

**Garden's Gate**  
**Major Subdivision Tentative Map**  
**Project Description**  
**May 10, 2007**

**Project Description**

o Summary

Garden's Gate is a master plan residential project that would develop 197 single family dwelling, including 36 affordable housing units, and two parks (totaling 2.3 acres) on a 46.1-acre site located at 3000 South State Street. The site lies in unincorporated Mendocino County, just south of the City of Ukiah, next to the Spanish Canyon neighborhood. Garden's Gate is designed as an owner-occupied residential community with park amenities and other public improvements that will be managed by a homeowner's association. The project will integrate existing roadways, including South State Street and Oak Knoll Road, and is located within and will be served by existing public utilities.

Garden's Gate will develop a diverse range of attached and detached single-family dwellings including 123 detached single family dwellings and 74 townhouses (i.e., attached single family homes on separate lots). Thirty-six of these dwellings will be affordable housing units for qualifying moderate income households. In addition to the two parks located at the center of the project, and a series of landscaped areas or garden courts will be shared by the residents living in the surrounding homes. The parks, garden courts and other extensive landscape areas are possible because the majority of the subdivision will developed with single family and townhouse lots that are smaller than the 6,000 square foot minimum lot area, which is otherwise required by zoning for a single family dwelling lot.

The streets within Garden's Gate project include extensive sidewalk landscaping and traffic calming features that are designed to create a safe and pleasant pedestrian setting. A roundabout and main entry road to Garden's Gate will be constructed on South State Street, opposite Plant Road. The roundabout is designed to alleviate future traffic congestion along this section of South State Street, and to become the southern gateway into the City of Ukiah. A secondary entry road to Garden's Gate on Oak Knoll Road is designed to provide access for local traffic and emergency vehicles. The project will contribute funds to complete the sidewalk along Oak Knoll Road to Dora Avenue that, in addition to the secondary road on Oak Knoll, will help complete a pedestrian and bicycle corridor to downtown Ukiah.

The project will tie into and will help improve the existing public utilities that already serve the area. The new dwellings within the project have been granted the necessary water and sewer allocations by the public utilities. The project will help improve the local water distribution system by creating a looped water line and by contributing funds to expand the water utility's water storage capacity. Finally, the project will construct a network of landscape swales, subterranean vaults and detention basins that will retain storm water runoff on the project site and will thus not increase runoff entering the storm water drains in the vicinity.

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○ Project Setting

Most of the project is occupied by a declining vineyard that grows on a gentle slope (3-6%) that rises from east to west. The exception is the undeveloped hillside, which rises steeply (15-30%) on the west side of the site, and a creek that runs through an existing residential area on the northwest side of the site. With the exception of the woodland area on the hillside and the residential uses along Cleland Mountain Creek, the entire project site has been in long-term agricultural cultivation. The creek flows out of Spanish Canyon for 280 feet across the northwest corner of the project site, and then runs through the Spanish Flat residential area to the east on its way to the Russian River. An open drainage ditch (850 feet long) and an underground drainage pipe runs along the south boundary to an existing 18-inch storm drain under South State Street. There are no other water bodies located on the site.

○ Residential Lots and Design

The proposed subdivision includes six different types of residential lots: Hillside, Vineyard, Garden Court, Cottage, 2-Unit Townhouse, and 4-Unit Townhouse. Although all of the lots will be developed with single-family dwellings on separate or fee lots, they differ because some of the dwellings will be traditional detached single family dwellings (Hillside, Vineyard, and Cottage lots) while others would be attached dwellings (2-Unit Townhouse, and 4-Unit Townhouse lots). The Garden Court lots will be developed detached dwellings that have garages which share a property line wall with the adjoining garage. The Subdivision Lot Table lists lot size and residential land use of each lot within the subdivision. The Illustrative Lot Plans show the typical configuration of each lot type. The following table shows the range of lot sizes by each type of residential land use.

