Bella Vista Subdivision Entitlements

(formerly known as "Garden's Gate Subdivision")
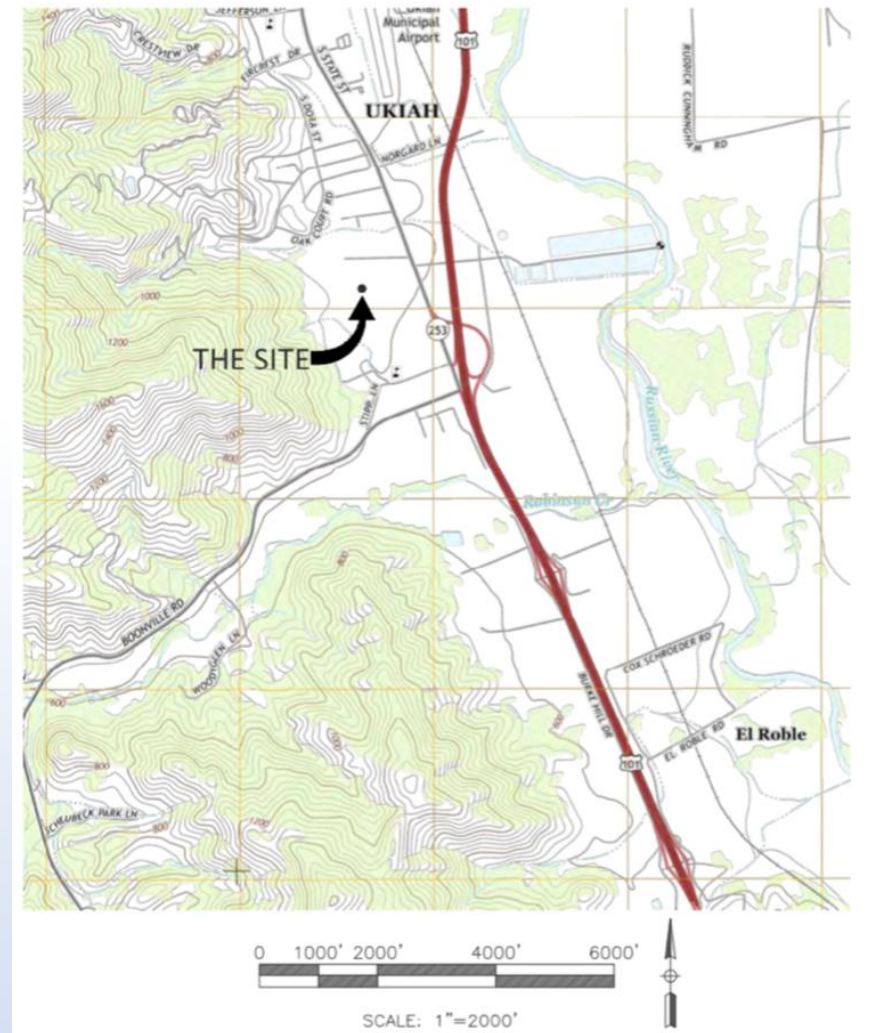

S_2020-0001: Subdivision Modification

DEV_2020-0001: Development Agreement Amendment

AP_2022-0034: Administrative Permit

Site Location Map

- 3000 South State Street

- 1+ miles south of Ukiah

- Immediately south of Gobalet Lane

- 48.8-acre site

- formerly a vineyard

Background

- **October 2009** – Board of Supervisors certified Final EIR for Garden's Gate Subdivision Project and approved Vesting Tentative Subdivision Map for 197-lot residential subdivision

- **November 2009 and April 2010** – Board of Supervisors approved and then amended Development Agreement that fully vests project approvals for 15 years (i.e., through August 27, 2025)

- **2020 –** New property owner (Rancho Yokayo L.P.) and applicant (Guillon, Inc.) filed applications to modify project approvals to change the layout of the lots, streets and parks; reduce project density and number of lots, modify Inclusionary Housing Agreement, and extend term of DA

