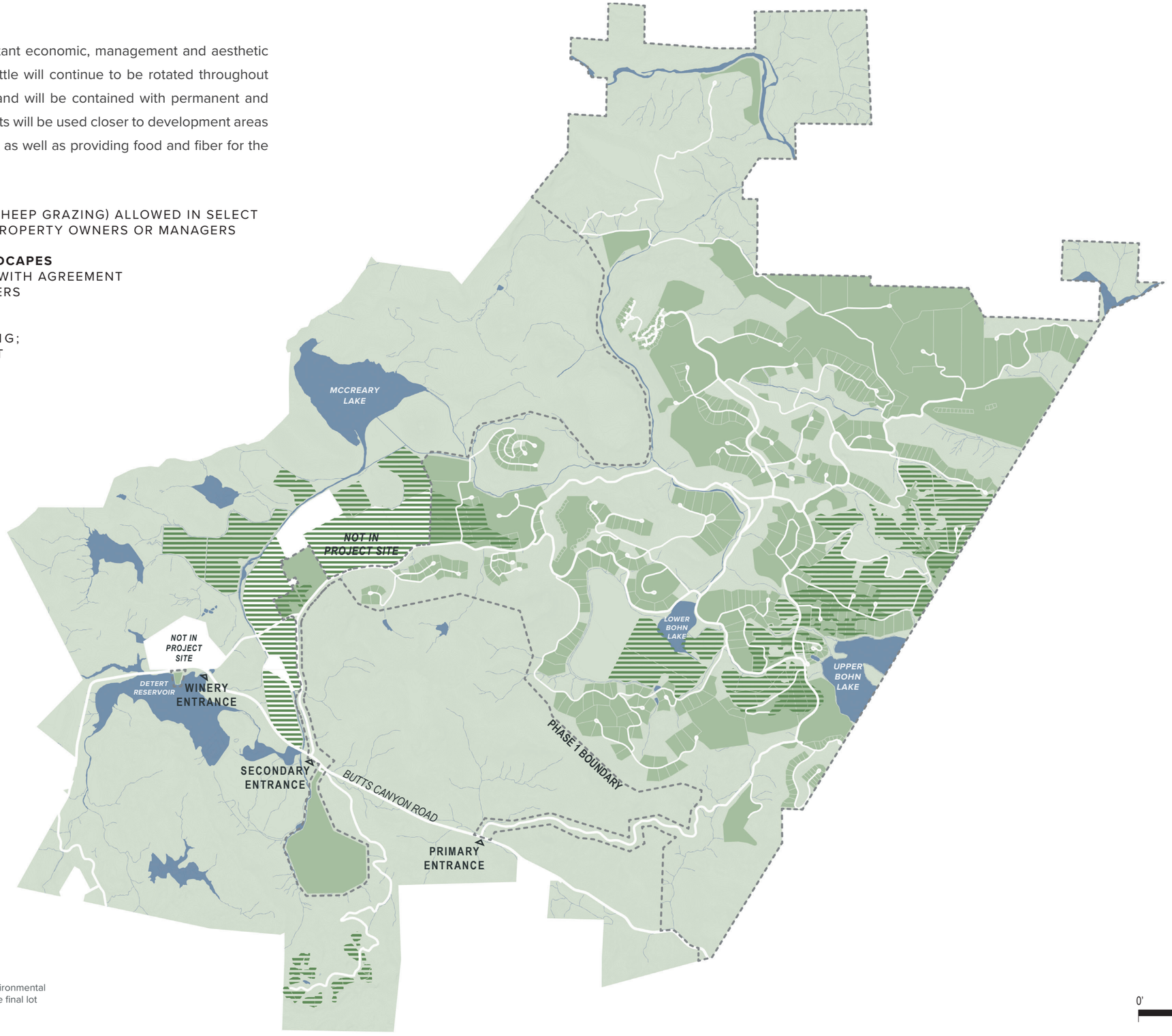
GRAZING

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 LANDCAPES
GRAZING ALLOWED IN SELECT AREAS WITH AGREEMENT FROM PROPERTY OWNERS OR MANAGERS

COMMON LANDSCAPES
CONTINUED YEAR-ROUND GRAZING; AGRICULTURE ALLOWED BY RIGHT



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

LANDSCAPE FIRE PLAN

The site is located in a high fire hazard area as classified by the California Department of Forestry and Fire Protection (CDF). Development in wildland hazard areas 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 Emergency Action and Fire Management Plan.

A development of this size and expense 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 27 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 continued site-wide fuel breaks.

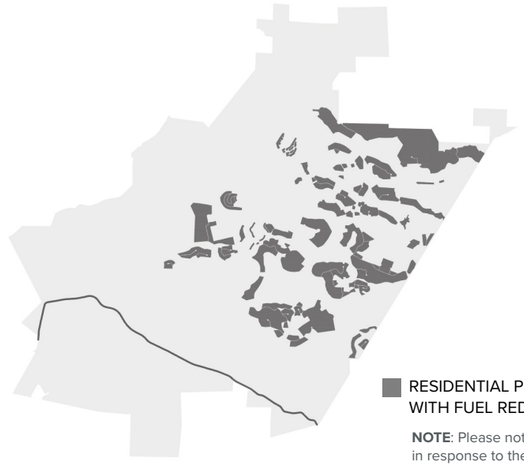
In anticipation of the high level of vegetation and fuel management and maintenance of buffer zones, the greatest fire threat will often be an exterior threat. In an effort to mitigate exterior threats, on-site dozers will be available for emergency fire digging, to be utilized by approval of Cal Fire. 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 PROPERTIES WITH FUEL REDUCTION

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

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.

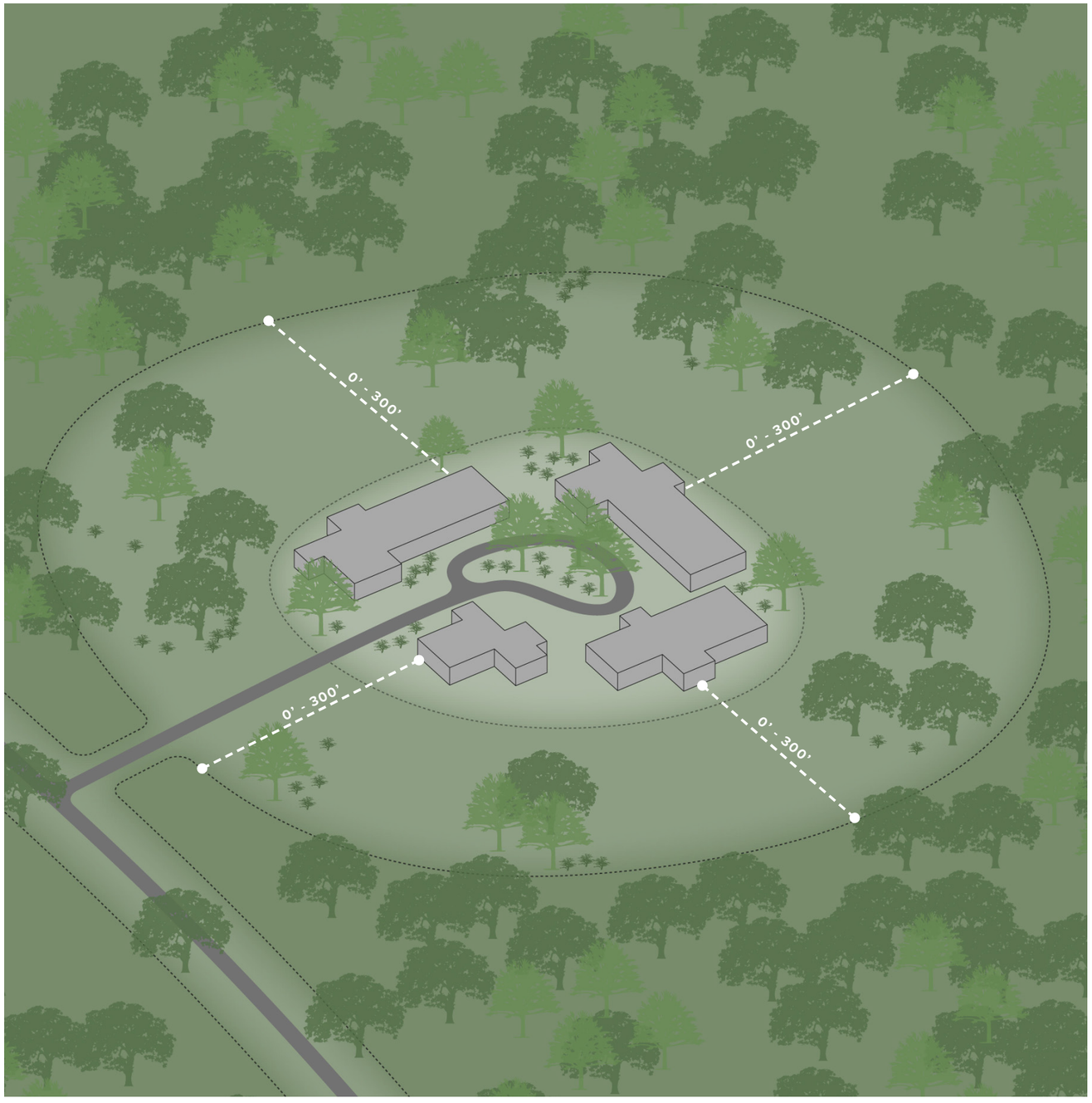
ZONE 1 REMOVE FLAMMABLE VEGETATION
0' - 30' FROM EDGE OF BUILDING

Within this zone, fire-prone vegetation will be eliminated. This includes removing all dead vegetation and removing or adequately pruning flammable shrub species. Trees will generally be pruned up to a height of 10 feet depending on species and understory conditions, with tree crowns and shrubs adequately separated to prevent fires from spreading.

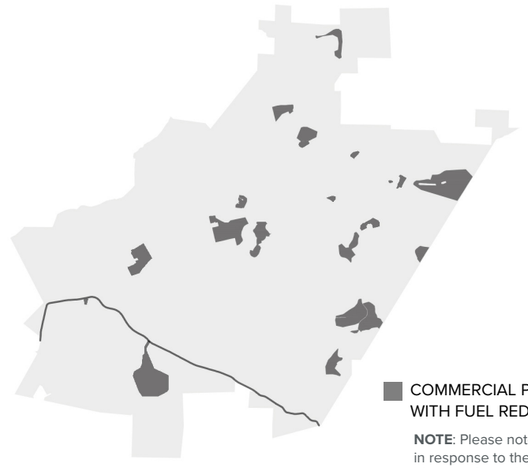
ZONE 2 REDUCE FLAMMABLE VEGETATION
30' - 100' FROM EDGE OF BUILDING

Within this zone, fire-prone vegetation will be reduced. This could include pruning 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.

COMMERCIAL TYPICAL FUEL REDUCTION STRATEGY



COMMERCIAL PROPERTY LOCATIONS



COMMERCIAL PROPERTIES WITH FUEL REDUCTION

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

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).

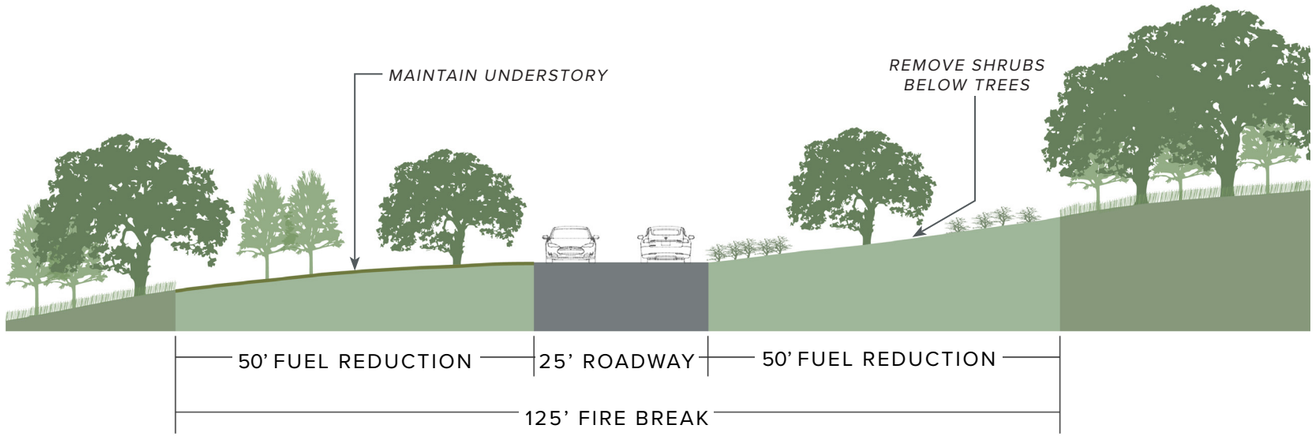
BUILDING CONSTRUCT TO WILDLAND-URBAN INTERFACE (WUI) BUILDING CODES

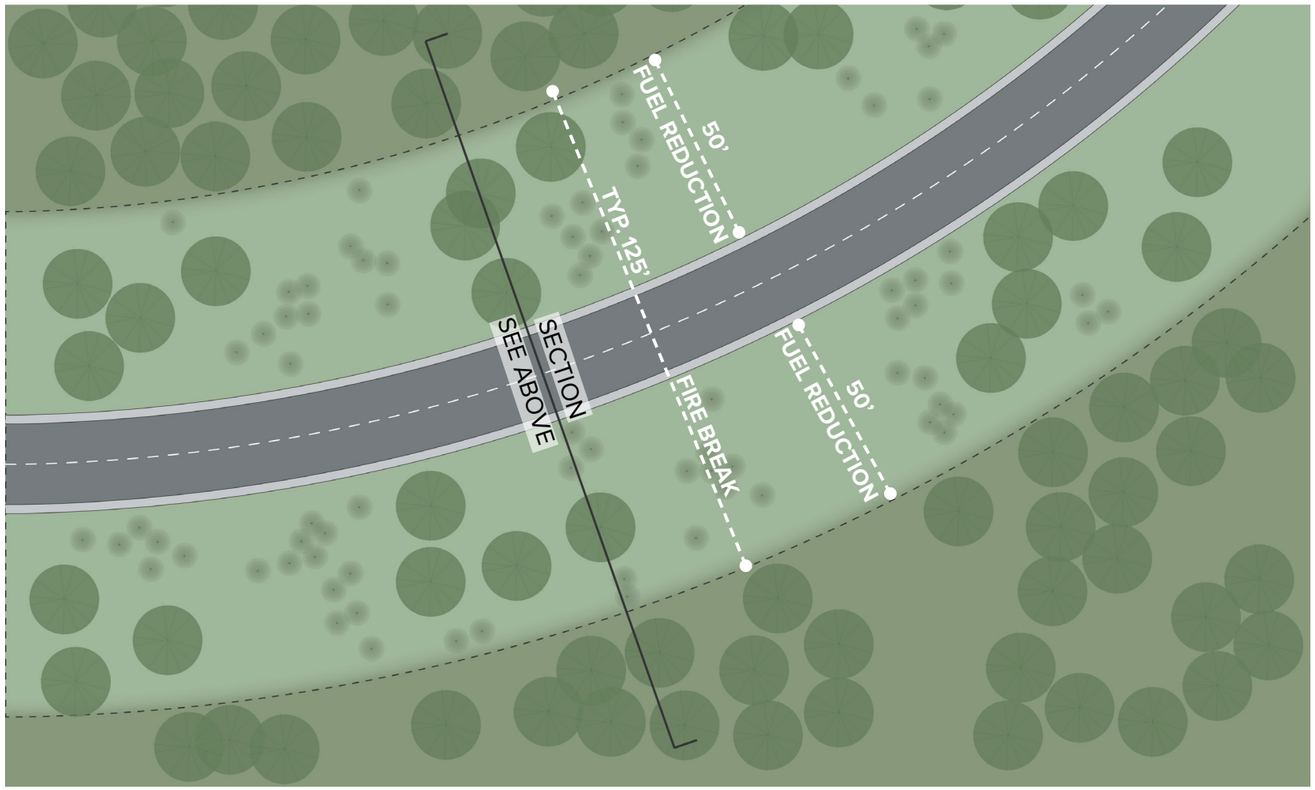
Buildings will be constructed using materials that resist ignition or sustained burning when exposed to embers and small flames from wildfire. Exterior fire sprinkler systems will be installed on all buildings with independent water connections.

FUEL REDUCTION ZONE REMOVE AND REDUCE FLAMMABLE VEGETATION
0' - 300' FROM EDGE OF BUILDING

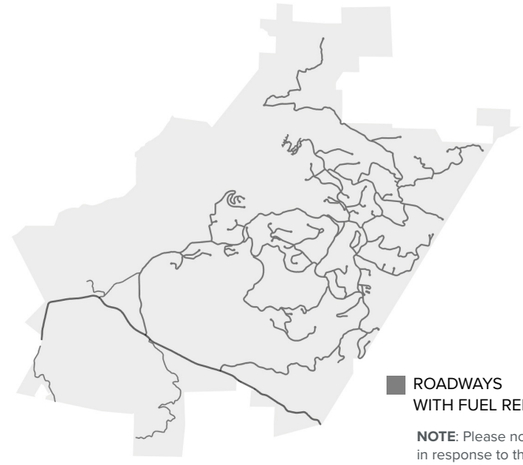
Within 300' from the edge of the building, fire-prone vegetation will be removed and reduced. This includes removing all dead vegetation and selectively removing flammable shrubs. Additional actions include pruning lower branches from trees, cutting dead wood from shrubs, and mowing dried grass. In addition,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

ROADWAY TYPICAL FUEL REDUCTION & FIRE BREAK STRATEGY





ROADWAY ROUTES



ROADWAYS WITH FUEL REDUCTION

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

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.

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 fire management 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

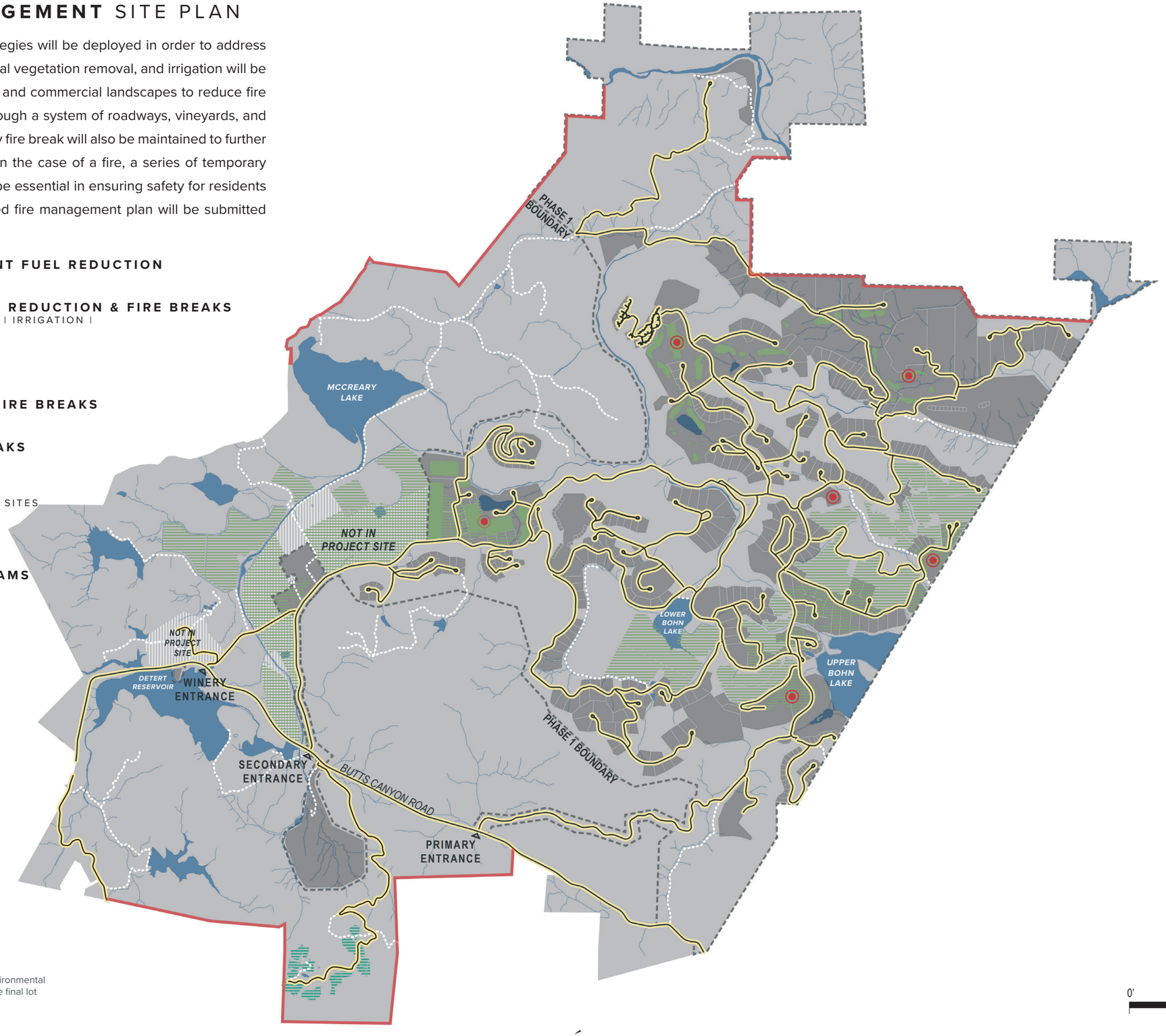
AGRICULTURAL/RECREATIONAL FIRE BREAKS
IRRIGATION

PROPERTY BOUNDARY FIRE BREAKS
MANUAL VEGETATION REMOVAL | GRAZING

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 may change in response to the environmental review process; please refer to the Tentative Subdivision Maps for the final lot layout, roads, and infrastructure.

0' 1800' 3600' 7200'

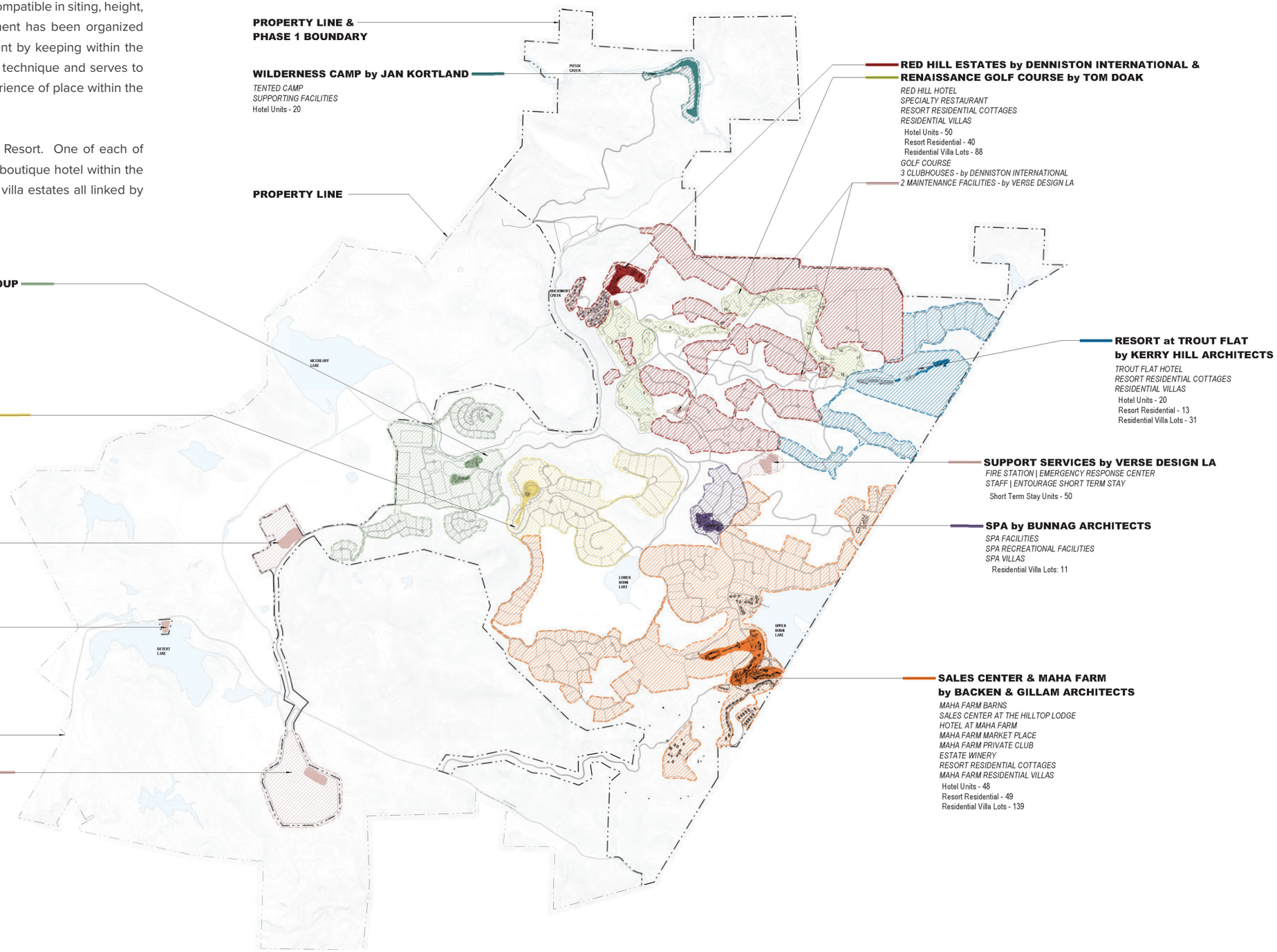
SECTION 3 ARCHITECTURE AND LAND USE PLANS

ARCHITECTURE AND LAND USE PLANS

Inspired by the existing beauty of the surrounding landscape, the architectural clusters of the Maha 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 Maha Resort. One of each of the five clusters will contain a world-renowned architect-designed boutique hotel within the resort, with resort residential units, and related for-sale residential villa estates all linked by the Maha brand.

ARCHITECTURAL CLUSTER MAP



PROPERTY LINE &
PHASE 1 BOUNDARY

WILDERNESS CAMP by JAN KORTLAND
TENTED CAMP
SUPPORTING FACILITIES
Hotel Units - 20

PROPERTY LINE

EQUESTRIAN CENTER by FIGUERAS DESIGN GROUP
POLO / EQUESTRIAN FACILITIES / ARENAS & STABLES
CLUB HOUSE
LODGE
RESORT RESIDENTIAL COTTAGES
RESIDENTIAL VILLAS
Hotel Units - 6
Resort Residential - 12
Residential Villa Lots - 74

BOHN RIDGE RESORT by DESIGN REALIZATION
BOHN RIDGE RESORT
RESORT RESIDENTIAL COTTAGES
RESIDENTIAL VILLAS
Hotel Units - 31
Resort Residential - 30
Residential Villa Lots - 38

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
98 Units

RED HILL ESTATES by DENNISTON INTERNATIONAL &
RENAISSANCE GOLF COURSE by TOM DOAK
RED HILL HOTEL
SPECIALTY RESTAURANT
RESORT RESIDENTIAL COTTAGES
RESIDENTIAL VILLAS
Hotel Units - 50
Resort Residential - 40
Residential Villa Lots - 88
GOLF COURSE
3 CLUBHOUSES - by DENNISTON INTERNATIONAL
2 MAINTENANCE FACILITIES - by VERSE DESIGN LA

RESORT at TROUT FLAT
by KERRY HILL ARCHITECTS
TROUT FLAT HOTEL
RESORT RESIDENTIAL COTTAGES
RESIDENTIAL VILLAS
Hotel Units - 20
Resort Residential - 13
Residential Villa Lots - 31

SUPPORT SERVICES by VERSE DESIGN LA
FIRE STATION | EMERGENCY RESPONSE CENTER
STAFF | ENTOURAGE SHORT TERM STAY
Short Term Stay Units - 50

SPA by BUNNAG ARCHITECTS
SPA FACILITIES
SPA RECREATIONAL FACILITIES
SPA VILLAS
Residential Villa Lots: 11

SALES CENTER & MAHA FARM
by BACKEN & GILLAM ARCHITECTS
MAHA FARM BARNS
SALES CENTER AT THE HILLTOP LODGE
HOTEL AT MAHA FARM
MAHA FARM MARKET PLACE
MAHA FARM PRIVATE CLUB
ESTATE WINERY
RESORT RESIDENTIAL COTTAGES
MAHA FARM RESIDENTIAL VILLAS
Hotel Units - 48
Resort Residential - 49
Residential Villa Lots - 139

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

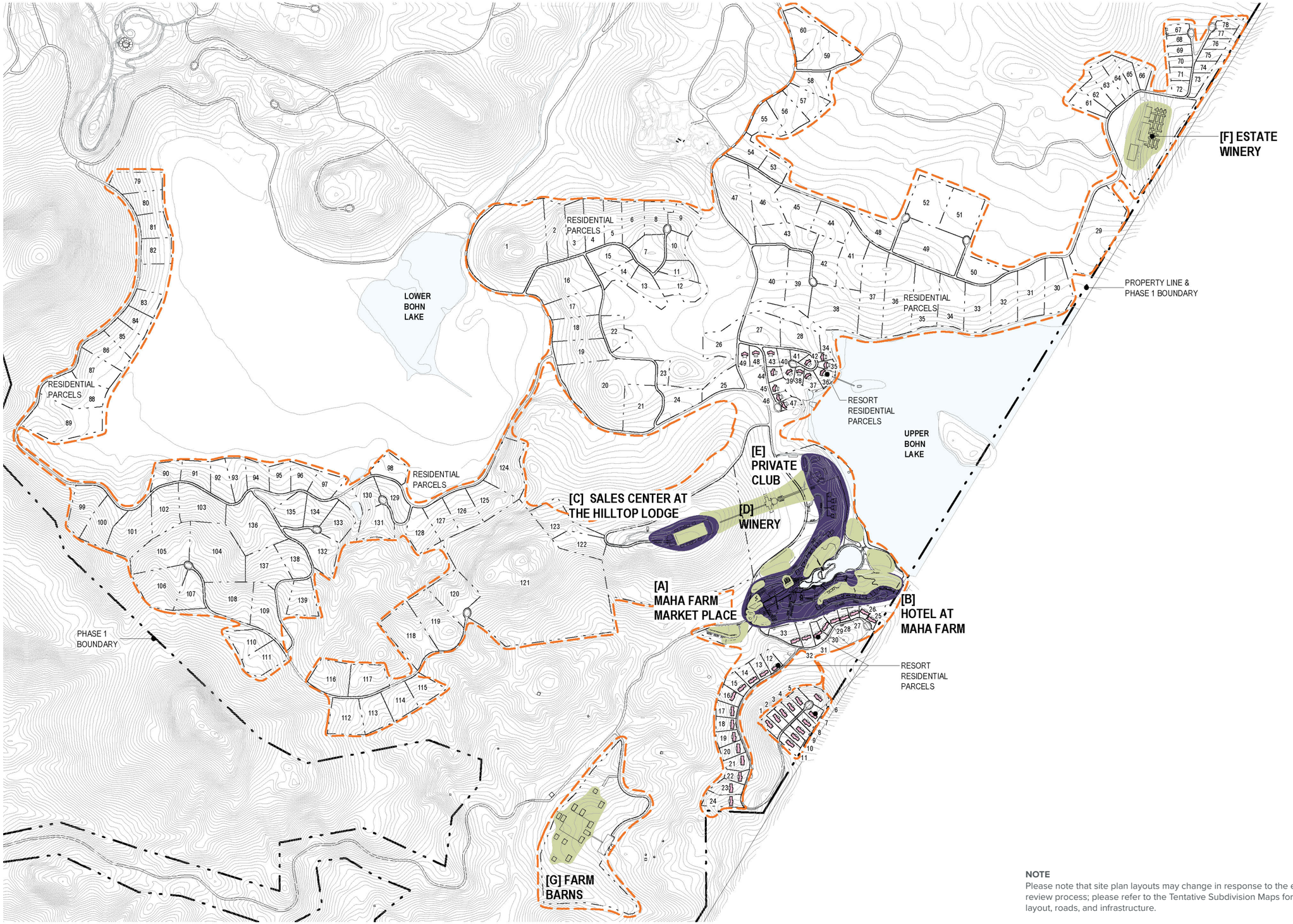
Maha Farm—Backen & Gillam Architects

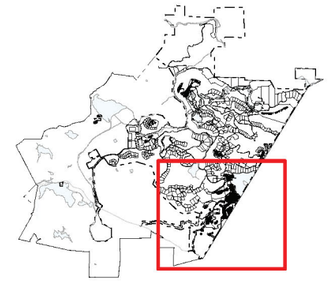
The Maha Farm is anticipated to be the heart of Maha. The Farm is located near Upper Bohn Lake and designed in response to the naturally occurring terrain. The highest elevation of each building is one story high, even in instances where elevation is incorporated to create a two-story building accessed 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 AND SALES CENTER | LAND USE CLUSTER MAP





COLOR LEGEND

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

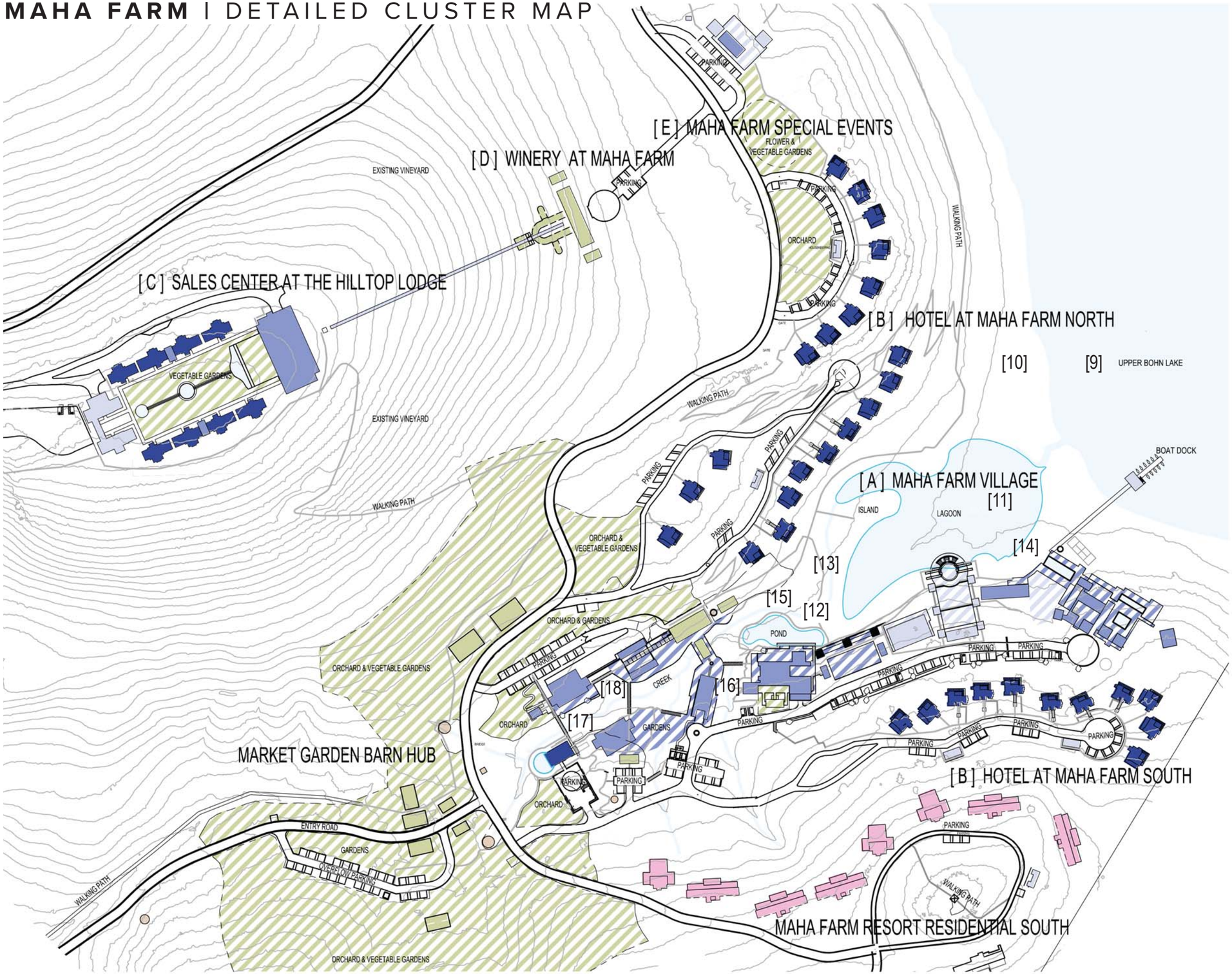
CLUSTER USES

48 HOTEL UNITS
139 RESIDENTIAL VILLAS
49 RESORT RESIDENTIAL UNITS
FACILITIES
[A] MAHA FARM MARKET PLACE
[B] MAHA FARM HOTEL
[C] SALES CENTER
[D] WINERY
[E] PRIVATE CLUB
[F] FARM BARN COMPLEX

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

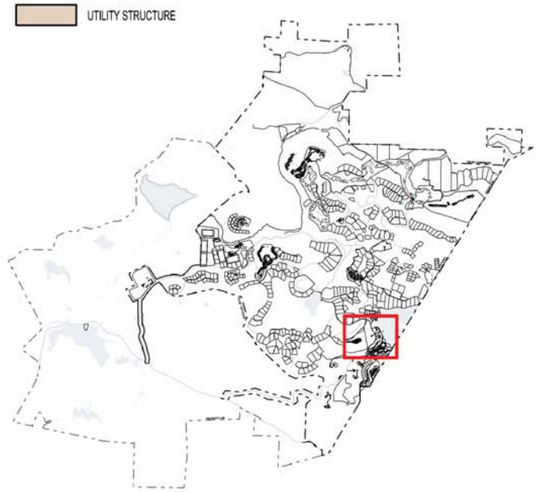
0' 600' 1200' 2400'

ORIGINAL SCALE: 1" = 1200'-0"



COLOR LEGEND

- AGRICULTURE- ACCESSORY
- AGRICULTURE- OUTDOOR
- RESORT- PRIMARY
- RESORT- COMMERCIAL
- RESORT- ACCESSORY
- RESORT- RESIDENTIAL
- RESORT- OUTDOOR HARDSCAPE
- RESORT - COMMERCIAL OUTDOOR HARDSCAPE
- UTILITY STRUCTURE



MAHA FARM | DETAILED CLUSTER MAP

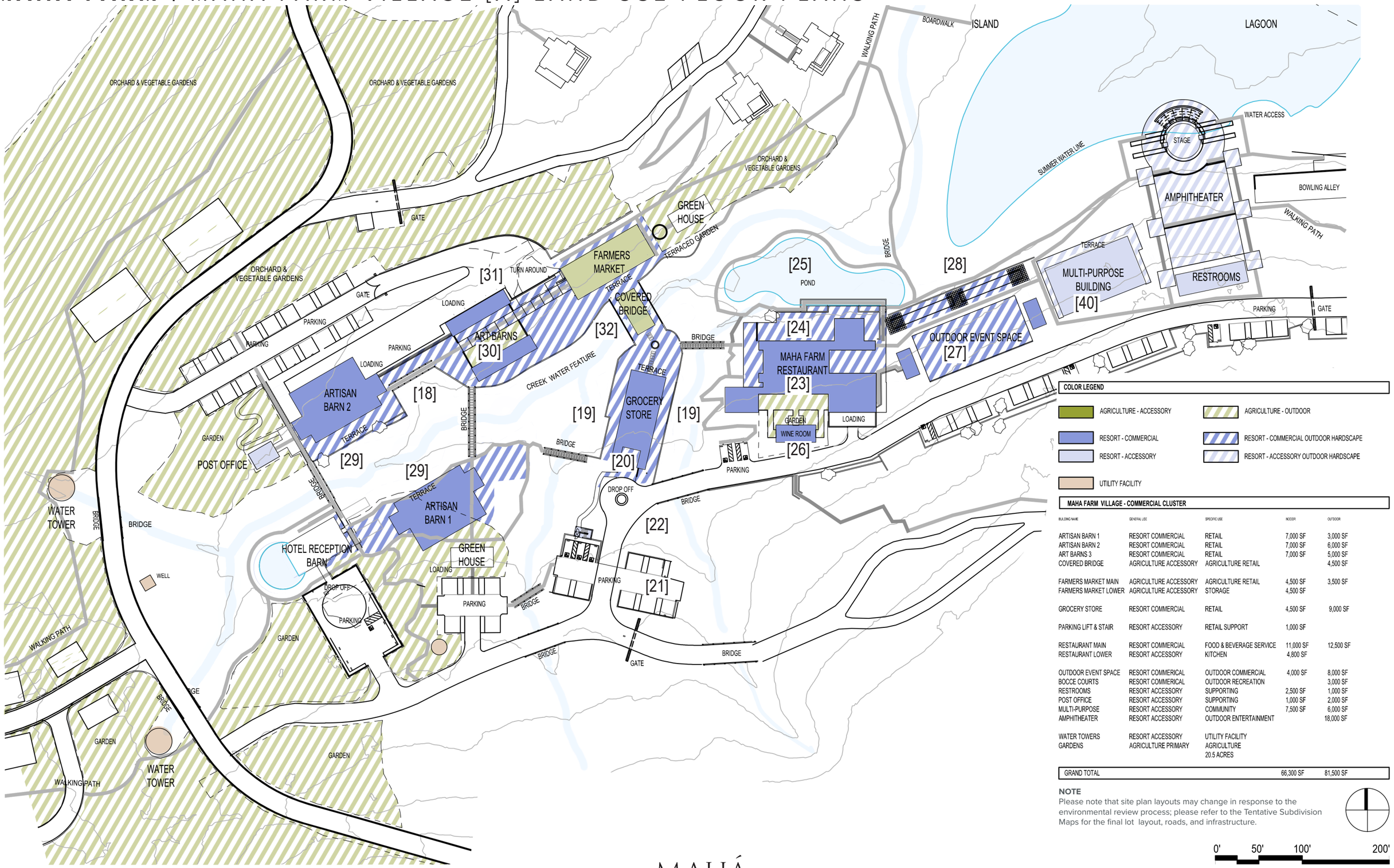
MAHA FARM MARKETPLACE

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

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

0' 50' 100' 200'



COLOR LEGEND

- AGRICULTURE - ACCESSORY
- AGRICULTURE - OUTDOOR
- RESORT - COMMERCIAL
- RESORT - COMMERCIAL OUTDOOR HARDSCAPE
- RESORT - ACCESSORY
- RESORT - ACCESSORY OUTDOOR HARDSCAPE
- UTILITY FACILITY

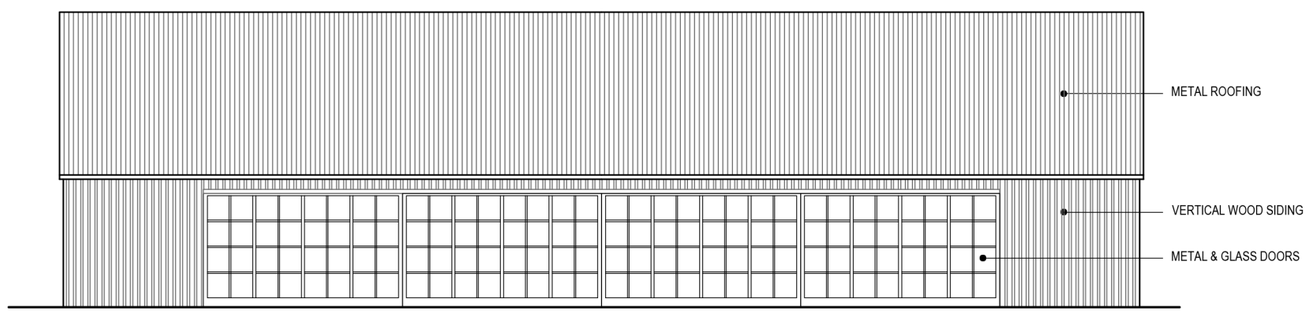
MAHA FARM VILLAGE - COMMERCIAL CLUSTER

BUILDING NAME	GENERAL USE	SPECIFIC USE	INDOOR	OUTDOOR
ARTISAN BARN 1	RESORT COMMERCIAL	RETAIL	7,000 SF	3,000 SF
ARTISAN BARN 2	RESORT COMMERCIAL	RETAIL	7,000 SF	6,000 SF
ART BARNS 3	RESORT COMMERCIAL	RETAIL	7,000 SF	5,000 SF
COVERED BRIDGE	AGRICULTURE ACCESSORY	AGRICULTURE RETAIL		4,500 SF
FARMERS MARKET MAIN	AGRICULTURE ACCESSORY	AGRICULTURE RETAIL	4,500 SF	3,500 SF
FARMERS MARKET LOWER	AGRICULTURE ACCESSORY	STORAGE	4,500 SF	
GROCERY STORE	RESORT COMMERCIAL	RETAIL	4,500 SF	9,000 SF
PARKING LIFT & STAIR	RESORT ACCESSORY	RETAIL SUPPORT	1,000 SF	
RESTAURANT MAIN	RESORT COMMERCIAL	FOOD & BEVERAGE SERVICE	11,000 SF	12,500 SF
RESTAURANT LOWER	RESORT ACCESSORY	KITCHEN	4,800 SF	
OUTDOOR EVENT SPACE	RESORT COMMERICAL	OUTDOOR COMMERCIAL	4,000 SF	8,000 SF
BOCCE COURTS	RESORT COMMERICAL	OUTDOOR RECREATION		3,000 SF
RESTROOMS	RESORT ACCESSORY	SUPPORTING	2,500 SF	1,000 SF
POST OFFICE	RESORT ACCESSORY	SUPPORTING	1,000 SF	2,000 SF
MULTI-PURPOSE	RESORT ACCESSORY	COMMUNITY	7,500 SF	6,000 SF
AMPHITHEATER	RESORT ACCESSORY	OUTDOOR ENTERTAINMENT		18,000 SF
WATER TOWERS	RESORT ACCESSORY	UTILITY FACILITY		
GARDENS	AGRICULTURE PRIMARY	AGRICULTURE 20.5 ACRES		
GRAND TOTAL			66,300 SF	81,500 SF

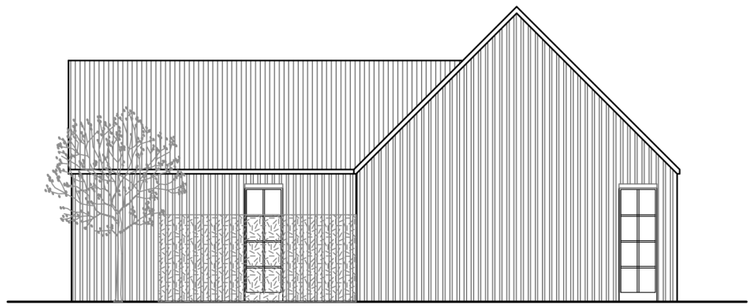
NOTE
Please note that site plan layouts may change in response to the environmental review process; please refer to the Tentative Subdivision Maps for the final lot layout, roads, and infrastructure.

0' 50' 100' 200'

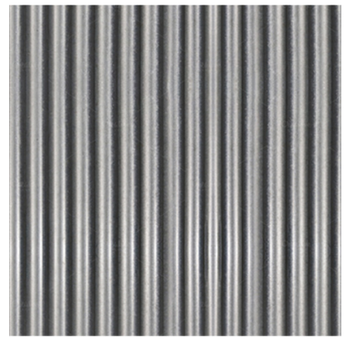
MAHA FARM | TYPICAL COMMERCIAL BUILDING



FRONT ELEVATION



SIDE ELEVATION



METAL ROOF



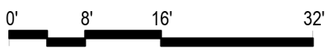
VERTICAL WOOD SIDING



BOARDFORM CONCRETE



EXTERIOR STONE SURFACE



[E] MAHA FARM SPECIAL EVENTS
[D] WINERY AT MAHA FARM
EXISTING VINEYARD
VEGETABLE GARDENS
EXISTING VINEYARD
GATE
PARKING
HK
[35]
WALKING PATH
[B] HOTEL AT MAHA FARM NORTH
UPPER BOHN LAKE
[33]
[37]
[34]
[A] MAHA FARM VILLAGE
ISLAND
LAGOON
ORCHARD & VEGETABLE GARDENS
POND
CREEK
GARDENS
HOTEL RECEPTION BARN
[38]
[39]
[B] HOTEL AT MAHA FARM SOUTH
ENTRY ROAD
OVERFLOW PARKING
MAHA FARM RESORT RESIDENTIAL

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

COLOR LEGEND

RESORT- PRIMARY
RESORT- UTILITY
RESORT- ACCESSORY

HOTEL AT MAHA FARM

BUILDING NAME	GENERAL USE	SPECIFIC USE	INDOOR	OUTDOOR
RECEPTION BARN MAIN	RESORT ACCESSORY	RESORT MANAGEMENT	2,800 SF	1,000 SF
RECEPTION BARN LOWER	RESORT ACCESSORY	RESORT MANAGEMENT	3,000 SF	
HOTEL ROOM A COTTAGES	RESORT PRIMARY	HOTEL UNIT	1,400 SF x 22 = 30,800 SF	4,300 SF x 22 = 94,600 SF
HOTEL ROOM B COTTAGES 1ST FL	RESORT PRIMARY	HOTEL UNIT	1,400 SF x 9 = 12,600 SF	220 SF x 9 = 1980 SF
HOTEL ROOM B COTTAGES 2ND FL	RESORT PRIMARY	HOTEL UNIT	1,400 SF x 9 = 12,600 SF	220 SF x 9 = 1980 SF
HOTEL ROOM C COTTAGES	DELETED			
HK HOUSEKEEPING	RESORT ACCESSORY	SUPPORTING	800 SF x 4 = 3,200 SF	500 SF X 4 = 2,000 SF
GATE	RESORT ACCESSORY	SUPPORTING	000 SF	
GRAND TOTAL			65,000 SF	101,560 SF



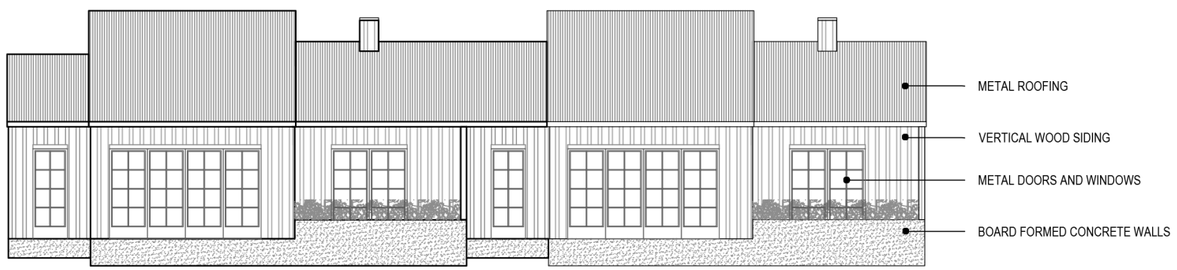
MAHA FARM | MAHA FARM HOTEL LAND USE FLOOR PLANS

MAHA FARM HOTEL

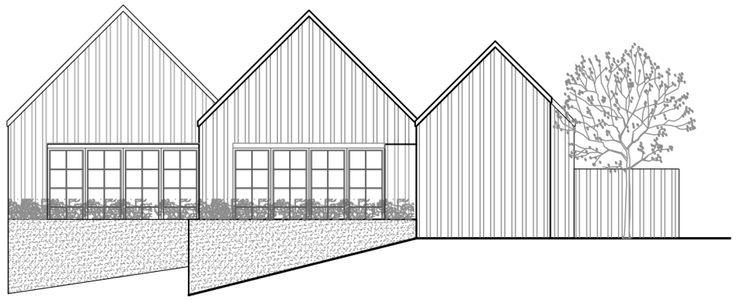
GUESTS WILL ARRIVE AT THE HOTEL RECEPTION BARN AND BE VALETED TO THEIR INDIVIDUAL HOTEL COTTAGE. TWO TYPES OF COTTAGES ARE PLANNED: COTTAGE 'A' IS A ONE STORY WITH A TRADITIONAL PITCHED ROOF IN A VERNACULAR STYLE. COTTAGE 'B' IS A TWO STORY PITCHED ROOF STRUCTURE WITH LANDSCAPE STEPS TO THE LOWER UNIT AND FOOT BRIDGES TO THE UPPER UNITS. GUESTS WILL BE SHUTTLED FROM THEIR HOTEL ROOMS TO OTHER AREAS OF THE MAHA RESORT FOR RECREATION, ENTERTAINMENT AND FARM-TO-TABLE DINING.

0' 50' 100' 200'

MAHA FARM | TYPICAL HOTEL COTTAGE WITH PITCHED ROOF

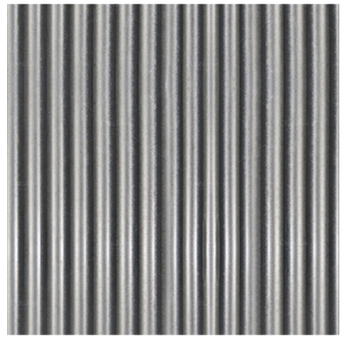


FRONT ELEVATION



SIDE ELEVATION

0' 8' 16' 32'



METAL ROOF



VERTICAL WOOD SIDING

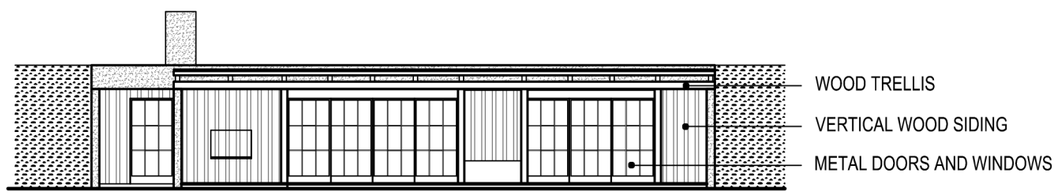


BOARDFORM CONCRETE

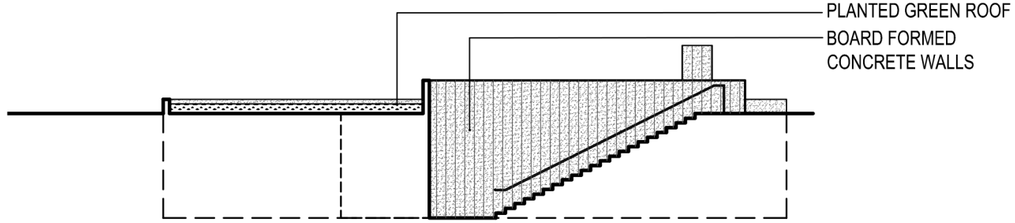


EXTERIOR STONE SURFACE

MAHA FARM | TYPICAL HOTEL COTTAGE WITH PLANTED GREEN ROOF



FRONT ELEVATION



SIDE ELEVATION



GREEN ROOF



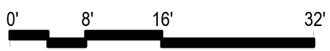
VERTICAL WOOD SIDING



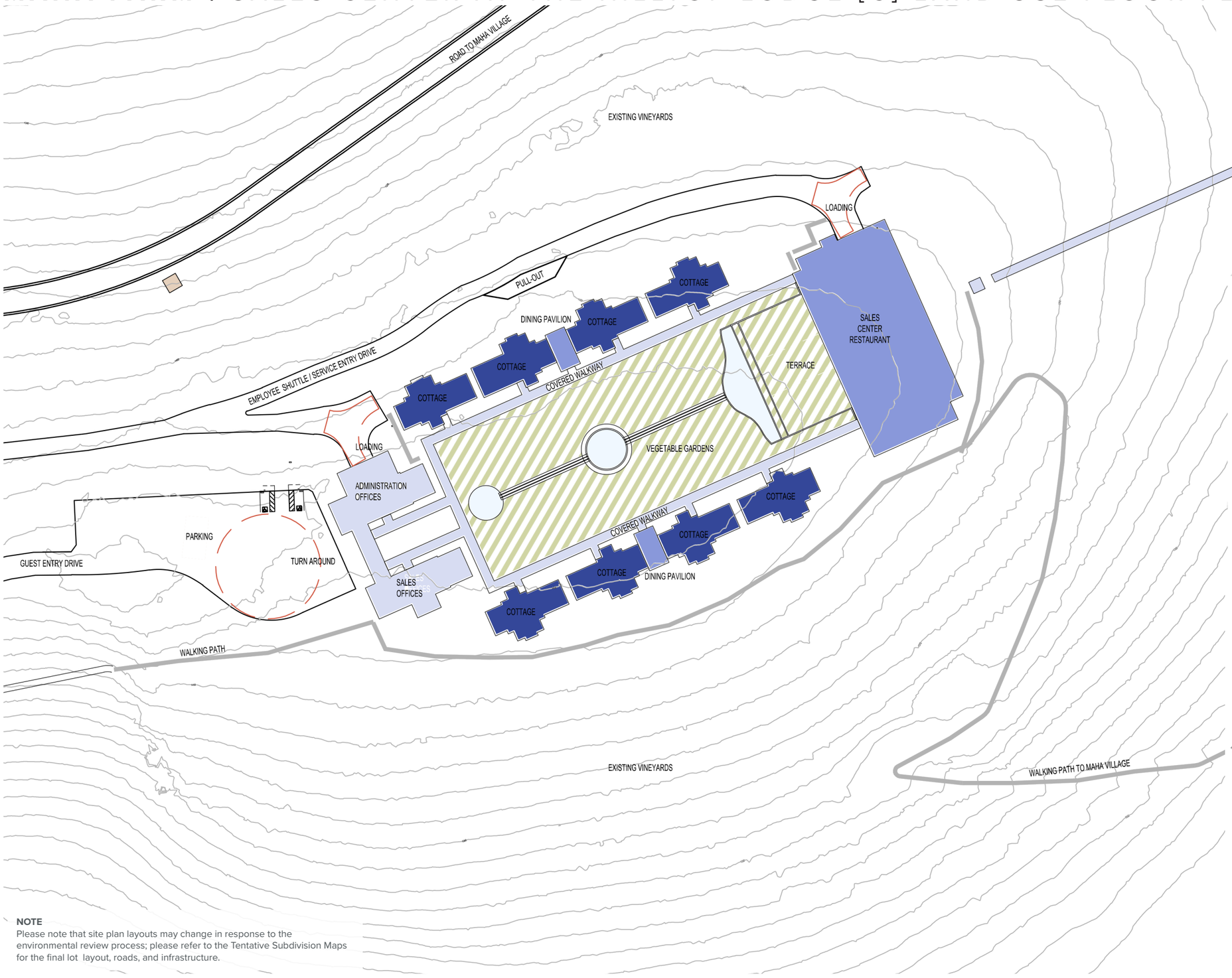
BOARDFORM CONCRETE



EXTERIOR STONE SURFACE



MAHA FARM | SALES CENTER AT THE HILLTOP LODGE [C] LAND USE FLOOR PLANS

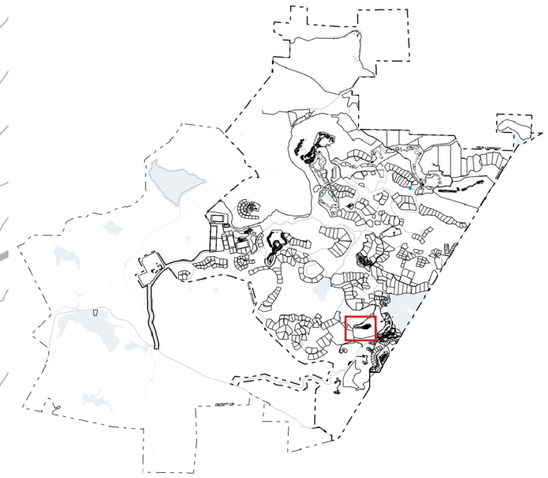


COLOR LEGEND

- RESORT- PRIMARY
- RESORT- COMMERCIAL
- RESORT- ACCESSORY
- AGRICULTURE- OUTDOOR
- UTILITY FACILITY

SALES CENTER AT THE HILLTOP LODGE

BUILDING NAME	GENERAL USE	SPECIFIC USE	INDOOR	OUTDOOR
SALES OFFICES	RESORT ACCESSORY	MANAGEMENT	4,000 SF	1,000 SF
ADMIN OFFICES MAIN	RESORT ACCESSORY	MANAGEMENT	5,000 SF	1,000 SF
ADMIN OFFICES LOWER	RESORT ACCESSORY	MANAGEMENT	3,600 SF	
DINING PAVILION	RESORT COMMERCIAL	FOOD & BEVERAGE SERVICE		600 SF
DINING PAVILION	RESORT COMMERCIAL	FOOD & BEVERAGE SERVICE		600 SF
COTTAGES	RESORT PRIMARY	HOTEL UNIT	1,725 SF X 8 = 13,800 SF	4,000 SF
RESTAURANT MAIN	RESORT COMMERCIAL	FOOD & BEVERAGE SERVICE	13,000 SF	3,500 SF
RESTAURANT LOWER	RESORT COMMERCIAL	FOOD & BEVERAGE SERVICE	10,000 SF	1,500 SF
COVERED WALKWAY	RESORT ACCESSORY	SUPPORTING FACILITY		9,000 SF
FUNICULAR 1	RESORT ACCESSORY	SUPPORTING FACILITY		6,500 SF
VEGETABLE GARDENS	AGRICULTURE PRIMARY	AGRICULTURE 1.2 ACRES		
GRAND TOTAL			49,400 SF	27,700 SF



0' 50' 100' 200'

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

MAHA FARM | WINERY AT MAHA FARM [D] LAND USE FLOOR PLANS



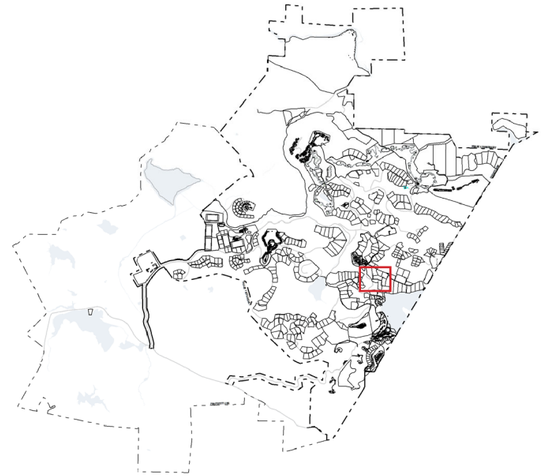
NOTE
Please note that site plan layouts may change in response to the environmental review process; please refer to the Tentative Subdivision Maps for the final lot layout, roads, and infrastructure.

