RESOLUTION NO. 26-

RESOLUTION OF THE MENDOCINO COUNTY BOARD OF SUPERVISORS 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 SITE PLAN & PLANTING PLAN, AND AN INCLUSIONARY HOUSING PLAN

WHEREAS, on October 6, 2009, the Mendocino County Board of Supervisors adopted Resolution No. 09-230 certifying the Garden's Gate Subdivision Final Environmental Impact Report (State Clearinghouse No. 2007052006; "Garden's Gate Project EIR") which analyzed the environmental impacts of a 197-lot residential project located approximately one mile south of the Ukiah City limits ("Garden's Gate Project"), and adopted a Mitigation Monitoring and Reporting Program ("MMRP"), and a Statement of Overriding Considerations; and

WHEREAS, on October 6, 2009, the Board of Supervisors also approved a Vesting Tentative Subdivision Map for the Garden's Gate Project (S_3-2005); and

WHEREAS, on October 20, 2009, the Board of Supervisors adopted Ordinance No. 4229 approving the Garden's Gate Development Agreement, and on July 13, 2010, the Board of Supervisors adopted Ordinance No. 4264 approving the First Amendment to the Garden's Gate Development Agreement; and

WHEREAS, the First Amendment to the Garden's Gate Development Agreement vests the project entitlements for the Garden's Gate Project for a period of 15 years, a term that was valid until August 27, 2025; and

WHEREAS, subsequent to the approval of entitlements for the Garden's Gate Project, the project site was acquired by Rancho Yokayo, L.P. and the entitlements and Development Agreement were assumed by the new owner; and

WHEREAS, on July 23, 2020, Rancho Yokayo, L.P. ("Owner") and Guillon, Inc. ("Applicant") filed an application with the County requesting a subdivision modification (S_2020-0001) to change the layout of the subdivision (excluding the 1.68-acre portion known as Tract 261 for which a Final Map has been recorded), to reduce the number of lots, to modify the incentives and concessions that were granted under State Density Bonus Laws, to modify the Inclusionary Housing Plan and to modify the Phasing Plan and an application to amend the Development Agreement (DEV_2020-0001), collectively the " Modified Project"; and

WHEREAS, on April 11, 2023, the Mendocino County Board of Supervisors adopted Resolution No. 23-074 adopting an Addendum to the Garden’s Gate Subdivision Final Environmental Impact Report, and adopted an amended Mitigation Monitoring and Reporting Program; and

WHEREAS, on April 11, 2023, the Mendocino County Board of Supervisors also adopted Resolution No. 23-075, approving an Amended Vesting Tentative Subdivision Map (S_2020-0001) subject to conditions of approval and an amended mitigation monitoring and report program, a density bonus and reductions in development standards per State Density Bonus Law, modified design guidelines and preliminary landscape site plan and planting plan, an Administrative Permit (AP_2022-0034) and an Inclusionary Housing Plan; and

WHEREAS, on April 11, 2023, the Mendocino County Board of Supervisors adopted Ordinance No. 4520 approving the Bella Vista Restated Development Agreement including an Inclusionary Housing Agreement; and

WHEREAS, on January 23, 2025, Rancho Yokayo, L.P. ("Owner") and Guillon, Inc. ("Applicant") filed an application with the County requesting a subdivision modification (S_2020-0001) to change the layout of the subdivision, to reduce the number of lots, to modify the incentives and concessions that were granted under State Density Bonus Laws, to modify the Inclusionary Housing Plan and to modify the Phasing Plan and an application to amend the Restated Development Agreement (DEV_2020-0001), collectively the "Second Modified Project"; and

WHEREAS, the Second Modified Project, includes modifications to the Vesting Tentative Subdivision Map, attached hereto as Exhibit A and incorporated herein by this reference, in order to subdivide 48.8± acres (identified as Assessor's Parcel numbers 184-110-28; 184-110-29; 184-120-21 and 184-120-01) into 166 single-family residential parcels, including a 42-lot age-restricted Senior Neighborhood and a 124-lot Traditional Neighborhood, with parks, streets and utilities; and

WHEREAS, in accordance with State Density Bonus Law (Government Code Section 65915 *et seq*.), the Applicant proposes a modified Inclusionary Housing Plan, attached hereto as Exhibit B and incorporated herein by this reference, whereby 10% of the residences in the Traditional Neighborhood would be restricted for sale to qualifying moderate-income households and the 42 residences in the Senior Neighborhood would be restricted to age-qualifying residents; and

WHEREAS, in accordance with State Density Bonus Law, the Applicant has requested exceptions to the development standards in the Mendocino County Division of Land Regulations and the Mendocino County Zoning Ordinance for minimum lot sizes, yard setbacks, flag lots, double frontage lots, and private road easements; and

WHEREAS, the Applicant is seeking approval of a Revised Preliminary Landscape Plan & Planting Plan, attached hereto as Exhibit C and incorporated herein by reference; and

WHEREAS, at a properly noticed public hearing on December 18, 2025, the Planning Commission reviewed written and oral staff reports, conducted a public hearing on the Second Modified Project and took testimony; and received into the record all pertinent documents related to the Second Modified Project and adopted Resolution No. PC_2025-0013 recommending, in part, that the Board of Supervisors:

1. Approve an Amended Vesting Tentative Map (Exhibit A) (S_2020-0001), subject to Conditions of Approval (Exhibit D) and an Amended Mitigation Monitoring and Reporting Program (Exhibit E);
2. Approve a modified Inclusionary Housing Plan (Exhibit B);
3. Approve a density bonus and requested reductions in development standards per State Density Bonus Law;
4. Approve a Preliminary Landscape Site Plan & Planting Plan (Exhibit C).