- **March 9, 2023 –** Planning Commission conducted public hearing and adopted resolution recommending that Board of Supervisors approve entitlements for the Bella Vista Subdivision.
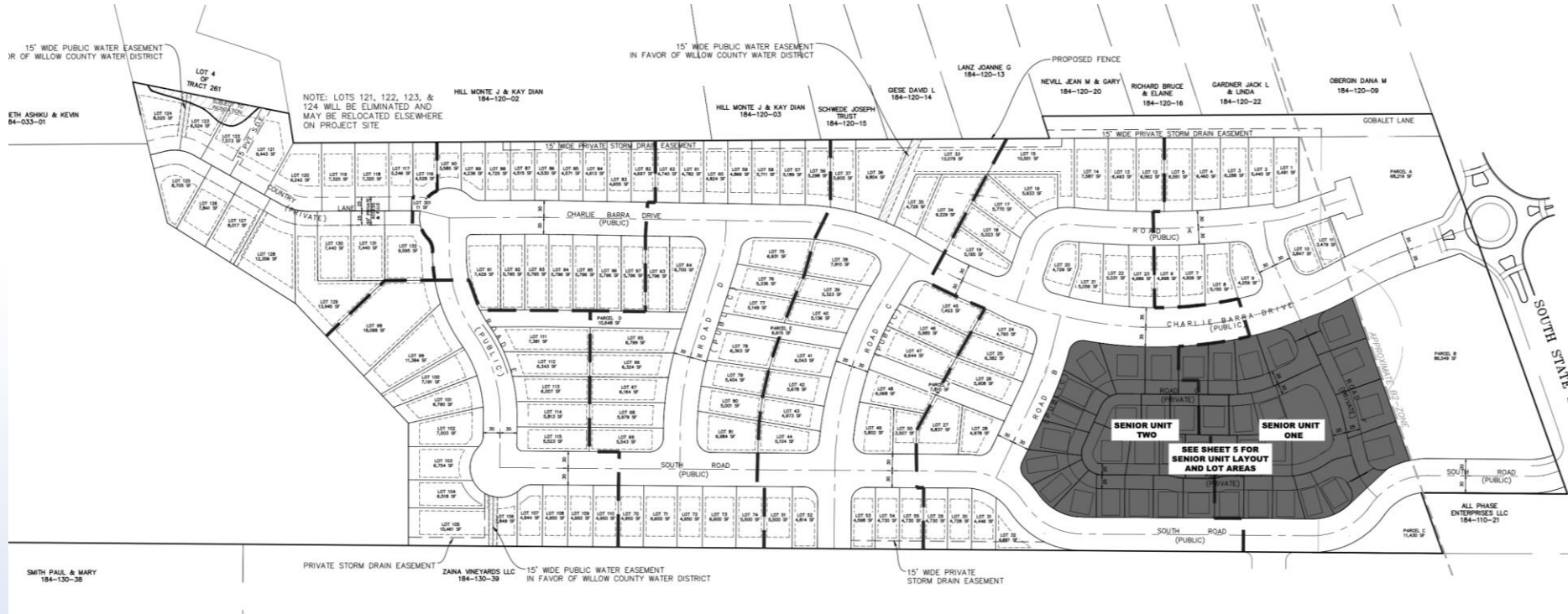
Garden's Gate Project - Overview
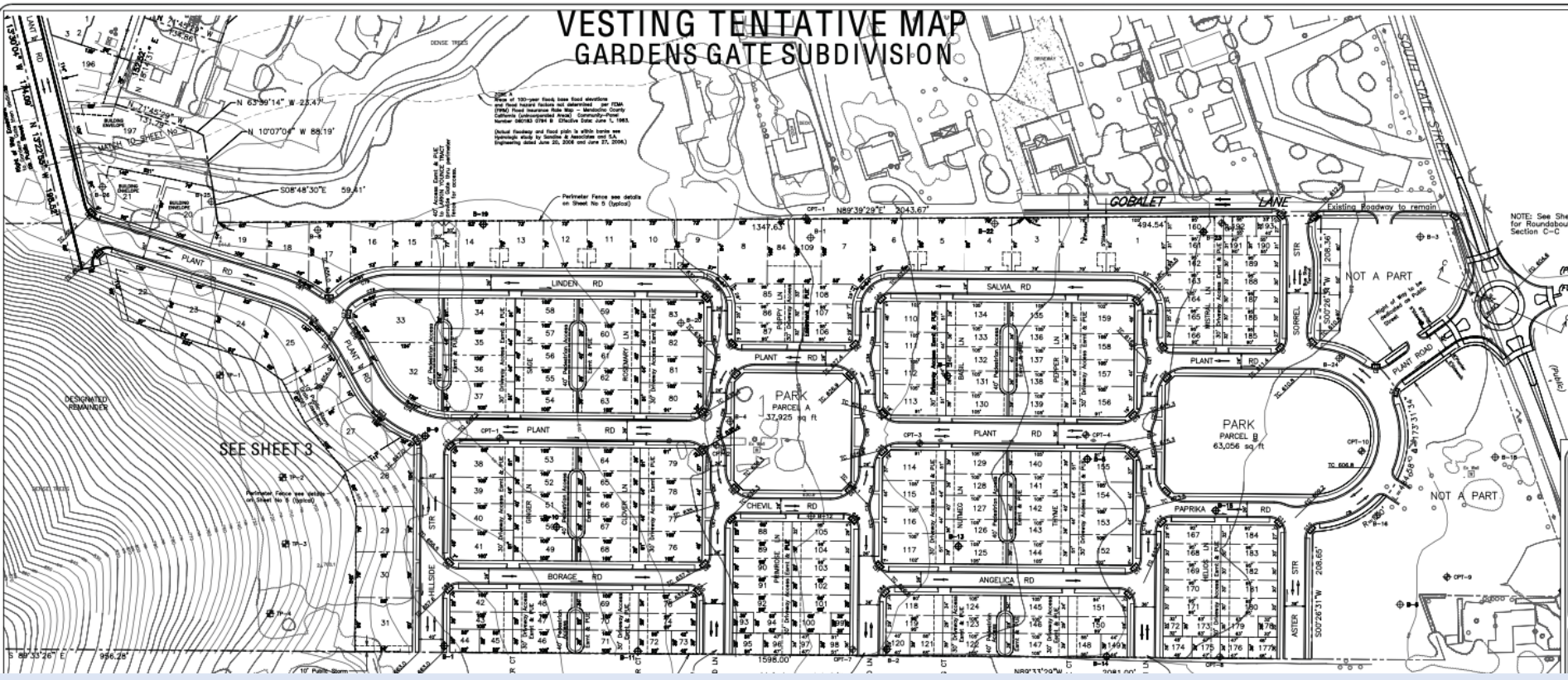
Bella Vista Project – Tentative Map