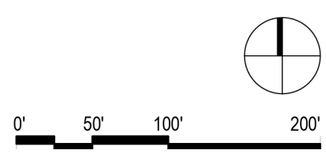
COLOR LEGEND

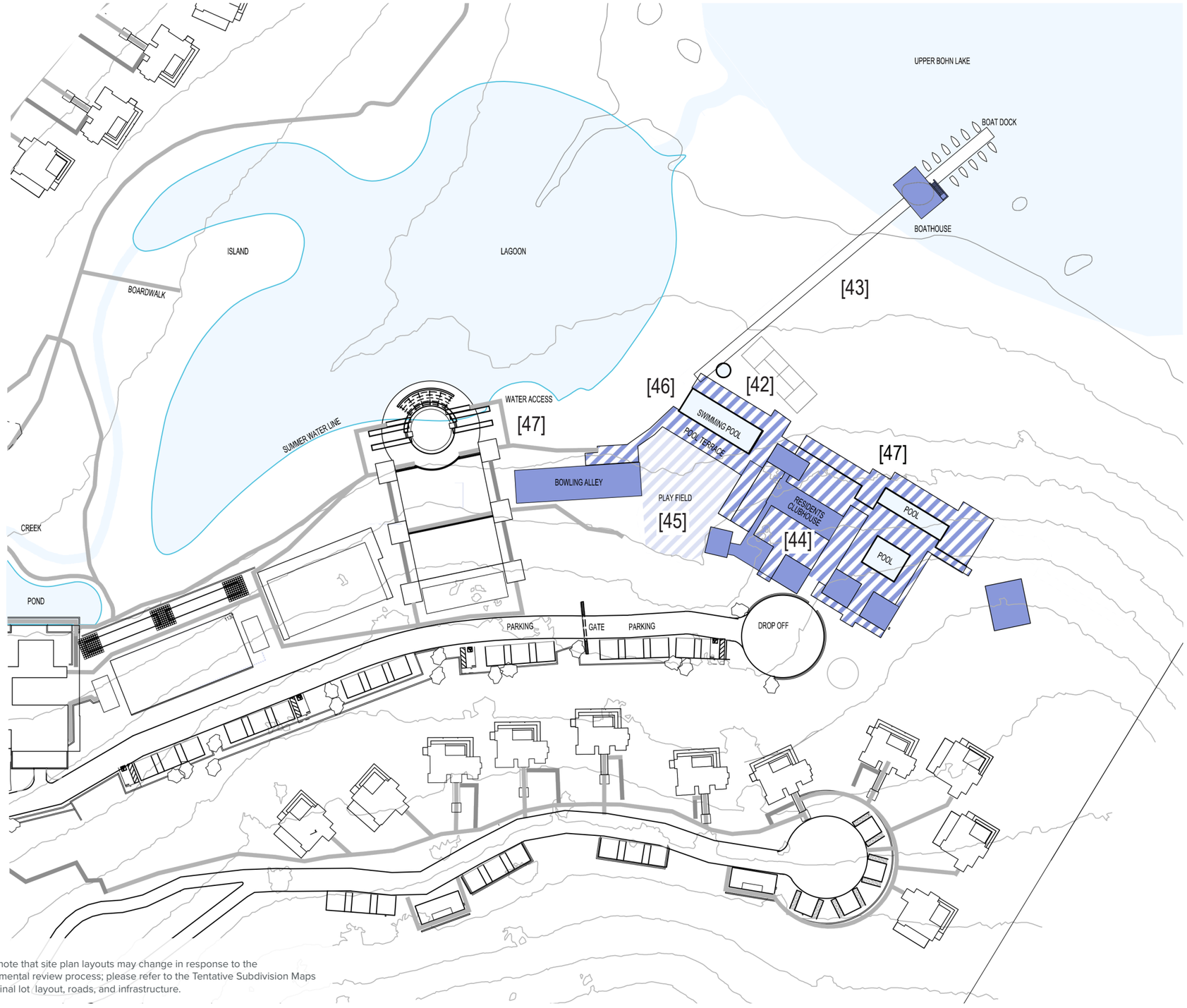
AGRICULTURE- ACCESSORY

WINERY AT MAHA FARM

BUILDING NAME	GENERAL USE	SPECIFIC USE	INDOOR	OUTDOOR
WINERY 1ST	AGRICULTURE ACCESSORY	WINERY	6,000 SF	1,500 SF
WINERY 2ND	AGRICULTURE ACCESSORY	WINERY	6,000 SF	2,500 SF
WINERY 3RD	AGRICULTURE ACCESSORY	WINERY	1,000 SF	3,500 SF
CAVES	AGRICULTURE ACCESSORY	WINERY	6,000 SF	
STORAGE	AGRICULTURE ACCESSORY	WINERY	1,000 SF	
STORAGE	AGRICULTURE ACCESSORY	WINERY	1,000 SF	
VINEYARDS	AGRICULTURE PRIMARY	AGRICULTURE		
GRAND TOTAL			21,000 SF	7,500 SF







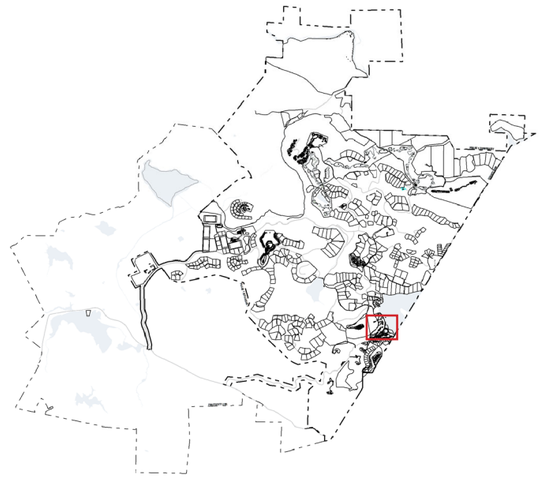
NOTE
Please note that site plan layouts may change in response to the environmental review process; please refer to the Tentative Subdivision Maps for the final lot layout, roads, and infrastructure.

COLOR LEGEND

- RESORT- COMMERCIAL
- RESORT- ACCESSORY
- RESORT- COMMERCIAL OUTDOOR HARDSCAPE
- RESORT- OUTDOOR HARDSCAPE

MAHA FARM RESIDENTS CLUB

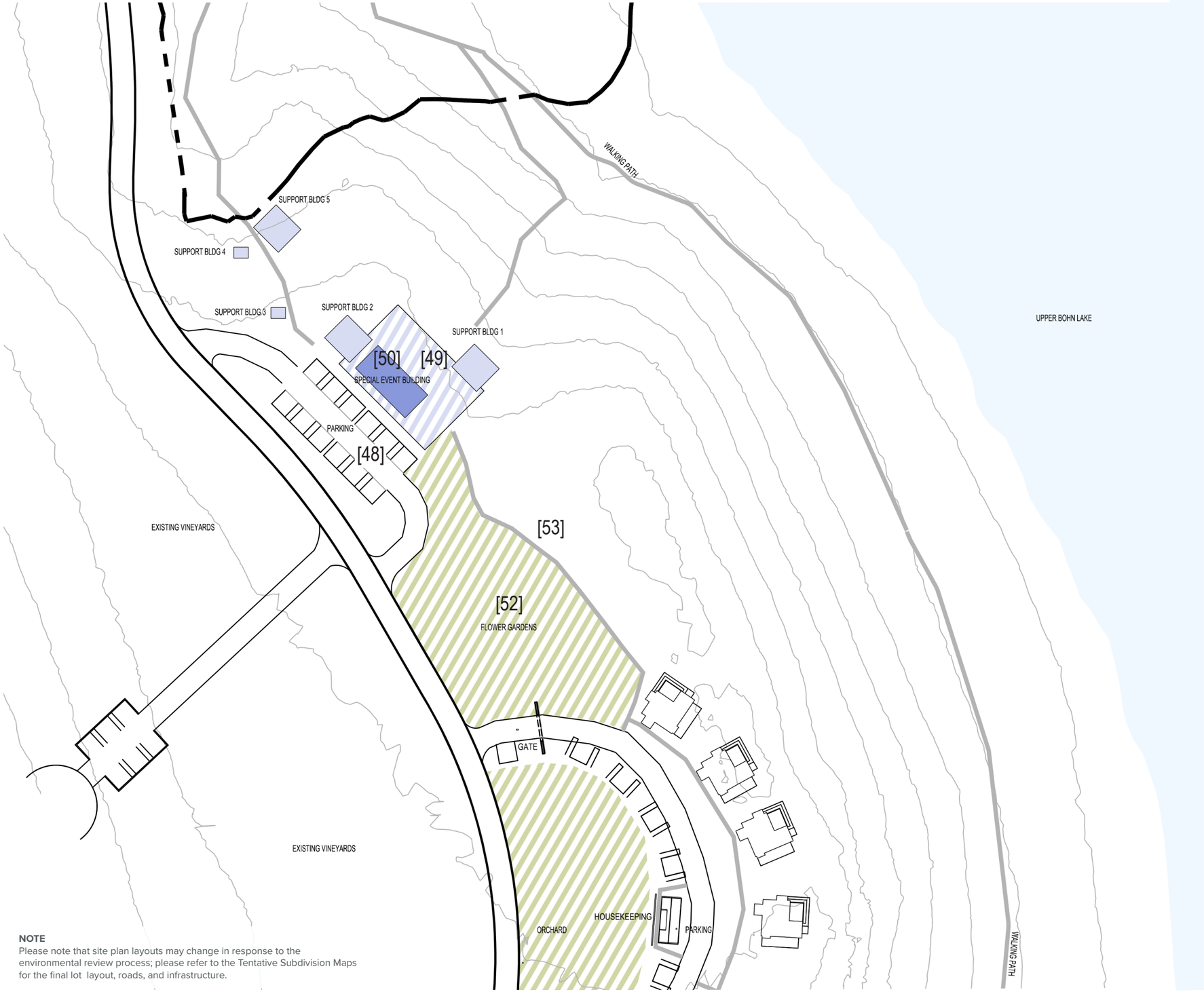
BUILDING NAME	GENERAL USE	SPECIFIC USE	INDOOR	OUTDOOR
CLUBHOUSE UPPER	RESORT COMMERCIAL	OUTDOOR RECREATION	7,000 SF	18,000 SF
CLUBHOUSE MAIN	RESORT COMMERCIAL	FOOD & BEVERAGE SERVICE	22,000 SF	5,000 SF
CLUBHOUSE LOWER	RESORT COMMERCIAL	INDOOR ENTERTAINMENT	12,000 SF	9,000 SF
BOATHOUSE	RESORT COMMERCIAL	FOOD & BEVERAGE SERVICE	4,000 SF	
BOAT DOCK	RESORT ACCESSORY	OUTDOOR RECREATION		
WATER ACCESS	RESORT ACCESSORY	OUTDOOR RECREATION		10,000 SF
PLAY FIELD	RESORT ACCESSORY	OUTDOOR RECREATION		18,000 SF
GRAND TOTAL			45,000 SF	60,000 SF



MAHA FARM | MAHA FARM RESIDENTS CLUB LAND USE FLOOR PLANS

MAHA FARM RESIDENTS' CLUB
RESIDENTS CAN ENJOY RECREATIONAL COMMUNITY ACTIVITIES IN THE CLUBHOUSE, BOWLING ALLEY AND BOATHOUSE AT THE MAHA FARM PRIVATE RESIDENTS CLUB. THE CLUBHOUSE AND SWIMMING POOL TERRACE OVERLOOK UPPER BOHN LAKE. A PATHWAY AND BOARDWALK CREATES ACCESS FROM THE EMBANKMENT DOWN TO A FIXED ELEVATION BOATHOUSE AND FLOATING DOCKS ON THE LAKE.

0' 50' 100' 200'



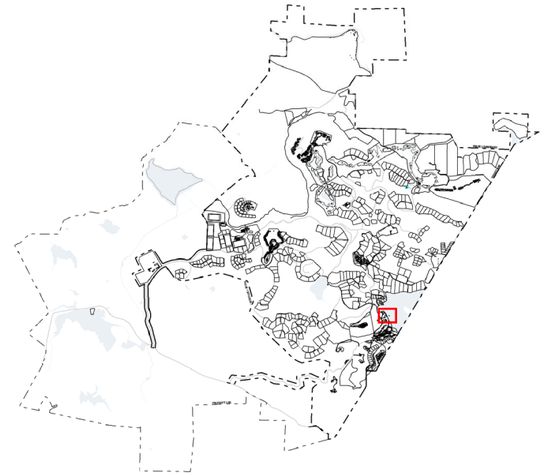
NOTE
Please note that site plan layouts may change in response to the environmental review process; please refer to the Tentative Subdivision Maps for the final lot layout, roads, and infrastructure.

COLOR LEGEND

RESORT- COMMERCIAL	AGRICULTURE-OUTDOOR
RESORT- ACCESSORY	RESORT- OUTDOOR HARDSCAPE

MAHA FARM SPECIAL EVENTS CENTER

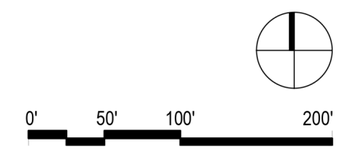
BUILDING NAME	GENERAL USE	SPECIFIC USE	INDOOR	OUTDOOR
SPECIAL EVENTS BUILDING	RESORT COMMERCIAL	FOOD & BEVERAGE SERVICE	3,000 SF	30,000 SF
SUPPORT BUILDING 1	RESORT ACCESSORY	FOOD & BEVERAGE SERVICE	1,500 SF	
SUPPORT BUILDING 2	RESORT ACCESSORY	FOOD & BEVERAGE SERVICE	1,500 SF	
SUPPORT BUILDING 3	RESORT ACCESSORY	FOOD & BEVERAGE SERVICE	500 SF	
SUPPORT BUILDING 4	RESORT ACCESSORY	FOOD & BEVERAGE SERVICE	500 SF	
SUPPORT BUILDING 5	RESORT ACCESSORY	FOOD & BEVERAGE SERVICE	1,500 SF	
GRAND TOTAL			8,500 SF	30,000 SF



MAHA FARM | MAHA FARM SPECIAL EVENTS [E] LAND USE FLOOR PLANS

MAHA FARM SPECIAL EVENTS

THE SPECIAL EVENTS CENTER [E] WILL CREATE AN AREA FOR EVENTS SUCH AS WEDDINGS AND PARTIES. THE SITE WILL FEATURE A LARGE SHADY OUTDOOR TERRACE FOR GATHERINGS. CUT FLOWERS WILL BE CULTIVATED NEARBY TO ENHANCE HABITAT FOR THREATENED BUTTERFLIES AND OTHER POLLINATORS. STORMWATER FROM CULTIVATED AREAS WILL BE APPROPRIATELY RETAINED AND TREATED. AN OLD RANCH ROAD WILL BE USED AS A WALKING TRAIN FROM THE HOTEL COTTAGES TO THE OUTDOOR EVENTS CENTER.



MAHA FARM | RESORT RESIDENTIAL SOUTH LAND USE FLOOR PLANS



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

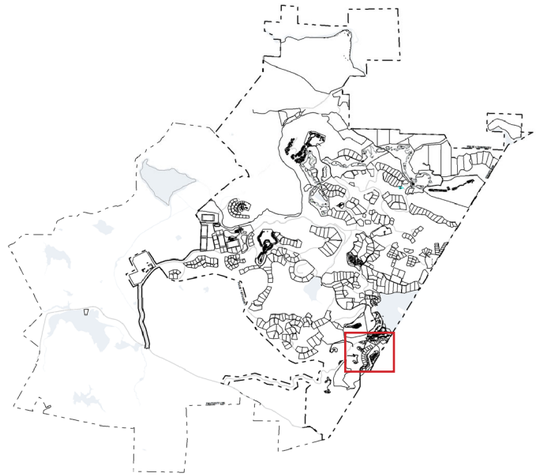
COLOR LEGEND

- RESORT- ACCESSORY
- RESORT- UTILITY
- RESORT- RESIDENTIAL

MAHA FARM RESORT RESIDENTIAL PROGRAM - SOUTH

BUILDING NAME	GENERAL USE	SPECIFIC USE	INDOOR	OUTDOOR
RESORT RESIDENTIAL UNITS: RR 1-27	RESORT PRIMARY	RESORT RESIDENTIAL UNIT	3,000 SF x 27 = 81,000 SF	3,000 SF X 27 = 81,000 SF
HK HOUSEKEEPING	RESORT ACCESSORY	SUPPORTING FACILITY	1,100 SF x 5 = 5,500 SF	
GRAND TOTAL			86,500 SF	81,000 SF

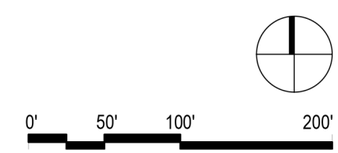
FINAL LAYOUT OF BUILDINGS & IMPROVEMENTS ON RESIDENTIAL LOTS TO BE CONFIRMED AT BUILDING PERMIT.



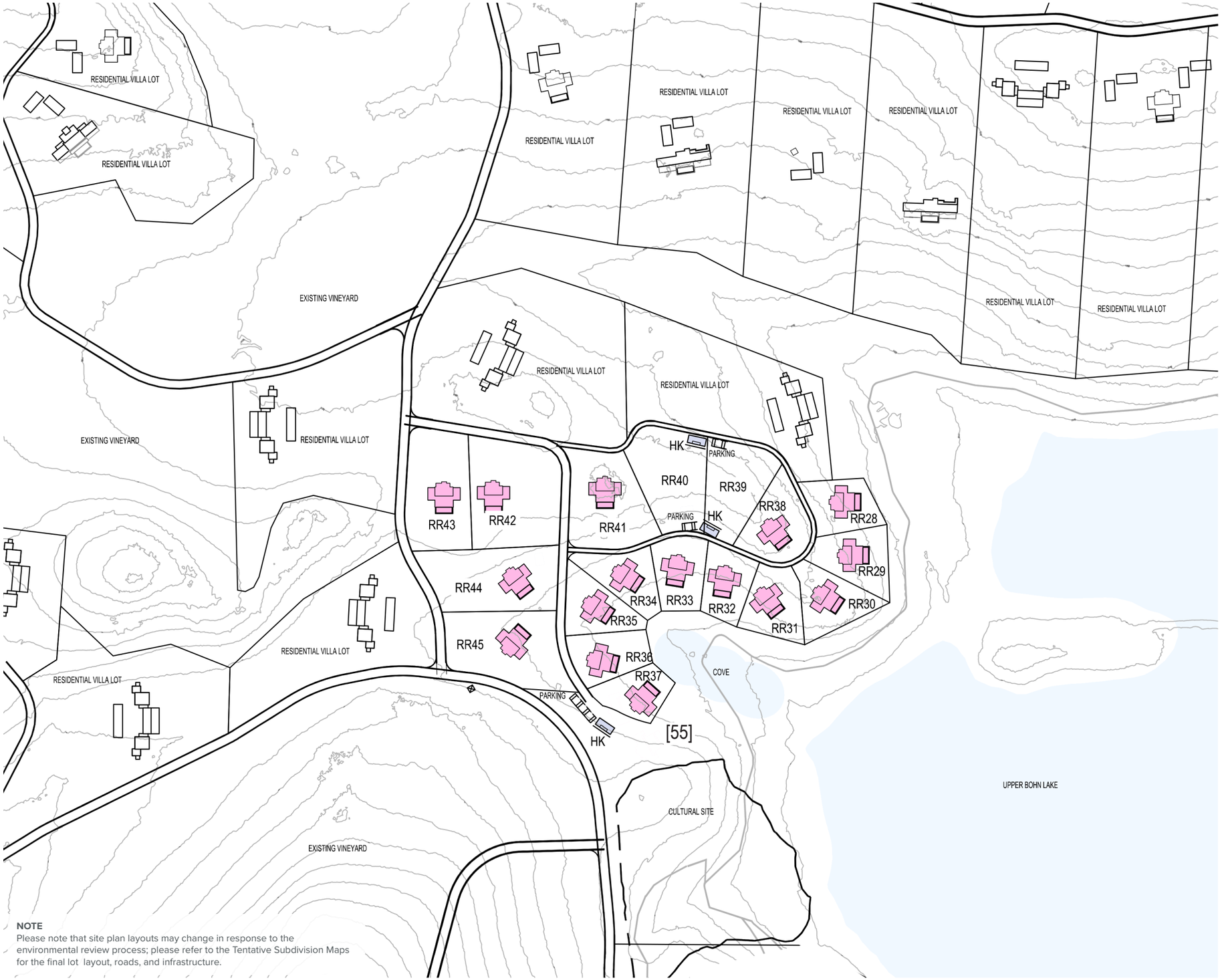
MAHA FARM | RESORT RESIDENTIAL SOUTH LAND USE FLOOR PLANS

MAHA FARM RESORT RESIDENTIAL SOUTH

THIRTY THREE RESORT RESIDENTIAL VILLAS WITH GREEN PLANTED ROOFS AND PEACEFUL VISTAS OF THE RESORT PROPERTY ARE PLANNED SOUTH OF THE MAHA FARM MARKETPLACE & HOTEL. EACH VILLA HAS LIVING SPACE THAT INCLUDES A KITCHEN WITH TWO BEDROOMS AND TWO BATHROOMS. OUTDOOR AMENITIES INCLUDE A SWIMMING POOL FOR EACH RESIDENTIAL RESORT UNIT.



MAHA FARM | RESORT RESIDENTIAL NORTH LAND USE FLOOR PLANS



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

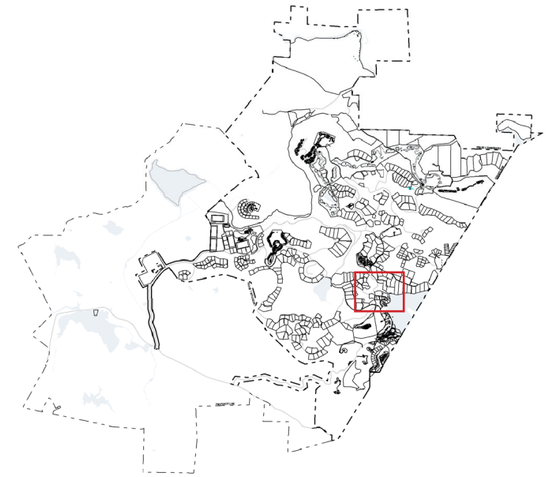
COLOR LEGEND

- RESORT- ACCESSORY
- RESORT- RESIDENTIAL

MAHA FARM RESORT RESIDENTIAL PROGRAM - NORTH

BUILDING NAME	GENERAL USE	SPECIFIC USE	INDOOR	OUTDOOR
RESORT RESIDENTIAL UNITS RR28-45	RESORT PRIMARY	RESORT RESIDENTIAL UNIT	3,000 SF x 18 = 54,000 SF	3,000 SF X 18 = 54,000 SF
HK HOUSEKEEPING	RESORT ACCESSORY	SUPPORTING FACILITY	700 SF x 3 = 2,100 SF	
GRAND TOTAL			44,100 SF	42,000 SF

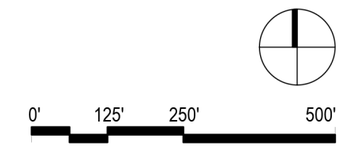
FINAL LAYOUT OF BUILDINGS & IMPROVEMENTS ON RESIDENTIAL LOTS TO BE CONFIRMED AT BUILDING PERMIT.



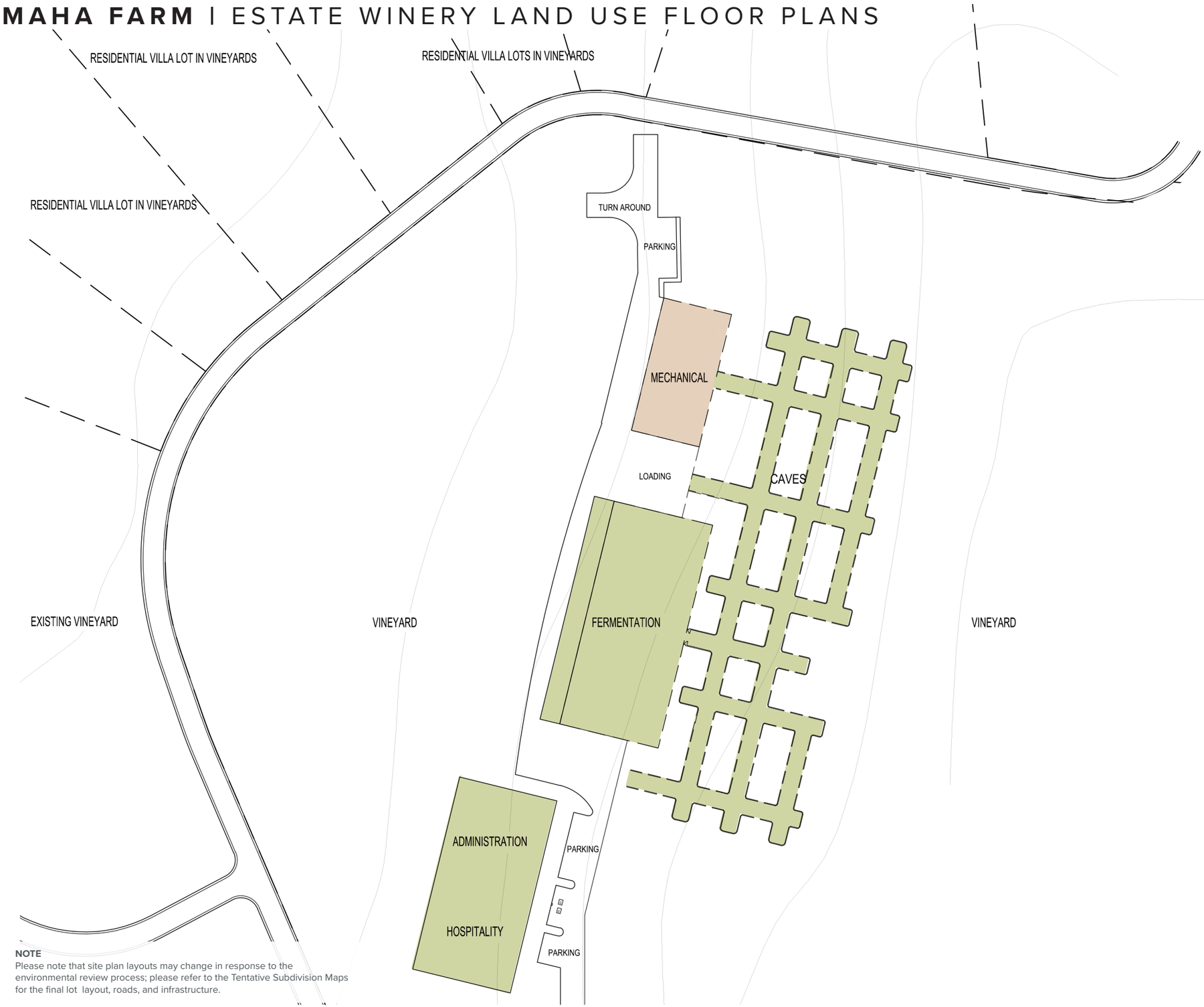
MAHA FARM | RESORT RESIDENTIAL NORTH LAND USE FLOOR PLANS

MAHA FARM RESORT RESIDENTIAL NORTH

FOURTEEN RESORT RESIDENTIAL VILLAS WITH GREEN PLANTED ROOFS AND PEACEFUL VISTAS OF UPPER BOHN LAKE ARE PLANNED NORTH OF THE MAHA FARM MARKETPLACE & HOTEL. EACH VILLA HAS LIVING SPACE THAT INCLUDES A KITCHEN WITH TWO BEDROOMS AND TWO BATHROOMS. OUTDOOR AMENITIES INCLUDE A SWIMMING POOL FOR EACH RESIDENTIAL RESORT UNIT.



MAHA FARM | ESTATE WINERY LAND USE FLOOR PLANS



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

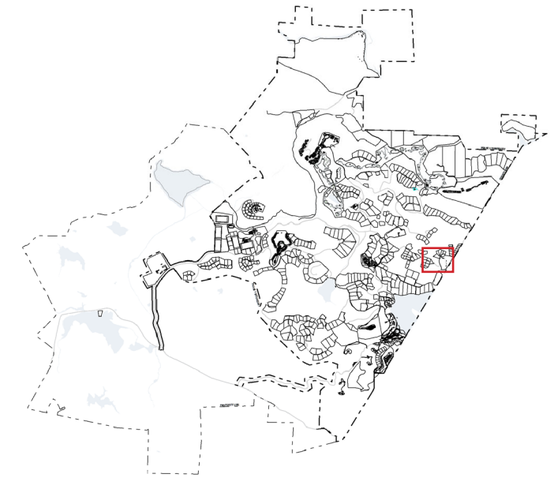
COLOR LEGEND

AGRICULTURE- ACCESSORY

UTILITY STRUCTURE

ESTATE WINERY

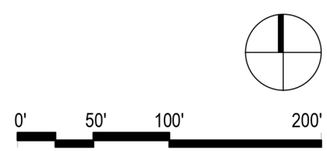
BUILDING NAME	GENERAL USE	SPECIFIC USE	INDOOR	OUTDOOR
FERMENTATION	AGRICULTURE ACCESSORY	WINERY	28,200 SF	
CAVES	AGRICULTURE ACCESSORY	WINERY	35,000 SF	
MECHANICAL	AGRICULTURE ACCESSORY	UTILITY	4,000 SF	1,800 SF
HOSPITALITY	AGRICULTURE ACCESSORY	WINERY	5,000 SF	9,000 SF
ADMINISTRATION	AGRICULTURE ACCESSORY	WINERY	5,000 SF	
GRAND TOTAL			77,200 SF	10,800 SF

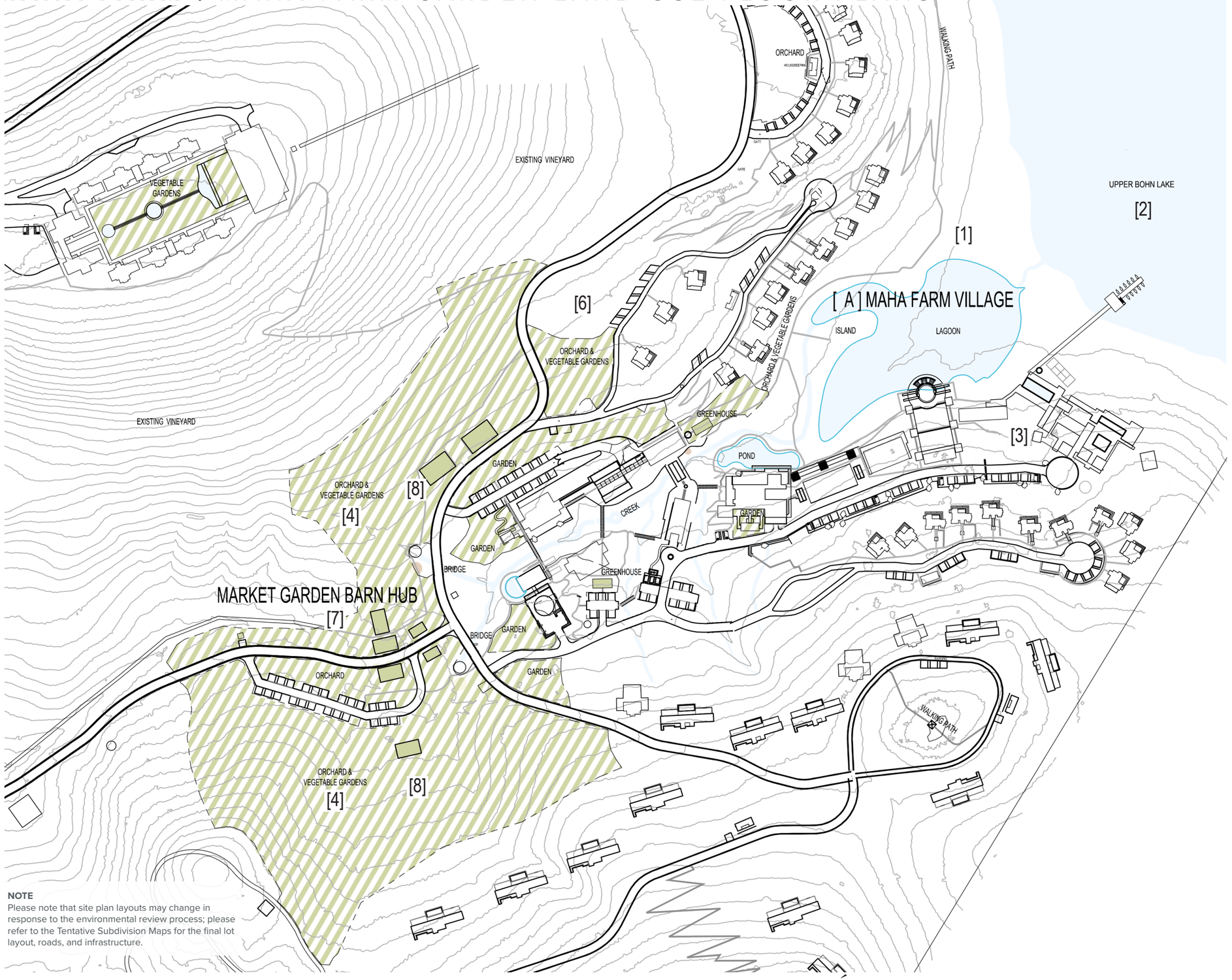


MAHA FARM | ESTATE WINERY LAND USE FLOOR PLANS

ESTATE WINERY

GUESTS CAN ENJOY THE FRUITS OF THE PRODUCTIVE VINEYARDS SURROUNDING THIS SMALL BOUTIQUE WINERY. MULTIPLE LEVELS ALLOW INDOOR AND OUTDOOR WINE TASTINGS PAIRED WITH FOOD GROWN IN THE MAHA FARM ORCHARDS AND GARDENS. FOOD AND WINE HOSPITALITY IS ALSO ENVISIONED IN ROOMS CARVED FROM THE BARREL STORAGE CAVES. A FUNICULAR ALLOWS GUESTS VISITING THE SALES CENTER AT THE HILLTOP LODGE TO EASILY ACCESS THE WINERY.





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

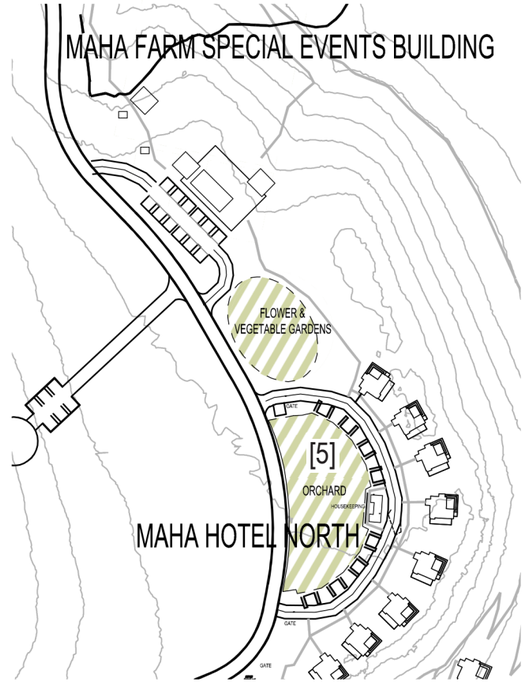
COLOR LEGEND

AGRICULTURE- OUTDOOR

AGRICULTURE- ACCESSORY

MAHA FARM VEGETABLE GARDENS & ORCHARDS

NAME	GENERAL USE	SPECIFIC USE	INDOOR	OUTDOOR
MAHA RESTAURANT VEGETABLE GARDENS	AGRICULTURE PRIMARY	AGRICULTURE	000 SF	0.3 ACRES
MARKET GARDEN BARN HUB	AGRICULTURE PRIMARY	AGRICULTURE	000 SF	20.5 ACRES
SPECIAL EVENTS ORCHARD & FLOWER GARDENS	AGRICULTURE PRIMARY	AGRICULTURE	000 SF	1.3 ACRES
SALES CENTER VEGETABLE GARDENS	AGRICULTURE PRIMARY	AGRICULTURE	000 SF	1.2 ACRES
GRAND TOTAL			000 SF	up to 23.3 ACRES



MAHA FARM | MAHA FARM SPECIAL EVENTS BUILDING

MAHA FARM GARDEN

THE FARM-TO-TABLE CONCEPT FOR THE RESTAURANTS AND HOTEL SERVICE OFFERED BY THE RESORT IS SUPPORTED BY EXTENSIVE VEGETABLE GARDENS, CULTIVATED NATIVE PLANT FORAGING AREAS AND FRUIT & NUT ORCHARDS LOCATED IN 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 HILLTOP LODGE.

0' 125' 250' 500'



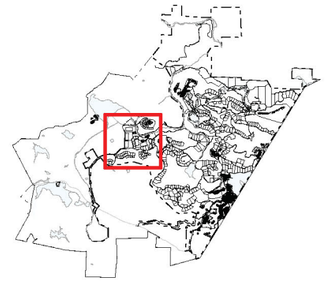


Equestrian–Figueras Design Group

Redesigning a historical use within the Guenoc Valley required a respectful and honest dialogue between the current and proposed architecture to include world class equestrian facilities and stables as well as the Lodge for social activities. The equestrian area will be centered on the element of water. The buildings will blend with the landscape through implementation of green roofs that imply buildings as an extension of the landscape. The natural materials of stone, concrete, and wood will create a restrained aesthetic expression.

EQUESTRIAN CENTER | LAND USE CLUSTER MAP





COLOR LEGEND

- RESORT - PRIMARY
- RESORT - COMMERCIAL
- RESORT - ACCESSORY
- RESORT - RESIDENTIAL

CLUSTER USES

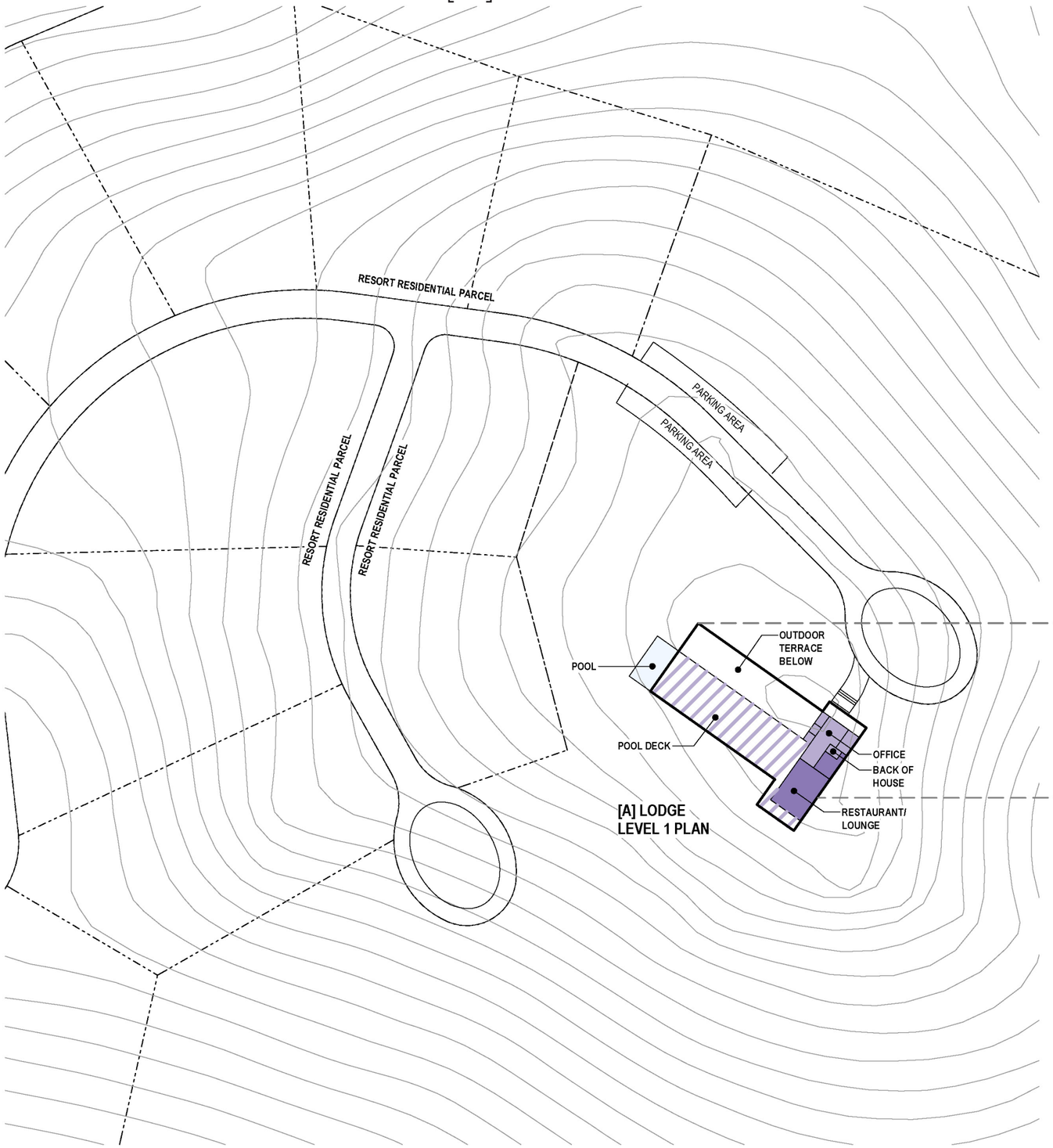
6 HOTEL UNITS
12 RESORT RESIDENTIAL UNITS
74 RESIDENTIAL VILLAS
FACILITIES
[A] EQUESTRIAN LODGE
[B] POLO CLUB HOUSE
[C] EQUESTRIAN STABLES
[D] PONY CAMP
[E] INDOOR ARENA

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

0' 350' 700' 1400'

ORIGINAL SCALE: 1" = 700'-0"

EQUESTRIAN CENTER | [A] LODGE LAND USE FLOOR PLANS



COLOR LEGEND	
INDOOR / OUTDOOR	
	RESORT - PRIMARY
	RESORT - COMMERCIAL
	RESORT - ACCESSORY

EQUESTRIAN CENTER 1

BUILDING NAME	SPECIFIC USE	GENERAL USE	INDOOR	OUTDOOR	TOTAL
[A] LODGE					
	HOTEL ROOM [6]	HOTEL UNIT	4,800 SF	0 SF	
	RESTAURANT/LOUNGE	FOOD & BEVERAGE	1,800 SF	0 SF	
	OFFICE	RESORT MANAGEMENT	3,100 SF	0 SF	
	BOH/MECHANICAL	RESORT SUPPORT	1,300 SF	0 SF	
	OUTDOOR POOL	RECREATION	0 SF	1,000 SF	
	OUTDOOR TERRACE	RECREATION	0 SF	4,100 SF	
	POOL DECK	RECREATION	0 SF	6,700 SF	
GRAND TOTAL					**22,700 SF**

DESCRIPTION

The Equestrian Lodge, with its cantilevered concrete structure, will give the visitors the feeling of floating above the Guenoc Valley. It's strategic location on the top of the mountain will provide a bird's eye view of the entire Equestrian Center blending with nature.

Entering the building, guests will be struck by the spectacular mountain and lake vistas that fluctuate seasonally. The predominance of local wood and stone will provide warmth and rusticity to the modern spaces. The intention is to make the guests feel immersed in a retreat nestled in the mountains. The planted roof terrace opens to the soft winds and invites one to stop for a refreshment and dive into the infinity pool overlooking McCreary Lake. The lower level holds the most private and sheltered areas of the building. It's courtyard garden, carved into the mountain slope, gives light and tranquility to the guest room areas. Each bedroom opens to the dramatic views of the surrounding landscape.

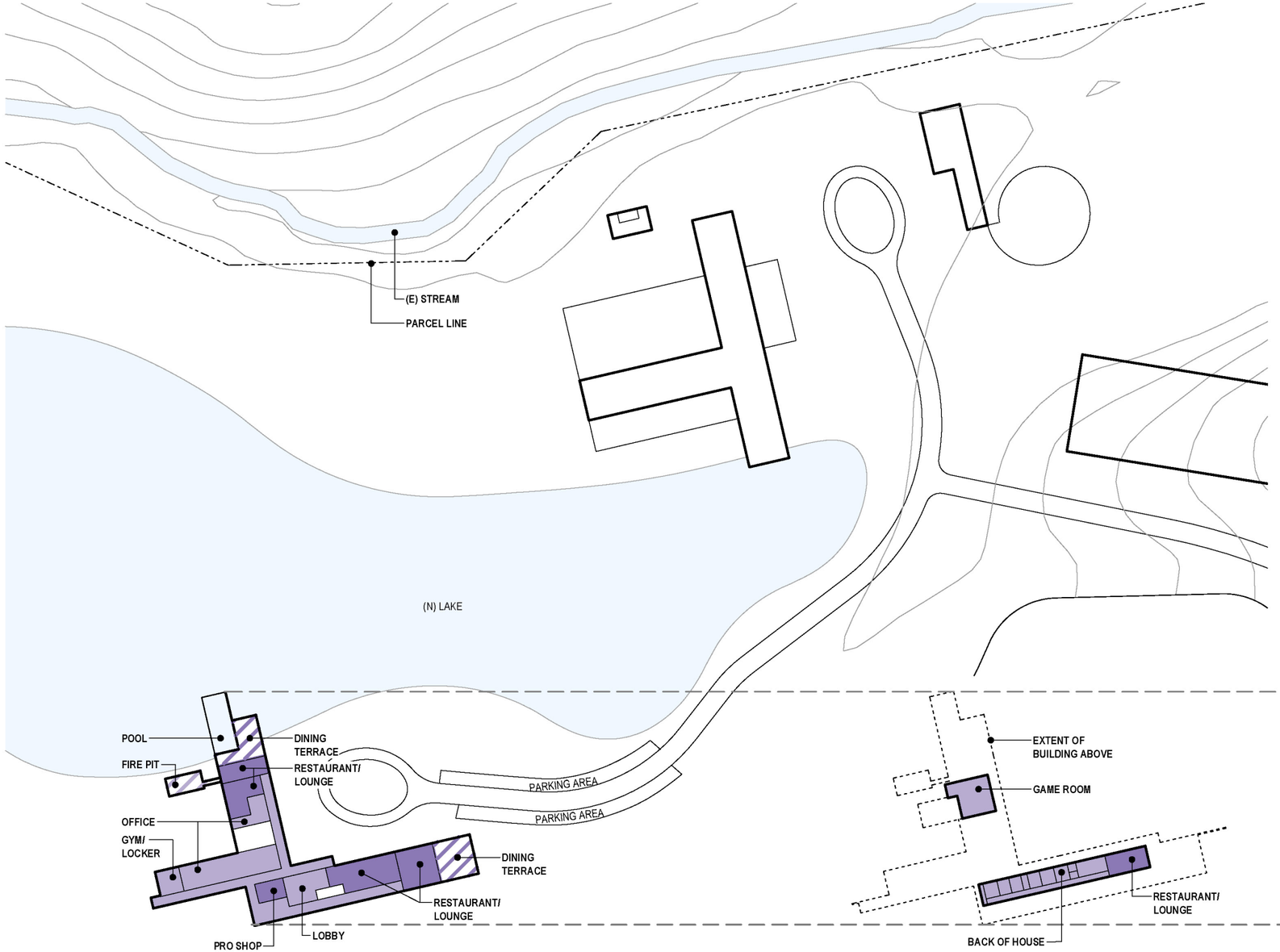
NOTE

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

0' 50' 100' 200'

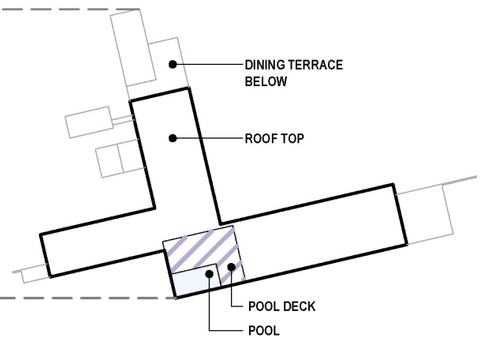
ORIGINAL SCALE: 1" = 100'-0"

EQUESTRIAN CENTER | [B] CLUBHOUSE LAND USE FLOOR PLANS



[B] CLUBHOUSE
LEVEL 1 PLAN

[B] CLUBHOUSE
BASEMENT PLAN



[B] CLUBHOUSE
ROOF PLAN

COLOR LEGEND

INDOOR	OUTDOOR	
		RESORT - PRIMARY
		RESORT - COMMERCIAL
		RESORT - ACCESSORY

EQUESTRIAN CENTER 2

BUILDING NAME	SPECIFIC USE	GENERAL USE	INDOOR	OUTDOOR	TOTAL
[B] CLUBHOUSE					
	PRO SHOP	RETAIL	900 SF	0 SF	
	RESTAURANT/LOUNGE	FOOD & BEVERAGE	10,600 SF	0 SF	
	DINING TERRACE	FOOD & BEVERAGE	0 SF	4,700 SF	
	LOBBY	RESORT MANAGEMENT	10,100 SF	0 SF	
	OFFICE	RESORT MANAGEMENT	4,100 SF	0 SF	
	BACK OF HOUSE	RESORT SUPPORT	4,700 SF	0 SF	
	OFFICE	RESORT SUPPORT	1,200 SF	0 SF	
	FIRE PIT	ENTERTAINMENT	300 SF	0 SF	
	GAME ROOM	ENTERTAINMENT	2,300 SF	0 SF	
	FIRE PIT	ENTERTAINMENT	0 SF	900 SF	
	GYM/LOCKER	RECREATION	1,000 SF	0 SF	
	OUTDOOR POOL	RECREATION	0 SF	3,600 SF	
	POOL DECK	RECREATION	0 SF	3,200 SF	
GRAND TOTAL					**47,600 SF**

DESCRIPTION

The Clubhouse, the heart of the Equestrian Center, is strategically located between the main polo field and the new projected lake. The building is conceived with two main perpendicular wings. One parallel to the central polo field and the other extending towards the lake. Including large windows with spectacular views towards the natural landscape, stunning planted roofs, and internal patios will enhance the experience of living in such a magnificent environment.

Members will enjoy drinks or lunch while watching a polo match from the restaurant and the terraces that over-look the field. They will also be able to stop at the exclusive tack shop to purchase riding apparel and equipment. Centrally located is the club's office where guests can get assistance booking a polo practice or a riding class.

