

**Notice of Determination**

To:

Office of Planning and Research  
U.S. Mail: Street Address:  
PO Box 3044 1400 Tenth St., Rm 113  
Sacramento, CA 95812-3044 Sacramento, CA 95812

Mendocino County Planning & Building  
860 North Bush Street  
Ukiah, CA 95482  
Contact: JULIA KROG  
Phone: 707-234-6650

County Clerk:  
County of Mendocino  
501 Low Gap Road  
Ukiah, CA 95482

Lead Agency (if different from above):

Address: \_\_\_\_\_  
\_\_\_\_\_

**SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resource Code.**

State Clearinghouse Number (if submitted to State Clearinghouse): 2007052006

Project Title: Bella Vista Subdivision (formerly known as "Gardens Gate Subdivision")

Project Applicant: GUILLON INC.

Project Location (include county): 3000 South State Street (CR #104A) in Mendocino County; APNs 184-110-28, 184-110-29, 184-120-21 & 184-120-01

Project Description: Subdivision Modification of previously approved Subdivision #S 3-2005 and previously approved modification S\_2020-0001/DEV\_2020-0001. The Subdivision Modification approved April 11, 2023 consisted of a vesting tentative map to subdivide 48.8± acres into 171 residential parcels and Modification to the Development Agreement previously recorded. The 2025 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 related to increased sidewalk and landscaping widths. 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 Second Restated Development Agreement would supersede and replace the Restated Development Agreement approved April 11, 2023 to reflect the proposed Amended Vesting Tentative Map.

This is to advise that the County of Mendocino (Lead Agency) has approved the above described project on February 3, 2026 and has made the following determinations regarding the above described project.

1. The project [will will not] have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [ were  were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [ was  was not] adopted for this project.
5. A statement of Overriding Considerations [ was  was not] adopted for this project.
6. Findings [ were  were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative declaration is available to the General Public at: www.mendocinocounty.gov/pbs, 860 N. Bush Street, Ukiah CA 95482, and 752 S. Franklin Street Ft. Bragg, CA 95437.

Signature (Public Agency): Julia Krog Title: Director

Date: 2/16/2026 Date Received for filing at OPR: \_\_\_\_\_

Katrina Bartolomie, Clerk-Recorder  
Mendocino County, CA  
501 Low Gap Rd., Room 1020  
Ukiah, Ca 95482

Receipt: 26-1384

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Product	Name	Extended
NTDETER	Notice Of Determination	\$50.00
	#Pages	694
	Document #	2026-E0008
	#NegativeDecl	0
	#MitigatedNegativeDecl	0
	# EIR	0
	# Cert. Reg. Pogram	0
	#ConformedLabels	1
<b>Total</b>		<b>\$50.00</b>
Tender (Journal Voucher)		\$50.00
Paid By	2026.08.250	

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Thank You!

Mon Feb 09 13:54:37 PST 2026 PST deena4