

APPENDIX OSPP

AMENDMENT TO OPEN SPACE PRESERVATION PLAN



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GUENOC VALLEY RANCH

FEBRUARY 2020

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1.0 INTRODUCTION

The 2008 Open Space Preservation Plan (2008 OSP) addressed impacts related to the 2009 Water Rights Modification Project within the 24,000-acre Guenoc Valley Ranch (Ranch) (**Figure 1** and **Figure 2**). The Guenoc Valley District (GVD) is a proposed rezoning and planned development project located within the approximately 16,000-acre boundary portion of the Ranch exclusively within Lake County (Guenoc Valley Site). The first phase of development includes luxury resorts and a master-planned residential community to be sited in clusters (Phase 1), and future phases of development would result in similar design within the GVD (Proposed Project). The GVD incorporates low impact designs that prioritize large residential parcels with low density and clustered development, preserving surrounding open space and agricultural cultivation.

This amendment to the 2008 OSP addresses the portion of the Proposed Project that impacts the Open Space Preservation Area. This amendment identifies methods of alternate preservation of acreage, and presents an analysis on habitat quality and sensitivity to ensure that proposed preservation areas satisfy the goals outlined in **Section 2.1**.

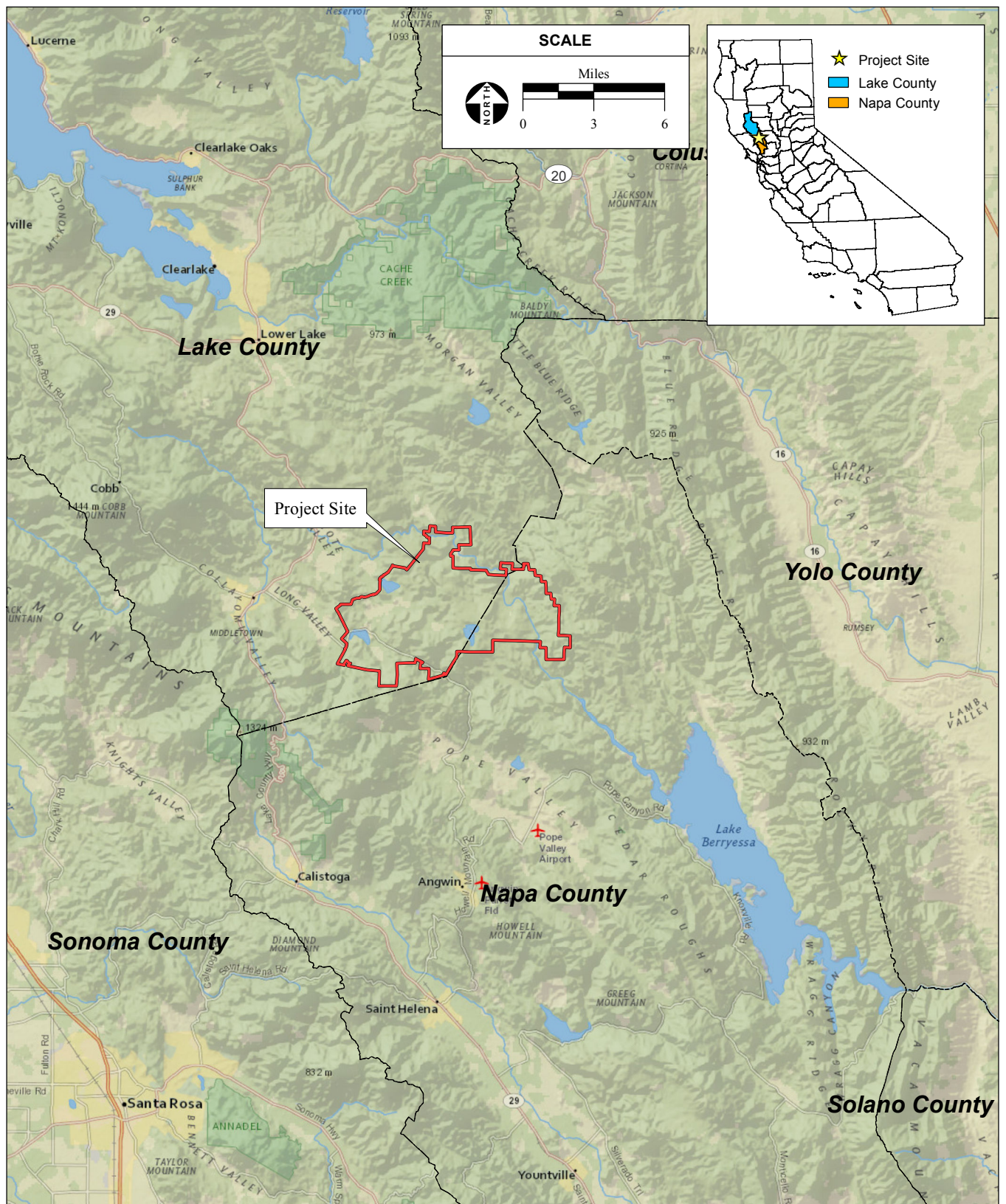
1.1 PROJECT LOCATION

The Ranch is located at the border of Lake County and Napa County, CA (**Figure 1** and **Figure 2**). The Study Area consists of the area of impact that falls within the Phase 1 development footprint of the Ranch. Long Valley and Coyote Valley occur to the west of the Ranch, and the Cedar Mountains occur to the north. Terrain varies from areas of level valley to areas of steep, rocky terrain. Several vegetative communities occur within the Ranch including agriculture, annual grassland, oak woodland, pine-oak woodland, cypress forest, mixed conifer forest, and chaparral. Aquatic habitats include ephemeral drainages, perennial streams, seasonal wetlands, groundwater seeps, freshwater marsh, and manmade ponds and reservoirs. Climate of the area consists of hot dry summers and cool, moist winters. Annual precipitation averages approximately 44.1 inches, with zero to insignificant snowfall (WRCC, 2016).