After competition polo players and riders will be able to have a drink and socialize at the bar, take a massage at the spa, or shower and change in the wooden lined locker rooms. Adult members will also enjoy a garden roof terrace with a singular infinity pool and bar lounge while unwinding and watching polo games. On the north wing, families will be able to relax and gather around the swimming pool or the restaurant overlooking the lake and mountains

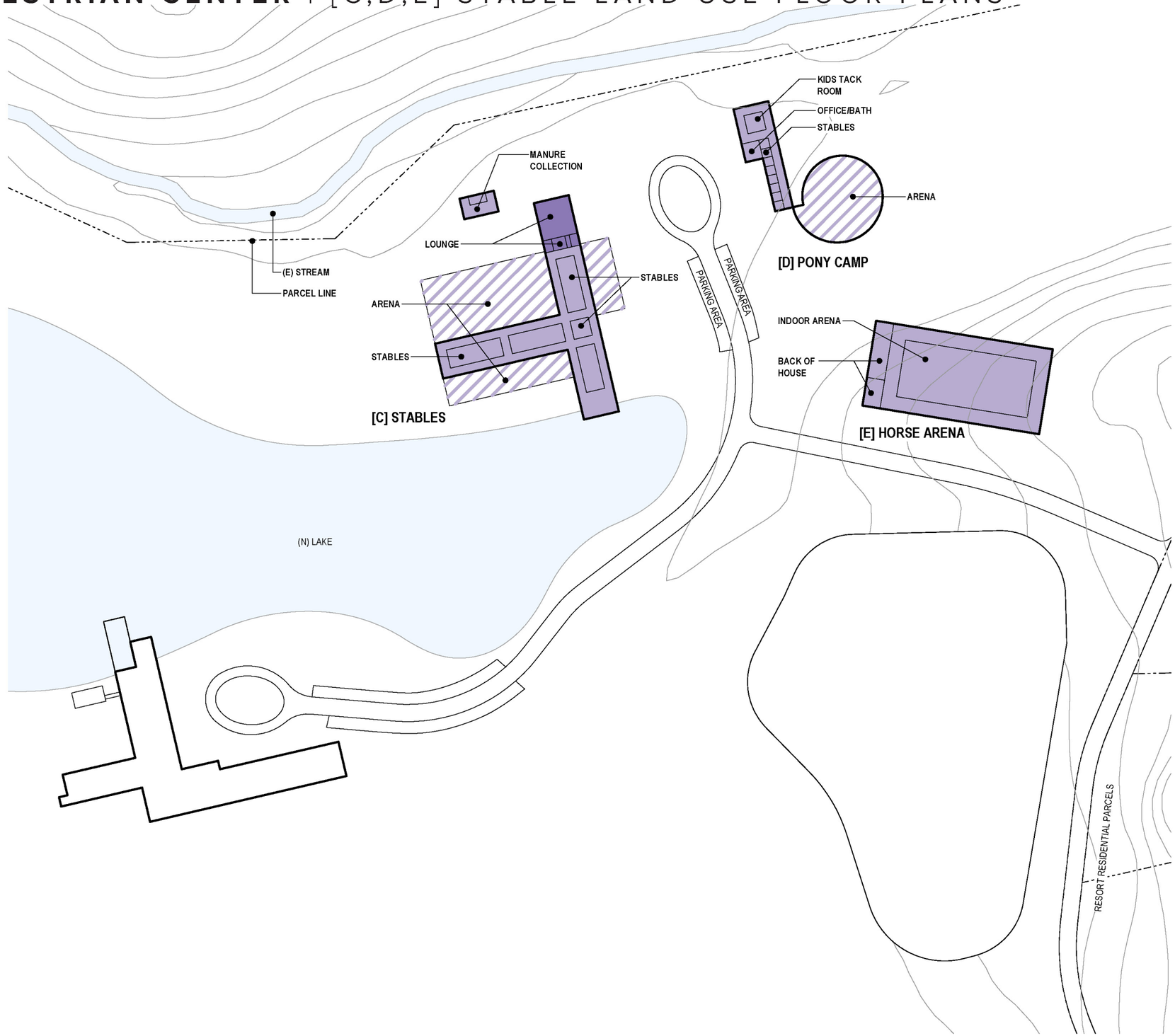
NOTE

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

0' 75' 150' 300'

ORIGINAL SCALE: 1" = 150'-0"

EQUESTRIAN CENTER | [C,D,E] STABLE LAND USE FLOOR PLANS



COLOR LEGEND

INDOOR	OUTDOOR	
		RESORT - PRIMARY
		RESORT - COMMERCIAL
		RESORT - ACCESSORY

EQUESTRIAN CENTER 3

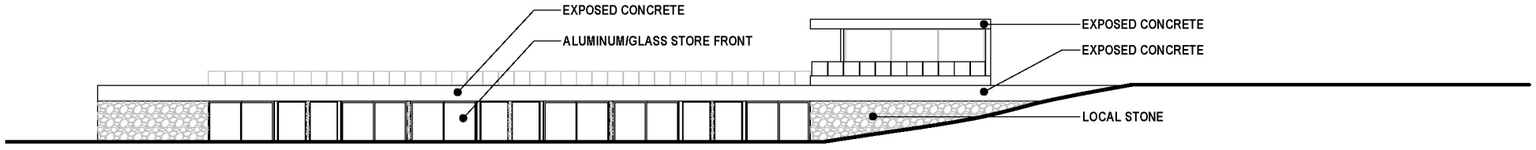
BUILDING NAME	SPECIFIC USE	GENERAL USE	INDOOR	OUTDOOR	TOTAL
[C] STABLES					**58,500 SF**
	MANURE COLLECTION	BACK OF HOUSE	1,600 SF	0 SF	
	STABLES	RECREATION	23,000 SF	0 SF	
	ARENA	RECREATION	0 SF	30,100 SF	
	LOUNGE	FOOD & BEVERAGE	3,900 SF	0 SF	
[D] PONY CAMP					**18,700 SF**
	OFFICE/BATH	RESORT SUPPORT	700 SF	0 SF	
	KIDS TACK ROOM	ENTERTAINMENT	700 SF	0 SF	
	STABLES	RECREATION	4,900 SF	0 SF	
	ARENA	RECREATION	0 SF	12,400 SF	
[E] HORSE ARENA					**33,000 SF**
	BACK OF HOUSE	RESORT SUPPORT	3,300 SF	0 SF	
	INDOOR HORSE ARENA	RECREATION	29,700 SF	0 SF	
GRAND TOTAL					**110,200 SF**

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

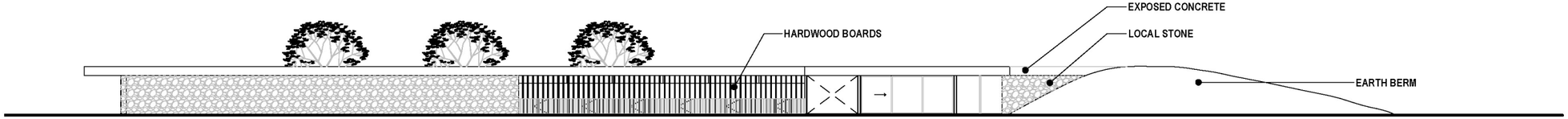
0' 50' 100' 200'

ORIGINAL SCALE: 1" = 100'-0"

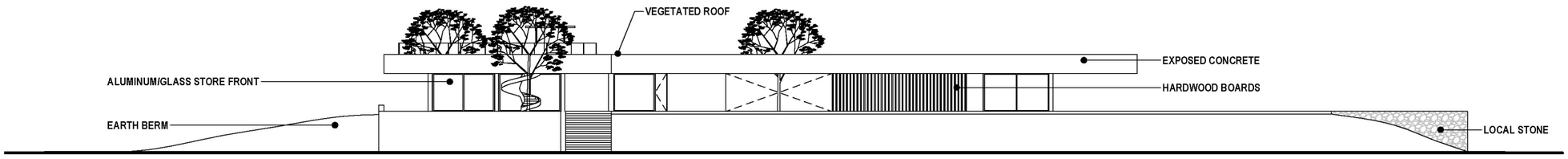
EQUESTRIAN CENTER | ELEVATIONS



LODGE NORTH ELEVATION



STABLES EAST ELEVATION



CLUBHOUSE EAST ELEVATION

0' 16' 32' 64'

ORIGINAL SCALE: 1/32" = 1'-0"



EXPOSED CONCRETE



HARDWOOD BOARDS



LOCAL STONE



HARDWOOD FLOORING

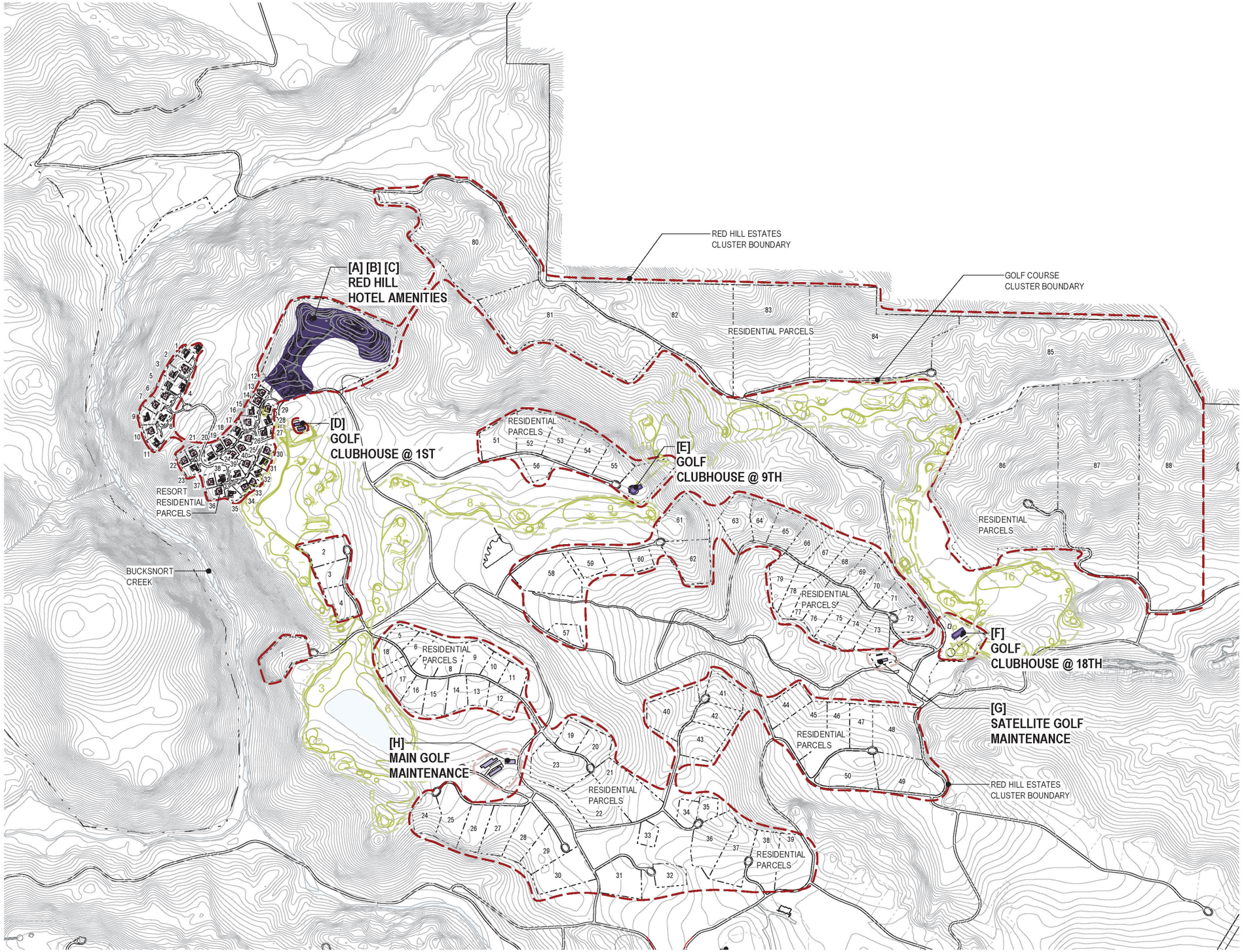


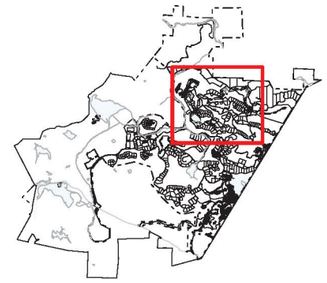


Red Hill Estates - Denniston International

Guests arrive at a lower level and are introduced to the landscape which they will traverse in a curated procession to the Main Lodge. Amenities such as a lounge, bar, dining room, library, and boutique occur under one roof at the Main Lodge. Derived from local Native American dwellings, the round shape allows for maximum views from its circumference and takes advantage of the resulting internal courtyard, which offers a prime location for special dinners and events.

RED HILL ESTATES & RENAISSANCE GOLF COURSE | LAND USE CLUSTER MAP





COLOR LEGEND

- RESORT - PRIMARY
- RESORT - COMMERCIAL
- RESORT - ACCESSORY
- RESORT - RESIDENTIAL

CLUSTER USES

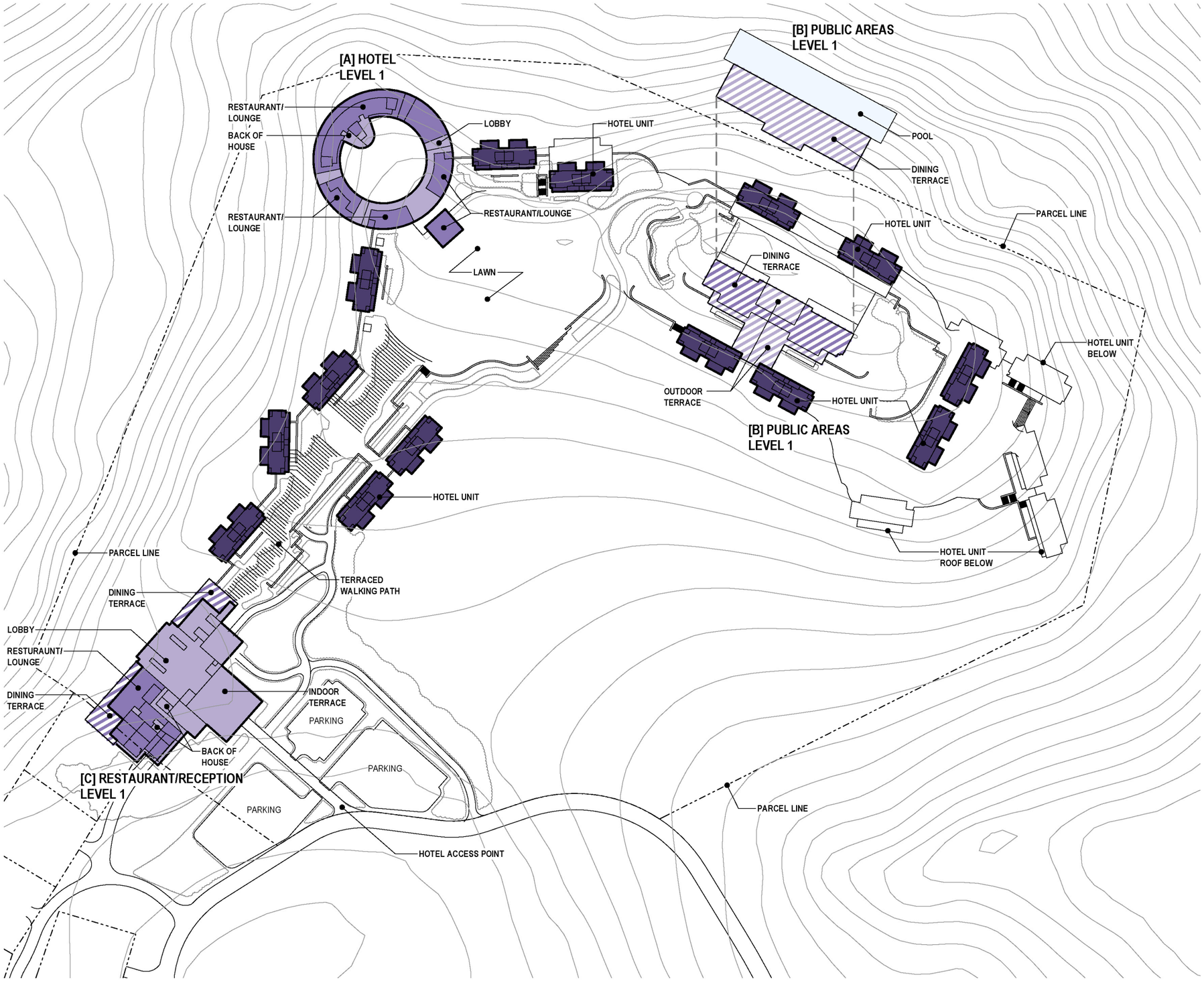
50 HOTEL UNITS
40 RESORT RESIDENTIAL UNITS
88 RESIDENTIAL VILLAS
FACILITIES
[A] RED HILL HOTEL
[B] PUBLIC AREAS
[C] SPECIALTY RESTAURANT
RENESSAINCE GOLF COURSE
[D] GOLF COURSE – 1ST CLUBHOUSE
[E] GOLF COURSE – 9TH CLUBHOUSE
[F] GOLF COURSE – 18TH CLUBHOUSE
[G] & [H] GOLF COURSE MAINTENANCE

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

0' 600' 1200' 2400'

ORIGINAL SCALE: 1" = 1200'-0"

RED HILL HOTEL | ENTRY LEVEL LAND USE FLOOR PLAN



COLOR LEGEND

INDOOR	OUTDOOR	
		RESORT - PRIMARY
		RESORT - COMMERCIAL
		RESORT - ACCESSORY

RED HILL HOTEL 1

BUILDING NAME	SPECIFIC USE	GENERAL USE	INDOOR	OUTDOOR	TOTAL
[A] HOTEL					**78,200 SF**
	HOTEL ROOM [28]	HOTEL UNIT	52,600 SF	0 SF	
	RESTAURANT/LOUNGE	FOOD & BEVERAGE	18,700 SF	0 SF	
	LOBBY	RESORT MANAGEMENT	5,500 SF	0 SF	
	BACK OF HOUSE	RESORT SUPPORT	1,400 SF	0 SF	
[B] PUBLIC AREAS					**47,100 SF**
	DINING TERRACE	FOOD & BEVERAGE	0 SF	24,300 SF	
	OUTDOOR POOL	RECREATION	0 SF	14,500 SF	
	OUTDOOR TERRACE	RECREATION	0 SF	8,300 SF	
[C] RESTAURANT/RECEPTION					**38,200 SF**
	RESTAURANT/LOUNGE	FOOD & BEVERAGE	8,300 SF	0 SF	
	DINING TERRACE	FOOD & BEVERAGE	0 SF	4,700 SF	
	LOBBY	RESORT MANAGEMENT	23,200 SF	0 SF	
	OFFICE	RESORT MANAGEMENT	400 SF	0 SF	
	BACK OF HOUSE	RESORT SUPPORT	1,600 SF	0 SF	
GRAND TOTAL					**163,500 SF**

DESCRIPTION

The design aims to provide to all guest and visitors a close to nature and elements experience, but in a conformable and secure environment. Already the wandering roads through the resort to the several hotel components is an experience of nature and wildlife, with unobstructed views and a feeling of freedom. Only in close proximity the buildings smoothly reveal themselves as elements that belong to their surroundings, giving the impression that they have always been there. When entering the building, the guest should feel a change of scenery, however still seamlessly connected to nature, with framed and controlled views of the landscape, dramatic experience of levels, as well as discovering micro environments inside always just one step away from the door or window.

NOTE

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

0' 75' 150' 300'

ORIGINAL SCALE: 1" = 150'-0"

RED HILL HOTEL | LOWER LEVEL LAND USE PLAN



COLOR LEGEND

INDOOR	OUTDOOR	
		RESORT - PRIMARY
		RESORT - COMMERCIAL
		RESORT - ACCESSORY

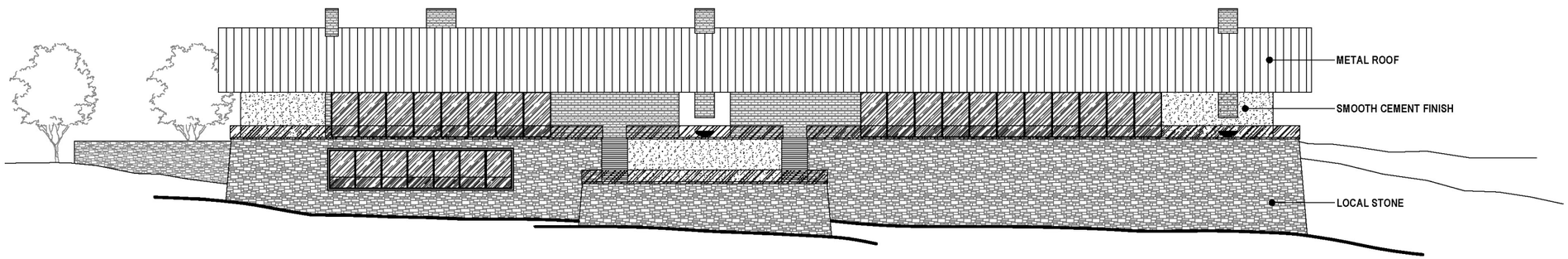
RED HILL HOTEL 4

BUILDING NAME	SPECIFIC USE	GENERAL USE	INDOOR	OUTDOOR	TOTAL
[A] HOTEL					**84,900 SF**
	HOTEL ROOM [22]	HOTEL UNIT	41,300 SF	0 SF	
	LOBBY	RESORT MANAGEMENT	16,100 SF	0 SF	
	BACK OF HOUSE	RESORT SUPPORT	14,000 SF	0 SF	
	MUSIC STUDIO	ENTERTAINMENT	6,800 SF	0 SF	
	OUTDOOR TERRACE	RECREATION	0 SF	6,700 SF	
[C] RESTAURANT/RECEPTION					**17,100 SF**
	RESTAURANT/LOUNGE	FOOD & BEVERAGE	10,300 SF	0 SF	
	OFFICE	RESORT MANAGEMENT	2,500 SF	0 SF	
	BACK OF HOUSE	RESORT SUPPORT	4,300 SF	0 SF	
GRAND TOTAL					**102,100 SF**

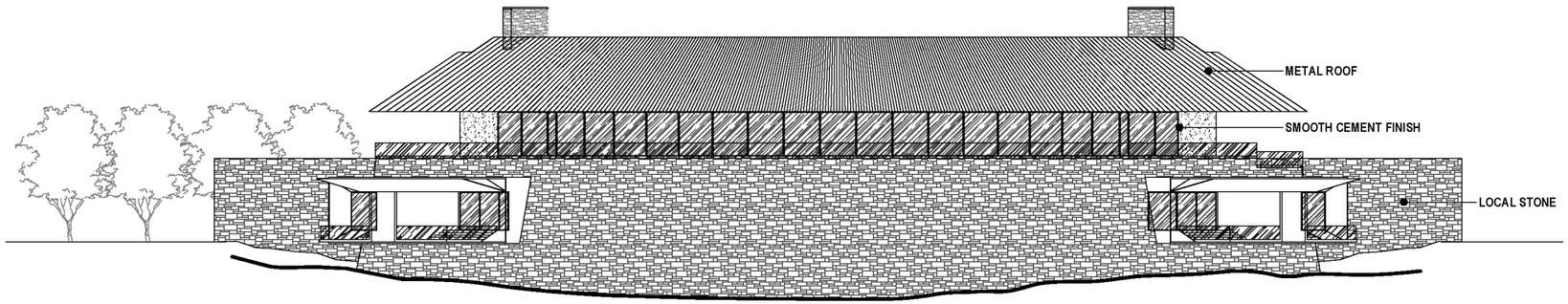
NOTE
Please note that site plan layouts may change in response to the environmental review process; please refer to the Tentative Subdivision Maps for the final lot layout, roads, and infrastructure.

0' 75' 150' 300'

ORIGINAL SCALE: 1" = 150'-0"



ARRIVAL BUILDINGS & SPECIALITY RESTAURANT SOUTH ELEVATION



LODGE RESTAURANT SOUTH ELEVATION

SMOOTH CEMENT FINISH



METAL ROOF



LOCAL STONE

0' 16' 32' 64'

ORIGINAL SCALE: 1/32" = 1'-0"

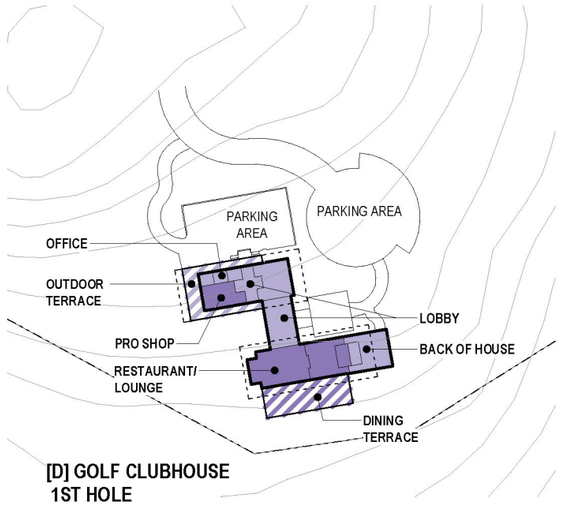


Renaissance Golf Course - Tom Doak

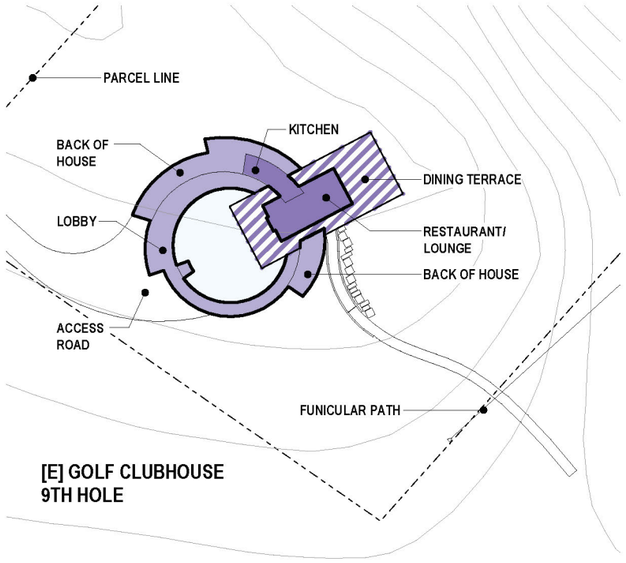
The design of these buildings aims to create harmony with the natural context through the implementation of materials, finishes and careful detailing that carry on the architectural language set forth by the Main Lodge. The first and 18th Golf Clubhouses integrate lounge, bar and dining areas for the use of its members. The clubhouse at the ninth hole is highlighted by sculptural landscape and integrated building form creating a unique event space with views along the cliff line.

The Golf Maintenance buildings, while housing utilitarian and practical support aspects, will reflect the homestead feel of the main back of house program.

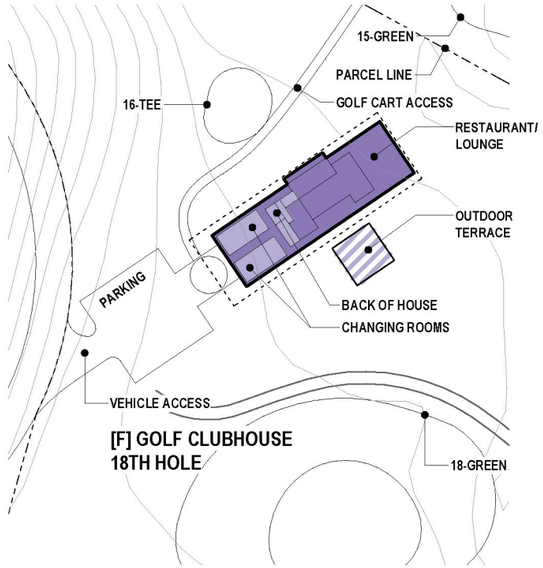
RENAISSANCE GOLF COURSE | CLUBHOUSES & MAINTENANCE LAND USE FLOOR PLANS



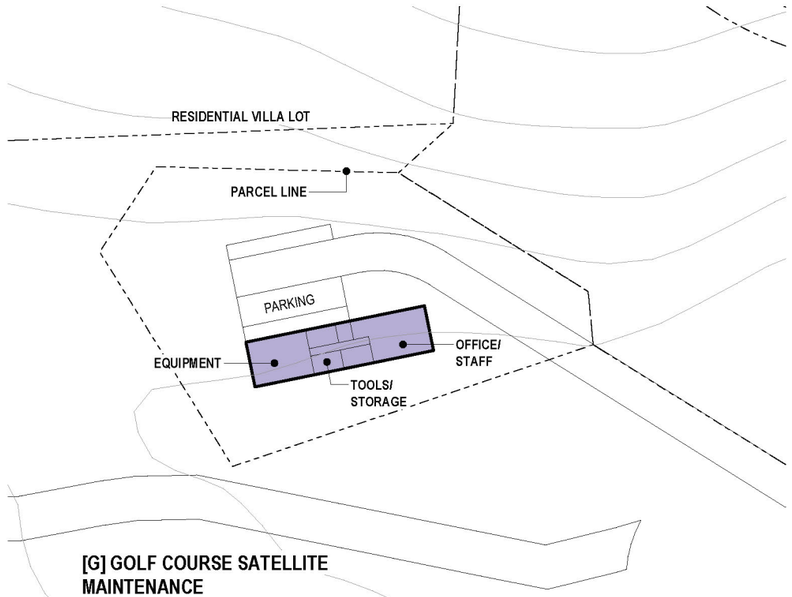
[D] GOLF CLUBHOUSE
1ST HOLE



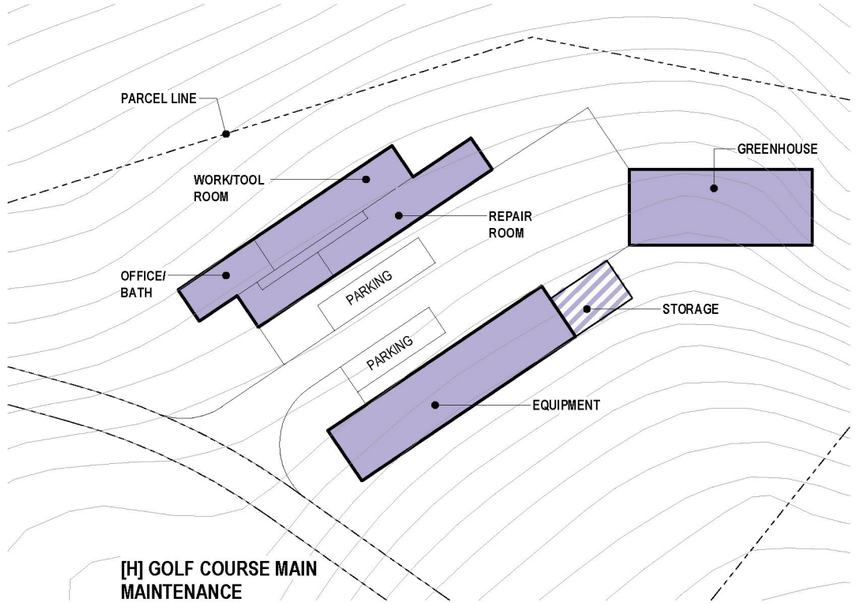
[E] GOLF CLUBHOUSE
9TH HOLE



[F] GOLF CLUBHOUSE
18TH HOLE



[G] GOLF COURSE SATELLITE
MAINTENANCE



[H] GOLF COURSE MAIN
MAINTENANCE

COLOR LEGEND

INDOOR	OUTDOOR	
		RESORT - PRIMARY
		RESORT - COMMERCIAL
		RESORT - ACCESSORY

GOLF CLUBHOUSE 1

BUILDING NAME	SPECIFIC USE	GENERAL USE	INDOOR	OUTDOOR	TOTAL
[D] GOLF CLUBHOUSE 1ST HOLE					6,900 SF
	PRO SHOP	RETAIL	500 SF	0 SF	
	RESTAURANT/LOUNGE	FOOD & BEVERAGE	1,700 SF	0 SF	
	DINING TERRACE	FOOD & BEVERAGE	0 SF	1,300 SF	
	LOBBY	RESORT MANAGEMENT	1,000 SF	0 SF	
	OFFICE	RESORT MANAGEMENT	200 SF	0 SF	
	BACK OF HOUSE	RESORT SUPPORT	800 SF	0 SF	
	CHANGING ROOMS	RECREATION	600 SF	0 SF	
	OUTDOOR TERRACE	RECREATION	0 SF	800 SF	
[E] GOLF CLUBHOUSE 9TH HOLE					14,700 SF
	LOBBY	RESORT MANAGEMENT	2,900 SF	0 SF	
	RESTAURANT/LOUNGE	FOOD & BEVERAGE	1,500 SF	0 SF	
	DINING TERRACE	FOOD & BEVERAGE	0 SF	3,500 SF	
	BACK OF HOUSE	RESORT SUPPORT	2,500 SF	0 SF	
	POND	RECREATION	0 SF	3,600 SF	
	KITCHEN	FOOD & BEVERAGE	600 SF	0 SF	
[F] GOLF CLUBHOUSE 18TH HOLE					6,800 SF
	RESTAURANT/LOUNGE	FOOD & BEVERAGE	4,700 SF	0 SF	
	OFFICE	RESORT MANAGEMENT	100 SF	0 SF	
	BACK OF HOUSE	RESORT SUPPORT	200 SF	0 SF	
	CHANGING ROOMS	RECREATION	1,000 SF	0 SF	
	OUTDOOR TERRACE	RECREATION	0 SF	700 SF	
GRAND TOTAL					28,300 SF

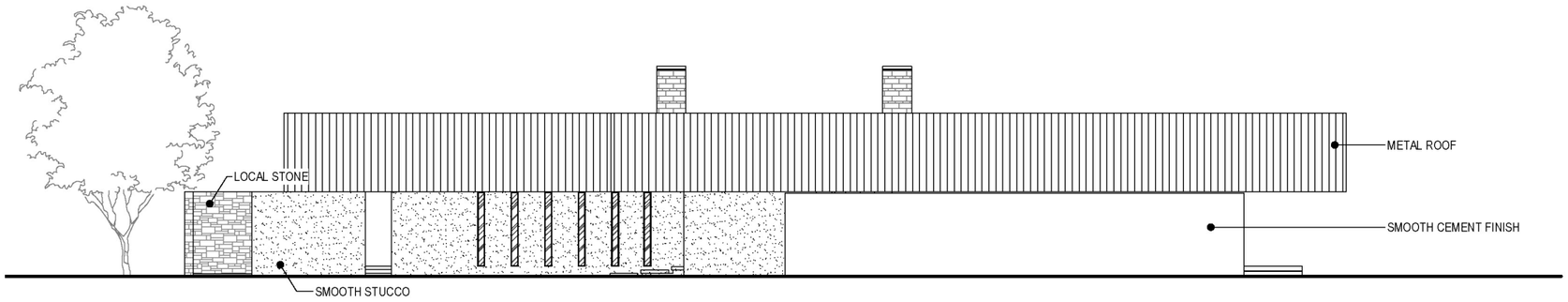
GOLF COURSE MAINTENANCE 1

BUILDING NAME	SPECIFIC USE	GENERAL USE	INDOOR	OUTDOOR	TOTAL
[G] GOLF COURSE SATELLITE MAINTENANCE					4,000 SF
	OFFICE/BATH	RESORT MANAGEMENT	1,800 SF	0 SF	
	EQUIPMENT	RESORT SUPPORT	1,300 SF	0 SF	
	TOOLS/STORAGE	RESORT SUPPORT	800 SF	0 SF	
[H] GOLF COURSE MAIN MAINTENANCE					25,400 SF
	OFFICE/BATH	RESORT MANAGEMENT	3,600 SF	0 SF	
	EQUIPMENT	RESORT SUPPORT	7,500 SF	0 SF	
	GREENHOUSE	RESORT SUPPORT	6,600 SF	0 SF	
	REPAIR ROOM	RESORT SUPPORT	3,200 SF	0 SF	
	STORAGE	RESORT SUPPORT	0 SF	1,500 SF	
	WORK/TOOL ROOM	RESORT SUPPORT	3,000 SF	0 SF	
GRAND TOTAL					29,300 SF

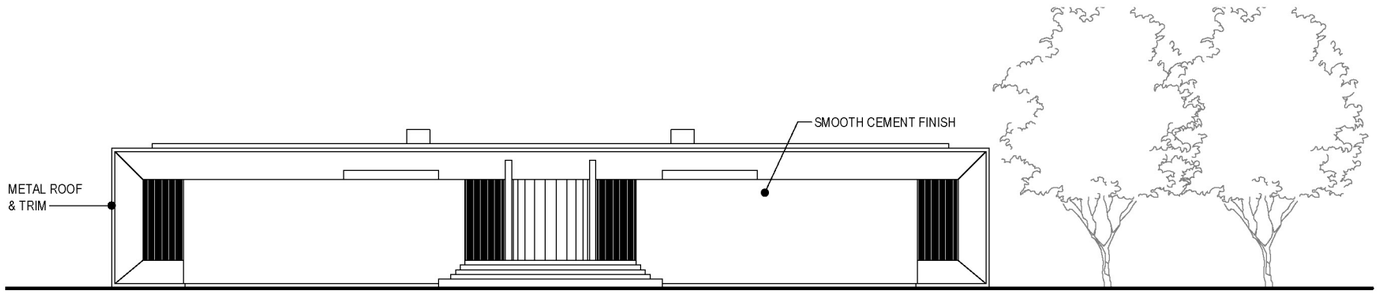
NOTE
Please note that site plan layouts may change in response to the environmental review process; please refer to the Tentative Subdivision Maps for the final lot layout, roads, and infrastructure.

0' 50' 100' 200'

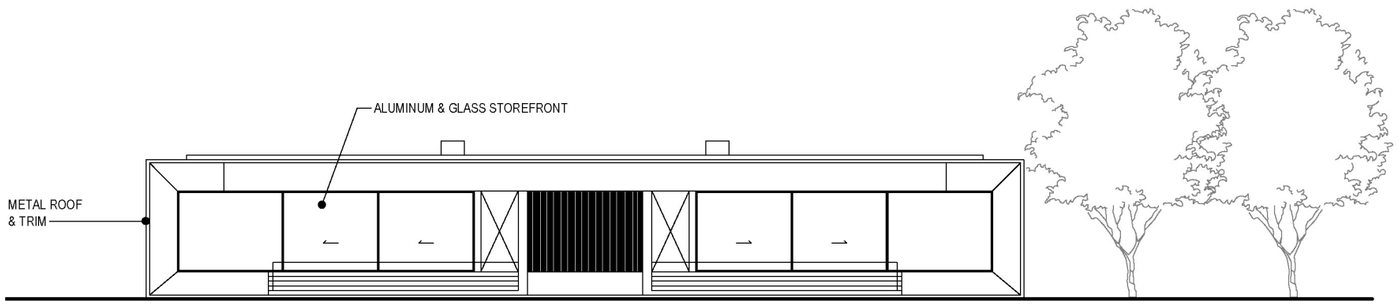
ORIGINAL SCALE: 1" = 100'-0



GOLF CLUBHOUSE 1ST SOUTH ELEVATION



HOTEL ROOM FRONT ELEVATION



HOTEL ROOM REAR ELEVATION



SMOOTH CEMENT FINISH



METAL ROOF



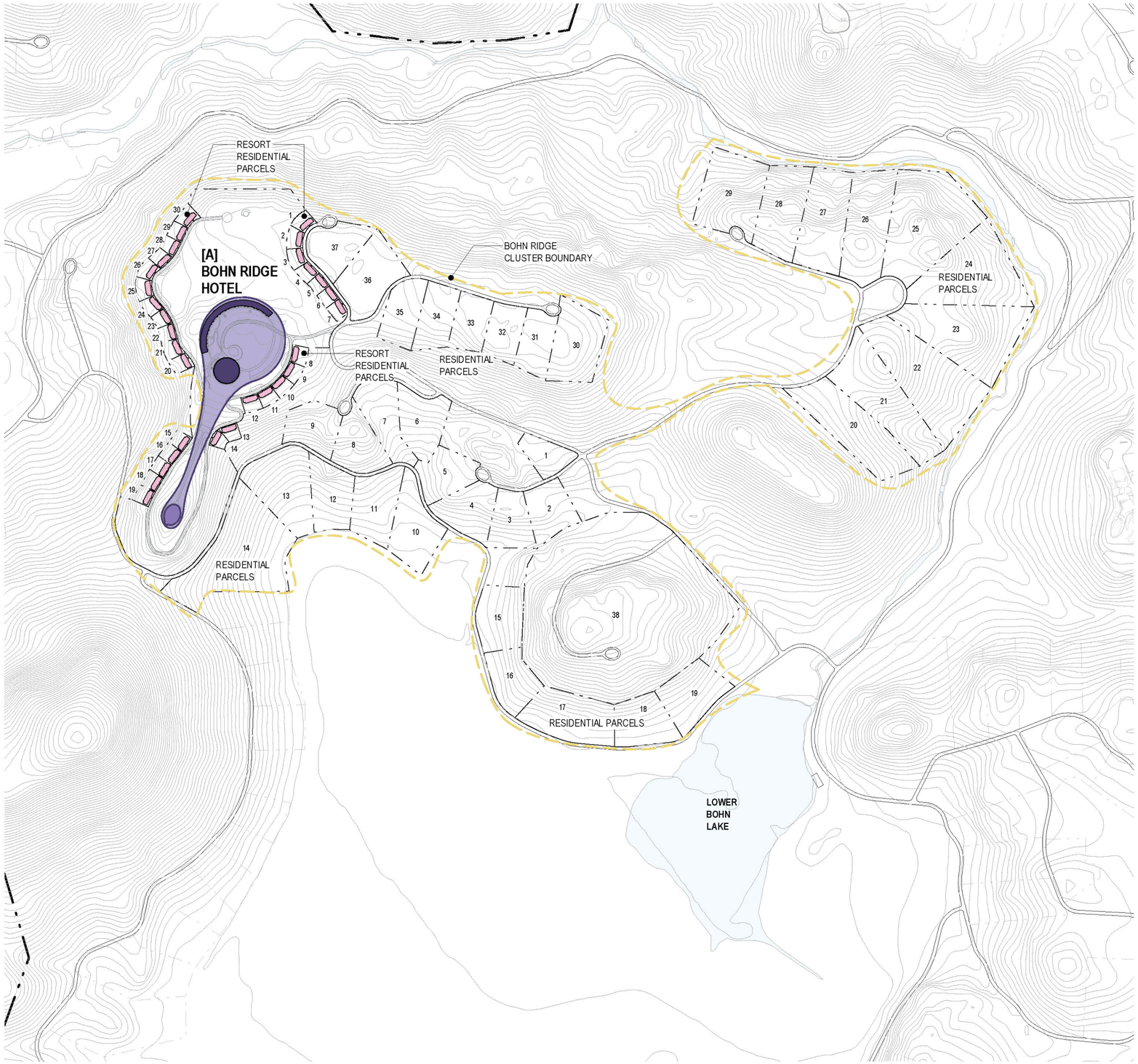
LOCAL STONE

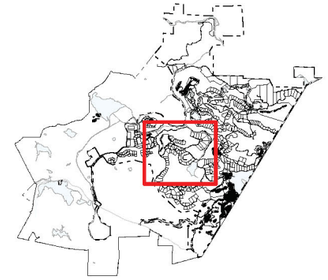


Bohn Ridge Resort - Design Realization

Before the vast beauty of Bohn Ridge and its panoramic views, this architectural cluster adopts the simplicity of barn architecture in shapes, volumes, and the intermingled juxtaposition between indoor and outdoor living spaces. Building footprints are scaled according to the existing geological footprints, minimizing the built form in respect to the site. Low-lying residential resort structures with pitched roofs, planted roofs and stone paved terraces will complement the site.

BOHN RIDGE RESORT | LAND USE CLUSTER MAP





COLOR LEGEND

- RESORT - PRIMARY
- RESORT - COMMERCIAL
- RESORT - ACCESSORY
- RESORT - RESIDENTIAL

CLUSTER USES

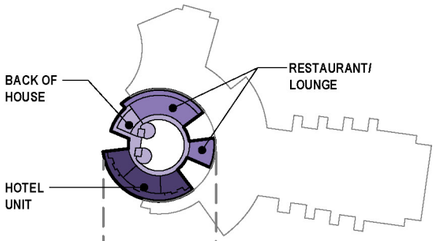
31 HOTEL UNITS
30 RESORT RESIDENTIAL UNITS
38 RESIDENTIAL VILLAS

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

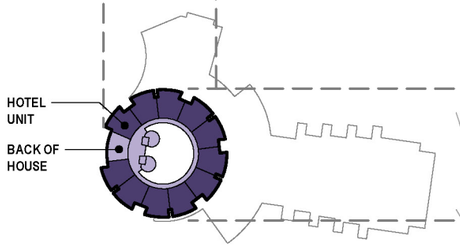
0' 400' 800' 1600'

ORIGINAL SCALE: 1" = 800'-0"

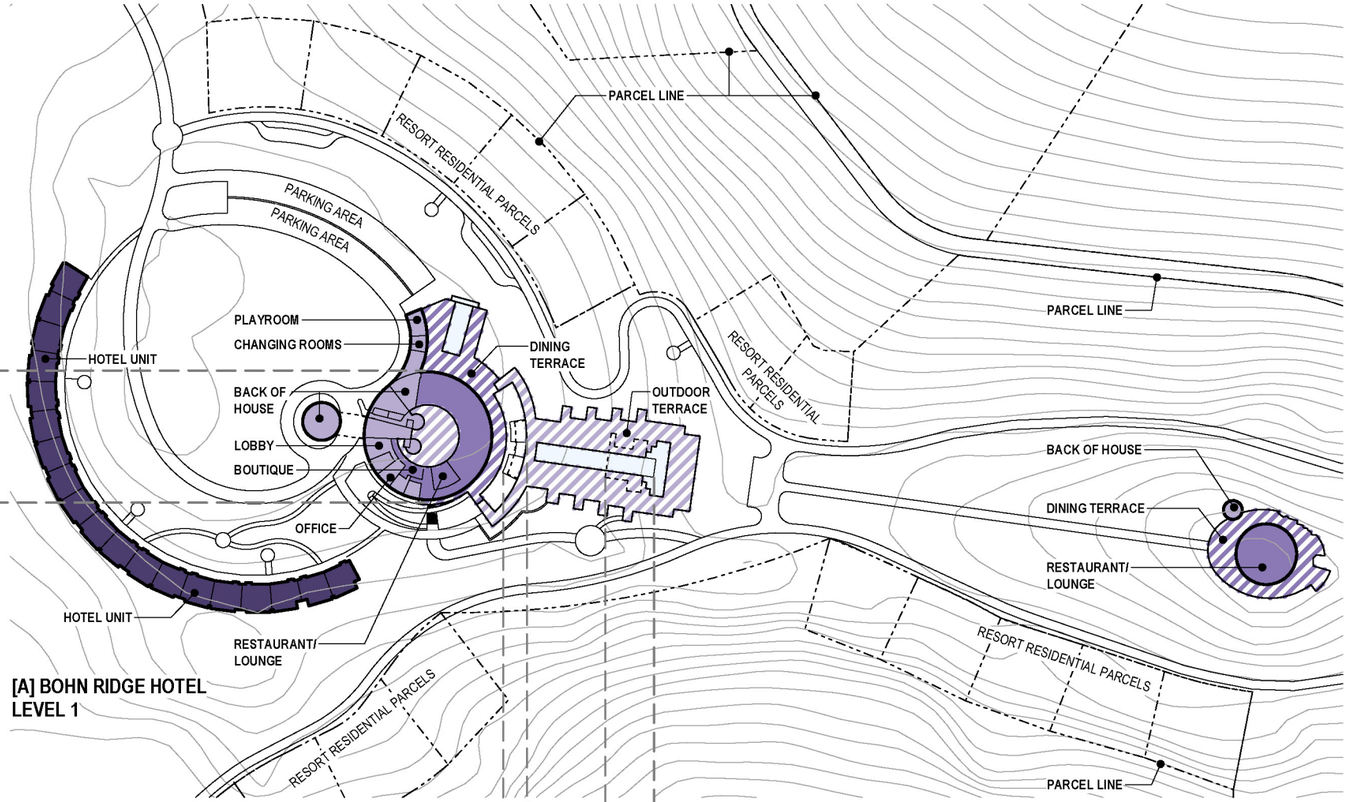
BOHN RIDGE RESORT | LAND USE FLOOR PLANS



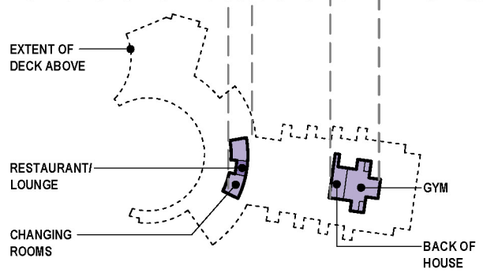
[A] BOHN RIDGE HOTEL
LEVEL 3



[A] BOHN RIDGE HOTEL
LEVEL 2



[A] BOHN RIDGE HOTEL
LEVEL 1



[A] BOHN RIDGE HOTEL
BASEMENT

COLOR LEGEND

INDOOR / OUTDOOR

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

BOHN RIDGE

BUILDING NAME	SPECIFIC USE	GENERAL USE	INDOOR	OUTDOOR	TOTAL
[A] BOHN RIDGE HOTEL					
	31 UNITS	HOTEL UNIT	48,500 SF	0 SF	
	BOUTIQUE	RETAIL	900 SF	0 SF	
	RESTAURANT/LOUNGE	FOOD & BEVERAGE	15,300 SF	0 SF	
	DINING TERRACE	FOOD & BEVERAGE	0 SF	10,700 SF	
	LOBBY	RESORT MANAGEMENT	2,800 SF	0 SF	
	OFFICE	RESORT MANAGEMENT	1,300 SF	0 SF	
	BACK OF HOUSE	RESORT SUPPORT	16,700 SF	0 SF	
	PLAYROOM	ENTERTAINMENT	800 SF	0 SF	
	CHANGING ROOMS	RECREATION	1,900 SF	0 SF	
	GYM	RECREATION	2,300 SF	0 SF	
	OUTDOOR POOL	RECREATION	0 SF	7,900 SF	
	OUTDOOR TERRACE	RECREATION	0 SF	29,700 SF	
GRAND TOTAL					138,600 SF

DESCRIPTION

Our approach is to blend with the site and allow the guests to experience a place where interior and exterior spaces are well integrated, either public or private.

Bohn Ridge Resort is composed of 1 and 2 bedrooms which are snuggled into a beautiful natural landscape following the levels of the terrain, located around a central element which is the core of the hotel and offers 360 degrees sweeping views. The buildings seem to grow out of the hillside in a monolithic way, emphasized by the choice of materials and colors, relating to the site. The various buildings openings onto terraces are the features which best define the essence of the project, ie: allowing the guests to feel part of the nature around. This is, because of the natural beauty of the site, hills, trees, rock formations.

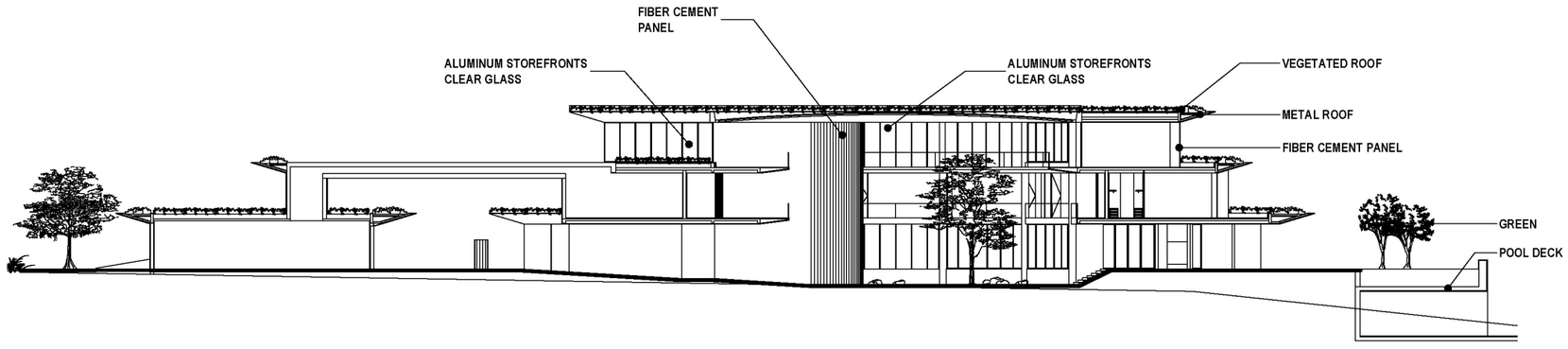
NOTE

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

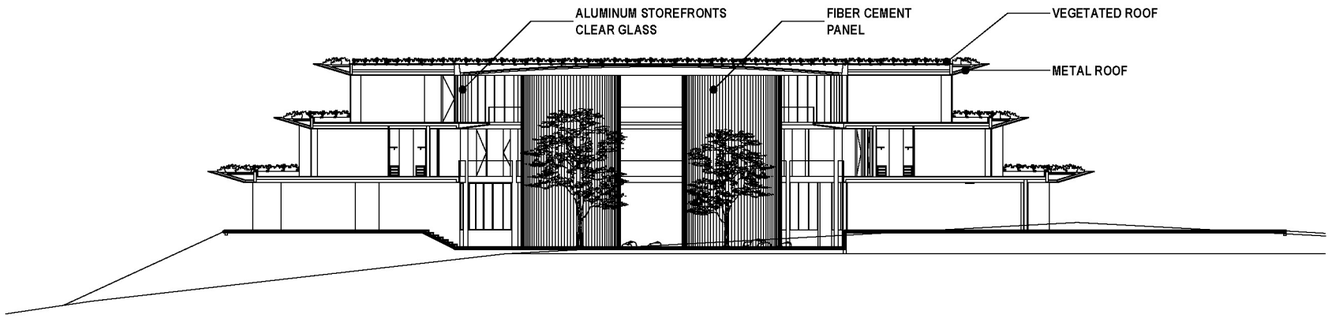
0' 100' 200' 400'

ORIGINAL SCALE: 1" = 200'-0"

BOHN RIDGE HOTEL | ELEVATIONS



BOHN RIDGE HOTEL WEST-EAST ELEVATION



BOHN RIDGE HOTEL WEST-EAST ELEVATION



METAL ROOF



FORMED CONCRETE



HONED STONE

0' 16' 32' 64'

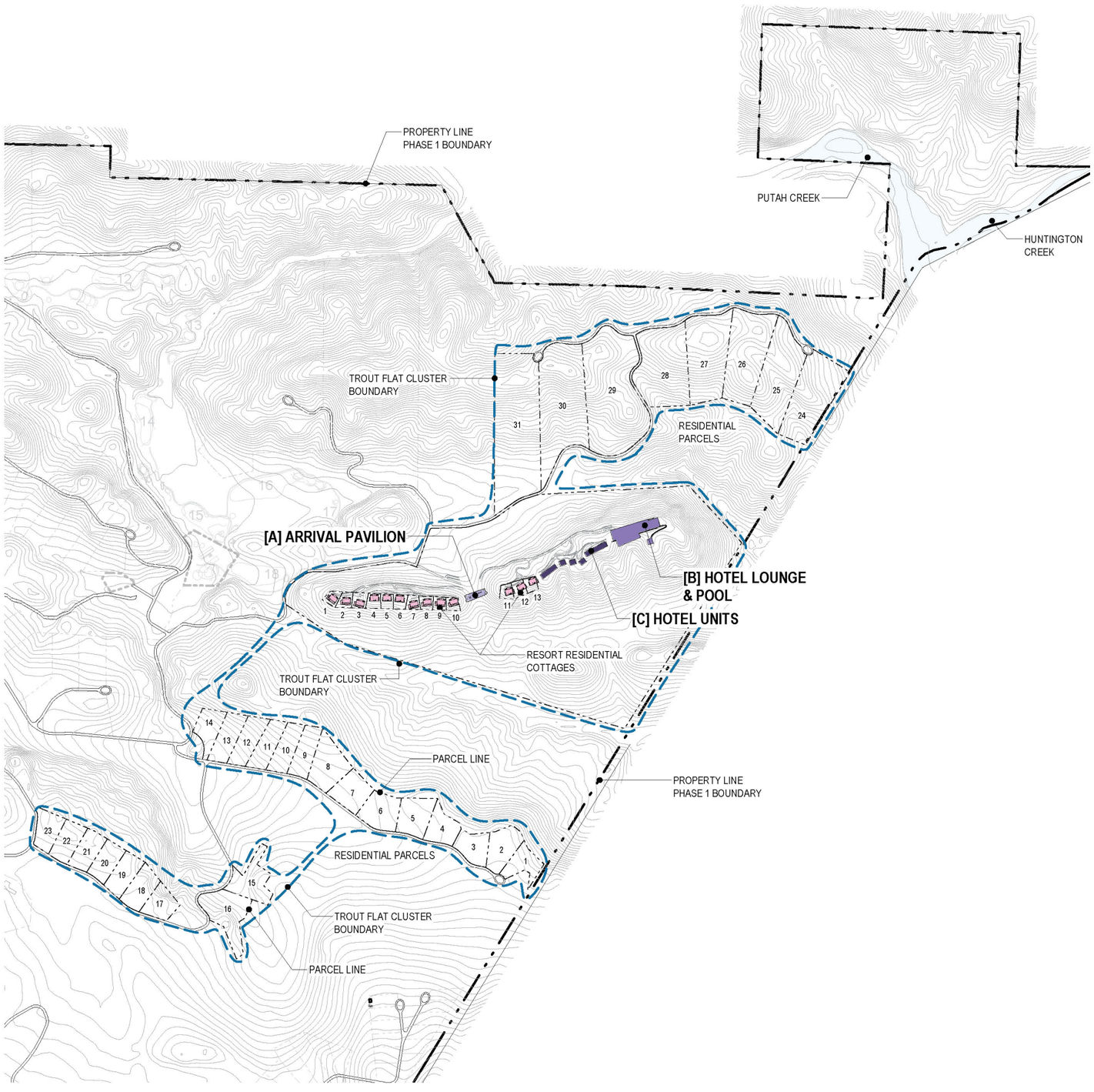
ORIGINAL SCALE: 1/32" = 1'-0"

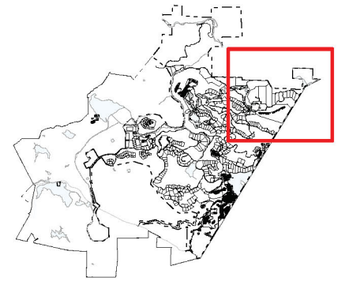


Resort at Trout Flat - Kerry Hill Architects

A cluster of single story pavilions along the ridgeline will overlook vineyards on the Property. Inspired by the concept of a low-impact eco-lodge, the plan positions each building according to existing contours to minimize disturbance to the terrain. Combining stone plinths and rammed earth walls, high ceilings extend the feeling of openness and transparency from the exterior landscape into the interior. This site is detailed by outdoor spaces, a lounge veranda, and dining terrace overlooking a reflection pool.

