



COUNTY OF MENDOCINO

DEPARTMENT OF PLANNING AND BUILDING SERVICES

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January 23, 2026

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Mendocino County Board of Supervisors at their regular meeting on Tuesday, February 3, 2026, at 9:00 a.m., or as soon thereafter as the item(s) may be heard, will conduct a public hearing on the following ordinance, and consider adoption of the ordinance, to be held in the Board of Supervisors Chambers, County Administration Center, 501 Low Gap Road, Ukiah, California.

CASE#: S_2020-0001/DEV_2020-0001

DATE FILED: 01/23/2025

OWNER: RANCHO YOKAYO, L.P.

APPLICANT: GUILLON, INC.

REQUEST: Subdivision Modification of previously approved Subdivision #S 3-2005 and previously approved modification S_2020-0001/DEV_2020-0001. The Subdivision Modification approved April 11, 2023 consisted of a vesting tentative map to subdivide 48.8± acres into 171 residential parcels and Modification to the Development Agreement previously recorded. The 2025 Modification request consists of an Amended Vesting Tentative Map that reduces the number of lots to 166 residential parcels, modifies the overall design of the map, and requests deletion of portions of Condition of Approval 55 related to increased sidewalk and landscaping widths. Exceptions to the Division of Land Regulations and County Zoning Ordinance were approved under the prior modification and the applicant requests an additional design concession to allow for rear yard setbacks to be reduced from 20 feet to 15 feet. A Second Restated Development Agreement would supersede and replace the Restated Development Agreement approved April 11, 2023 to reflect the proposed Amended Vesting Tentative Map. The Board of Supervisors will consider approval of the following items:

- Second Restated Development Agreement
- Amended Vesting Tentative Map
- Modified Conditions of Approval
- Modified Phasing Plan
- Preliminary Landscape Site Plan & Planting Plan
- Density Bonus and Reductions in Development Standards per State Density Bonus Law
- Addendum to the Environmental Impact Report for the Garden's Gate Subdivision
- Amended Mitigation Monitoring and Reporting Program

ENVIRONMENTAL DETERMINATION: Garden's Gate Final Environmental Impact Report (SCH No. 2007052006) was certified by the Board of Supervisors on October 6, 2009. An EIR Addendum was prepared for the Modified Project approved in 2023, including an Amended Mitigation Monitoring & Reporting Program. An EIR Addendum was prepared for this Second Modified Project, including an Amended Mitigation Monitoring & Reporting Program.

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.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: JULIA KROG

PLANNING COMMISSION RECOMMENDATION: On December 18, 2025, the Planning Commission adopted resolution PC_2025-0013 providing a report and recommendation that the Board of Supervisors:

- adopt a Second Addendum to the Garden's Gate Final EIR,
- approve an Amended Mitigation Monitoring & Reporting Program,
- approve an Amended Vesting Tentative Map with Conditions,

- approve a Density Bonus for the Senior Neighborhood and Reductions in Development Standards for the Traditional Neighborhood per State Density Bonus Law,
- approve Modified Preliminary Landscape Plan & Planting Plan,
- approve the Amended Inclusionary Housing Plan,
- adopt a Second Restated Development Agreement for the Bella Vista Subdivision, including a Modified Phasing Plan and Restated Inclusionary Housing Agreement.

ORDINANCE SUMMARY: This ordinance amends Mendocino County Code Chapter 21.04 by adding section 21.04.040 adopting a Second Restated Development Agreement for the project known as Bella Vista, located approximately 1 mile south of the City of Ukiah on the west side of South State Street (County Road 104A) immediately south of its intersection with Gobalet Lane. Approval of the Second Restated Development Agreement authorizes the revision of the proposed project, which would now include 166 housing units, including 42 age-restricted senior citizen units and 13 non-age-restricted units restricted for sale to qualifying moderate-income households. The Second Restated Development Agreement vests the entitlements for the Bella Vista project for a minimum period of 10 years.

The staff report and documents listed above will be available 10 days before the hearing on the Department of Planning and Building Services website at:

<https://www.mendocinocounty.gov/departments/planning-building-services/public-noticing>.

Virtual Attendance: Meetings are live streamed and available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo> or by toll-free, telephonic live stream at 888-544-8306.

Mendocino County provides for digital attendance through Zoom. Zoom webinar information will be provided on the published agenda for the meeting. Remote Zoom participation for members of the public is provided for convenience only. In the event that the Zoom connection malfunctions for any reason, the Board reserves the right to conduct the meeting without remote access. Therefore, the only ways to guarantee that your participation or comments are received and considered by Board are to attend the meeting in person or submit your comment in writing in advance of the meeting.

Comments can be submitted using our online eComment platform at <https://mendocino.legistar.com/Calendar.aspx>. All submitted eComments will be made available to the Supervisors, staff, and the general public immediately upon submittal.

For details and a complete list of the latest available options by which to engage with agenda items, please visit: <https://www.mendocinocounty.org/government/board-of-supervisors/public-engagement>.

The decision of the Board of Supervisors shall be final. 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/Board of Supervisors at, or prior to, the public hearing. All persons are invited to appear and present testimony in this matter.

Additional information regarding the above noted item(s) may be obtained by calling the Clerk of the Board of Supervisors at 707-463-4441, Monday through Friday, 8:00 a.m. through 5:00 p.m., or the Department of Planning and Building Services at 707-234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Board's decision you may do so by requesting notification in writing and providing a self-addressed stamped envelope to the Clerk of the Board of Supervisors.

The County of Mendocino complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternative formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact Clerk of the Board of Supervisors at 707-463-4441 at least five days prior to the meeting.

JULIA KROG, Director of Planning and Building Services