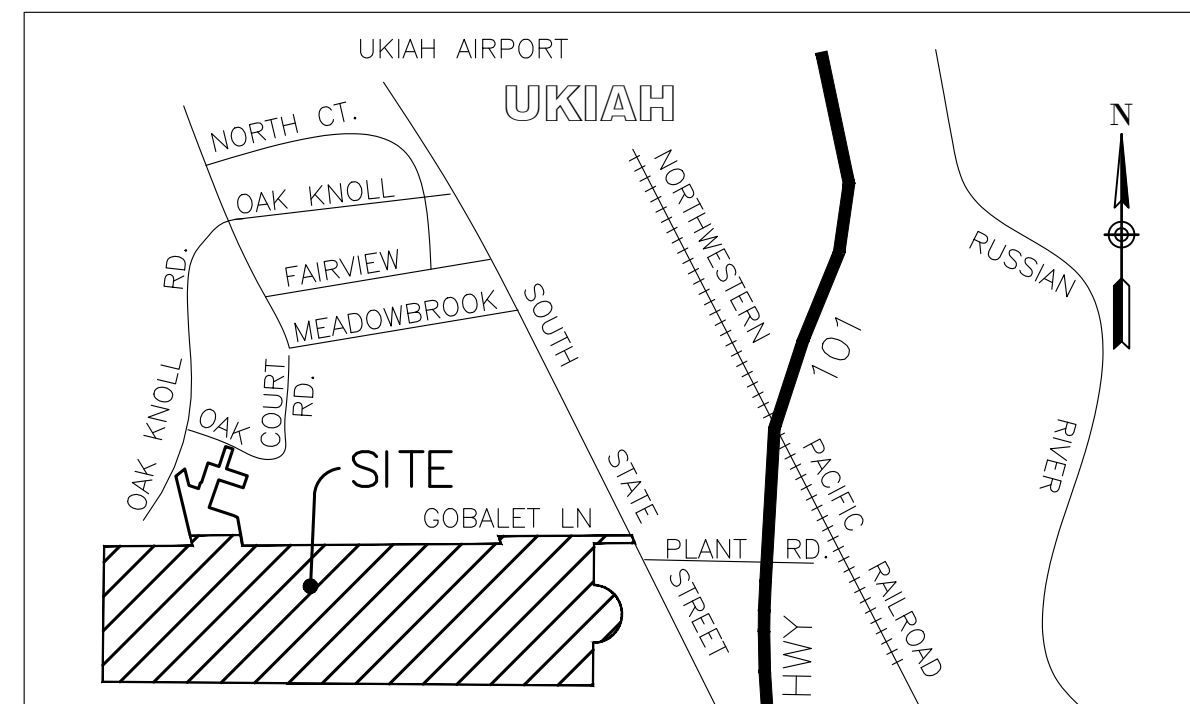
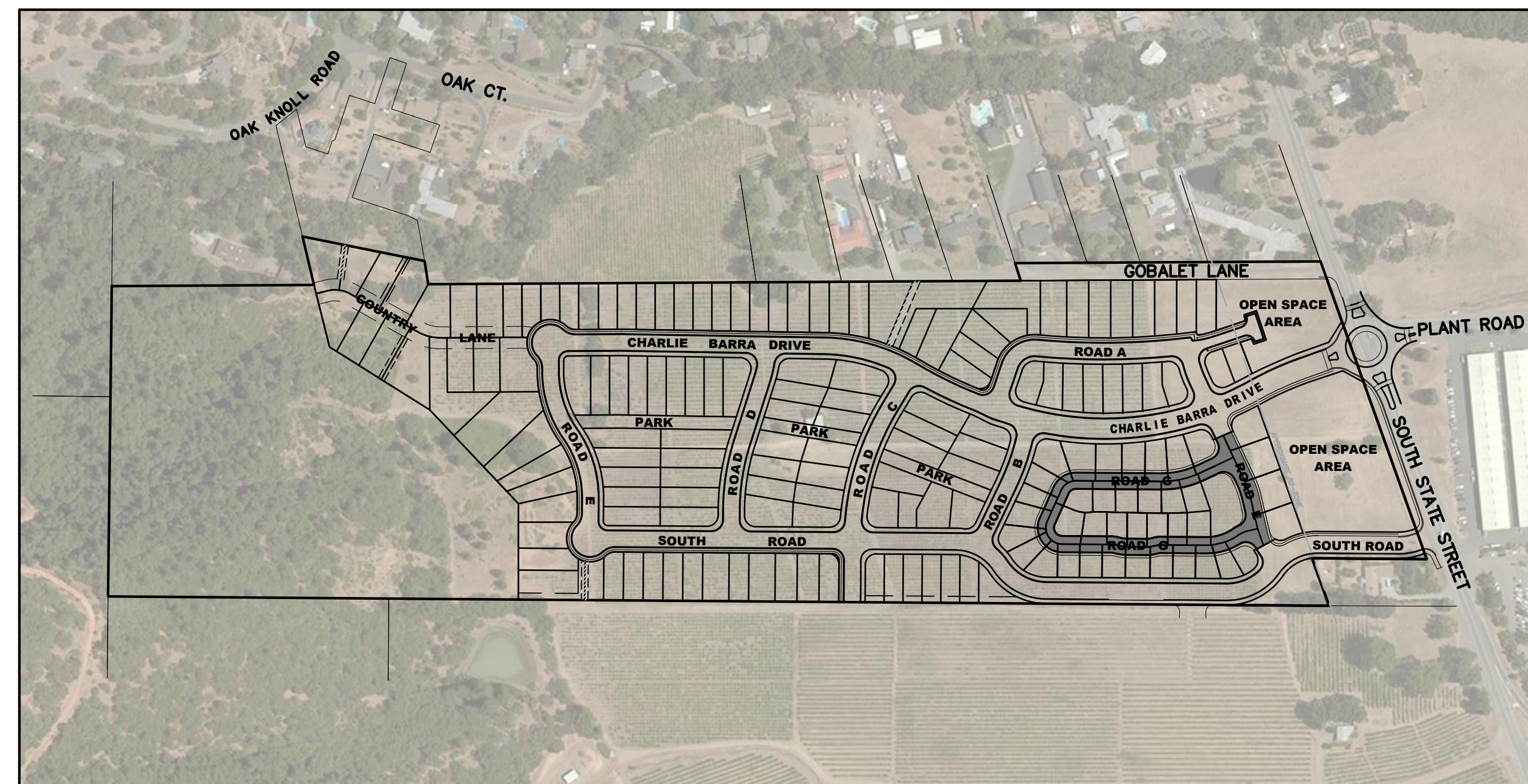


VESTING TENTATIVE MAP BELLA VISTA SUBDIVISION

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
- ⊗ FIRE HYDRANT
- (S) SANITARY SEWER MANHOLE
- STORM DRAIN
- DROP INLET
- JT— JOINT TRENCH
- ▭ CURB INLET
- - - - - BUILDING SETBACK LINE (BSL)
- ⌞ 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 PLS 5520 8/31/2020
DATE

OWNER/SUBDIVIDER

THIS MAP HAS BEEN APPROVED BY:

