



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
752 SOUTH FRANKLIN STREET • FT. BRAGG • CALIFORNIA • 95437

JULIA KROG, DIRECTOR
TELEPHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.gov
www.mendocinocounty.gov/pbs

MEMORANDUM

DATE: FEBRUARY 3, 2026

TO: HONORABLE BOARD OF SUPERVISORS

FROM: JULIA KROG, DIRECTOR

SUBJECT: PUBLIC HEARING & RECOMMENDATIONS FOR APPROVAL OF
MODIFICATIONS TO THE BELLA VISTA SUBDIVISION PROJECT

BACKGROUND:

In 2009, the Mendocino County Board of Supervisors certified the Garden's Gate Subdivision Final Environmental Impact Report and approved a 197-lot Vesting Tentative Subdivision Map for the Garden's Gate Subdivision. The project site is located on the west side of South State Street, immediately south of the Gobalet Lane intersection (Attachment 1, Site Location Map). In conjunction with the initial approvals for the Garden's Gate project, the Board of Supervisors approved the Garden's Gate Development Agreement ("DA") which vested the project approvals through August 27, 2025.

Subsequent to the approval of entitlements for the Garden's Gate Project, the project site was acquired by Rancho Yokayo, LP, and the Development Agreement was assumed by the new owner. Rancho Yokayo, LP and the project Applicant (Guillon Inc.) were granted a subdivision modification to change the layout of the subdivision, to reduce the number of lots and modify the phasing plan, to amend the Development Agreement and the Affordable Housing Plan and to modify the incentives and concessions that were granted under State Density Bonus Laws. The project was renamed the "Bella Vista Subdivision" and is referred to as the "Modified Project" in this report. The Board of Supervisors approved the project on April 11, 2023 with modifications to the conditions of approval.

The current 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. The proposed modification is referred to as the "Second Modified Project" in this report. 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 modified Inclusionary Housing Plan (dated December 3, 2025) is proposed that would update the previously approved Inclusionary Housing Plan for the Modified Project to reflect the proposed Second Modified Project. A Second Restated Development Agreement, including a Restated Inclusionary Housing Agreement, would replace and supersede the Restated Development Agreement approved April 11, 2023 to reflect the proposed Amended Vesting Tentative Map and modified Phasing Plan. Note that no modifications are requested to the Administrative Permit (AP_2022-0034) granted April 11, 2023 as the project does not propose any changes that would require amendments to the Administrative Permit.

The proposed Amended Vesting Tentative Map, dated March 2025, for the Second Modified Project consists of an overall revised layout of the subdivision with a reduction in the total number of residential parcels from 171 to 166 lots. The number of lots in the Senior Neighborhood has increased from 39 to 42 lots and the number of lots in the Traditional Neighborhood has decreased from 132 to 124 lots. The project will continue to provide 13 moderate-income units within the Traditional Neighborhood. The average lot size within the Senior Neighborhood has decreased slightly from 4,907 square feet to 4,709 square feet. The average lot size within the Traditional Neighborhood has similarly been reduced from 6,219 square feet to 5,410 square feet. The total park area has increased from 2.81 acres to 3.85 acres. The number of phases has been reduced from 7 to 2.

The single-family homes in the Traditional Neighborhood will continue to range in size from approximately 1,200 square feet (SF) to 3,000 SF. They will be three-bedroom, two-bath homes with two-car garages. The homes in the Traditional Neighborhood will be one- and two-stories and will not exceed 28 feet in height.

The residences in the Senior Neighborhood will continue to range in size from approximately 900 SF to 1,400 SF and include a mix of two-bedroom and three-bedroom units, with 1.5 to two baths. Each home will have dedicated off-street parking and/or a garage. The homes will be single story with a maximum building height of 22 feet and are designed for accessibility, with zero thresholds, wider hallways, and accessible bathrooms.

The applicant requests additional concessions and waivers of development standards that were granted for the Garden's Gate Project and the Modified Project. Concessions and waivers already granted for the prior Projects include reduced minimum lot sizes, reduced setbacks, double frontage lots, private road easements, fence height standards, and a density bonus for the Senior Neighborhood. The additional concession is for reduced rear yard setbacks of 15 feet where 20 feet is required.

