



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
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December 6, 2021

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Mendocino County Airport Land Use Commission on Thursday, December 16, 2021, at 2:00 p.m., will conduct a public hearing on the following project at the time listed or as soon thereafter as the item may be heard. This meeting will be conducted virtually and not available for in person public participation in an effort to slow the spread of COVID-19 and pursuant to the recommendation of the Mendocino County Health Officer and the California Department of Industrial Relations. In order to minimize the risk of exposure during this time of emergency, the public may participate digitally in meetings by sending comments to pbscommissions@mendocinocounty.org or via Telecomment. The telecomment form may be found at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>. The meeting is available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>.

CASE#: S_2020-0001/DEV_2020-0001

DATE FILED: 07/23/2020

OWNER: RANCHO YOKAYO LP

APPLICANT/AGENT: GUILLON, INC.

REQUEST: Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP) Consistency Determination for requested modification of a previously-approved vesting tentative map and its associated development agreement. The approved project has a total of 171 residential parcels with attached and detached residences ranging from one- to three-stories in height. The revised project proposes 132 single-family residential parcels and 39 age-restricted senior housing parcels with all single-story residences. Parkland and open space would also be included on the approximately 48.8-acre site.

LOCATION: 2± miles south of the City of Ukiah, lying on the west side of South State Street (CR# 104A), immediately south of its intersection with Gobalet Lane (Private) addressed at 3000 South State Street; APNs 184-110-28, 184-110-29, 184-120-21 & 184-120-01.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: JULIA KROG

The staff report, and notice will be available 10 days before hearing on the Department of Planning and Building Services website at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/airport-land-use-commission>

Your comments regarding the above project(s) are invited. Written comments should be submitted by mail to the Department of Planning and Building Services Commission Staff, at 860 North Bush Street, Ukiah, California. In order to minimize the risk of exposure during this time of emergency, the public may participate digitally in meetings by sending comments to pbscommissions@mendocinocounty.org by December 15, 2021 or orally in lieu of personal attendance. All public comment will be made available to the Commissioners, staff, and the general public as they are received and processed by staff, and can be viewed as attachments to this meeting agenda at <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/airport-land-use-commission>

If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Department of Planning and Building Services or the Airport Land Use Commission at, or prior to, the public hearing.

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE. Mendocino County complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternate formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact the Department of Planning and Building Services by calling (707) 234-6650 at least five days prior to the meeting.

Additional information regarding the above noted item may be obtained by calling the Department of Planning and Building Services at 234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Airport Land Use Commission's decision you may do so by requesting notification in writing and providing a self-addressed stamped envelope to the Department of Planning and Building Services.

IGNACIO GONZALEZ, Interim Director of Planning and Building Services



**AIRPORT LAND USE COMMISSION
COMPATIBILITY REVIEW**

**DECEMBER 16, 2021
S_2020-0001/DEV_2020-0001**

OWNER: RANCHO YOKAYO L.P.

APPLICANT/AGENT: GUILLON, INC.
2550 LAKEWEST DRIVE, #50
CHICO, CA 95928

REQUEST: Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP) Consistency Determination for requested modification of a previously approved vesting tentative subdivision map and its associated development agreement. The approved project has a total of 197 residential parcels with attached and detached residences ranging from one- to three-stories in height. The revised project proposes a total of 171 parcels (132 single-family residential parcels and 39 age-restricted senior housing parcels) all of which would be single-story. Parkland and open space would also be included on the approximately 48.8-acre site.

AIRPORT ZONES: 2, 3, and 6

LOCATION: 1± miles south of the City of Ukiah, lying on the west side of South State Street (CR# 104A), immediately south of its intersection with Gobalet Lane (Private) addressed at 3000 South State Street; APNs 184-110-28, 184-110-29, 184-120-21 & 184-120-01.

BACKGROUND: In October 2009, the Mendocino County Board of Supervisors certified a Final Environmental Impact Report for the Garden's Gate Subdivision Project (Major Subdivision #S 3-2005) - a 197-lot residential subdivision located on the west side of South State Street, immediately south of the Gobalet Lane intersection (Attachment A). The Board of Supervisors subsequently approved a vesting tentative subdivision map and a development agreement that vests the project approvals for a period of 15 years. Attachment B shows the approved vesting tentative subdivision map for the Garden's Gate Subdivision. The new owner of the property, Guillon Inc., has filed a request for a subdivision modification to change the layout and reduce the number of lots. The revised project is renamed the "Bella Vista Subdivision."

PROJECT DESCRIPTION: Attachment C presents the applicant's narrative project description for the revised project. Attachment D shows the revised vesting tentative subdivision map. The existing parcel layout is shown on Sheet 2/10 and the revised lot layout and phasing plan is shown on Sheet 3/10. Sheet 7/10 shows details for the eastern portion of the project site adjacent to South State Street. As shown, no residential development would be located on the swath of land adjacent to South State Street. A park/stormwater detention facility is proposed on the central parcel (Parcel B) that lies between the two proposed site access roads.

SITE CHARACTERISTICS: The project site is located at 3000 South State Street, in the unincorporated area of Mendocino County, California, about a mile south of the Ukiah city limits (Attachment A). The site is currently undeveloped. The eastern portion of the site is grassland that was previously used for agricultural purposes. West of this and extending to the base of the western hills is a fallow area that, until recently, was used as a vineyard. The vineyard was removed earlier this year.

The Mendocino County General Plan assigns two separate land use classifications to the project site. The easternmost two-thirds of the property is classified Suburban Residential (SR) and the western third is classified Rural Residential (RR). The Mendocino County Inland Zoning Code assigns three zoning classifications to the property. A swath adjacent to South State Street is zoned Multiple-Family Residential (R-3), the central portion is zoned Suburban Residential (SR) and the westernmost portion is zoned Rural Residential (RR-5). The property is within the Airport Zone combining district. It should be noted that staff recently discovered a mapping error that occurred when the eastern portion of the subject property was rezoned in 2007. The zoning designation on the central portion of the site was erroneously recorded as R-3, when the approval classified it as SR. Steps are being undertaken to correct this mapping error.

As shown on Attachment E, portions of the project site are located within the following Compatibility Zones as identified in the UKIALUCP:

- Zone 2: Inner Approach Zone
- Zone 3: Inner Turning Zone
- Zone 6: Traffic Pattern Zone

SURROUNDING LAND USE AND ZONING: The site is bounded by South State Street (CR# 104A) and commercial and industrial uses to the east; Gobalet Lane (private road) and residential uses to the north; undeveloped lands and rural residential uses to the west; and agricultural, residential and institutional uses to the south. The Ukiah Municipal Airport is located to the northeast of the project site. Zoning designations and surrounding land uses are shown on the following table:

	ZONING	LOT SIZES	USES
NORTH	Suburban Residential (SR) Single-Family Residential (R-1)	> 0.5± Acre	Residential
EAST	General Commercial (C-2) Limited Industrial (I-1)	>1.0± Acre	Commercial, Industrial
SOUTH	Suburban Residential (SR)	>5.0± Acre	Agricultural, Residential, Institutional
WEST	Rural Residential (RR-5)	>2.0± Acre	Undeveloped; Residential

UKIACLUP CONSISTENCY REVIEW:

Per Policy 1.4.5(b)(5) of the UKIALUCP, subdivisions of greater than six or more dwelling units or parcels that are located in compatibility zones 2 through 6 may be referred to the Airport Land Use Commission (ALUC) on a voluntary basis. However, per Policy 1.4.2, if the ALUC has not yet made a determination that a local agency’s General Plan is in conformance with the UKIALUCP, referral of projects is mandatory. This is the case for the Mendocino County General Plan.

Policy 1.5.3 of the UKIALUCP states that the policies of the UKIALUCP do not apply to “Existing Land Uses,” which are defined as uses for which a local agency has made a commitment to the proposal such that no further discretionary approvals are necessary. The Garden’s Gate subdivision has a vesting tentative subdivision map and a development agreement that have not expired and, consequently, development under those entitlements is not subject to further UKIALUCP review. However, since the applicant is seeking revisions to the approved plans, the revised subdivision map is subject to review per Policy 1.5.3(c).

Policy 2.3.5(b) addresses ALUC review of revisions to previously authorized projects and identifies the following criteria types of changes that could raise questions as to the validity of earlier findings of consistency:

2.3.5(b)(1): For residential uses, any increase in the number of dwelling units to a level exceeding the criteria set forth in this UKIALUCP unless the increase is a development by right.

Analysis: The revised project proposes to decrease the number of units from 197 units in the previously approved project to 171 units.

2.3.5(b)(3): Any increase in the height of structures or other design features such that the height limits established herein would be exceeded or exceeded by a greater amount.

Analysis: The revised project would have all single-story residences. The previously approved project had residences that ranged from one-story to three stories in height.

2.3.5(b)(4): Major site design changes (such as incorporation of clustering or modifications to the configuration of open land areas proposed for the site) if site design was a factor in the initial review of the project.

Analysis: The revised project incorporates lands along the South State Street frontage of the site into the project. This frontage area was previously not a part of the project. As shown on Attachment D, the revised subdivision map identifies two large parcels along the frontage: Parcel A (68,219 SF) and Parcel B (86,549 SF). These areas were previously identified as "Not a Part of the Project." Under the revised subdivision plan, no development is proposed on Parcel A. Parcel B would be developed with a stormwater detention basin that would also function as a neighborhood park. See "Compatibility Analysis" below.

2.3.5(b)(6): Any new design features that would create visual hazards (e.g., certain types of lights, sources of glare, and sources of dust, steam, or smoke).

Analysis: The revised project does not include features that would create visual hazards.

2.3.5(b)(7): Any new equipment or features that would create electronic hazards or cause interference with aircraft communications or navigation.

Analysis: The revised project does not include new equipment or features that would create electronic hazards or interference with aircraft communications or navigation.

2.3.5(b)(8): Addition of features that could attract wildlife that is potentially hazardous to aircraft operations.

Analysis: The revised project does not include new features that could attract wildlife that is potentially hazardous to aircraft operations.

Portions of the project site are located in Compatibility Zones 2, 3 and 6 as identified by the UKIALUCP (Attachment E). The portion of the project site that is within Compatibility Zone 3 is also within the designated Urban Overlay Zone.

Single family residential development is considered "conditionally compatible" in Zones 2 and 3 and "normally compatible" in Zone 6. Consistency of the revised project with the Basic Compatibility Criteria in Table 3A of the UKIALUCP is summarized below:

	ZONE 2 Inner Approach Zone	ZONE 3 Inner Turning Zone Urban Overlay Zone	ZONE 6 Traffic Pattern Zone
Intensity	60 people/acre (sitewide) 120 people/acre (single-acre)	100 people/acre 300 people/acre	300 people/acre 1,200 people/acre
Intensity restrictions apply to non-residential uses	The only development proposed in Zone 2 is a detention basin/park on Parcel B that is approximately 2 acres in size. This use would comply with both the sitewide and single-acre Intensity limitations.	The area within Zone 3 on the project site would include a narrow linear park with a multi-use trail. This use would comply with both the sitewide and single-acre Intensity limitations.	The area within Zone 6 on the project site would include a narrow linear park with a multi-use trail. This use would comply with both the sitewide and single-acre Intensity limitations.

	ZONE 2 Inner Approach Zone	ZONE 3 Inner Turning Zone Urban Overlay Zone	ZONE 6 Traffic Pattern Zone
Density	0.1 du/acre	15 du/acre	no limit
Density restrictions apply to residential uses See Policy 3.5.1(b); Policy 3.2.3(b)	No residential development is proposed within Zone 2.	The proposed sitewide average density is 3.5 du/acre. The average single-family parcel size is 6,219 SF (7 du/acre) and the average age-restricted parcel size is 4,907 SF (8.9 du/acre) both of which are well within the UKIALUCP limitations.	There is no density limit in Zone 6.
Open Land requirement	25%	15%	15%
See Policy 3.5.6	No development, other than roadways and the detention basin/park is proposed within Zone 2. Parcel A qualifies as Open Land. Parcel B may qualify too, depending on the placement of trees.	Per Policy 3.5.6(c), the Open Land requirement does not apply within the Urban Overlay Zone.	The streets in Zone 6 provide sufficient Open Land. The 60' right of way is less than the 75' minimum dimension recommended in Policy 3.5.6(a)(2). However, on a sitewide basis, the project meets the UKIALUCP Open Land requirement per Policy 3.5.6(d).

With regard to Noise Compatibility, the certified Final Environmental Impact Report (FEIR) for the Garden's Gate Subdivision determined that the project site is outside of the 55 CNEL contours associated with the existing and future operations of the Ukiah Municipal Airport. This finding is consistent with the noise contours shown on Exhibit 4-4 of the UKIALUCP. The FEIR concluded that airport noise alone would be compatible with the planned residential uses, according to the County's noise standards. However, when combined with motor vehicle noise from South State Street, the aircraft noise could result in exceedances of noise compatibility levels. Mitigation Measure 3.7-A.1 in the FEIR requires a project-specific acoustical analysis to ensure that measures are incorporated, if necessary, to ensure that indoor and outdoor noise levels do not exceed standards for residential uses. This measure reads as follows:

MM 3.7-A.1: Project-specific acoustical analyses shall be required to confirm that outdoor activity areas are provided with Ldn values at or below 60 dBA, and interior Ldn values will not exceed 45 dBA. Sound insulation measures, including any mechanical ventilation systems needed to permit closed windows, should be designed by an experienced acoustical consultant and incorporated into construction documents submitted for permits.

The eastern portion of the project site is located within the Airspace Critical Protection Zone as shown on Map 3B of the UKIALUCP. As proposed on the revised subdivision map, this area would include streets, open space, a detention basin and park uses along the South State Street frontage as well as approximately 15 residential parcels. Policy 3.6.2 establishes a maximum height limit of 35' within the Airspace Critical Protection Zone. There are no proposed structures that would exceed this limitation.

in accordance with Policy 3.3.6, dedication of an Avigation Easement will be required for the portions of the project site that lie within Compatibility Zones 2 and 3 (including lands within the Airspace Critical Protection Zone).

FINDINGS FOR CONSIDERATION

- (a) The project is a revision to a fully entitled residential subdivision. The revisions would reduce the density of the development and reduces the height of proposed residential structures.
- (b) As currently proposed, the project would be consistent with the Compatibility Criteria for Zones 2, 3 and 6, including the Intensity, Density and Open Land requirements, as established in the UKIALUCP.
- (c) The applicant would be required to dedicate an Avigation Easement for the portions of the project site that lie within Compatibility Zones 2 and 3 (including lands within the Airspace Critical Protection Zone).

STAFF RECOMMENDATION:

- 1. Find that the proposed revisions to the approved vesting tentative map and development agreement are consistent with the Ukiah Municipal Airport Land Use Compatibility Plan with the condition to require dedication of an Avigation Easement for the portions of the project site within Compatibility Zones 2 and 3, based on the purpose and intent of Airport Compatibility Zones 2, 3, and 6, as well as the information presented to the Airport Land Use Commission.

ALTERNATIVE RECOMMENDATION:

- 1. Find that the proposed project is not consistent with Ukiah Municipal Airport Land Use Compatibility Plan and provide direction to staff.