<b>Residential Lot Size ( Net SF)</b>			
<b>Residential Land Use/Lot Type</b>	<b># Lots</b>	<b>Lot Size Range (square feet)</b>	
		<b>Min</b>	<b>Max</b>
<b>Single Family (Detached Dwellings)</b>	<b>123</b>	<b>2,549</b>	<b>10,067</b>
Hillside Lot	10	6,786	10,067
Vineyard Lot	26	4,967	20,104
Garden Court Lot	72	2,754	4,931
Cottage Lot	15	2,549	5,201
<b>Townhouse Lots (Attached Dwellings)</b>	<b>74</b>	<b>775</b>	<b>3,049</b>
2-Unit Townhouse Lot	54	1,560	3,049
4-Unit Townhouse Lot	20	775	1,836
<b>Entire Project Site</b>	<b>197</b>	<b>775</b>	<b>20,104</b>

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The "Hillside" and "Vineyard" lots are located along the west and north sides of the subdivision. These lots will be developed with larger detached single family dwellings at a density between 5.2 and 5.6 dwelling units per net acre. They will be 2-story buildings with 2,500 square feet of floor area (not including a 483 square foot two-car garage). The Vineyard lots, which range between 5,000 and 10,000 square feet, are generally consistent with the existing zoning lot standards and are located to serve as a transition between the project and the existing residential lots to the north. The Hillside lots, which are located at the base of the hill, on the west side of the subdivision, are about the same size as the Vineyard lots.

The center of the subdivision would be developed with smaller "Garden Court" and "Cottage" lots at a residential density between 10-12 dwelling units per net acre. The "Cottage" lots that will be developed with small 1-story detached single family homes, ranging between 760 and 1,036 square feet, that are designed to provide universal access. The Garden Court lots will be developed with larger 2-story dwellings, ranging between 1,400 and 1,900 square feet. The houses on the interior lots will face garden court areas which run through the block in an easement (15-30 feet wide). The garden courts will be shared by the adjoining residents and maintained by the homeowners association as semi-private open space areas, with landscaping and walkways. The houses on the exterior lots will face the street. All of the lots will share 20-foot wide driveways that are located within 30-foot access easements, which provide vehicle access to 2-car garages facing the rear property line. The location and orientation of the garage towards the rear lot line will provide convenient vehicle access to the house while the front of the house will allow pedestrian access to the front door via the street or the garden court. Although about 20 percent of the lot area and depth is given over to the shared driveway and garden court, which is more than a typical subdivision with 6,000 square foot single family dwelling lots, the Illustrative Site Plan shows that that these lots will provide adequate area to build functional and visually pleasing 2-story Garden Court homes and 1-story Cottage homes and provide residents with private outdoor areas.

The majority of the lots along the east and south side of the subdivision will be developed with 2- and 4-unit townhouse structures. Although each townhouse dwelling is part of a larger 2- or 4-unit structure and share a common wall with the adjoining unit(s), they are all located on separate lots. With the exception of one 775 square foot lot (Lot 191), these lots range between 1,200 and 3,000 square feet. The size of the townhouse dwelling will range between 944 and 1,370 square feet. The Illustrative Site Plan shows that many of these dwellings face 20-foot wide shared driveways, which will also serve as an informal outdoor activity area, or they face a public street. In some cases, the townhouse dwelling face a green court as well as have a garage facing the rear yard, accessed by a shared driveway. The submitted Illustrative Site Plan demonstrates that these lots are configured to provide functional and visually pleasing dwelling units and outdoor amenities.

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○ Affordable Housing

Eighteen percent or 36 dwelling units within the Gardens Gate project will be developed as affordable dwellings and will be sold to qualifying moderate income families, as defined by Section 50093 of the Health and Safety Code. These dwellings are more able to meet the moderate income sales price limit because they are built on small lots that reduce the land and site improvement costs associated with each dwelling unit. The State Density Bonus Law (Section 65915) and the County's zoning ordinance allow density bonuses and regulatory concessions when affordable housing is provided as proposed. In this case, the requested density bonus and concessions and incentives, which are fully described in the attached density bonus proposal, may be granted by the County in exchange for the proposed 36 moderate income "for-sale" dwellings.

