

Howard N. Dashiell
DIRECTOR OF TRANSPORTATION

Road Commissioner
County Engineer, RCE 42001
County Surveyor, PLS 7148



FUNCTIONS

Administration & Business Services
Airports
Engineering
Land Improvement
Roads and Bridges
Landfills

COUNTY OF MENDOCINO
DEPARTMENT OF TRANSPORTATION

340 LAKE MENDOCINO DRIVE
UKIAH, CALIFORNIA 95482-9432
VOICE (707) 463-4363 FAX (707) 463-5474

April 22nd, 2025

Mendocino County Board of Supervisors
501 Low Gap Road, Room 1010
Ukiah, CA 95482

RE: ADOPTION OF RESOLUTION OF THE MENDOCINO COUNTY BOARD OF SUPERVISORS APPROVING THE PARCEL MAP FOR MINOR SUBDIVISION NUMBER 2023-0003 (ROSETTI), AND ACCEPTING ON BEHALF OF THE PUBLIC THE DEDICATION OF LAND IN ITEM (A) OF THE OWNER'S STATEMENT FOR PUBLIC ROAD RIGHT OF WAY AND PUBLIC UTILITY EASEMENT, LOCATED AT 13018 MCDOWELL STREET; ASSESSOR'S PARCEL NUMBER 048-220-22 (HOPLAND AREA)

Honorable Board Members:

Submitted herewith is the Parcel Map required to be filed in accordance with the above referenced Minor Subdivision.

Some pertinent information concerning the Minor Subdivision is as follows:

LOCATION: Minor Subdivision No. 2023-0003 (Rosetti) is located at 13018 McDowell Street, Hopland, fronted by McDowell Street (County Road (CR) 115E) to the East.

APN:
048-220-22

NUMBER OF PARCELS: Two (2) Parcels

PARCEL SIZE: Parcel No. One = 31,612 Square Feet
Parcel No. Two = 22,261 Square Feet,
Parcel A is designed along McDowell Street (CR 115E) for Right-of-Way and Public Utility purposes.

TENTATIVE MAP was approved by the Planning Commission on September 19th, 2024.

DEDICATIONS: In conformance with conditions of the Tentative Map approval, the sub-divider is making the following dedication to the County of Mendocino by a statement on the Parcel Map:

Parcel A is to be dedicated in fee for Public Road Right-of-Way and Public Utility purposes for McDowell Street (CR 115E) as Item (A) in the Owner's Statement on the Parcel Map.

The Parcel Map has been reviewed and found to be in substantial compliance with the approved Tentative Map. All conditions of the Tentative Map approval have been satisfied and the Parcel Map is ready for recording.

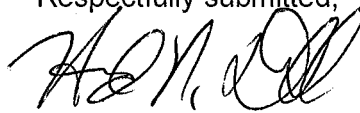
The County Surveyor's Office recommends adoption of the proposed Resolution authorizing the filing of the Parcel Map.

Transmitted with the staff report, I have enclosed the following items:

1. The original Parcel Map (2 sheets)
2. The proposed Resolution approving the filing of the Parcel Map
3. For the Clerk of the Board:
 - (A) A copy of the Certificate from the Tax Collector
 - (B) A Certificate from the Assessor indicating there are no tax liens against the Subdivision
 - (C) A copy of receipt from County Treasurer for security deposit
4. For the Recorder
 - (A) Copy of the cover sheet from the Preliminary Title Report
 - (B) A Certificate from the Tax Collector indicating there are no liens against the Subdivision

STAFF ACTION: Upon adoption of the Resolution, it would be in order for the Clerk of the Board to endorse the Parcel Map and transmit the map, together with the documents identified in Item 4 above, to the County Recorder.

Respectfully submitted,



HOWARD N. DASHIELL
County Surveyor

cc: MS No. 2023-0003