12/6/2021

DATE

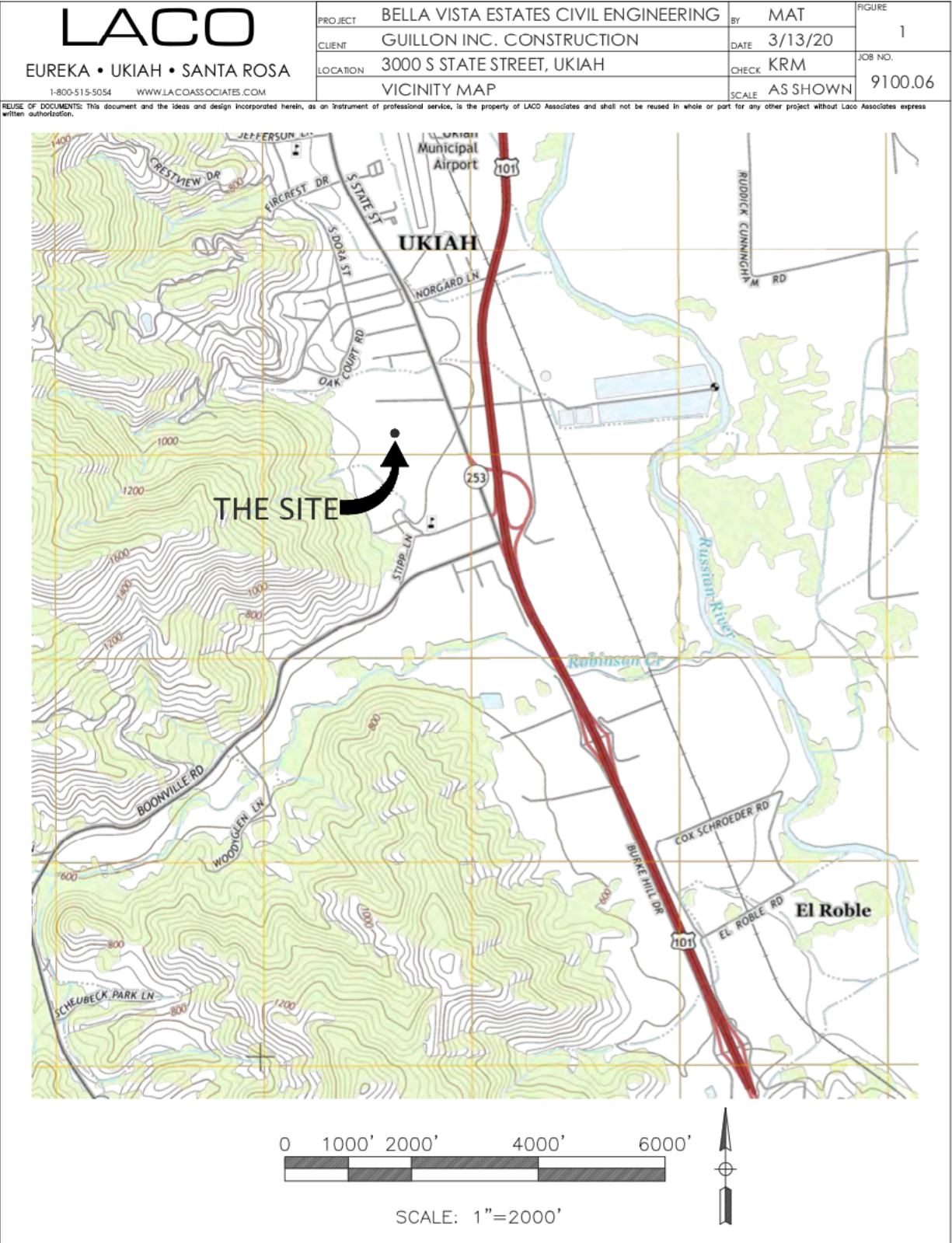


JULIA KROG
ASSISTANT DIRECTOR

ATTACHMENTS:

- A. Site Location Map
- B. Garden's Gate Approved Tentative Map
- C. Bella Vista Narrative Project Description
- D. Bella Vista Revised Tentative Map
- E. Airport Zones

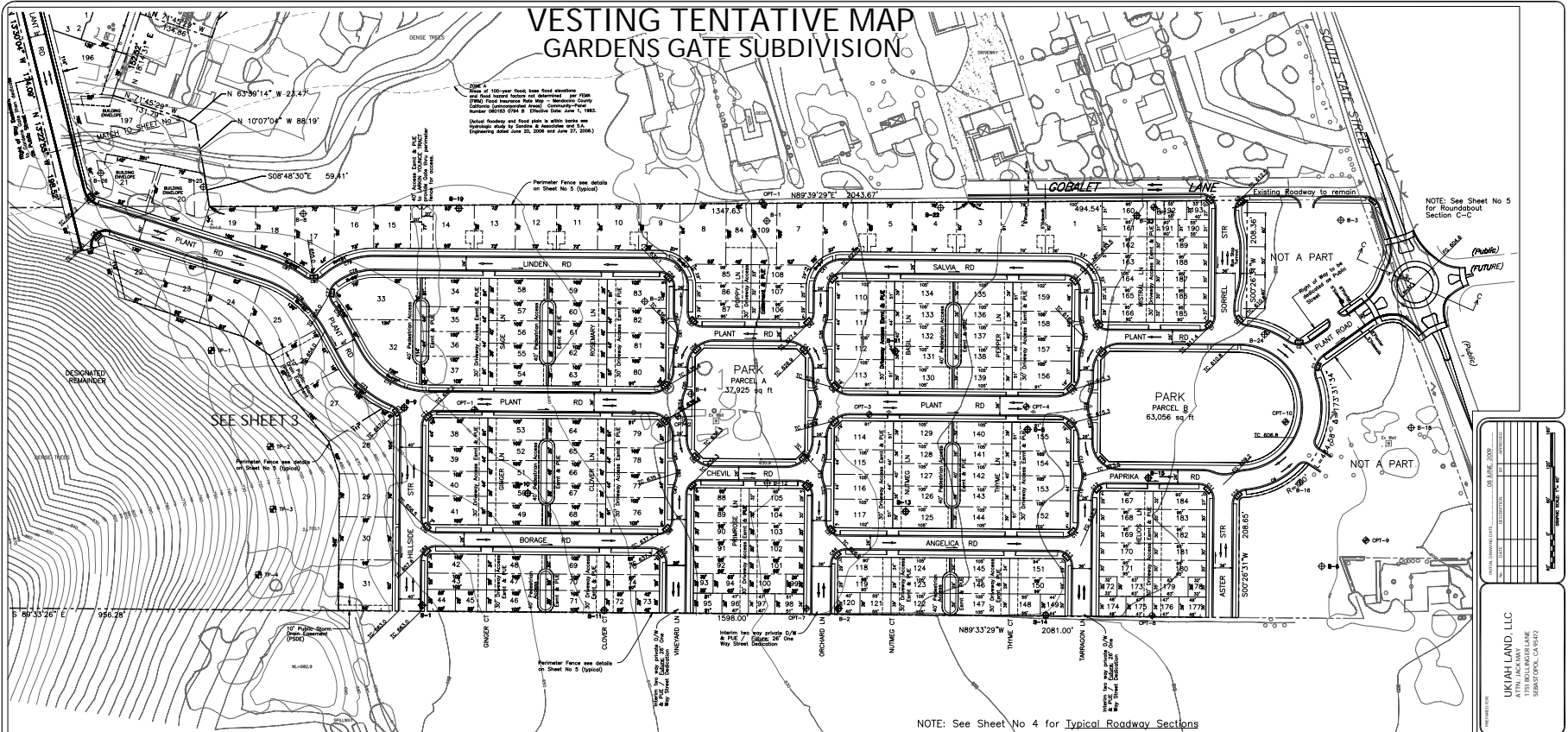
ATTACHMENT A



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ATTACHMENT B

VESTING TENTATIVE MAP GARDENS GATE SUBDIVISION



SEE SHEET 3

NOTE: See Sheet No 4 for Typical Roadway Sections

NOTE: See Sheet No 5 for Roundabout Section C-C



SHEET INDEX

1	EASTERLY SITE PLAN
2	WESTERLY SITE PLAN
3	VESTING TENTATIVE MAP PHASING
4	DETAILS, SECTIONS & MISC.
5	CONCEPTUAL DRAINAGE PLAN
6	ZONING MAP
7	PRELIMINARY HILLSIDE GRADING PLAN

PROJECT INFORMATION

OWNER: Ukiah Land LLC - Jack May
1751 Bollinger Lane
Sebastopol, Ca 95472
1-855-464-6700

AGENT: Ukiah Land LLC - Jack May
1751 Bollinger Lane
Sebastopol, Ca 95472
1-855-464-6700

ENGINEER/SURVEYOR: DobleThomas and Associates, Inc.
216 West Perkins Street, Suite 201
Ukiah, Ca 95482
707-472-0541 Fax 707-472-0543

PLANNER: LANDMARK PLANNING AND PERMIT SERVICE
Amy Gustafson
2300 Mendocino Ave #A-2280
Santa Rosa, California 95403
707-546-2800 Fax 707-546-2802

TOTAL PROJECT ACREAGE: 46.1 Acres (Includes Designated Remainder (13.1 acres))
ASSESSOR PARCEL NUMBER: 184-120-01, 184-110-29 & 184-033-15
NUMBER OF LOTS:

SINGLE FAMILY DETACHED LOTS

10	Hillside Houses	Parcels	22	thru	31				
1	Ukiah	Parcels	18, 20, 21, 32, 33,	194	thru	197			
28	Vineyard Houses	Parcels	34	thru	41, 49	thru	83,		
72	Garden Court Houses	Parcels	110	thru	117, 125	thru	144, 152	thru	159
15	Cottages	Parcels	19, 46, 71, 84, 87, 88, 105, 106, 109, 122, 147, 166, 167, 184	and	185				

TOWNHOUSE LOTS

54	Two Unit Structures	Parcels	42	thru	45, 47, 48, 69, 70, 72	thru	75, 85, 86, 89	thru	92, 101	thru	104, 107, 108, 118	thru	121, 123, 124, 145, 146, 148	thru	151, 160	thru	165, 168	thru	171, 180	thru	183, 186	thru	189
20	Four Unit Structures	Parcels	93	thru	100, 172	thru	179, 190	thru	193														

TOTAL NUMBER OF LOTS: 197 Total
WATER: Willow County Water District
SEWER: Ukiah Valley Sanitation District

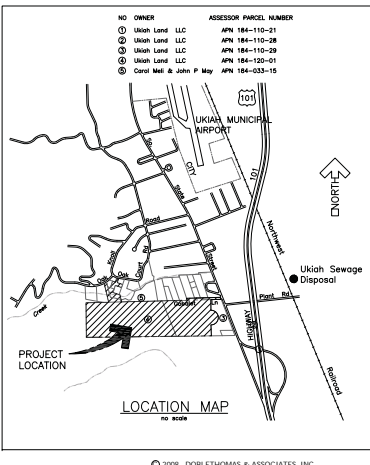
NOTE: Soils Condition: There are no known expansive soils on this site, however a soils report shall be required prior to filing the final map.
Hazardous Materials: There are no known hazardous materials on this site.
All on-site roads shall be (Public).
There shall be no parking in curves at curb returns. Hold parking back 10' from curb returns.

LEGEND

	LIGHTPOLE		MANHOLE
	UTILITY POLE W/ANCHOR		MISC. UTILITY
	TRAFFIC SIGNAL		WATER VALVE
	CURB GUTTER, SIDEWALK & DRAIN INLET		FIRE HYDRANT
	PAVED ROAD		FIRE HYDRANT
	UNPAVED ROAD		FIRE HYDRANT
	DRAINAGE		CONTOURS
	TREE		1045.5 ELEVATION 2 & 1000.0
	DRIFTLINE		CLEARCUT
	BRUSH		GUARD RAIL
	RETAINING WALL		SIGN

LEGEND

	WATER (W)
	SEWER (S)
	STORM DRAIN (SD)
	MANHOLE - SEWER (SM)
	MANHOLE - STORM DRAIN (SDM)
	DROP INLET (DI)
	CATCH BASIN (CB)
	STREET NAME & STOP SIGN
	FIRE HYDRANT ASSEMBLY (FHA)
	BLOWOFF (BO)
	WATER SERVICE (WS)
	DATE VALVE (DV)
	SEWER LINE WITH CLEANOUT
	CITY or COUNTY MONUMENT (CM)
	HAND-DRAWN
	STREET LIGHT
	SIGN
	PROPERTY LINE (PL)
	CENTERLINE (CL)
	FENCE (F) (as noted on plan)
	GASLINE
	ELECTRIC (underground)
	FACE OF CURB (FC)
	FINISH GRADE (FG)
	REINFORCED CURB (RC)
	DIP CURB (DC)
	POINT ON CURB (POC)
	CURB RETURN (CR)
	TOP OF CURB (TC)
	POINT OF TANGENT (PT)
	SECONDARY EXCAVATION (SE)
	PRIVATE STORM DRAIN EASEMENT (PSDE)
	PUBLIC STORM DRAIN EASEMENT (PSDE)



UKIAH LAND, LLC
1315 BOLLINGER LANE
SEBASTOPOL, CA 95472

ASSESSOR PARCEL NUMBER

- Ukiah Land LLC APN 184-110-21
- Ukiah Land LLC APN 184-110-28
- Ukiah Land LLC APN 184-110-29
- Ukiah Land LLC APN 184-120-01
- Carol Hill & John P. May APN 184-033-15

PROJECT INFORMATION

Prepared under the engineer's seal of:

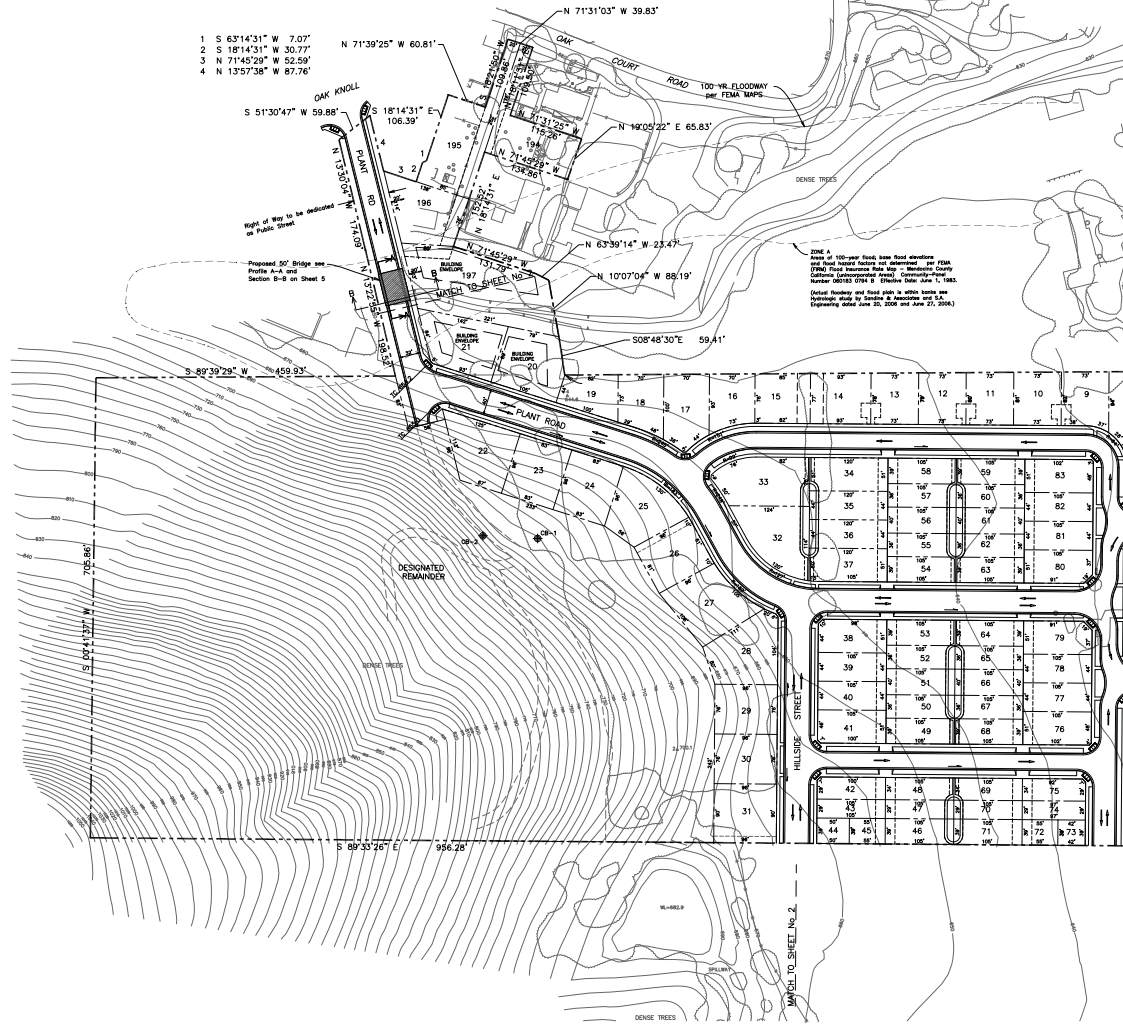
DobleThomas and Associates, Inc.
216 West Perkins Street, Suite 201
Ukiah, California 95482
707-472-0541 Fax 707-472-0543
Professional Engineer License No. 50527
Professional Surveyor License No. 10000

DATE: 11-01-2008
DESIGNED BY: BMT
CHECKED BY: BMT
FILE NO.: 2008-068-1
SHEET NO.: 1

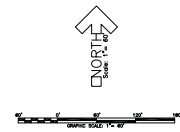
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ATTACHMENT B

VESTING TENTATIVE MAP
GARDENS GATE SUBDIVISION



NOTE: See Sheet No 4 for Typical Roadway Sections



INITIAL DRAWING DATE: 08 JUNE 2009

NO.	DATE	DESCRIPTION	BY	APPROVED

PREPARED FOR:
UKIAH LAND, LLC
ATTN: JACK MAY
1751 BOLLINGER LANE
SEASTOPOL, CA 95472

PROJECT DESCRIPTION:
GARDENS GATE SUBDIVISION
3000 SOUTH STATE STREET
APNs 184-110-21, 28 & 29
184-126-01

SHEET DESCRIPTION:
WESTERLY SITE PLAN

Prepared under the supervision of:

Bradley Thomas, PLS 5210
222 West Coast Center
Folsom, CA 95630
Tel: (916) 434-5292
www.doblethomas.com

Doble Thomas & Associates, Inc.
Professional Engineer
No. 5200
State of California



