

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 consists 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 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 gateway 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-acre park (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 residents 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. 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: This park is 30-foot wide (Parcel D, E and F) and 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. 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. 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. 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 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 service 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 number of businesses 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 197- 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 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 Multiple Family Residential, 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 (RR5). 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 Homeowner's Association which will ensure funds are available to maintain and repair private improvements (parks, detention basin, 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 move 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. 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 residents 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 park will have a sidewalk around the perimeter, benches or boulders for sitting and a field that can be utilized for recreation. A tot play area with playground 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 along an east -west alignment. 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 eastern end which will contain the Neighborhood Park.

Site Access, Circulation, and Parking

Circulation for the project consists 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 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 queue 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 and, in the event of future discretionary development, connectivity will be in place.

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 patios, to allow a secured private area for each structure.

Landscaping

Landscape 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 within the project.

- 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 aesthetics, 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 landscaping is to allow each future homeowner 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 predominantly 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 efficiency 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 particles during construction. Measures imposed by the District include, but are not limited to:

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

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 onto 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 approaches 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

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 protocols, the applicant acknowledges and will incorporate 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, it 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

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), 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.

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.