RESORT AT TROUT FLAT | LAND USE CLUSTER MAP





COLOR LEGEND

- RESORT - PRIMARY
- RESORT - COMMERCIAL
- RESORT - ACCESSORY
- RESORT - RESIDENTIAL

CLUSTER USES

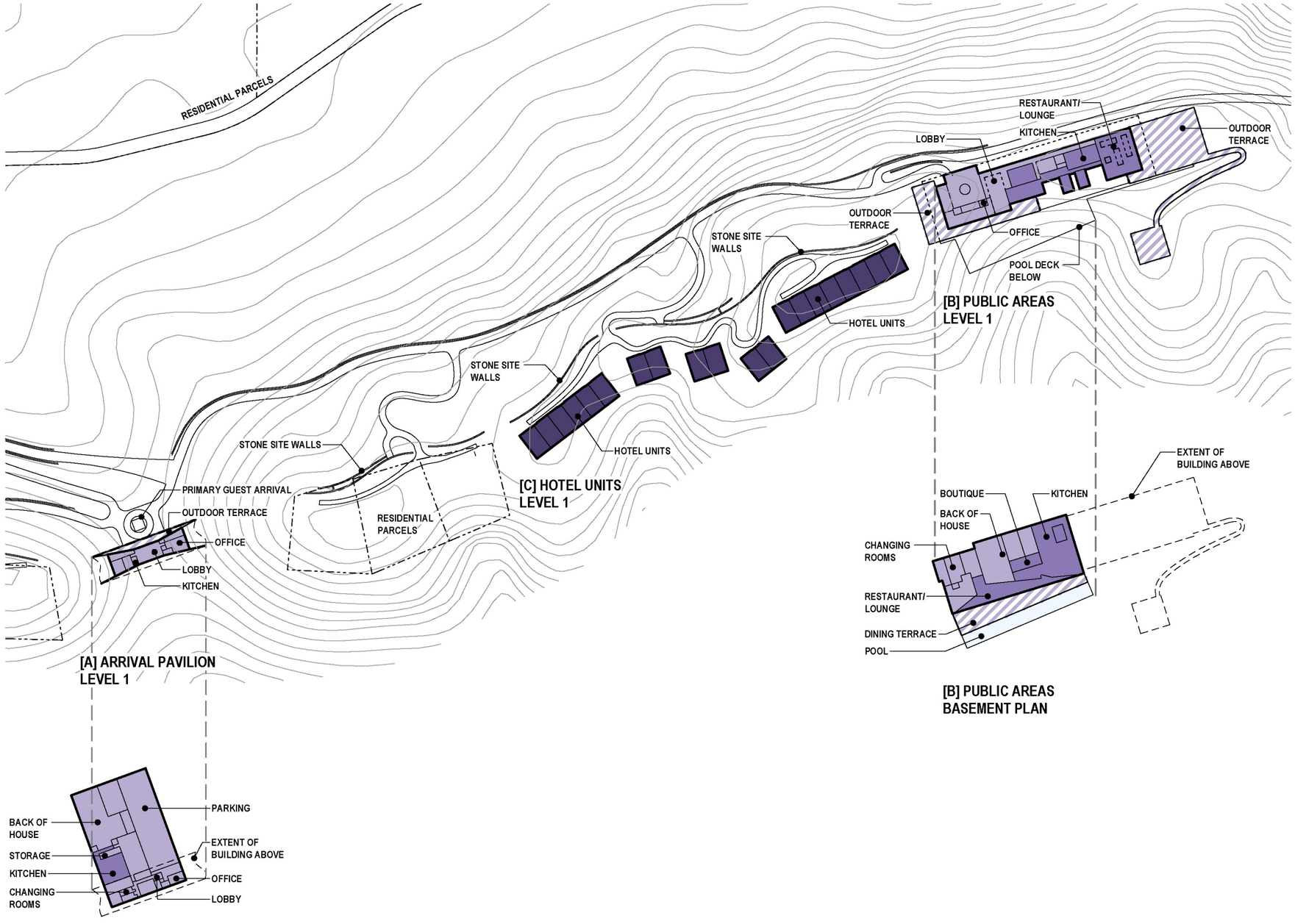
20 HOTEL UNITS
13 RESORT RESIDENTIAL UNITS
31 RESIDENTIAL VILLAS
FACILITIES
[A] ARRIVAL PAVILLION
[B] LOUNGE & POOL

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

0' 600' 1200' 2400'

ORIGINAL SCALE: 1" = 1200'-0"

THE RESORT AT TROUT FLAT | LAND USE FLOOR PLANS



COLOR LEGEND

INDOOR	OUTDOOR	
		RESORT - PRIMARY
		RESORT - COMMERCIAL
		RESORT - ACCESSORY

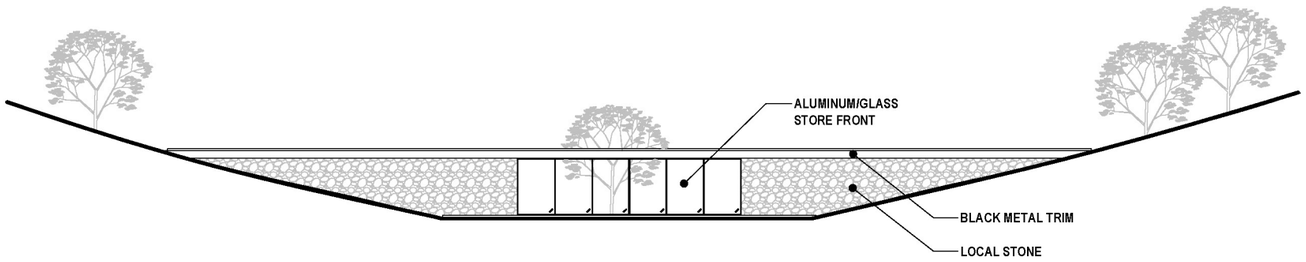
TROUT FLAT HOTEL 1

BUILDING NAME	SPECIFIC USE	GENERAL USE	INDOOR	OUTDOOR	TOTAL
[A] ARRIVAL PAVILON					39,900 SF
	KITCHEN	FOOD & BEVERAGE	3,000 SF	0 SF	
	LOBBY	RESORT MANAGEMENT	4,200 SF	0 SF	
	OFFICE	RESORT MANAGEMENT	3,000 SF	0 SF	
	BACK OF HOUSE	RESORT SUPPORT	16,000 SF	0 SF	
	PARKING	RESORT SUPPORT	10,800 SF	0 SF	
	STORAGE	RESORT SUPPORT	500 SF	0 SF	
	CHANGING ROOMS	RECREATION	600 SF	0 SF	
	OUTDOOR TERRACE	RECREATION	0 SF	1,700 SF	
[B] PUBLIC AREAS					99,500 SF
	BOUTIQUE	RETAIL	1,300 SF	0 SF	
	KITCHEN	FOOD & BEVERAGE	10,900 SF	0 SF	
	RESTAURANT/LOUNGE	FOOD & BEVERAGE	17,000 SF	0 SF	
	DINING TERRACE	FOOD & BEVERAGE	0 SF	7,800 SF	
	LOBBY	RESORT MANAGEMENT	18,600 SF	0 SF	
	OFFICE	RESORT MANAGEMENT	400 SF	0 SF	
	BACK OF HOUSE	RESORT SUPPORT	7,800 SF	0 SF	
	CHANGING ROOMS	RECREATION	3,000 SF	0 SF	
	OUTDOOR POOL	RECREATION	0 SF	6,900 SF	
	OUTDOOR TERRACE	RECREATION	0 SF	25,800 SF	
[C] HOTEL UNITS					35,100 SF
	HOTEL ROOM [20]	HOTEL UNIT	35,100 SF	0 SF	
GRAND TOTAL					174,600 SF

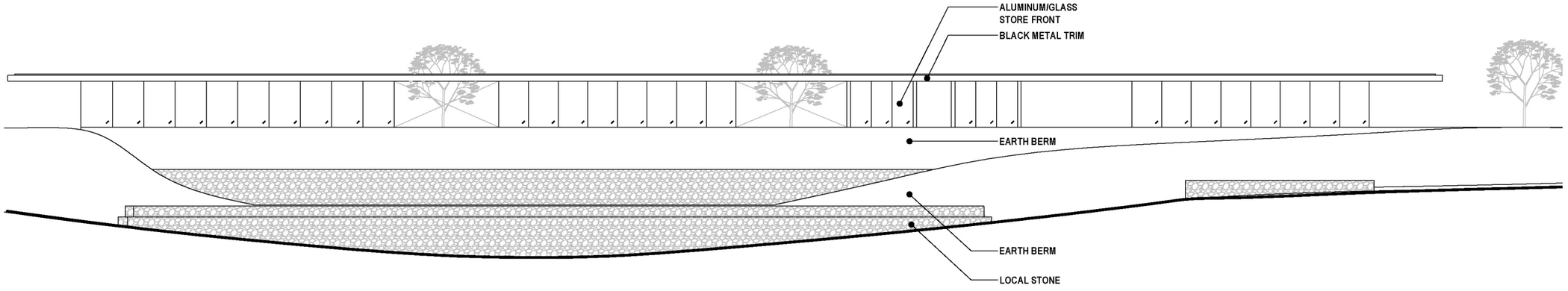
NOTE
Please note that site plan layouts may change in response to the environmental review process; please refer to the Tentative Subdivision Maps for the final lot layout, roads, and infrastructure.

0' 100' 200' 400'

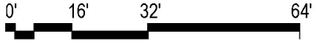
ORIGINAL SCALE: 1" = 200'-0"



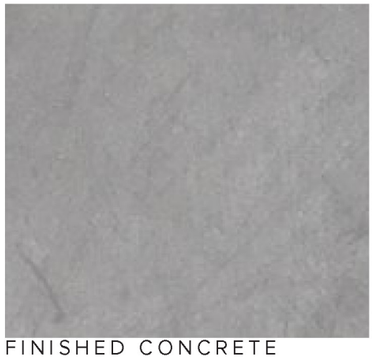
ARRIVAL PAVILION NORTH ELEVATION



PUBLIC AREAS SOUTH ELEVATION



ORIGINAL SCALE: 1/32" = 1'-0"



FINISHED CONCRETE



BLACK METAL

LOCAL STONE



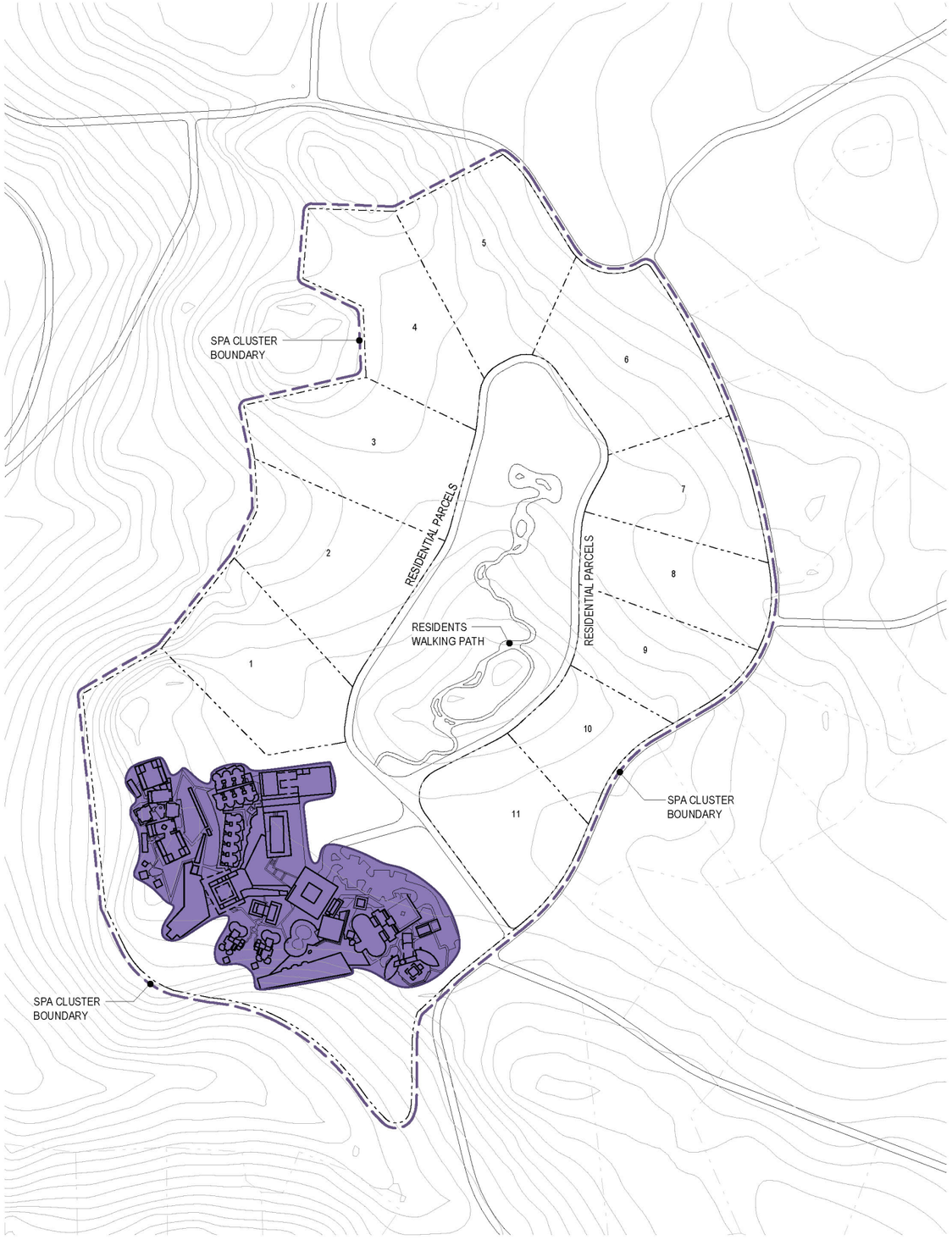
TIMBER

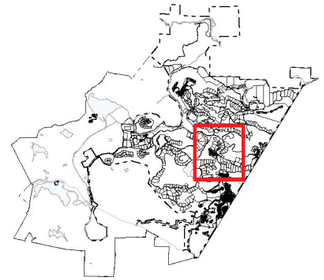


Spa - Bunnag Architects

The celebration of the cultural heritage, which inspired the Veranda and Courtyard, also informs the design of the Spa. The sense of interior and exterior spaces blend into one integrated space. Replacing the traditional concept of architecture defined by a singular space, the spa was designed to embrace both interior and exterior spaces.

SPA | LAND USE CLUSTER MAP





COLOR LEGEND

- RESORT - PRIMARY
- RESORT - COMMERCIAL
- RESORT - ACCESSORY
- RESORT - RESIDENTIAL

CLUSTER USES

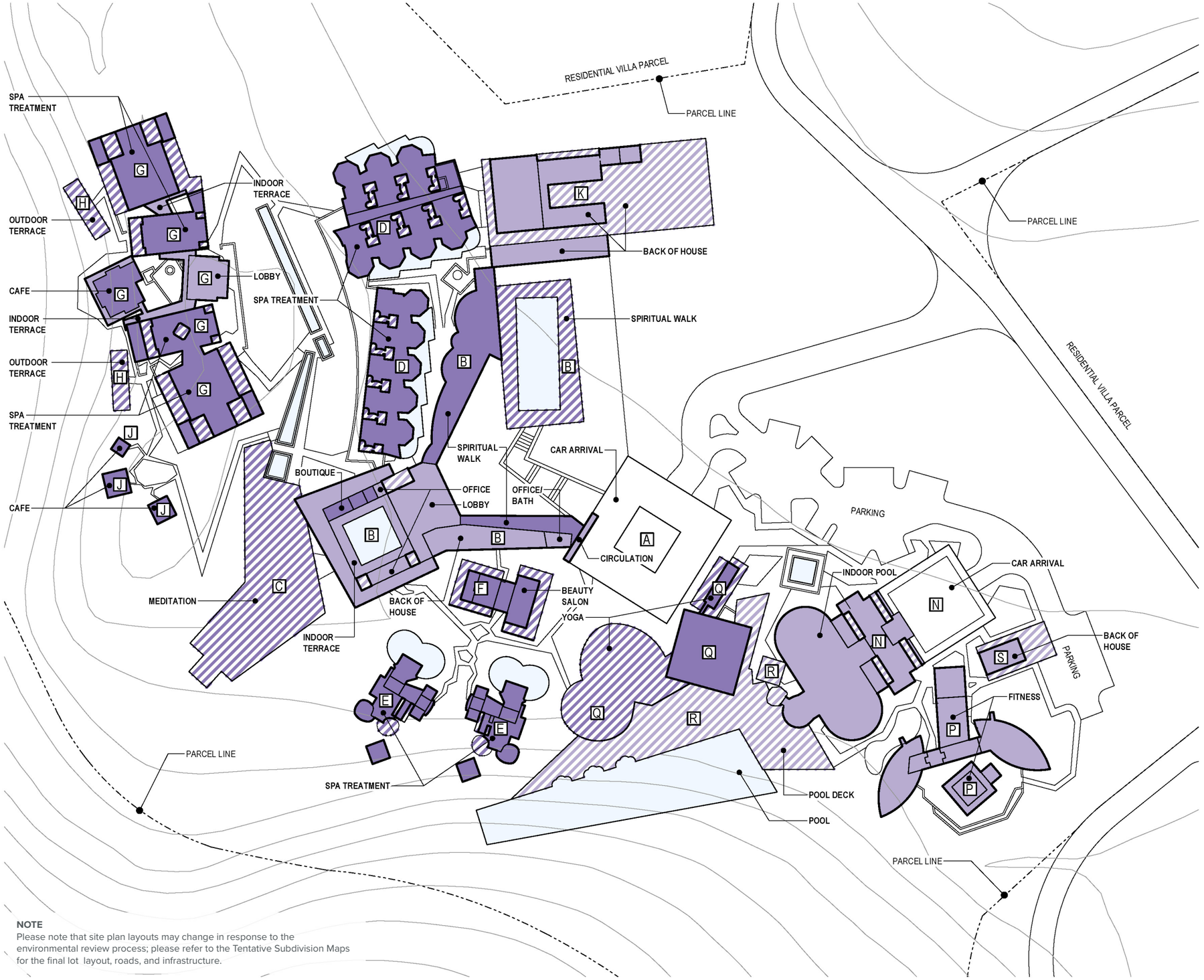
11 SPA VILLAS
FACILITIES
SPA
SPA RECREATION

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

0' 200' 400' 800'

ORIGINAL SCALE: 1" = 400'-0"

SPA | LAND USE FLOOR PLAN



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

COLOR LEGEND

INDOOR	OUTDOOR	
		RESORT - PRIMARY
		RESORT - COMMERCIAL
		RESORT - ACCESSORY

SPA

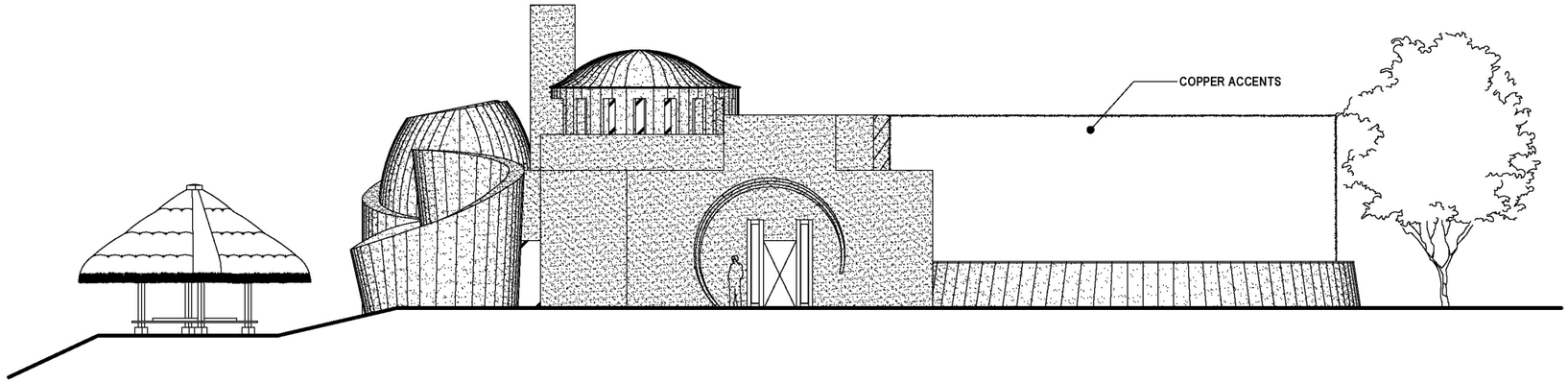
BUILDING NAME	SPECIFIC USE	GENERAL USE	INDOOR	OUTDOOR	TOTAL
[A] CAR ARRIVAL					**400 SF**
	CAR ARRIVAL	RESORT SUPPORT	400 SF	0 SF	
[B] RECEPTION					**38,200 SF**
	BOUTIQUE	RETAIL	800 SF	0 SF	
	POND	HEALTH & BEAUTY	0 SF	7,200 SF	
	SPIRITUAL WALK	HEALTH & BEAUTY	8,400 SF	6,300 SF	
	LOBBY	RESORT MANAGEMENT	4,000 SF	700 SF	
	OFFICE	RESORT MANAGEMENT	800 SF	0 SF	
	OFFICE/BATH	RESORT MANAGEMENT	400 SF	0 SF	
	BACK OF HOUSE	RESORT SUPPORT	2,800 SF	0 SF	
	INDOOR TERRACE	RECREATION	6,900 SF	0 SF	
[C] RAISED GRASS COURT					**16,400 SF**
	MEDITATION	HEALTH & BEAUTY	0 SF	16,400 SF	
[D] STANDARD TREATMENT					**26,400 SF**
	POND	HEALTH & BEAUTY	0 SF	4,900 SF	
	SPA TREATMENT	HEALTH & BEAUTY	18,900 SF	2,700 SF	
[E] DELUXE TREATMENT					**11,200 SF**
	POND	HEALTH & BEAUTY	0 SF	3,400 SF	
	SPA TREATMENT	HEALTH & BEAUTY	6,800 SF	900 SF	
[F] BEAUTY SALON					**5,000 SF**
	BEAUTY SALON	HEALTH & BEAUTY	2,800 SF	2,300 SF	
[G] DAY SPA & JUICE BAR					**27,400 SF**
	CAFE	FOOD & BEVERAGE	1,900 SF	0 SF	
	SPA TREATMENT	HEALTH & BEAUTY	15,700 SF	5,400 SF	
	LOBBY	RESORT MANAGEMENT	1,800 SF	0 SF	
	INDOOR TERRACE	RECREATION	2,500 SF	0 SF	
[H] RELAXATION TERRACE					**2,100 SF**
	INDOOR TERRACE	HEALTH & BEAUTY	0 SF	1,100 SF	
	OUTDOOR TERRACE	HEALTH & BEAUTY	0 SF	1,100 SF	
[J] TEA PAVILLION					**1,300 SF**
	CAFE	FOOD & BEVERAGE	1,300 SF	0 SF	
[K] BACK OF HOUSE 1					**20,700 SF**
	BACK OF HOUSE	RESORT SUPPORT	10,400 SF	10,400 SF	
[N] INDOOR POOL					**15,800 SF**
	INDOOR POOL	RECREATION	14,600 SF	1,200 SF	
[P] PILATES					**10,100 SF**
	FITNESS	RECREATION	10,100 SF	0 SF	
[Q] YOGA PAVILLION					**16,500 SF**
	YOGA	HEALTH & BEAUTY	5,900 SF	10,600 SF	
[R] OUTDOOR POOL					**32,100 SF**
	OUTDOOR POOL	RECREATION	0 SF	16,700 SF	
	POOL DECK	RECREATION	0 SF	15,400 SF	
[S] BACK OF HOUSE 2					**2,600 SF**
	BACK OF HOUSE	RESORT SUPPORT	1,000 SF	1,600 SF	
GRAND TOTAL					**228,800 SF**

DESCRIPTION
With an aim to harmonize our design interventions to the existing environment, we propose a variety of "pure geometrical form and space" as a series of "small pavilions" amongst landscape. This approach allows Architecture to be more adaptable and flexible to assimilate into the existing delicate environment. It is a soft-design-approach that we believe will ensure minimum disruptive impact to the timeless beauty of the Region's land and culture.

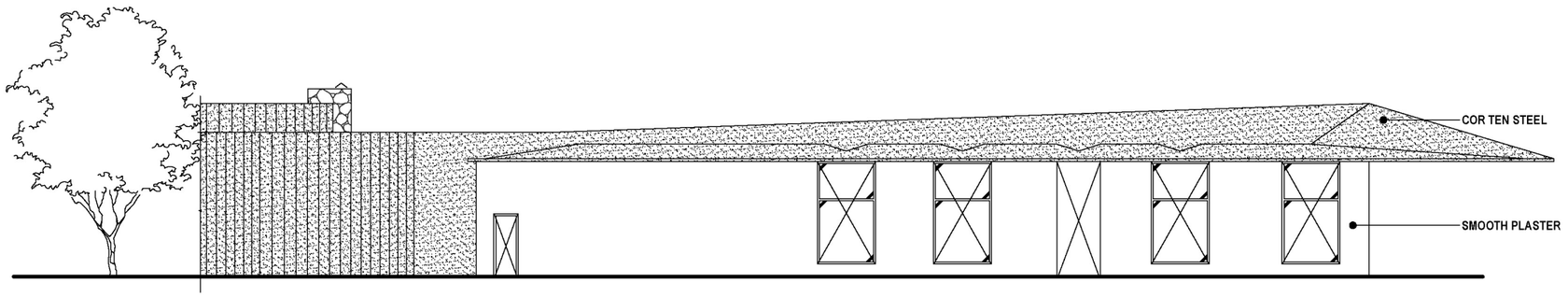
0' 50' 100' 200'

ORIGINAL SCALE: 1" = 100'-0"

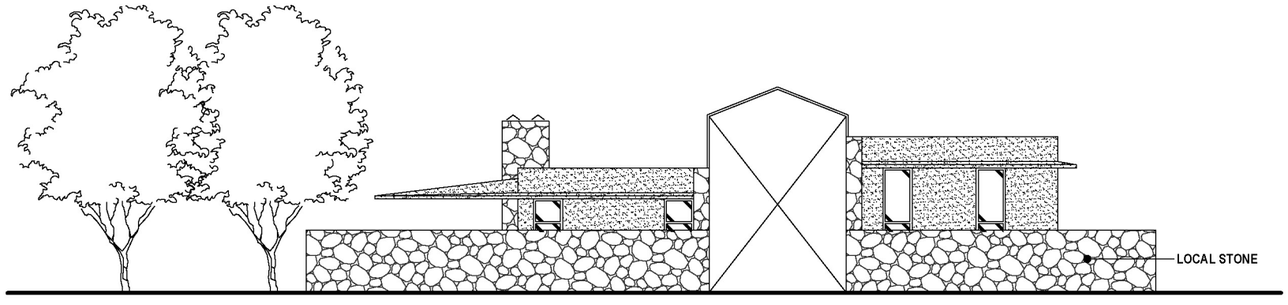
SPA | ELEVATIONS



DELUXE DOUBLE TREATMENT PAVILION WEST ELEVATION



SPA RECEPTION NORTH ELEVATION



BEAUTY SALON PAVILION SOUTH ELEVATION

0' 8' 16' 32'

ORIGINAL SCALE: 1/16" = 1'-0"



COPPER ACCENTS



COR TEN STEEL



LOCAL STONE



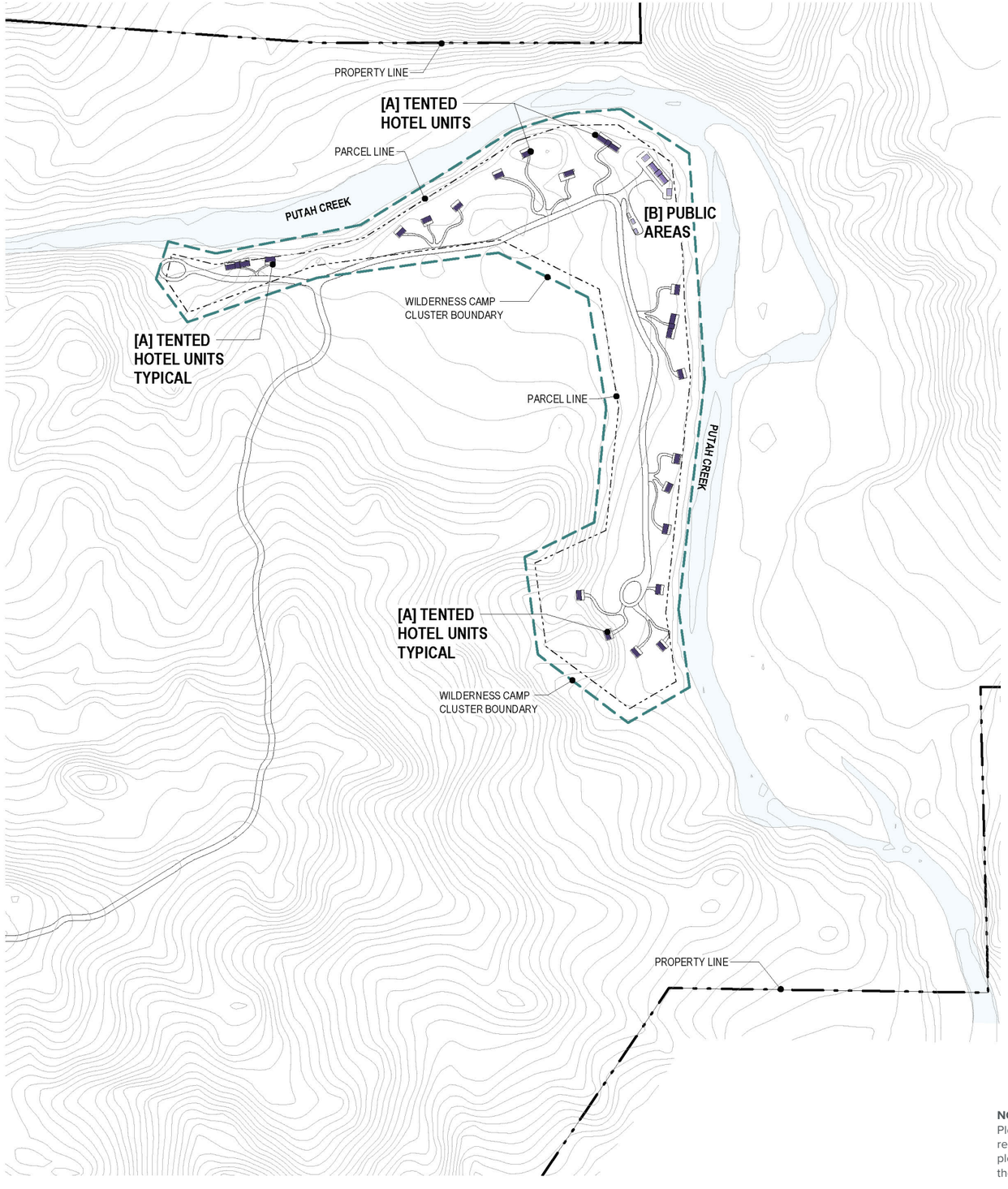
SMOOTH PLASTER

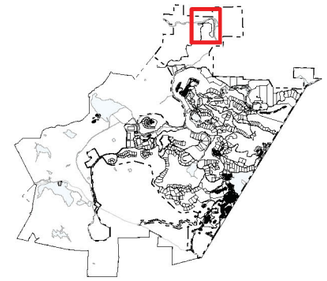


Tented Camp Area - Jan Kortland

The property will feature an escape within the most remote area of the property. Surrounded by the beauty of Lake County rolling hills and streams, the project includes a request for a series of tented campsites and limited accessory structures. This area will offer a seasonal opportunity for a limited number of guests.

TENTED CAMP AREA | LAND USE CLUSTER MAP





COLOR LEGEND

- RESORT - PRIMARY
- RESORT - COMMERCIAL
- RESORT - ACCESSORY
- RESORT - RESIDENTIAL

CLUSTER USES

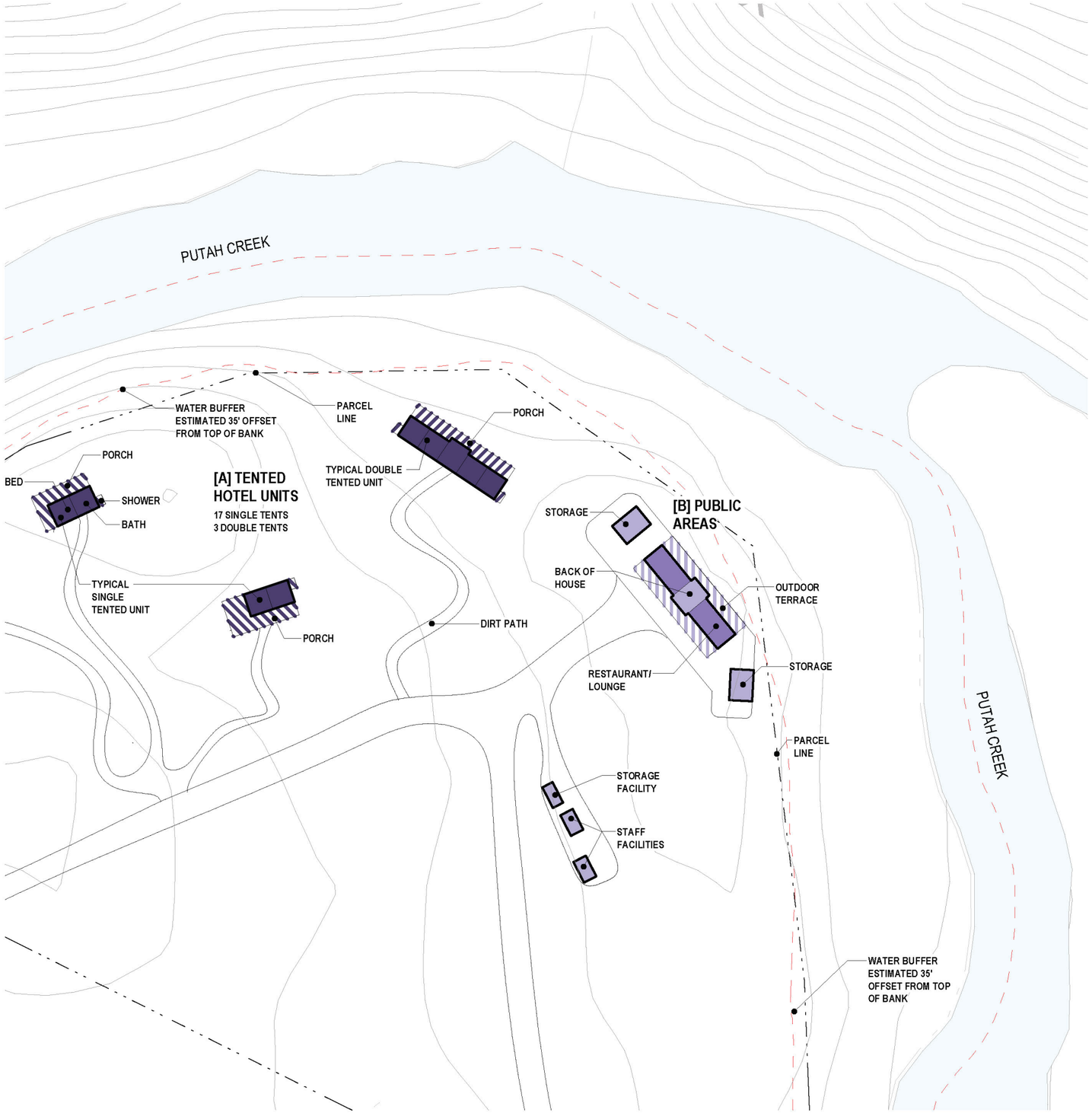
20 [A] HOTEL UNITS
[B] PUBLIC AREAS
COMMUNAL DINNING
SUPPORT FACILITIES

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

0' 150' 300' 600'

ORIGINAL SCALE: 1" = 500'-0"

WILDERNESS CAMP | LAND USE FLOOR PLAN



COLOR LEGEND

INDOOR	OUTDOOR	
		RESORT - PRIMARY
		RESORT - COMMERCIAL
		RESORT - ACCESSORY

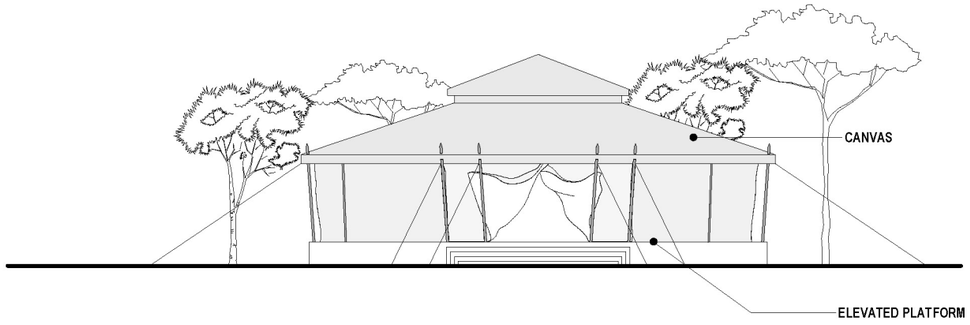
TENTED CAMP

BUILDING NAME	SPECIFIC USE	GENERAL USE	INDOOR	OUTDOOR	TOTAL
[A] TENTED HOTEL					36,400 SF
	TENTED HOTEL UNIT [20]	HOTEL UNIT	23,000 SF	13,400 SF	
[B] PUBLIC AREAS					6,800 SF
	RESTAURANT/LOUNGE	FOOD & BEVERAGE	1,800 SF	0 SF	
	BACK OF HOUSE	RESORT SUPPORT	1,800 SF	2,500 SF	
	STAFF FACILITY	RESORT SUPPORT	500 SF	0 SF	
	STORAGE FACILITY	RESORT SUPPORT	200 SF	0 SF	
GRAND TOTAL					43,200 SF

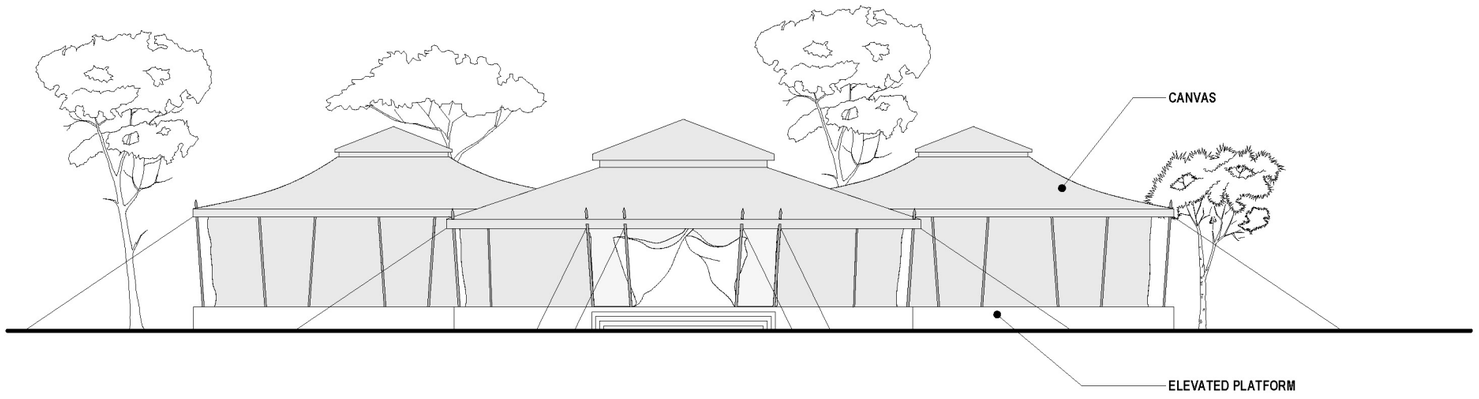
NOTE
Please note that site plan layouts may change in response to the environmental review process; please refer to the Tentative Subdivision Maps for the final lot layout, roads, and infrastructure.

0' 50' 100' 200'

ORIGINAL SCALE: 1" = 100'-0"



SINGLE TENT ELEVATION

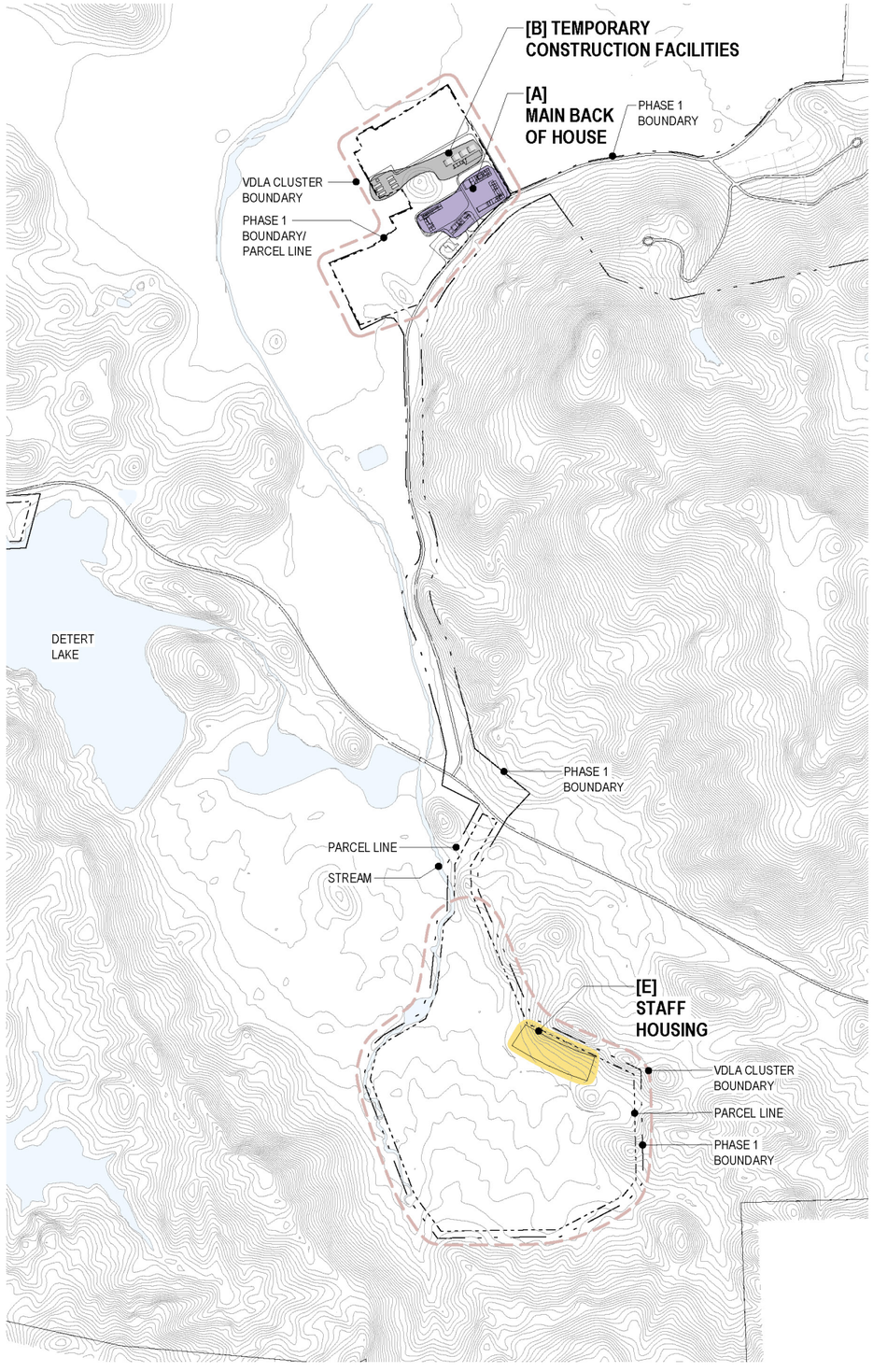


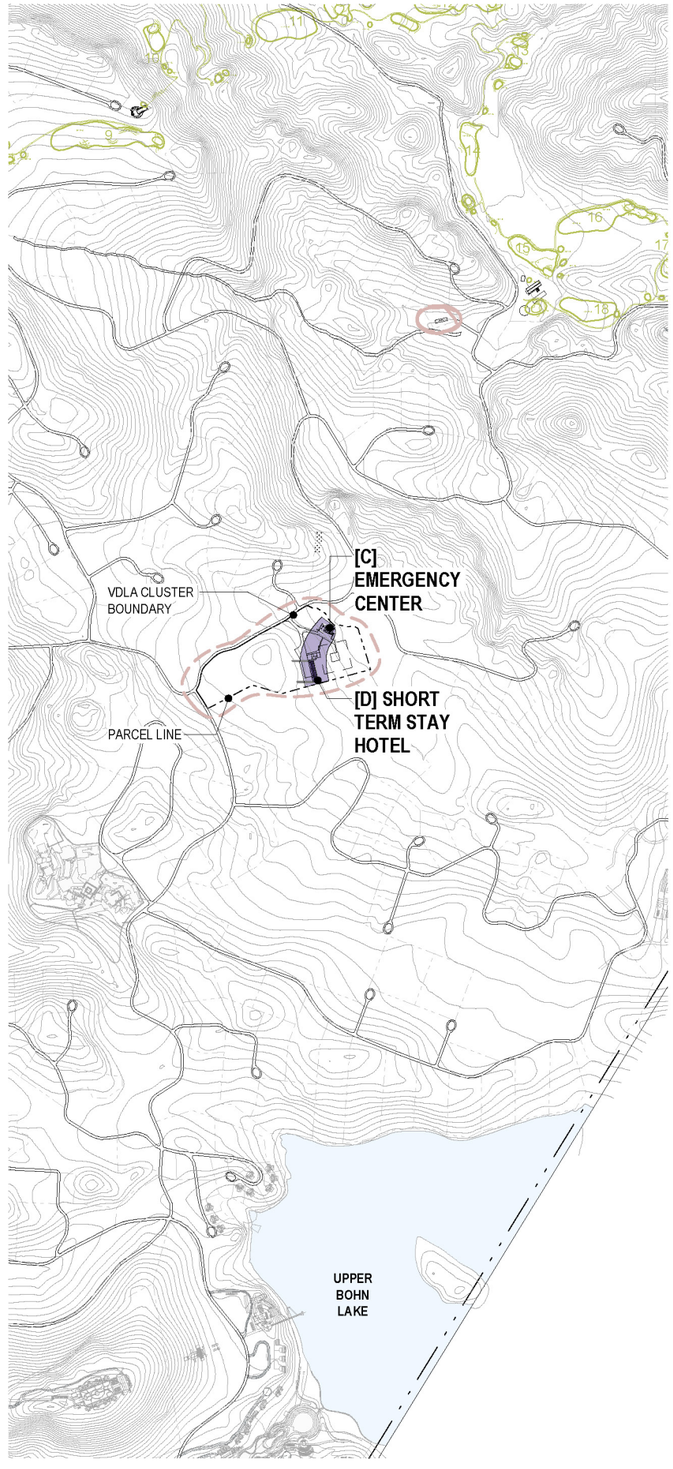
DOUBLE TENT ELEVATION

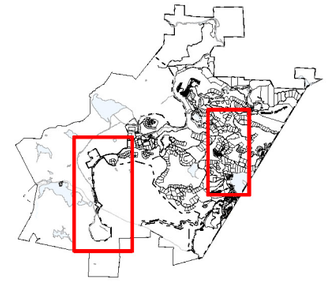
0' 16' 32' 64'

ORIGINAL SCALE: 1/32" = 1'-0"

SUPPORTING FACILITIES | LAND USE CLUSTER MAPS







COLOR LEGEND

- RESORT - PRIMARY
- RESORT - COMMERCIAL
- RESORT - ACCESSORY
- RESORT - RESIDENTIAL
- RESIDENTIAL - PRIMARY

CLUSTER USES

FACILITIES

- *[A] MAIN BACK OF HOUSE*
- *[B] TEMPORARY CONSTRUCTION FACILITIES*
- *[C] EMERGENCY CENTER*
- *[D] SHORT TERM STAY HOTEL*
- *[E] STAFF HOUSING*

Supporting Facilities | Verse Design LA

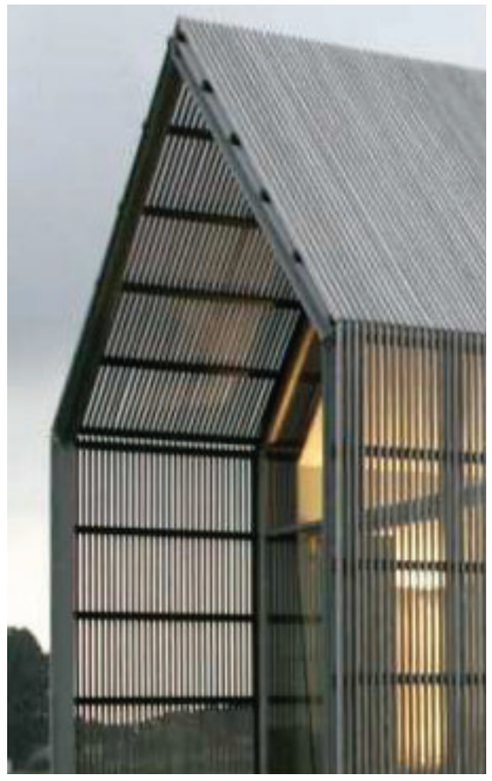
The various hotel clusters will be supported by multiple facilities. Workforce housing is designed to be flexible depending on employee demographics. In addition, there is an opportunity for short term overnight stays for employees and guest staff. Most importantly, a strategically placed emergency response center includes a fire response center, emergency medical staff, and a helipad dedicated for emergency purposes. Lastly, for guests choosing to arrive via a float plane or helicopter there is a welcome kiosk and arrival center located conveniently accessed directly from Butts Canyon Road.

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

0' 9000' 18000' 36000'

ORIGINAL SCALE: 1" = 1800'-0"





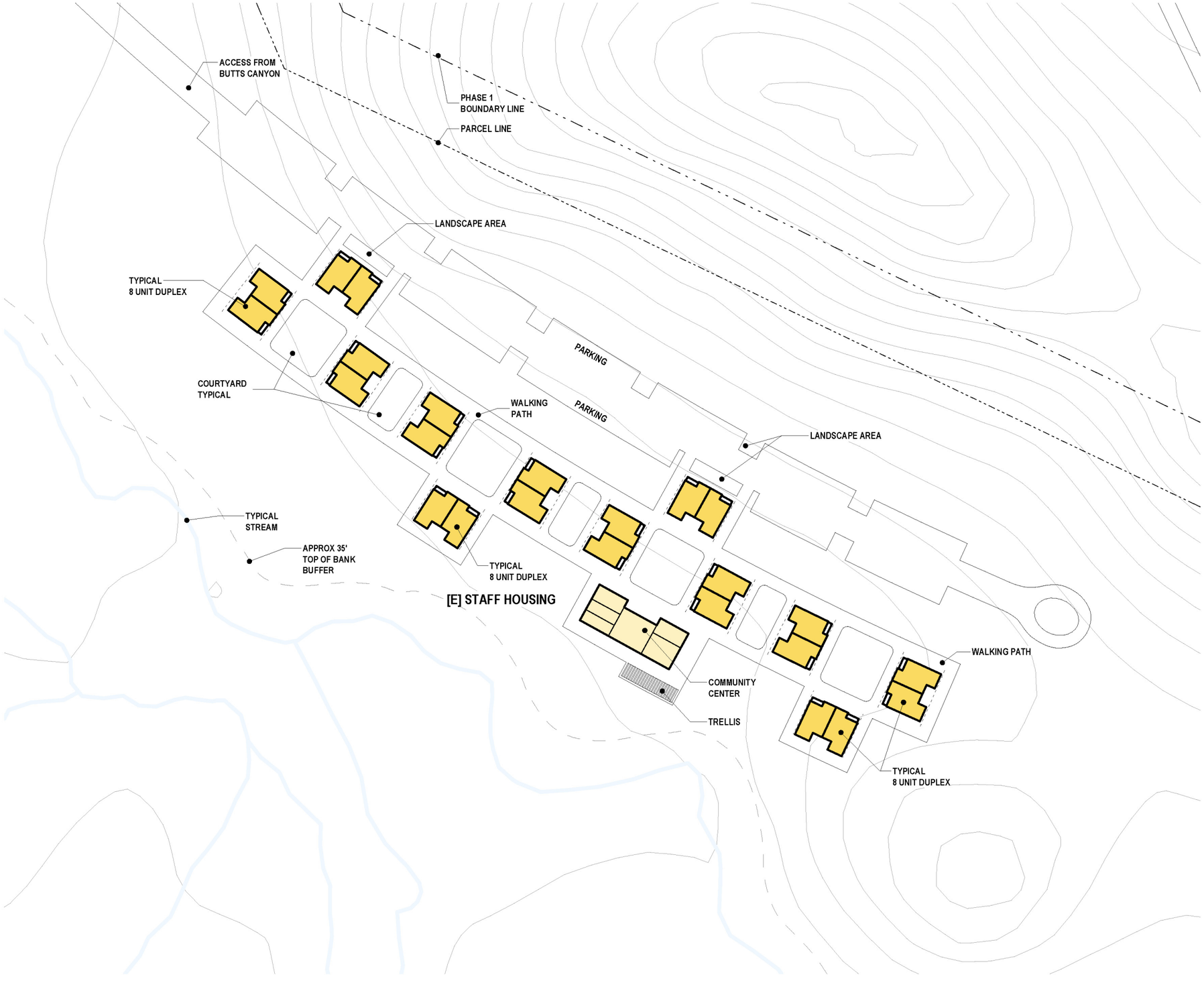


Workforce Housing*

Land and housing costs continue to rise in response to wildfires, economic trends over the past decade, and in particular the demand for housing. Housing, homeownership, and renting has become more expensive throughout Northern California and within the County of Lake. The majority of housing available within the County is limited. Infill housing is a means of providing new housing stock in an area already proximate to public infrastructure. In conjunction with the resort development within Guenoc Valley, The project proposes a mixture of on-and off-site workforce housing for employees. This development will blend into the surrounding area offering ranch-style farmhouse exteriors, maintaining quality architecture, and reflecting positively the surrounding neighborhoods and the character of Lake County.

*Note: A housing unit is defined as a 400 sq. foot bedroom and bathroom. Our proposal indicated workforce housing to be designed as co-living housing structures, built in single-family style residency, with accessory dwelling units. We are proposing 50 parcels to be located off-site at a previously subdivided parcel in Middletown and 35 parcels with residences on-site off of the west side of Butts Canyon Rd.

WORKFORCE HOUSING | LAND USE FLOOR PLAN

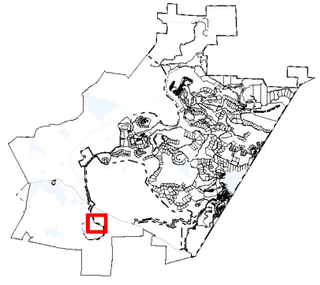


COLOR LEGEND

- RESIDENTIAL - PRIMARY
- RESIDENTIAL - ACCESSORY

[E] STAFF HOUSING & COMMUNITY CENTER

BUILDING NAME	SPECIFIC USE	GENERAL USE	INDOOR	OUTDOOR	TOTAL
STAFF HOUSING					48,000 SF
	HOUSE [24]	RESIDENTIAL	2,000 SF	0 SF	
	* CO-HOUSING UNITS [98]				
COMMUNITY CENTER					4,100 SF
	COMMUNITY CENTER	RESIDENTIAL SUPPORT	4,100 SF	0 SF	
GRAND TOTAL					52,100 SF



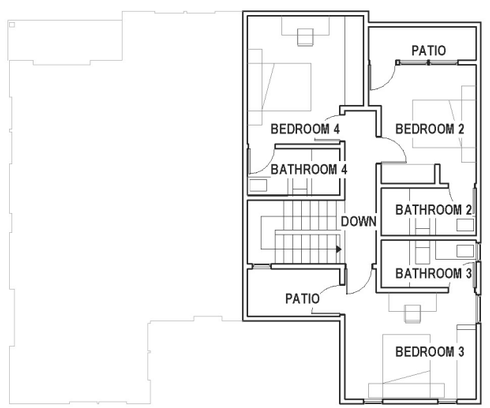
NOTE
Please note that site plan layouts may change in response to the environmental review process; please refer to the Tentative Subdivision Maps for the final lot layout, roads, and infrastructure.

0' 50' 100' 200'

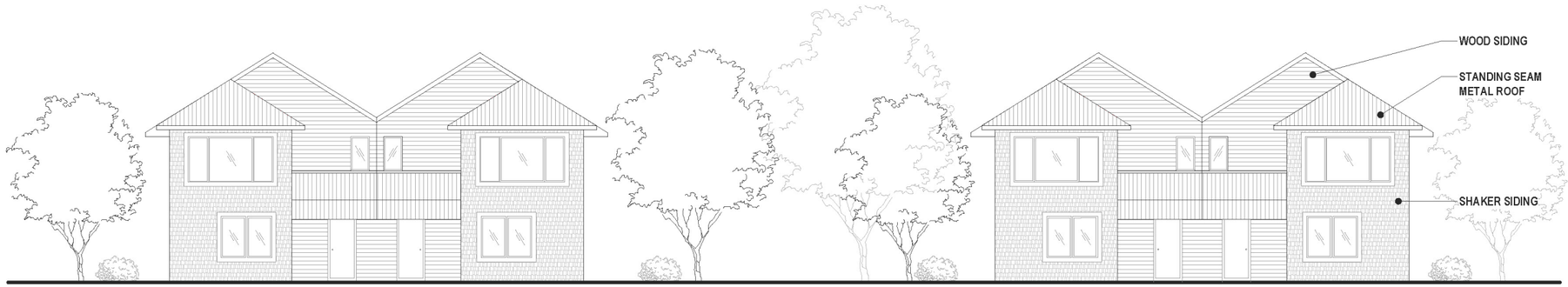
ORIGINAL SCALE: 1" = 100'-0"



1ST FLOOR PLAN



2ND FLOOR PLAN



STAFF HOUSING ELEVATION

0' 8' 16' 32'

ORIGINAL SCALE: 1/16" = 1'-0"



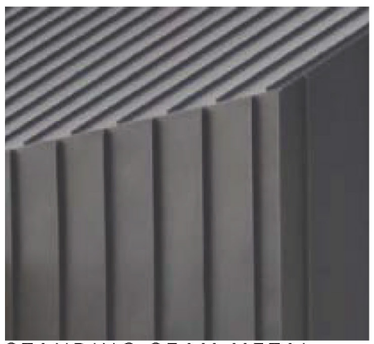
HARDWOOD FLOORING



COR TEN STEEL



WOOD SIDING



STANDING SEAM METAL

EMERGENCY CENTER & SHORT TERM STAY | LAND USE FLOOR PLAN



COLOR LEGEND

INDOOR	OUTDOOR	
		RESORT - PRIMARY
		RESORT - COMMERCIAL
		RESORT - ACCESSORY

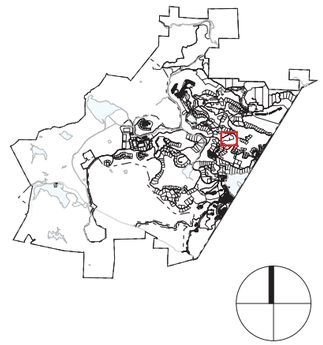
EMERGENCY CENTER AND ENTOURAGE HOUSING 1

BUILDING NAME	SPECIFIC USE	GENERAL USE	INDOOR	OUTDOOR	TOTAL
[C] EMERGENCY CENTER					17,200 SF
	BATHROOM	RESORT SUPPORTING	300 SF	0 SF	
	CIRCULATION	RESORT SUPPORTING	800 SF	0 SF	
	DAYROOM	RESORT SUPPORTING	2,000 SF	0 SF	
	DORM	RESORT SUPPORTING	1,000 SF	0 SF	
	ENGINE AREA	RESORT SUPPORTING	8,800 SF	0 SF	
	GYM	RESORT SUPPORTING	500 SF	0 SF	
	HOSE STORAGE	RESORT SUPPORTING	100 SF	0 SF	
	LAUNDRY	RESORT SUPPORTING	200 SF	0 SF	
	LOCKERS	RESORT SUPPORTING	200 SF	0 SF	
	MECH/ELEC	RESORT SUPPORTING	200 SF	0 SF	
	MEDICAL EXAM	RESORT SUPPORTING	200 SF	0 SF	
	MEDICAL OFFICE	RESORT SUPPORTING	200 SF	0 SF	
	MEETING ROOM	RESORT MANAGEMENT	500 SF	0 SF	
	OFFICE	RESORT MANAGEMENT	400 SF	0 SF	
	OUTDOOR PATIO	RESORT SUPPORTING	0 SF	600 SF	
	PPE STORAGE	RESORT SUPPORTING	200 SF	0 SF	
	RESTROOM	RESORT SUPPORTING	200 SF	0 SF	
	SHOP MAINT	RESORT SUPPORTING	300 SF	0 SF	
	STORAGE	RESORT SUPPORTING	200 SF	0 SF	
	TRASH	RESORT SUPPORTING	300 SF	0 SF	
[D] SHORT TERM STAFF HOUSING					28,700 SF
	HOTEL ROOM [50]	HOTEL UNIT	22,200 SF	0 SF	
	RESTAURANT/LOUNGE	FOOD & BEVERAGE	1,000 SF	0 SF	
	MEETING ROOM	RESORT MANAGEMENT	300 SF	0 SF	
	OFFICE/BATH	RESORT MANAGEMENT	2,300 SF	0 SF	
	RECEPTION	RESORT MANAGEMENT	700 SF	0 SF	
	BACK OF HOUSE	RESORT SUPPORTING	1,500 SF	0 SF	
	GYM	RECREATION	600 SF	0 SF	
GRAND TOTAL					45,900 SF

DESCRIPTION

The Emergency Center will continue the provincial and functional principles of the main back of house program, to facilitate the practical needs of the Emergency Center. The material palette will be integrated with the Back of House buildings throughout the site. The fire center will include a structure to house firefighting equipment, as well as a headquarters space in the case of emergency. It will also house minor medical supplies and a helipad location for emergency services.