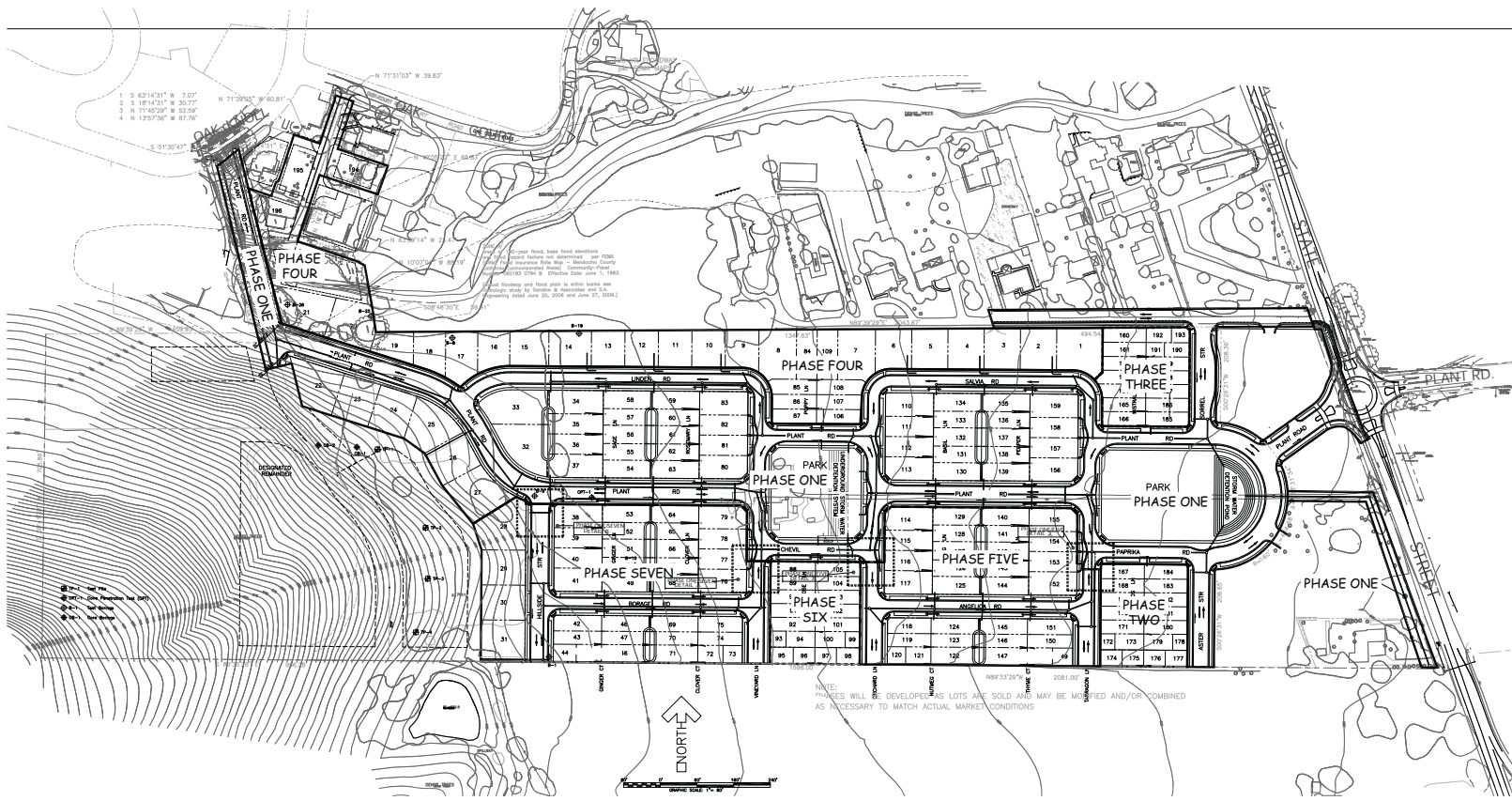
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DRAWN BY: VR
CHECKED BY: BAT

FILE No.: 2004-068.1
SHEET No.: 2 OF 7

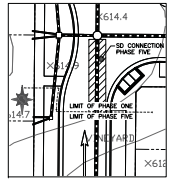
ATTACHMENT B

VESTING TENTATIVE MAP PHASING GARDENS GATE SUBDIVISION

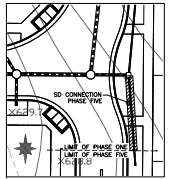


1. S 63°14'31" W 71.07'
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3. N 71°45'30" W 30.56'
4. N 15°57'30" W 87.76'

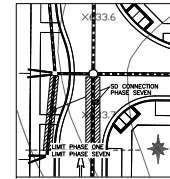
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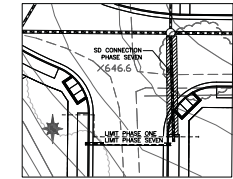
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SCALE: 1"=20"




PHASE ONE/FIVE DETAIL .B.
SCALE: 1"=20"



PHASE ONE/SEVEN DETAIL .A.
SCALE: 1"=20"

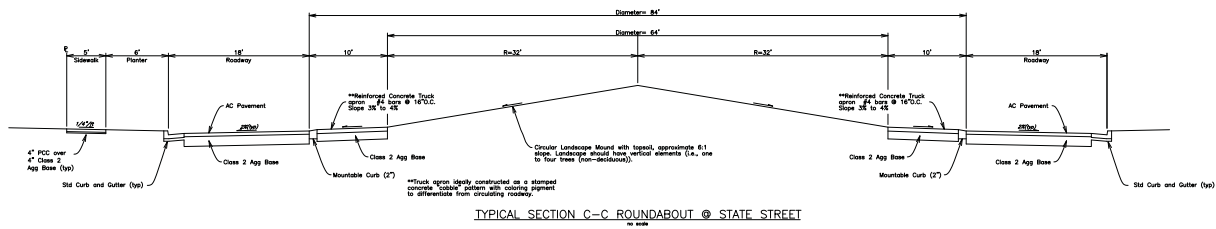
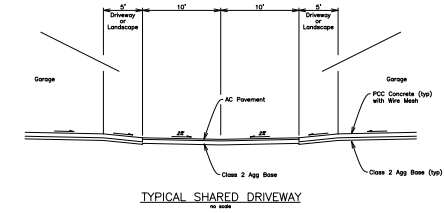
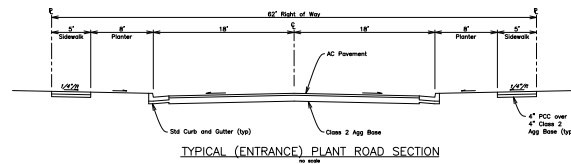
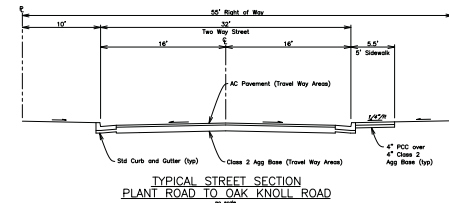
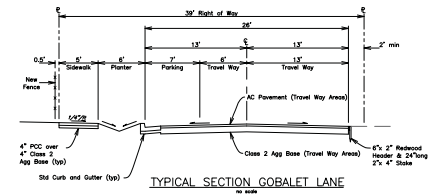
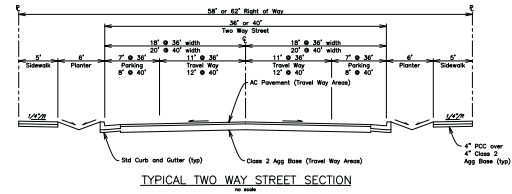
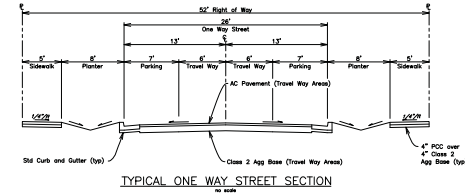
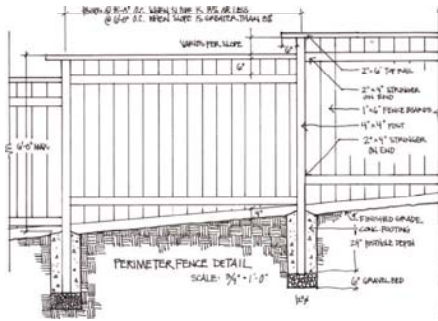
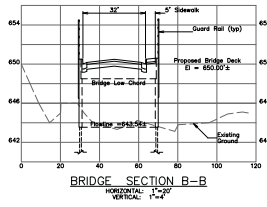
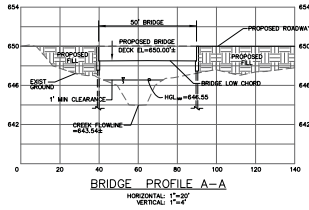


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PROJECT DESCRIPTION: GARDENS GATE SUBDIVISION 3000 SOUTH STATE STREET APPS 184-110-21, 28 & 29 184-120-01	SHEET DESCRIPTION: VESTING TENTATIVE MAP PHASING
Prepared under the supervision of:  Bradley Thomas, P.E. 5230 222 2nd Street, Suite 200 Ukiah, CA 95568 PH: (709) 684-8296 Fax: (709) 453-5292 www.doblethomas.com DobleThomas & Associates, Inc.	
SCALE: 1"=80' DRAWN BY: KDOBLE CHECKED BY: BAT FILE No.: 2004-068.1 SHEET No. OF	3 7

ATTACHMENT B

VESTING TENTATIVE MAP GARDENS GATE SUBDIVISION



INITIAL DRAWING DATE	08 JUNE 2009
DATE	
DESCRIPTION	
BY	
APPROVED	
NO.	

PREPARED FOR:
UKIAH LAND, LLC
ATTN: JACK MAY
1751 BOLLINGER LANE
SEASTOPOLE, CA 95472

PROJECT DESCRIPTION:
GARDENS GATE SUBDIVISION
3000 SOUTH STATE STREET
APNS 184-110-21, 28 & 29
184-120-01

SHEET DESCRIPTION:
DETAILS, SECTIONS & MISC

Prepared under the supervision of:

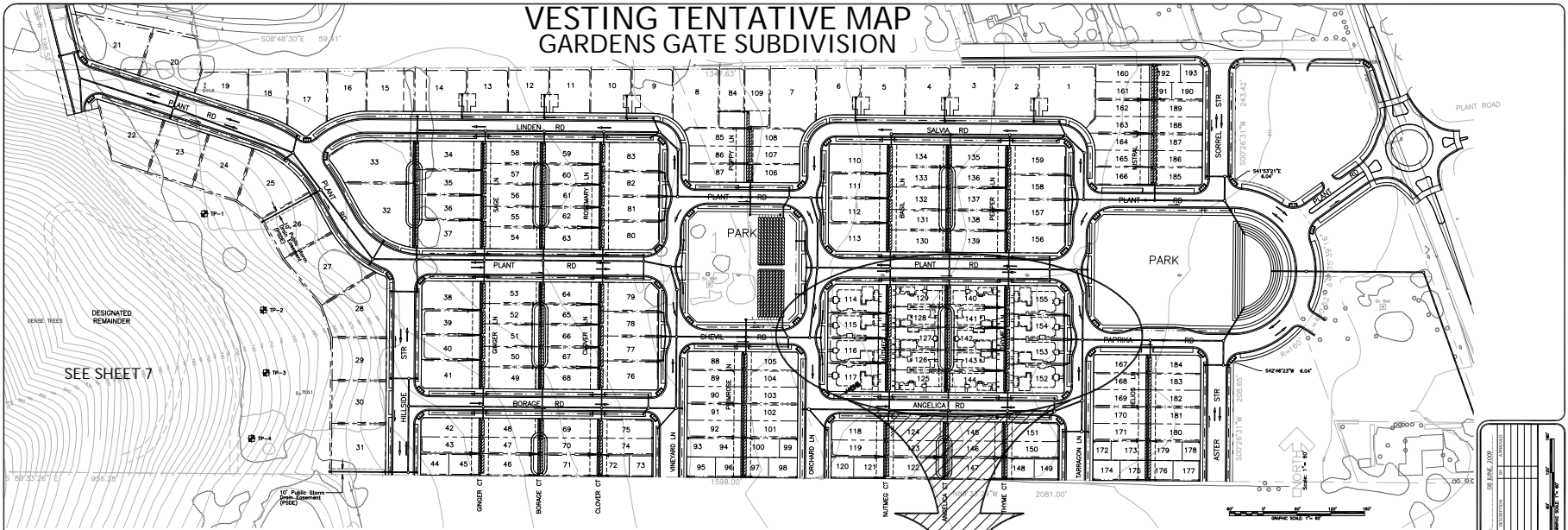
Ready Thomas, PLS 2920
222 West Coast Center
Redwood City, CA 94066
Tel: (650) 433-2920
Fax: (650) 433-5292
www.thomaspl.com

Doble Thomas & Associates, Inc.
Professional Engineer
No. 5200

SCALE:	AS SHOWN
DRAWN BY:	VR
CHECKED BY:	BAT
FILE No.:	2004-068.1
SHEET No.:	OF
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ATTACHMENT B

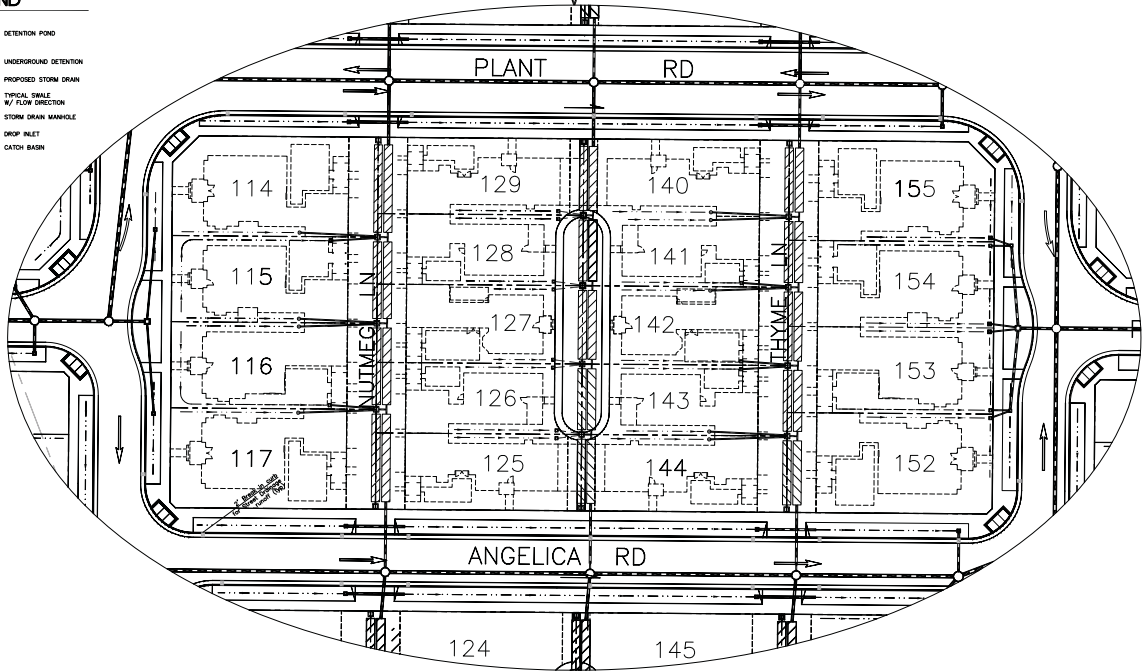
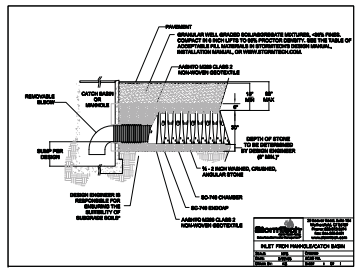
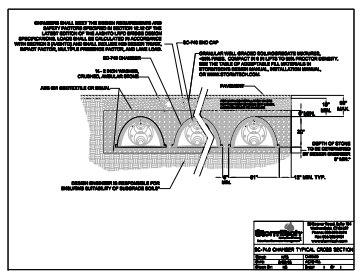
VESTING TENTATIVE MAP
GARDENS GATE SUBDIVISION



CONCEPTUAL SITE DRAINAGE
SCALE: 1"=100'

LEGEND

- DETENTION POND
- UNDERGROUND DETENTION
- PROPOSED STORM DRAIN
- TYPICAL SWALE w/ FLOW DIRECTION
- STORM DRAIN MANHOLE
- DROP INLET
- CATCH BASIN



TYPICAL LOT DRAINAGE
SCALE: 1"=50'