Staff notes that, while the Applicant did not request a density bonus, the Senior Neighborhood requires a density bonus in order to achieve the requested number of units because, under the State Density Bonus Law, age-restricted housing is not eligible for concessions and incentives (i.e., requested reductions in development standards), but it is eligible for a density bonus. By applying a density bonus to the Senior Neighborhood, the requested reductions in development standards can be achieved.

PROJECT DESCRIPTION:

A detailed description of the Second Modified Project is presented in the agenda packet for the December 18, 2025 Planning Commission hearing on the project applications ([Attachments 2 and 3](#)).

Subdivision Modifications

The Applicant is seeking an Amended Vesting Tentative Subdivision Map (S_2020-0001) and an amended Phasing Plan that establishes two phases for the Second Modified Project. The Amended Vesting Tentative Map has a revised street and lot layout for a 166-unit residential neighborhood. The Phasing Plan defines two phases for development of the Project, progressing from east to west, with Phase 1 located adjacent to South State Street on the eastern portion of the site.

Access to the project site would be provided via two new streets that connect to South State Street. The northern entrance is the primary access point and includes a Roundabout on South State Street (as was previously proposed) that is aligned with Plant Road to the east. The

secondary access would be from a new street located along the southern border of the project site.

Open space within the Second Modified Project is identified on the Amended Vesting Tentative Map by fourteen lettered parcels as follows:

- Parcel A – 1.004 acres - immediately north of project entry - no development proposed, to be retained by current landowner.
- Parcel B – 1.945 acres - immediately south of project entry - Neighborhood Park
- Parcel C – 0.061 acres - park in Senior Neighborhood
- Parcel D – 0.519 acres - Cottage Park in Senior Neighborhood
- Parcel E – 0.026 acres - Linear Park
- Parcel F – 0.527 acres - Linear Park
- Parcel G – 0.157 acres - Park
- Parcel H – 0.054 acres - Linear Park
- Parcel I – 0.132 acres - Linear Park
- Parcel J – 0.115 acres - Linear Park
- Parcel K – 0.101 acres - Linear Park
- Parcel L – 0.120 acres - Emergency access, utility and access easement. Parcel L provides access to lots 132, 133 and 134.
- Parcel M – 1.441 acres - Undeveloped, to be retained by current landowner
- Parcel N – 0.031 acres - Linear Park

The Amended Vesting Tentative Map dated August 31, 2022 included two parcels, Parcel A and Parcel C, that were not slated for development. The Amended Vesting Tentative Map dated March 2025 continues to have two parcels that are not slated for development. Parcel A (1.004 acres) is located in the northeast corner of the site. Parcel A is anticipated to capture some stormwater from the site and is being reserved for an unknown future land use. Parcel M (1.441 acres) is located at the northwest corner of the subdivision area and directly abuts the remainder parcel and is noted as undeveloped and that it will be retained by the current owner. The former area of Parcel C under the Amended Vesting Tentative Map dated August 31, 2022 is now proposed for development (area of lots 144 through 147).

The Neighborhood Park (Parcel B) is located at the eastern edge of the project site adjacent to South State Street and would serve as a gateway feature for the development and a recreational facility for residents and the public-at-large. The Neighborhood Park would include an open field for recreation, a looped walking path, seating, and a “tot lot” with a play structure. It is also designed as a stormwater detention feature. The Neighborhood Park would be subject to an easement that provides for public use and maintenance by the Homeowners Association (“HOA”)

or other oversight instrument as approved by the County.

In terms of timing, the Neighborhood Park would be established in the first phase of the Modified Project as its stormwater detention basin is an integral part of the stormwater management system. If the Roundabout is also established in the first phase, the improvements associated with the park (walkways, landscaping, tot lot, benches) may be deferred to the second phase. If an Interim Entrance is used, all of the park improvements must be installed in conjunction with the first phase. This requirement is stipulated in the Second Restated Development Agreement for the Bella Vista Subdivision Project.

The Cottage Park would be developed in conjunction with the Senior Neighborhood and each segment of the Linear Park would be developed in conjunction with the phase of the Traditional Neighborhood in which it is situated.