Staff short term Housing, also referred to as, the Entourage Hotel, the design will reflect the barn vernacular used elsewhere to convey a sophisticated but restrained aesthetic with refined detailing and finishes. This, the most modest of hotels in the development, will serve event support personnel and guests and will echo The Project's characteristic respect for the land with thoughtful site placement and a minimal footprint. Communal spaces will orient to views of the rural landscape offering both indoor and outdoor resting space.



NOTE

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

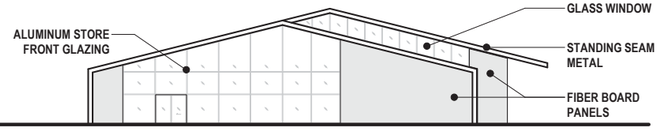
0' 50' 100' 200'

ORIGINAL SCALE: 1" = 100'-0"

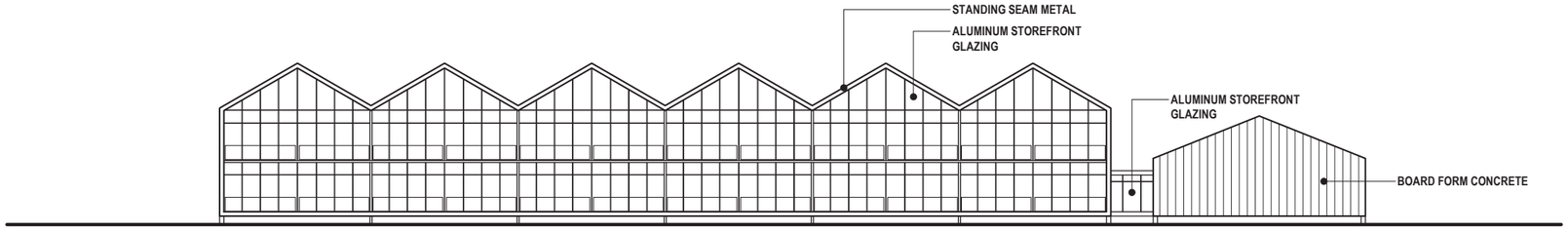
EMERGENCY CENTER & SHORT TERM STAY | ELEVATIONS



FIRE STATION WEST ELEVATION



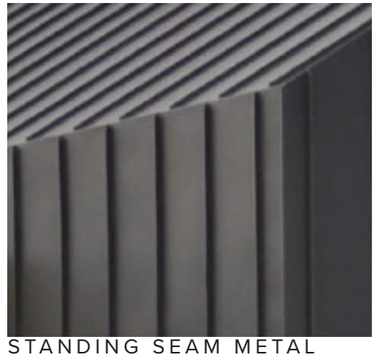
FIRE STATION NORTH ELEVATION



SHORT TERM STAFF HOUSING EAST ELEVATION



BOARD FORM CONCRETE



STANDING SEAM METAL



COR TEN STEEL

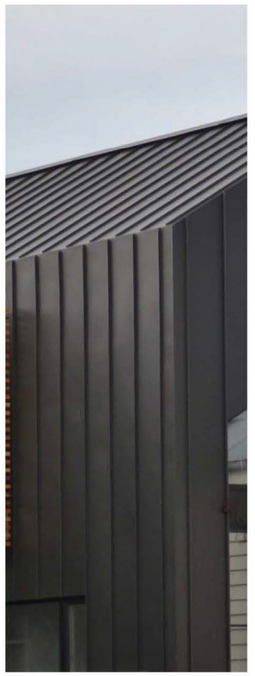


GABION WALL

0' 16' 32' 64'





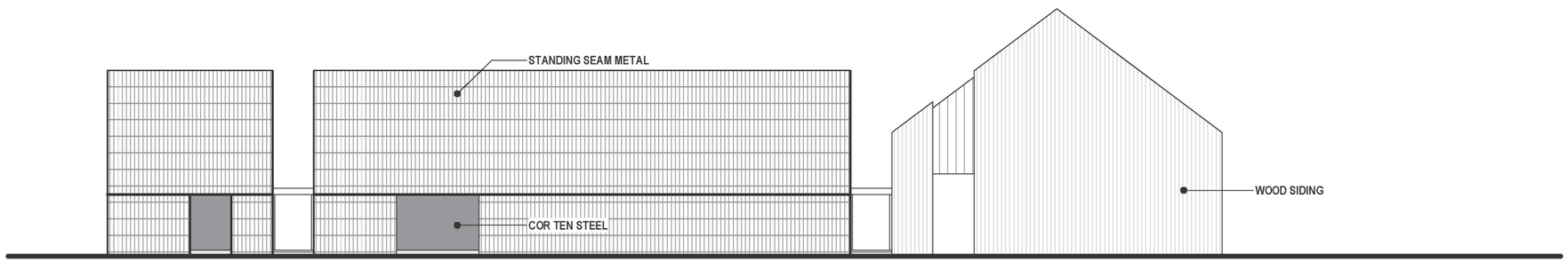




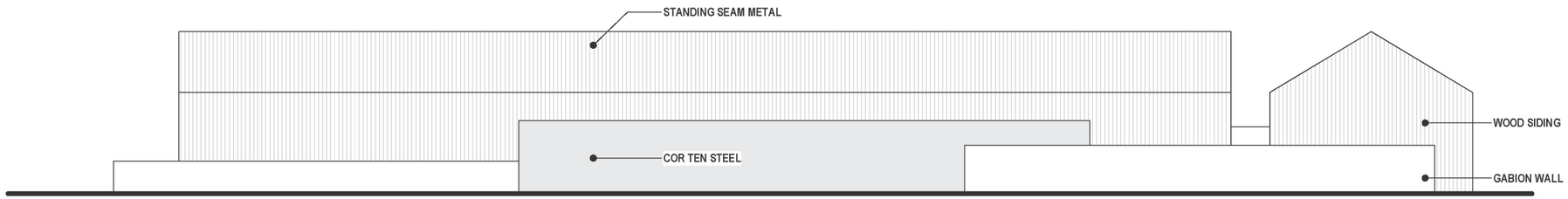
Central Back-of-House Operations | Verse Design LA

Back of House - This campus of buildings serves as the heart of operations for the development, including laundry facilities, accounting, receiving and maintenance headquarters. Back of House buildings are provincial and functional structures that integrate modest, industrial, and raw materials with strategic detailing to introduce a reverie where the agrarian meets contemporary, and the pastoral meets the pragmatic.

CENTRAL BACK OF HOUSE | ELEVATIONS



MAIN BACK OF HOUSE PUBLIC BUILDINGS SOUTH ELEVATION



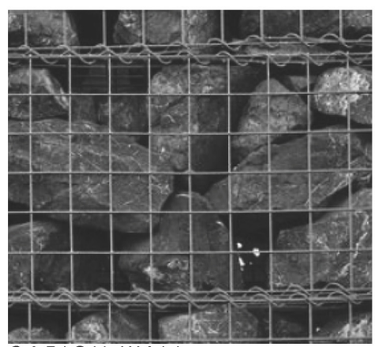
MAIN BACK OF HOUSE SERVICE BUILDINGS SOUTH ELEVATION

0' 16' 32' 64'

ORIGINAL SCALE: 1/32" = 1'-0"



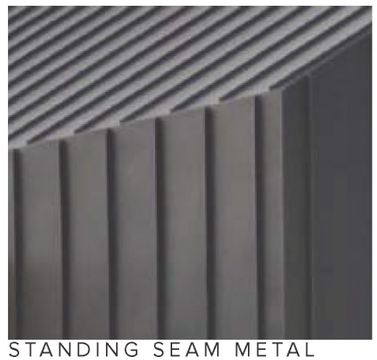
COR TEN STEEL



GABION WALL

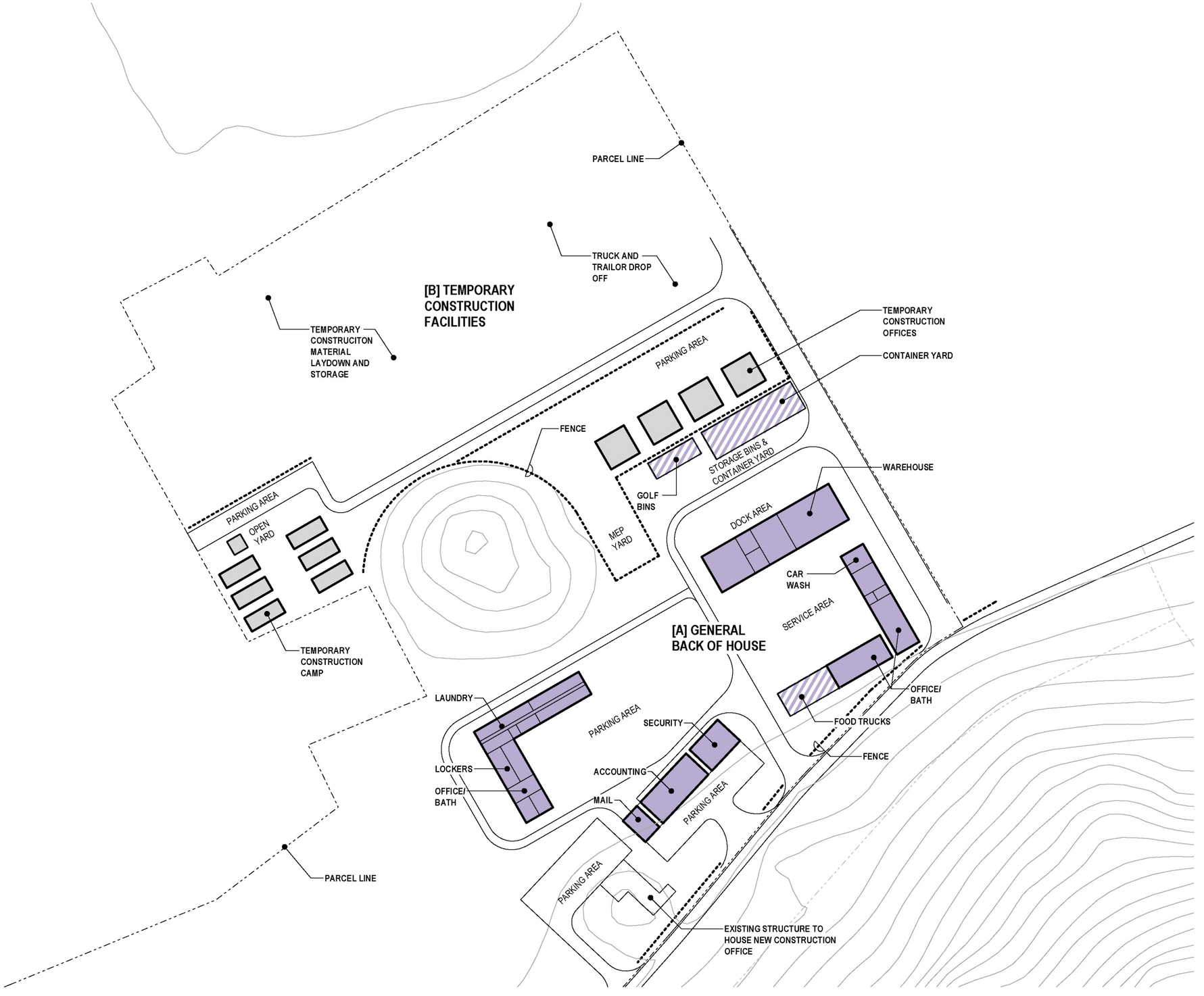


WOOD SIDING



STANDING SEAM METAL

CENTRAL BACK OF HOUSE | LAND USE FLOOR PLAN

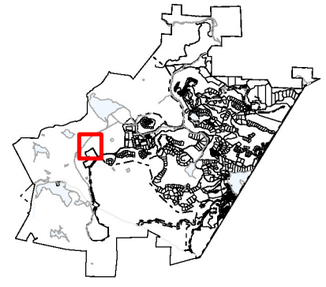


COLOR LEGEND

INDOOR	OUTDOOR	
		RESORT - PRIMARY
		RESORT - COMMERCIAL
		RESORT - ACCESSORY
		CONSTRUCTION - TEMPORARY

CENTRAL BACK OF HOUSE

BUILDING NAME	SPECIFIC USE	GENERAL USE	INDOOR	OUTDOOR	TOTAL
[A] GENERAL BACK OF HOUSE					
	OFFICE/BATH	RESORT MANAGEMENT	17,600 SF	0 SF	
	ACCOUNTING	RESORT SUPPORTING	8,600 SF	0 SF	
	CAR WASH	RESORT SUPPORTING	6,100 SF	0 SF	
	LAUNDRY	RESORT SUPPORTING	12,900 SF	0 SF	
	LOCKERS	RESORT SUPPORTING	5,200 SF	0 SF	
	MAIL	RESORT SUPPORTING	2,600 SF	0 SF	
	SECURITY	RESORT SUPPORTING	5,300 SF	0 SF	
	WAREHOUSE	RESORT SUPPORTING	25,100 SF	0 SF	
	CONTAINER YARD	RESORT SUPPORTING	0 SF	13,200 SF	
	FOOD TRUCKS	RESORT SUPPORTING	0 SF	6,000 SF	
	GOLF BINS	RESORT SUPPORTING	0 SF	3,800 SF	
[B] TEMPORARY CONSTRUCTION FACILITIES					
	TEMP. CONSTR. OFFICE	CONSTRUCTION	17,500 SF	0 SF	
	TEMP. CONSTR. CAMP	CONSTRUCTION	15,800 SF	0 SF	
GRAND TOTAL					**139,800 SF**



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

0' 100' 200' 400'

ORIGINAL SCALE: 1" = 200'-0"

AERIAL SITE ACCESS



Aerial Site Access - Verse Design LA

Being swept away from the bustling work life to a smooth and simple arrival on the Maha farms reservoir, our seaplane dock, and helicopter landing zone will be available on all pre-arrivals with our dedicated staff and chauffeur whisking you to your resort and or home within a few minutes after landing.

AERIAL SITE ACCESS | USE PLAN

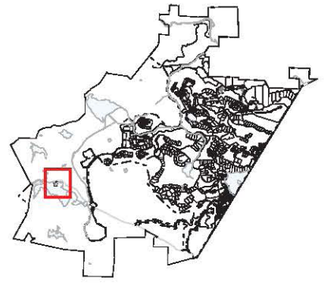


COLOR LEGEND

INDOOR	OUTDOOR	
		RESORT - PRIMARY
		RESORT - COMMERCIAL
		RESORT - ACCESSORY

AERIAL SITE ACCESS

BUILDING NAME	SPECIFIC USE	GENERAL USE	INDOOR	OUTDOOR	TOTAL
	RECEPTION FALICITY	RESORT SUPPORT	1,400 SF	0 SF	
	RECEPTION DECK	RESORT SUPPORT	0 SF	2,100 SF	
GRAND TOTAL					3,500 SF



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

0' 75' 150' 300'

ORIGINAL SCALE: 1" = 150'-0"

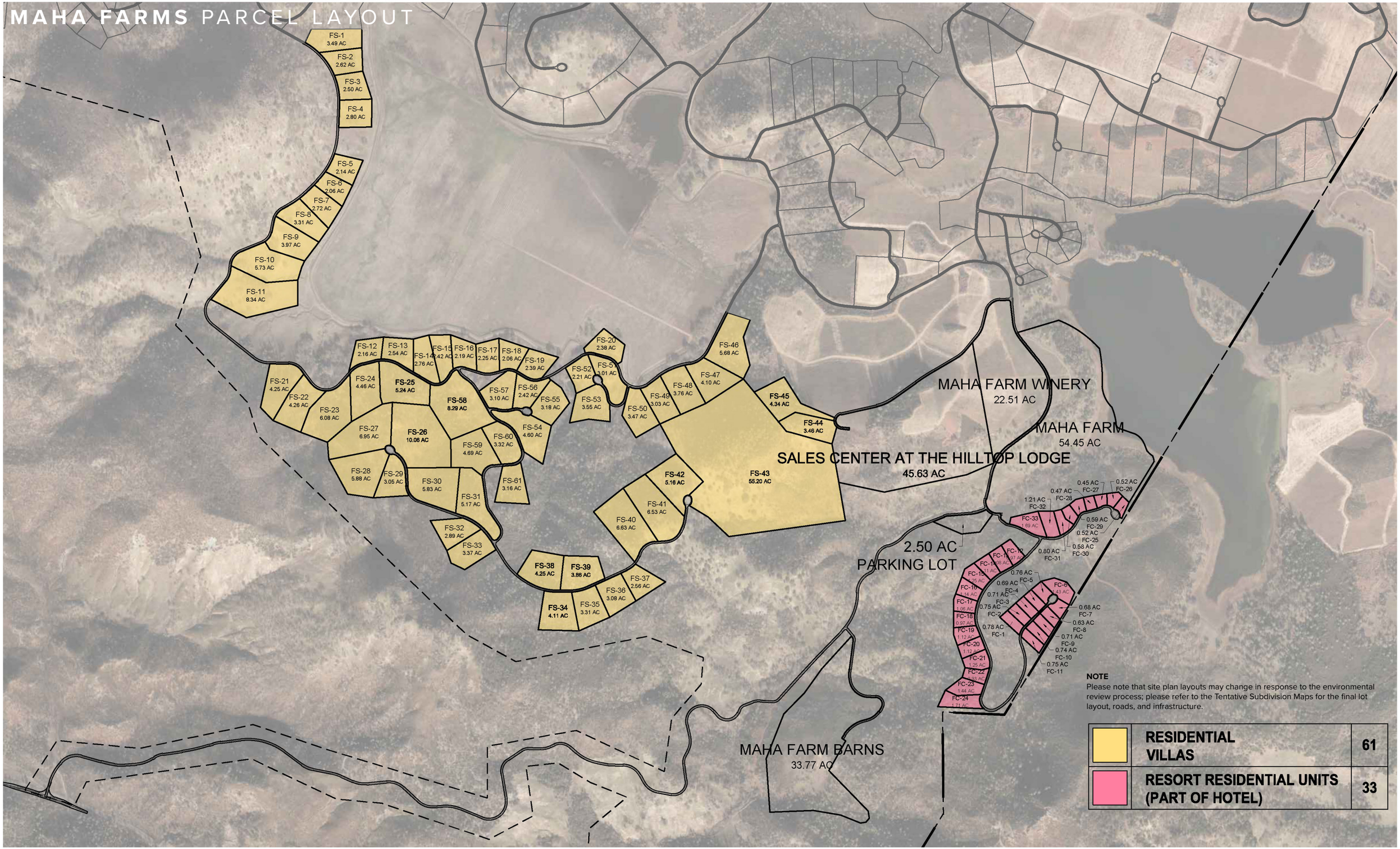
SECTION 4 SUBDIVISION PLANS



SUBDIVISION PLANS

The PROJECT proposes multiple tentative subdivision maps submitted under separate cover. The following sheets coorespond to the subdivision phasing and show the lot layouts for all new parcels. Please note these plans do not include the siting of construction and the area planned for conservation or easements. These plans depict accurate road layouts and parcel configurations; more detailed site analysis is included in the tentative subdivison application.

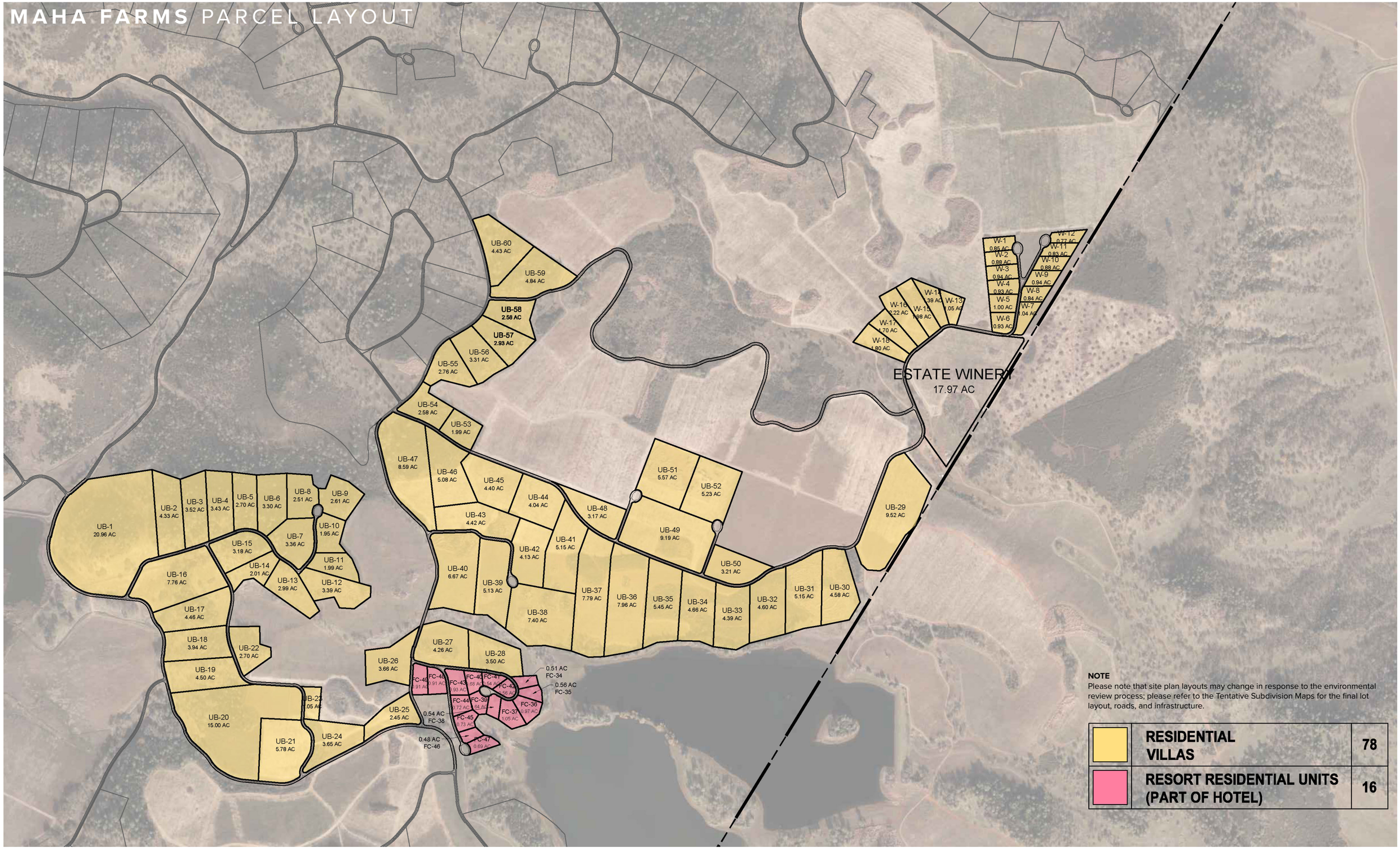
MAHA FARMS PARCEL LAYOUT



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

	RESIDENTIAL VILLAS	**61**
	RESORT RESIDENTIAL UNITS (PART OF HOTEL)	**33**

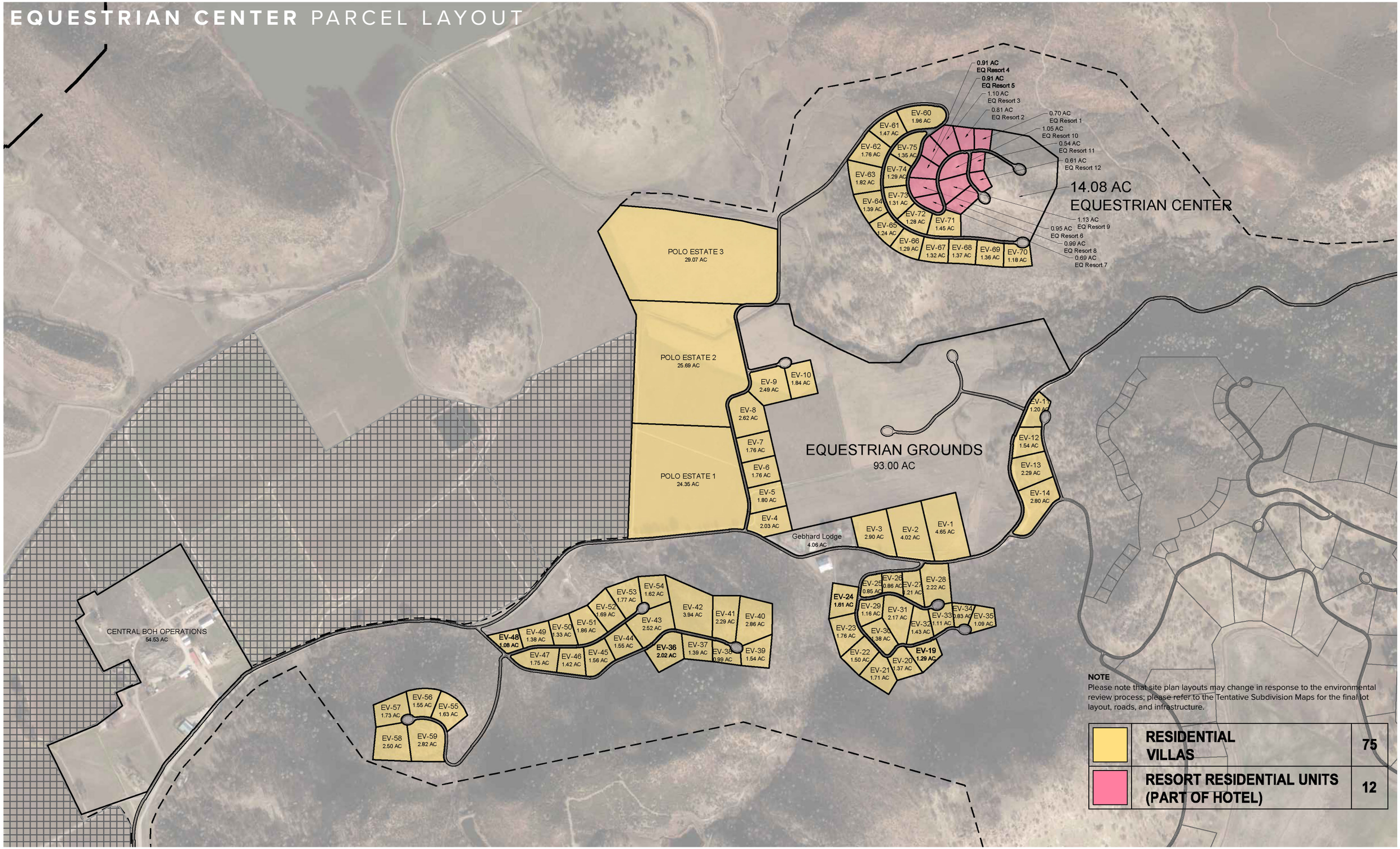
MAHA FARMS PARCEL LAYOUT



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

	RESIDENTIAL VILLAS	**78**
	RESORT RESIDENTIAL UNITS (PART OF HOTEL)	**16**

EQUESTRIAN CENTER PARCEL LAYOUT



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

	RESIDENTIAL VILLAS	**75**
	RESORT RESIDENTIAL UNITS (PART OF HOTEL)	**12**

RED HILL ESTATES PARCEL LAYOUT

	RESIDENTIAL VILLAS	88
	RESORT RESIDENTIAL UNITS (PART OF HOTEL)	40

HENNESY BARN PUBLIC RANCH
27.77 AC

RED HILL ESTATES
30.62 AC

0.54 AC RH - 1
0.70 AC RH - 2
0.55 AC RH - 3
0.56 AC RH - 11
0.58 AC RH - 4
0.78 AC RH - 5
0.77 AC RH - 6
0.55 AC RH - 8
0.78 AC RH - 7
0.57 AC RH - 9
0.59 AC RH - 10
0.45 AC RH - 21
0.50 AC RH - 22
0.58 AC RH - 23
0.53 AC RH - 20
0.55 AC RH - 37
0.68 AC RH - 36
0.45 AC RH - 38
0.52 AC RH - 35
0.53 AC RH - 39
0.39 AC RH - 12
0.37 AC RH - 29
0.36 AC RH - 13
0.36 AC RH - 14
0.51 AC RH - 15
0.61 AC RH - 16
0.41 AC RH - 26
0.48 AC RH - 17
0.46 AC RH - 18
0.53 AC RH - 24
0.43 AC RH - 19
0.51 AC RH - 28
0.43 AC RH - 27
0.42 AC RH - 25
0.50 AC RH - 30
0.49 AC RH - 31
0.47 AC RH - 32
0.55 AC RH - 40
0.46 AC RH - 33
0.55 AC RH - 34

6.36 AC
GOLF BLDG 1

GOLF 2
86.33 AC

T1-2
2.90 AC
T1-3
2.23 AC
T1-4
2.29 AC
T1-1
4.57 AC
T1-5
1.47 AC
T1-6
1.81 AC
T1-7
2.69 AC
T1-8
2.23 AC
T1-9
2.59 AC
T1-10
1.65 AC
T1-11
2.00 AC
T1-17
2.21 AC
T1-16
2.11 AC
T1-15
2.69 AC
T1-14
2.30 AC
T1-13
2.01 AC
T1-12
2.25 AC

GOLF 1
81.15 AC

3.79 AC
GOLF MAINTENANCE 2

1.02 AC
GOLF 7

T2-1
3.09 AC
T2-2
4.83 AC
T2-3
3.51 AC
T2-4
4.60 AC
T2-5
4.56 AC
T2-6
3.73 AC
T2-7
5.62 AC
T2-8
4.82 AC
T2-9
2.25 AC
T2-10
1.36 AC
T2-11
1.70 AC
T2-12
1.44 AC
T2-13
5.81 AC
T2-14
5.45 AC
T2-15
4.91 AC
T2-16
5.78 AC

T5-2
33.01 AC
T5-3
29.09 AC
T5-4
30.71 AC
T5-5
25.97 AC
T5-6
33.22 AC
T5-7
55.47 AC
T5-8
53.61 AC
T5-9
48.72 AC
T5-10
50.64 AC

GOLF 4
133.18 AC

T4-1
4.15 AC
T4-2
4.56 AC
T4-3
4.02 AC
T4-4
3.61 AC
T4-5
2.98 AC
T4-6
2.00 AC

4.55 AC
GOLF BLDG 2

GOLF 3
155.12 AC

T4-8
7.36 AC
T4-9
2.62 AC
T4-10
.46 AC
T4-11
5.64 AC
T4-12
5.45 AC
T4-13
4.28 AC
T4-14
2.88 AC
T4-15
3.27 AC
T4-16
3.00 AC
T4-17
2.72 AC
T4-18
3.02 AC
T4-19
2.72 AC
T4-20
2.77 AC
T4-21
2.26 AC
T4-22
2.62 AC
T4-23
3.04 AC
T4-24
2.94 AC
T4-25
3.83 AC
T4-26
3.47 AC
T4-27
2.43 AC
T4-28
2.95 AC
T4-29
3.23 AC
T4-7
1.76 AC

4.64 AC
CLUB HOUSE AND PADDOCK

3.42 AC
RANCH MANAGER PADDOCK

GOLF 6
2.72 AC

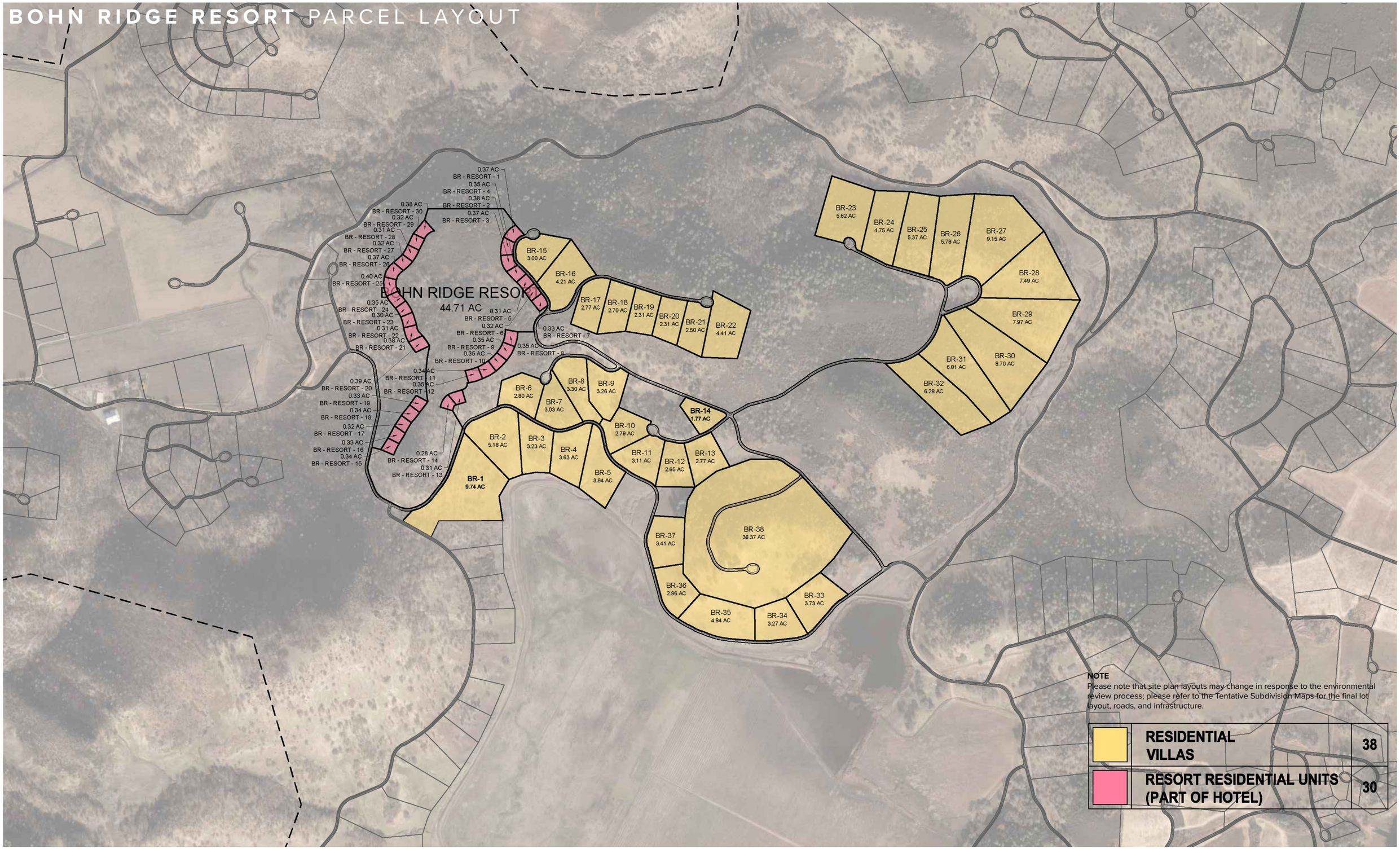
0.95 AC
GOLF MAINTENANCE 1

2.37 AC
GOLF 5

T3-1
6.26 AC
T3-2
6.25 AC
T3-3
7.28 AC
T3-4
2.93 AC
T3-5
2.34 AC
T3-6
5.90 AC
T3-7
3.14 AC
T3-8
3.00 AC
T3-9
4.67 AC
T3-10
3.51 AC
T3-11
6.48 AC
T3-12
5.52 AC
T3-13
3.41 AC
T3-14
7.39 AC
T3-15
7.21 AC
T3-16
6.25 AC

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

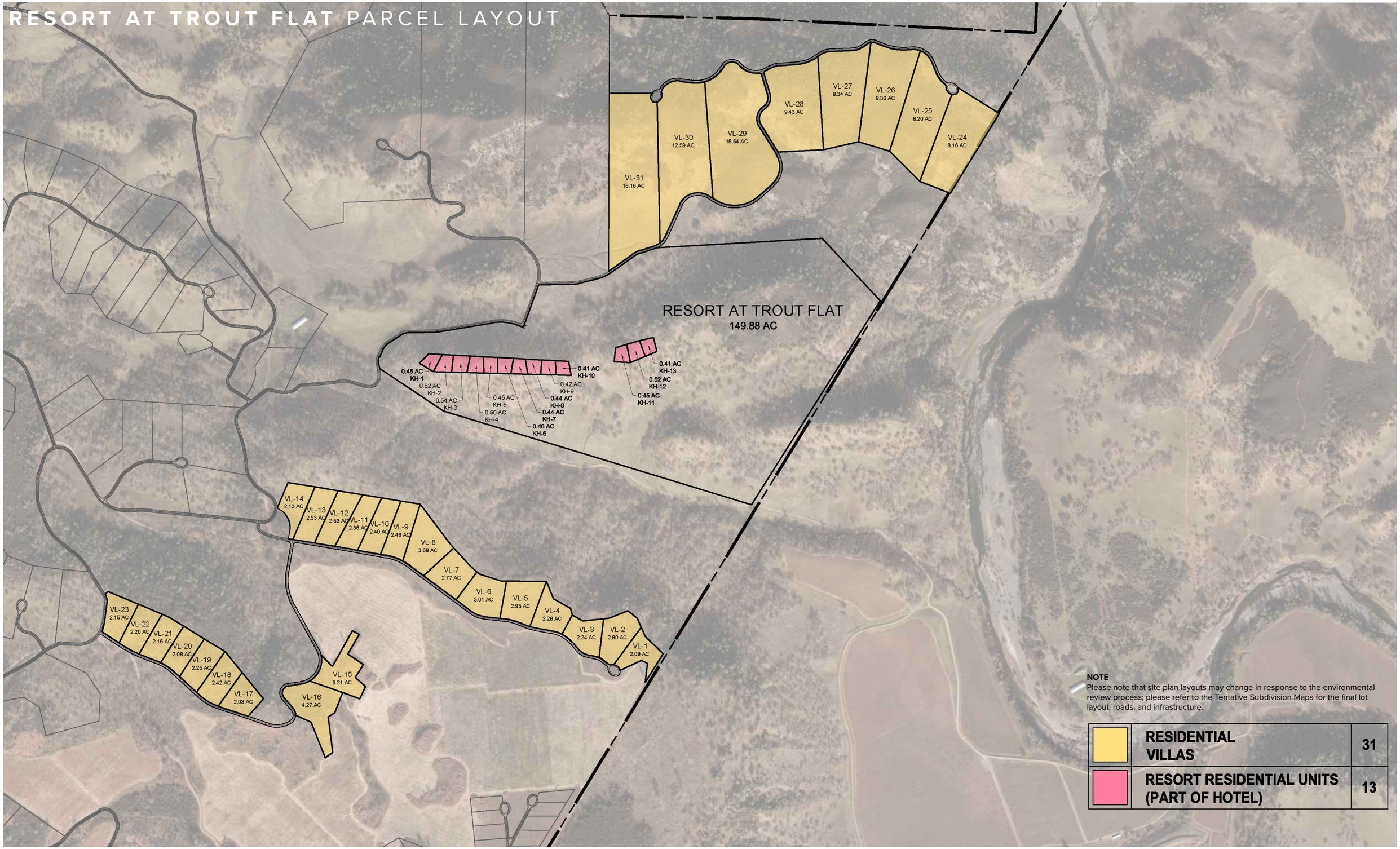
BOHN RIDGE RESORT PARCEL LAYOUT



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

	RESIDENTIAL VILLAS	**38**
	RESORT RESIDENTIAL UNITS (PART OF HOTEL)	**30**

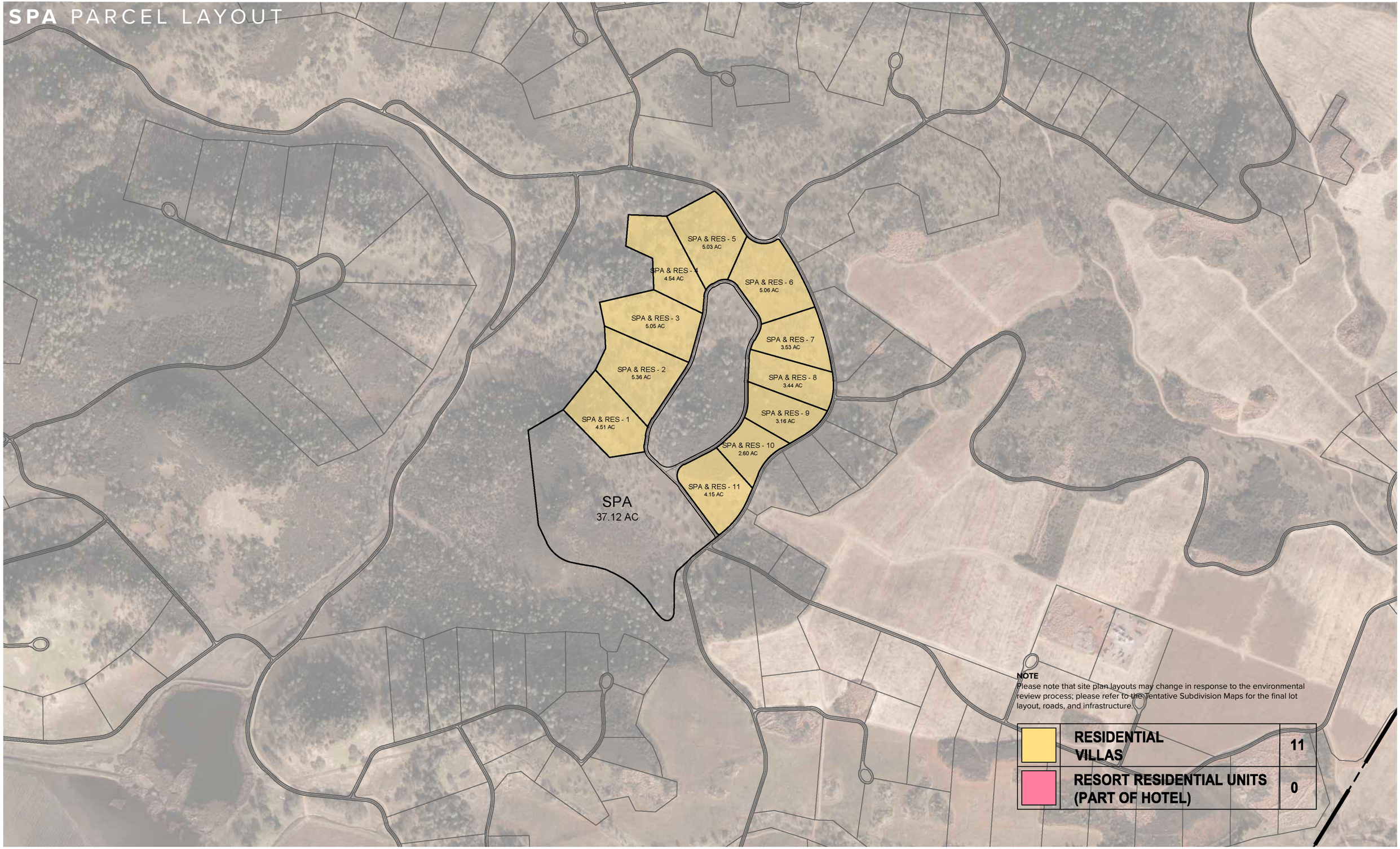
RESORT AT TROUT FLAT PARCEL LAYOUT



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

	RESIDENTIAL VILLAS	**31**
	RESORT RESIDENTIAL UNITS (PART OF HOTEL)	**13**

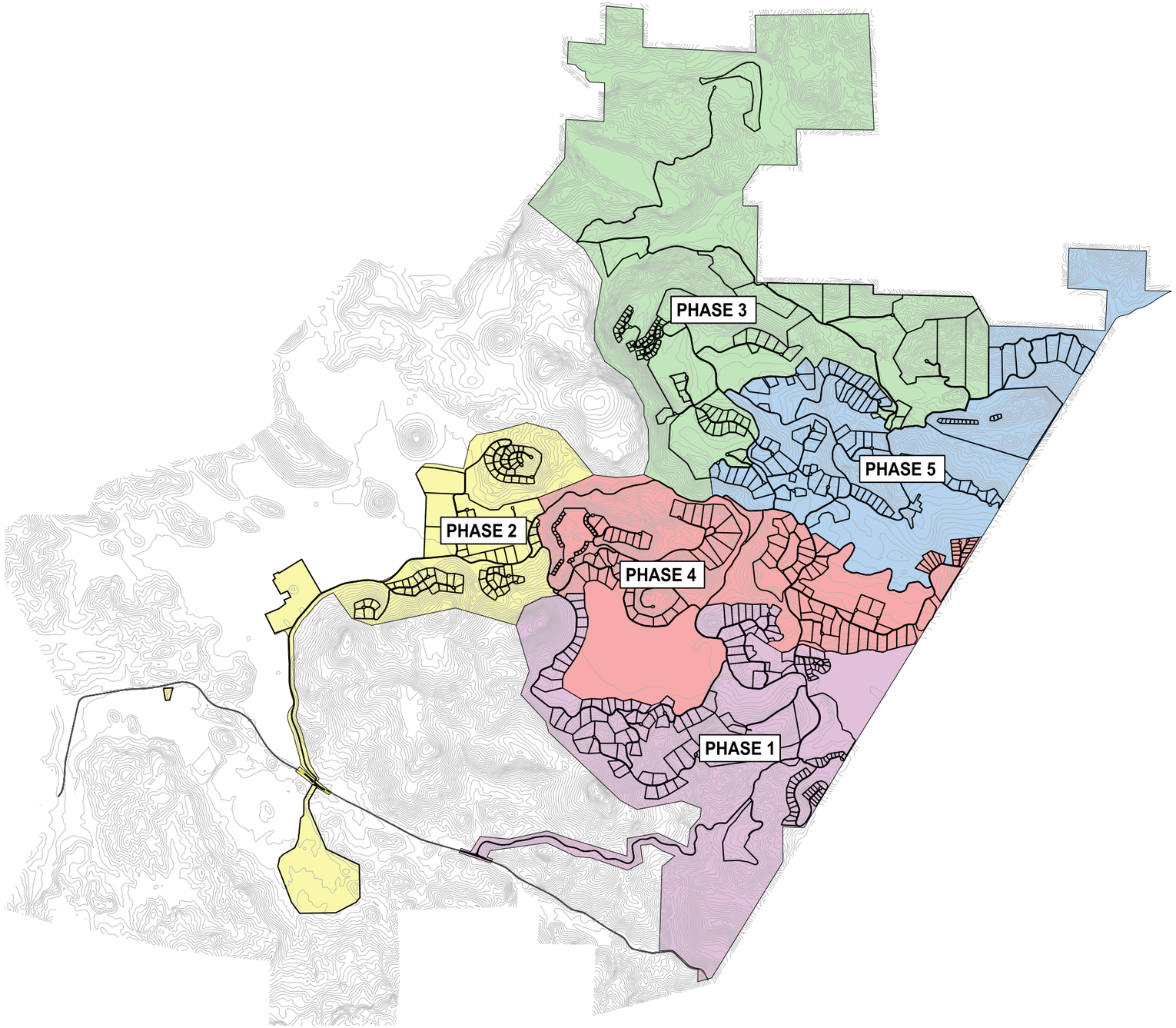
SPA PARCEL LAYOUT



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

	RESIDENTIAL VILLAS	**11**
	RESORT RESIDENTIAL UNITS (PART OF HOTEL)	**0**

SECTION 5 UTILITIES & INFRASTRUCTURE



POTENTIAL DEVELOPMENT PHASING

IMPLEMENTATION AND PHASING

The first phase of construction will include primary resort facilities as well as supporting infrastructure such as roads, utilities and support services. This figure describes the most likely construction phasing. However, construction will be based on market demand.

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

CIRCULATION

The circulation system for the first phase of the Proposed project would comprise a system of primary and secondary vehicular two-way roads and would serve as multimodal circulation routes providing shared access to standard vehicles, minor commercial delivery vehicles, emergency response vehicles, recreational vehicles and bicycles. Equestrian and pedestrian use would be accommodated separately via alternative pathways and trails.

A non-vehicular circulation system would comprise a system of off-road trails traversing more rugged terrain that would be developed for use with hiking, horseback, and mountain bike riding. Additionally, existing and proposed gravel and fire roads would be utilized and maintained for landscape fuel reduction, corridors for moving grazing animals, and wildland fire protection.

Primary access to the project site is from Butts Canyon Road. A new entrance for resident and guest access would be located at a designated site along Butts Canyon Road. All new intersections would include turning lanes and deceleration/acceleration lanes as needed. A traffic study is currently under way that will outline further improvements to the intersections/entrances (signalization, stop signs, traffic-calming measures, etc.). Additionally, air transportation/arrival will be provided via a guest helipad and a float plane dock, with kiosk and internal transportation services, to be constructed on Guenoc Lake at Detert Reservoir. Additionally, an emergency heliport will be centrally located at the on-site Emergency Response Center.

The existing intersection at Guenoc Road would be primarily used by staff and deliveries. A further access point would also extend from the proposed back of house facility westward along Butts Canyon Road, adjacent to Detert Reservoir, to converge with Guenoc Road and then run westward toward the Phase I project. At each of these two intersection locations, traffic and circulation improvements on Butts Canyon Road would be incorporated for improved safety, pending further traffic analysis.

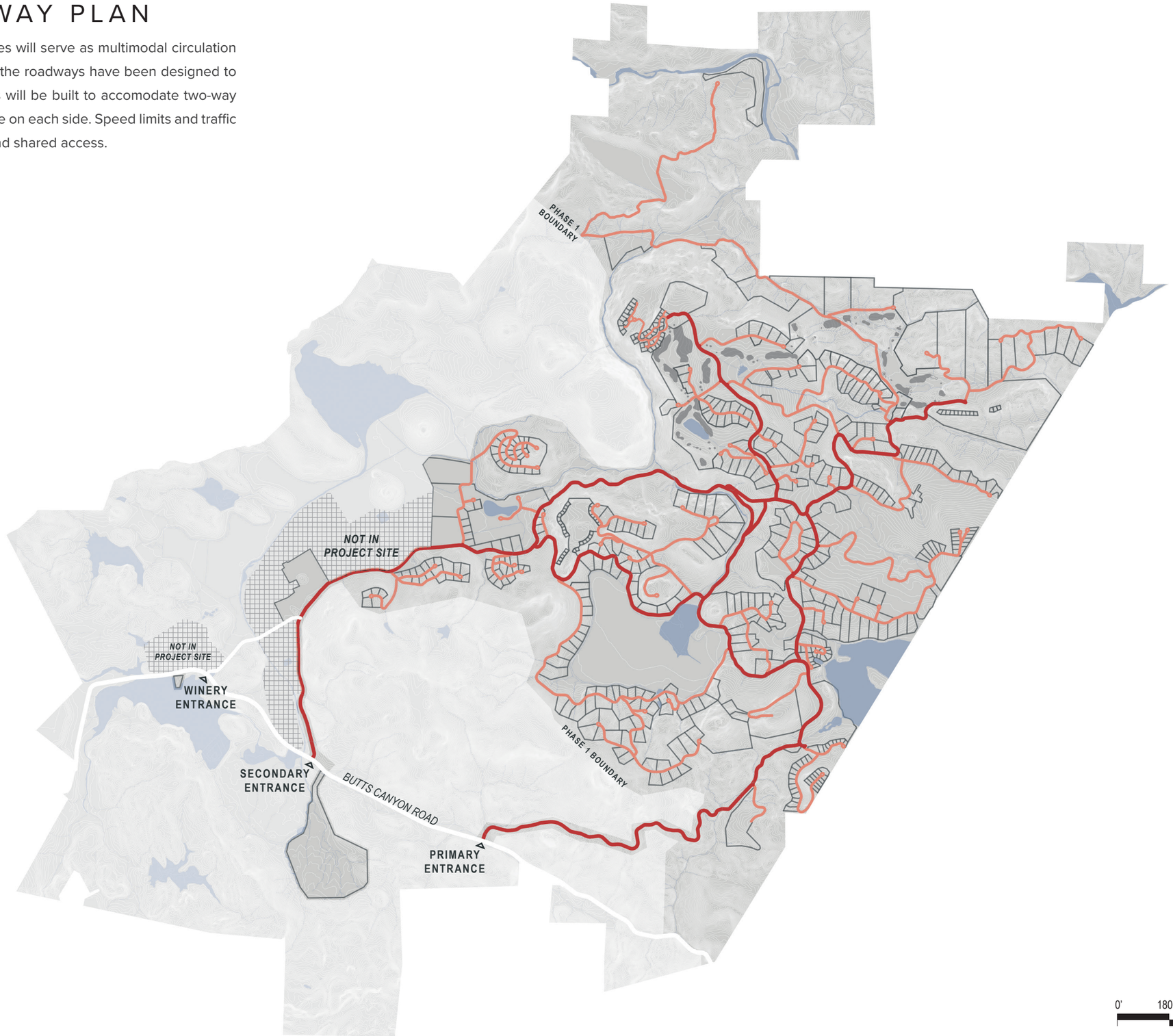


CIRCULATION ROADWAY PLAN

The primary and secondary vehicular circulation routes will serve as multimodal circulation routes to provide access for standard vehicles. All of the roadways have been designed to be sensitive to the existing natural terrain. The roads will be built to accomodate two-way traffic lanes with a maintained 50 feet defensible space on each side. Speed limits and traffic calming techniques will be relied on to ensure safe and shared access.

PRIMARY ROADWAYS

SECONDARY ROADWAYS



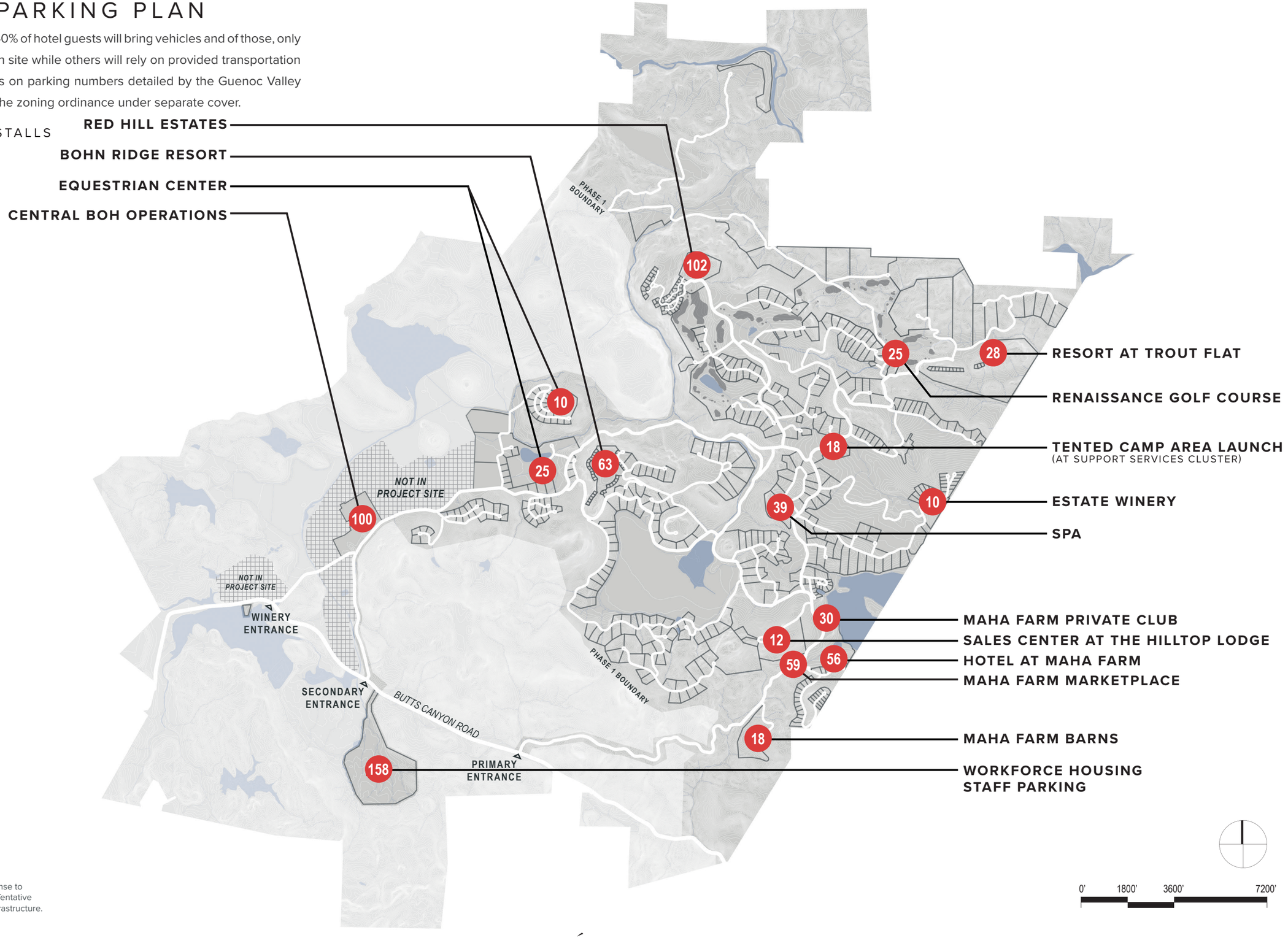
0’ 1800’ 3600’ 7200’

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

CIRCULATION PARKING PLAN

Based on commensurate resorts, only 40% of hotel guests will bring vehicles and of those, only half will choose to use their vehicles on site while others will rely on provided transportation services. Therefore, the property relies on parking numbers detailed by the Guenoc Valley District parking code, as described in the zoning ordinance under separate cover.