DATE	DESCRIPTION

UKIAH LAND, LLC
133 BULLOCKS LANE
SEBASTOPOLE, CA 95972

GARDENS GATE SUBDIVISION
APN: 3411021-08 & 29
133 BULLOCKS LANE
SEBASTOPOLE, CA 95972

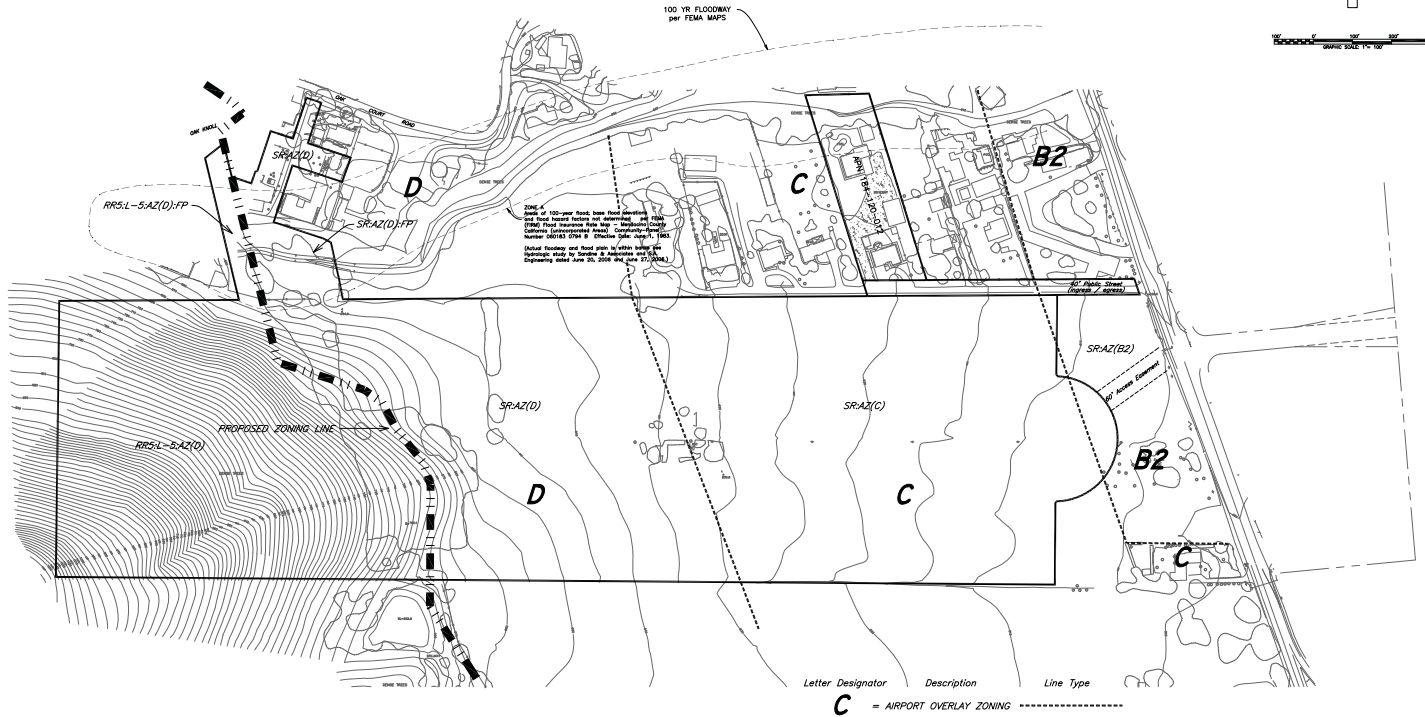
Prepared for the engineer files of:
Jorge J. Ramirez, C.E. 2020
Dustin H. Brown, C.E. 2020
Professional Engineer
No. 50000
California State Board of Professional Engineers, Land Surveyors and Geologists



DATE	1-10-20
DESIGNED BY	VB
CHECKED BY	BAT
FILE NO.	2024-068-1
SHEET NO.	5
TOTAL SHEETS	7

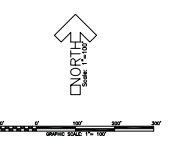
ATTACHMENT B

VESTING TENTATIVE MAP
GARDENS GATE SUBDIVISION



Letter Designator Description Line Type
C = AIRPORT OVERLAY ZONING -----

ZONING	AREA	
	SQUARE FEET	ACRES
SR-AZ(B2)	27,578	0.63
SR-AZ(C)	733,894	16.85
SR-AZ(D)	599,709	13.77
SR-AZ(D)-FP	49,156	1.13
SR subtotal	1,410,337	32.38
RRS-L-5-AZ(D)	580,556	13.33
RRS-L-5-AZ(D)-FP	17,638	0.40
RRS-L-5 subtotal	598,194	13.73
Total	2,008,531	46.11



INITIAL DRAWING DATE: 08 JUNE 2009	
No.	DATE
DESCRIPTION	BY
APPROVED	

PREPARED FOR:
UKIAH LAND, LLC
 ATTN: JACK MAY
 1751 BOLLINGER LANE
 SEASTOPOL, CA 95472

PROJECT DESCRIPTION:
 GARDENS GATE SUBDIVISION
 3000 SOUTH STATE STREET
 APNS 184-110-21, 28 & 29
 184-120-01

SHEET DESCRIPTION:
ZONING MAP

Prepared under the supervision of:
Bradley Thomas, PLS 5210
 222 West Coast Center
 Fullerton, CA 92631
 Tel: (714) 433-5292
 www.doblethomas.com

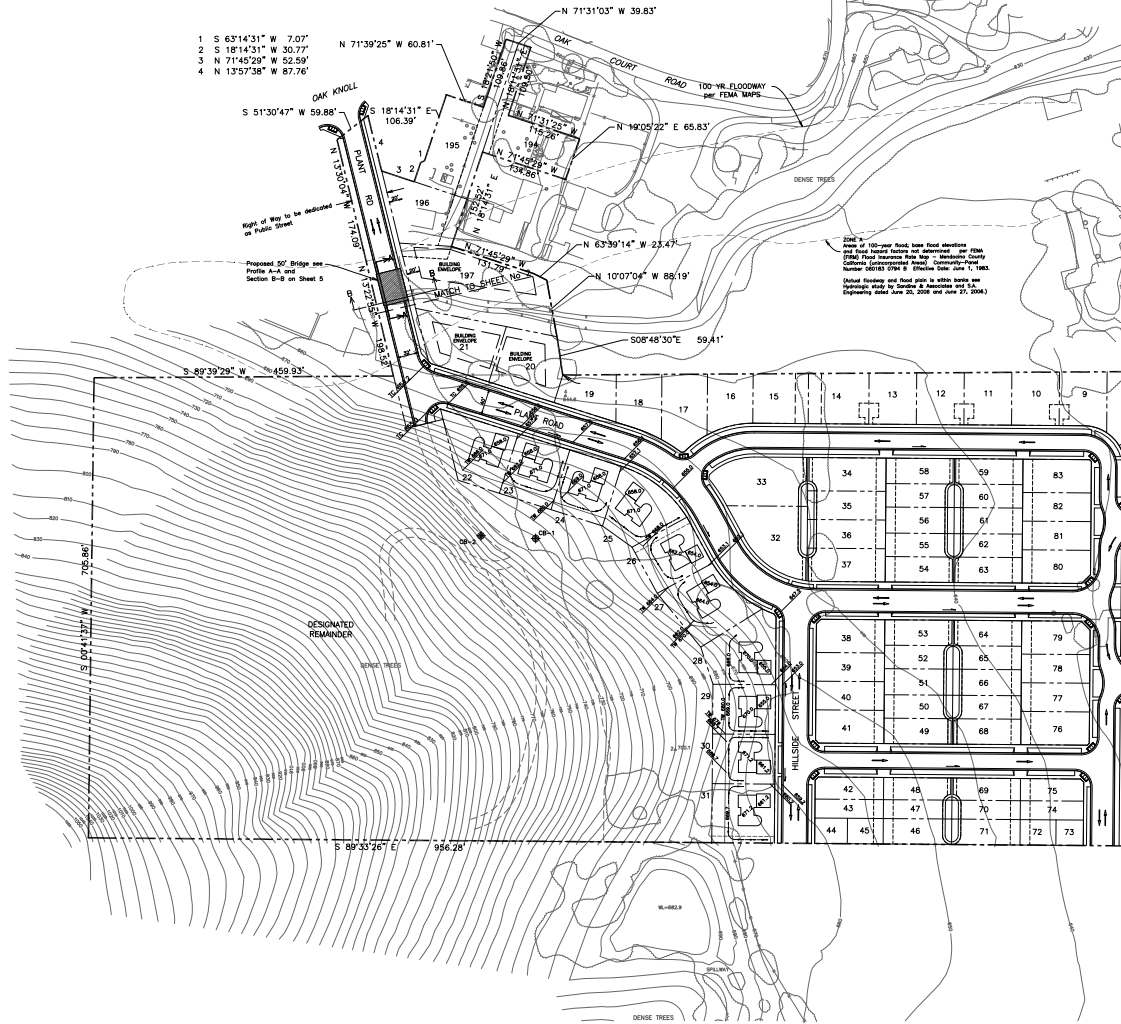
Professional Engineer
 No. 5200
 State of California



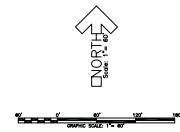
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DRAWN BY:	VR
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FILE No.:	2004-068.1
SHEET No.:	OF

ATTACHMENT B

VESTING TENTATIVE MAP
GARDENS GATE SUBDIVISION



LOTS 22 thru 31 has an approximate 3500 cubic yards of CUT



Revised: January 12, 2020

Bella Vista

Project Description

Modified Vesting Tentative Subdivision Map

PROJECT SUMMARY:

Bella Vista is a 171 lot multi-generational subdivision that consist of 132 single family residential lots and 39 age restricted residential lots. The project has a total of 2.82 acres of park land and open space, which is divided between a linear park, a neighborhood park, a shared landscape area and a water detention basin.

The project is accessible through two new vehicle connections from South State Street, one of which will contain a roundabout. The project also has approximately 930 linear feet (0.18 of a mile) Class I bicycle path.

Residential Lots:

- Single family lots will range from approximately 3,500 square feet to 18,088 square feet and are large enough to a accommodate the construction of a single-family detached home. Single family homes will range in size from approximately 1,200 square feet to 1,700 square feet.
- Age restricted lots are easy to maintain small individual parcels, approximately 3,110 to 12,473 square feet in size (gross). Cottage homes will be placed on these lots and will range in size from approximately 900 square feet to 1,400 square feet. All shared areas will be located within easements.

Parks and Green Ways

Neighborhood Park: This 1.96-acre park (Parcel B) is located at the eastern end of the project and acts as a gate way feature. The park is designed to capture stormwater from the site as well as provide an open field for active recreation. The site will contain a looped pedestrian path, benches or boulders for sitting. The park will also contain a play structure.

Cottage Park: The 0.24 (Easements Area on Age Restricted Lot 7 and 8) is a shared, secured outdoor space at the center of the senior neighborhood. The neighborhood is designed to allow walkable access for all residences to this open space, as well as other parts of the project. This shared space will be filled with walkways, benches, a gazebo, garden beds and other amenities.

ATTACHMENT C

An internal walkway will connect the cottage common area to Neighborhood Park, located to the east, as well as to the linear park to the west.

Linear Park: Is 30-foot wide (Parcel D, E and F), and is approximately 930 feet long (0.18 of a mile). The linear park connects the Neighborhood Park and the Cottages to the eastern end of the project. This 0.57-acre linear park will contain a 7-foot wide meandering path. The area will be landscaped with drought tolerant plantings and will contain dry creek beds and large boulders to accommodate sitting and resting. The Linear Park is also designed to capture and treat storm water from the project site.

Other Green Areas: Two other green areas are proposed within the boundary of the project. Parcel A, which is 1.59 acres in size and Parcel C, which is 0.26 acres in size. Parcel A is anticipated to capture some of the storm water from the site, and is also being reserved for an unknown future land use. While Parcel C will capture additional storm drain run-off.

OBJECTIVES:

1. Seek to revise a previously approved project (Garden's Gate) with a superior project that is within the scope of the previously certified Environmental Impact Report; and
2. To create an active neighborhood that invites families and an aging population to live near one another; and
3. Construct a project that is near existing mass transit stops, the Highway 101 corridor and near similar land use patterns; and
4. To offer an age restricted residential development that increases personal well-being by allowing flexibility in construction design and standards, creates a sense of place, is functional, secure, safe, attractive and meets the housing needs of an aging population; and
5. Build an economically viable project that provides quality homeownership for multiple-generations; and
6. Design a project in a manner that ensures multiple access points from South State Street, provides sufficient internal circulation and future connectivity to undeveloped properties to the south; and
7. Provide quality homeownership opportunities, with a range of product types, by developing a healthy and well-balanced, multi-generational community that creates neighborhood pride, a sense of place, is functional, safe, attractive and meets the most urgent housing needs and demand of the people who live and work in the Ukiah Valley; and
8. Arrange the community in a manner that places all residences within walkable distance to open space amenities that serve as gathering spots, encouraging interaction with neighbors.

PROJECT LOCATION AND SETTING:

The site is located within the Mendocino County at 3000 South State Street, which is approximately 0.45 miles from the City of Ukiah limits. The site includes approximately 48.8 acres of land. The east end of the site is vegetated with grapevines that are not in production and are not being cared in a manner that would allow them to be economically viable for agricultural purposes. The west end of the site also includes the lower portion of a mainly wooded hillside.

Cleland Mountain Creek, an intermittent stream, discharges out of Spanish Canyon to the west and runs for 280 feet through the northwest corner of the project site on its way to the Russian River. The property contains one metal agricultural accessory building. The property is not under a Williamson Act Contract.

The Mendocino Transit Authority (MTA) has 5 stops within 0.25 miles of the site, with 2 of those stops within 300 feet of the project. These stops are served by local and regional routes (Routes 7, 9 & 20), which run during the week and weekend. Service routes connect to the Downtown transfer station located in Ukiah, allowing riders services to the Willits, Gualala and Fort Bragg communities. Further providing connectivity, all MTA buses contain bicycle racks.

Surrounding land uses include:

- East of South State Street are commercial and light industrial uses, including the Redwood Health Club to the southeast of the project site. The area also contains a list of employers including: Mendocino Transit Authority, Famer Brothers, Simaine Cellars, Ukiah Solid Waste Systems, City of Ukiah – Waste Water Treatment Plan, C&S Waste Solutions, Tri-County Scrap Metal and Mendocino County Animal Control).
- To the west is undeveloped mountain land that has scattered rural residential development on large lots. This land is designated for Rural Residential development with minimum 5-acre lots (RR5).
- To the south is a vineyard with residential development and a private school (Ukiah Junior Academy). The vineyard land is designated SR (with a minimum 40,000-square foot lot size) while the residential area is designated RR5 and SR.
- To the north across Gobalet Lane is existing single-family residential development (approximately nine homes). At the east end of Gobalet Lane and fronting on South State Street is a former motel now used for a permanent residential use.

PREVIOUS ENTITLEMENT AND APPROVALS:

In 2006 a residential project, known as Garden’s Gate, was approved at the project site. The approval consisted of a 199 lot Vested Tentative Subdivision Map, Development Agreement, Phasing Plan, Affordable Housing Agreement and the certification of an Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA). Since that approval

ATTACHMENT C

date, no portion of the project has been constructed. As outlined in the approved Development Agreement, Garden's Gate entitlements and approvals are set to expire in August 2025 and may be amended or modified.

PROJECT:

Guillon Inc., proposes to modify the subdivision into a diverse range of detached age restricted cottage units and single-family homes, public right-of-way, parkland and open space. The project site is designated as Suburban Residential (SR) in the County's General Plan and is zoned Suburban Residential and Rural Residential.

The subdivision totals 48.8 acres on four existing parcels (APNs 184-110-28, 184-110-29, 148-120-21 and 148-120-01) and proposes to create the following:

- 171 Total Residential Lots:
 - Single Family Residential: 132
 - Age Restricted Residential: 39
- Neighborhood Park: 1.96 acres
- Linear Park: 0.57 Acres
- Cottage Park: 0.24 Acres
- Class I Bicycle Lane: Approximately 930 linear feet (0.18 of a mile)
- Total Net Density: 3.5 units per acre
- Average Lot Size (Single-Family): 6,219 square feet
- Average Lot Size (Age Restricted): 4,907 square feet

Requested Entitlements Include:

1. Amendments to Garden's Gate First Amendment of the Development Agreement
2. Modified Vesting Tentative Subdivision Map
3. Modified Phasing Plan (9 Phases)
4. Modified Affordable Housing Agreement

The subdivision would also result in a 12.19-acre Remainder Parcel at the west end of the site; this Remainder Parcel encompasses the portion of the site that is zoned Rural Residential (RRS). No development is currently proposed for that parcel, and it is not part of the proposed subdivision. It would remain private property, and public access to this parcel would not be allowed at this time.

The project also includes:

1. Formation of a maintenance district which will ensure funds are available to maintain and repair improvements (lights, parks, roads, etc.) as necessary.
2. Formation of a Non-Common Interest Development (Non-CID) exclusive for the age restricted portion of the project.

DETAILS:

The project consists of a total of 171 lots that are divided between Single Family Residential Lots and age restricted “Senior Housing” development lots. The project will be constructed over 9 phases, 7 phases for the single family, and 2 phases for age restricted. The phases will start at the eastern end of the site and gradually work its way to the west.

Single-Family Residential Lots

The project contains a total of 132 single-family residential lots, which would allow the construction of traditional detached single-family residential homes. Single-family homes will generally range in size from 1,200 to 1,700 square feet and consist of 3-bedroom, 2-bath homes, with a 2-car garage. Homes will be constructed on each lot, within the building envelope of the setbacks each lot. Homes will be single story in height, with a maximum height of 32 feet. Homes will not contain a fireplace or other wood burning devices. Homes will be constructed to current California Energy Standards, including solar photovoltaic systems.

Age Restricted Residential Lots (Cottages)

The proposal includes a total of 39 cottage units that are age restricted and are suited for individuals who want to retain home ownership while dedicating minimal resources to upkeep of the structure and the lot in which it is located. See the Affordable Housing Plan for additional details.

Neighborhood Park

A 1.97-acre open area located at the eastern boundary, will greet residence and visitors to the project site. The open area will not only be utilized as an open play field, but will also capture and detain stormwater. The field will contain sidewalk around the perimeter of the site, benches or boulders for sitting and a field that can be utilized for recreation. A tot park, play area with play ground equipment will also be located within this park.

Linear Park

A 30-foot wide linear park is located approximately in the center of the project in an east -west fashion. The 0.57-acre linear park will contain a 7-foot wide meandering paved path. This pathway is considered a Class I bikeway, which facilitates bicycle travel, separated from the public right-of-way for exclusive use of bicycles and pedestrians. The location of this improvement allows for pedestrian connectivity between the western end of the project, all the way to the extremely eastern end which will contain the Neighborhood Park.