1.2 PROJECT DESCRIPTION

Development plans for Phase 1 of the Proposed Project are comprised of multiple resort communities including residential plots, hotels, an equestrian center, golf course, and other recreational attractions and associated roadways and supporting facilities. The Proposed Project would result in the development of seven resort communities described in the Specific Plan of Development (SPOD; MAHA, 2019), further summarized below.

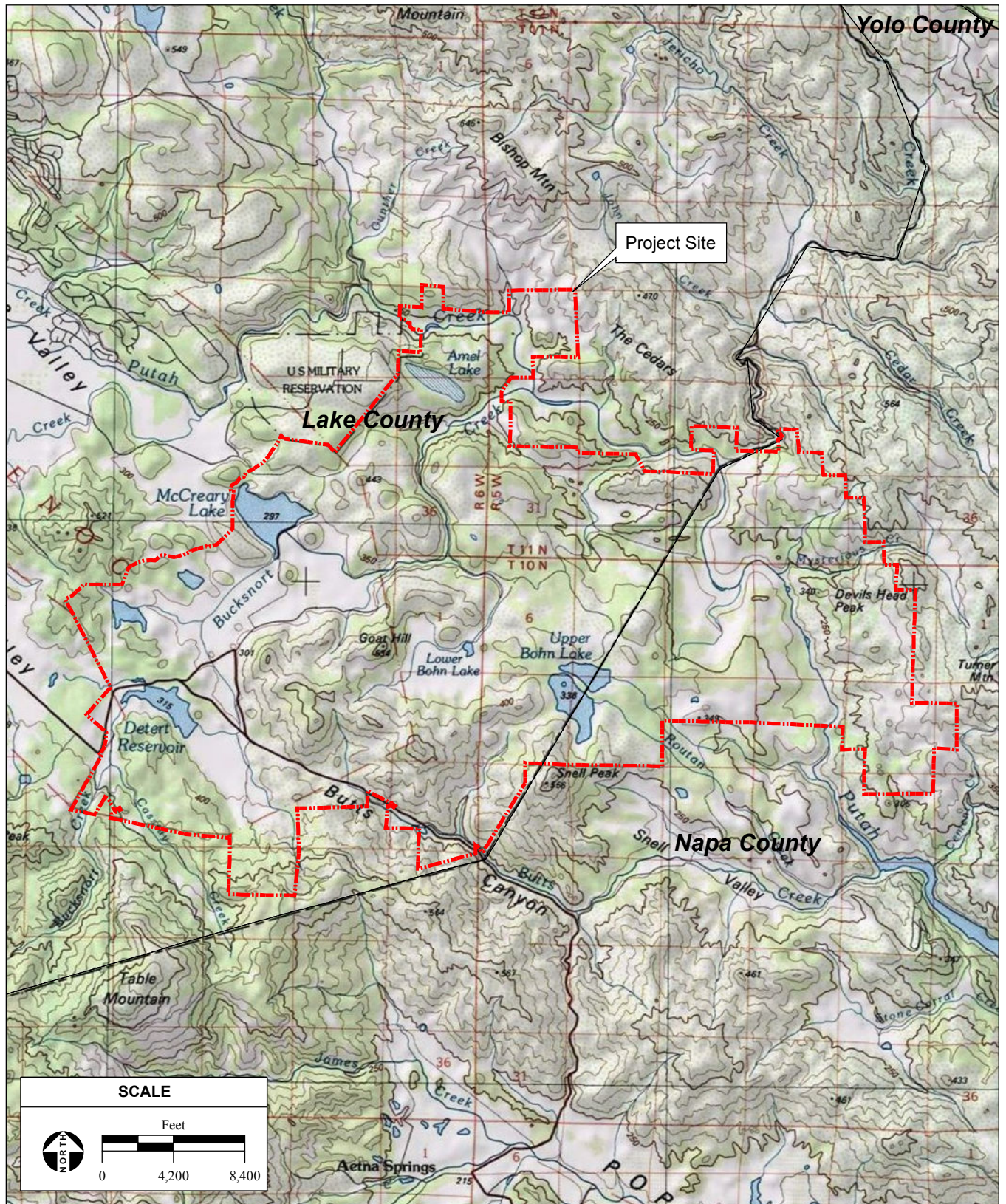
1. Bohn Ridge Resort Community: This community consists of the Bohn Ridge hotel and surrounding residential parcels.
2. Equestrian Center Community: This community includes a clubhouse, stables, paddocks, manmade lake, and several riding arenas and polo fields. Residential parcels will also be located within this community.
3. Maha Farm Community: This community is designed around the existing agricultural history of the Ranch by establishing residential parcels with potential for vineyard or other agricultural development. Maha Farms also includes sales centers, a hotel, wineries, barns, and other supporting infrastructure.
4. Red Hills Estates Community: This community includes the Red Hill hotel, residential parcels, and an 18-hole golf course with clubhouse.