DOUGLAS GULLON X/XX/XXXX
OWNER/SUBDIVIDER DATE

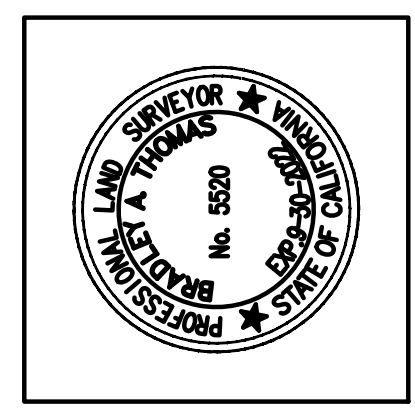
NOTES

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

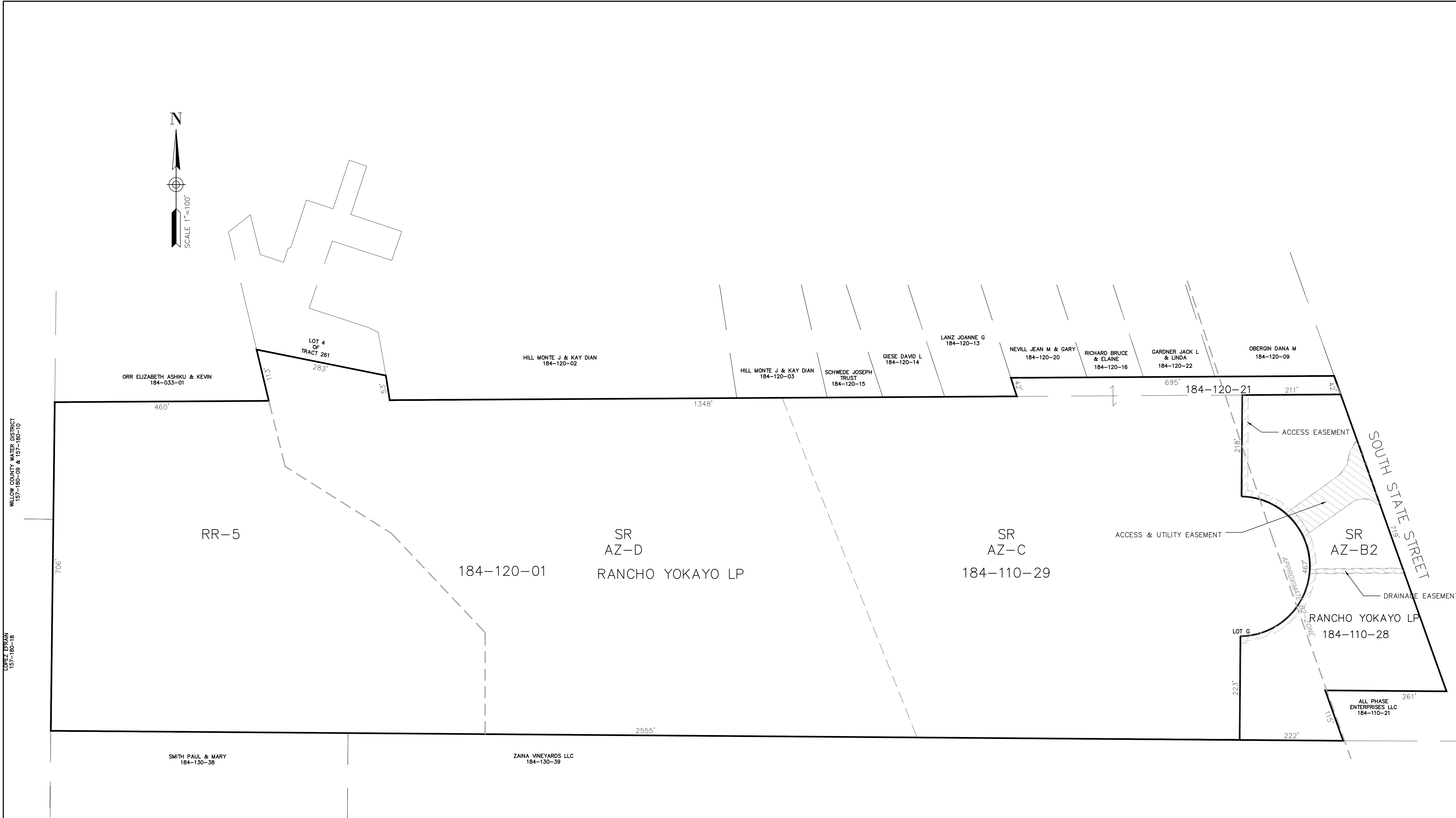
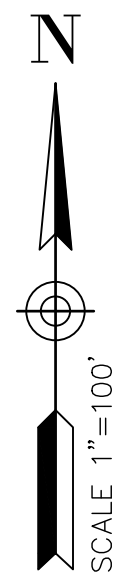
LACO
 EUREKA • UKIAH • SANTA ROSA • CHICO
 1-800-515-5054 www.lacoassociates.com

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

VESTING TENTATIVE MAP
 GULLON INC. CONSTRUCTION
 3000 S STATE STREET, UKIAH, CA 95482
COVER SHEET



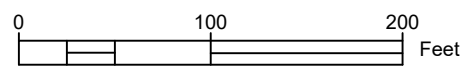
| | |
|------------|-----------------|
| DRAWN | AR |
| CHECK | CCM |
| APPROVED | KD |
| DATE | August 30, 2022 |
| JOB NUMBER | 9100.06 |
| DRAWING | 1/10 |



LEGEND



EXISTING EASEMENT TO BE ABANDONED WITH THE RECORDATION OF PHASE 1.



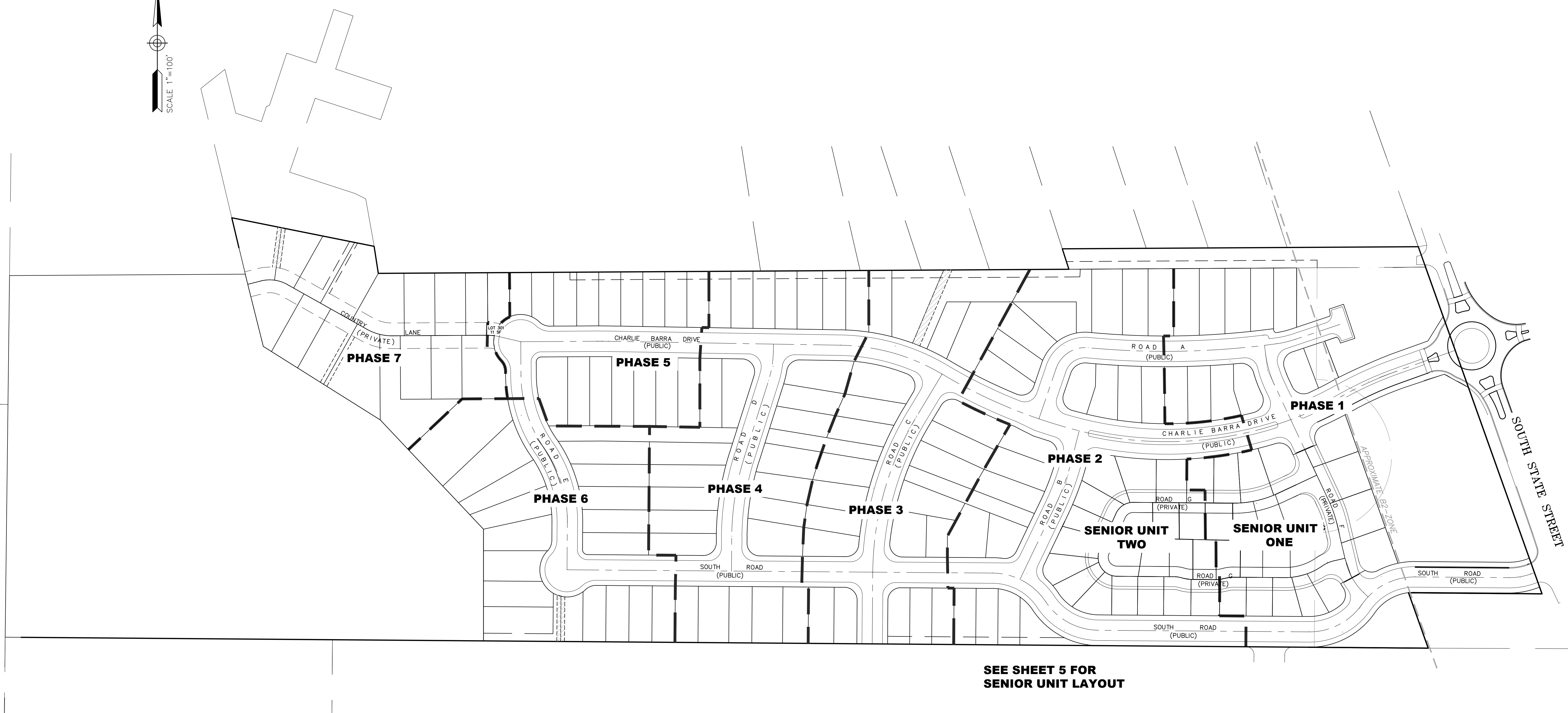
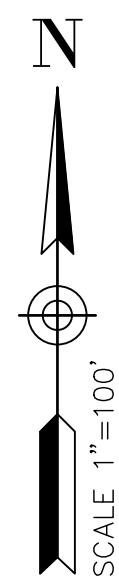
LACO
 EUREKA • UKIAH • SANTA ROSA • CHICO
 1-800-515-5054
 www.lacoassociates.com