○ Parks and Open Space

The project includes a variety of open spaces including two public parks where informal outdoor activities or events can be held, "Garden Courts" shared by surrounding residents and a streetscape of wide planting strips and sidewalks to encourage walking and bicycle riding. The conceptual landscape plan shows and describes the type of landscape improvements needed in these areas to establish safe and comfortable public spaces within the project site. These areas will be maintained by the Homeowners Association as common areas.



The two parks are designed to fulfill active recreation needs of the community. The larger park (1.4 acres) is located at the main entrance to the site and will be open to the public. The conceptual park design shows it will include open areas and landscaping for informal recreational activities. It is not designed as a sport facility nor is it intended for large public gatherings. The final park design can be modified to include active recreation equipment. Homeowners Association fees and fees generated by future development of the vacant lot adjoining South State Street will be used to maintain public access to the park.

The smaller park (0.9 acres) is located at the center of the project site and is surrounded by residential lots. It is a neighborhood park designed with a variety of open spaces and seating areas where residents can socialize and observe children at play. It will be maintained by the homeowner's association.

There are seven Green Courts, totaling approximately one acre, are semi-private, common areas located at the center of the subdivision. They will be shared by the

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residents of the adjoining houses and maintained by the homeowners association.

About 3.7 acres of streetscape within the subdivision feature wide landscape swales and sidewalks that will encourage residents to walk. To do this, a variety of street trees and plants will be planted to provide shade during the summer. This area will also be designed to allow rainwater to infiltrate into the soil before entering the storm drain system.

o Streets and Circulation

The proposed street network is oriented towards the main entrance on South State Street and is designed to encourage walking. Plant Road is the main entry and is designed to serve the commercial and/or institutional land uses that will eventually be developed on the front parcel (which is not part of this subdivision). The project would also construct a 12-foot diameter roundabout at South State Street and Plant Road to alleviate future traffic congestion along South State Street. The 120-foot diameter roundabout will mark the main entrance to Garden's Gate and will establish a significant gateway feature to urban Ukiah. The roundabout is designed with a central "truck apron" to accommodate large trucks and with splitter islands to ensure that all vehicles can negotiate the intersection. The traffic study shows that vehicles using the roundabout will operate at speeds in the 15 mph range and will thereby improve intersection safety and capacity. A series of one-way local streets that loop off the main street within the subdivision will provide direct access to the individual lots. The right-of-way cross sections for the proposed streets are shown on the submitted tentative map.

A secondary access to Oak Knoll Road, on the west side of the subdivision, will encourage pedestrian and bicycle trips to local destinations, including schools, as well as provide emergency access to the site. It will span Spanish Canyon Creek by a 50-foot long bridge. The new road will be constructed as a local collector street and will be offered for dedication to the County as a public street. A detail of the road and bridge is included in the Gardens Gate tentative map. There is another secondary entrance to the existing residential lots located on Gobalet Lane.

With regard to maintaining and/or providing access to adjoining lots, the Larkin Younce Tract and other properties along the north side of the subdivision have deeded access on Gobalet Lane to South State Street. The tentative map shows that an EVA will be provided to the Larkin Younce Tract and that five future roadway extensions will be provided to the Ziana Tract to the south. These additional access roads will ensure future development of adjoining lands can be developed with an orderly network of streets and blocks.

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○ Public Infrastructure

The Willow County Water District and the Ukiah Valley Sanitation District have allocated up to 210 water and sewer connections for the project.

All of the infrastructure will be installed or bonded before the recordation of the final map. Once the subdivision improvements are installed, the lots will be built at a minimum rate of 70 units per year for three years, based on the agreed minimum rate that the Willow County Water District and Ukiah Valley Sanitation District will release the project's allocated connections. Consequently, the project is not phased in the sense that separate final maps and improvement plans will be filed to build the project. All of the infrastructure will be installed or bonded before the final map is recorded.