SOURCE: NatGeo 2017; AES, 7/30/2019

Guenoc Ranch Open Space Preservation Plan / 217520 ■

Figure 1
Regional Location



SOURCE: "Middletown, CA" & "Jericho Valley, CA" & "Knoxville, CA" & "Detert Reservoir, CA" & "Aetna Springs, CA" & "Walter Springs, CA" USGS 7.5 Minute Topographic Quadrangles; T10N R5W & T10N R6W & T11N R5W & T11N R6W; Sections 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 18, 19, 22, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, and Unsectioned Areas of Middletown, Jericho Valley, Detert Reservoir, and Aetna Springs, Mt. Diablo Baseline & Meridian; ESRI 2019; AES, 11/19/2019

Guenoc Ranch Open Space Preservation Plan / 217520 ■

Figure 2
Site and Vicinity

5. Spa Community: This community consists of a few residential parcels, a walking path, and the main spa building.
6. Resort at Trout Flat Community: This community includes residential parcels, resort cottages, and a hotel.
7. Camping Area: This area includes semi-permanent tent structures to provide short-term guests with high-end “glamping” recreational opportunities that are set back from the larger resort communities.

These communities plus supporting infrastructure and workforce housing are included within the Proposed Project. A map outlining the different resort communities within the project site is included in **Figure 3**. Phase 1 of the Proposed Project will result in multiple hotels, resort residential units adjacent to hotels, residential estate villa units, and workforce housing units. Future phases of development are anticipated to include additional hotel units, resort residential units, residential estate units, and additional supporting workforce housing units. Phase 1 and future phases of development will occur within Lake County.

1.3 PROJECT IMPACTS

Open space and contiguous habitat provide important ecological services to plants and wildlife. Dedicated open space allows for plant and animal dispersion, conservation of ecosystem services, and preservation of high-quality habitat. **Table 1** provides a summary of potential project impacts to the existing OSPP area. The existing open space preservation area is outlined in **Figure 4**. Impacts were calculated based on where proposed development areas overlapped with the existing Open Space shown in **Figure 4**.

RESORT COMMUNITIES/PLANNING AREAS

- Bohn Ridge Resort Community
- Equestrian Center & Lodge Community
- Maha Farm Community
- Red Hill Resort Community
- Resort at Trout Flat Community
- Spa & Wellness Community
- Tent Camp Area
- Guenoc Valley District Accessory Use Planning Areas