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

VESTING TENTATIVE MAP
 GULLON INC. CONSTRUCTION
 3000 S STATE STREET, UKIAH, CA 95482
 EXISTING PARCEL MAP



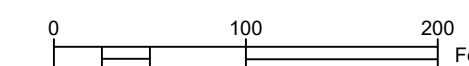
| | |
|------------|-----------------|
| DRAWN | AR |
| CHECK | CCM |
| APPROVED | KD |
| DATE | August 31, 2022 |
| JOB NUMBER | 9100.06 |
| DRAWING | |



| 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 |

NOTE: PHASING LAYOUT MAY BE MODIFIED PURSUANT TO THE DEVELOPMENT AGREEMENT



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

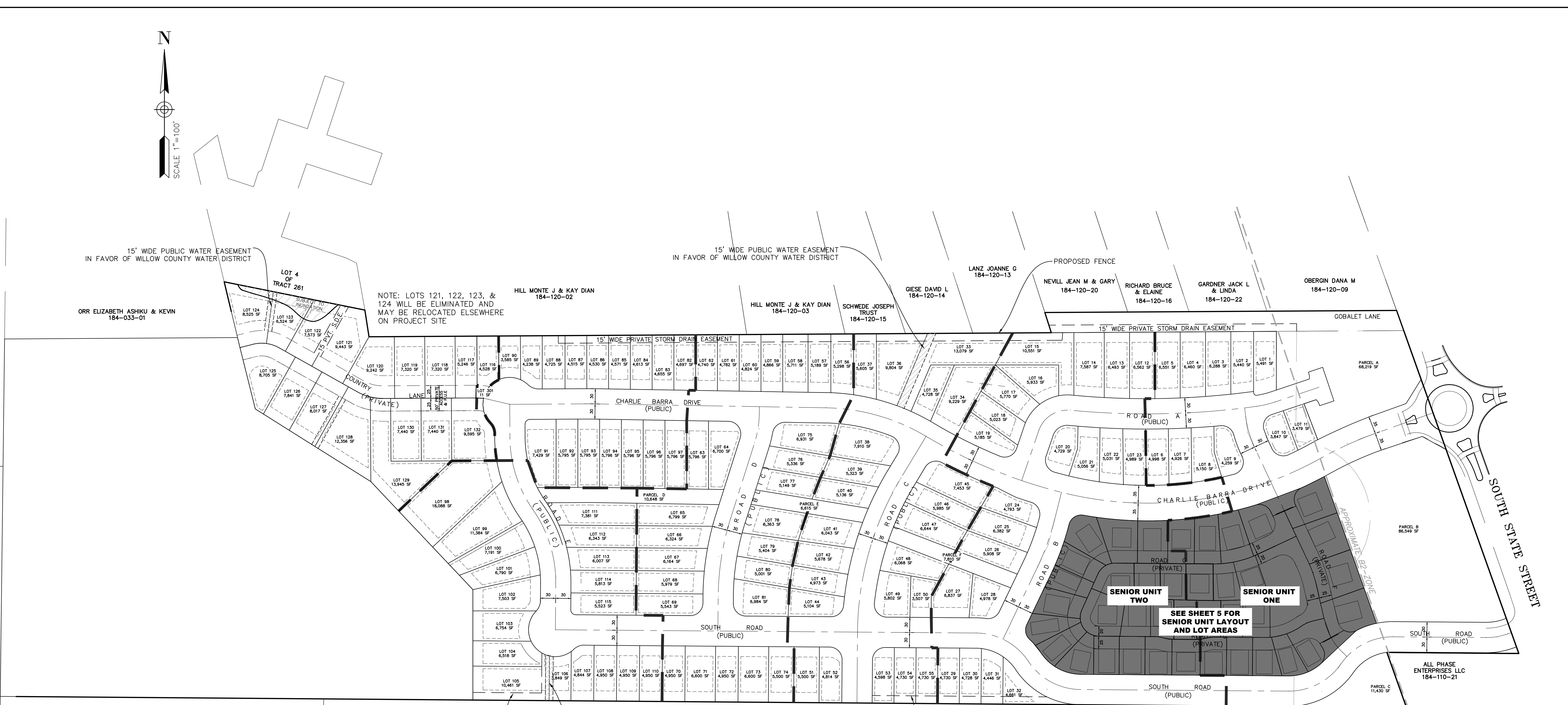
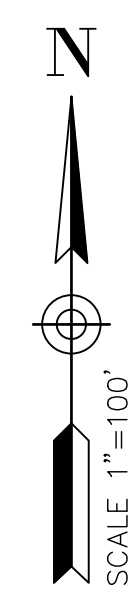
VESTING TENTATIVE MAP
 GUILLON INC. CONSTRUCTION
 3000 S STATE STREET, UKIAH, CA 95482

SUBDIVISION PHASING



| | |
|------------|-----------------|
| DRAWN | AR |
| CHECK | CCM |
| APPROVED | KD |
| DATE | August 31, 2022 |
| JOB NUMBER | 9100.06 |
| DRAWING | |

LACO
 EUREKA • UKIAH • SANTA ROSA • CHICO
 1-800-515-5054 www.lacoassociates.com



| 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 | 6,984 | 6,984 |
| LOT 82 | 4,697 | 4,052 |
| LOT 83 | 4,655 | 4,010 |
| LOT 84 | 4,613 | 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 | 4,530 | 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 | 12,356 | 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 |

| PARCEL | AREA |
|------------------|---------|
| PARCEL A | 68,219 |
| PARCEL B | 86,549 |
| PARCEL C | 11,430 |
| TOTAL | 166,198 |
| LINEAR PARK 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 |
| COMMON PARCEL G | 9763 |
| REMAINDER | 531,242 |

| 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

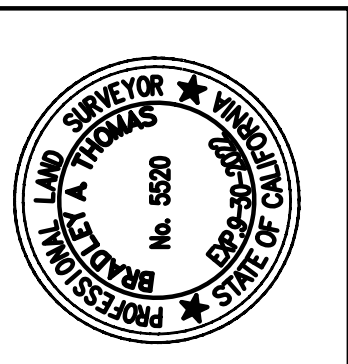
LOT LAYOUT



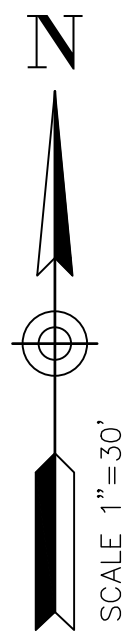
| | |
|------------|-----------------|
| DRAWN | AR |
| CHECK | CCM |
| APPROVED | KD |
| DATE | August 31, 2022 |
| JOB NUMBER | 9100.06 |
| DRAWING | 4/10 |