NUMBER OF PARKING STALLS

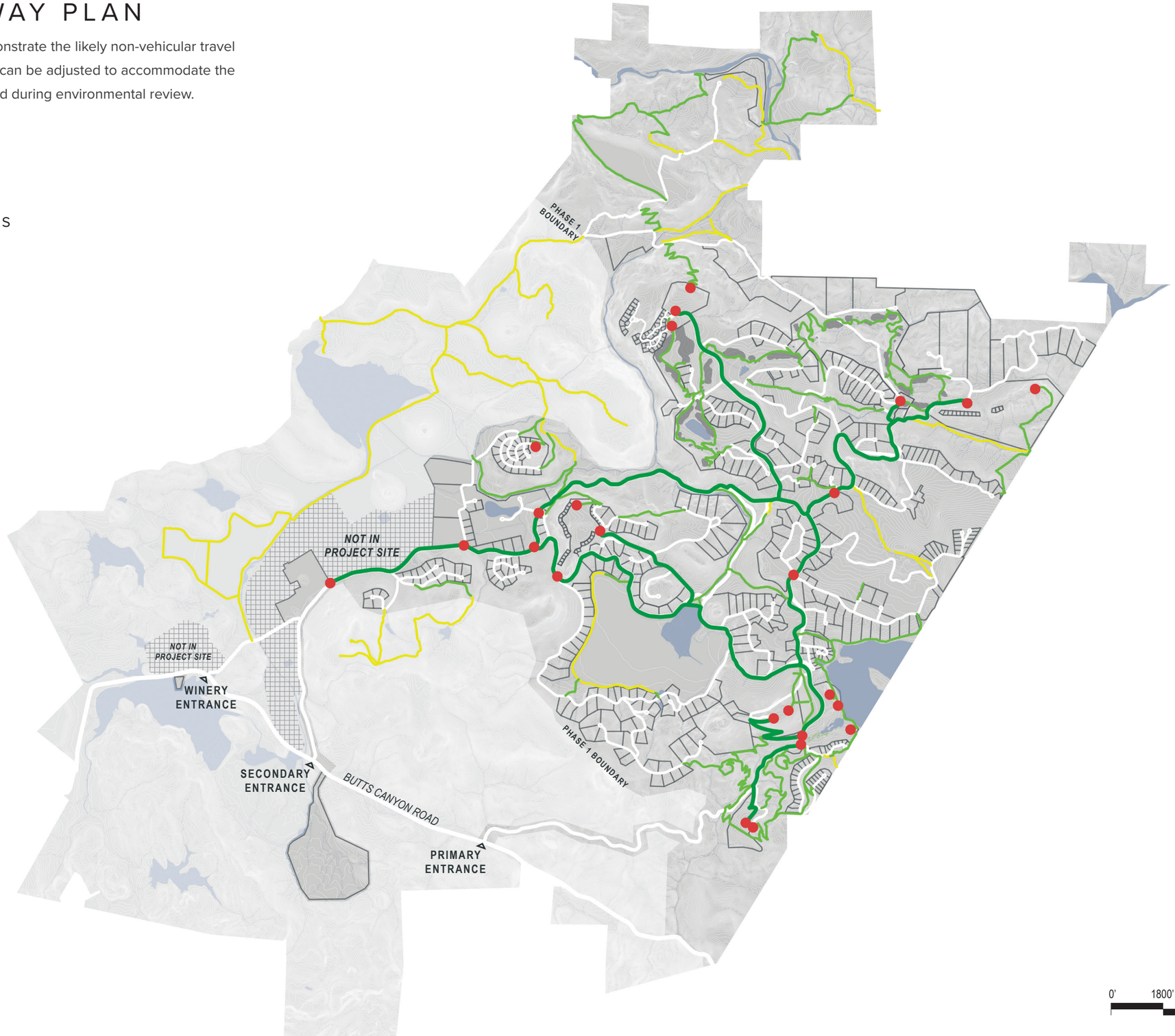


NOTE
Please note that site plan layouts may change in response to the environmental review process; please refer to the Tentative Subdivision Maps for the final lot layout, roads, and infrastructure.

CIRCULATION PATHWAY PLAN

This conceptual pathway network is intended to demonstrate the likely non-vehicular travel routes and connections throughout the site. All paths can be adjusted to accommodate the protection of sensitive and protected species identified during environmental review.

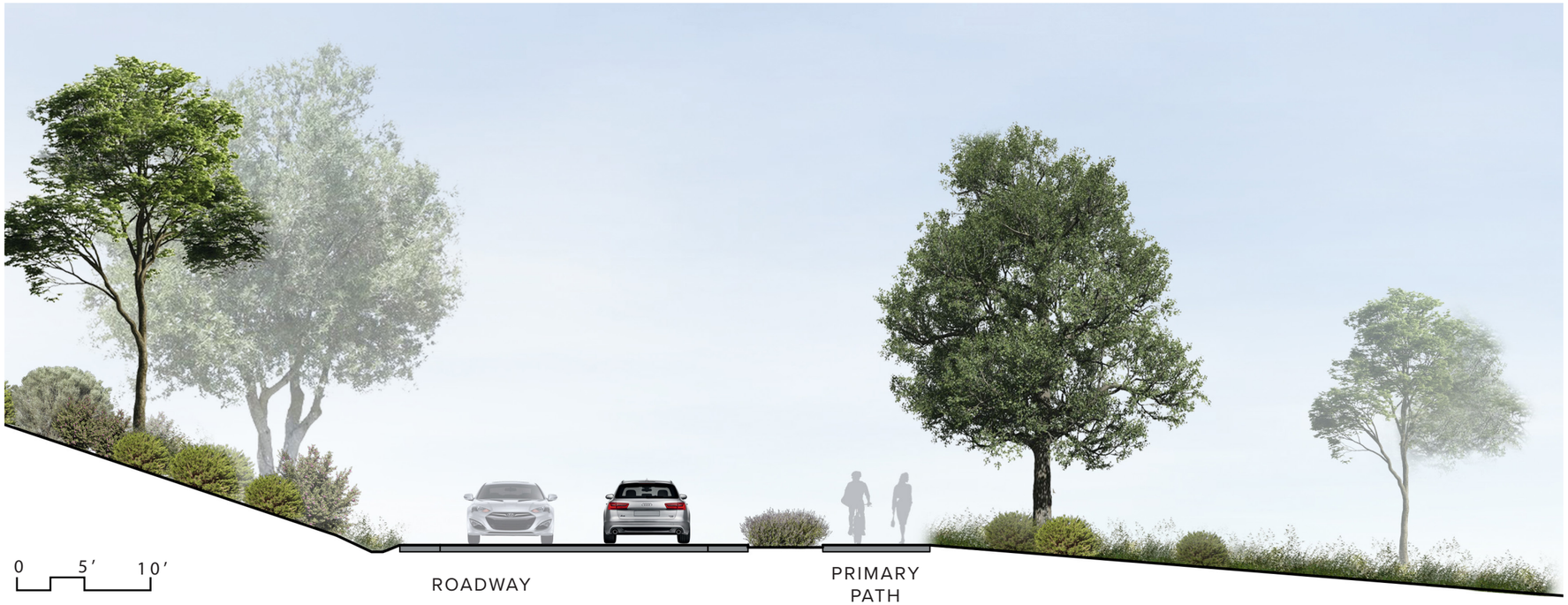
- PRIMARY NEW PATHS *(ADJACENT TO PRIMARY ROADWAYS)*
- SECONDARY NEW TRAILS
- SECONDARY EXISTING TRAILS
- CONNECTION TO RESORT PATHS



0' 1800' 3600' 7200'

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

CIRCULATION PATHWAY TYPICAL CONDITIONS



PRIMARY PATH

SLOPE RANGE
0% - 8%

WIDTH RANGE
4' - 6'

SURFACE
Permeable Pavement

PURPOSE and CONDITIONS
Provide convenient pedestrian and bicycling routes to access resorts and amenities.

Pathway situated adjacent to primary roadway network; pathway separates vehicular and non-vehicular users on these more heavily-travelled routes.



SECONDARY TRAIL

SLOPE RANGE
0% - 15%

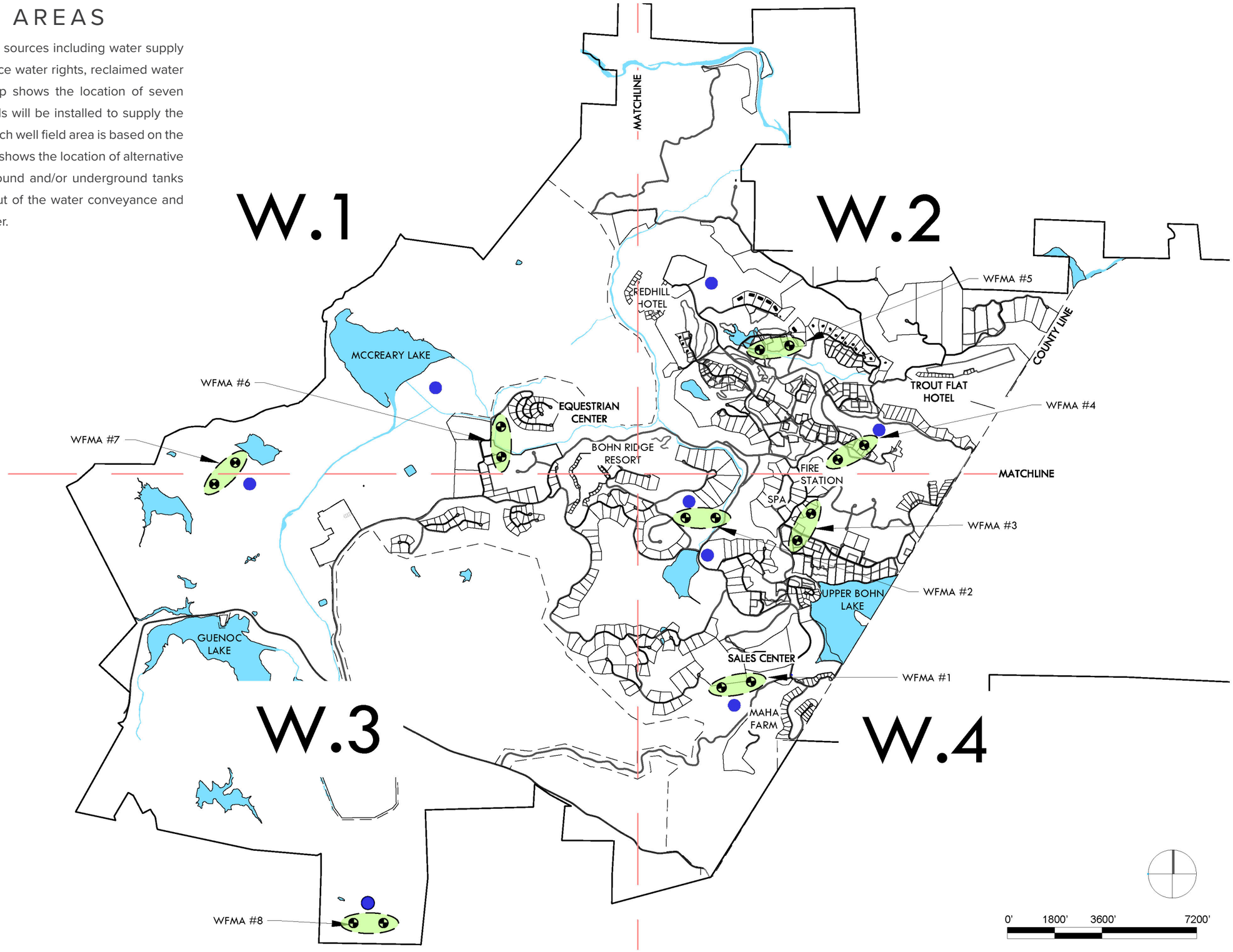
WIDTH RANGE
5' - 15'

SURFACE
Dirt/Gravel

PURPOSE and CONDITIONS
Re-utilize and expand upon existing ranch road network to provide recreational walking, running, hiking, biking, and horseback riding opportunities.

WATER MANAGEMENT AREAS

The project will be supplied by a combination of water sources including water supply wells for domestic purposes, reliance on existing surface water rights, reclaimed water from on-site treatment, and irrigation wells. The map shows the location of seven well fields where two or more, deep water supply wells will be installed to supply the domestic water supply to the project. The location of each well field area is based on the yield of test wells completed on the property. The plan shows the location of alternative water storage reservoirs that could include above ground and/or underground tanks or cisterns. The plans also show the conceptual layout of the water conveyance and distribution lines for both potable and non-potable water.



LEGEND

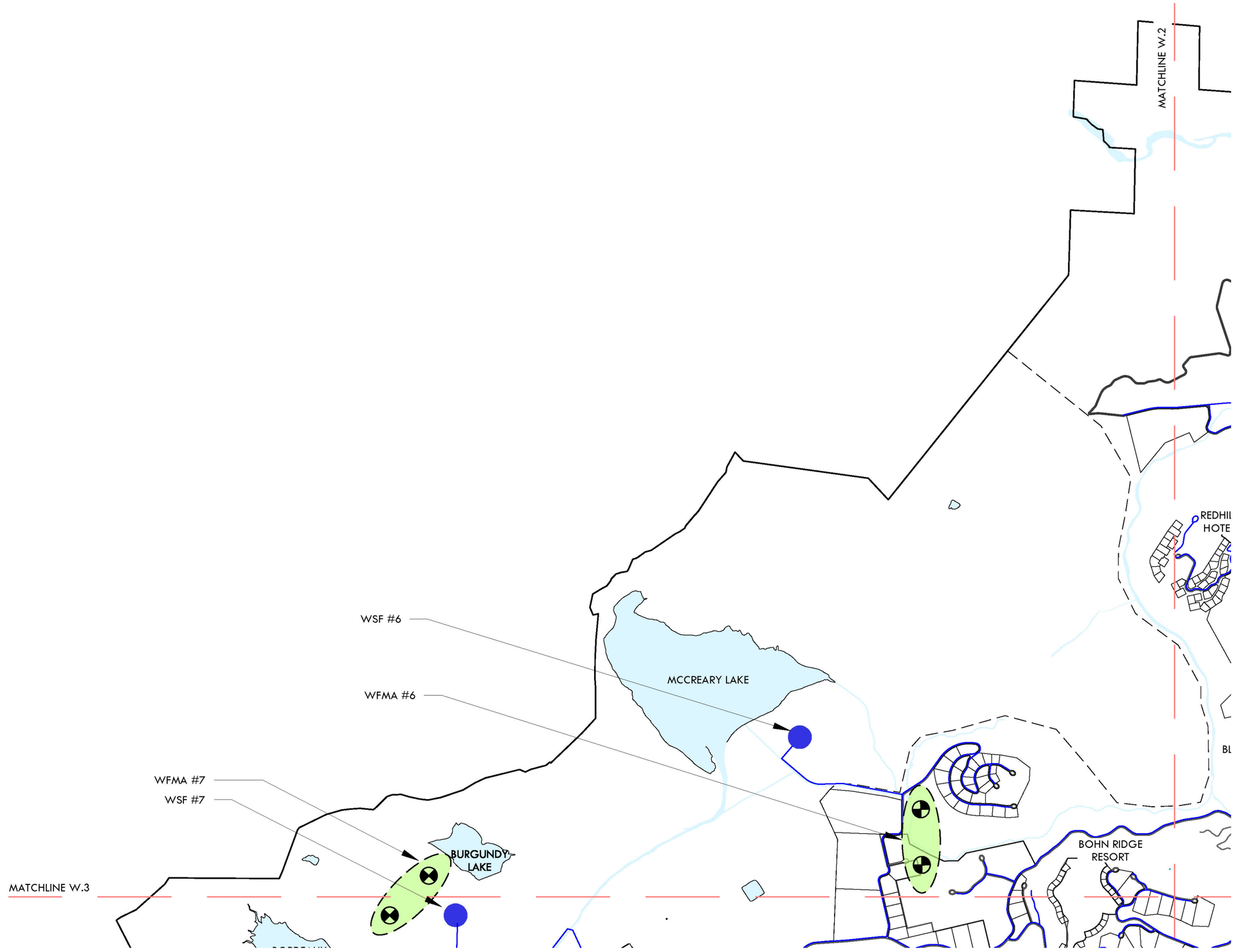
- WELL FIELD MANAGEMENT AREA (WFMA)
- ALTERNATIVE WATER STORAGE FACILITY (WSF)
- W.X SHEET INDEX

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

WATER MANAGEMENT AREA DETAIL

LEGEND

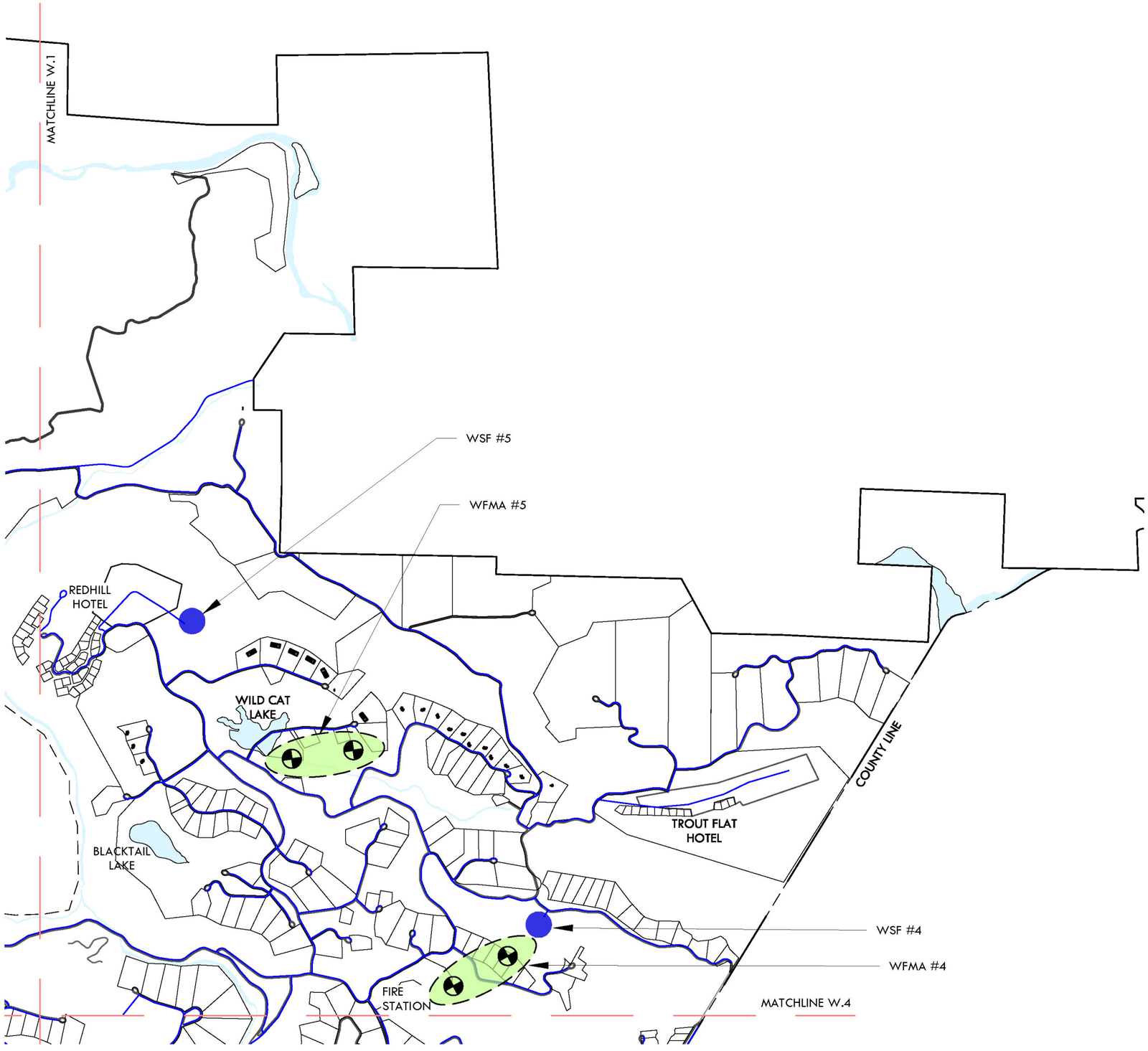
- WELL FIELD MANAGEMENT AREA (WFMA)
- ALTERNATIVE WATER STORAGE FACILITY (WSF)
- WATER CONVEYANCE AND DISTRIBUTION LINE



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

0' 1000' 2000' 4000'

WATER MANAGEMENT AREA DETAIL



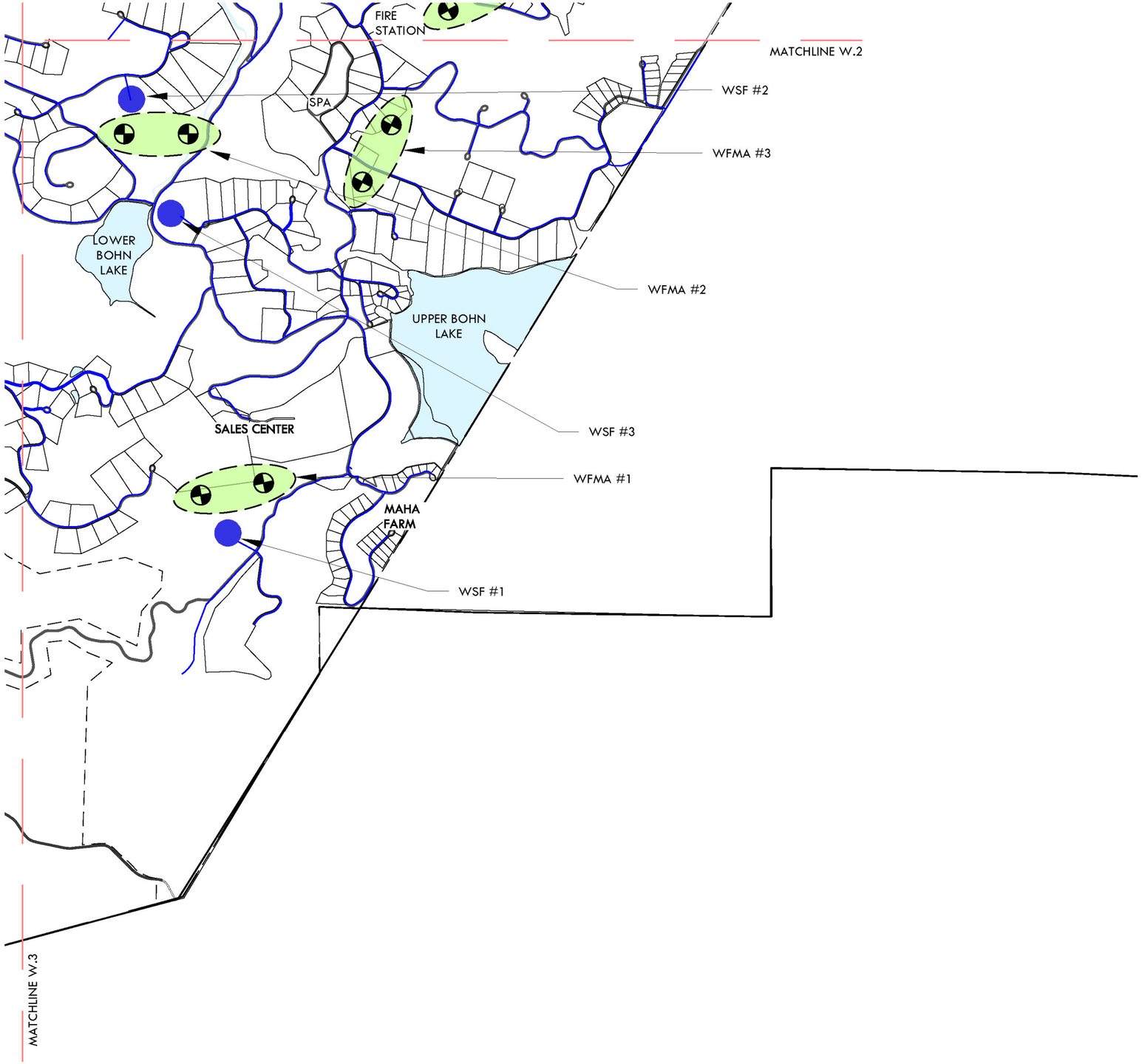
LEGEND

- WELL FIELD MANAGEMENT AREA (WFMA)
- ALTERNATIVE WATER STORAGE FACILITY (WSF)
- WATER CONVEYANCE AND DISTRIBUTION LINE

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

0' 1000' 2000' 4000'

WATER MANAGEMENT AREA DETAIL



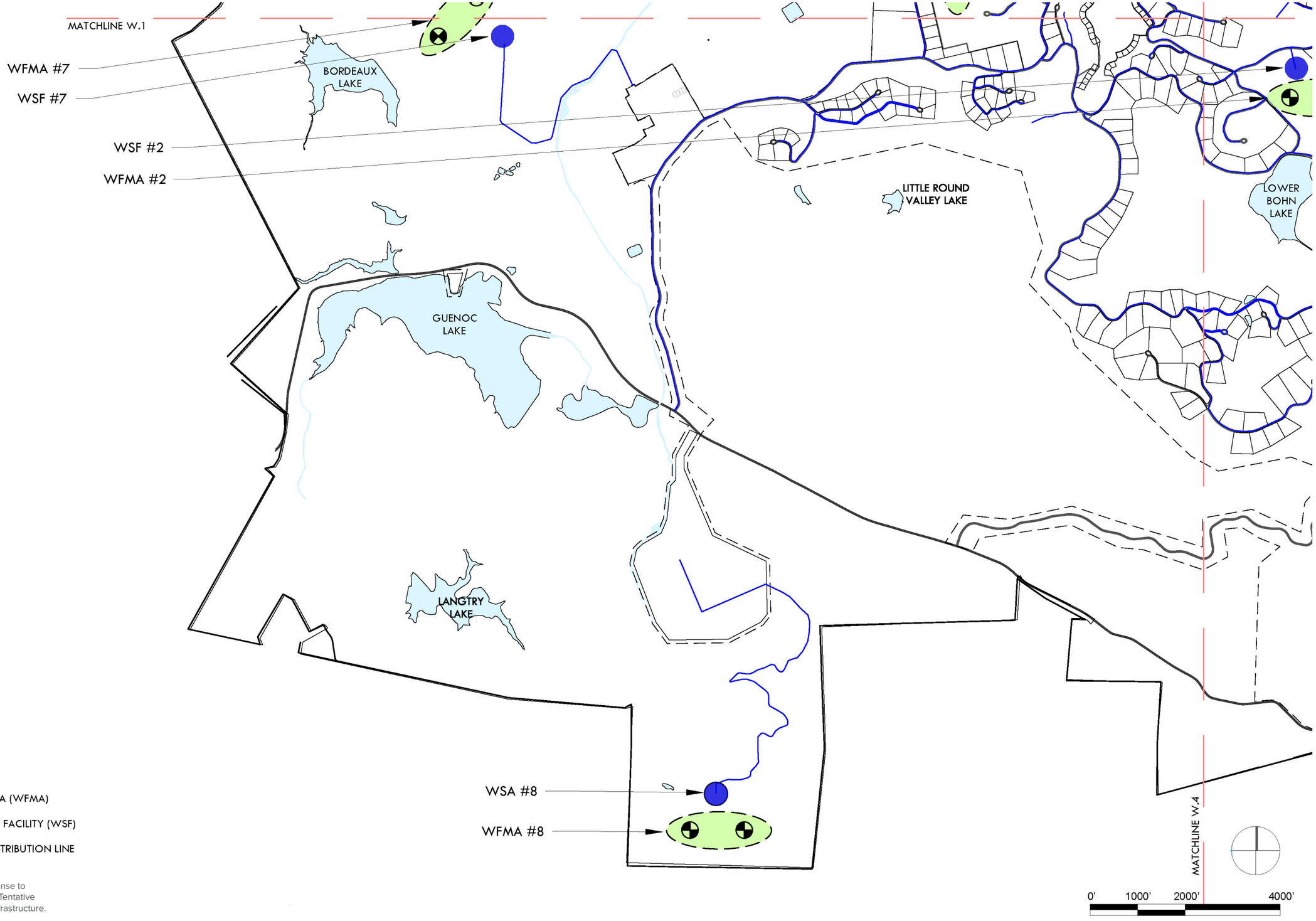
LEGEND

- WELL FIELD MANAGEMENT AREA (WFMA)
- ALTERNATIVE WATER STORAGE FACILITY (WSF)
- WATER CONVEYANCE AND DISTRIBUTION LINE

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

0' 1000' 2000' 4000'

WATER MANAGEMENT AREA DETAIL

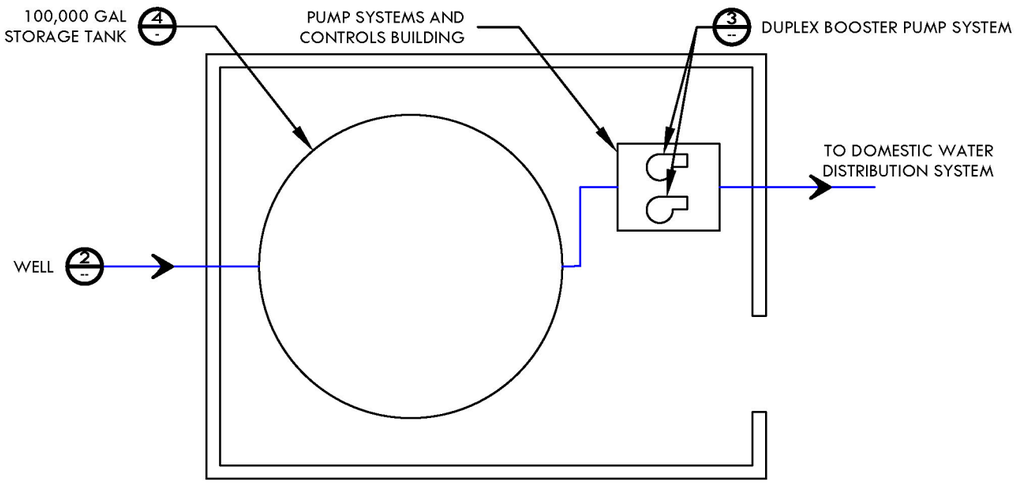


LEGEND

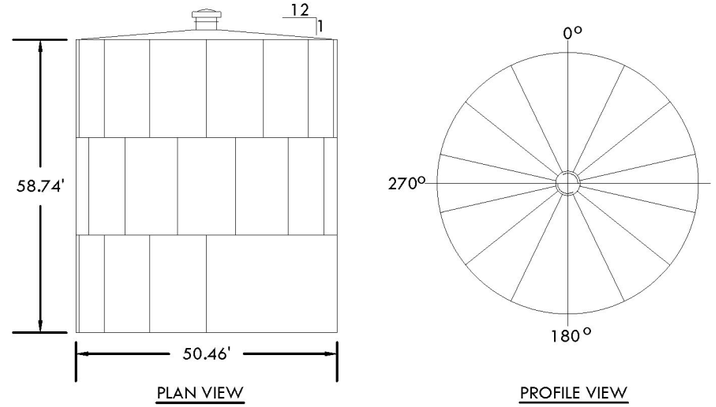
- WELL FIELD MANAGEMENT AREA (WFMA)
- ALTERNATIVE WATER STORAGE FACILITY (WSF)
- WATER CONVEYANCE AND DISTRIBUTION LINE

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

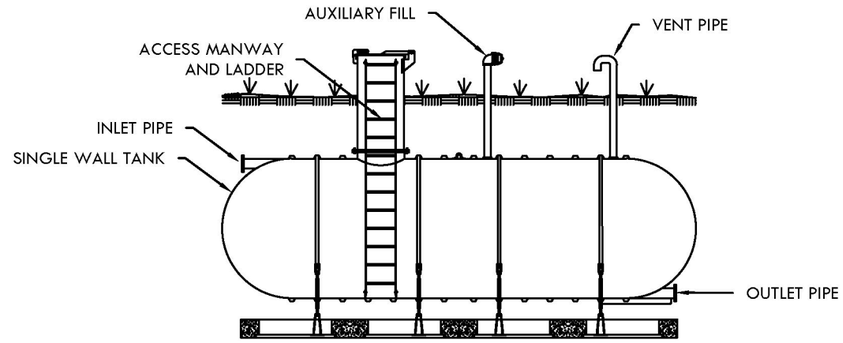
WATER TYPICAL STORAGE FACILITIES



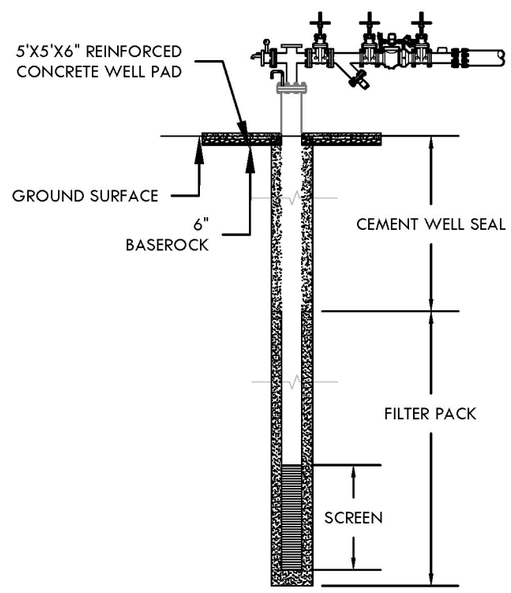
1 TYPICAL WATER STORAGE FACILITY PLAN VIEW
SCALE: 1" = 50'



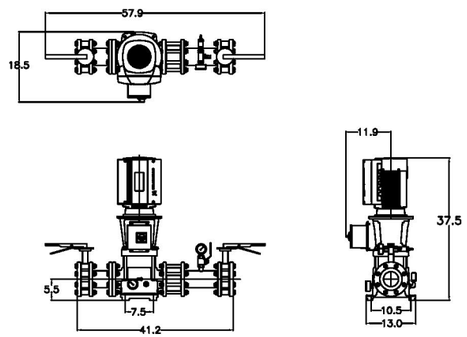
TYPE 1 - BOLTED STEEL PANEL TANK



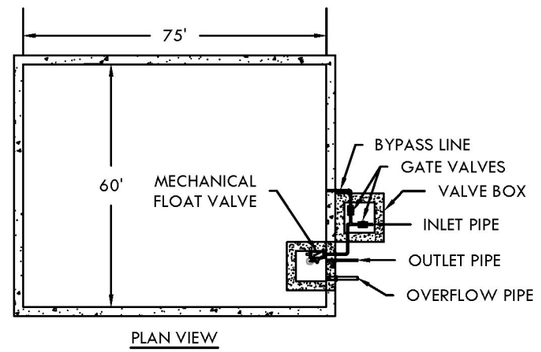
TYPE 2 - FIBERGLASS UNDERGROUND STORAGE TANK

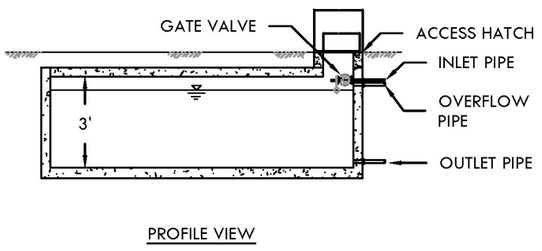


2 TYPICAL WELL
SCALE: AS DIMENSIONED



3 DUPLEX BOOSTER PUMP SYSTEM
SCALE: AS DIMENSIONED



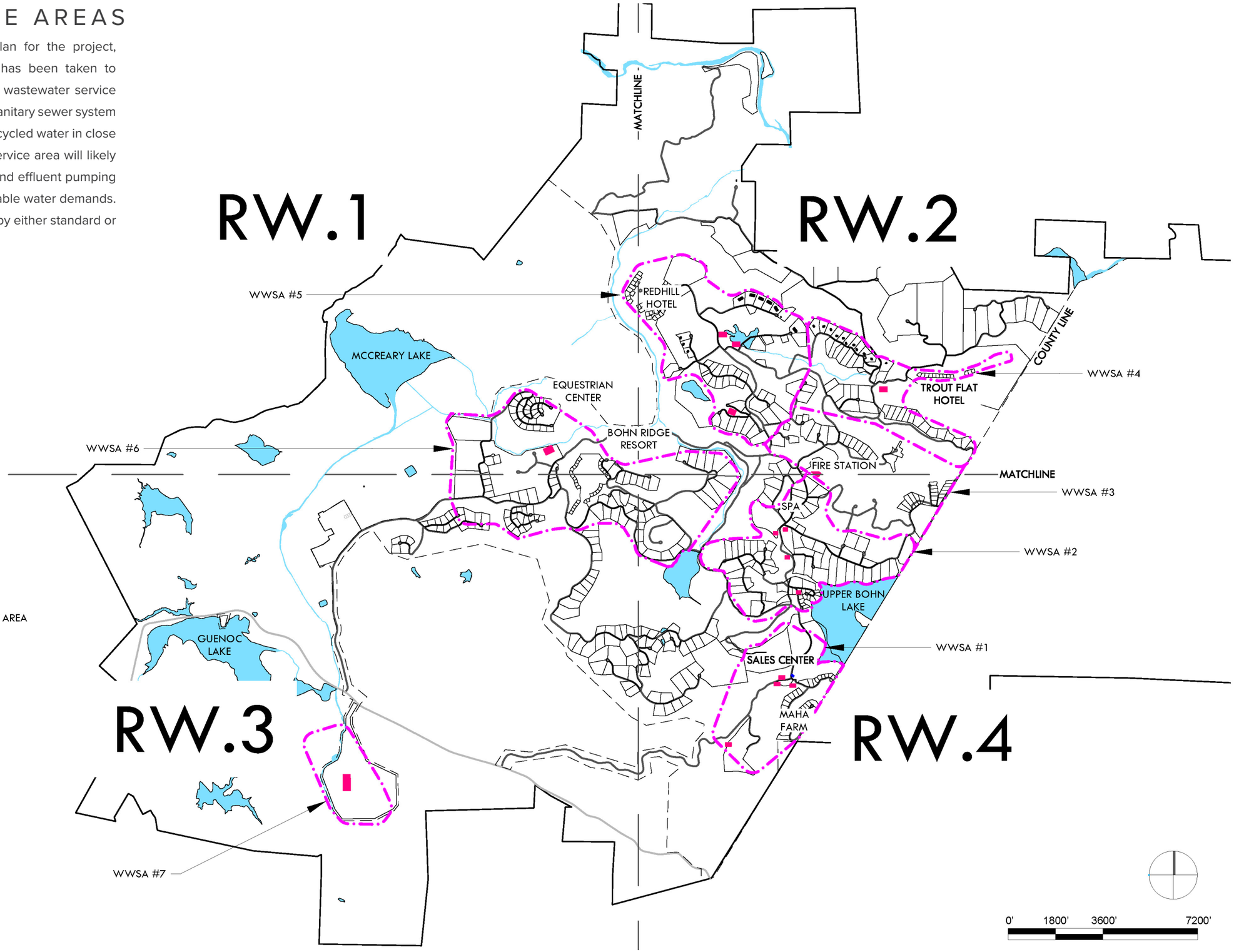


TYPE 3 - UNDERGROUND CONCRETE CISTERN

4 100,000 GALLON STORAGE TANK
SCALE: AS DIMENSIONED

WASTEWATER SERVICE AREAS

Based on the large and distributed development plan for the project, a decentralized wastewater management approach has been taken to manage wastewater from each cluster area. Eight (8) wastewater service areas are proposed and each area will have a discrete sanitary sewer system and wastewater reclamation plant to treat and reuse recycled water in close proximity to the commercial areas on the site. Each service area will likely have a 100,000 gallon recycled water storage facility and effluent pumping system. The recycled water will be reused for non-potable water demands. In addition individual lots have the option to be served by either standard or enhanced on-site wastewater septic systems.



LEGEND

- WASTE WATER SERVICE AREA (WWSA)
- ALTERNATIVE WASTE WATER MANAGEMENT AREA (WWMA)
- RW.X SHEET INDEX

NOTES

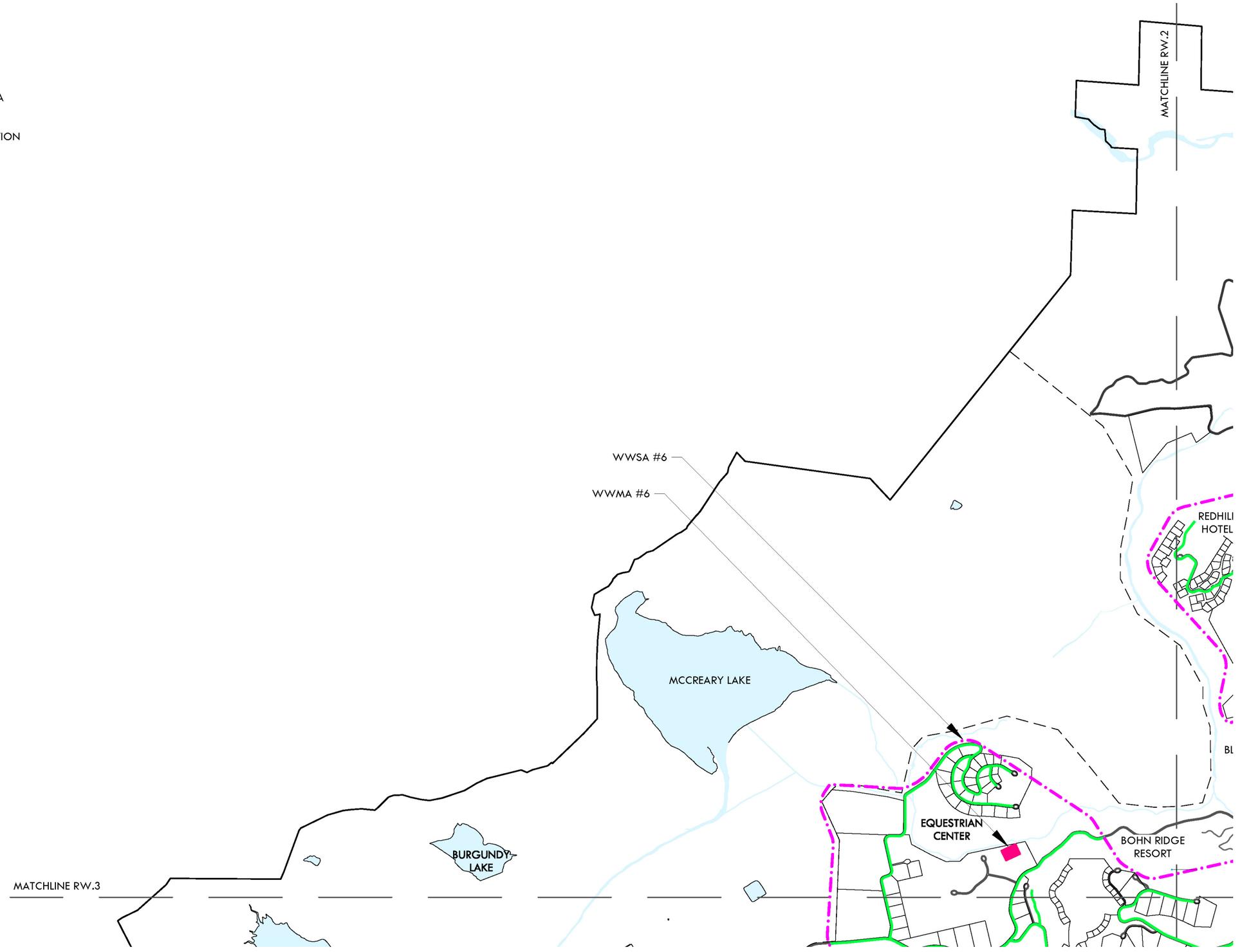
VILLA LOTS OUTSIDE OF WWSA'S WILL BE SERVED BY ONSITE WATER RECLAMATION FACILITIES. FACILITY DESIGN WILL DEPEND ON EXISTING SOIL CONDITIONS, SEE ONSITE WATER RECLAMATION FACILITIES, PAGE XX.

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

WASTEWATER SERVICE AREA DETAIL

LEGEND

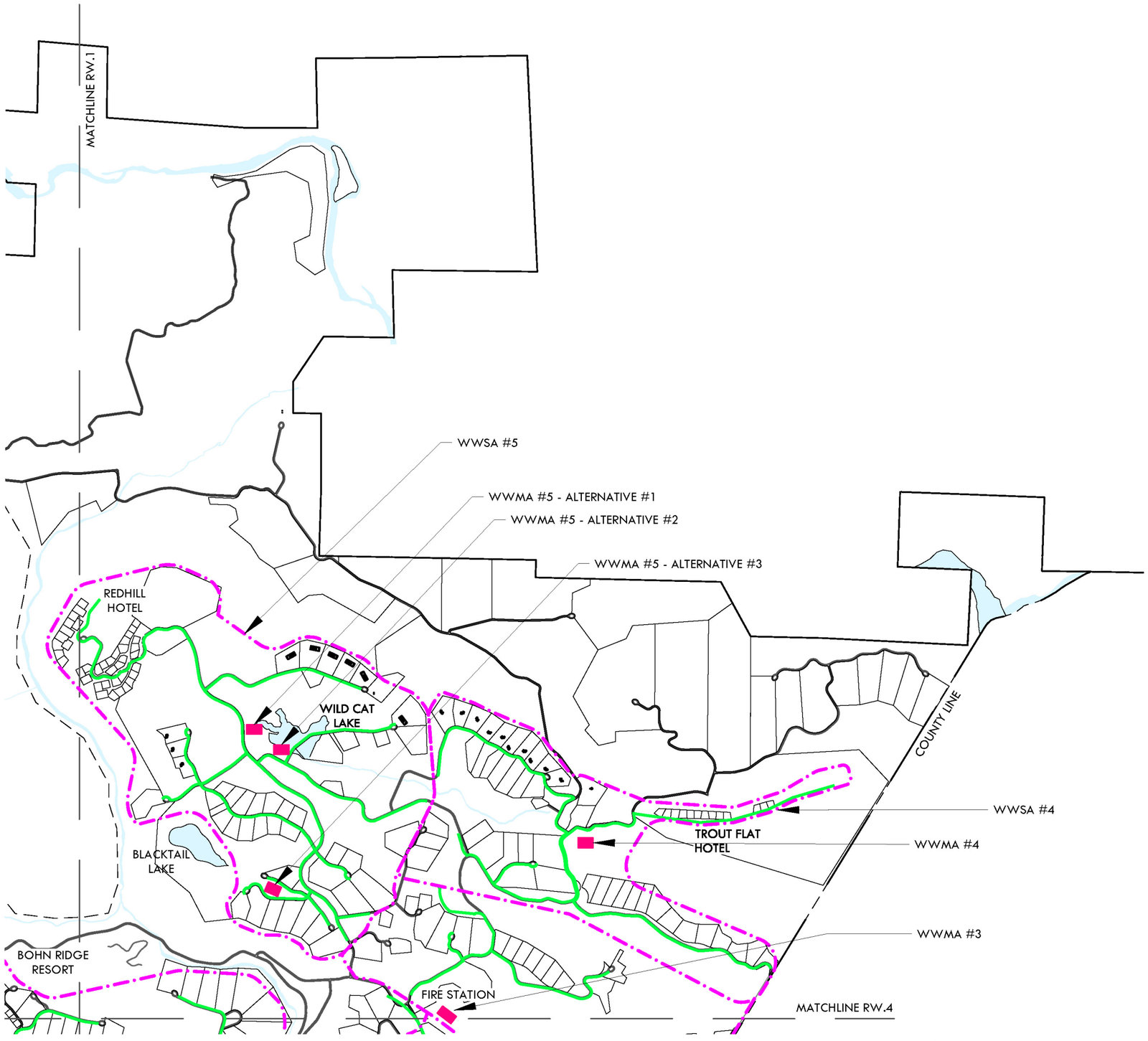
- WASTE WATER SERVICE AREA (WWSA)
- ALTERNATIVE WASTE WATER MANAGEMENT AREA (WWMA)
- RECLAIMED WATER CONVEYANCE AND DISTRIBUTION SYSTEM



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

0' 1000' 2000' 4000'

WASTEWATER SERVICE AREA DETAIL



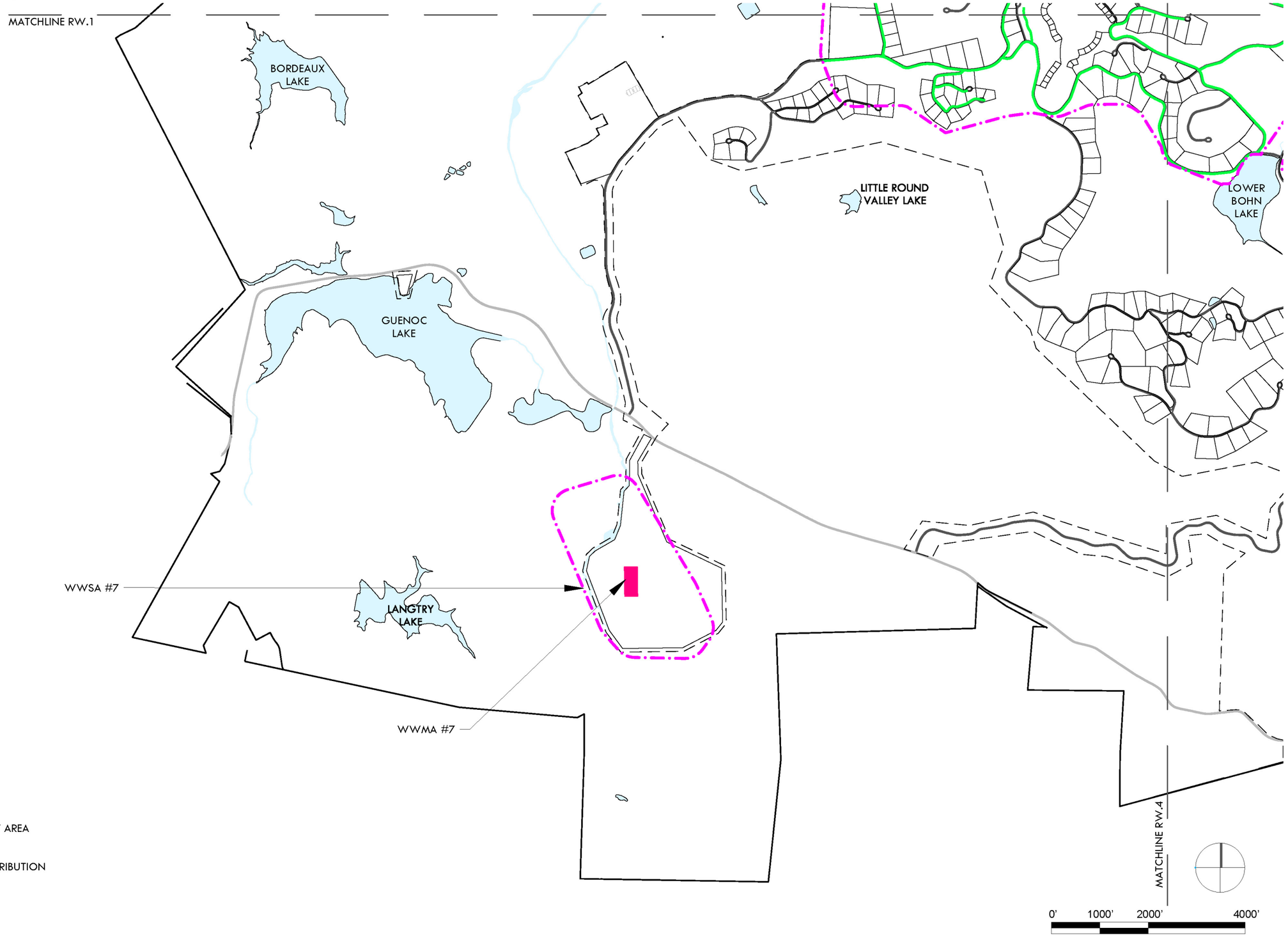
LEGEND

- WASTE WATER SERVICE AREA (WWSA)
- ALTERNATIVE WASTE WATER MANAGEMENT AREA (WWMA)
- RECLAIMED WATER CONVEYANCE AND DISTRIBUTION SYSTEM

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

0' 1000' 2000' 4000'

WASTEWATER SERVICE AREA DETAIL

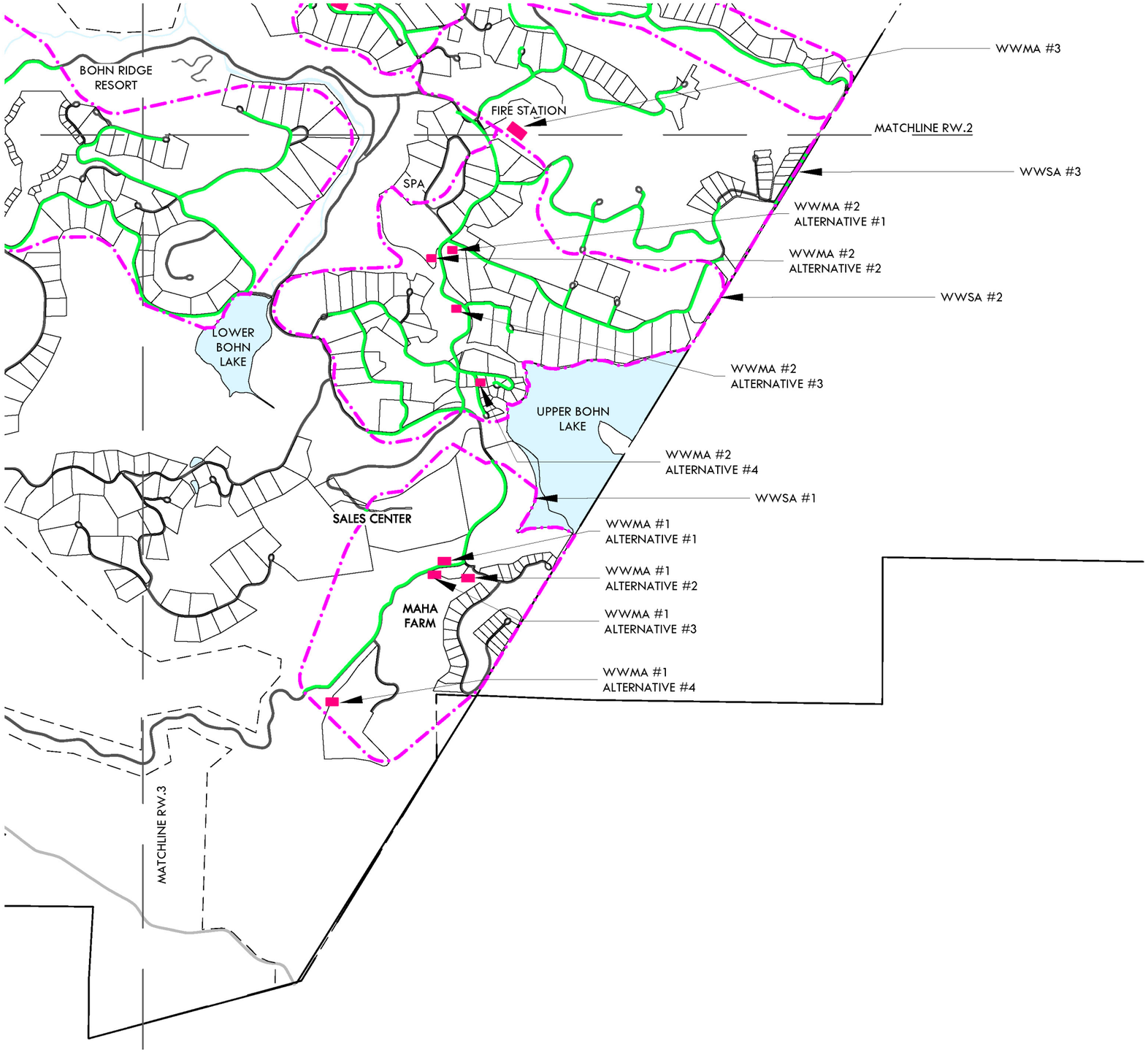


LEGEND

- WASTE WATER SERVICE AREA (WWSA)
- ALTERNATIVE WASTE WATER MANAGEMENT AREA (WWMA)
- RECLAIMED WATER CONVEYANCE AND DISTRIBUTION SYSTEM