Site Access, Circulation, and Parking

Circulation for the project consist of two new access points from the existing roadway, South State Street. The northern entrance will contain a roundabout, that will be of appropriate size to accommodate large vehicles, including fire apparatus, semitrucks, busses and vehicles with trailers. The roundabout will be designed in a manner to incorporate pedestrians crossing across South State Street from the project site to Plant Road. The design will include markings on the ground (crosswalk) as well as pedestrian islands to allow users the ability to que and cross in a safe manner. The project’s internal circulation system is similar to a grid pattern, allowing access to all lots from two different directions. Two roads are stubbed to the vacant property to the south in the event of future discretionary development is to occur, connectivity will be in place.

ATTACHMENT C

Fencing

Generally speaking, fencing within the project will consist of 6-foot tall cedar fence, which will provide side and rear yard privacy. No fencing is proposed for the front yards of the traditional single-family homes. In areas that have a higher chance of wildlife interaction or views from the rear yard, fencing will be reduced in height (3-feet) and/or be of a material, such as wrought iron (Lot 90, 91, Lots 99 through 106 and Lots 117 through 129). Within the cottage area, fencing may be placed at a 3-foot height in the front yards, or around the patio, to allow a secured private patio for each structure.

Landscaping

Landscaped elements are proposed throughout the project including along the right-of-way, front yards, the linear path and park. All landscaping will be installed to AB 1881 water usage requirements (The Water Conservation in Landscaping Act of 2006) and will be drought tolerant and on drip irrigation systems with timers. At no time will plants that are located upon the California Department of Food and Agricultural Noxious Weed list will be utilized by the applicant within the project, including fruit trees that can go un-attended and harbor pests.

- Public Landscaping

The Linear and Neighborhood Parks will be designed in a manner to achieve environmental, social-behavioral and aesthetic outcomes. Landscaping will serve multiple purposes within this corridor from providing aesthesis, shade, gathering and recreational opportunities. The path will have landscaping on each side as it meanders. To minimize lingering and un-wanted camping, boulders will be used as benches.

- Single Family Landscaping

The intent and goal of private property landscaping is to allow each future home owner the ability to customize their landscape area with an array of appropriate native and near native vegetation and trees. Options will include details such as small stone or cobble walls, non-turf areas with chip bark and ground covering plants, trees, shrubs or a combination thereof.

- Age-Restricted Landscaping

Landscaping within the Age Restricted portion of the project will be both shared and private. The private landscaping will predominately remain near the footprint of the home. Allowing each owner to customize their own outdoor living space. This area will be associated with a porch or patio element, and may also be fenced off with a small residential scaled fence approximately 3 to 4 feet in height. The shared landscaping will be placed in all other areas, such as the cottage park, the perimeter and interior of the site and will be maintained by an association.

Lighting

The lighting will vary based upon its placement. Lighting will provide an attractive, safe and secure nighttime environment. All exterior public and private lighting will be directed downward with full shields to comply with Mendocino County's dark sky ordinance.

CONSTRUCTION ACTIVITIES

Energy Efficiency and Conservation

All homes will be constructed in accordance with the most recent edition of Title 24 of the California Building Code (CBC). The CBC contains mandatory requirements that apply to residential buildings that will be a part of the project which include; high performance attics insulation and walls, high efficacy lighting, windows, water heating and HVAC systems. These energy-efficient homes are better insulated, less drafty and allow for reduced solar gains and heat loss. Energy efficiency helps to ensure that a home is affordable both now and into the future while reducing and conserving resources and demand on the environment.

Detailed Energy Items:

- Structures will incorporate natural cooling by utilizing window overhangs, awnings, front and rear patios, shade from neighboring structures, radiant heat-reflective barriers in the attic and appropriate tree plantings or a combination thereof.
- Structures will be constructed in compliance with solar requirements found in Title 24 of the California Building Code.
- Project will incorporate Energy Star Certified Appliances. At a minimum, the following appliances are recommended to be Energy Star rated: dishwasher and water heater.
- Natural lighting may be incorporated into the home through solar tubes and sky lights.
- Windows, sky lights and other fenestration will meet energy code requirements and will be Energy Star certified. These elements will have low U-factor (U-value) rating. U-factors is a rate of non-solar heat loss or gain through a while window assembling. The lower the U-factor, the greater a window's resistance to heat flow and the better its insulating value.
- Project will incorporate the use of low flow toilets and faucets that meet the standards as set forth by the California Energy Commission.
- All landscaping will be installed to AB 1881 (The Water Conservation in Landscaping Act of 2006) standards, which promotes water efficiency and conservation, using mulch, bubblers and timed sprinkler systems.

Grading and Dust

The proposed development will require the preparation of a detailed grading and erosion control plan subject to review and approval by the County prior to earth moving activities (Municipal Code section 18.70.060 – Grading Permit Requirements). Grading will be completed in compliance with Mendocino County standards.

Dust control rules and regulations as required by the Mendocino County Air Quality Management District (MCAQMD) will be adhered to (Rule 1-200, 1-400(a), 1-410, 1-420, 1-430). These regulations minimize fugitive dust particle during construction. Measures imposed by the District include, but not limited to:

1. All visibly dry disturbed soil surfaces shall be watered to minimize fugitive dust.

ATTACHMENT C

2. Installation of a “stabilized construction entrance/exit” as detailed in the Department of Transportation storm water handbook (TC-1) will be utilized.
3. Earth or other material tracked on to neighboring paved roads shall be removed promptly.
4. Dust generating activities will be limited during periods of high winds (over 15 mph).
5. Access of unauthorized vehicles onto the construction site during non-working hours shall be prevented.
6. A weekly log shall be kept of fugitive dust control measures that have been implemented.
7. Restrict idling of diesel engines on the site to less than 5 minutes.
8. All haul trucks transporting soil, sand or other loose materials off-site shall be covered.
9. All vehicle speeds on unpaved roads shall be limited to 15 mph.
10. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure title 13, Section 2485 of the California Code of Regulations). Clear signage shall be provided for construction workers at access points.
11. All construction equipment shall be maintained and properly tuned in accordance with manufacturer’s specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
12. Post a publicly visible sign with telephone number for the applicant’s representative regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District’s phone number shall also be visible to ensure compliance with applicable regulations.

Stormwater

In accordance with State standards, the project will be subject to Low Impact Development (LID) standards. LID standards are a sustainable practice that benefits water supply and contributes to water protection. LID takes an approach that by using site design and storm water management to maintain the site’s pre-development runoff rates and volumes.

Erosion Control

Prior to the issuance of a Grading Permit, a Stormwater Pollution Prevention Plan (SWPPP) will be submitted and approved by the State Water Resource Control Board (SWRCB) and the Mendocino County Water Agency (MCWA). The SWPPP will outline Best Management Practices (BMPs) that minimize erosion and sediment (i.e. silt fences, straw wattles, sediment basin etc.).

Cultural

In the event, that during development activities, cultural resources are discovered on site, all earthmoving activities in the area of impact shall be halted until a qualified archaeological consultant or County Coroner is able to assess their significant, and develop proposal for any

ATTACHMENT C

procedures deemed appropriate to further investigate and/or mitigate adverse impacts to those resources

Construction Debris

In accordance with requirements from the Mendocino Solid Waste Authority, a Construction and Demolition Waste Management Plan (CWM) will be provided at the time the permit is issued by the Waste Authority (Ordinance 4301). The CWM will be submitted to the Solid Waste Authority prior to the start of construction related activities. The CWM will outline measure to capture and remove waste that would otherwise end up in the waste stream.

GOOD NEIGHBOR PRACTICES

In accordance with existing regulatory environment and sound planning protocol the applicant acknowledges and will fold in the following best management practices into the project:

1. Prior to any native vegetation removal and once the project design is finalized, a survey of impacts to true oak trees across the entire project area will be conducted by a qualified botanist, arborist, or forester, to assess the extent of individual oak trees that have the potential to be impacted. Oak stands occur at the base of the hill above the proposed roadway; associated with lots 99, 100, and 101, as well as along the Northern and Southern edges of the property; lots 60-58 and lot 108, respectively. Should any qualifying oak tree be impacted by the development, Mendocino DRAFT *Oak Tree and Oak Woodland Protection Ordinance 20.248* will be addressed through the following Oak Mitigation and Tree Protection Plan.

Tree Count

Every native oak on site regardless of diameter at breast height (DBH) will be assessed prior to start of construction by a qualified arborist. Assessment should include location, DBH, species, reason for removal and impact of removal. Recommendations should be based off Mendocino County's proposed Oak Tree and Oak Woodland Protection Ordinance- Chapter 20.248. Removals could require an Oak Tree Removal Permit from Mendocino County.

Mitigation for Removals

A mitigation plan should be created by a qualified arborist and oaks deemed for removal shall be replaced at a ratio of at least 3:1, as outlined in the project EIR, or at a ratio recommended by the qualified arborist and in a location deemed suitable by the qualified arborist. A minimum 3-year monitoring plan should be created to monitor success of replacement trees and track maintenance and replacement needs

Tree Protection Zones during Construction

Trees deemed to stay during development of the site should have established Tree Protection Zones to protect from construction stress and to increase the chance of tree survival after project completion. Tree Protection Zones (TPZ) are arborist defined restricted spaces around trees. Often, they are placed at the edge of the canopy, or dripline, but can vary in size to adequately protect irregular root zones or to compensate for nearby infrastructure. Fencing should be erected prior to start of work and should be sturdy and

ATTACHMENT C

highly visible. Prior to start of work, contractors should be aware of damage to trees that can be caused by construction and penalties should be established for root cutting, soil compaction and branch removal within the TPZ. At the start of each construction working day, the applicant will ensure that fencing around the TPZ is secure and still in working condition. The applicant will also survey the TPZ to ensure that no fill or debris had breached the area.

2. To ensure bird nest take avoidance, tree and brush removal should occur outside of the nesting season. The nesting season is between February 15th and August 15th. If development during the nesting season is unavoidable, nesting surveys should be conducted by a qualified biologist. These surveys would require the inspection of development area for active nest within three days prior to any vegetation disturbance or removal. If an active nest is found, a 50 to 100 foot buffer or exclusion zone shall be established until the nest becomes inactive as determined by a qualified biologist, the size of the buffer zone is species dependent and will be determined upon the detection of an active nest.
3. When seeking to extended the required underground utilities from the north side of Cleland Creek to the south side, the applicant will seek out and obtain required state and Federal permits from Responsible Agencies to ensure that improvements are constructed in accordance with agency standards and that there are no adverse effects upon the Cleland Creek and it's abutting habitat. The applicant will seek consultation and permits, as necessary from: California Department of Fish and Wildlife (CDFW), The Army Corps of Engineers (ACOE), the Regional Water Quality Control Board (RWQCB), National Oceanic Atmospheric Administration (NOAA), as well as Cal Fire.
 - a. Design of the underground utilities will take into account above ground resources (trees) and will be designed in a manner to minimize impacts upon them. In the event that root zones are found, best management practices will be incorporated, such as avoidance of large roots and minimizing compaction to the TPZ. If roots need to be compromised, it will be done in accordance with International Society of Arboricultural (ISA) standards.
4. Because lots 99, 126 and 130 may impact deemed timberland, the applicant will consult with Cal Fire's forest practice staff to determine if a timberland conversion permit is required prior to vegetation removal for these lots.
5. We will secure and obtain all necessary grading permits from local and state agencies. Prior to and during grading, we will install all necessary erosion control measures on site, for that given phase, such as straw or wood mulching and other soil stabilizing techniques, utilize bales of hay or other means to reduce flow into storm drains, utilize silt fencing near Cleland Creek, and ensure that grading does not occur during prohibited rain days.
6. Prior to any earth moving activities, we will seek out and obtain all necessary permits from the local Air Quality District.

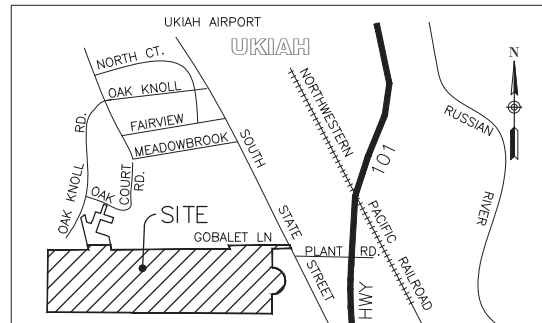
ATTACHMENT C

7. During any construction period, the applicant shall ensure that the project contractor implement measures to control dust and exhaust from the project. The contractor shall implement the following best management practices:
- a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
 - b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
 - c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
 - d. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).
 - e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
 - f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
 - g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
 - h. All diesel-powered construction equipment larger than 50 horsepower and on the site for 2 days or 20 hours continuously shall meet U.S. EPA Tier 3 standards or newer.
 - i. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.
8. All off road construction equipment with engines greater than 50 horsepower (hp) and operating on the site for more than two days or 20 hours shall meet, at a minimum, U.S. EPA NOx emission standards for Tier 4 engines or equivalent.

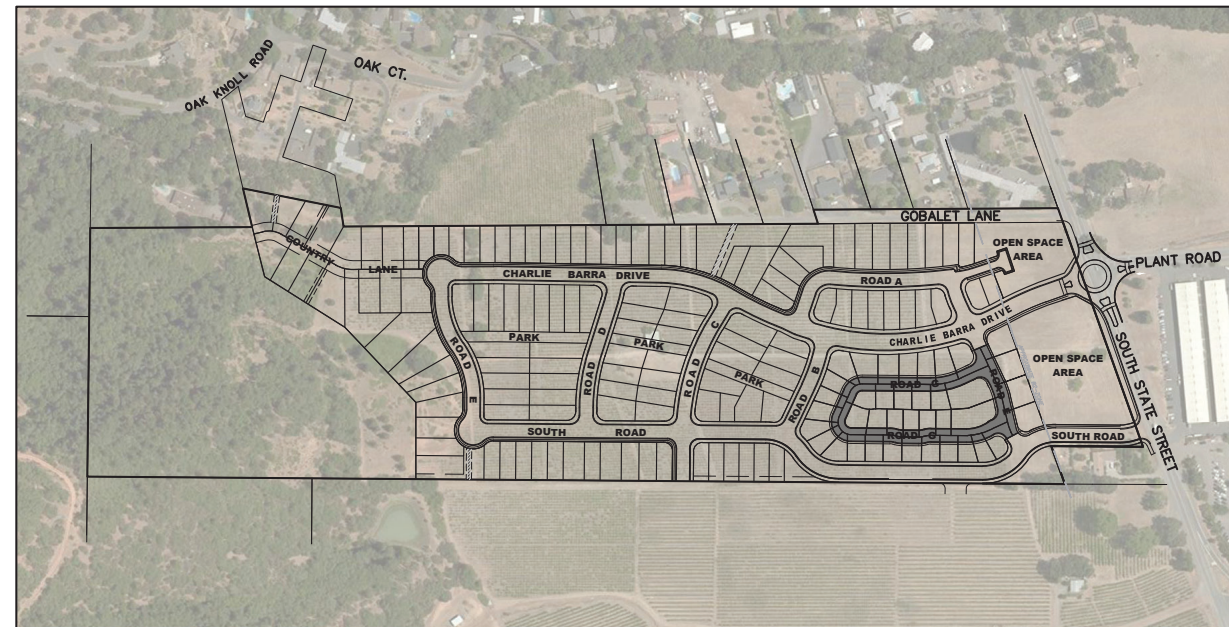
In the event that such equipment is not available, the use of Tier 3 construction equipment is sufficient so long as it can be demonstrated to the County that similar Tier 4 construction equipment is not readily available.