| 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

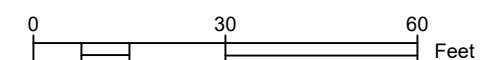
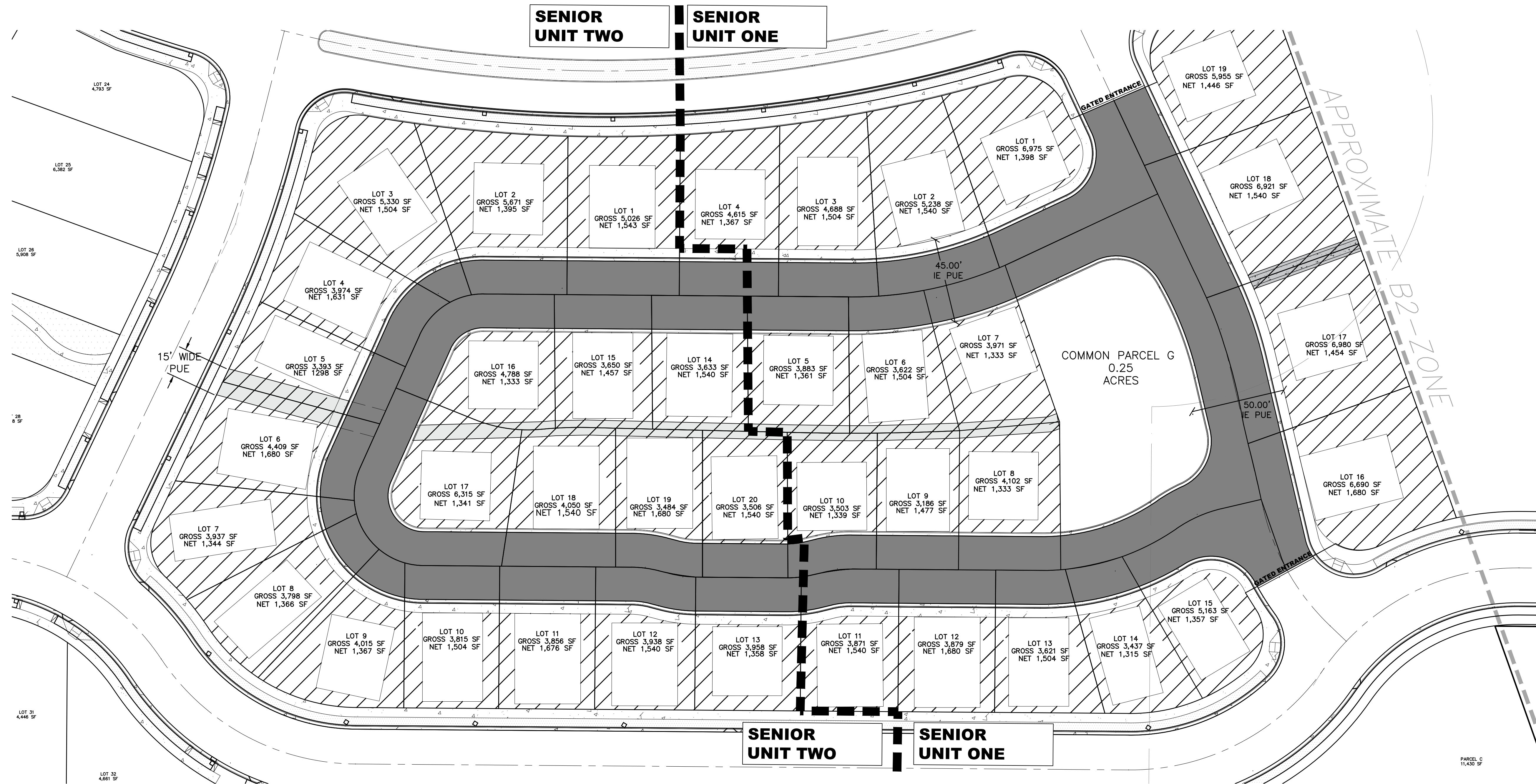


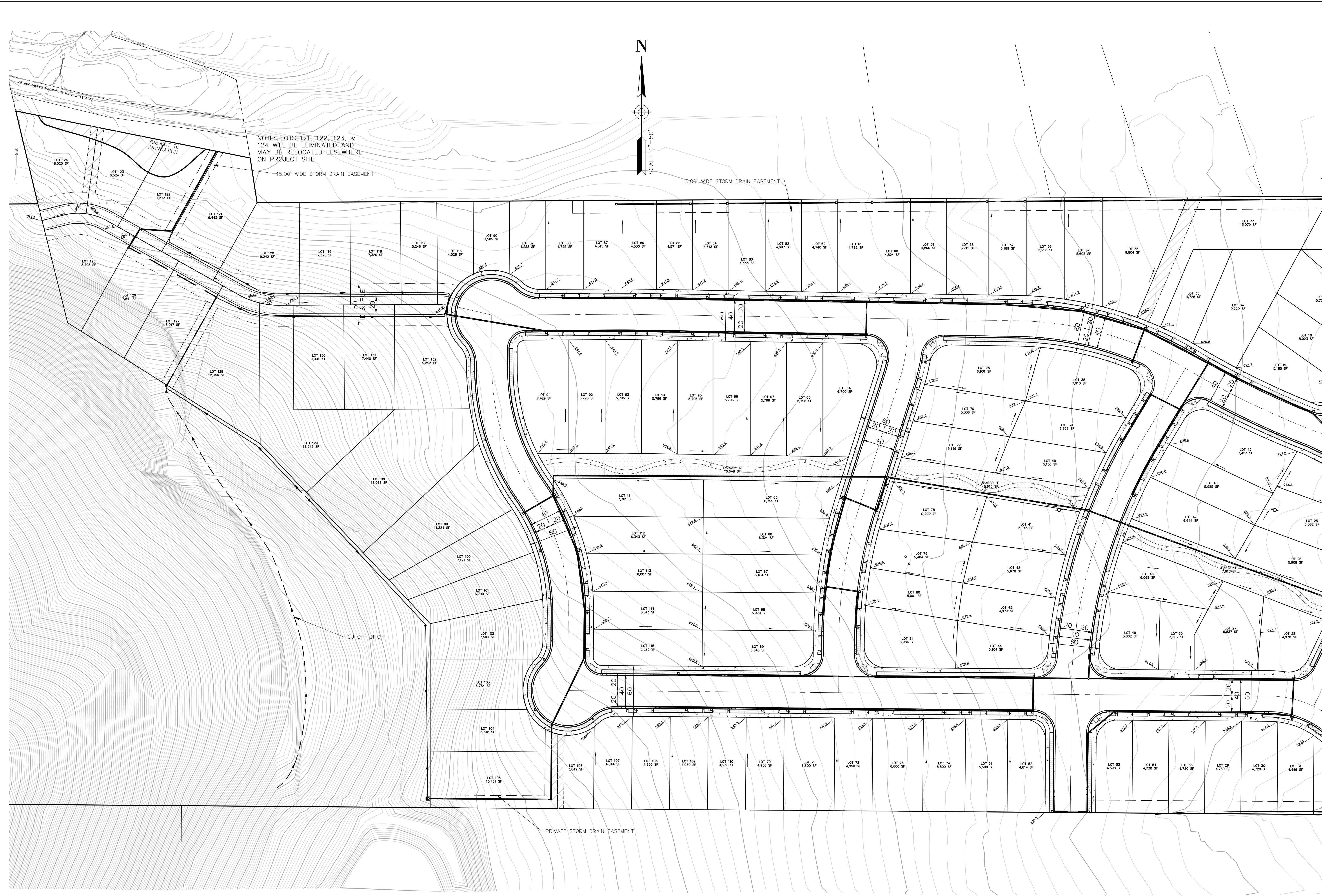
| | |
|------------|-----------------|
| DRAWN | AR |
| CHECK | CCM |
| APPROVED | KD |
| DATE | August 31, 2022 |
| JOB NUMBER | 9100.06 |
| DRAWING | |



LEGEND

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





LACO

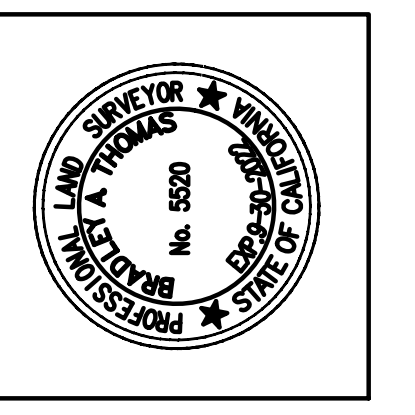
EUREKA • UKIAH • SANTA ROSA • CHICO

1-800-515-5054 www.lacoassociates.com

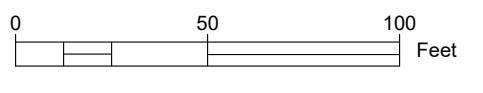
| NO. | HISTORY / REVISION | BY | CHK. | DATE |
|-----|-------------------------|----|------|-----------|
| 1 | ADDRESS COUNTY COMMENTS | X | X | 8/28/2020 |