A Design Guidelines Manual for the Modified Project was approved by the Board of Supervisors on April 11, 2023. The Design Guidelines Manual established a common set of design features for residences, including architectural elements, exterior materials and finishes, color palettes, and standards for lighting, landscaping and fencing. The Design Guidelines Manual states that the master building plans for the homes will be modeled after the Craftsman style with front patios or porches, stonework, and low sloped roofs with wide eaves. Houses will be one and two stories in height in the Traditional Neighborhood and will range in size from approximately 1,200 to 3,000 square feet. Houses in the Senior Neighborhood will be one-story in height and will range in size from 900 to 1,400 square feet. A Preliminary Landscape Plan and Preliminary Landscape Planting Plan provide additional detail for landscaping for the streets and the parks.

Density Bonus & Reduction in Development Standards per SDBL

Similar to the Modified Project, the Second Modified Project requires reductions in development standards under the SDBL to allow for reduced minimum lot sizes, reduced setbacks, and double-frontage lots. The application for the Modified Project also approved two private road easements and a modification to fence height standards. The application for the Second Modified Project also requests the reduction of rear yard setbacks to 15 feet where 20 feet is required.

The Second Modified Project is eligible for SDBL incentives, concessions and density bonuses because a portion of it is a senior housing community of greater than 35 units and, in the non-age restricted portion, the Applicant proposes to restrict 10% of the units (i.e., 13 of 124 units) for sale at an affordable price to qualified moderate-income households.

The Senior Neighborhood would require a density bonus in order to achieve the requested number of units because, under the SDBL, age-restricted housing is not eligible for concessions and incentives (i.e., requested reductions in development standards), but it is eligible for a density bonus. By applying a density bonus to the Senior Neighborhood, the requested reductions in development standards can be achieved.

Amended Inclusionary Housing Plan

The proposed Amended Inclusionary Housing Plan establishes that the Second Modified Project will provide 42 residential lots that are designated as accessible "senior citizen housing" in the Senior Neighborhood and that 10 percent (10%) of the lots in the Traditional Neighborhood will be restricted to for-sale units for qualifying moderate-income households. The Applicant proposes to construct the affordable units in Phase 2 of the development, as the first phase will include the entire Senior Neighborhood. The affordable units would be three-bedroom, two-bath units with two-car garages, similar to the market rate units in the Traditional Neighborhood.

Per SDBL, affordable for-sale units must be sold to the initial buyer at an affordable housing cost. For moderate-income units, housing costs may not exceed 35% x 110% of the area median income (AMI) for a household size suitable for the unit. Housing costs include mortgage loan payments, mortgage insurance payments, property taxes and assessments, homeowner association fees, reasonable utilities allowance, insurance premiums, and maintenance costs. Per SDBL, the buyers of an affordable unit must enter into an equity-sharing agreement with the County which requires that, when the unit is sold, the original purchaser will pay a portion of any appreciation in value to the County. The percentage of appreciation due to the County is based on the purchase price discount that was received by the original buyer. The seller is permitted to retain the original down payment, the value of any improvements made to the home, and the remaining share of the appreciation.

Modification to Adopted Conditions of Approval

During the Board of Supervisors hearing on April 11, 2023 for the Modified Project, Condition of Approval No. 55 was added to, in part, increase the landscape space to 5 feet and 6 inches along sidewalks and public streets and increase the sidewalk width along public streets to 6 feet. The Applicant has requested in their Modification Letter (Attachment 2 of the Planning Commission Staff Report) to amend Condition of Approval No. 55 specifically to remove subparts e and f. Condition of Approval No. 55 currently states:

55. The Subdivision Improvement Plans shall include the following:

- a. The Preliminary Landscape Site Plan & Planting Plan shall be modified to include larger regionally-appropriate trees.*
- b. Roof sheathing shall include a radiant barrier and roofing materials shall meet Energy Star Cool Roof standards.*
- c. Install utilities and vaults within the sidewalk or at the residence side of the sidewalk. Locations shall be subject to approval by the utilities.*
- d. Install root guards or over-excavate to direct roots downward.*
- e. Landscape space shall be enlarged to a minimum of 5'6" along sidewalks and streets on the Public Streets.*
- f. The sidewalk width along Public Streets shall be increased to 6'.*
- g. The landscape irrigation system in the three parks shall be designed to provide space for potential future connection to Purple Pipe recycled water supply.*

A reduction in the road width was discussed during the Board of Supervisors meeting on April 11, 2023 as a mechanism to potentially achieve compliance with Condition of Approval No. 55 e and f. Condition of Approval No. 56 was added in response to the potential reduction in the road width standard and states:

56. The Applicant shall submit a request for a Tab H Exception to the Director of Transportation if the increase in sidewalk width or planter width is to be accommodated by a reduction in the standard road width.