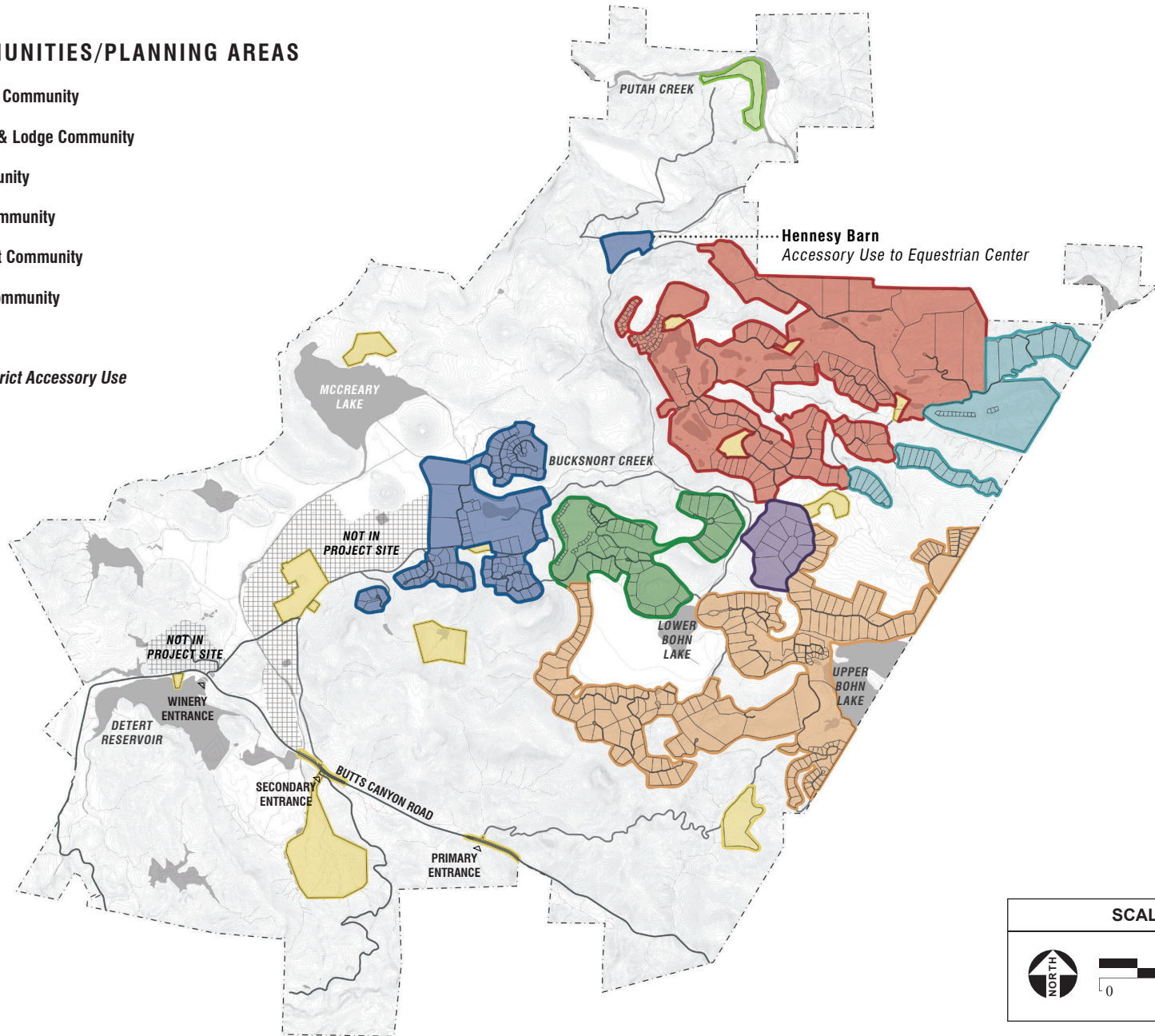


Figure 3
Proposed Project Development Area

TABLE 1
HABITAT SUMMARY OF OPEN SPACE PRESERVATION AREAS

Habitat Type	Acreage within 2008 OSP	Acreage within proposed OSPP	Change in Acreage
Blue oak savanna	157.11	185.08	27.97
Blue oak woodland	370.49	348.68	-21.81
Brewer willow thickets	2.73	2.73	0.00
California Yerba Santa scrub	3.18	3.18	0.00
Chamise chaparral	79.05	63.57	-15.48
Deer weed scrub	17.85	17.34	-0.51
Developed	23.68	17.77	-5.91
Foothill pine woodland	581.28	624.67	43.39
Interior live oak woodland	198.96	189.80	-9.16
Leather oak chaparral	1040.45	972.29	-68.15
Non-native annual grasslands	143.54	173.96	30.42
Purple needlegrass grasslands	0.32	0.32	0.00
Rock outcrop	6.30	9.49	3.19
Valley oak woodland	13.44	23.22	9.78
White alder grove	6.75	10.55	3.80
Whiteleaf manzanita chaparral	33.05	19.60	-13.46
Wetlands	32.46	47.00	14.54
Streams	40.66	63.13	22.48
Reservoirs	33.05	1.52	-31.53

1.4 IMPACT MINIMIZATION MEASURES

Because of the ecological and aesthetic significance of open and contiguous habitat, avoidance measures are included where feasible in the project design to minimize impacts to wildlife movement and areas with high densities of sensitive vegetation. These minimization measures include provisions for setbacks along riparian corridors and wetland habitat, buffers around identified special-status plants, maximized avoidance of sensitive habitat types, and construction best management practices. Residential lots will each be subject to biological surveys and a development plan that follows the general outline below:

- Each lot will be evaluated and assigned a maximum 1.5-acre buildable area. This includes restrictions on total lot development areas and/or locations of allowable development within a lot.
- Through the new GVD zoning ordinance, residential lots will be allowed a maximum development footprint. The remainder of the lot that falls outside of a residential lot's development footprint will be non-dedicated open space. Fencing will be minimized.
- All lots are subject to Landscape Improvement Zones for fire management practices.
- Each lot will be evaluated for impacts to oak trees and will be subject to deed restrictions regarding proper avoidance and/ or mitigation for impacts to oaks. This provision maximizes habitat quality of non-dedicated open space by promoting preservation of valuable oak habitat within each lot.

- These methods will be applied to residential lots developed in any phase of development. In addition to the impact minimization and mindful lot development standards listed above, the following practices will also allow for dedicated areas of open space to occur throughout development:
- For fire management purposes, two-lane roads will be maintained with a buffer from the shoulder of open space subject to vegetation management.
- Resort communities have been clustered to reduce the overall development footprint and increase the amount of non-dedicated open space throughout the Ranch.
- The Proposed Project does not result in the development of land within the Napa County portion of the Ranch.
- Avoidance of natural corridors such as creek setbacks outside of designated open space will be maximized.

Incorporation of the above practices will preserve not only a single large and contiguous core of acreage, but also numerous patches of deed-restricted and undesignated open space scattered throughout the Ranch. These impact minimization measures will be implemented for all phases of development. By doing so, this OSPP amendment provides a significant land dedication through the development in perpetuity, as well as a patchwork of open habitat to further maintain the aesthetics and functionality of the environment. This network of dedications further protects sensitive vegetation, provides additional refugia for wildlife, and provides developmental relief for ecosystem functions such as groundwater recharge.

2.0 EXISTING OPEN SPACE PRESERVATION PLAN

2.1 GOALS AND OBJECTIVES

A map showing the existing open space preservation area on the Ranch is shown in **Figure 4**. The existing Open Space Preservation Plan was designed to prioritize the protection of sensitive biotic communities and habitats for special-status species, establish viable movement corridors for animals and plant dispersal, and promote overall natural biodiversity on the Ranch. General goals of the 2008 OSP and this Plan are defined by the following metrics:

- Conserve high biodiversity by protecting a diversity of biotic communities and preferentially conserve sensitive biotic communities in the OSPP areas;
- Conserve habitats known or likely to be occupied by threatened and endangered species in OSPP areas;
- Conserve viable wildlife movement areas through terrestrial and riparian corridors across the Ranch, thereby maintaining connections to the regional landscape for the long-term health of OSPP areas;
- Preclude the degradation of the existing natural resources in the designated OSPP areas; and
- Develop site-specific adaptive management plans to monitor and manage significant threats (e.g., detrimental exotic species invasions, illegal dumping) that degrade the habitat quality of the OSPP areas relative to their baseline status.

