



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
120 WEST FIR STREET · FORT BRAGG · CALIFORNIA · 95437

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

March 30, 2023

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Mendocino County Board of Supervisors at their regular meeting on Tuesday, April 11, 2023, will conduct a public hearing on the following project at 9:00 a.m., or as soon thereafter as the item(s) may be heard. This meeting will take place in the Board of Supervisors Chambers, at 501 Low Gap Road, Ukiah, California, and virtual attendance will be available via Zoom (pursuant to Government Code section 54953(e)(1)(A)). Meetings are live streamed and available for viewing online on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo> or by toll-free, telephonic live stream at 888-544-8306.

CASE#: S_2020-0001/DEV_2020-0001/AP 2022-0034

DATE FILED: 07/23/2020

OWNER: RANCHO YOKAYO LP

APPLICANT: GUILLON, INC.

REQUEST: Modifications to previously approved Garden's Gate Subdivision Vesting Tentative Map (S_3-2005) and its associated Development Agreement. The Subdivision Modification (S_2020-0001) consists of an Amended Vesting Tentative Map to subdivide 48.8± acres into 171 single-family residential parcels with parks, streets and utilities. The renamed "Bella Vista Subdivision" would include a 39-unit age-restricted Senior Neighborhood and a 132-unit Traditional Neighborhood. In accordance with a modified Inclusionary Housing Plan, 10% of the residences in the Traditional Neighborhood would be restricted for sale to qualifying moderate-income households. The Subdivision Modifications include a Phasing Plan, Design Guidelines and a Preliminary Landscape Site Plan. In accordance with State Density Bonus Law, exceptions to the Division of Land Regulations and County Zoning Ordinance are requested for minimum lot sizes, setbacks, double frontage lots, private road easements, and fence standards. An Administrative Permit (AP_2022-0034) is requested to authorize single-family residential uses within the portions of the site that are in the Multiple Family Residential ("R-3") District. The Restated Development Agreement (DEV_2020-0001) would amend the Garden's Gate Development Agreement to reflect the Subdivision Modification, to establish a new 10-year term for the Restated Development Agreement, and to modify the Inclusionary Housing Agreement.

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, 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 March 9, 2023, the Planning Commission adopted resolution PC_2023-0002 providing a report and recommendation that the Board of Supervisors:

- adopt an Addendum to the Garden's Gate Final Environmental Impact Report. The Addendum includes an additional mitigation measure determined by the Planning Commission to be feasible.
- approve an Amended Mitigation Monitoring & Reporting Program
- approve an Amended Vesting Tentative Map with Conditions

- approve Density Bonus and Reductions in Development Standards per State Density Bonus Law
- approve Modified Design Guidelines and Preliminary Landscape Site Plan & Planting Plan
- approve an Administrative Permit
- approve an Inclusionary Housing Plan, and
- adopt a Restated Development Agreement for the Bella Vista Subdivision, including a Modified Phasing Plan and an Inclusionary Housing Agreement

ORDINANCE SUMMARY: This ordinance amends Mendocino County Code section 21.04.020 and adopts a Restated Development Agreement for the project previously known as Garden's Gate and now proposed to be 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 Restated Development Agreement authorizes the revision of the proposed project, which would now include 171 housing units, including 39 age-restricted senior citizen units and 13 non-age-restricted units restricted for sale to qualifying moderate-income households. The Restated Development Agreement vests the entitlements for the Bella Vista project for a minimum period of 10 years.

The Planning Commission's resolution, staff report, notices and related materials will be available for public review 10 days prior to the scheduled hearing on the Department of Planning and Building Services website at:

<https://www.mendocinocounty.org/government/planning-building-services/public-notices>

The public may participate digitally in meetings in lieu of personal attendance. Comments can be submitted using our online eComment platform at <https://mendocino.legistar.com/Calendar.aspx>, or by joining the Zoom Webinar and using the "raise hand" feature when Public Comment is called. 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 Board of Supervisors action 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 may be obtained by calling the Clerk of the Board of Supervisors at 707-463-4441, 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 decision of the Board of Supervisors 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.

Darcie Antle
Clerk of the Board