

Bella Vista Subdivision Entitlements

(formerly known as “Garden’s Gate Subdivision”)



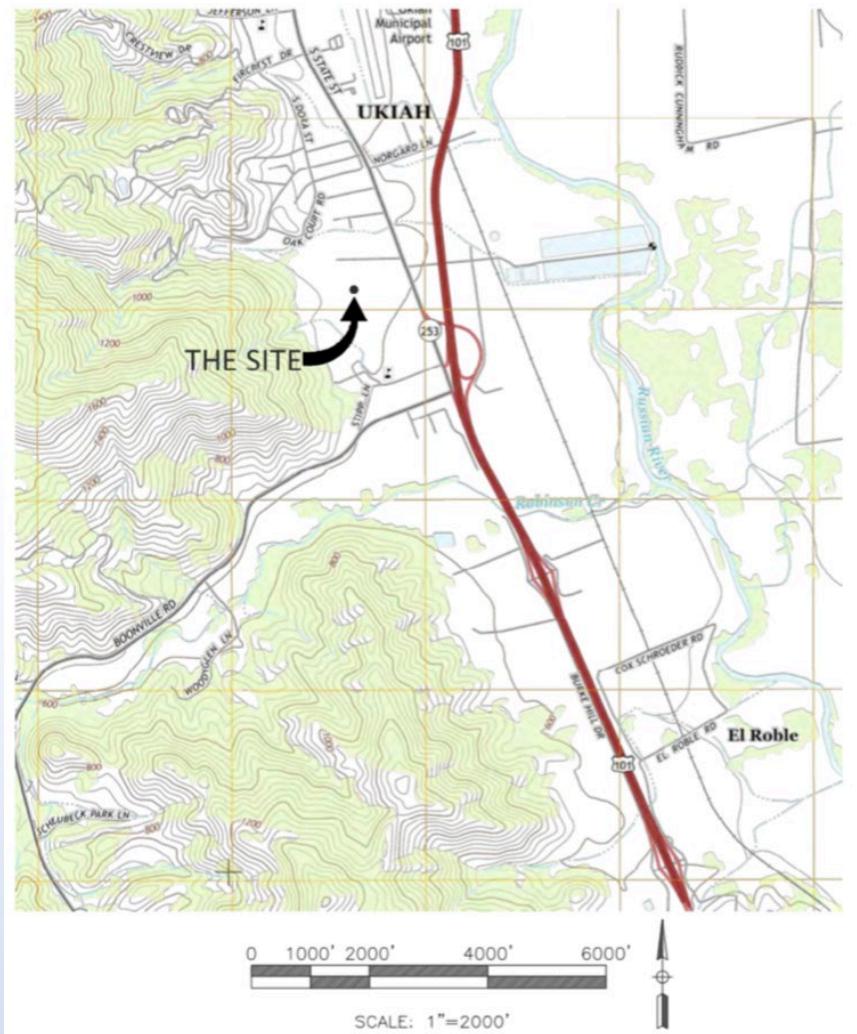
S_2020-0001/DEV_2020-0001:
2025 Subdivision Modification and
Development Agreement Amendment



Board of Supervisors – Public Hearing – February 3, 2026

Site Location Map

- 3000 South State Street
- 1+ miles south of Ukiah
- Immediately south of Gobalet Lane
- 48.8-acre site
- formerly a vineyard