The 2009 Water Rights EIR resulted in 2,765 acres of mitigated POU within the Ranch. This required a 2,765-acre open space preservation area to be established (**Figure 4**). The open space area was not designed as a functional wildlife corridor, but as a continuous open space that captured portions of existing natural corridors. While the open space area is not defined as a wildlife corridor, its continuity

through the Ranch may allow for wildlife movement through and within the Ranch. **Section 2.3** lists those activities that are permissible within dedicated open space.

2.2 EXISTING OPEN SPACE PRESERVATION LOCATION

At the time of the approval of the 2009 FEIR water rights application, a total of 2,765 acres of potential designated open space were identified in the 2008 OSP (**Figure 4**). Acreage was identified at a 1:1 impact ratio, and bisects the Lake County portion of the Ranch in a net northeasterly direction. The existing open space preservation area was selected based on biological surveys that identified serpentine soils, rare plant communities, riparian habitat, and other biologically significant features within the Ranch.

The existing open space area begins on a large piece of land at the Lake County/Napa County border, directly north and adjacent to Butts Canyon Road. The open space area then runs as a strip of open space northeasterly until reaching Bucksnot Creek. The open space then follows Bucksnot Creek until the northern extent of the property. The majority (94.0 percent) of the existing open space area is retained in the proposed open space area.

2.3 ADAPTIVE MANAGEMENT PROVISIONS

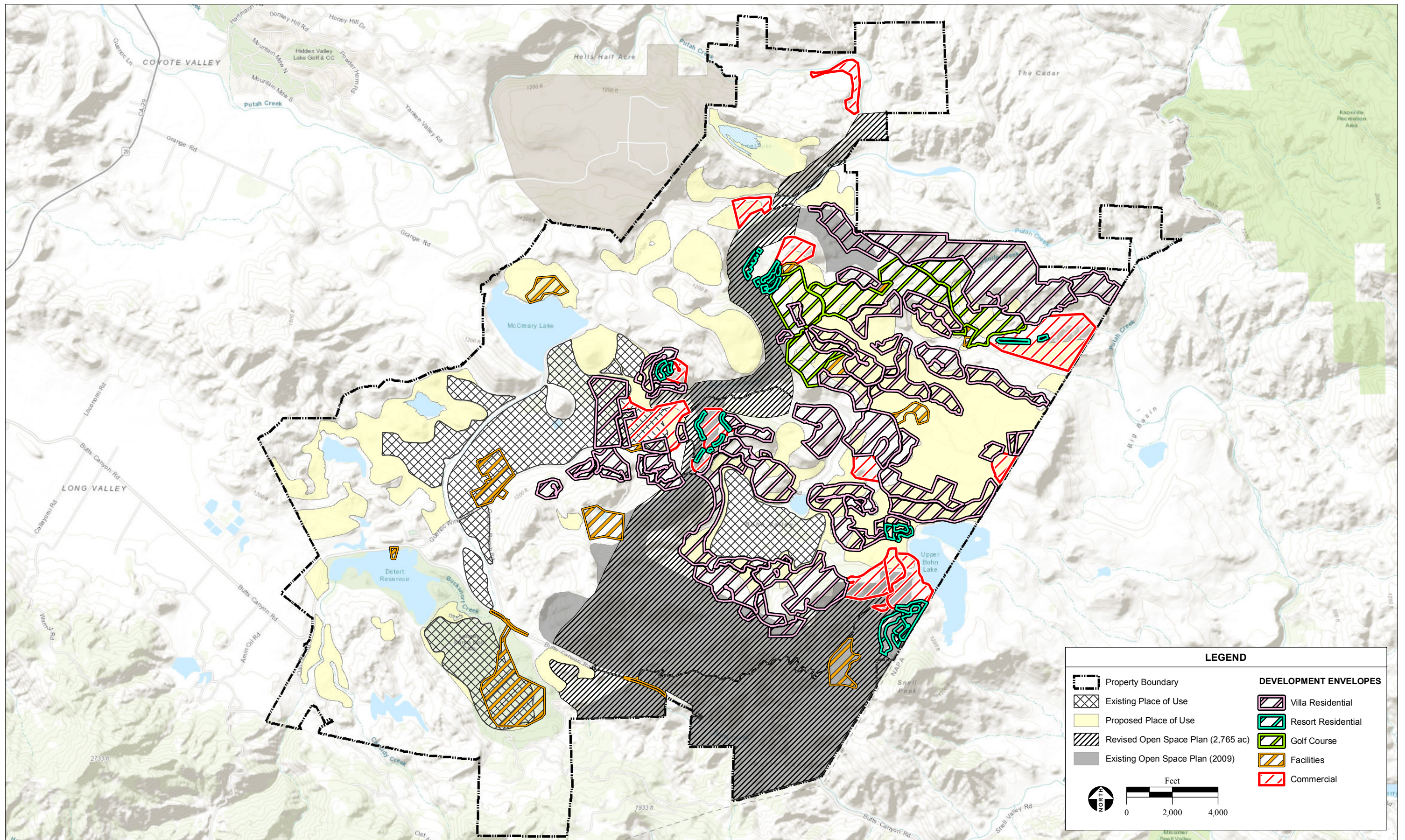
The following approved activities occur under the 2008 OSP and are also considered allowable through this Plan:

- The maintenance, repair, replacement, expansion, and use of existing groundwater wells and other irrigation improvements within the Open Space Preservation area, and the construction of new water sources, including the drilling of additional wells and the construction or siting of water storage improvements, fixtures, and pipelines for water and utilities;
- The construction, maintenance, repair, and use of roads within the Open Space Preservation area; and
- Ongoing grazing or other currently approved agricultural operations or existing recreational uses including hunting and fishing.