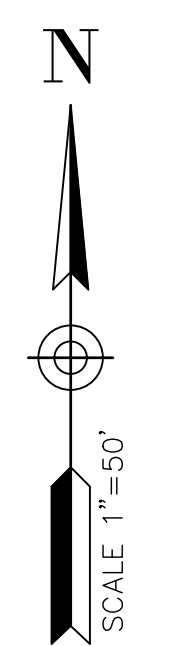
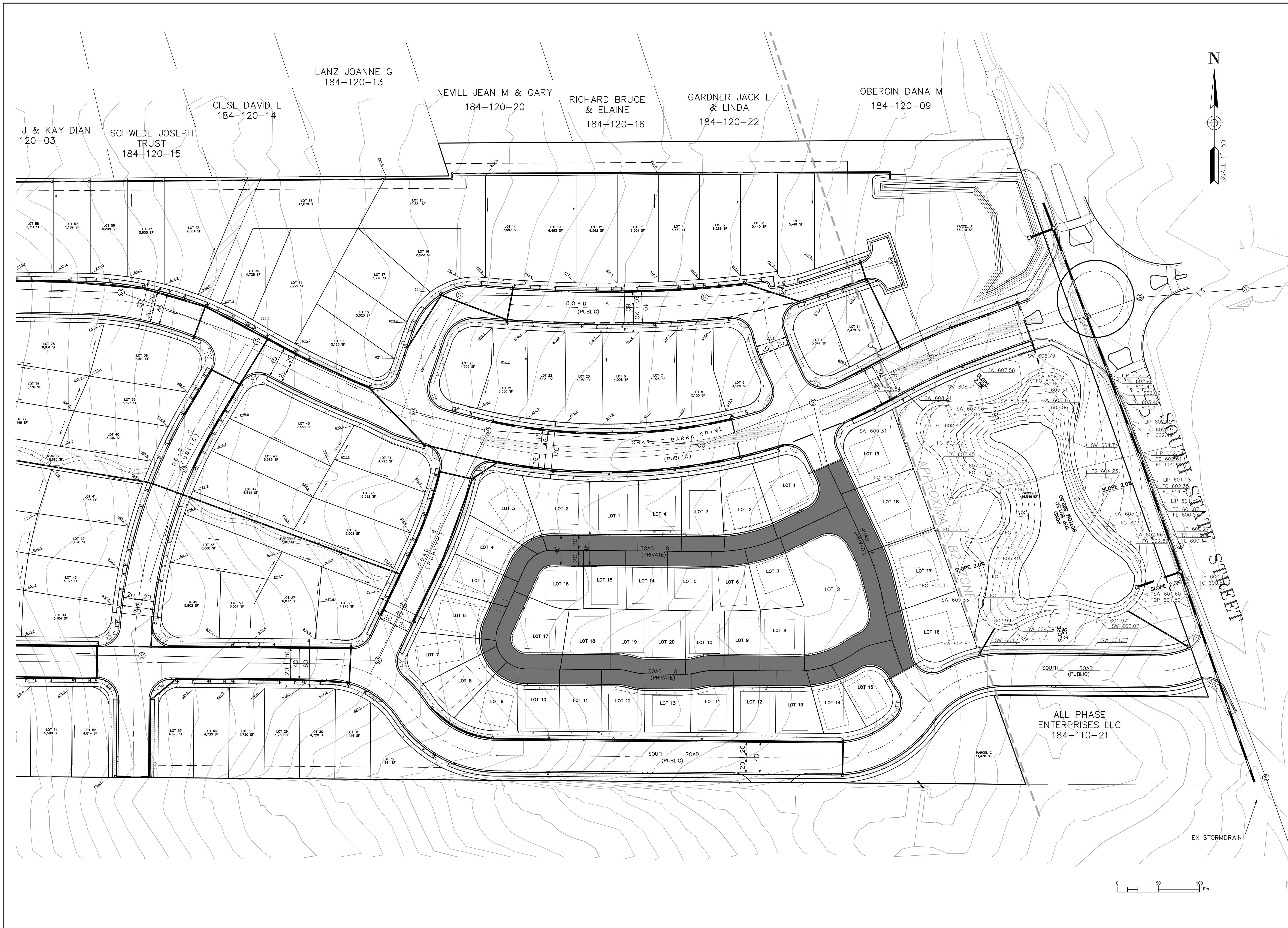
VESTING TENTATIVE MAP
 GUILLON INC. CONSTRUCTION
 3000 S STATE STREET, UKIAH, CA 95482

GRADING & DRAINAGE



| | |
|------------|-----------------|
| DRAWN | AR |
| CHECK | CCM |
| APPROVED | KD |
| DATE | August 31, 2022 |
| JOB NUMBER | 9100.06 |
| DRAWING | 6/10 |



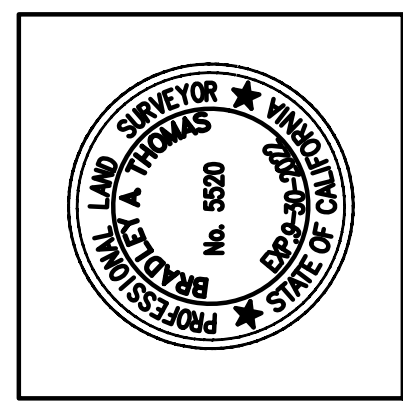


LACO
 EUREKA • UKIAH • SANTA ROSA • CHICO
 1-800-515-5054 www.lacoassociates.com

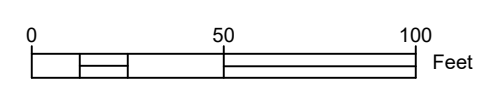
| NO. | HISTORY / REVISION | BY | CHK. | DATE |
|-----|-------------------------|----|------|-----------|
| 1 | ADDRESS COUNTY COMMENTS | X | X | 8/28/2020 |

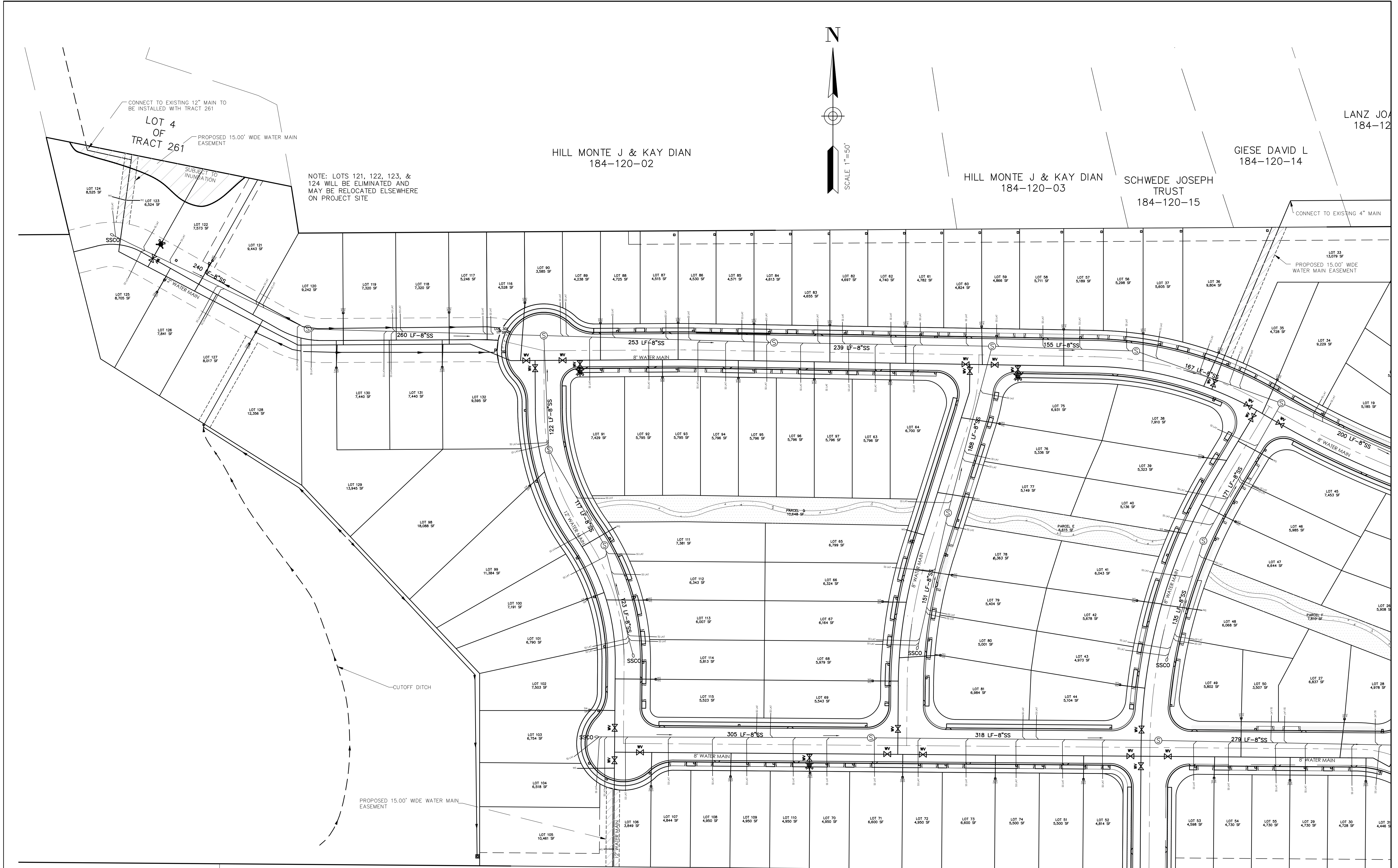
VESTING TENTATIVE MAP
GUILLON INC. CONSTRUCTION
 3000 S STATE STREET, UKIAH, CA 95482