The public infrastructure within the adjoining streets would be extended to serve the site. The existing sewer, water and storm water lines are located within the South State Street and Plant Road right-of-way and will be extended to the site within a new public utility easement through the adjoining property to the east. The water system in South State Street will also be connected with the existing line on Oak Knoll Road to create a looped system for the area. The storm drain system is designed to retain additional storm water runoff from the subdivision so as to not cause local flooding. The storm drain system is described in the attached drainage analysis. In addition, the landscaped areas (including the parks) within the project are designed to recycle advanced treated wastewater from the Ukiah Valley Waste Water Treatment Plant. All electrical, telephone and cable lines within the site will be placed underground.

○ Homeowners Association

Public and shared private facilities within the subdivision will be maintained by a homeowners association (HOA) and funded by parcel assessments (or equivalent funding mechanism). The public facilities that benefit all parcels within the project (i.e., parks and landscaping) will be funded by an annual parcel assessment or fee collected by the homeowners association. The shared private improvements (private access driveway's, garden courts) will be maintained by a parcel assessment limited to the adjoining and benefiting parcels. The CC&Rs establishing the HOA will set forth maintenance standards as well as give the HOA design review authority to enforce private property design and maintenance standards. The CC&R's will be developed for the County's review and approval once the tentative map has been approved and the final configuration of the project is established.

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**Surrounding Land Uses and Future Development**

o Existing Land Uses

The existing land uses in the vicinity of the project site include single family and multi-family residential, commercial and industrial, schools and agriculture. The residential parcels to the north and along Gobalet Lane mark the southern edge of an existing single family residential neighborhood that extends into the City of Ukiah. Other nearby residential uses include a former motel building at the east end of Gobalet Lane, next to South State Street, which is now a short-term residential occupancy use and another single family residential area a short distance to the south. The proposed project would develop residential uses, pedestrian and bicycle circulation, and parks compatible with these existing residential uses.

There are vineyards located at the west end of Gobalet Lane (Larkin Younce Tract) and on the adjoining parcel to the south (Zaina Tract), all within the same SR (Suburban Residential) zoning district. The ongoing agricultural activities in the vineyard will generate noise, dust, and odor that may disturb residents. Likewise, complaints by residents may restrict or hinder agricultural activity on the site. These effects will be minimized by fencing along the subdivision boundary. In the end, the agricultural activities will cease when the vineyards are replaced by residential or other urban uses permitted within the SR (Suburban Residential) zoning,

Other nearby uses include the Ukiah Junior Academy, a private school (K-10, 101 students), to the south, and the commercial establishments, including the Redwood Health Club (4,000 members), and several light industrial buildings, located on the east side of South State Street. Other notable land use located further away but within the project vicinity include the Ukiah Municipal Airport 1½ mile to the northeast, Ukiah's downtown commercial center about 2 miles to the north, and an industrial area, including City of Ukiah's waste water treatment plant and a solid waste transfer station, is located about ¼ mile (1,200 feet) to the east on the other side of US 101. Odors from the treatment plant and the other industrial uses to the east are not expected to be a nuisance since the prevailing northwest winds will blow odors away from the project site. There are no known complaints of treatment plant odors by residents living west of South State Street.

The project site is also located near significant transportation routes. US 101 located to the east beyond the existing commercial and industrial land uses is the primary north-south transportation corridor within Mendocino County. A short distance to the south, South State Street transitions into Highway 253, which connects to Anderson Valley and Booneville to the southwest, and US 101 southbound. The North Coast Railroad lies east of US 101.

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○ Future Development

The vacant parcel located between the project and South State Street is located within the same SR (Suburban Residential) zoning district as the project site. However, it lies within the airport flight path where the AZ(B2) overlay zoning limits the intensity and height of development to a greater extent than the project site. Although there are no development plans for this parcel at this time, this area (1.37 acres) may be rezoned to R3 (Multiple Family) by the County to implement its Housing Element. Any such plan is subject to separate review and approval by Mendocino County.