The 2008 OSP and this Plan additionally allow for modifications of the boundaries presented in **Figure 4** for approved activities on the Ranch, provided that acreage removed from the existing open space be replaced contiguous to the remaining open space at a 1:1 ratio such that the goals and objectives of the 2008 OSP remain fulfilled. Should the EIR for the Proposed Project described in **Section 1.2** be approved, the following outlines a proposed modified open space that retains the required acreage and replaces impacted acreage in compliance with the 2008 OSP.

3.0 PROPOSED OPEN SPACE PRESERVATION AMENDMENT

Development of the Proposed Project would impact areas of open space as described in the 2008 OSP (**Table 1**). A map showing the proposed open space preservation area compared with the existing open space preservation area is shown in **Figure 5**. The development area of the Proposed Project and the POU on the Ranch are also included to illustrate those areas not eligible for inclusion within the open space preservation area. A habitat map of those features captured by the proposed open space is included as **Figure 6**. Lot lines of the Proposed Project are included within **Figure 6**. The following outlines the quality and characteristics of habitat selected for preservation as it relates to the OSP goals.



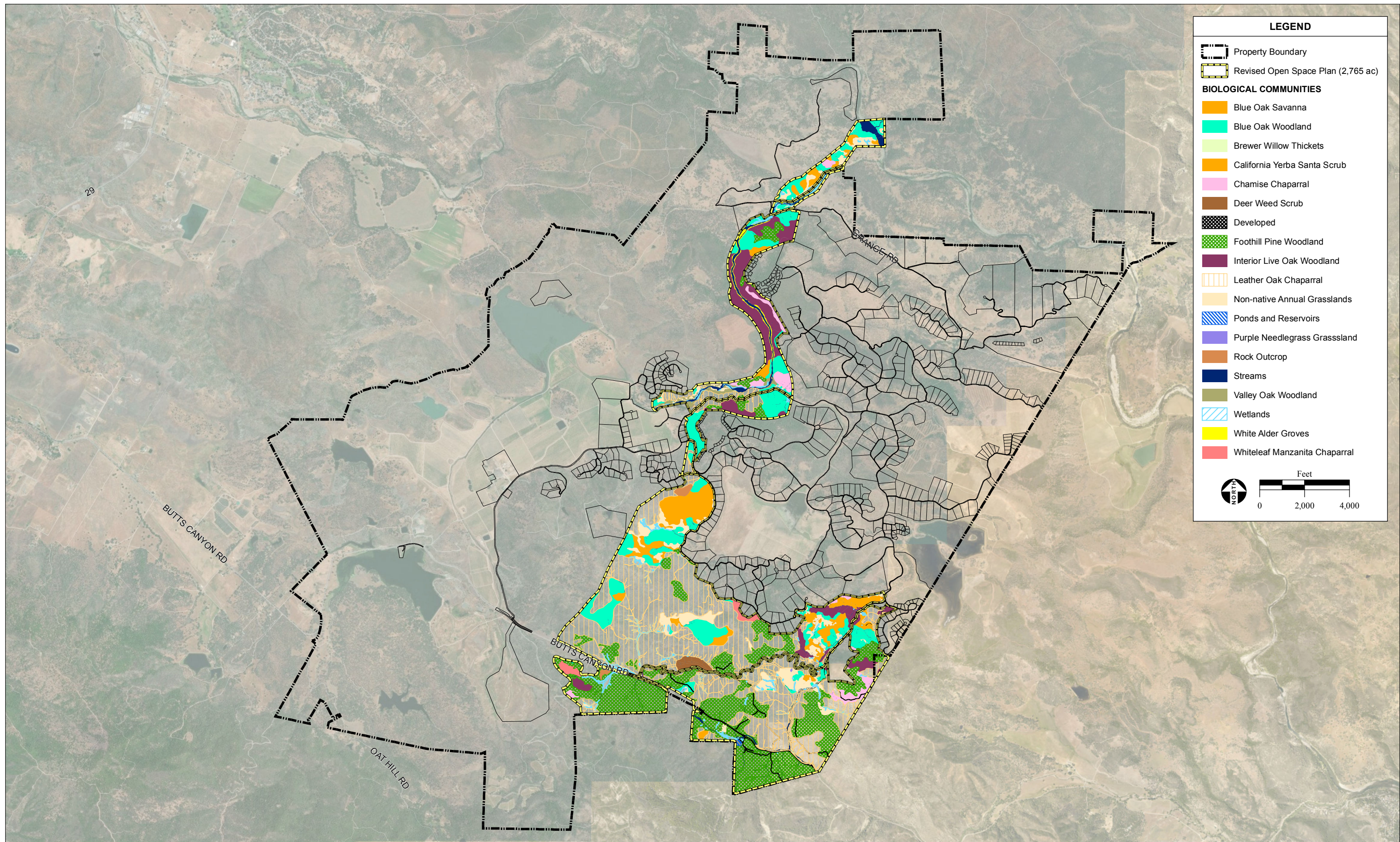


Figure 6
Habitat Types Within Open Space Preservation Area

3.1 ACREAGE SUBJECT TO REPLACEMENT FROM OPEN SPACE

Development of the Proposed Project would result in the removal of approximately 165 acres from the existing open space area. Removal of open space is the result of conflicts with lot lines; impacts to open space from covered activities such as road construction; and the preferential removal of well-represented habitat within existing open space in exchange for habitat of greater quality, functionality, or of lacking representation within the open space. While residential lots range from 2-20 acres with a 1.5 acre maximum building envelope per residential lot. Impacts to the existing Open Space Preservation Area are defined as those areas where lot lines overlap with the existing Open Space Preservation Area. Habitat types present within this impacted area are presented in **Table 2** and consist of blue oak woodland, chamise chaparral, deer weed scrub, interior live oak woodland, leather oak chaparral, whiteleaf manzanita chaparral, and ponds and reservoirs. Removal of these acres does not result in the complete removal of special-status plants, sensitive habitat, or natural corridors included in the original open space plan. Developed habitat (roadways) does not count towards the 2,765 acre requirement.

TABLE 2
HABITAT SUMMARY OF ACREAGE TO BE REMOVED FROM OPEN SPACE

Habitat Type	Acreage Removed from Open Space
Blue oak woodland	21.81
Chamise chaparral	15.48
Deer weed scrub	0.51
Developed	5.91
Interior live oak woodland	9.16
Leather oak chaparral	68.15
Whiteleaf manzanita chaparral	13.46
Ponds and reservoirs	31.53

3.2 ACREAGE SUBJECT TO INCLUSION INTO OPEN SPACE

In order to offset the 165 acres of impacted open space, newly designated open space has been proposed and identified in **Figure 5** and **Figure 6**. Habitat types present within this area are described in **Table 3** and include blue oak savanna, foothill pine woodland, non-native annual grasslands, rock outcrop, valley oak woodland, white alder grove, wetlands, and streams. Inclusion of this acreage would result in 2,765 acres within the designated open space preservation area.

TABLE 3
HABITAT SUMMARY OF ACREAGE TO BE ADDED IN OPEN SPACE