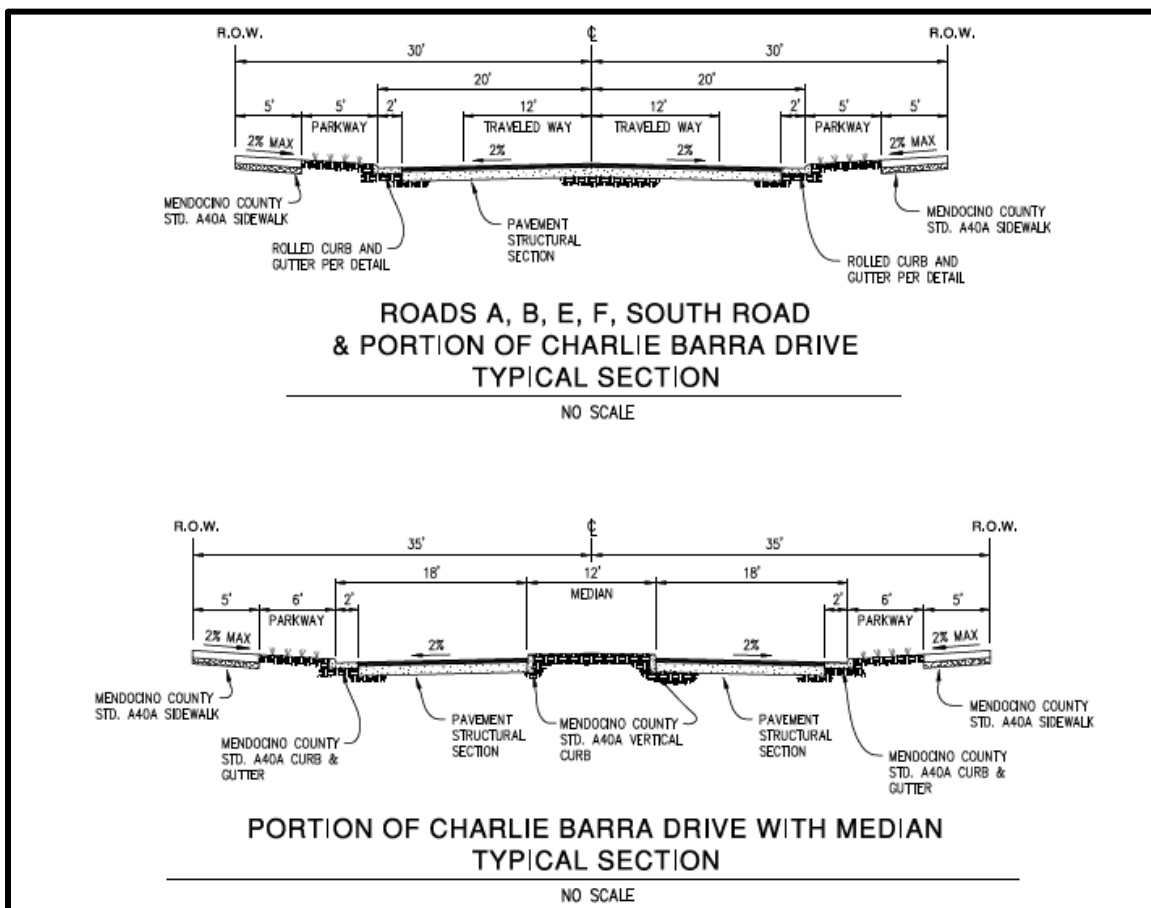
The Applicant notes in their letter that as they have moved forward with trying to incorporate Condition of Approval No. 55 into the map they have discussed potential reduction of the standard road width from 40 feet to 36 feet, and reducing the traveled way width from 24 feet to 20 feet with the Ukiah Valley Fire Authority (UVFA). UVFA provided a letter to the Applicant dated July 25, 2023 stating that they do not support a reduction in the traveled way width. A copy of the UVFA letter is attached to the Modification Letter (Attachment 2 of the Planning Commission Staff Report).