VESTING TENTATIVE MAP BELLA VISTA SUBDIVISION

LYING WITHIN THE UNINCORPORATED AREA OF MENDOCINO COUNTY, CALIFORNIA



VICINITY MAP
N.T.S



PROJECT DATA

PROPERTY ADDRESS: 3000 S STATE STREET,
UKIAH, CA 95482

PROPERTY OWNER:
YOKAYO RANCH LP.
800 HENSLEY CREEK RD
UKIAH, CA 95482

SURVEYOR/CIVIL ENGINEER:
LACO ASSOCIATES
776 S. STATE ST.,
SUITE 102A
UKIAH, CA 95482

EXISTING LAND USE: VINEYARD

EXISTING ZONING: SR, RR-5, AZ-B2,
AZ-C, AZ-D

PROPOSED ZONING: SUBURBAN RESIDENTIAL

NUMBER OF LOTS: 171

PARKS & OPEN SPACE AREA SIZE: 4.39
ACRES

MINIMUM GROSS LOT SIZE: 3,479
SQUARE FEET

MAXIMUM GROSS LOT SIZE: 18,088
SQUARE FEET

EXISTING ACREAGE: 48.8 ACRES

APN: 184-110-28, 184-110-29,
148-120-21 & 184-120-01

LEGEND/ABBREVIATIONS

- PROPOSED PARCEL LINE
- EXISTING BOUNDARY LINE
- - - PROPOSED WATER MAIN EASEMENT
- - - ROAD CENTERLINE
- PHASE LINE
- WV WATER VALVE
- FH FIRE HYDRANT
- S SANITARY SEWER MANHOLE
- STORM DRAIN
- DROP INLET
- JT- JOINT TRENCH
- CURB INLET
- BUILDING SETBACK LINE (BSL)
- PL PROPERTY LINE

SHEET INDEX

- 1 COVER SHEET
- 2 EXISTING PARCEL MAP
- 3 PHASING LAYOUT
- 4 PARCEL LAYOUT
- 5 PARCEL LAYOUT SENIOR AREA
- 6 GRADING & DRAINAGE
- 7 GRADING & DRAINAGE
- 8 UTILITIES AND IMPROVEMENTS
- 9 UTILITIES AND IMPROVEMENTS
- 10 ROAD SECTION DETAILS

SURVEYOR

PREPARED UNDER THE SUPERVISION OF:
Bradley A. Thomas
BRADLEY A. THOMAS PLS 5520 6/12/2020
DATE

OWNER/SUBDIVIDER

THIS MAP HAS BEEN APPROVED BY:

DOUGLAS GUILLOON 6/12/2020
OWNER/SUBDIVIDER DATE

NOTES

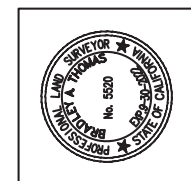
BOUNDARY LINES / LOT LINES SHOWN ON THIS
MAP DERIVED FROM FOUND MONUMENTS AND
RECORD DATA

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NO.	HISTORY / REVISION ADDRESS COUNTY COMMENTS	BY	CHK.	DATE
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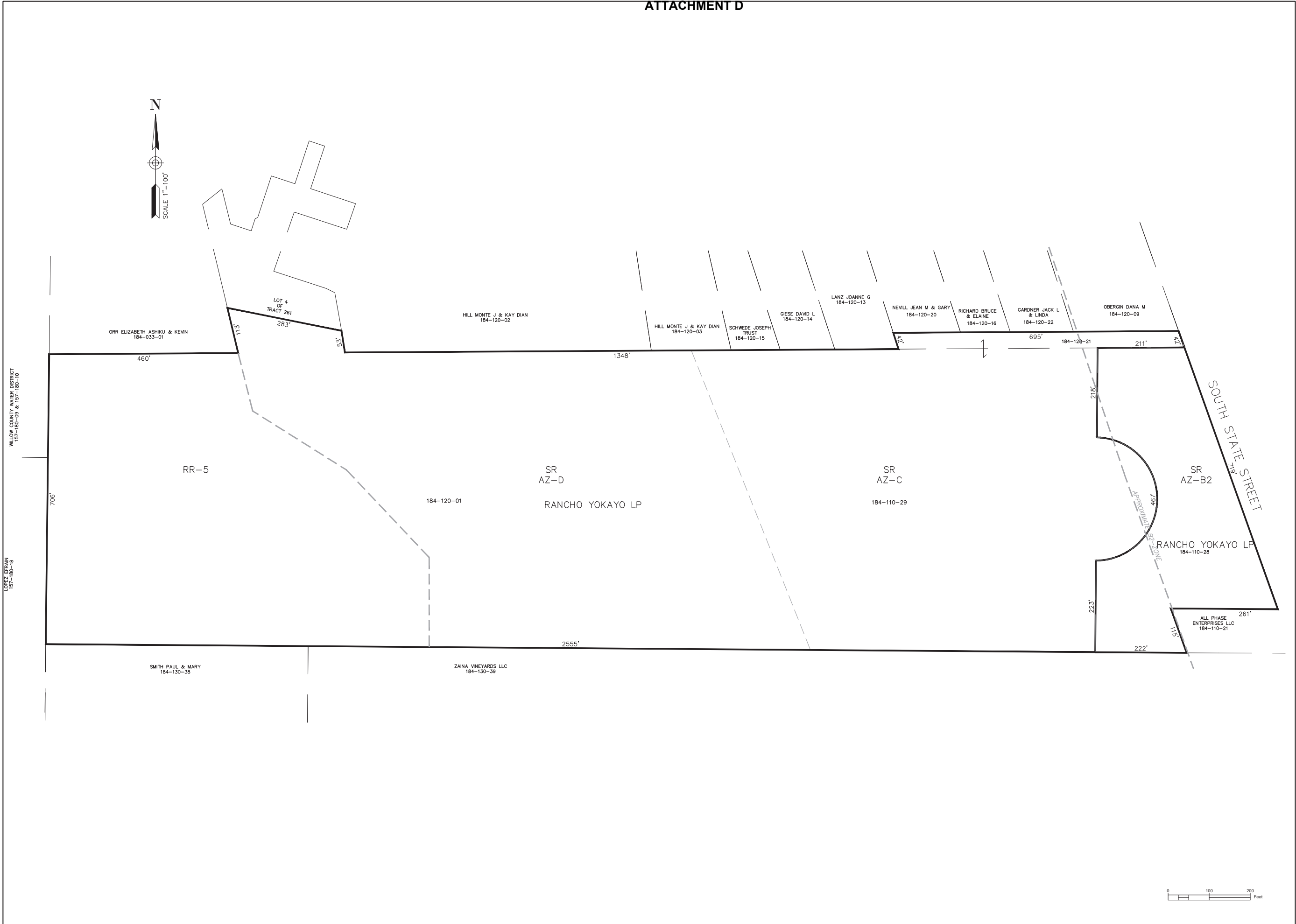
VESTING TENTATIVE MAP
GUILLOON INC. CONSTRUCTION
3000 S STATE STREET, UKIAH, CA 95482

COVER SHEET



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APPROVED	KD
DATE	October 21, 2021
JOB NUMBER	9100.06
DRAWING	

ATTACHMENT D



LOPEZ ERRAIN 157-180-16
WILLOW COUNTY WATER DISTRICT 157-180-08 & 157-180-10



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NO.	HISTORY / REVISION	BY	CHK.	DATE
1	ADDRESS COUNTY COMMENTS	X	X	8/28/2020

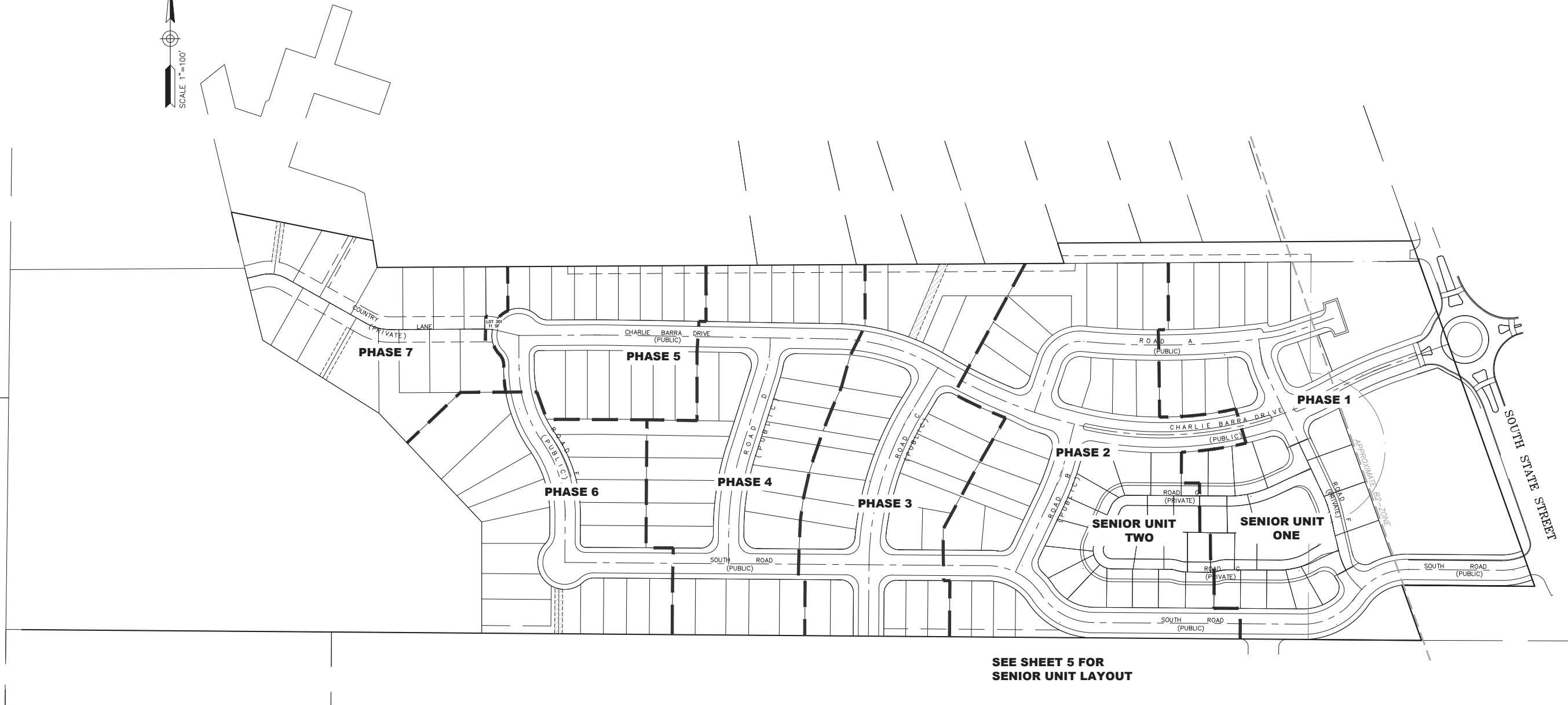
VESTING TENTATIVE MAP
GUILLON INC. CONSTRUCTION
3000 S STATE STREET, UKIAH, CA 95482

EXISTING PARCEL MAP



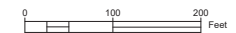
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DATE	October 21, 2021
JOB NUMBER	9100.06
DRAWING	

ATTACHMENT D



PHASING	
PHASE NUMBER	NUMBER OF LOTS
1	11
2	21
3	23
4	26
5	16
6	18
7	17

SENIOR AREA PHASING	
PHASE NUMBER	NUMBER OF LOTS
1	19
2	20



NO.	HISTORY / REVISION	BY	CHK.	DATE
1	ADDRESS COUNTY COMMENTS	X	X	8/28/2020

VESTING TENTATIVE MAP
 GUILLON INC. CONSTRUCTION
 3000 S STATE STREET, UKIAH, CA 95482

SUBDIVISION PHASING



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DATE	October 21, 2021
JOB NUMBER	9100.06
DRAWING	3/10

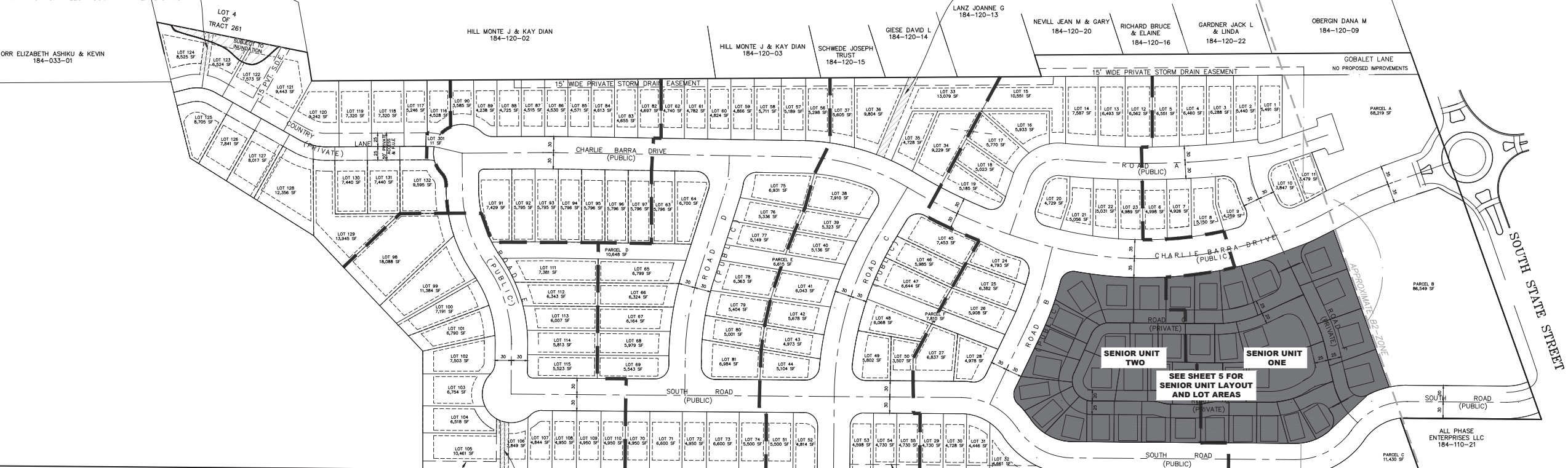
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ATTACHMENT D



15' WIDE PUBLIC WATER EASEMENT
IN FAVOR OF WILLOW COUNTY WATER DISTRICT

ORR ELIZABETH ASHIKU & KEVIN
184-033-01



SMITH PAUL & MARY
184-130-38

PRIVATE STORM DRAIN EASEMENT
ZAINA VINEYARDS LLC
184-130-39

15' WIDE PUBLIC WATER EASEMENT
IN FAVOR OF WILLOW COUNTY WATER DISTRICT

15' WIDE PRIVATE
STORM DRAIN EASEMENT

LOT NUMBER	AREA (GROSS)	AREA (NET)
LOT 1	5,491	5,491
LOT 2	5,440	5,440
LOT 3	6,288	6,288
LOT 4	6,460	6,460
LOT 5	6,551	6,551
LOT 6	4,998	4,998
LOT 7	4,926	4,926
LOT 8	5,150	5,150
LOT 9	4,259	4,259
LOT 10	3,847	3,847
LOT 11	3,479	3,479
LOT 12	6,562	6,562
LOT 13	6,493	6,493
LOT 14	7,587	7,587
LOT 15	10,551	9,019
LOT 16	5,933	5,933
LOT 17	5,770	5,770
LOT 18	5,023	5,023
LOT 19	5,185	5,185
LOT 20	4,729	4,729

LOT NUMBER	AREA (GROSS)	AREA (NET)
LOT 21	5,056	5,056
LOT 22	5,031	5,031
LOT 23	4,989	4,989
LOT 24	4,793	4,793
LOT 25	6,382	6,382
LOT 26	5,908	5,908
LOT 27	6,837	6,837
LOT 28	4,978	4,978
LOT 29	4,730	4,085
LOT 30	4,728	4,083
LOT 31	4,446	3,801
LOT 32	4,661	3,032
LOT 33	13,079	8,445
LOT 34	9,229	9,229
LOT 35	4,728	4,728
LOT 36	9,804	8,335
LOT 37	5,605	4,930
LOT 38	7,910	7,910
LOT 39	5,323	5,323
LOT 40	5,136	5,136

LOT NUMBER	AREA (GROSS)	AREA (NET)
LOT 41	6,043	6,043
LOT 42	5,678	5,678
LOT 43	4,973	4,973
LOT 44	5,104	5,104
LOT 45	7,453	7,453
LOT 46	5,985	5,985
LOT 47	6,644	6,644
LOT 48	6,068	6,068
LOT 49	5,802	5,802
LOT 50	3,507	3,507
LOT 51	5,500	5,500
LOT 52	4,814	4,814
LOT 53	4,598	3,952
LOT 54	4,730	4,085
LOT 55	4,730	4,085
LOT 56	5,298	4,623
LOT 57	5,189	4,514
LOT 58	5,711	4,961
LOT 59	4,866	4,221
LOT 60	4,824	4,179

LOT NUMBER	AREA (GROSS)	AREA (NET)
LOT 61	4,782	4,137
LOT 62	4,740	4,095
LOT 63	5,796	5,796
LOT 64	6,700	6,700
LOT 65	6,799	6,799
LOT 66	6,324	6,324
LOT 67	6,164	6,164
LOT 68	5,979	5,979
LOT 69	5,543	5,543
LOT 70	4,950	4,950
LOT 71	6,600	6,600
LOT 72	4,950	4,950
LOT 73	6,600	6,600
LOT 74	5,500	5,500
LOT 75	6,931	6,931
LOT 76	5,336	5,336
LOT 77	5,149	5,149
LOT 78	6,363	6,363
LOT 79	5,404	5,404
LOT 80	5,001	5,001

LOT NUMBER	AREA (GROSS)	AREA (NET)
LOT 81	6,384	6,984
LOT 82	4,597	4,052
LOT 83	4,555	4,010
LOT 84	4,513	3,968
LOT 85	4,571	3,926
LOT 86	4,530	3,885
LOT 87	4,515	3,870
LOT 88	4,725	4,527
LOT 89	4,238	4,238
LOT 90	3,585	3,585
LOT 91	7,429	7,429
LOT 92	5,795	5,795
LOT 93	5,795	5,795
LOT 94	5,796	5,796
LOT 95	5,796	5,796
LOT 96	5,796	5,796
LOT 97	5,796	5,796
LOT 98	18,088	18,088
LOT 99	11,384	11,384
LOT 100	7,191	7,191

LOT NUMBER	AREA (GROSS)	AREA (NET)
LOT 101	6,790	6,790
LOT 102	7,503	7,503
LOT 103	6,754	6,754
LOT 104	6,518	6,518
LOT 105	10,461	7,067
LOT 106	3,849	3,194
LOT 107	4,844	4,844
LOT 108	4,950	4,950
LOT 109	4,950	4,950
LOT 110	4,950	4,950
LOT 111	7,381	7,381
LOT 112	6,343	6,343
LOT 113	6,007	6,007
LOT 114	5,813	5,813
LOT 115	5,523	5,523
LOT 116	4,528	4,105
LOT 117	5,246	4,171
LOT 118	7,320	5,820
LOT 119	7,320	5,820
LOT 120	9,243	6,674