WHEREAS, in accordance with applicable provisions of law, the Board of Supervisors held a public hearing on February 3, 2026, at which time the Board of Supervisors heard and received all relevant testimony and evidence presented orally or in writing regarding the Second Modified Project and all interested persons were given an opportunity to hear and be heard

regarding the Second Modified Project.

NOW, THEREFORE BE IT RESOLVED that the Mendocino County Board of Supervisors hereby determines as follows:

1. The above recitals are true and correct and incorporated herein by this reference.
2. The proposed subdivision, as shown on the Amended Vesting Tentative Subdivision Map (Exhibit A) is consistent with the Mendocino County General Plan, the Ukiah Valley Area Plan, and the Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP) as detailed in the Planning Commission staff report. The Second Modified Project would provide a total of 166 units of housing, including 42 units that are age-restricted for senior citizens, and 124 units that are not age-restricted. A total of 13 units in the non-age-restricted portion of the project would be restricted for sale to qualifying moderate-income households, thereby addressing Mendocino County General Plan Housing Element policies and Ukiah Valley Area Plan policies encouraging a range of housing types and densities to meet the diverse needs of County residents.
3. The Amended Inclusionary Housing Plan (Exhibit B) proposes that 13 of the 166 dwelling units in the Second Modified Project be sold to moderate-income households and that 42 dwelling units be restricted as a senior citizen housing development. As such, the Amended Inclusionary Housing Plan voluntarily complies with State Density Bonus Law as it includes a senior housing component and 10% of the non-age restricted units would be affordable.
4. The senior housing component of the Second Modified Project is eligible for a 20% density bonus per State Density Bonus Law. In order to achieve the proposed density of 42 units on approximately 198,000 square feet in the Senior Neighborhood, a density bonus is required. Through covenants, conditions and restrictions (CC&Rs), the project will ensure compliance with Civil Code section 51.3 relating to qualifying residents and Civil Code section 51.2 pertaining to accessibility and features to encourage social contact in senior housing projects, thus assuring compliance with State Density Bonus Law.
5. The Applicant has requested a reduction of development standards under State Density Bonus Law for the Traditional Neighborhood for the following standards: reduced minimum lot sizes, reduced setbacks, double frontage lots and flag lots, access via private road easements, and modified standards for fencing on street frontages. The requested reductions in development standards would not result in a public health or safety problem or result in adverse environmental effects.
6. The project site is physically suitable for the type and density of development. It consists of gently sloping terrain that was formerly in agricultural use and is designated for residential development in both the Mendocino County General Plan and the Ukiah Valley Area Plan.
7. The design of the subdivision and the proposed improvements are consistent with the County's standards for Land Divisions except for the density bonus for the Senior Neighborhood and the reductions in development standards, requested per State Density Bonus Law. As detailed in the staff report for the Planning Commission's December 18, 2025 public hearing, the Second Modified Project is consistent with the County's land division regulations.
8. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. As explained in the Second Addendum to the Garden's Gate EIR prepared for the Second Modified Project, 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 certified Garden's Gate EIR. The EIR, EIR Addendum, and the Second EIR Addendum concluded that, with implementation of mitigations, the subdivision would not result in significant adverse impacts to fish or wildlife or their habitat.

9. The design of the subdivision and the proposed improvements are not likely to cause serious public health problems. As explained in the Second EIR Addendum to the Garden's Gate EIR, there is no substantial evidence that the Second Modified Project would have a significant effect on public health and safety beyond that which was evaluated in the certified Garden's Gate EIR. The project will be served by public water and wastewater systems and the design of the subdivision access and circulation allows for adequate access by emergency service providers.
10. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. Neither the Preliminary Title Report nor the Amended Vesting Tentative Map for the project site identify any such easements through the Second Modified Project.
11. The discharge of waste from the proposed subdivision into the community sewer system would not result in violation of existing requirements prescribed by the North Coast Regional Water Quality Control Board. The Applicant has received a "will serve" letter from the Ukiah Valley Sanitation District indicating that the Sanitation District has the capacity to serve the Second Modified Project.

BE IT FURTHER RESOLVED that the Board of Supervisors hereby approves the Amended Vesting Tentative Map (S_2020-0001) (Exhibit A) subject to Conditions of Approval, attached hereto as Exhibit D and incorporated herein by reference, and the Amended Mitigation Monitoring & Reporting Program (Exhibit E), the Density Bonus and Reductions in Development Standards Per State Density Bonus Law, the Inclusionary Housing Plan (Exhibit B), and the Preliminary Landscape Site Plan & Planting Plan (Exhibit C).

BE IT FURTHER RESOLVED that the Clerk of the Board is designated as the custodian of the documents and other materials that constitute the record of the proceedings upon which the Board's decisions herein are based. These documents may be found at the office of the Clerk of the Board of Supervisors, 501 Low Gap Road, Ukiah, California 95482.

The foregoing Resolution introduced by Supervisor , seconded by Supervisor , and carried this 3rd day of February, 2026, by the following vote:

AYES:
NOES:
ABSENT:

WHEREUPON, the Chair declared said Resolution adopted and SO ORDERED.

ATTEST: DARCIE ANTLE
Clerk of the Board

_____
Deputy

_____
BERNIE NORVELL, Chair
Mendocino County Board of Supervisors

I hereby certify that according to the provisions of Government Code Section

25103, delivery of this document has been made.

APPROVED AS TO FORM:
KATHARINE L. ELLIOTT
Interim County Counsel

BY: DARCIE ANTLE
Clerk of the Board

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Deputy