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

WASTEWATER SERVICE AREA DETAIL

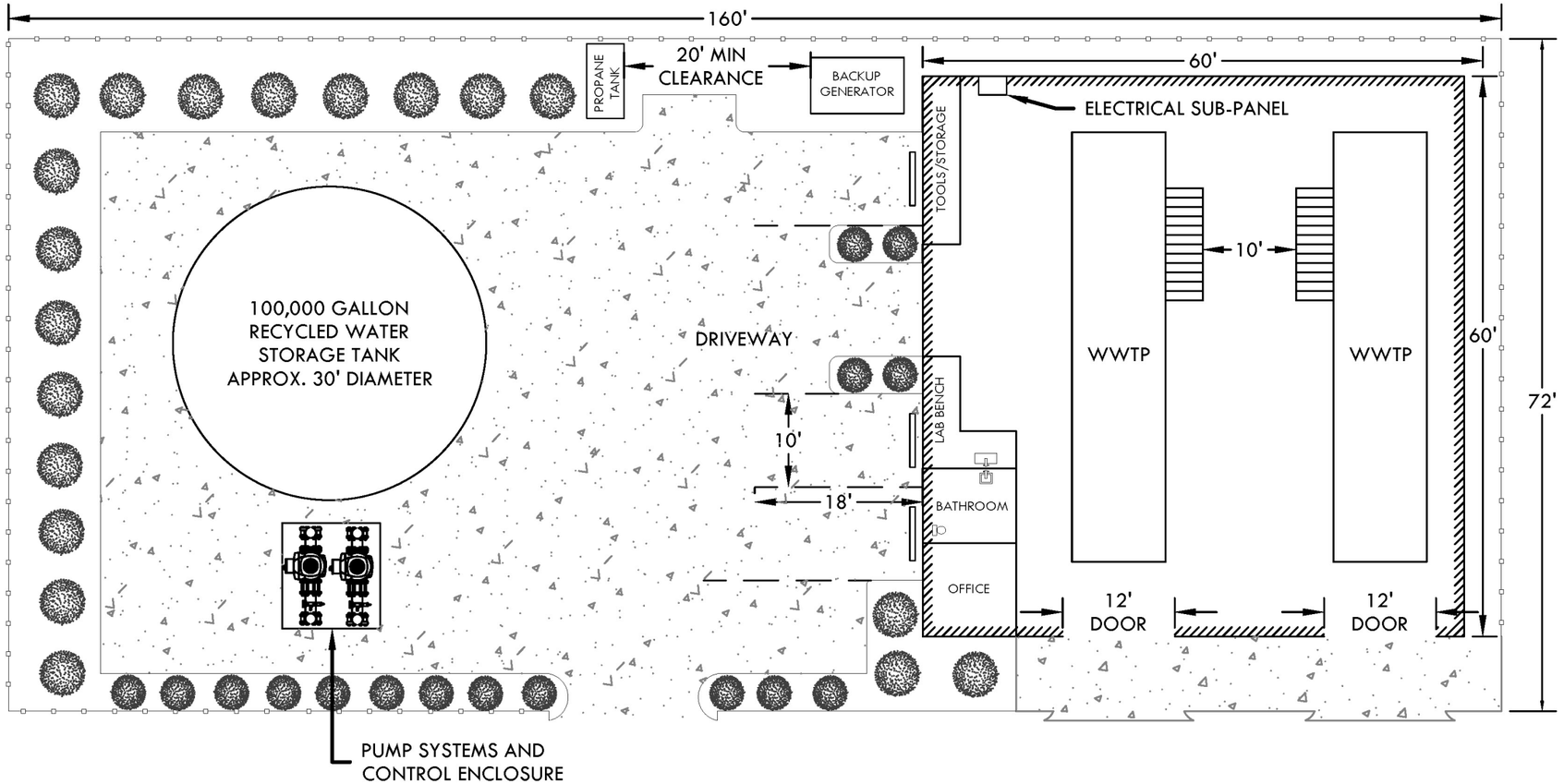


LEGEND

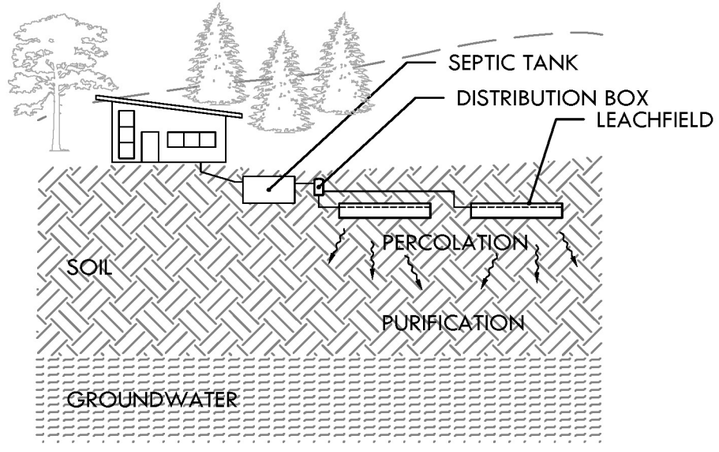
- WASTE WATER SERVICE AREA (WWSA)
- ALTERNATIVE WASTE WATER MANAGEMENT AREA (WWMA)
- RECLAIMED WATER CONVEYANCE AND DISTRIBUTION SYSTEM

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

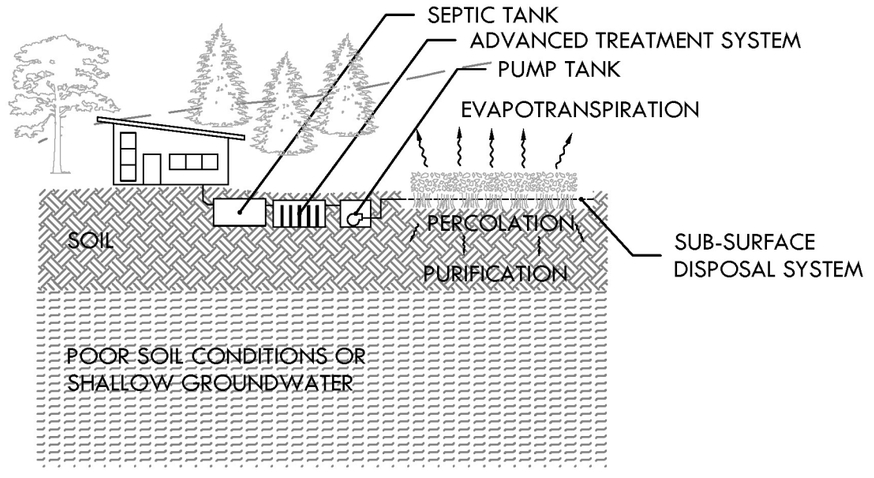
0’ 1000’ 2000’ 4000’


160'
PROPANE TANK
20' MIN CLEARANCE
BACKUP GENERATOR
60'
ELECTRICAL SUB-PANEL
TOOLS/STORAGE
100,000 GALLON RECYCLED WATER STORAGE TANK APPROX. 30' DIAMETER
DRIVEWAY
10'
WWTP
10'
WWTP
60'
72'
LAB BENCH
10'
18'
BATHROOM
OFFICE
12' DOOR
12' DOOR
PUMP SYSTEMS AND CONTROL ENCLOSURE

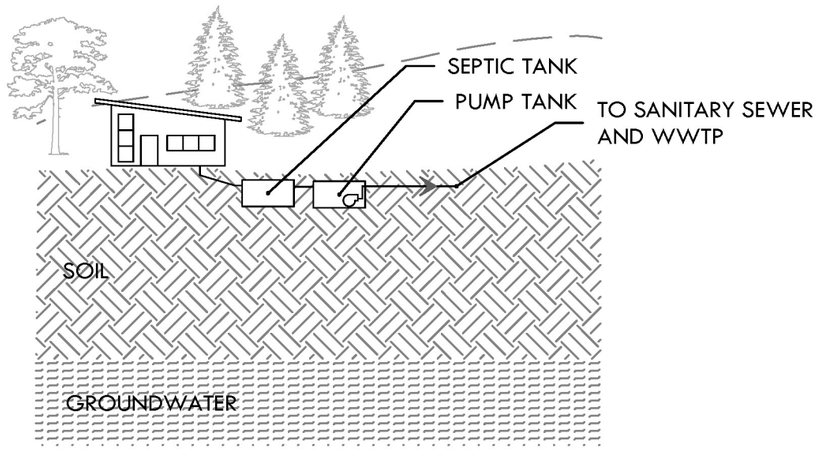
WASTEWATER TYPICAL RESIDENTIAL SYSTEM



RESIDENTIAL SYSTEM TYPE 1A
STANDARD SEPTIC SYSTEM

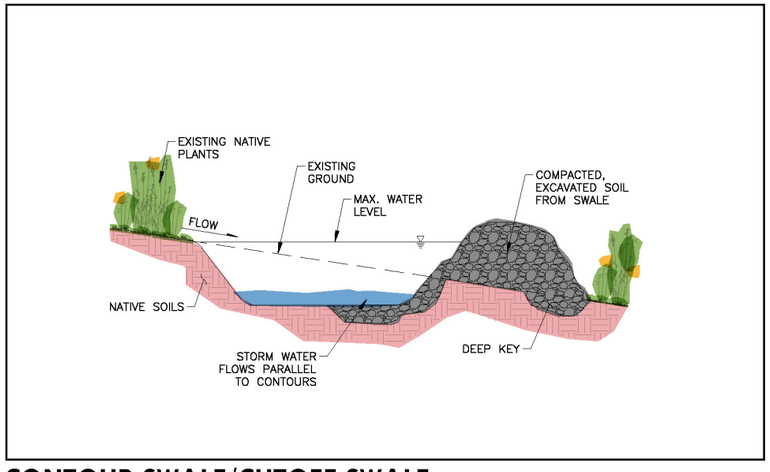


RESIDENTIAL SYSTEM TYPE 1B
ONSITE ENHANCED
TREATMENT SYSTEM



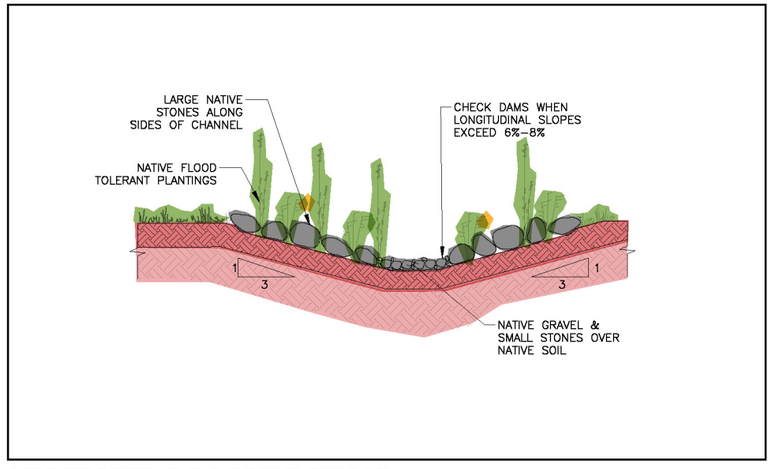
RESIDENTIAL SYSTEM TYPE 1C
SETPIC TANK EFFLUENT
SEWER SYSTEM

STORMWATER METHODS FOR ON-SITE DETENTION



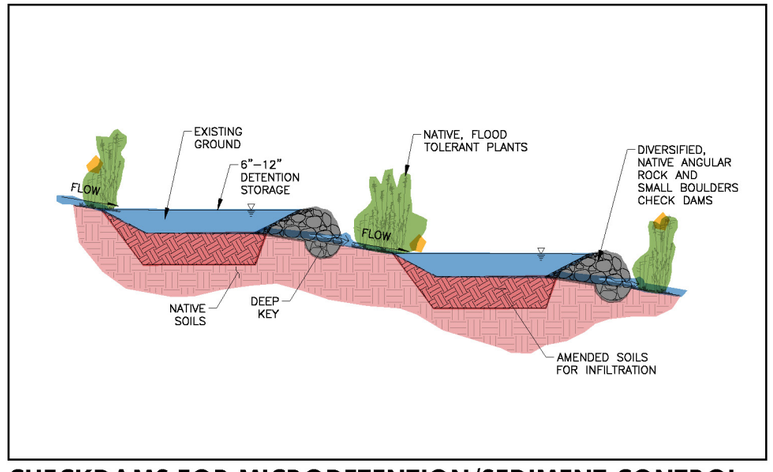
CONTOUR SWALE/CUTOFF SWALE

Contour swales and cutoff swales are integrated into the landscape to collect and transport hillside runoff prior to a roadside swale. The contour swales will also be used to disperse roof runoff and convey water towards raingardens, ponds and natural drainages. These on-contour features provide additional surface water storage and slow runoff to mimic the natural hydrologic response of the site.



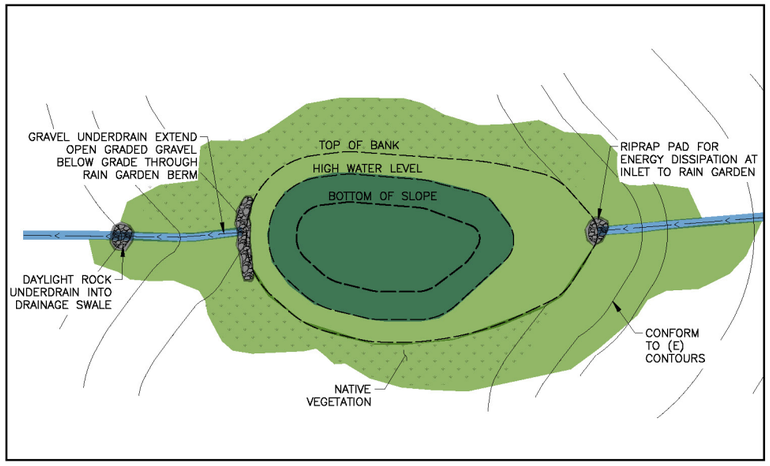
VEGETATED ROADSIDE SWALE

The project will use roadside swales in lieu of conventional piped conveyance systems. These swales will maintain existing surface drainage patters to the maximum extent feasible and will be used in conjunction with check dams and raingardens to provide passive stormwater conveyance and treatment with minimal site disturbance and reduced erosion.



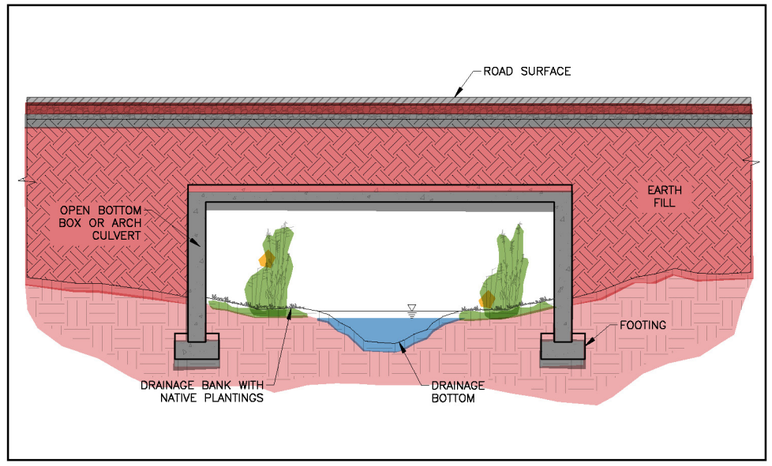
CHECKDAMS FOR MICRODETENTION/SEDIMENT CONTROL

Checkdams will be used in conjunction with vegetated roadside swales to provide erosion protection and stormwater treatment. They can be used in high slope (>4%) areas to control erosion and can be used in shallower slope regions to provide storage, treatment and infiltration. Through a series of micro detention pockets, stormwater will be slowed down and captured prior to migrating through the stone checkdams.



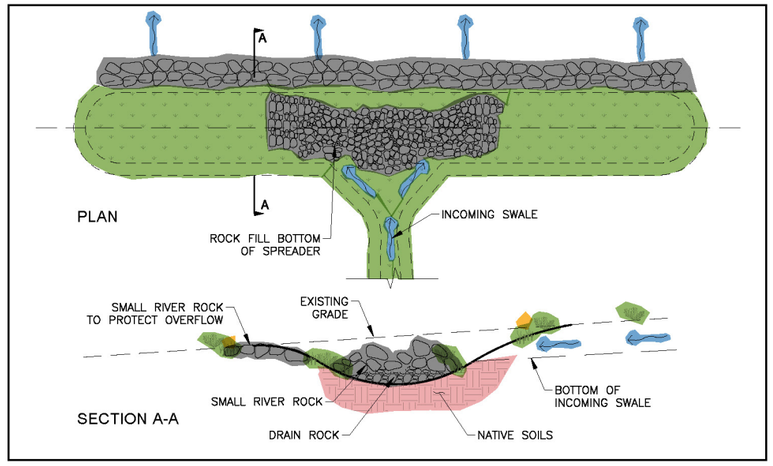
RAINGARDEN FOR TREATMENT

Raingardens will be used to provide treatment of stormwater running off roadways and hardscape areas prior to entering drainages. Generally, raingardens will be used in-line with vegetated roadside swales prior to entering a drainage. Raingardens will also be used within commercial areas to provide treatment for parking, hardscape, and roof areas. These treatment areas will be incorporated into the landscape and located to overflow into natural drainages.



OPEN BOTTOM CULVERTS

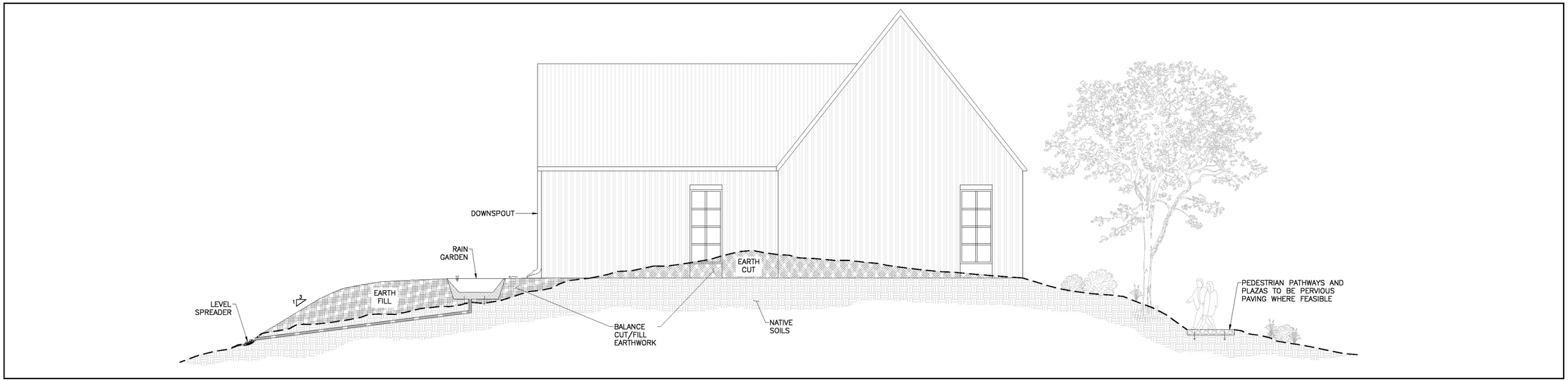
Throughout the site, there are existing drainages which have roadways crossing them. In order to provide a natural drainage channel, the project is using open bottom culverts to allow for a combination of stormwater conveyance and limited disturbance. These culverts will be both arch culverts, box culverts, and bridges.



LEVEL SPREADERS

Level spreaders will be used at the ends of drainages to allow for dispersion of stormwater from a channel into an undisturbed area of the site. This will help to prevent erosion channels from forming and provide for stormwater to drain and infiltrate through trees and undergrowth throughout the site, providing stormwater collection and treatment.

STORMWATER METHODS FOR ON-SITE DETENTION

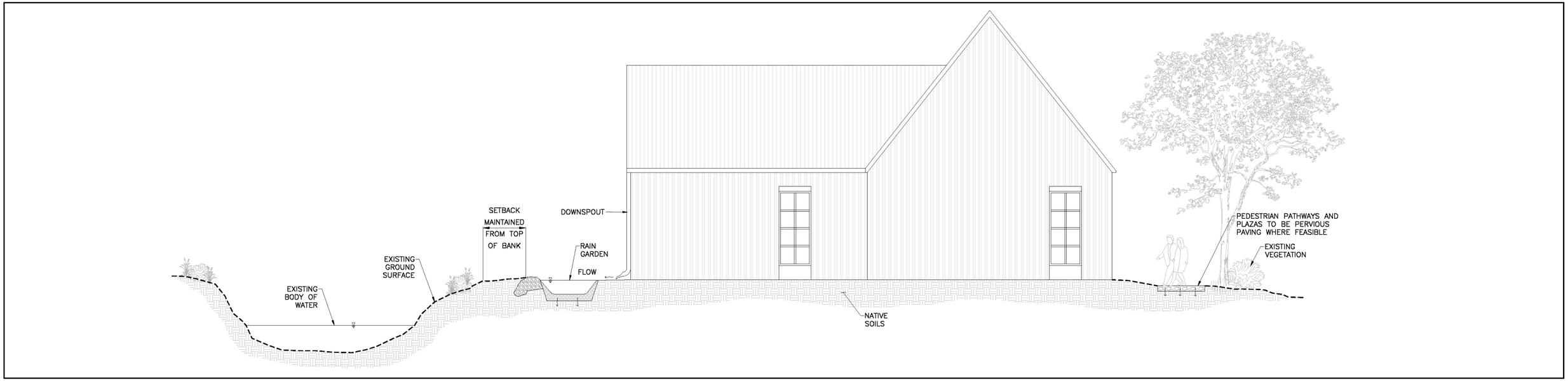


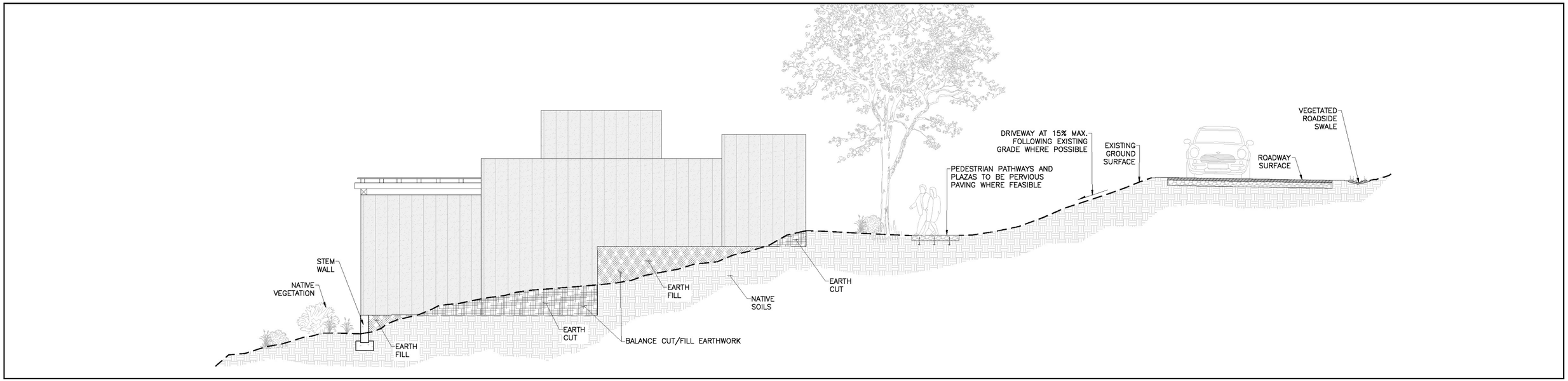
HILLTOP DEVELOPMENTS [ABOVE]

Many of the commercial areas are located at the high points of the site. Grading for these areas will attempt to balance the cut and fill within the disturbed area, while minimizing the overall extents of grading as much as is practical. Hardscape areas beyond the building will attempt to use pervious paving to reduce the amount of increased runoff coming off the hill zones.

WATER SIDE DEVEOPMENTS [BELOW]

Development adjacent to water bodies will include measures to minimize impacts to the existing hydrology, habitat, and receiving waters. These will include constructed storm water conveyances that mimic the natural drainage patterns, maintenance of setbacks from riparian zones, and material selections that preserve and improve runoff quality.



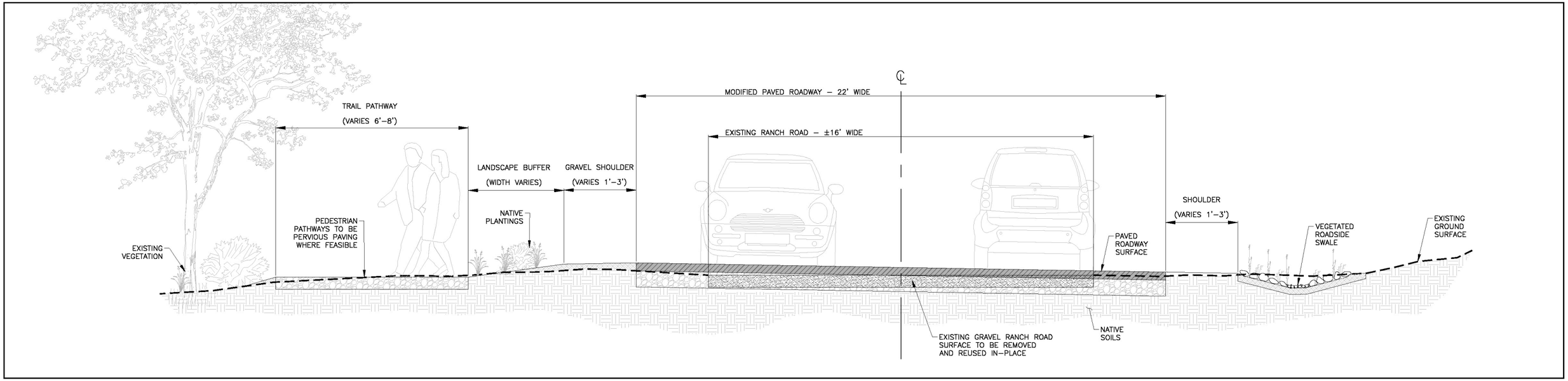


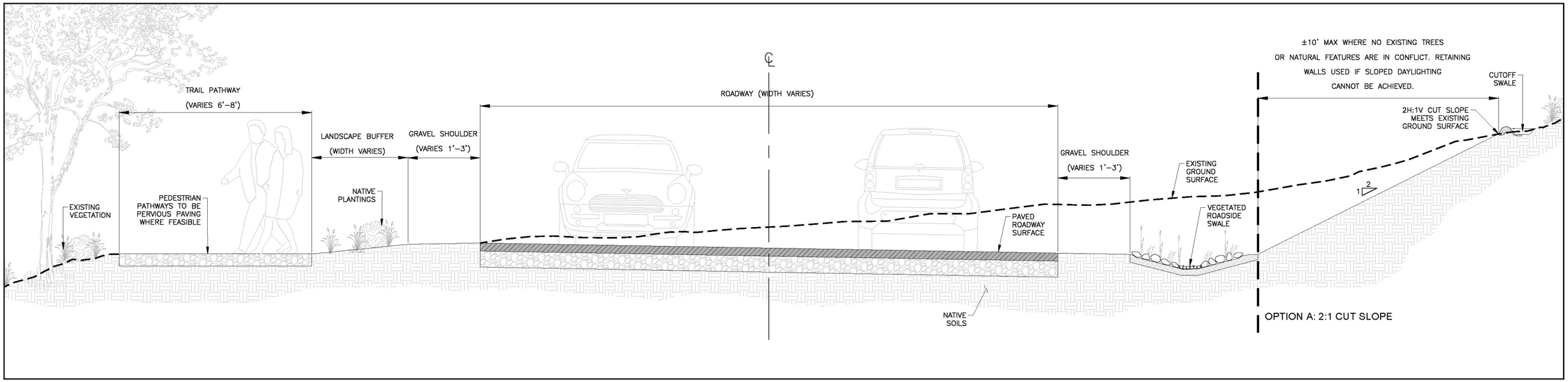
VILLA LOTS [ABOVE]

Villa lots employ a range of strategies to minimize impact to the existing site. Buildings will be located to achieve balanced earthwork cut and fill and maintain existing drainage patterns. Runoff collected from new impervious surfaces will be routed through landscape based conveyances that mitigate for water quality and peak runoff rate. Fuel maintenance and fire access will be prioritized on each developed site.

ROADWAYS OVER EXISTING RANCH ROADS [BELOW]

The majority of proposed roads will follow the alignments of existing ranch roads that are well established and maintained in good repair. Road corridors will be widened and improved to meet access requirements for emergency vehicles, guests, and operations. Runoff collected from new roads will be managed locally through a range of landscape based strategies. Earthwork cut and fill will be balanced locally as is feasible.



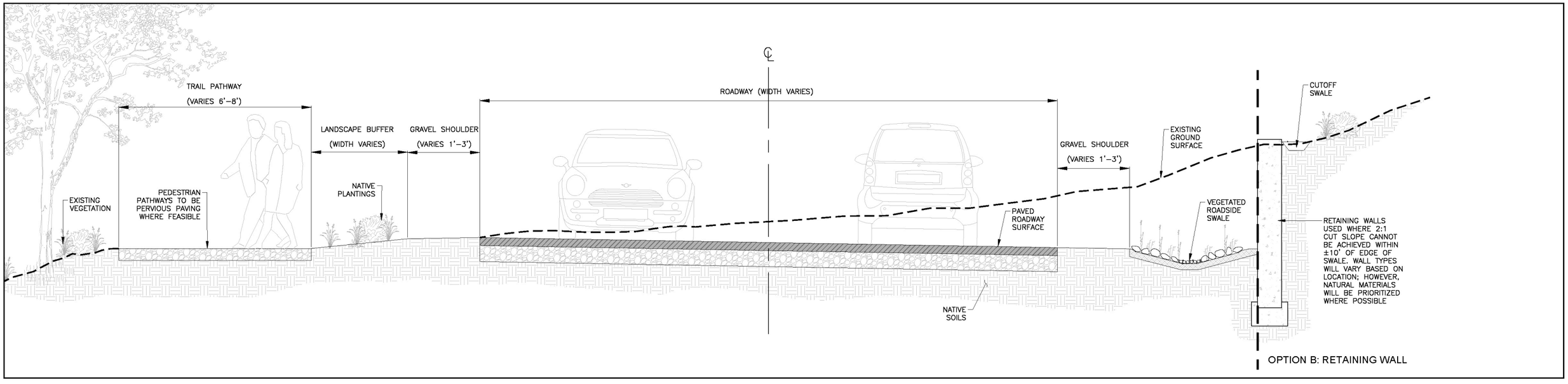


ROADWAYS THROUGH UNDEVELOPED LAND WITHOUT RETAINING WALL [ABOVE]

Roadways through undeveloped land will be carefully aligned to meet geometric and slope requirements while minimizing the impact to the existing topography, habitat, and hydrology. Where cross slopes are gentle, cut and fill slopes will be used to conform to existing grades. Cutoff swales will route run-on around new roads to preserve runoff quality and runoff collected from new impervious surfaces will be routed through site based elements that mitigate for water quality and peak runoff rates.

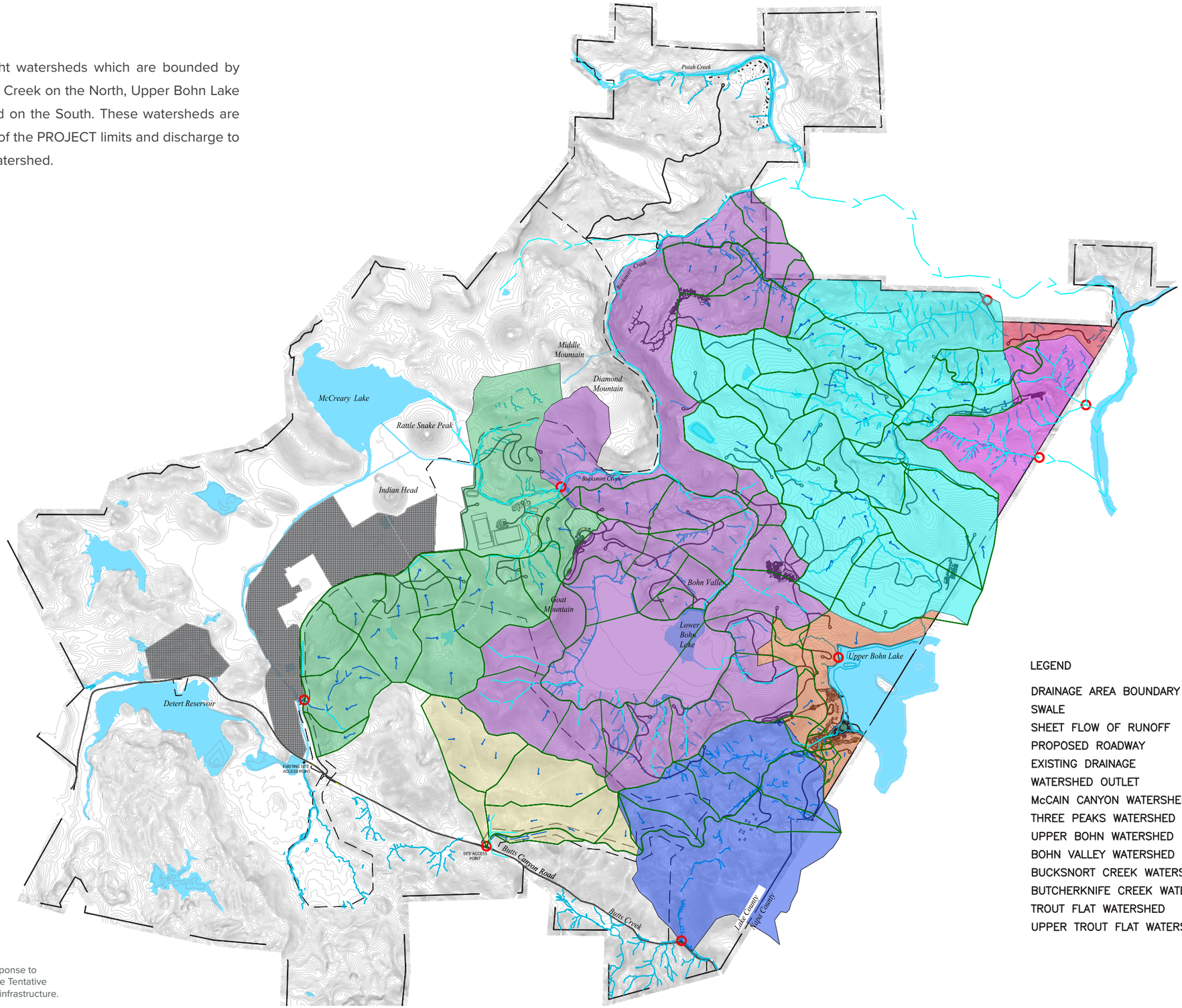
ROADWAYS THROUGH UNDEVELOPED LAND WITH RETAINING WALL [BELOW]

In areas where necessitated by cross slopes, new roadways will include retaining walls to limit the extents of disturbance. Cutoff swales will route run-on around new roads to preserve runoff quality and runoff collected from new impervious surfaces will be routed through site based elements that might mitigate for water quality and peak runoff rates.



WATERSHEDS

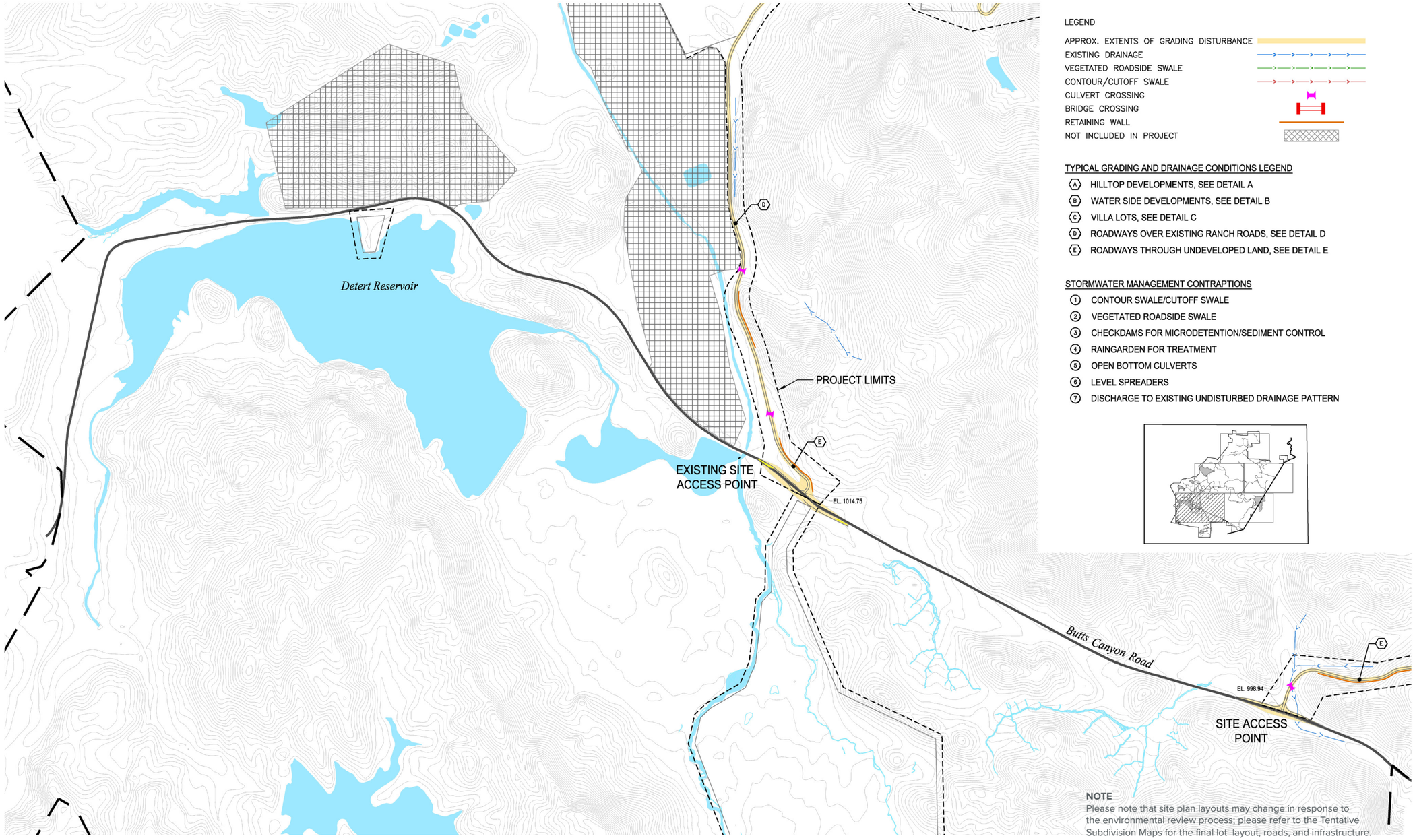
The Maha site is composed of eight watersheds which are bounded by Bucksnort Creek on the West, Putah Creek on the North, Upper Bohn Lake on the East, and Butts Canyon Road on the South. These watersheds are mainly contained within the bounds of the PROJECT limits and discharge to drainages and creeks within each watershed.



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

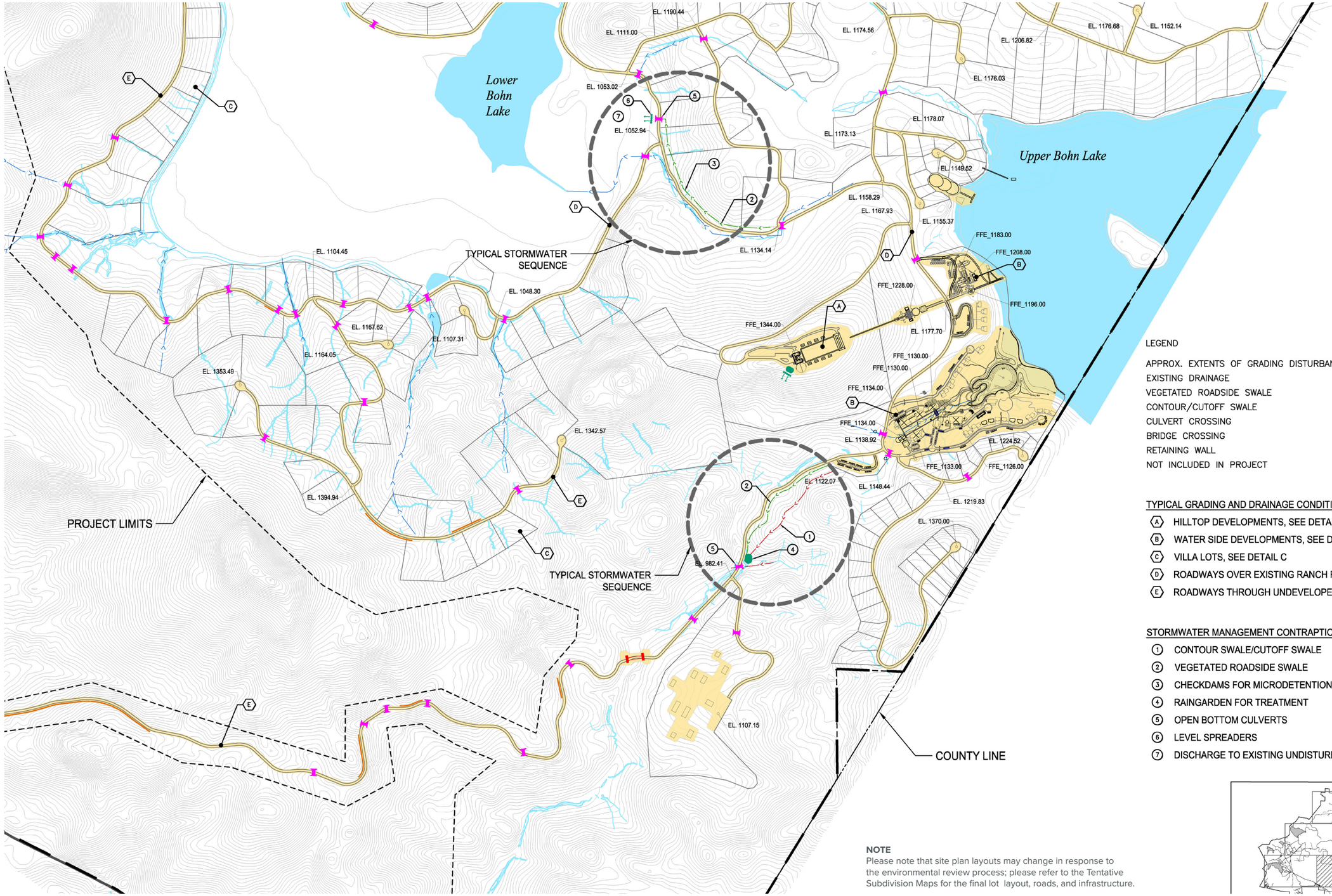
GRADING & DRAINAGE PLAN

Grading design for roads, structures, and site landscaping will be carefully laid out to work with existing contours, minimizing the disturbance to existing conditions and habitat as much as possible. Cut and fill conditions will be balanced across the site in as close proximity as possible in order to reduce truck traffic and overall disturbance. Drainage improvements will include new crossings and conveyances that accommodate the development while preserving and enhancing the site watersheds.



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

GRADING & DRAINAGE PLAN



LEGEND

- APPROX. EXTENTS OF GRADING DISTURBANCE
- EXISTING DRAINAGE
- VEGETATED ROADSIDE SWALE
- CONTOUR/CUTOFF SWALE
- CULVERT CROSSING
- BRIDGE CROSSING
- RETAINING WALL
- NOT INCLUDED IN PROJECT

TYPICAL GRADING AND DRAINAGE CONDITIONS LEGEND

- (A) HILLTOP DEVELOPMENTS, SEE DETAIL A
- (B) WATER SIDE DEVELOPMENTS, SEE DETAIL B
- (C) VILLA LOTS, SEE DETAIL C
- (D) ROADWAYS OVER EXISTING RANCH ROADS, SEE DETAIL D
- (E) ROADWAYS THROUGH UNDEVELOPED LAND, SEE DETAIL E

STORMWATER MANAGEMENT CONTRAPTIONS

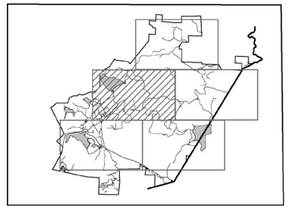
- (1) CONTOUR SWALE/CUTOFF SWALE
- (2) VEGETATED ROADSIDE SWALE
- (3) CHECKDAMS FOR MICRODETENTION/SEDIMENT CONTROL
- (4) RAINGARDEN FOR TREATMENT
- (5) OPEN BOTTOM CULVERTS
- (6) LEVEL SPREADERS
- (7) DISCHARGE TO EXISTING UNDISTURBED DRAINAGE PATTERN

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

GRADING & DRAINAGE PLAN

LEGEND

- APPROX. EXTENTS OF GRADING DISTURBANCE
- EXISTING DRAINAGE
- VEGETATED ROADSIDE SWALE
- CONTOUR/CUTOFF SWALE
- CULVERT CROSSING
- BRIDGE CROSSING
- RETAINING WALL
- NOT INCLUDED IN PROJECT



TYPICAL GRADING AND DRAINAGE CONDITIONS LEGEND

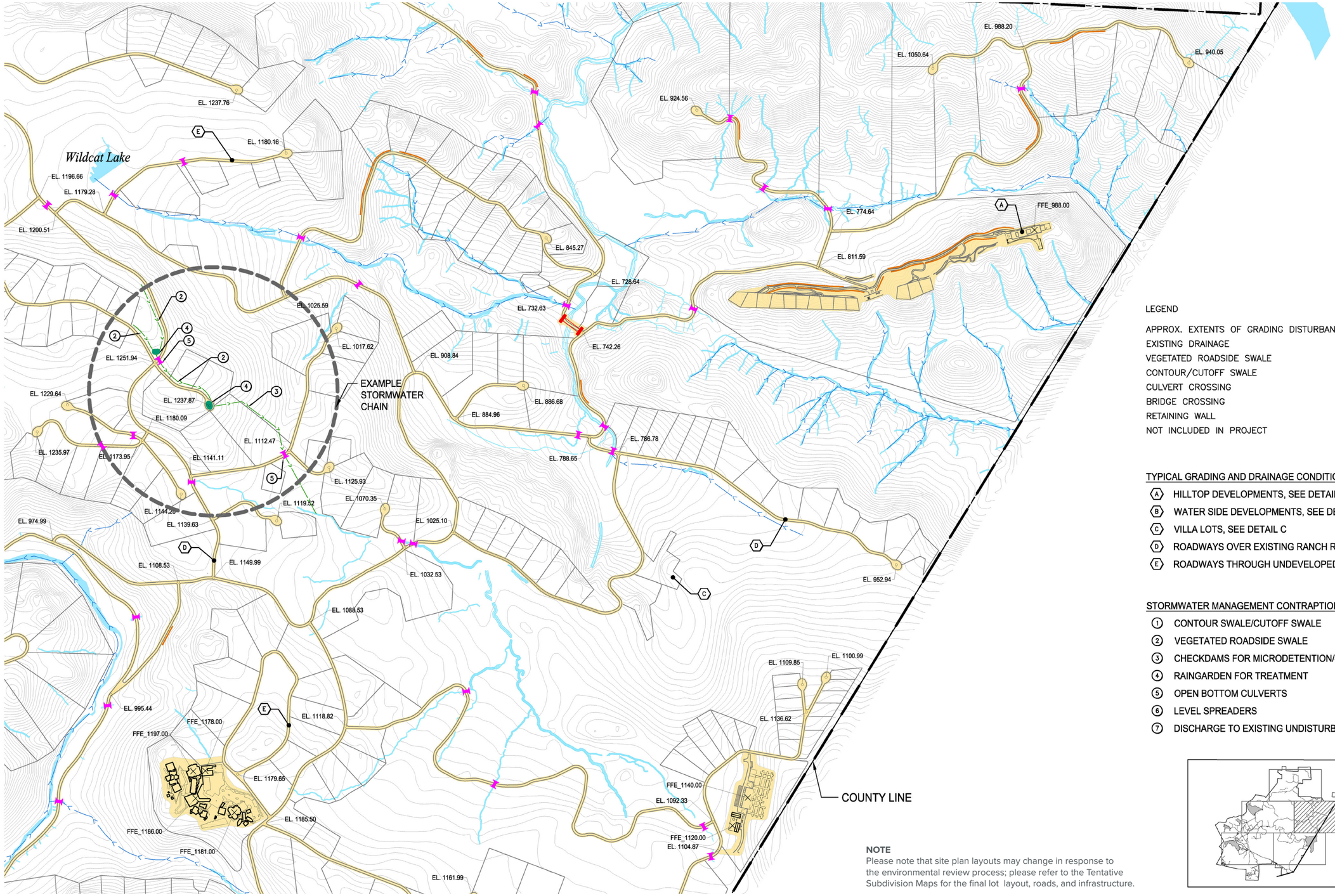
- (A) HILLTOP DEVELOPMENTS, SEE DETAIL A
- (B) WATER SIDE DEVELOPMENTS, SEE DETAIL B
- (C) VILLA LOTS, SEE DETAIL C
- (D) ROADWAYS OVER EXISTING RANCH ROADS, SEE DETAIL D
- (E) ROADWAYS THROUGH UNDEVELOPED LAND, SEE DETAIL E

STORMWATER MANAGEMENT CONTRAPTIONS

1. CONTOUR SWALE/CUTOFF SWALE
2. VEGETATED ROADSIDE SWALE
3. CHECKDAMS FOR MICRODETENTION/SEDIMENT CONTROL
4. RAINGARDEN FOR TREATMENT
5. OPEN BOTTOM CULVERTS
6. LEVEL SPREADERS
7. DISCHARGE TO EXISTING UNDISTURBED DRAINAGE PATTERN

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

GRADING & DRAINAGE PLAN



LEGEND

- APPROX. EXTENTS OF GRADING DISTURBANCE
- EXISTING DRAINAGE
- VEGETATED ROADSIDE SWALE
- CONTOUR/CUTOFF SWALE
- CULVERT CROSSING
- BRIDGE CROSSING
- RETAINING WALL
- NOT INCLUDED IN PROJECT

TYPICAL GRADING AND DRAINAGE CONDITIONS LEGEND

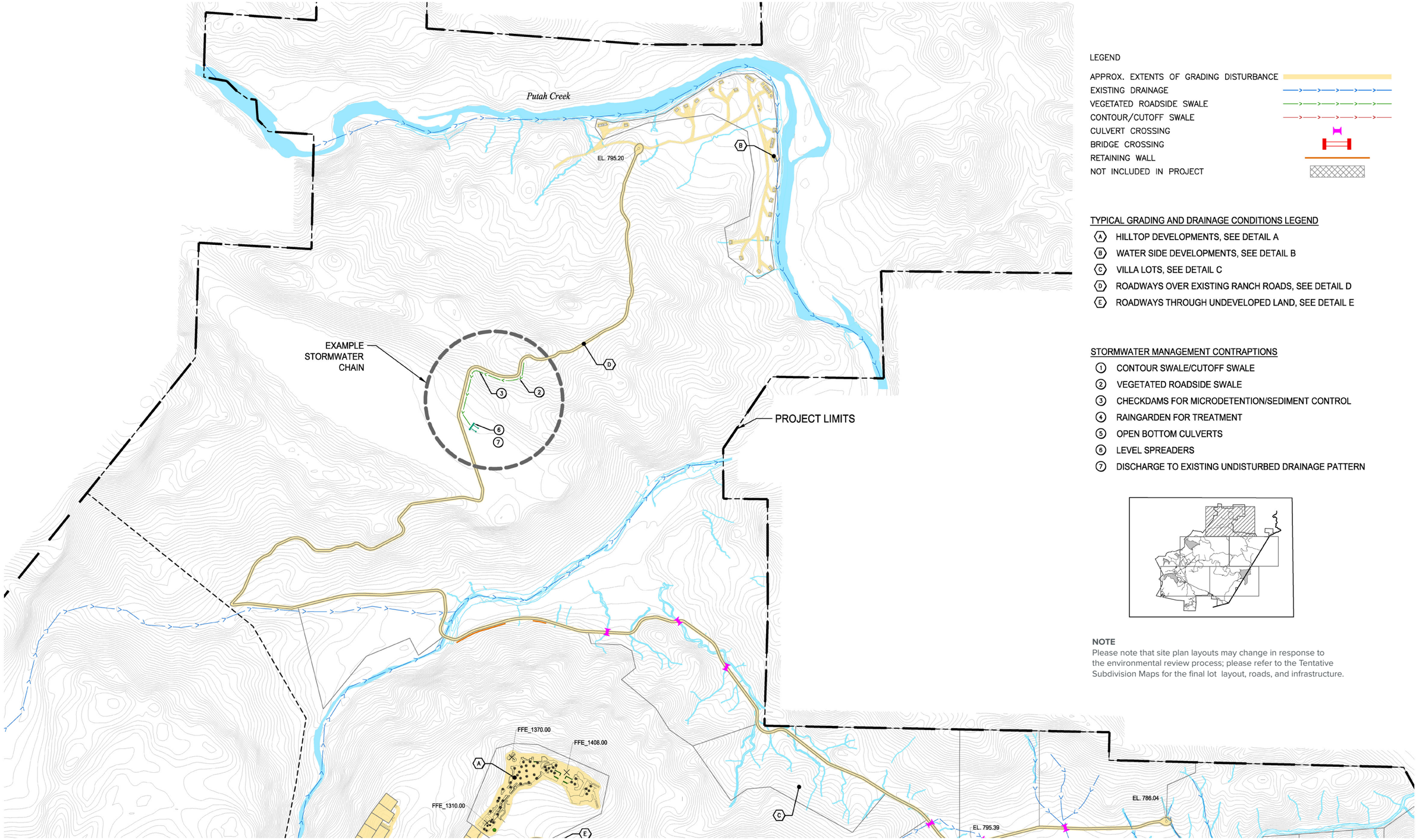
- (A) HILLTOP DEVELOPMENTS, SEE DETAIL A
- (B) WATER SIDE DEVELOPMENTS, SEE DETAIL B
- (C) VILLA LOTS, SEE DETAIL C
- (D) ROADWAYS OVER EXISTING RANCH ROADS, SEE DETAIL D
- (E) ROADWAYS THROUGH UNDEVELOPED LAND, SEE DETAIL E

STORMWATER MANAGEMENT CONTRAPTIONS

- (1) CONTOUR SWALE/CUTOFF SWALE
- (2) VEGETATED ROADSIDE SWALE
- (3) CHECKDAMS FOR MICRODETENTION/SEDIMENT CONTROL
- (4) RAINGARDEN FOR TREATMENT
- (5) OPEN BOTTOM CULVERTS
- (6) LEVEL SPREADERS
- (7) DISCHARGE TO EXISTING UNDISTURBED DRAINAGE PATTERN

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

GRADING & DRAINAGE PLAN



LEGEND

- APPROX. EXTENTS OF GRADING DISTURBANCE
- EXISTING DRAINAGE
- VEGETATED ROADSIDE SWALE
- CONTOUR/CUTOFF SWALE
- CULVERT CROSSING
- BRIDGE CROSSING
- RETAINING WALL
- NOT INCLUDED IN PROJECT

TYPICAL GRADING AND DRAINAGE CONDITIONS LEGEND

- (A) HILLTOP DEVELOPMENTS, SEE DETAIL A
- (B) WATER SIDE DEVELOPMENTS, SEE DETAIL B
- (C) VILLA LOTS, SEE DETAIL C
- (D) ROADWAYS OVER EXISTING RANCH ROADS, SEE DETAIL D
- (E) ROADWAYS THROUGH UNDEVELOPED LAND, SEE DETAIL E

STORMWATER MANAGEMENT CONTRAPTIONS

- (1) CONTOUR SWALE/CUTOFF SWALE
- (2) VEGETATED ROADSIDE SWALE
- (3) CHECKDAMS FOR MICRODETENTION/SEDIMENT CONTROL
- (4) RAINGARDEN FOR TREATMENT
- (5) OPEN BOTTOM CULVERTS
- (6) LEVEL SPREADERS
- (7) DISCHARGE TO EXISTING UNDISTURBED DRAINAGE PATTERN

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

DRY UTILITIES

The availability and delivery of public services is an essential factor to consider in any new development. However, considering the scope, location, and long-term development period, it is proposed that the majority of the infrastructure will be privately owned and managed.

As narrated by the Middletown Area Plan Special Study Area No.3, innovative development and Smart Growth techniques are the ideal fit for development within Guenoc Valley. By “low impact development” and incorporating strategies that mimic and augment natural systems, the project will enhance the landscape’s resilience and adaptability throughout all phases of development.

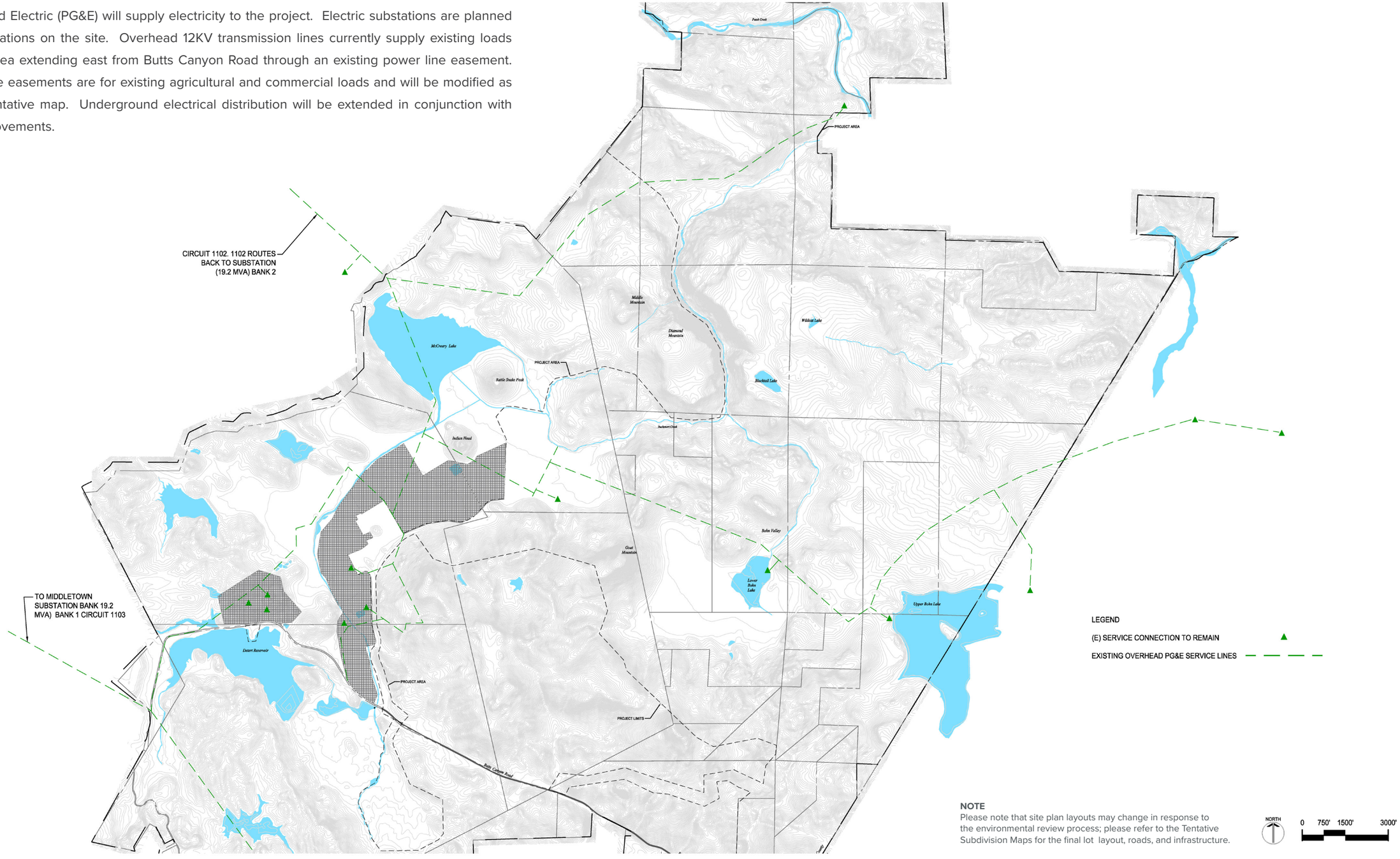
The GVD Specific Plan includes utility infrastructure required to serve the architectural clusters. Each component of the utility infrastructure system is designed to accommodate the build-out of the GVD area. Phasing of infrastructure improvements and funding obligations will be detailed in the Development Agreements. Utility infrastructure will be constructed, dedicated with public easements, as seen on the tentative subdivision map.