LOT NUMBER	AREA (GROSS)	AREA (NET)
LOT 121	9,443	7,032
LOT 122	7,573	5,079
LOT 123	6,524	4,801
LOT 124	8,525	6,491
LOT 125	8,705	6,020
LOT 126	7,841	6,341
LOT 127	8,017	6,517
LOT 128	12,355	10,994
LOT 129	13,945	12,940
LOT 130	7,440	5,940
LOT 131	7,440	5,940
LOT 132	9,595	8,019

NEIGHBORHOOD PARK AREA	
PARCEL	AREA
PARCEL A	68,219
PARCEL B	86,549
PARCEL C	11,430
TOTAL	166,198
LINEAR PARK AREA	
PARCEL	AREA
PARCEL D	10,648
PARCEL E	6,615
PARCEL F	7,810
TOTAL	25,073
OTHER AREAS	
DESCRIPTION	AREA
PUBLIC ROW	390,450
SENIOR HOA	194,751
REMAINDER	531,242



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NO.	HISTORY / REVISION	BY	CHK.	DATE
1	ADDRESS COUNTY COMMENTS	X	X	8/28/2020

VESTING TENTATIVE MAP
GUILLON INC., CONSTRUCTION
3000 S STATE STREET, UKIAH, CA 95482

LOT LAYOUT






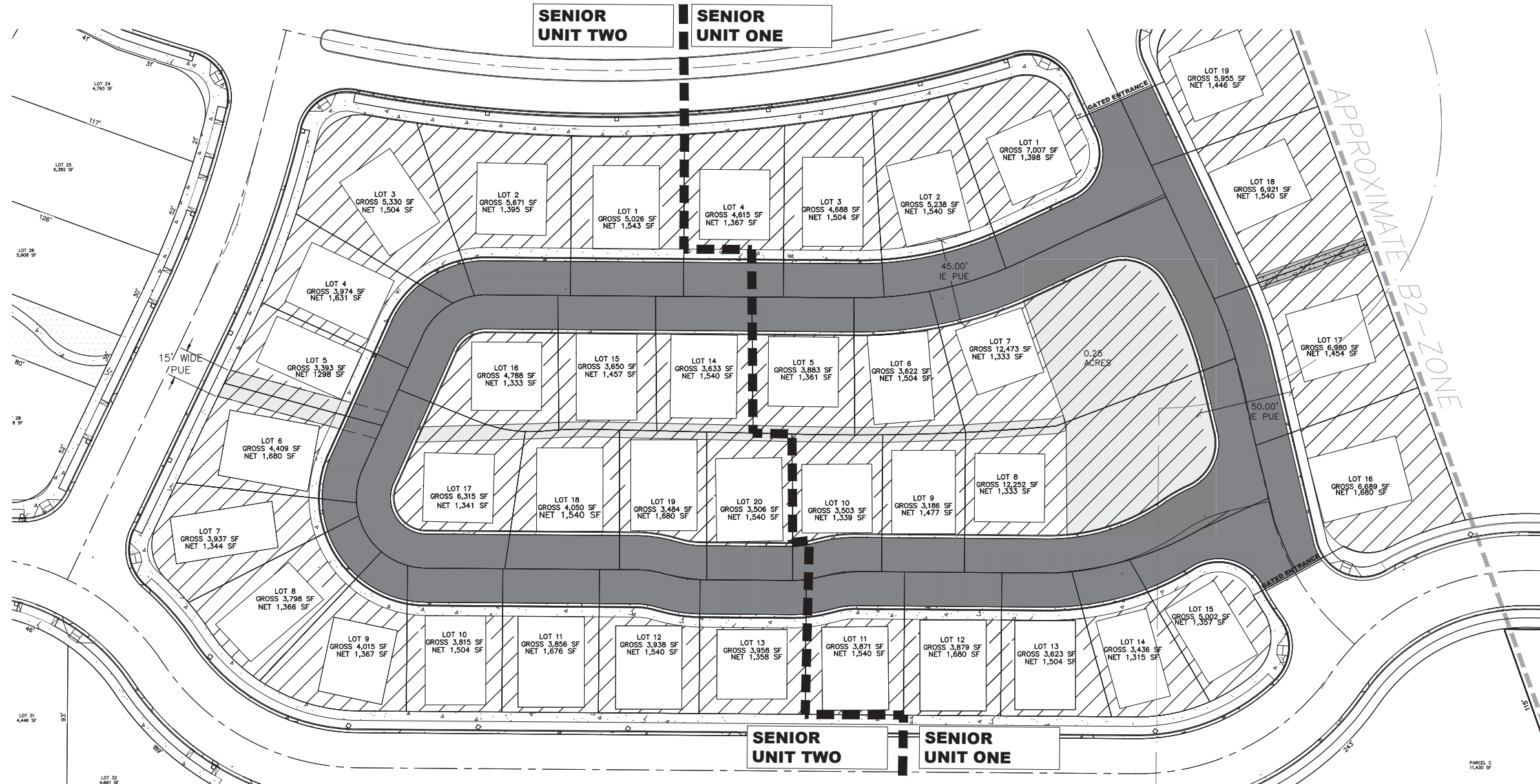
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APPROVED	KD
DATE	October 21, 2021
JOB NUMBER	9100.06
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LEGEND

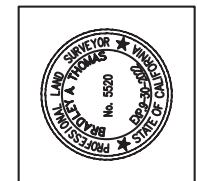
-  RESTRICTED USE EASEMENT
-  IE & PUE
- IE -INGRESS & EGRESS
- PUE -PUBLIC UTILITY EASEMENT
-  EXCLUSIVE USE PARK EASEMENT



NO.	HISTORY / REVISION	BY	CHK	DATE
1	ADDRESS COUNTY COMMENTS	X	X	8/28/2020

VESTING TENTATIVE MAP
 GUILLON INC., CONSTRUCTION
 3000 S STATE STREET, UKIAH, CA 95462

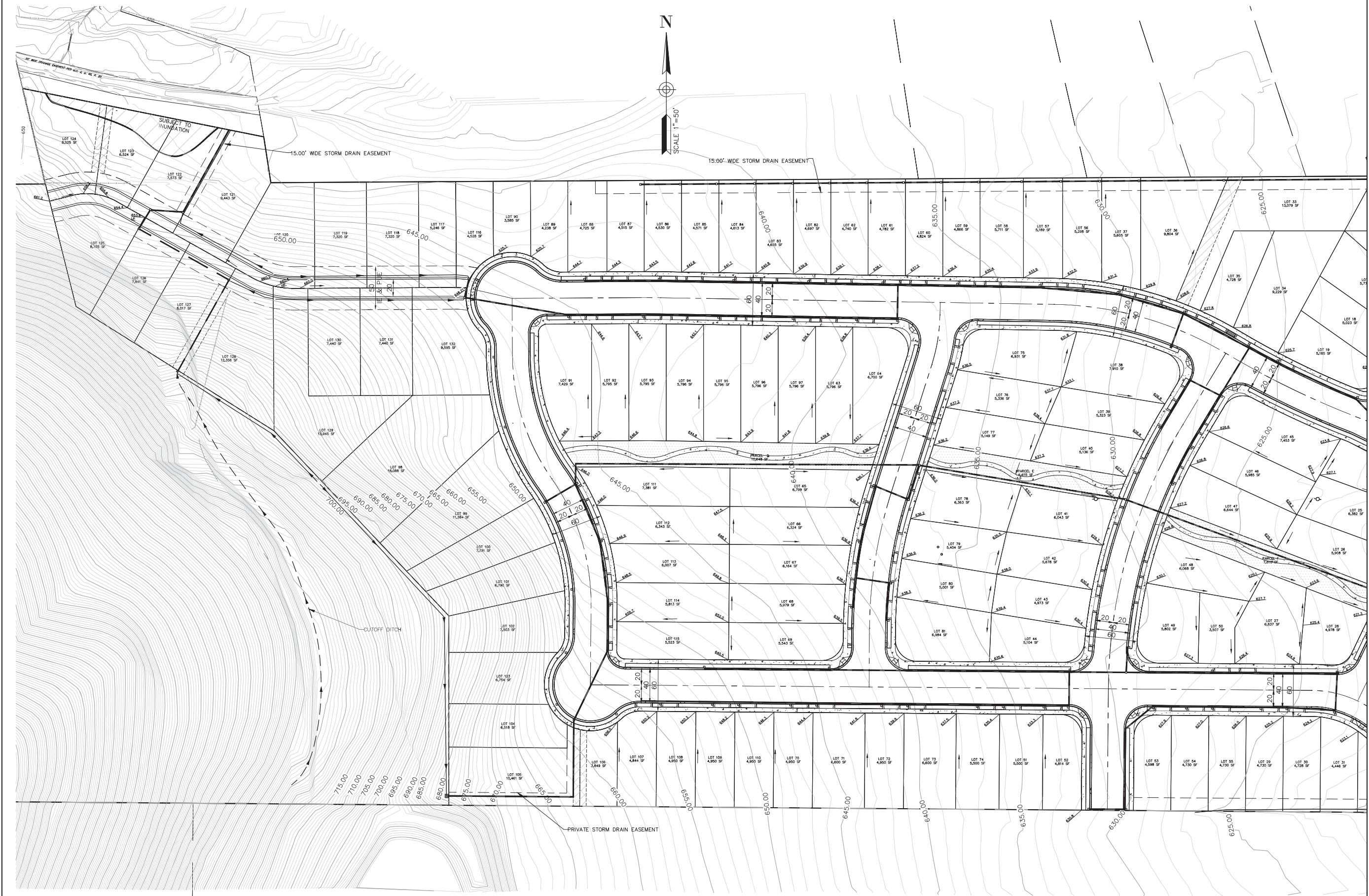
SENIOR LOT LAYOUT



DRAWN	AR
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APPROVED	KD
DATE	October 21, 2021
JOB NUMBER	9100.06
DRAWING	5/10



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NO.	HISTORY / REVISION	BY	CHK	DATE
1	ADDRESS COUNTY COMMENTS	X	X	8/28/2020

VESTING TENTATIVE MAP
 GUILLON INC., CONSTRUCTION
 3000 S STATE STREET, UKIAH, CA 95462

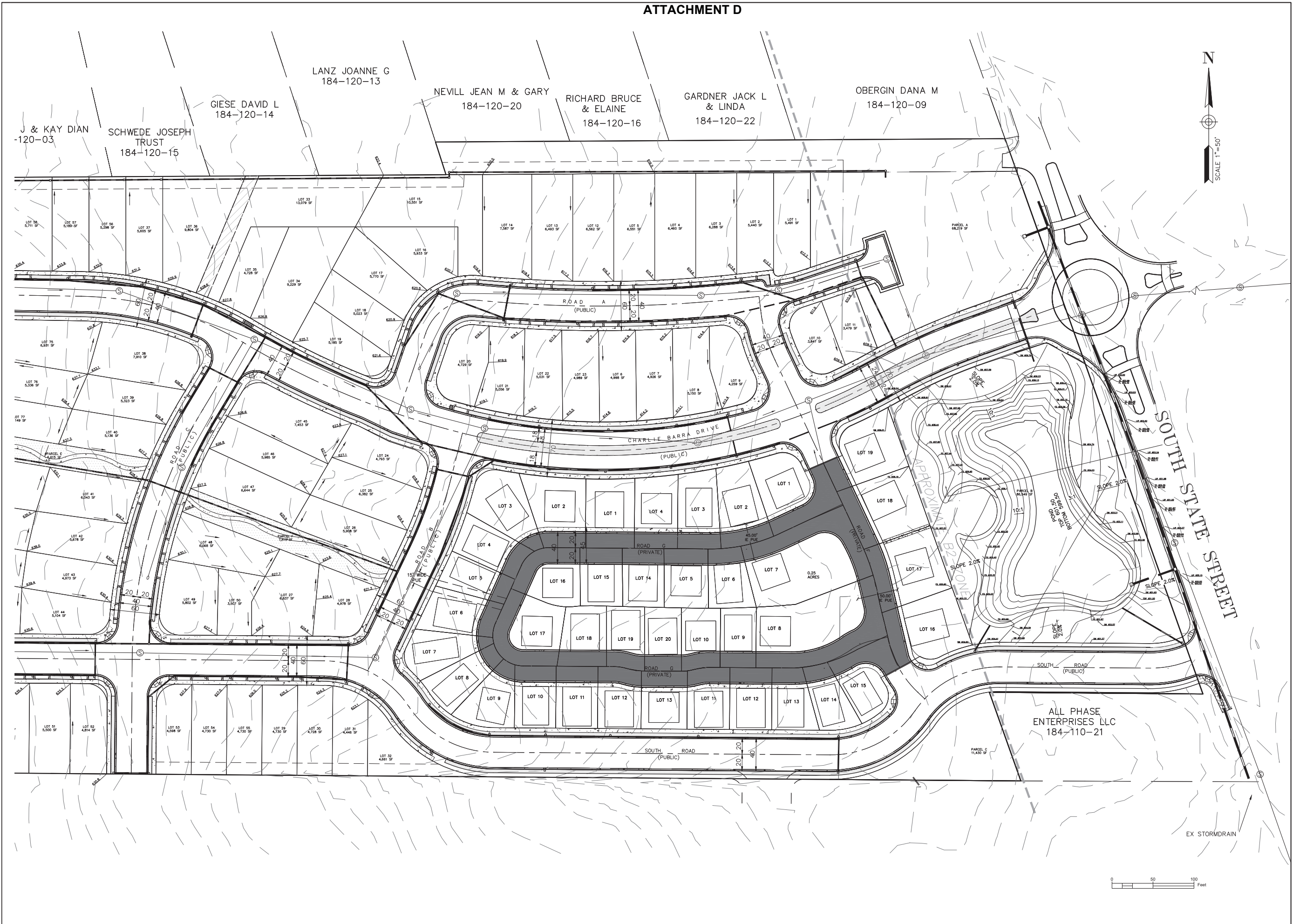
GRADING & DRAINAGE



DRAWN	AR
CHECK	CCM
APPROVED	KD
DATE	October 21, 2021
JOB NUMBER	9100.06
DRAWING	6/10



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NO.	HISTORY / REVISION	BY	CHK.	DATE
1	ADDRESS COUNTY COMMENTS	X	X	8/28/2020

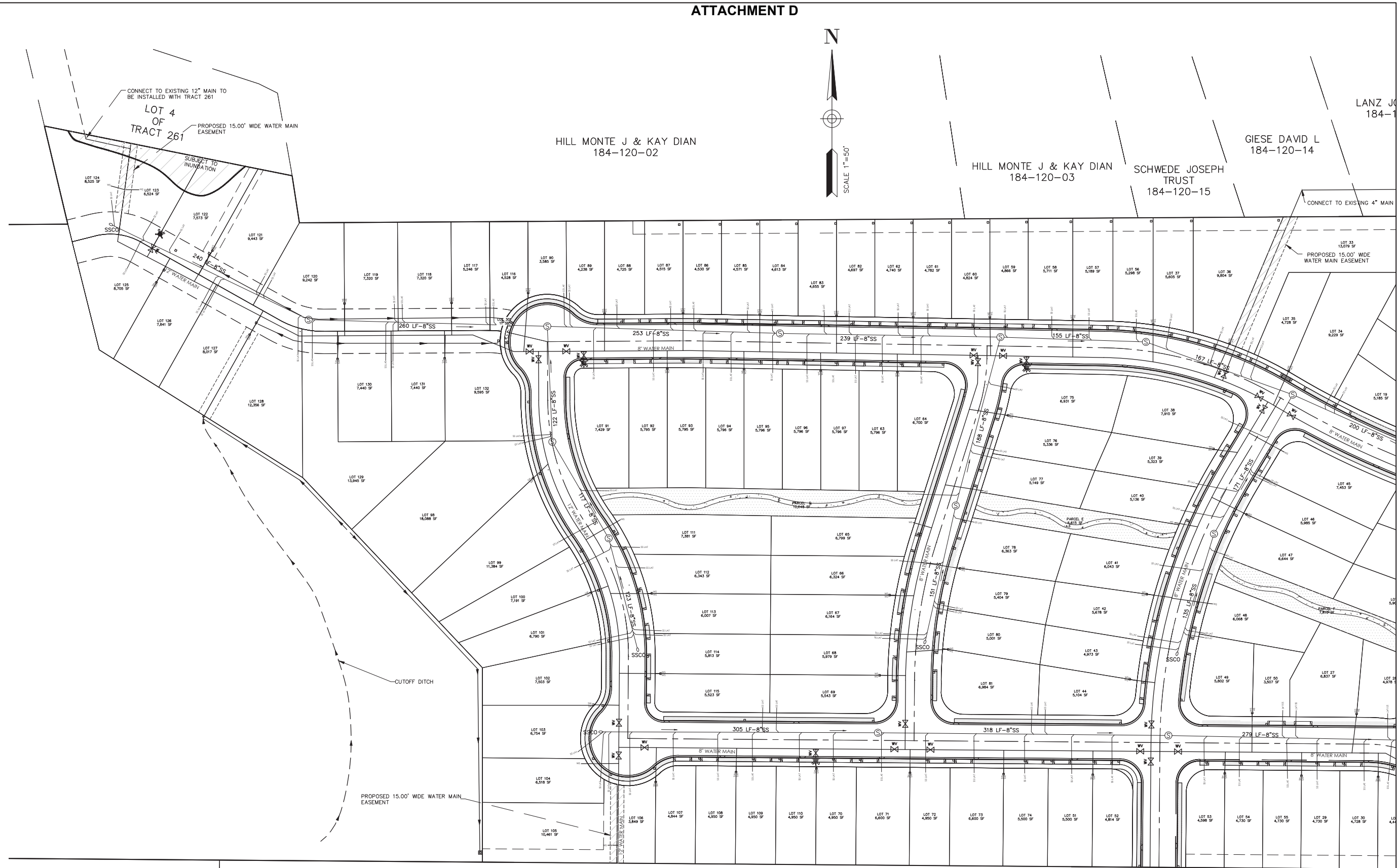
VESTING TENTATIVE MAP
 GUILLON INC. CONSTRUCTION
 3000 S STATE STREET, UKIAH, CA 95482