GRADING AND DRAINAGE



| | |
|------------|-----------------|
| DRAWN | AR |
| CHECK | CCM |
| APPROVED | KD |
| DATE | August 31, 2022 |
| JOB NUMBER | 9100.06 |
| DRAWING | 7/10 |





LACO

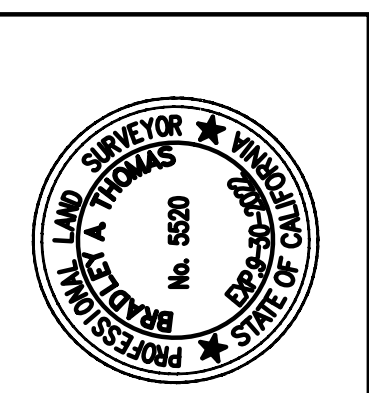
EUREKA • UKIAH • SANTA ROSA • CHICO

1-800-515-5054 www.lacoassociates.com

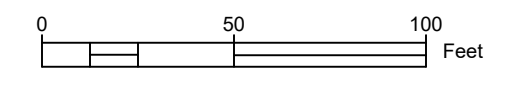
| NO. | HISTORY / REVISION | BY | CHK. | DATE |
|-----|-------------------------|----|------|-----------|
| 1 | ADDRESS COUNTY COMMENTS | X | X | 8/28/2020 |

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

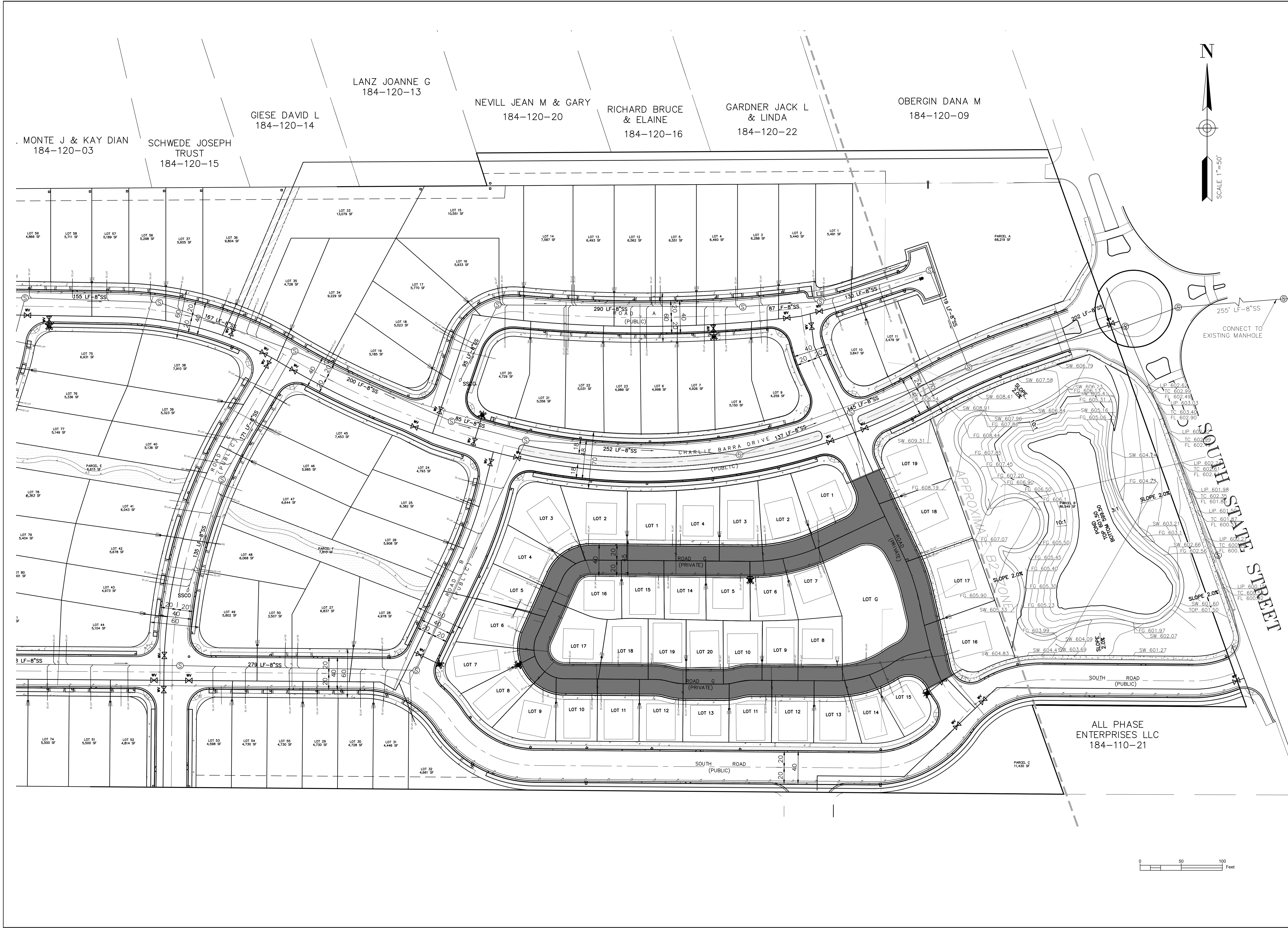
UTILITIES



| | |
|------------|-----------------|
| DRAWN | AR |
| CHECK | CCM |
| APPROVED | KD |
| DATE | August 31, 2022 |
| JOB NUMBER | 9100.06 |
| DRAWING | 8/10 |



ZAINA VINEYARDS LLC
184-130-39

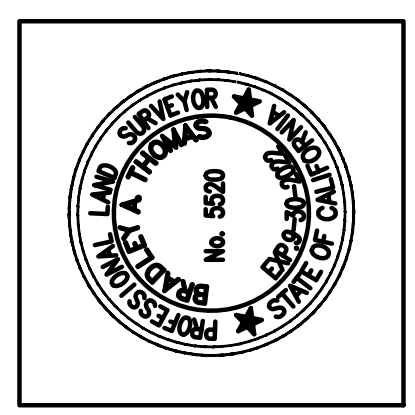


LACO
 EUREKA • UKIAH • SANTA ROSA • CHICO
 1-800-515-5054 www.lacocoassociates.com