Mendocino County Code section 17-41(O)(3) provides the circumstances under which a condition of approval may be amended and provides three situations that may justify modification of a condition of approval, as follows:

- (a) *The imposition of a condition was based upon a material mistake of fact.*
- (b) *The purpose for imposing the condition can no longer be achieved because of change of circumstances.*
- (c) *The condition imposed will cause a serious and unforeseen hardship.*

The applicant has provided responses to each of these potential justifications for modifying Condition of Approval No. 55 in the Modification Letter (Attachment 2 of the Planning Commission Staff Report).

If granted by the Board of Supervisors deletion of these portions of Condition of Approval 55 would result in 5-foot wide sidewalks and 5-foot wide landscaping strips along Roads A, B, E, F, South Road, and a portion of Charlie Barra Drive and 5-foot wide sidewalks and 6-foot wide landscaping strips along the portion of Charlie Barra Drive where the median will be located. A graphic is included below from Sheet 3 of the proposed Amended Vesting Tentative Subdivision Map showing the typical sections that are proposed.



Staff and the Planning Commission recommend deletion of Condition of Approval 55 subparts e and f to the Board of Supervisors as these requirements exceed the County standard design and are imposing an unforeseen hardship on the applicants due to the existing topography and width

of the site.

Second Restated Development Agreement for the Bella Vista Subdivision Project

On October 20, 2009, the Board of Supervisors adopted Ordinance No. 4229 approving a Development Agreement with Ukiah Land, LLC for the Garden's Gate project ("Garden's Gate DA"). The Garden's Gate DA was subsequently amended by approval of a First Amendment on April 27, 2010. Mendocino County Code Section 21.04.020 memorializes these approvals.

On April 11, 2023, the Board of Supervisors adopted Ordinance No. 4520 approving a Restated Development Agreement for the Bella Vista Subdivision. Mendocino County Code Section 21.04.030 memorializes these approvals.

For the Second Modified Project, the Restated Development Agreement must be amended through the mutual agreement of the parties to the agreement or their successors in interest. (Note: The Garden's Gate DA will remain in effect for the parcels in Tract 261 for which a Final Map has been recorded.) For the Second Modified Project, it is proposed to simply adopt a Second Restated Development Agreement (the "Second Restated Development Agreement"). The Second Restated Development Agreement includes the Second Modified Project layout changes and phasing plan changes. The Second Restated Development Agreement includes a Revised Inclusionary Housing Agreement ("Restated Inclusionary Housing Agreement"), which includes modifications solely to reflect the revisions proposed in the Second Modified Project including changes to the number of age-restricted units and the modified phasing plan.

ANALYSIS:

The staff report for the December 18, 2025 Planning Commission hearing on the Second Modified Project ([Attachment 2](#)) presents a thorough analysis of the Second Modified Project's consistency with the Ukiah Valley Area Plan, the Mendocino County General Plan, the Mendocino County Zoning Code (Title 20, Division I), the Mendocino County Division of Land Regulations (Title 17), and the Ukiah Municipal Airport Land Use Compatibility Plan.

ENVIRONMENTAL DETERMINATION:

On October 6, 2009, the Mendocino County Board of Supervisors adopted Resolution No. 09-230 certifying the final Environmental Impact Report for the Garden's Gate Subdivision ("FEIR"), making findings regarding project impacts, and adopting a Statement of Overriding Considerations. The resolution identifies the following significant, unavoidable adverse impacts:

- (a) Constructing the project will emit at least the equivalent of 7,388 tons of carbon dioxide into the atmosphere. Therefore, the project will be an increment of a significant and unavoidable cumulative impact on Global Climate Change. (Impact 3.6-B)
- (b) Future residential use of the project will emit the equivalent of approximately 2,589 tons of carbon dioxide per year. The emissions can be reduced by recommended mitigation measures, but the emissions will remain above the zero net increase significance threshold. Therefore, the project will be an increment of a significant and unavoidable cumulative impact on Global Climate Change. (Impact 3.6-F)
- (c) The project will convert 31 acres of Prime Farmland and 2 acres of Unique Farmland to non-agricultural use. (Impact 3.10-A).