GRADING AND DRAINAGE



DRAWN	AR
CHECK	CCM
APPROVED	KD
DATE	October 21, 2021
JOB NUMBER	9100.06
DRAWING	7/10

ATTACHMENT D



ZAINA VINEYARDS LLC
184-130-39

LANZ JO
184-1

GIESE DAVID L
184-120-14

HILL MONTE J & KAY DIAN
184-120-03

SCHWEDE JOSEPH
TRUST
184-120-15

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NO.	HISTORY / REVISION	BY	CHK.	DATE
1	ADDRESS COUNTY COMMENTS	X	X	8/28/2020

VESTING TENTATIVE MAP
GUILLON INC., CONSTRUCTION
3000 S STATE STREET, UKIAH, CA 95462

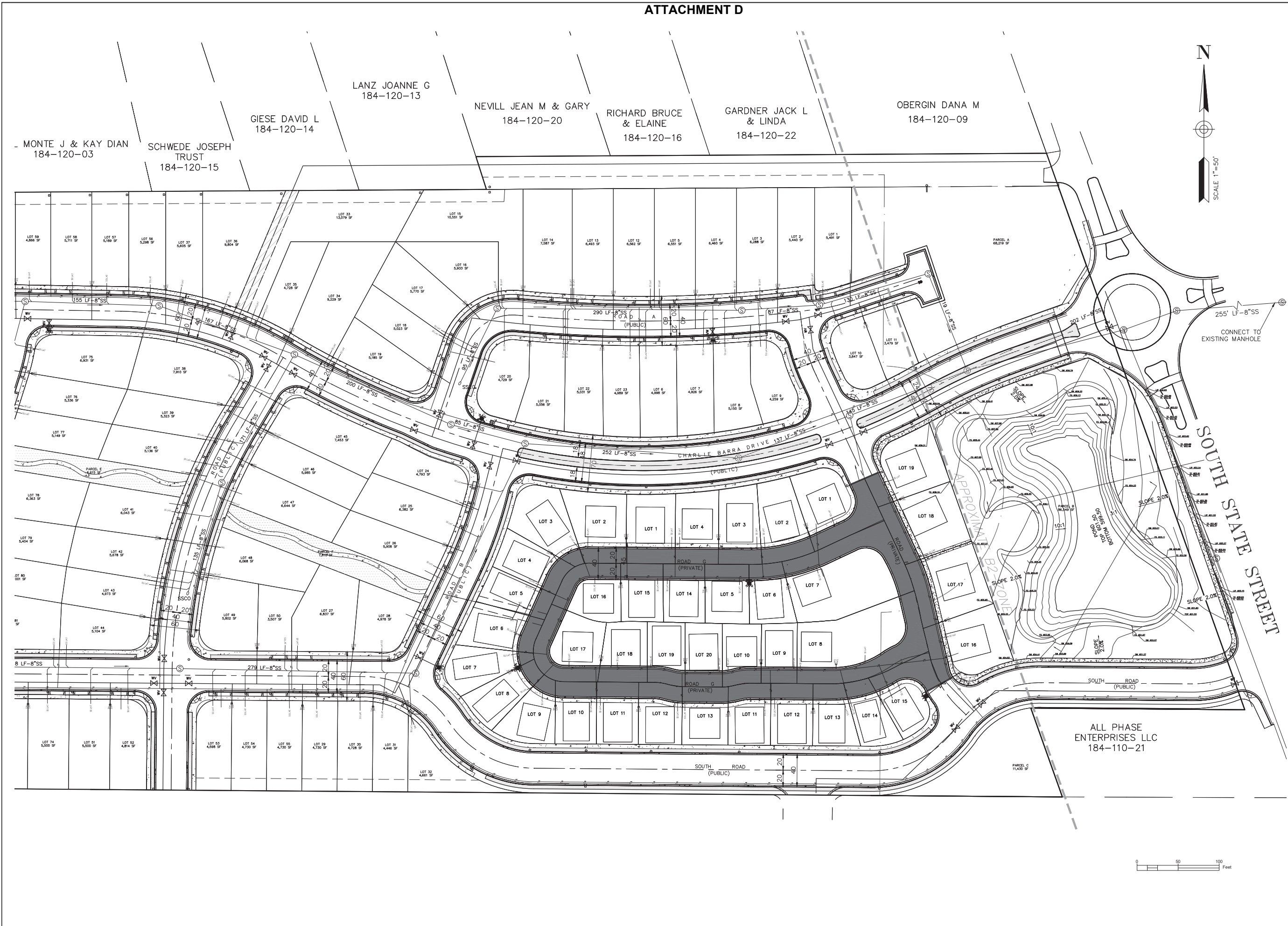
UTILITIES



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CHECK	CCM
APPROVED	KD
DATE	October 21, 2021
JOB NUMBER	9100.06
DRAWING	8/10



ATTACHMENT D

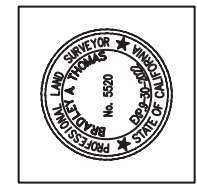


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NO.	HISTORY / REVISION	BY	CHK.	DATE
1	ADDRESS COUNTY COMMENTS	X	X	8/28/2020

VESTING TENTATIVE MAP
 GUILLON INC., CONSTRUCTION
 3000 S STATE STREET, UKIAH, CA 95462

UTILITIES



DRAWN	AR
CHECK	CCM
APPROVED	KD
DATE	October 21, 2021
JOB NUMBER	9100.06
DRAWING	9/10

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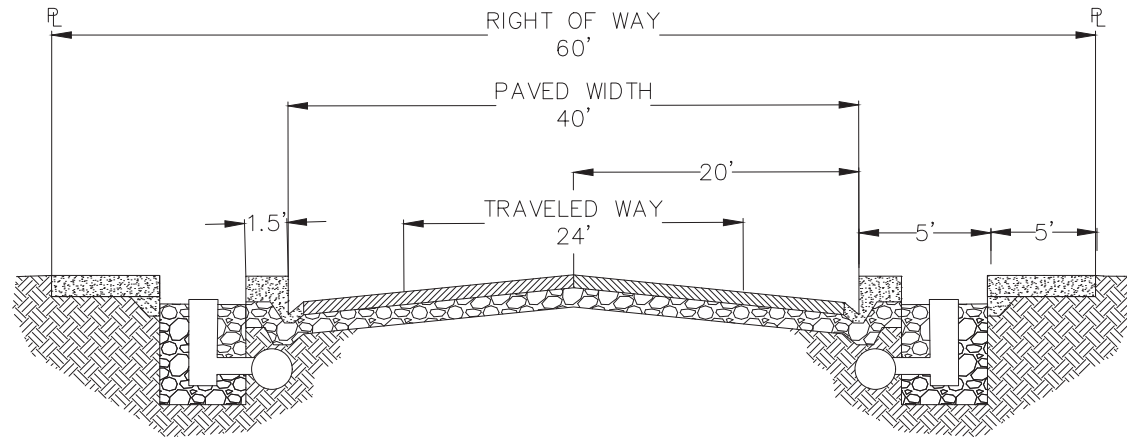
NO.	1
HISTORY / REVISION	
ADDRESS COUNTY COMMENTS	
BY CHK.	X
DATE	8/28/2020

VESTING TENTATIVE MAP
 GUILLON INC. CONSTRUCTION
 3000 S STATE STREET, UKIAH, CA 95462

TYPICAL SECTION DETAILS

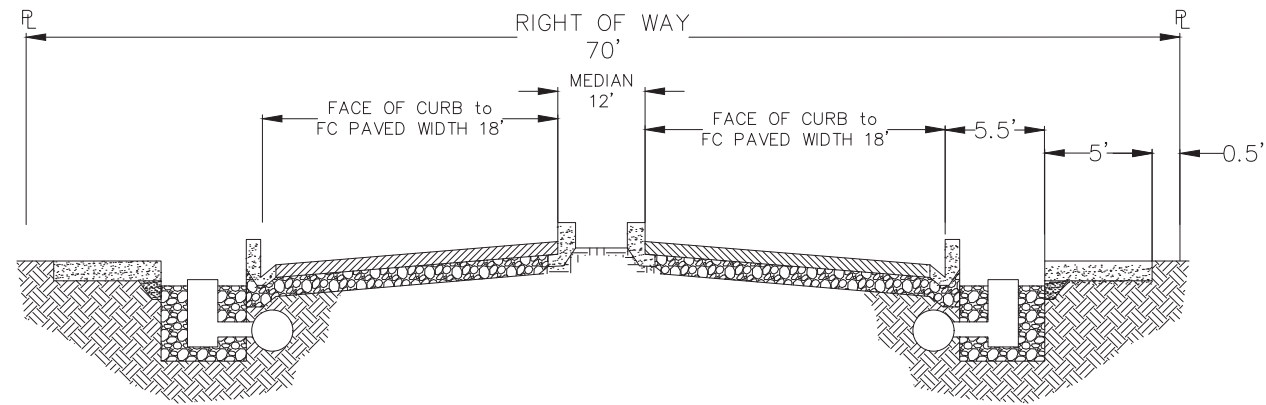


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APPROVED	KD
DATE	October 21, 2021
JOB NUMBER	9100.06
DRAWING	10/10



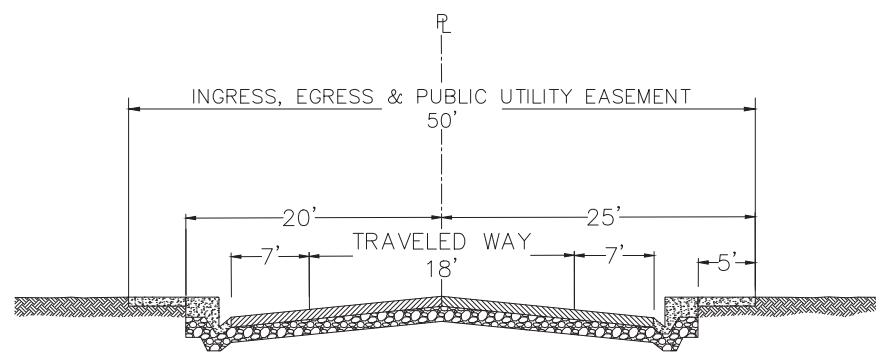
1 TYPICAL ROAD SECTION DETAIL
 N.T.S.

ROAD A, B, C, D, & E, SOUTH ROAD,
 CHARLIE BARRA DRIVE(27+50-38+50)



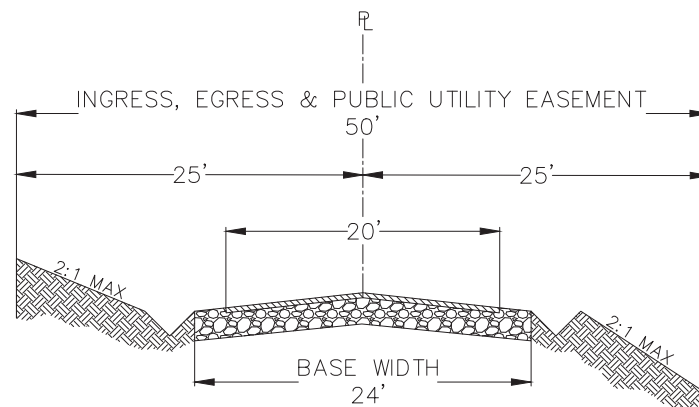
2 LANDSCAPED ROAD SECTION DETAIL
 N.T.S.

CHARLIE BARRA DRIVE
 STATION 20+00-27+50



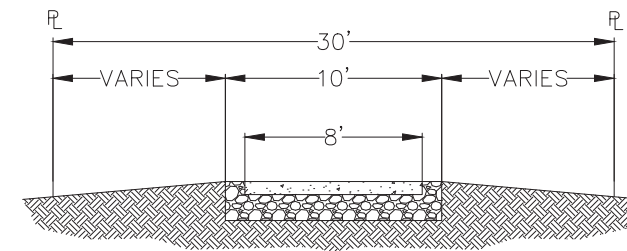
3 REDUCED ROAD SECTION DETAIL
 N.T.S.

ROAD F & G



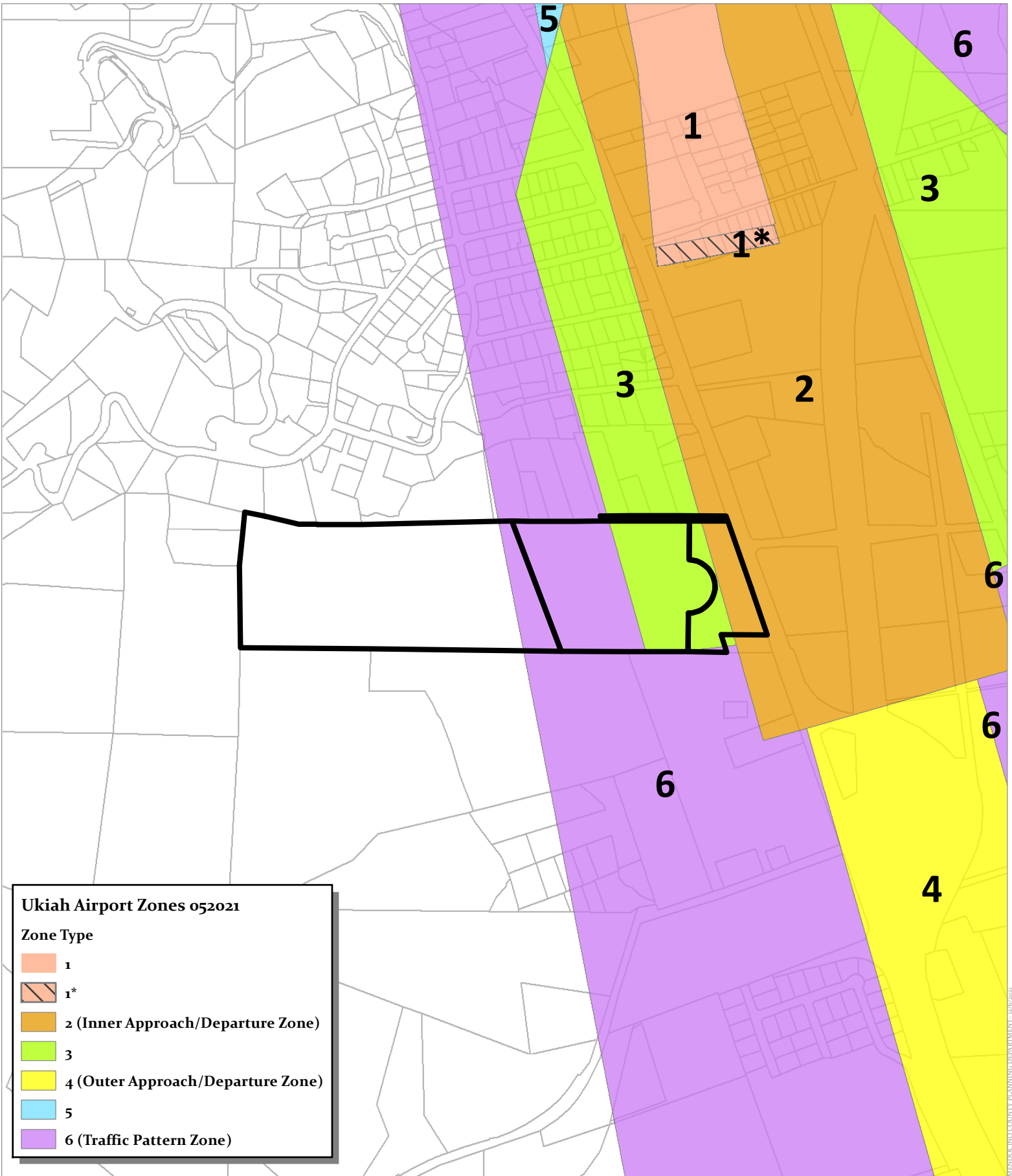
4 PRIVATE ROAD SECTION DETAIL
 N.T.S.

COUNTRY LANE



5 PARKWAY PATH SECTION DETAIL
 N.T.S.

PARCELS D, E, F,
 & NORTH SIDE OF LOT 17



Ukiah Airport Zones 052021

Zone Type

- 1
- 1*
- 2 (Inner Approach/Departure Zone)
- 3
- 4 (Outer Approach/Departure Zone)
- 5
- 6 (Traffic Pattern Zone)

CASE: S 2020-0001
 OWNER: Rancho Yokayo LP
 APN: 184-110-28, 29, 184-120-01, 21
 APLCT: Guillon, Inc.
 AGENT: Jake Morley
 ADDRESS: 3000 S. State Street, Ukiah