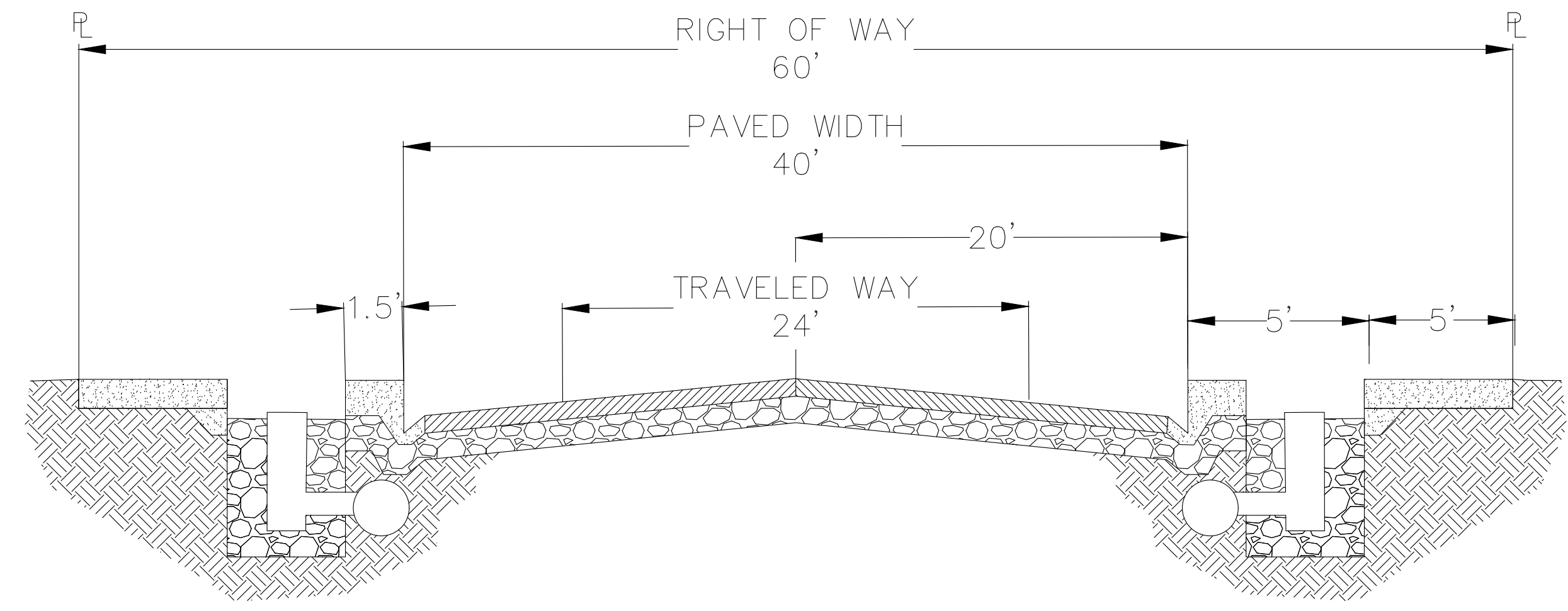
| NO. | HISTORY / REVISION | BY / CHK. | DATE |
|-----|-------------------------|-----------|-----------|
| 1 | ADDRESS COUNTY COMMENTS | X | 8/28/2020 |

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

TYPICAL SECTION DETAILS

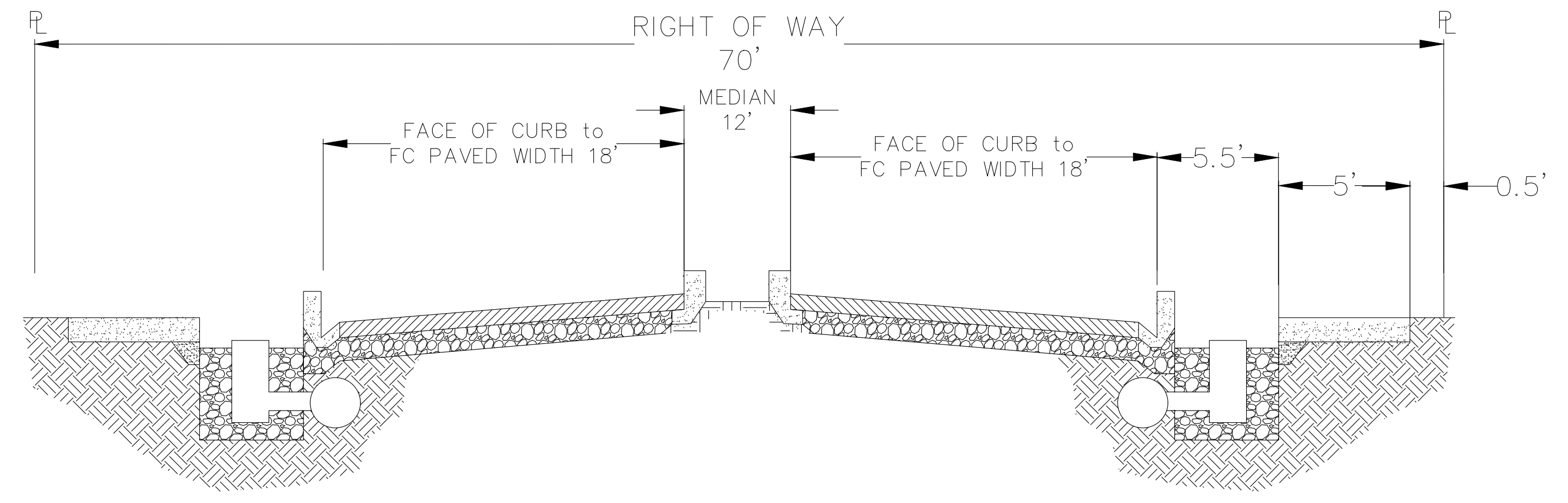


| | |
|------------|-----------------|
| DRAWN | AR |
| CHECK | CCM |
| APPROVED | KD |
| DATE | August 31, 2022 |
| JOB NUMBER | 9100.06 |
| DRAWING | 10/10 |



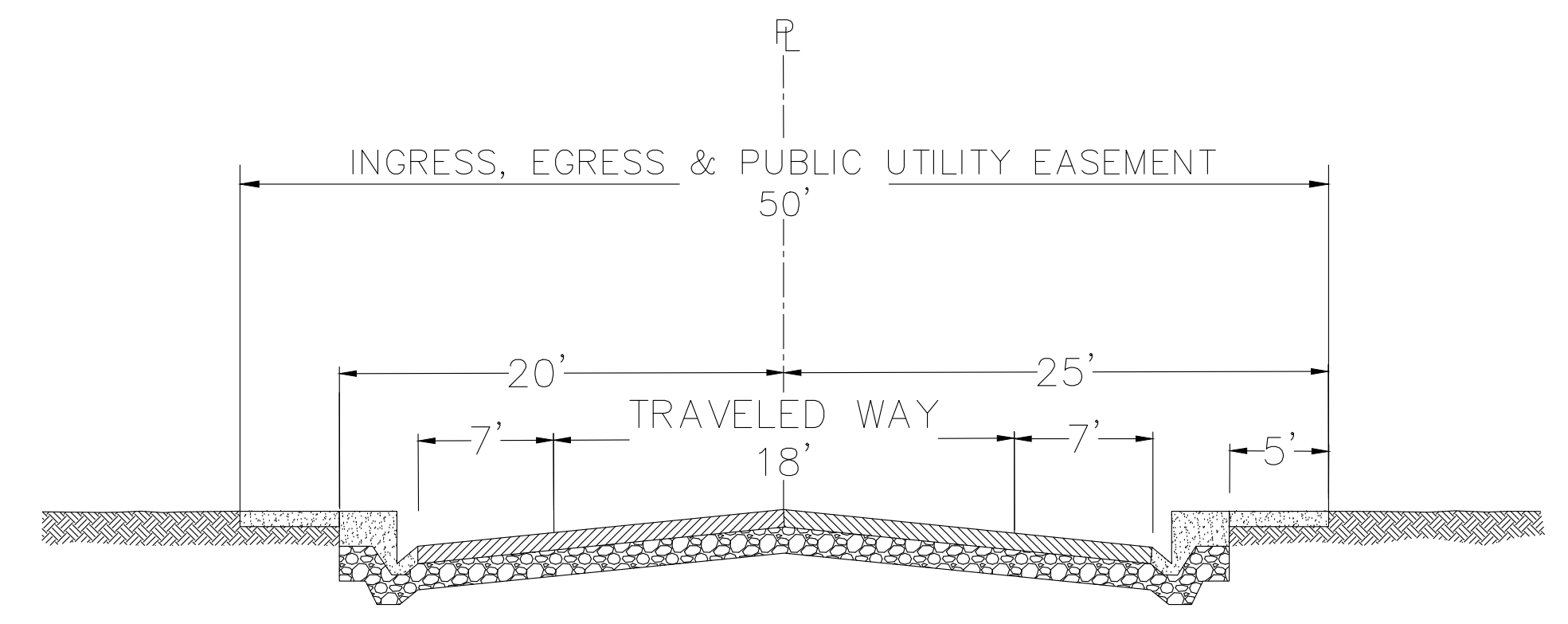
1 TYPICAL ROAD SECTION DETAIL
 N.T.S.