The Statement of Overriding Considerations found that the benefits of the project outweigh the significant, unavoidable adverse impacts due to the following considerations:

- (a) The benefits of the project in providing housing outweigh the impacts associated with the emission of greenhouse gases during project construction and during future residential use of the project site, since there is no way that any new development could feasibly

occur in the County or the State if it was required to have no new emissions.

- (b) The benefits of the project in providing housing outweigh the impacts associated with the loss of Prime Farmland and Unique Farmland to non-agricultural use since the project site has been designated and zoned for residential use since 1981 and there is little developable land available for the development of new housing to meet demand that does not involve loss of agricultural land in the Ukiah Valley.

In the case of an application requiring discretionary approval on a project for which an EIR has been certified (as is the case for the requested modifications to the Garden's Gate Project entitlements), the California Environmental Quality Act (CEQA) requires the lead agency to determine whether a supplemental or subsequent EIR is required. This requirement is codified in Public Resources Code Section 21166 and CEQA Guidelines Section 15162. Section 15162 provides guidance by requiring an examination of whether, since the certification of the EIR and approval of the project, changes in the project or environmental conditions have been made to such an extent that the proposal may result in substantial changes in physical conditions that are considered significant under CEQA. If so, a subsequent EIR or supplement to the EIR would be required.

For the Modified Project approved in 2023, based on the passage of time since the FEIR was certified, the County of Mendocino required the Applicant to provide the following updated environmental analyses to assist with the determination as to whether the Modified Project would result in significant effects not discussed in the FEIR or that are more severe than those shown in the FEIR:

- Biological Resource Assessment (including wetlands delineation and tree inventory)
- Water Supply Verification
- Stormwater Control Plan
- Traffic Analysis
- Air Quality and Greenhouse Gas Assessment

Pursuant to PRC Section 21166, and CEQA Guidelines Section 15162, the County of Mendocino Department of Planning & Building Services reviewed the proposed modifications to the project and determined that there was no substantial evidence that the Modified Project would have a significant effect on the environment beyond that which was evaluated in the FEIR. Therefore, a supplemental or subsequent EIR was not required.

Per CEQA Guidelines Section 15164, an Addendum to the FEIR was prepared that explained the decision not to prepare a subsequent EIR in the context of the requirements of Section 15162. The Addendum to the FEIR was adopted by the Mendocino County Board of Supervisors on April 11, 2023 by Resolution No. 23-074 and included the approval of an amended Mitigation Monitoring and Report Program. The Addendum to the FEIR analyzed the Modified Project in the context of the environmental analysis in the FEIR and, where necessary, identified minor technical changes and additions that were necessary to address the Modified Project, including minor revisions to mitigation measures and new mitigation measures based on recommendations in the updated resource studies and consultations with regulatory agencies. The Applicant had agreed to incorporate the revised and new mitigations into the Modified Project.

For the Second Modified Project, the County of Mendocino did not require additional or updated environmental analyses as the scope of the Second Modified Project was more limited in scope compared to the approval of the Modified Project in 2023 to that of the original Gardens Gate project and the Second Modified Project was filed in close proximity to the approval of the Modified Project (less than 2 years from approval).

Pursuant to PRC Section 21166, and CEQA Guidelines Section 15162, the County of Mendocino Department of Planning & Building Services reviewed the proposed modifications to the project and determined that there is no substantial evidence that the Second Modified Project would have a significant effect on the environment beyond that which was evaluated in the FEIR. Therefore, a supplemental or subsequent EIR is not required.