On and potential off-site, renewable energy generation and storage systems will be included in the development. The on-site renewables will be built in a mix of the architecture, centralized at one location on the site, and/or be clustered within developments.



DRY UTILITIES EXISTING PG&E SERVICES

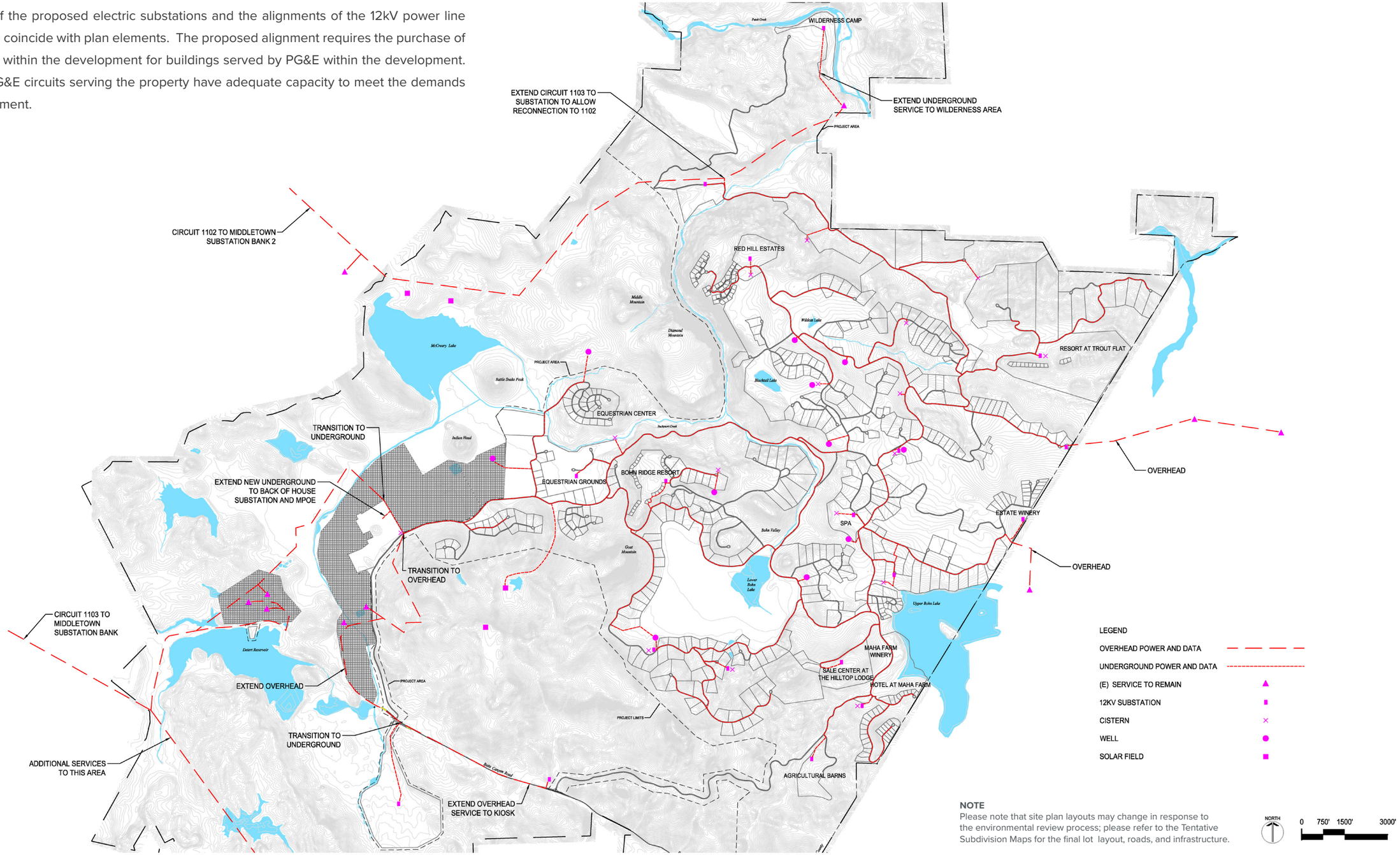
Pacific Gas and Electric (PG&E) will supply electricity to the project. Electric substations are planned at multiple locations on the site. Overhead 12KV transmission lines currently supply existing loads through the area extending east from Butts Canyon Road through an existing power line easement. The power line easements are for existing agricultural and commercial loads and will be modified as part of the tentative map. Underground electrical distribution will be extended in conjunction with roadway improvements.



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

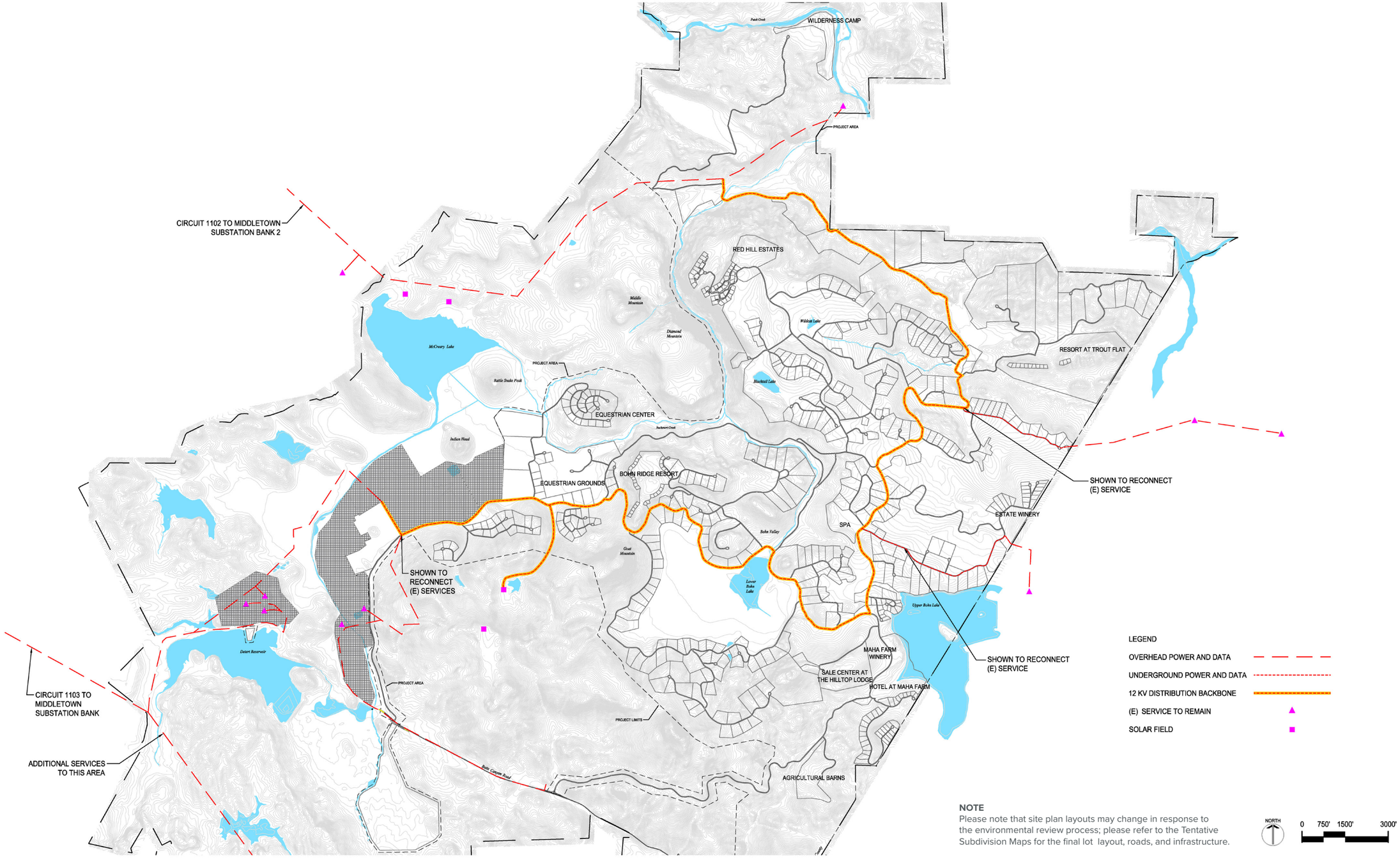
DRY UTILITIES PROPOSED 12KV DISTRIBUTION

The location of the proposed electric substations and the alignments of the 12kV power line easements will coincide with plan elements. The proposed alignment requires the purchase of PG&E facilities within the development for buildings served by PG&E within the development. The current PG&E circuits serving the property have adequate capacity to meet the demands of the development.



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

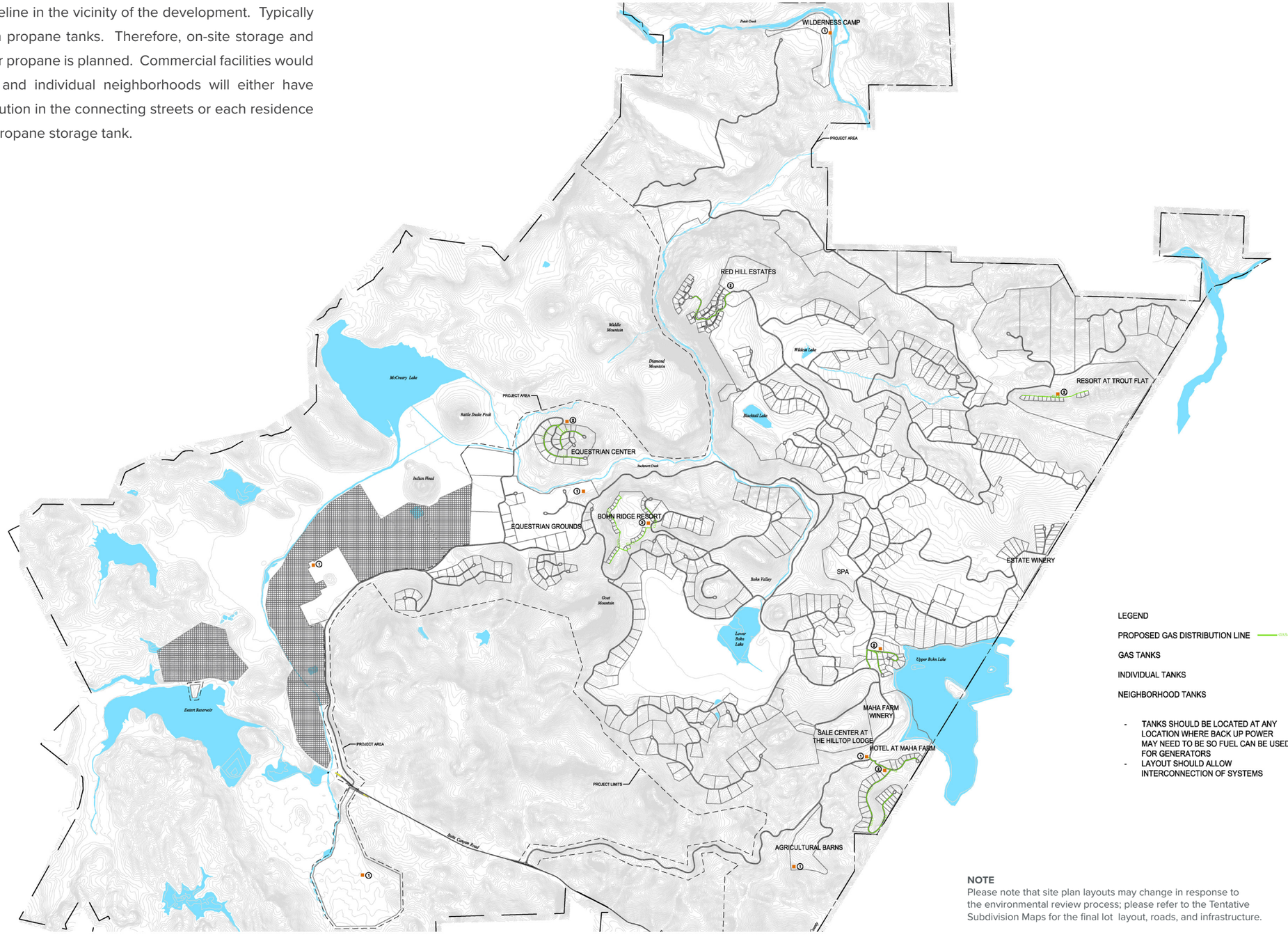
DRY UTILITIES PROPOSED 12KV UNDERGROUND BACKBONE



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

DRY UTILITIES PROPOSED GAS DISTRIBUTION

There is no natural gas pipeline in the vicinity of the development. Typically rural developments rely on propane tanks. Therefore, on-site storage and distribution of natural gas or propane is planned. Commercial facilities would have centralized facilities and individual neighborhoods will either have central facilities with distribution in the connecting streets or each residence would be provided with a propane storage tank.



LEGEND

PROPOSED GAS DISTRIBUTION LINE — GAS — GAS

GAS TANKS ■

INDIVIDUAL TANKS (1)

NEIGHBORHOOD TANKS (2)

- TANKS SHOULD BE LOCATED AT ANY LOCATION WHERE BACK UP POWER MAY NEED TO BE SO FUEL CAN BE USED FOR GENERATORS
- LAYOUT SHOULD ALLOW INTERCONNECTION OF SYSTEMS

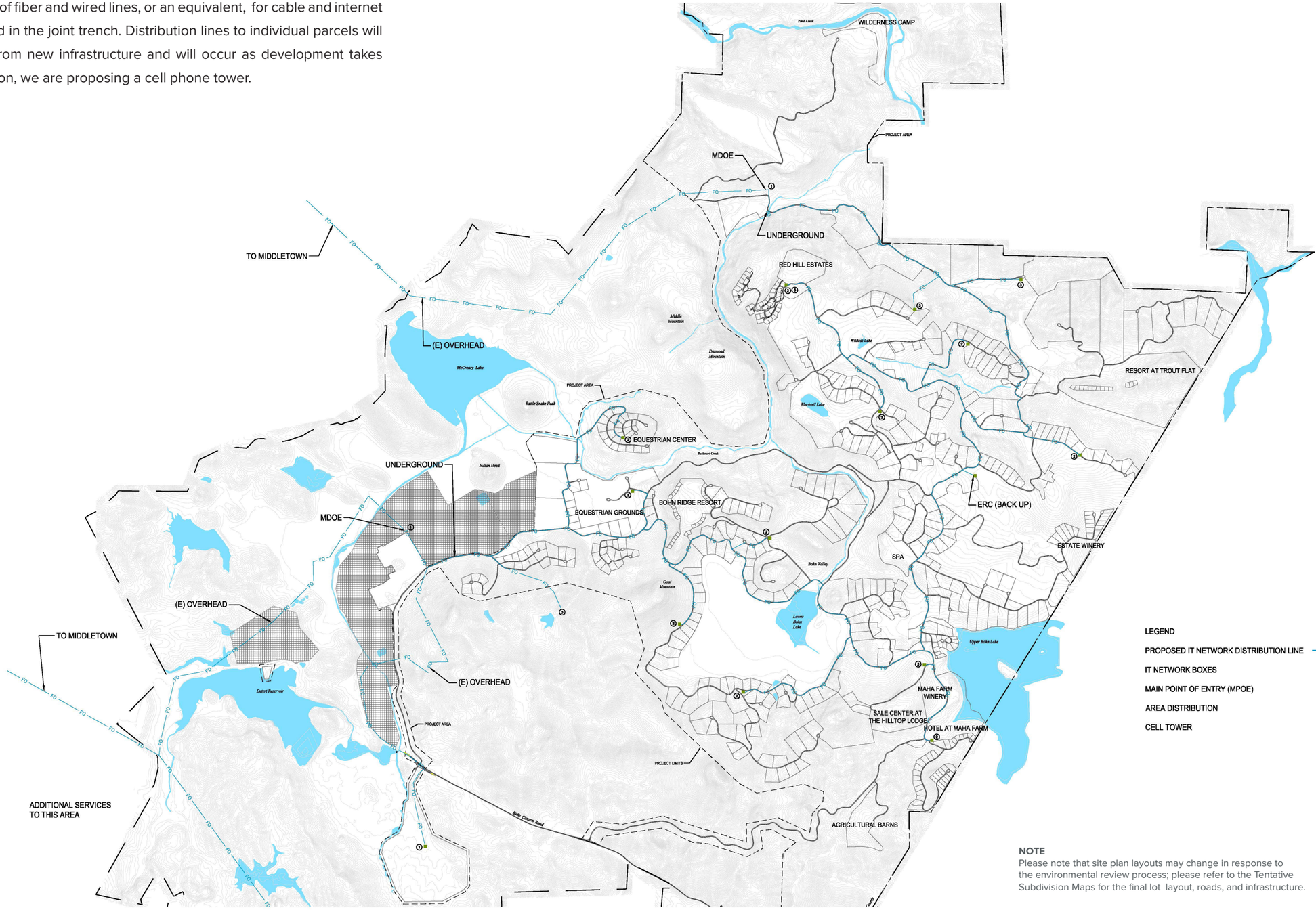
NOTE
Please note that site plan layouts may change in response to the environmental review process; please refer to the Tentative Subdivision Maps for the final lot layout, roads, and infrastructure.

NORTH

0 750' 1500' 3000'

COMMUNICATIONS PROPOSED IT NETWORK

A combination of fiber and wired lines, or an equivalent, for cable and internet will be included in the joint trench. Distribution lines to individual parcels will be extended from new infrastructure and will occur as development takes place. In addition, we are proposing a cell phone tower.



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

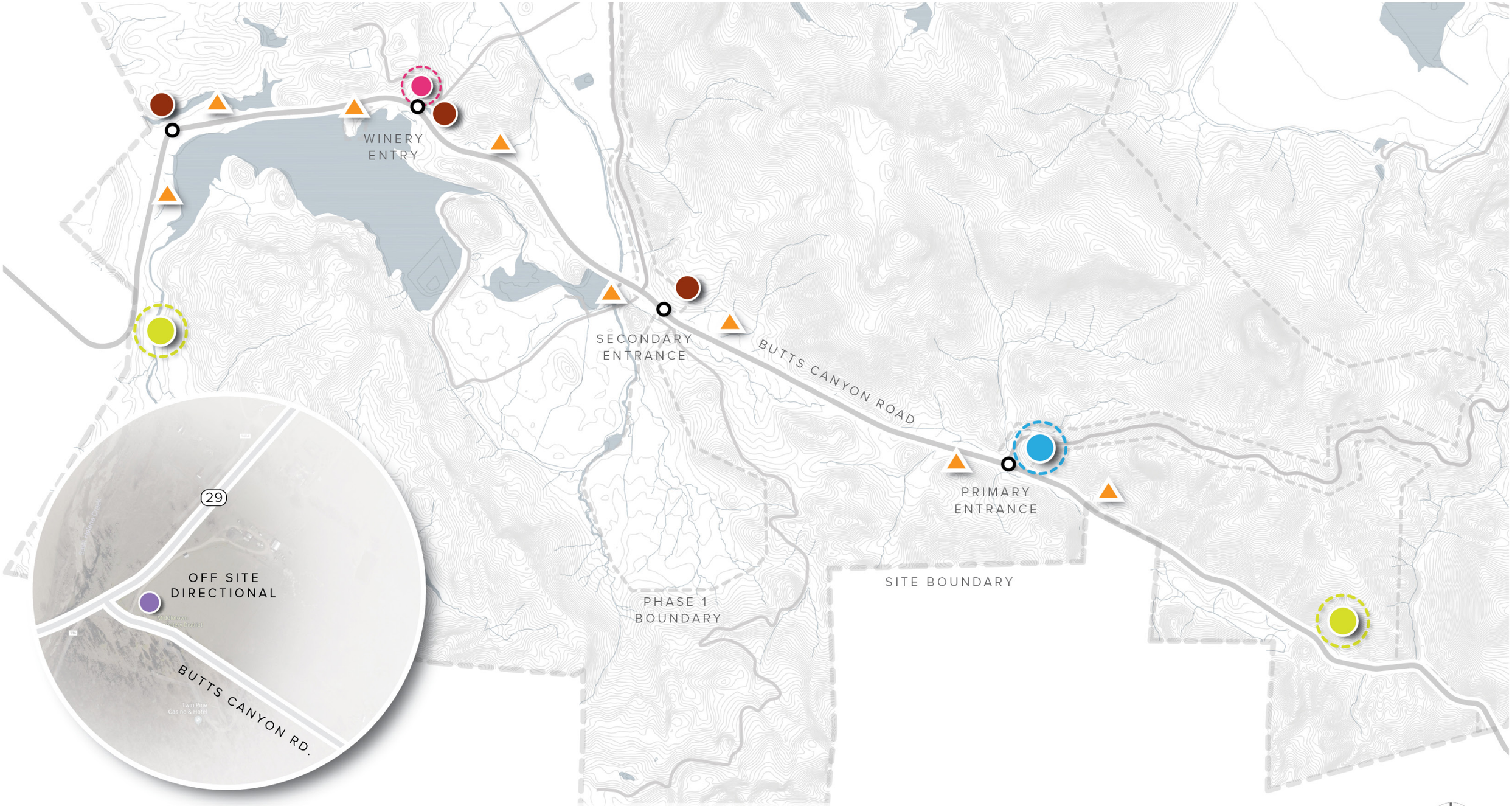
SECTION 6 PUBLIC STREETSCAPE

SIGNAGE & WAYFINDING AND FENCING

The following exhibits represent the project intentions on the aspects that are visible from the public right of way. Further detail for internal regulation of development, materials, intentions will be expanded within the Maha Design Guidelines for Guenoc Valley, forthcoming under separate cover. All fencing and signage visible to the public will adhere to the following concepts presented here.



SIGNAGE & WAYFINDING CONCEPTUAL LOCATION PLAN



A1 Primary Site Gateway

A2 Resort Guest Entry Identity

A3 Winery Identity Monument

A4 Secondary Entry Identity

A5 Vehicular Directional

A6 Off Site Directional

A7 Site Access Poin / Gate

Public Path

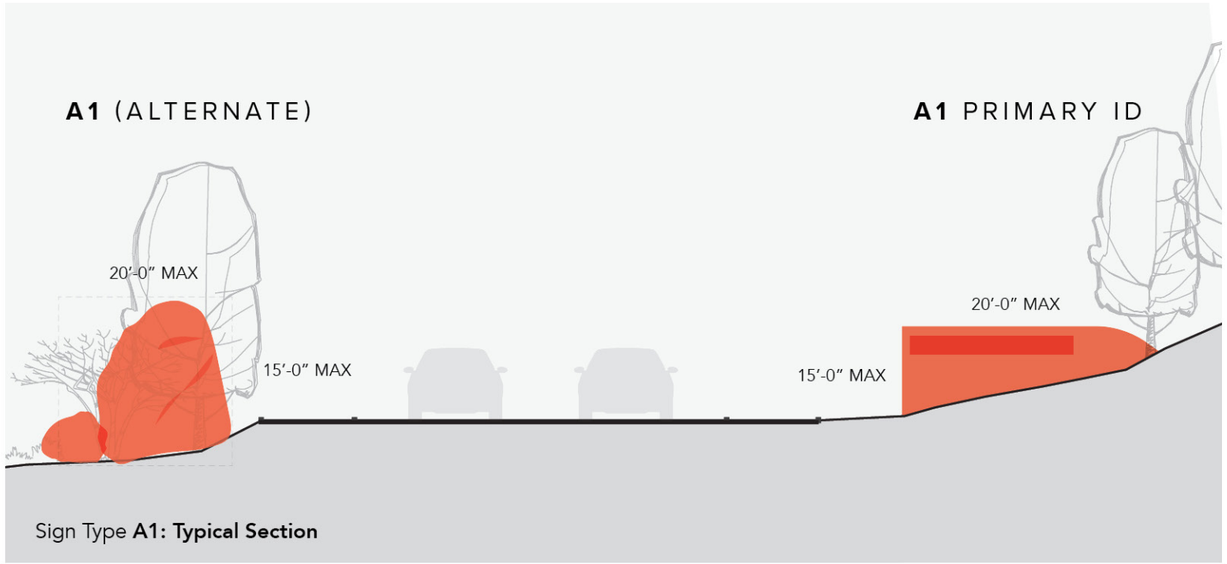
NOTE
Please note that site plan layouts may change in response to the environmental review process; please refer to the Tentative Subdivision Maps for the final lot layout, roads, and

0' 750' 1500' 3000'

SIGNAGE & WAYFINDING SIGN SCHEDULE

SIGNAGE & WAYFINDING								CODE CONSIDERATIONS*	
Sign Type	**Name**	**Qty**	**Location**	**Max sqft**	**Max Dimensions**	**Illumination**	**Messaging**	**Applicable Code**	**Variance from Code**
A1	Primary Site Entry Monument Sign / Sculpture	2	Site boundaries along Butts Canyon Road	200 SqFt	Height: 10'-0" Width: 20'-0 Letter / Logo Height: Sculptural: 6'-0" Non-Sculptural: 3'-0"	Internal or External	Project Logo only.	**ZONING ARTICLE 45.12: (f)** A free-standing sign shall not exceed a height of twenty-five (25) feet at the front property line. This height may be increased to a maximum of thirty-five (35) feet by providing one (1) foot of setback for each additional foot in height.	No variance from code.
A2	Resort Guest Entry	1	Primary Guest Entrance to Resort	200 SqFt	Height: 10'-0" Width: 20'-0 Letter / Logo Height: Logo: 24" Address: 6"	Internal or External	Project Logo & Address only.	**ZONING ARTICLE 45.12: (f)** A free-standing sign shall not exceed a height of twenty-five (25) feet at the front property line. This height may be increased to a maximum of thirty-five (35) feet by providing one (1) foot of setback for each additional foot in height.	No variance from code.
A3	Winery Identity	1	Adjacent to Winery Entrance	TBD	Height: TBD Width: TBD Letter / Logo Height: Logo: 18" Address: 6"	Internal or External	Winery Logo & Address only.	**ZONING ARTICLE 45.12: (f)** A free-standing sign shall not exceed a height of twenty-five (25) feet at the front property line. This height may be increased to a maximum of thirty-five (35) feet by providing one (1) foot of setback for each additional foot in height.	As built conditions to remain. If new design is implemented, new sign must comply with code.
A4	Secondary Entry Identity	3	Adjacent to Secondary Entrances	36 SqFt	Height: 6'-0" Width: 6'-0 Letter / Logo Height: Logo: 18" Copy / Address: 6"	Internal or External	Project Logo, address, and / or directional copy & arrows.	**ZONING ARTICLE 45.12: (f)** A free-standing sign shall not exceed a height of twenty-five (25) feet at the front property line. This height may be increased to a maximum of thirty-five (35) feet by providing one (1) foot of setback for each additional foot in height.	No variance from code.
A5	Vehicular Directional	8	Precedes vehicular decision making points	24 SqFt	Height: 6'-0" Width: 4'-0 Directional Copy: 6" max.	Internal or External	Directional copy & arrows only.	**ZONING ARTICLE 45.12: (f)** A free-standing sign shall not exceed a height of twenty-five (25) feet at the front property line. This height may be increased to a maximum of thirty-five (35) feet by providing one (1) foot of setback for each additional foot in height.	No variance from code.
A6	Off Site Identity / Directional	1	Corner of Butts Canyon Road & Highway 29	100 SqFt	Height: 10'-0" Width: 10'-0 Letter / Logo Height: Logo: 18" Copy / Address: 8"	Internal or External	Project Logo and / or directional copy & arrows.	**ZONING ARTICLE 45 21-45.21:** One (1) outdoor advertising and off-site sign no larger than thirty-two (32) square feet in total surface area per face is permitted per lot in all districts except the "R1" and "O" base zoning districts and "SC" combining district. Temporary real estate signs not exceeding thirty-two (32) square feet are permitted in any district.	Proposed sign exceeds maximum Square Footage allowed, per Article 45.
A7	Entry Gate	4 (TBD)	50'-0"± from Butts Canyon Rd. at Primary Guest Entrance to Resort.	TBD	Height: 15'-0" Width: TBD Letter / Logo Height: Logo: 24" max. Copy / Address: 6" max.	External or Ambient	Project Logo and / or address.	TBD	TBD
	**** TOTAL QUANTITY:**	**16**	**** TOTAL SIGN AREA:**	**1,281 SqFt**				**ZONING ARTICLE 45 21-45.12: (a)** The total area of signing shall not exceed one (1) square foot in area for each linear foot of street or occupancy and lake frontage [...]. Lake frontage shall be used only in calculating sign areas for lake-oriented signs. All signs may be illuminated. **(e)** Notwithstanding any other provision of this section, for each individual occupancy, the total area of signs shall not exceed four hundred (400) square feet in area.	Proposed total sign area exceeds maximum total area of signs per Zoning Article 45.

* **CODE SECTIONS CONSIDERED: Zoning Article 45**
** **A7 Entry Gate not included in total quantity & total sign area.**



Sign Type **A1: Typical Section**

A1 PRIMARY SITE ENTRY

Height	15'-0" max
Width	20'-0" max
Area (SqFt)	200 SqFt max
Logo / Copy Ht.	Sculptural: 6'-0" max Non Sculptural: 3'-0" max
Quantity	2
Illumination	Internal or External



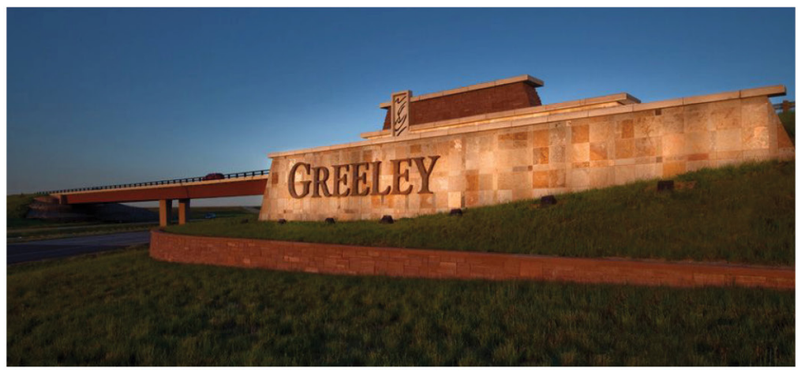
The Primary Site Entry signage acts as a welcoming identification for guests arriving to the site. Larger in scale, this project monumentation along Butts Canyon Road demarcates the project boundaries. These signs are the lead element in the hierarchy of graphics on site. Sign locations, that optimize visibility and impact, will be integrated into the roadway landscaping and topography. Materials, illumination, and other design details will relate directly to the brand vision and site architecture. A sculptural art program may also act as a series of landmarks, elevating the location and inviting the community to come enjoy.













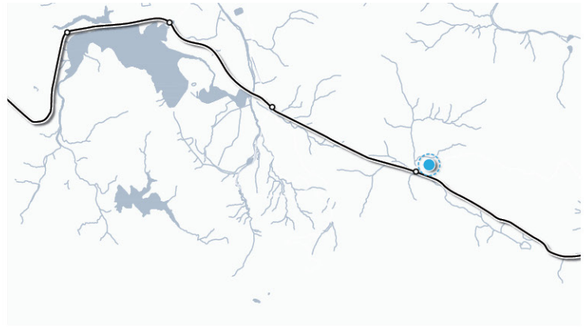
SIGNAGE & WAYFINDING RESORT ENTRY IDENTITY CONCEPTS



Sign Type **A2: Typical Section**

A2 RESORT GUEST ENTRY IDENTITY

Height	10'-0" max
Width	20'-0" max
Area (SqFt)	200 SqFt max
Logo / Copy Ht.	Logo: 24" max Address: 6" max
Quantity	1
Illumination	Internal or External



The Resort Guest Entry Identity sign is located at the main guest entry on Butts Canyon Road. This sign establishes a "sense of arrival" and clearly communicates the project identity and address, while establishing an expectation of quality.

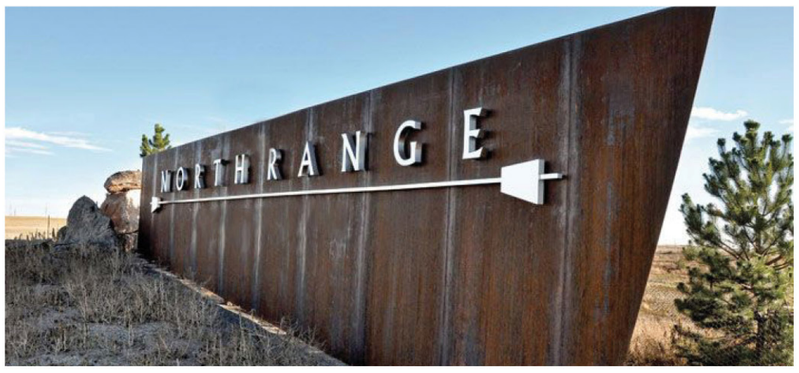


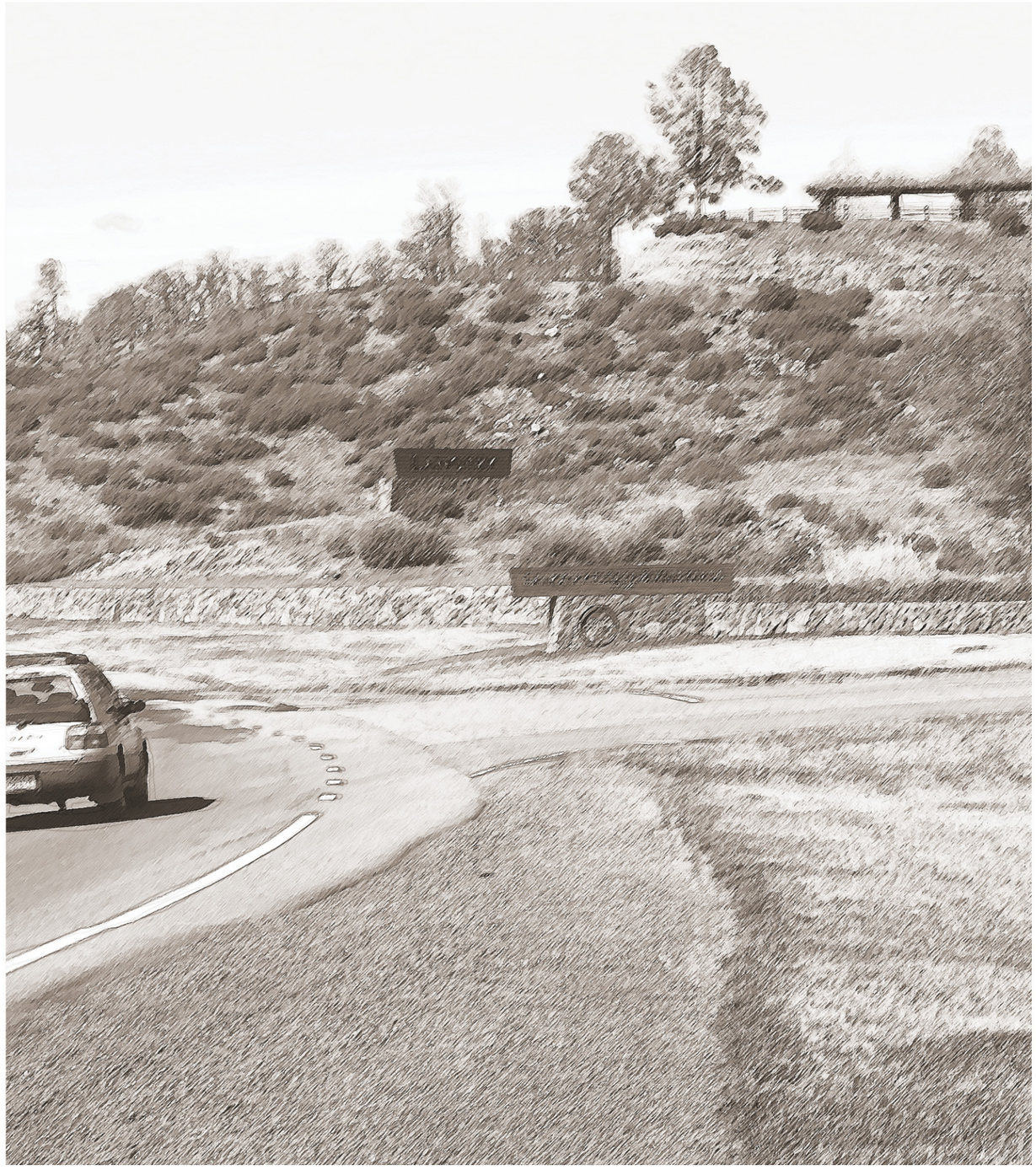






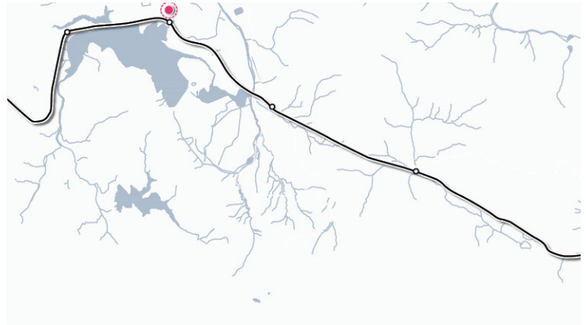






A3 WINERY ENTRY IDENTITY (EXISTING TO REMAIN)

Height	TBD
Width	TBD
Area (SqFt)	TBD
Logo / Copy Ht.	Logo: 18” max Address: 6” max
Quantity	1
Illumination	Internal or External



The existing Langtry Estate & Vineyards signage vocabulary is specific to the Langtry Estate and may differentiate the Vineyard as it’s own entity within the broader Maha resort.

Project ownership to confirm, existing signage to remain, or signage will be redesigned consistent with the design vocabulary used throughout the Maha site signage.







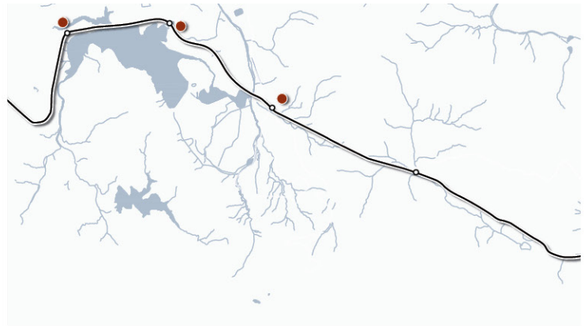




Sign Type **A4: Typical Section**

A4 SECONDARY ENTRY IDENTITY

Height	6'-0" max
Width	6'-0" max
Area (SqFt)	36 SqFt max
Logo / Copy Ht.	Logo: 18" max Copy / Address: 6" max
Quantity	3
Illumination	Internal or External



The Secondary Entry Identity is located at the alternate entrances to the resort property. It is understated when compared to the Primary Guest entrance and its primary function is to direct residents, deliveries, and staff to the proper points of entry.















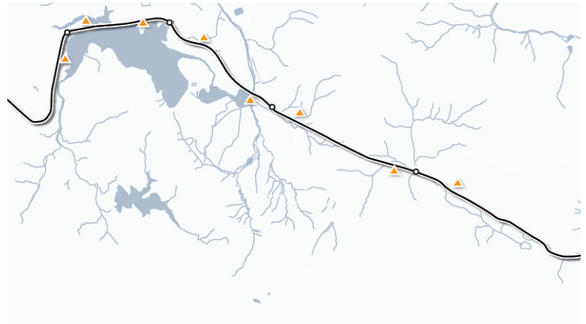
SIGNAGE & WAYFINDING VEHICULAR DIRECTIONAL CONCEPTS



Sign Type **A5: Typical Section**

A5 VEHICULAR DIRECTIONAL

Height	6'-0" max
Width	4'-0" max
Area (SqFt)	24 SqFt max
Logo / Copy Ht.	Directional Copy: 6" max
Quantity	8
Illumination	Internal or External



The Vehicular Directional sign facilitates movement throughout the site by connecting important points along the primary path of arrival. Sign locations will anticipate decision making points, insuring that guests can read and have time to respond while driving. Strong legibility will be achieved through high contrast letter forms and appropriately sized text and arrows for the speed of travel along Butts Canyon Road.









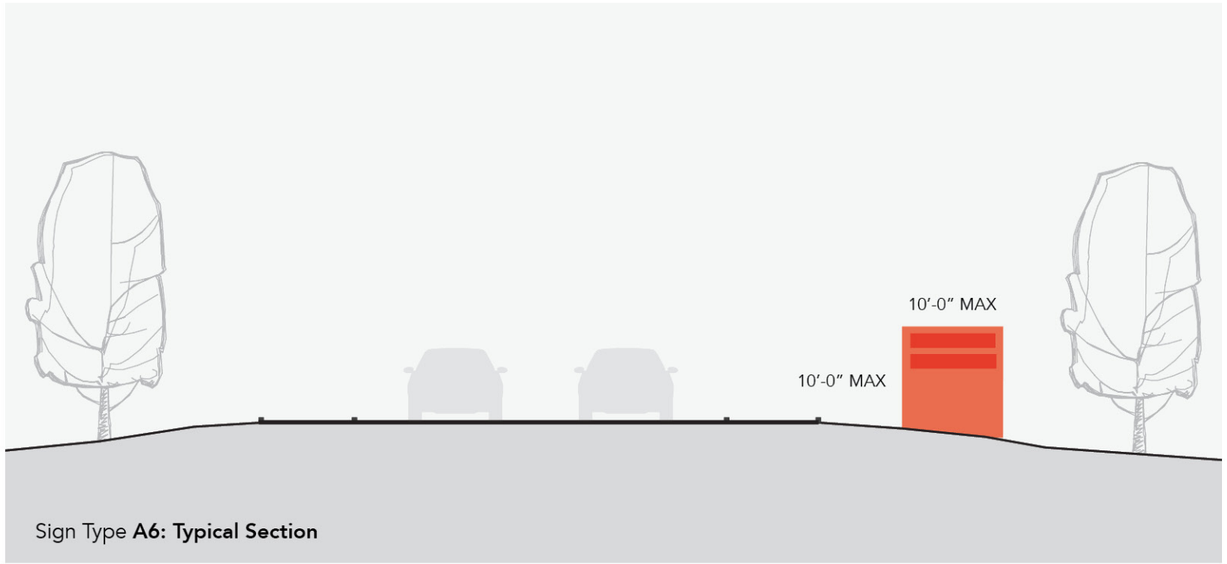








SIGNAGE & WAYFINDING POTENTIAL OFF SITE DIRECTIONAL CONCEPTS



Sign Type **A6: Typical Section**

A6 OFF SITE DIRECTIONAL IDENTITY

Height	10’-0” max
Width	10’-0” max
Area (SqFt)	100 SqFt max
Logo / Copy Ht.	Logo: 18” max Directional Copy: 8” max
Quantity	1
Illumination	Internal or External



The Off Site Directional Identity acts as a welcoming signal for guests arriving to site. The primary purpose of this sign is to direct guests down Butts Canyon Road towards the resort entries. Larger in scale, this project identification and directional signage sits at the intersection of Butts Canyon Road and Highway 29.





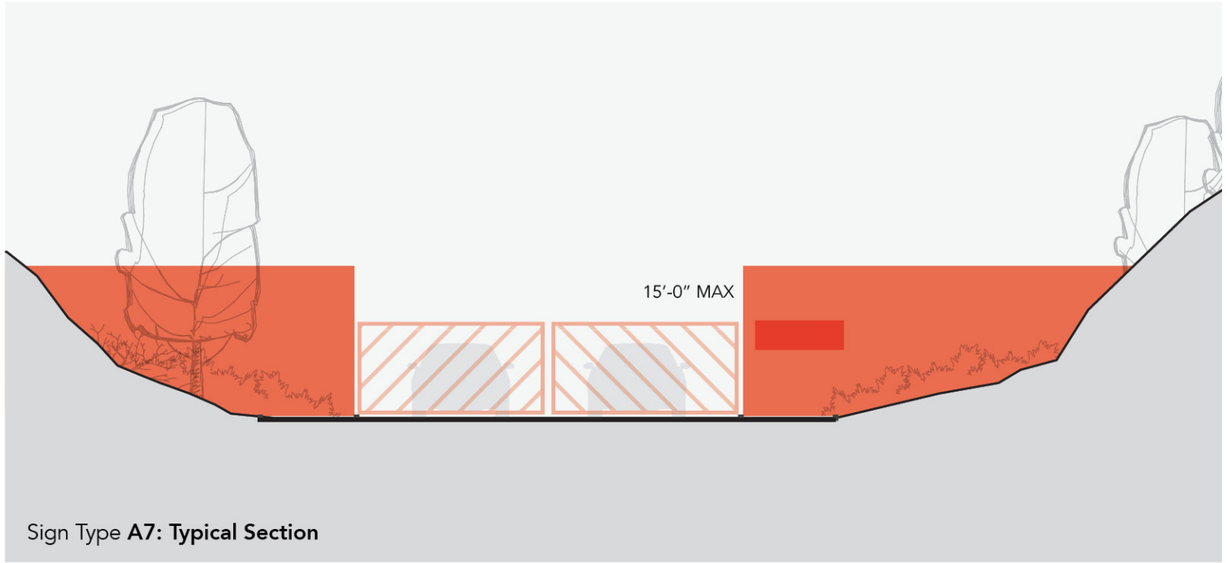








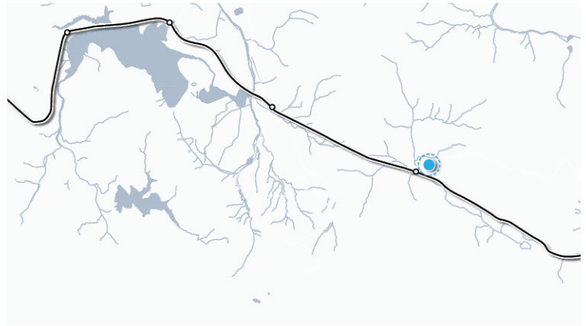
SIGNAGE & WAYFINDING RESORT ENTRY GATE CONCEPT



Sign Type **A7: Typical Section**

A7 RESORT GUEST ENTRY GATE

Height	15’-0” max
Width	TBD
Area (SqFt)	TBD
Logo / Copy Ht.	Logo: 24” max Address: 6” max
Quantity	1
Illumination	Internal or External



The Resort Entry Gate is located approximately 50’-0” from Butts Canyon Road at the main site entry. This gate establishes a “sense of arrival” and clearly communicates the project entry and complies with the code for a gated entry on private roads.

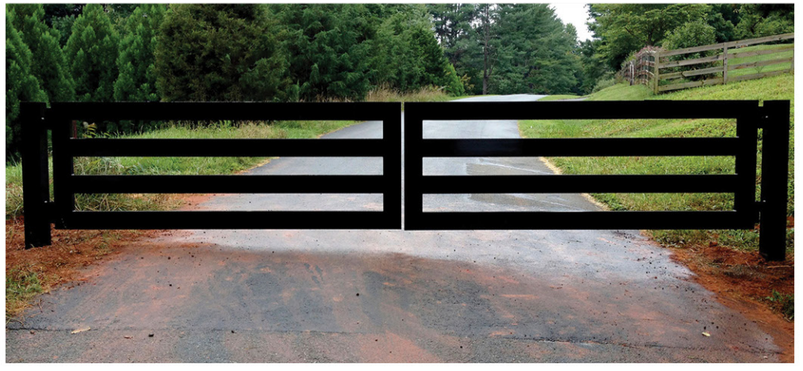




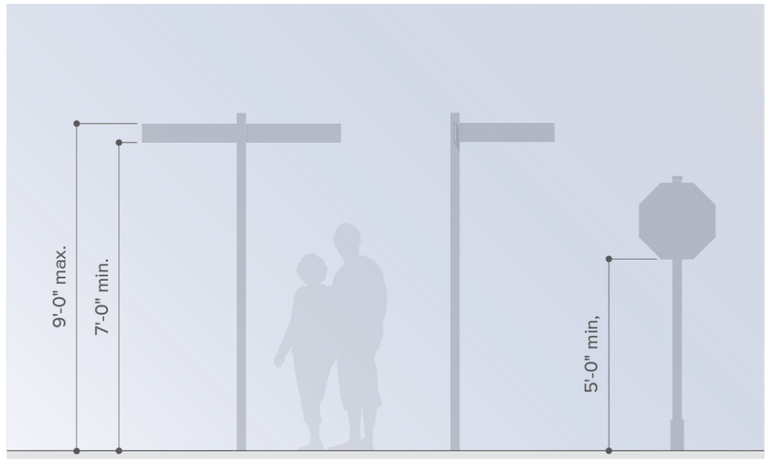








SIGNAGE & WAYFINDING REGULATORY & MISC. SIGNAGE CONCEPTS



STREET SIGNS & REGULATORY

Street name and regulatory signs may be posted at intersections, and are usually perpendicularly oriented pairs identifying each of the crossing streets. Public streets must follow design requirements per city code.



MILE MARKERS & FIRE SAFETY

Mile Markers and Fire Safety signs will be posted as required per local code. These signs will be designed to fit within the overall brand vocabulary and are intended to assist motorists, pedestrians, and the Fire Authority.













FENCING CURRENT LOCATION & STYLE



EXISTING STONE FENCE



EXISTING WHITE FENCE



EXISTING WIRE FENCE

EXISTING STONE FENCE

WINERY ENTRY

SECONDARY ENTRANCE

BUTTS CANYON ROAD

PRIMARY ENTRANCE

SITE BOUNDARY

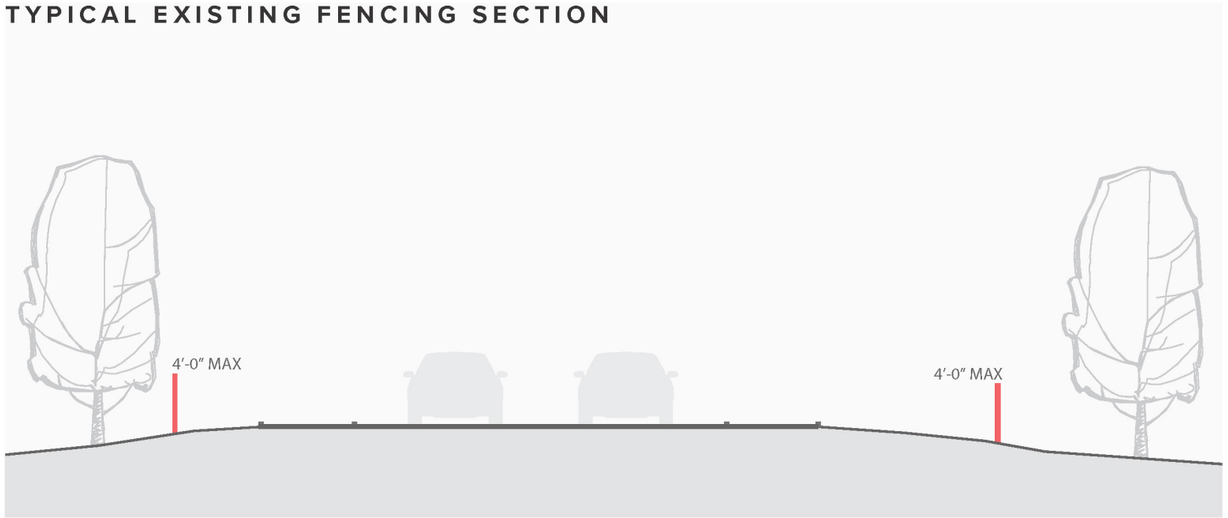
PHASE 1 BOUNDARY

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

0' 750' 1500' 3000'

FENCING POTENTIAL FENCE TYPES VISIBLE FROM THE PUBLIC STREETSCAPE

TYPICAL EXISTING FENCING SECTION



EXISTING AND POTENTIAL FENCING CONDTION

Three types of fence are currently visible along Butts Canyon Road within the project site: white fencing, wire fencing, and stone fencing. These fence edges currently offer a distinct demarcation of the project site.

These fences may remain or eventually be replaced by three potential fence types: post and rail fencing, wire fencing, and stone and landscape edging. Any fence replacement will be maximum 4 feet tall, which follows standards set by Lake County's Fences, Hedges and Walls code. Potential new fence locations and styles will be closely integrated with the existing landscape and topography along Butts Canyon Road. Any introduced changes to fencing will improve site identity for passerbys and the arrival experience for guests.

POTENTIAL FENCE TYPES VISIBLE FROM THE PUBLIC STREETSCAPE

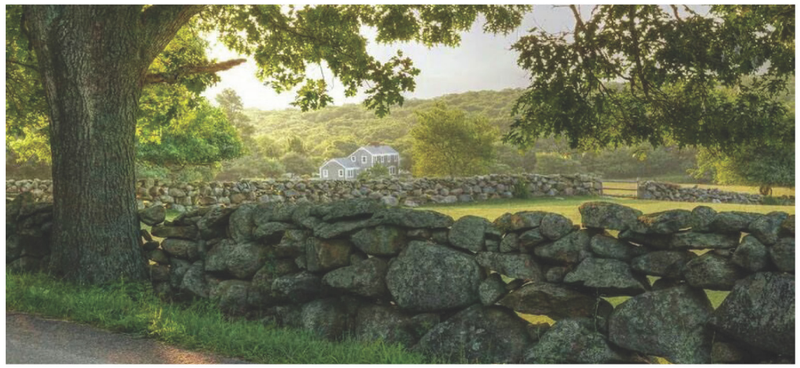
POST AND RAIL FENCING



WIRE FENCING



STONE & LANDSCAPE EDGE









PROJECT TEAM ACKNOWLEDGEMENTS

OWNERSHIP REPRESENTATIVE AND APPLICANT

Lotusland Investment Holdings, Inc.

DEVELOPMENT TEAM

Maha Developments
Jonathan Breene, Director
Chris Meredith, Director
Nick Fung, Director
Garry Hastings, Director
Kevin Case, Development Manager
Hal Thannisch, Development Manager
Florent Gateau, Operations

ENTITLEMENT MANAGER

Palisades Land Use
Kirsty Shelton, MS, AICP, LEED AP Principal Planner
Rachel Lenihan, Associate Planner

LEGAL

Farella Braun + Martel LLP
Katherine Philippakis, Esq.

GUENOC RANCH MANAGEMENT

Randy Sternberg, Vice President
Tiffani Moore, Administrative Manager

CIVIL ENGINEERS

Sherwood Engineers
Cody Anderson, PE Principal
Mike Hastings, PE Project Manager
Will Weddig, Project Engineer
Armeen Rassouli, Design Engineer

WATER AND WASTEWATER ENGINEERING

Fall Creek Engineering
Peter Haase, M.S., P.E., Principal Engineer
Janice Westlake, P.E., Senior Associate Engineer

ELECTRICAL ENGINEERING

Axiom Engineers
Ray Cole, Principal President CEO
Jay Kohler, P.E., Principal
Adam Bayer, P.E., Principal

ARCHITECTS

Backen & Gillam
Howard Backen, Principal
Marta Alabau, Architect & Director of Operations
Kyle Busald, Architect
Laura Riggs, Architect
Jolanta Gorecki, Architect

Bunnag Architects
Lek Bunnag, Founder & Managing Director
Louisa Bunnag, Co-founder & Executive Director

Design Realization
Ed Tuttle, Principal Architect
Leonie Delussanet, Architect
Jean Cadillac, Architect

Denniston International
Jean-Michel Gathy, Principal Architect
David Ogilby, Master Planner and Design Architect

Figueras Design Group (FDG)
Ignacio Figueras, Partner
Juan Ignacio Ramos, Partner
Ignacio Ramos, Partner

Kerry Hill Architects
Kerry Hill, Principal Architect
Justin Hill, Director
Bernard Lee, Director

Renaissance Golf Design
Tom Doak, Golf Course Architect

Verse Design LA
Paul R. Tang, Principals
Courtenay Bauer, Principals
Chris Oladapo, Senior Designer
Marailiana Ramos, Senior Associate

Tented Camp Area Designer
Jan Kortland, Designer

LANDSCAPE ARCHITECTS

Horizon and Atmosphere Landscape Co. Ltd.
Henry Lu, Principal
Hanni Tang, Landscape Architect

Prunuske Chatham, Inc.
Maggie Jensen, Landscape Architect
Mike Jensen, Landscape Architect

SWA
Joe Runco, Managing Principal
Hui-Li Lee, Principal
Emily Schlickman, Associate
Alison Ecker, Designer
Xiaoyin Kuang, Designer

SIGNAGE AND WAYFINDING

RSM Design
Martin E Schwarts, Principal
Aaron Ferber, Associate

FARMING CONSULTANT

LIFT Economy
Erin Axelrod, Partner/worker-owner
Logan Yonavjak, Specialist

ARTISTIC RENDERING

Tom McClure

GRAPHIC DESIGNERS

MRKT
Ben Coppelman, Director
Nicole Hitchins, Graphic Designer