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



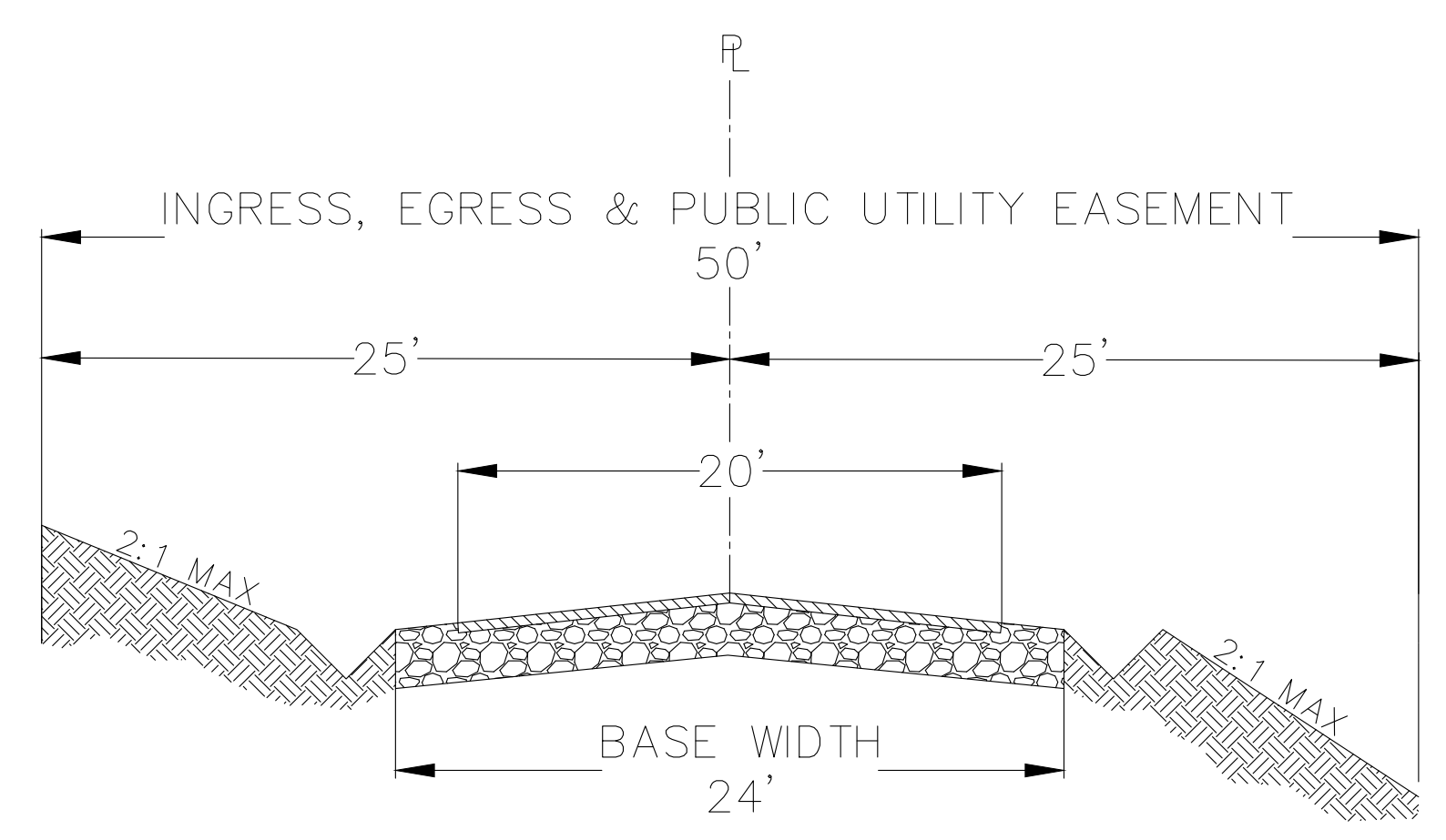
2 LANDSCAPED ROAD SECTION DETAIL
 N.T.S.

CHARLIE BARRA DRIVE
 STATION 20+00-27+50



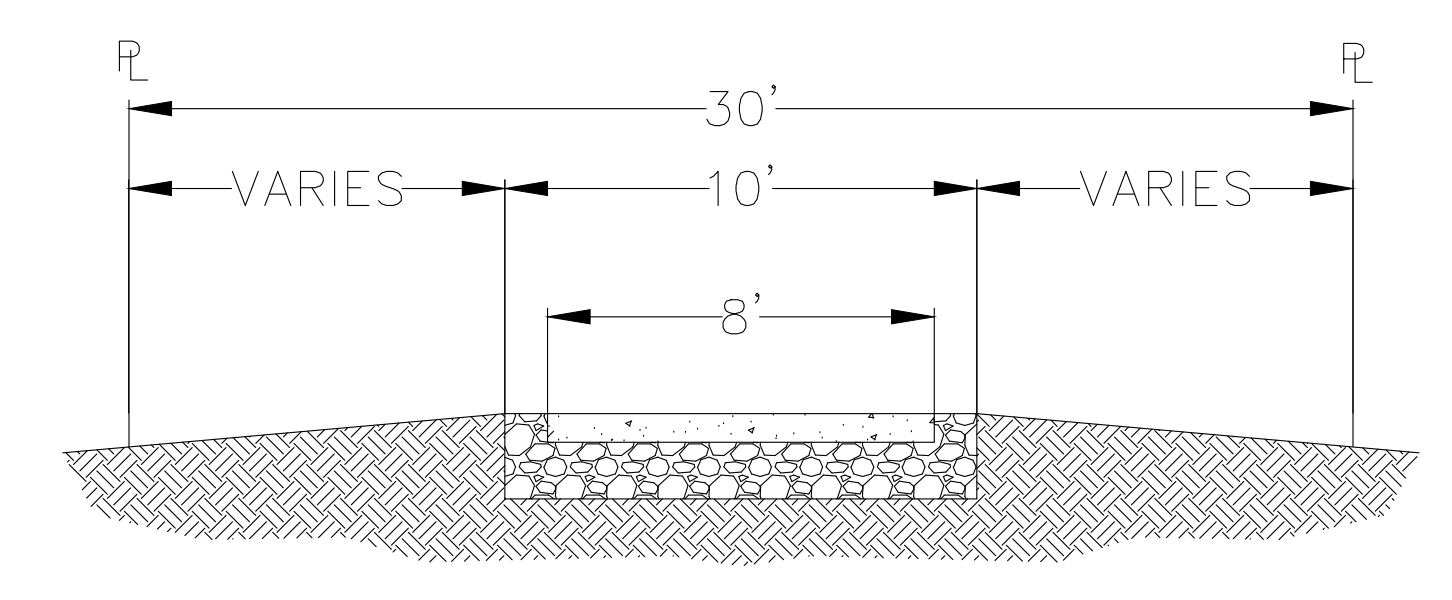
3 REDUCED ROAD SECTION DETAIL
 N.T.S.

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