Per CEQA Guidelines Section 15164, a second Addendum to the FEIR ("Second EIR Addendum") was prepared that explains the decision not to prepare a subsequent EIR in the context of the requirements of Section 15162 (PC Reso Attachment 5). The Second EIR Addendum analyzes the Second Modified Project in the context of the environmental analysis in the FEIR and EIR Addendum for the Modified Project, where necessary, identifies minor technical changes and additions that are necessary to address the Second Modified Project, including minor revisions to mitigation measures based upon the Second Modified Project layout changes. The Applicant has agreed to incorporate the revised mitigations into the Second Modified Project. This Second EIR Addendum incorporates the analysis of the EIR Addendum that was prepared and adopted for the approval of the Modified Project in 2023 to provide a comprehensive review of the changes between the Garden's Gate Project and the Second Modified Project. Modifications proposed to Mitigation Measures as a result of the Second Modified Project are shown on the amended Mitigation Measures that were adopted for the Modified Project.

Section 5 of the Second EIR Addendum explains the approach to the CEQA analysis presented in the Second EIR Addendum and summarizes its conclusions based on each of the standards identified in CEQA Guidelines Section 15162. The conclusions were as follows:

- The modifications to the approved Vesting Tentative Map would not result in substantial changes from what has been previously analyzed and would not involve new significant impacts not identified in the FEIR or result in a substantial increase in the severity of previously identified significant impacts. The proposal, therefore, does not constitute a substantial change in the project.
- No substantial changes have occurred on the site or in the site vicinity. Surrounding land uses have not changed from those evaluated in the FEIR and development in the region has occurred at a slower pace than anticipated in the FEIR. Based on the environmental baseline identified in the FEIR, the physical changes to the project site and vicinity that have occurred are consistent with the analysis of the FEIR and the cumulative projects considered in the FEIR. There have been no substantial changes in the circumstances of the project as considered in the certified FEIR.
- The Second Modified Project's consistency with the environmental resource analysis in the FEIR is summarized in Section 6 of the Second EIR Addendum. Several updated technical analyses were prepared for the adopted EIR Addendum for the approved Modified Project to determine whether there were new significant effects not discussed in the FEIR, whether previously identified significant effects were substantially more severe than discussed in the FEIR, or whether mitigation measures or alternatives previously found not to be feasible would now be feasible but project proponents declined to adopt the measures. As discussed in the adopted EIR Addendum for the approved Modified Project and in the Second EIR Addendum for the Second Modified Project, the Second Modified Project would not result in any significant effects not discussed in the FEIR nor were significant effects identified in the FEIR found to be more severe.

Section 6 of the Second EIR Addendum presents a methodical evaluation of each topical area addressed in the FEIR. It summarizes the conclusions of the FEIR regarding the impacts of the approved project, identifies adopted mitigation measures to address impacts, and identifies the resulting level of significance of each impact. The Second EIR Addendum also evaluates the

impacts of the Second Modified Project relative to those of the approved project and identifies the level of impact after mitigation.

The current 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. 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 modified Inclusionary Housing Plan (dated December 3, 2025) is proposed that would update the previously approved Inclusionary Housing Plan for the Modified Project to reflect the proposed Second Modified Project. A Second Restated Development Agreement, including a Restated Inclusionary Housing Agreement, would replace and supersede the Restated Development Agreement approved April 11, 2023 to reflect the proposed Amended Vesting Tentative Map and modified Phasing Plan. A detailed description of the proposed amendments is contained within the December 18, 2025 Planning Commission staff report ([Attachment 2](#))

The conclusion of the analysis presented in the Second EIR Addendum was that the Second Modified Project would not result in any significant effects not discussed in the FEIR and that no previously examined significant effects would be substantially more severe than those shown in the FEIR. Regarding mitigation measures, the Second EIR Addendum recommends minor revisions to adopted mitigation measures to address changes in the project. The updated mitigation measures are identified in the EIR Addendum with strike-out text indicating deletions and underlined text indicating additions. The updated mitigation measures are incorporated into an Amended Mitigation Monitoring and Reporting Program ("Amended MMRP") for consideration by the Board of Supervisors in conjunction with the other modified entitlements ([PC Reso Attachment 6](#)).