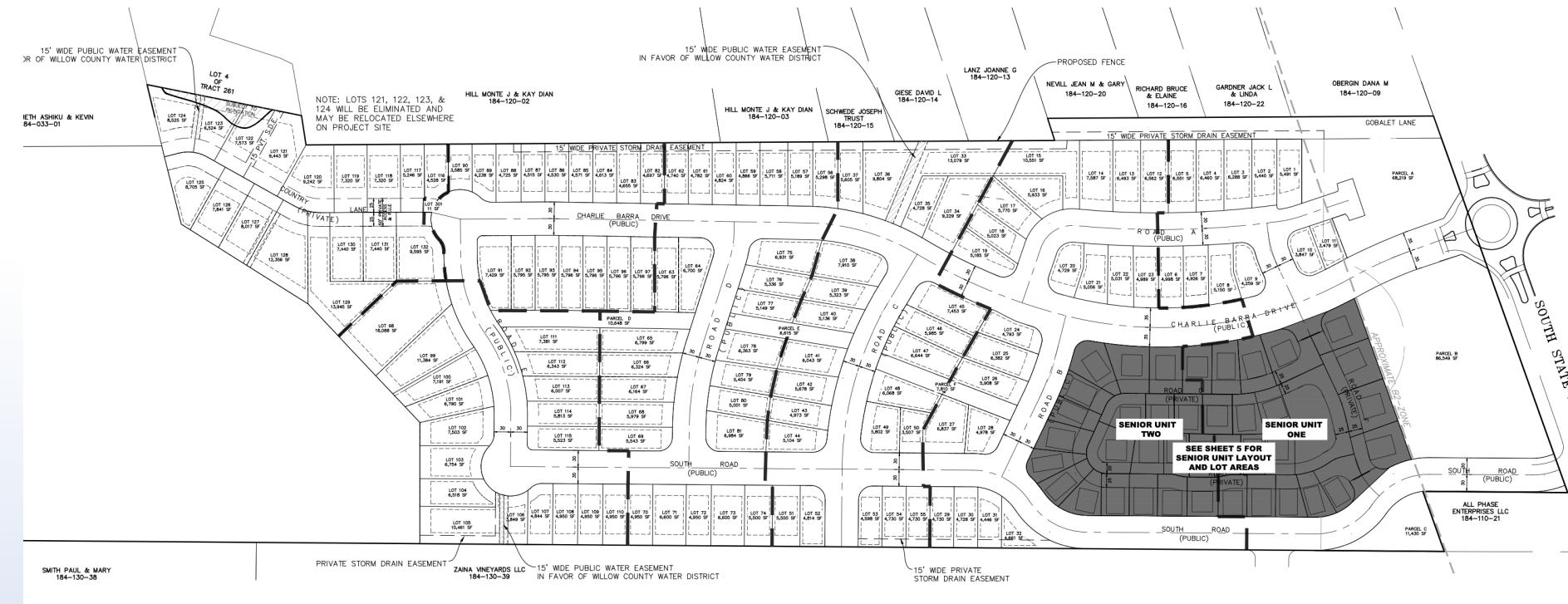


Proposed Modifications

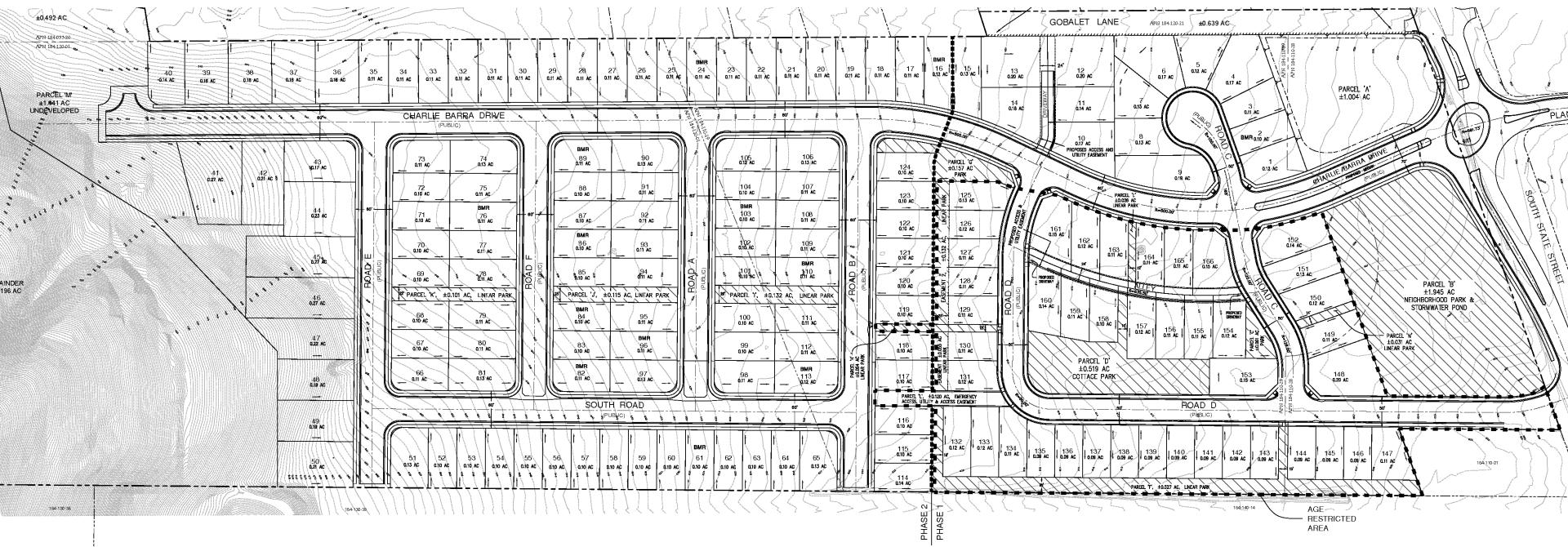
- Second Restated Development Agreement to supersede Restated Development Agreement
- Amended Vesting Tentative Map reducing lots to 166
- Modified Conditions of Approval
- Modified Phasing Plan
- Amended Inclusionary Housing Plan to reflect Amended Map
- Preliminary Landscape Site Plan & Planting Plan
- Density Bonus and Reductions in Development Standards per State Density Bonus Law
- Second Addendum to the Environmental Impact Report for the Garden's Gate Subdivision
- Amended Mitigation Monitoring and Reporting Program