The proposed street and circulation system and utility plan are designed to extend streets and utilities to serve future residential development on the adjoining Larkin Younce Tract and Zaina property as allowed by the current zoning.

**Required Approvals**

The project requires the following approvals by the County of Mendocino.

○ Density Bonus

The project includes a density bonus in exchange for providing 36 affordable housing units, as allowed by the State Density Bonus Law (Government Code Section 65915). The State's law allows the project a 16 percent density bonus above base density and two concessions and/or incentives for providing 21 percent affordable moderate income housing units. In this case, the applicant choose to reduce the minimum 6,000 square foot lot size standard for single family dwellings and to require expedited processing by the County as the concession and incentive. In addition, the applicant requested that the County waive its subdivision lot standards and zoning development standards in order to make the project feasible. The applicant's density bonus request is attached.

On November 14, 2006, the Mendocino County Board of Supervisors agreed that the project qualifies for the State's density bonus, including the lot size concession and processing incentive. They also found that the requested waivers are necessary to construct the project and that by granting these waivers, the construction of the project would not create an adverse impact upon health and safety of the public nor the physical environment. Board's resolution is attached.

○ Major Subdivision

The project requires a major subdivision tentative map. The map does not include exceptions to the subdivision lot standards since they have been waived in accordance with the State's Density Bonus Law (Government Code Section 65915(e)). This same provision also allows the reduction of zoning setback and lot coverage development

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standards without having to obtain a variance and/or general plan and zoning amendments.

o Development Agreement

The project will include a development agreement between the County and the project applicant regarding the development of the affordable housing units, as required by the State Density Bonus Law ("Affordable Housing Agreement"), and regarding the construction and financing of public improvements (Community Facilities District Agreement).

The Affordable Housing Agreement will set forth the terms and conditions under which the County will grant the concessions and incentives to the project and how the developer will provide the affordable housing and complete the project. The main information or terms to be included in the agreement are listed below.

1. The total number of units approved for the housing development, the number, location, and level of affordability of affordable units, and the number of density bonus units.
2. Standards for determining affordable ownership cost for the affordable units.
3. The location, unit size in square feet, and number of bedrooms of affordable units.
4. Provisions to ensure affordability in accordance with the State Density Bonus Law.
5. A schedule for completion and occupancy of affordable units in relation to construction of market rate units.
6. A description of any incentives, concessions, waivers, or reductions being provided by the County.
7. A description of remedies for breach of the agreement by either party. The County may identify qualified purchasers as third party beneficiaries under the agreement.
8. Procedures for qualifying prospective purchasers of affordable units.
9. Affordable units shall be owner-occupied by eligible moderate income households.
10. The purchaser of each affordable unit shall execute an affordable housing agreement, inclusive of the promissory note and deed of trust approved by the County and to be recorded against the parcel including such provisions as the County may require to ensure continued compliance with the Agreement.
11. Provisions requiring verification of household incomes will be required as well as records to demonstrate compliance with the requirement.

The Community Facilities District Agreement will set forth the terms and conditions under which the developer will construct public improvements including, but not limited to public roads, lighting, storm drains, water and sewer lines, and parks. In addition to the information listed above, the Community Facilities District Agreement will define the following terms.

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1. Provisions for reservation or dedication of land for public purposes;
  2. Terms and conditions relating to financing of necessary public improvements, as well as provisions for subsequent reimbursement for that financing, as appropriate;
  3. Timeframes for commencement and completion of construction, or any phases of construction;
  4. Subsequent discretionary approval provisions, as long as those approvals do not prevent development of the project as described in the agreement; and
  5. The duration of the agreement.
- Environmental Review

Finally, the project requires environmental review in accordance with the California Environmental Quality Act. The initial study submitted with the application was prepared in order that mitigation measures could be prepared and incorporated into the project and thereby avoid creation of any potentially significant environmental impact.