

Howard. N. Dashiell  
DIRECTOR OF TRANSPORTATION

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



**FUNCTIONS**

Administration & Business Services  
Airports  
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**COUNTY OF MENDOCINO  
DEPARTMENT OF TRANSPORTATION**

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February 6, 2018

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

RE: DISCUSSION AND POSSIBLE ACTION TO FORM AN AD HOC COMMITTEE TO PERFORM INSPECTION OF COMPLETED STREET IMPROVEMENTS FOR PHASE 2 OF VICHY SPRINGS COMMUNITY HOMES SUBDIVISION UNIT 2, TRACT 245, LOCATED ON THE SOUTH SIDE OF VICHY SPRINGS ROAD, COUNTY ROAD 215, APPROXIMATELY 1.25 MILES EAST OF ITS INTERSECTION WITH REDEMEYER ROAD, COUNTY ROAD 215A (UKIAH AREA)

Honorable Board Members:

The Subdivision final map for Tract 245 Vichy Springs Community Homes Unit 2, herein referred to as Unit 2, was approved by the Board of Supervisors on December 14, 2004, by Board Resolution Number (No.) 04-213. The subdivision improvements were deferred at that time and secured by a Subdivision Improvement Agreement (BOS Agreement No. 04-257) with appropriate surety. The developer at that time (Creekbridge) started construction of the subdivision improvements in two phases herein referred to as Phase 1 and Phase 2. Phase 1 consisted of 48 lots and is adjacent to Tract 225 Vichy Springs Community Homes Unit One, and takes access from Tehuacan Road (CR 214E). The street improvements within Phase 1 were substantially completed in 2007, but were not accepted into the Mendocino County Maintained Road System until June 3, 2014.

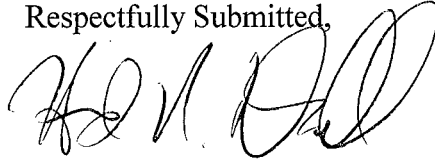
Improvements in Phase 2 were also started but construction stopped following the recession around 50% complete. A successor to the original developer (KimB, LLC) now owns the Phase 2 lots. Phase 2 consists of 17 lots, is also adjacent to Tract 225 Vichy Springs Community Homes Unit One, and takes access from Ardesch Court (CR 214B). KimB, LLC now reports the required improvements in Phase 2 are complete and has requested that the improved streets, which include Ardesch Court and Perrier Court, be accepted into of the County Maintained Road System. Acceptance will occur by future action of the Board, along with execution of an unconditional road maintenance agreement with the developer as required by County Code Section 17-74(F).

County Code Section 17-78(B) requires that, before such acceptance can occur, the street improvements are to be inspected by the County Engineer (or his designee) and two members of

the Board, appointed by the Chair, from districts other than that in which the subdivision lies. This committee is to report back to the full Board in writing with findings and recommendations with respect to the acceptance of the roadway improvements. The Vichy Springs Community Homes Unit 2 Subdivision is situated in Supervisorial District No. 1. Appointment of Board members to perform the inspection is now in order.

I will, of course, respond to any questions that the Board may have.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "H. N. Dashiell", written in a cursive style.

HOWARD N. DASHIELL  
Director of Transportation

cc: Tract 245 File