Habitat Type	Acreage Added to Open Space
Blue oak savanna	27.97
Foothill pine woodland	43.39
Non-native annual grasslands	30.42
Rock outcrop	3.19
Valley oak woodland	9.78
White alder grove	3.80
Wetlands	14.54
Streams	22.48

Section 3.2.1 through **Section 3.2.4** describe in detail the qualifying characteristics that make this acreage suitable for inclusion in the OSPP. Habitat was selected to satisfy the goals and requirements outlined in **Section 2.1**. A large portion of the inclusion runs along the northeastern extent of Bucksnot Creek, a perennial stream that is a tributary to Putah Creek. The secondary inclusion of habitat into the open space plan widens and smooths the strips of land that connect the southern extent of open space up to Bucksnot Creek and other stretches along Bucksnot Creek where additional surveys have revealed sensitive habitat or special-status plants. **Figure 7** shows representative site photographs of the open space preservation area.

Preservation of Contiguous Core Habitat

The main goal of this OSPP amendment is to set aside a core of connected habitat that provides environmental benefits such as plant and wildlife dispersal and refugia. The 2008 OSP defines this large block of habitat as a “core” that protects dispersal and interactions between species from the disturbances of potential development. While the open space is not by definition a wildlife corridor and is not intended to function as such, it does provide a continuous passageway through the development.

The proposed acreage of open space preservation includes the portion of Bucksnot Creek and associated habitat from the existing open space plan through to the northern property boundary. The original OSPP included much of Bucksnot Creek due to the dispersal value offered by riparian passageways, but did not include this natural corridor to its fullest extent (**Figure 4**). By incorporating additional portions of Bucksnot Creek, the modified open space provides a more complete and continuous corridor that captures the full value of this natural passageway. Additional benefits of this core preservation include increased opportunity for species recovery, an undisturbed scenic vista, and ecosystem functions such as groundwater recharge that require larger areas of dedicated undisturbed space.



PHOTO 1: Representative photo of valley oak woodland to be preserved in the Open Space.



PHOTO 2: Riparian corridor along Bucksnot Creek.



PHOTO 3: Narrow-anthered brodiaea (CNPS Rank 1B.2) within open space.



PHOTO 4: Greene's narrow-leaved daisy (CNPS Rank 1B.2) within open space.

Conservation of Special-Status Plants

Acreage proposed for inclusion in the open space preservation area targets known locations of special-status plants identified in the 2009 EIR, as well as from biological surveys conducted since the approval of the 2008 OSP (WRA, 2019a; WRA, 2019b; WRA, 2019c). Information provided by recent biological surveys has allowed for greater inclusion of special-status plants within the OSPP. A total of nine special-status plants have been observed on the Ranch: Colusa layia (*Layia septentrionalis*), Green jewelflower (*Streptanthus hesperidis*), Greene's narrow-leaved daisy (*Erigeron greenei*), Keck's checkerbloom (*Sidalcea keckii*), Konocti Manzanita (*Arctostaphylos manzanita ssp. elegans*), Lake County western flax (*Hesperolinon didymocarpum*), Narrow-anthered brodiaea (*Brodiaea leptandra*), Three peaks jewelflower (*Streptanthus morrisonii ssp. elatus*), and Two carpellate western flax (*Hesperolinon bicarpellatum*).