Bella Vista Project – Landscape Plan

Inclusionary Housing Plan

Project complies with State Density Bonus Law

- 39-unit senior citizen housing development

- 10% of remaining units would be affordable to moderate income households (13 units)

- Phased development of Inclusionary Housing Units

- Requirements spelled out in Inclusionary Housing Agreement, attached to Restated DA

Because the project complies with SDBL, it is exempt from County's Inclusionary Housing Ordinance
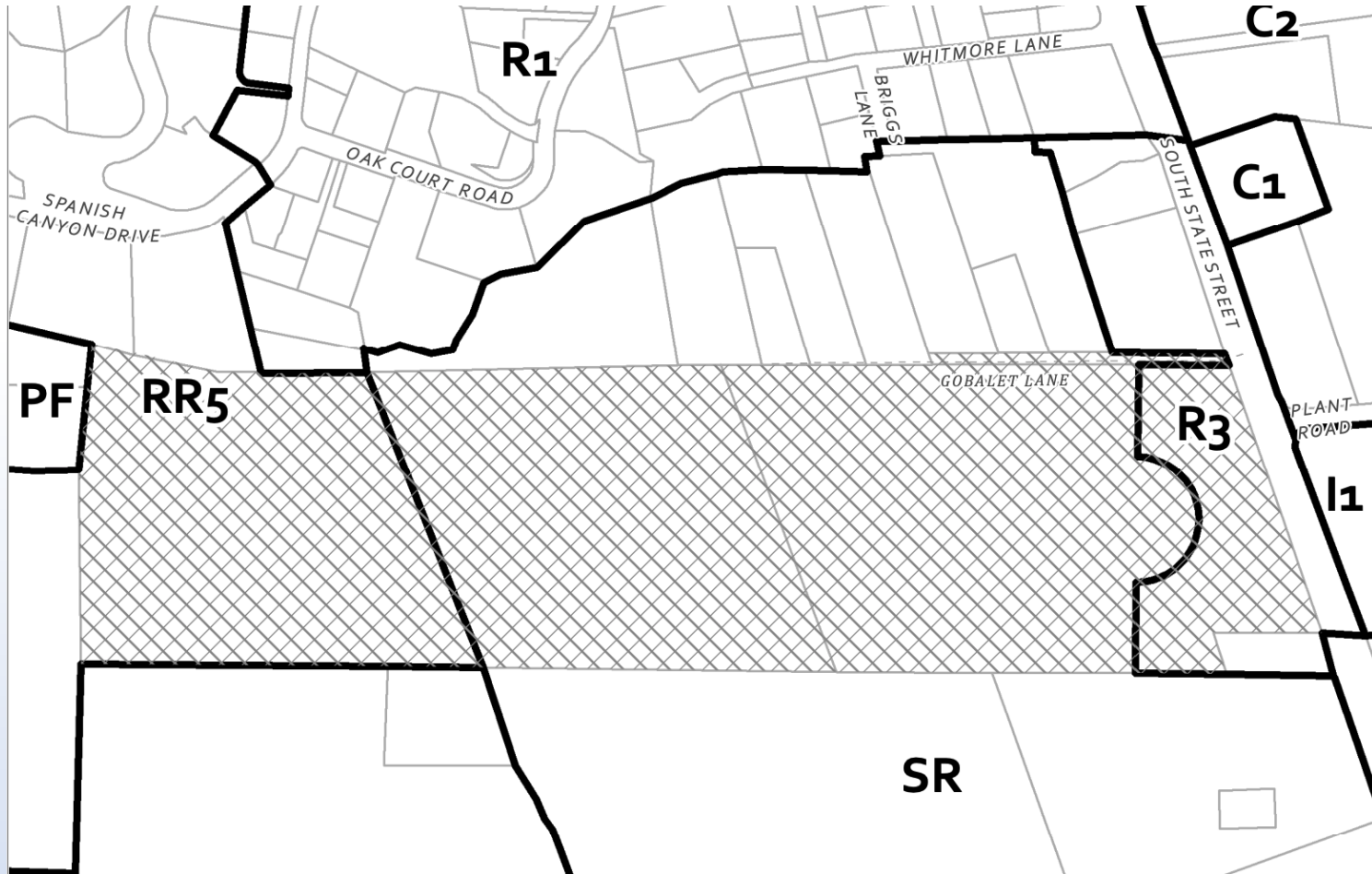
Consistency with Plans & Policies

- Ukiah Valley Area Plan

- County Housing Element

- County Zoning Code (Title 20, Division I)

- Ukiah Municipal Airport Land Use Compatibility Plan

- County Division of Land Regulations (Title 17)

Zoning Consistency

Restated Development Agreement

- Provides for 10-year term plus extensions

- Authorizes reduction in plan review fees for "master residential building plans"

- Requires recordation of public access easement on Neighborhood Park and establishes HOA's maintenance obligations

- Allows phased submittal of Subdivision Improvement Plans

- Identifies phasing requirements

- Addresses construction of off-site sidewalk improvements

- Includes Inclusionary Housing Agreement as an attachment

Environmental Determination

Modified Project evaluated in the context of the analysis in the certified Garden's Gate Project EIR to determine if there are:

- Substantial changes in the Project that would require major revisions to EIR due to new significant effects

- Substantial changes in circumstances under which the Project is undertaken that would require major revisions to EIR due to new significant effects

- New information showing that the Project has significant effects not addressed in EIR or mitigation measures different from those analyzed in EIR would mitigate significant effects and proponents decline to adopt the measure

Recommended Actions

1. Adopt Resolution Approving Addendum to the Garden's Gate Final Environmental Impact Report and an Amended Mitigation Monitoring & Reporting Program for the Bella Vista Subdivision.

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 Design Guidelines and Preliminary Landscape Site Plan & Planting Plan, an Administrative Permit (AP_2022-0034), and an Inclusionary Housing Plan.

3. Adopt Ordinance Adopting Section 21.04.030 of the Mendocino County Code and Approving a Restated Development Agreement for the Bella Vista Subdivision (DEV_2020-0001).

QUESTIONS?