Based on the analysis presented in the Second EIR Addendum, staff recommends findings that support the following conclusions: (a) the Second Modified Project's impacts have been considered in the Garden's Gate Subdivision Project FEIR that was reviewed and certified by the County, (b) the FEIR requires only minor changes as identified in the Second EIR Addendum, (c) the FEIR, EIR Addendum, and Second EIR Addendum provide a sufficient and adequate analysis of the environmental impacts of the Second Modified Project; and (d) the Amended MMRP provides updated mitigation measures as identified in the Second EIR Addendum and the Applicant has agreed to incorporate these measures into the Second Modified Project.

PLANNING COMMISSION RECOMMENDATION:

On December 18, 2025, the Planning Commission received a staff report ([Attachment 2](#)) and recommendations for the Second Modified Project and received testimony from the Applicant. No comments were received either written or verbal from the public. Following the public hearing, the Planning Commission adopted Resolution No. PC_2025-0013 ([Attachment 3](#)), which recommends 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.

RECOMMENDED BOARD OF SUPERVISORS ACTIONS:

1. Adopt Resolution Approving a Second Addendum to the Garden's Gate Final Environmental Impact Report and an Amended Mitigation Monitoring & Reporting Program for the Bella Vista Subdivision Project; and authorize Chair to sign same.
2. Adopt Resolution Approving for the Bella Vista Subdivision Project an Amended Vesting Tentative Map (S_2020-0001) Subject to Conditions of Approval and an Amended Mitigation Monitoring & Reporting Program, a Density Bonus and Reductions in Development Standards per State Density Bonus Law, Modified Preliminary Landscape Plan & Planting Plan, and an amended Inclusionary Housing Plan; and authorize Chair to sign same.
3. Adopt Ordinance Adding Section 21.04.040 to the Mendocino County Code and Approving a Second Restated Development Agreement for the Bella Vista Subdivision Project Located At 3000 South State Street Near Ukiah (DEV_2020-0001); and authorize Chair to sign same.

ATTACHMENTS:

1. Site Location Map
2. Planning Commission Hearing Packet (December 18, 2025)

Attachments:

1. Site Location Map
2. Bella Vista Applicant's Modification Request
3. Proposed Amended Vesting Tentative Map
4. Amended Inclusionary Housing Plan
5. Conditions of Approval - Redline
6. Second Restated Development Agreement for Bella Vista Subdivision-redline
7. Resolution No. 23-074
8. Resolution No. 23-075
9. Ordinance No. 4520
10. April 11, 2023 Board of Supervisors Hearing Packet for Approved Bella Vista Subdivision
3. Planning Commission Resolution No. PC_2025-0013

PC Reso Attachment 1: Recommended Conditions of Approval

PC Reso Attachment 2: Amended Vesting Tentative Subdivision Map (March 2025)

PC Reso Attachment 3: Revised Preliminary Landscape Plan & Planting Plan

PC Reso Attachment 4: Bella Vista Inclusionary Housing Plan (12-3-2025)

PC Reso Attachment 5: Second Addendum to Gardens Gate EIR

Exhibits

1. Regional Location Map
2. Site Location Map
3. Zoning Designations Map
4. Airport Combining Zone Map
5. Garden's Gate Approved Vesting Tentative Map
6. Garden's Gate Draft and Final EIRs (hyperlink to online documents)
7. Bella Vista Approved Amended Vesting Tentative Map

8. Resolution No. 23-074 – Approval of Bella Vista EIR Addendum
9. Proposed Amended Vesting Tentative Map (March 2025)

PC Reso Attachment 6: Amended Mitigation Monitoring & Reporting Program

PC Reso Attachment 7: Second Restated Development Agreement (no redline)

Exhibits

- A. Legal Description of the Property
 - B. Project Site Plan
 - C. Project Phasing Plan
 - D. Restated Inclusionary Housing Agreement
 - E. Amended Mitigation Monitoring & Reporting Program
 - F. Form of Assignment
4. BOS Resolution Adopting Addendum to Garden's Gate Final EIR and Amended MMRP
 5. BOS Resolution Approving Vested Tentative Map with Conditions, Density Bonus for the Senior Neighborhood and Reductions in Development Standards for the Traditional Neighborhood per State Density Bonus Law, Modified Preliminary Landscape Plan & Planting Plan, and Amended Inclusionary Housing Plan
 6. Ordinance Approving Second Restated Development Agreement with Modified Phasing Plan and Restated Inclusionary Housing Agreement