The proposed boundaries of the open space preservation area includes representation of seven special-status plant species that have been identified on the Ranch. Of these plants, one was not included in the original open space preservation area: federally endangered Keck's checkerbloom. **Table 4** outlines special-status plants that occur within the existing and proposed open space preservation area. In addition to the inclusion of additional special-status plants, the proposed open space preservation area expands the overall acreage of known special-status plant locations included within open space. Those special-status plants not included within proposed open space occur on a portion of the Ranch offset from the Proposed Project and the existing open space preservation area.

TABLE 4
SPECIAL STATUS PLANTS WITHIN OPEN SPACE MODIFICATION

Special Status Plant	Status	Presence within 2008 OSP	Presence within Proposed OSPP
Colusa layia	CNPS 1B.2	Yes	Yes
Green jewelflower	CNPS 1B.2	Yes	Yes
Greene's narrow-leaved daisy	CNPS 1B.2	Yes	Yes
Keck's checkerbloom	Federal Endangered, CNPS 1B.1	No	Yes
Konocti Manzanita	CNPS 1B.3	No	No
Lake County western flax	State Endangered, CNPS 1B.2	Yes	Yes
Narrow-anthered brodiaea	CNPS 1B.2	Yes	Yes
Three peaks jewelflower	CNPS 1B.2	No	No
Two carpellate western flax	CNPS 1B.2	Yes	Yes
CNPS Rank 1B – Plants Rare, Threatened, or Endangered in California and Elsewhere CNPS Rank 2B – Plants Rare, Threatened, or Endangered in California, But More Common Elsewhere Threat Rank 0.1 – Seriously Threatened in California Threat Rank 0.2 – Fairly Threatened in California Threat Rank 0.3 – Not Very Threatened in California			

Preservation of Sensitive Habitat

Habitats that are considered sensitive are also considered priority preservation areas in the 2008 OSP. In the proposed open space preservation area, special attention was given to the nearby sensitive habitats that were not included in the original open space area. The proposed open space preservation area includes a significant increase in valley oak woodland inclusion. Valley oak woodland is a CNPS state rank “vulnerable” vegetation alliance and CDFW state rank “Vulnerable-Sensitive.” The Ranch contains areas of valley oaks that are long-lived and mature, therefore, this habitat is considered a priority for preservation.

Adjacent high-quality habitat suitable for valley and other oak planting is included in the proposed open space to provide suitable habitat restoration areas should individual oak trees be impacted elsewhere on the Ranch. Oak woodlands within the open space preservation area may also be considered oak woodland preservation areas for the sake of mitigating for the Proposed Project’s impacts to oaks. This provides additional assurances that those oak woodland areas are preserved in perpetuity. Inclusions to the open space preservation area include sensitive habitat types such as those with serpentine soils, rare plant areas, and riparian corridors. This includes an increase in represented wetlands and stream habitat, as well as associated riparian vegetation such as white alder groves.

Inclusion of High-quality Habitat

Protection of high-quality habitat increases biodiversity and improves ecosystem stability through a native, undisturbed environment. Biological surveys around Bucksnot Creek and other areas proposed for inclusion into open space have identified active nests, special-status plants and animals, and potential habitat for additional species not observed during surveys (WRA, 2019a; WRA, 2019b; WRA, 2019c). Addition of these areas maximizes the environmental and aesthetic benefits of the open space preservation area.

In addition to those areas already recognized as high-quality habitat, areas of adjacent habitat lacking sensitive vegetation or special-status plants have been included for the purposed of habitat restoration. The Proposed Project will require mitigation for impacts to sensitive habitat types and special-status plants. Habitat included within the open space preservation area represents an ideal location for habitat restoration efforts. This is due to the assurance of preservation within the open space, and the opportunity to increase the overall continuity and functionality of previously identified high-quality habitat.

4.0 OPEN SPACE AREA MAINTENANCE AND MONITORING

While the majority of the open space preservation area would remain largely undisturbed, specific maintenance activities are permitted to occur within the open space area beyond approved activities outlined in **Section 2.3**, including habitat restoration and mitigation and monitoring actions related to the Proposed Project. Fire damage incurred on the Ranch in the Valley Fire of 2015 emphasized the need to monitor and maintain vegetation against a changing fire regime. It is anticipated that grazing will be utilized, as included under the 2008 OSP and this OSPP amendment. No specific maintenance or monitoring activities are required through this plan.

5.0 ASSURANCE OF OPEN SPACE PRESERVATION

This document provides assurances that the designated open space as described here within shall be preserved in perpetuity. This OSPP shall be filed with the California Water Resources Board, as proof of

the changes made to the OSP included in the 2009 Water Right EIR. This OSPP will also be submitted to Lake County for approval. Approval of this document and maps presented herein shall serve as a binding agreement between the Ranch and Lake County.

Any future impacts for approved activities within the designated open space will be subject to additional mitigation in the form of preservation of acreage at a 1:1 ratio to impacts such that the goals outlined in this Plan are still achieved, and only with Lake County approval.

6.0 REFERENCES

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