

Exhibit E – Conditions of Approval: Bella Vista Subdivision

33. The Subdivision Improvement Plans for the Senior Neighborhood shall include a covered pavilion within the Cottage Park that is a minimum of 585 square feet in size and includes an outdoor ceiling fan, electric space heater(s), lighting and a counter with a grill. Moveable partitions shall be provided so that the pavilion can be enclosed in inclement weather. If additional lots are placed within the Senior Neighborhood, the size of the covered pavilion shall increase by 15 square feet per additional unit.
54. No heavy equipment or construction vehicles may be ~~operated or~~ parked on Gobalet Lane. Heavy equipment shall take access to the project site from South State Street.

Exhibit 1 – Restated Development Agreement for Bella Vista Subdivision Project

ARTICLE 7. SUBSEQUENTLY ENACTED FEES, DEDICATIONS, ASSESSMENTS AND TAXES.

7.2 **Parkland In-Lieu Fees.** The County, as of the Effective Date, does not require dedication of parkland or payment of parkland in-lieu fees. The parties acknowledge that the Landowner has agreed to construct three parks on-site with a "Neighborhood Park" located on Parcel B along South State Street to be permitted for public use and maintained by the Homeowner's Association, or other oversight instrument as approved by the County, has been formed. in accordance with a recorded easement that is subject to approval by the County Counsel and the County Department of Transportation. This park will include an open field, walking paths, picnic area and other seating, and a children's play structure. A portion of it will also function as a stormwater detention facility. A private park for residents of the age-restricted portion of the Modified Project ("Cottage Park") will be located on Parcel G within the age-restricted portion of the Modified Project and will include landscaping, walking paths, seating and a covered pavilion that is a minimum of 585 square feet in size and includes an outdoor ceiling fan, electric space heater(s), lighting and a counter with a grill as well as moveable partitions so that the pavilion can be enclosed in inclement weather. A "linear park" that runs in an east-west fashion through the Modified Project on Parcels D, E and F will contain a 6' to 7' paved walking path and landscaping. No other requirements as to the provision of park lands or payment of parkland in-lieu fees shall be required for the Modified Project

8.9 **Storm Sewer Management Program.** Pursuant to the Master Declaration of Covenants, a Homeowners Association ("HOA"), or other oversight instrument as approved by the County, has been formed. shall be established that details the provision for regular monitoring of the status of the detention pond storage capacities as well as requirements for detention pond cleanouts when necessary to maintain design storm water storage levels. The HOA will employ professional services, subject to prior approval by the County Department of Transportation to monitor implementation and maintenance and self-fund such professional services as needed to ensure that all privately-owned stormwater facilities are operated and maintained in compliance with all state and local requirements. Stormwater Control Treatment Best Management Practices measures shall be located on private property and shall be privately owned and maintained. The provisions for Stormwater Control Treatment Best Management Practices measures shall be stated in the Master Declaration of Covenants which shall be subject to the review and approval of the County Counsel prior to the approval of the final map for first phase of the Modified Project. Pursuant to the terms of the Covenants, the County shall be entitled to pursue such legal action as County deems

appropriate against the HOA or any responsible property owner for damages based on improper maintenance of the storm sewer management program

Exhibit D – INCLUSIONARY HOUSING AGREEMENT

Section 16. Appointment of Other Agencies. ~~At its sole discretion~~ In concert with the Developer, the County may designate, appoint or contract with any other public agency, for-profit or non-profit organization to perform some or all of the County's obligations under this Agreement.

BOS MEMO – Resolution No. 23-

NOW, THEREFORE BE IT RESOLVED that the Mendocino County Board of Supervisors, based upon evidence in the record...

9. The requested Administrative Permit to authorize ~~the five proposed~~ single family and age-restricted residences that are located partially or wholly on parcels that lie within the Multiple-Family Residential (R-3) zone may be granted based on the development constraint imposed by the Inner Approach Zone (Airport Zone 2) as established in the UKIALUCP. The Modified Project was designed to locate residential uses entirely outside of the Airport Zone 2 and the irregular western boundary of the R-3 zoned parcel (APN 184-110-28) results in relatively small, fragmented areas that lie outside of Airport Zone 2, and that are not well-suited for multiple family uses.

Exhibit C – Bella Vista Design Guideline Manual

HOUSING TYPES

Single Family

The project contains a total of 132 single-family residential lots, for the construction of traditional detached single-family residential homes. Single-family homes will range in size from 1,200 to ~~2,200~~ 3,000 square feet and consist of 3-bedroom, 2-bath homes with a 2-car garage. Homes will be both single and two-stories and will not exceed 28' in height.