Bella Vista Project – Approved Map

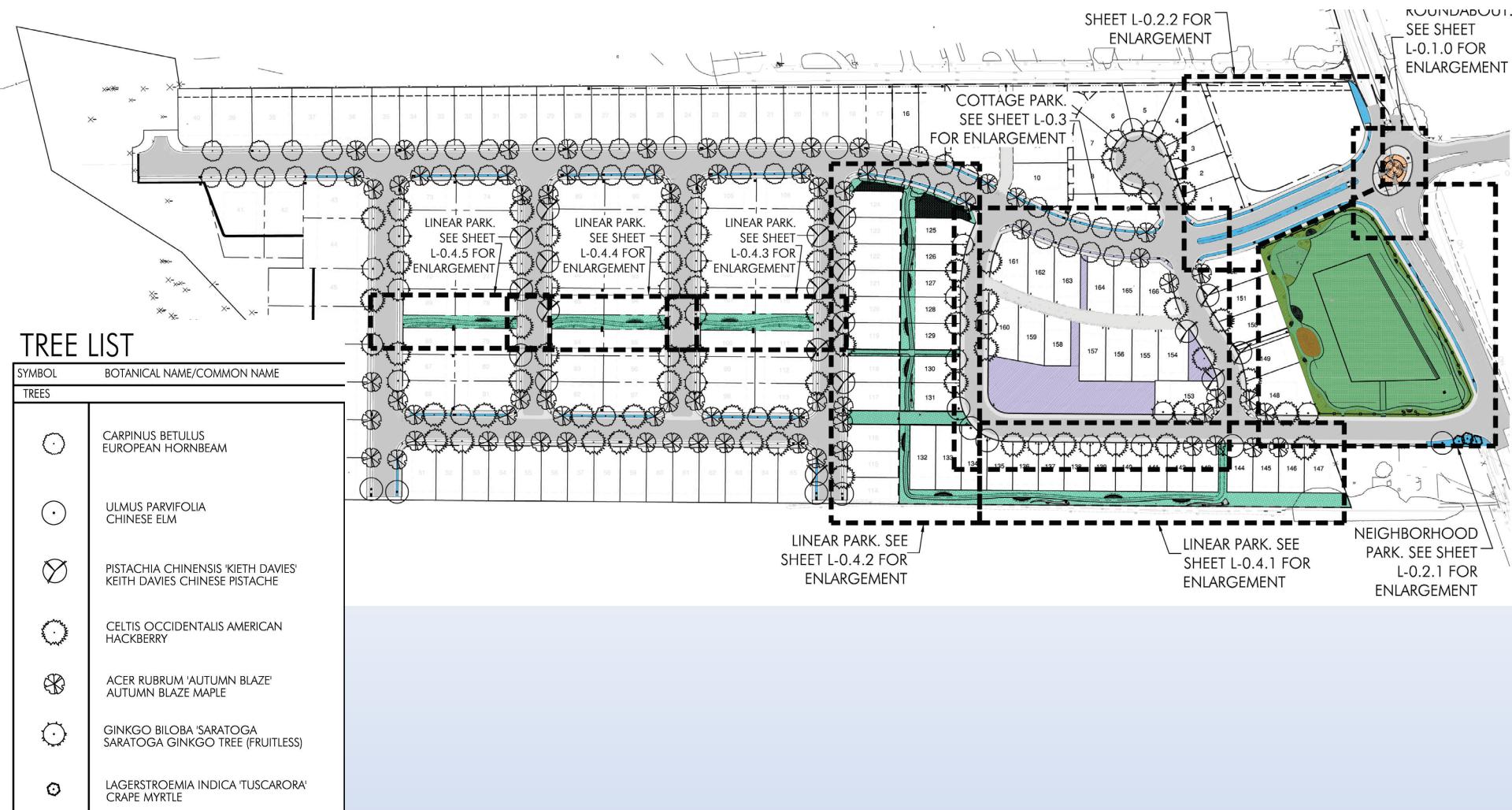


Bella Vista Project – Tentative Map



Board of Supervisors – Public Hearing – February 3, 2026

Bella Vista Project – Landscape Plan



Board of Supervisors – Public Hearing – February 3, 2026

Planning Commission Hearing & 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.



Recommended Action/Motion

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.

