

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

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October 2, 2018

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

RE: ADOPTION OF RESOLUTION APPROVING ROAD MAINTENANCE & REPAIR AGREEMENT FOR TRACT 245, VICHY SPRINGS COMMUNITY HOMES SUBDIVISION UNIT 2, PHASE 2, ACCEPTING SUBDIVISION ROADS ARDESCH COURT AND PERRIER COURT WITHIN PHASE 2 OF VICHY SPRINGS COMMUNITY HOMES SUBDIVISION UNIT 2, TRACT 245, INTO THE COUNTY MAINTAINED ROAD SYSTEM, AND RELEASING SUBDIVISION IMPROVEMENT AGREEMENT SURETY AND SUBDIVISION MONUMENTATION AGREEMENT SURETY (UKIAH AREA)

Honorable Board Members:

The tentative map for Vichy Springs Community Homes Unit 2 was conditionally approved on September 16, 2004, by the Planning Commission with approval upheld by the Board of Supervisors on appeal on October 26, 2004. The property is located on the south side of Vichy Springs Road, County Road (CR) 215, Approximately 1.25 miles east of its intersection with Redemeyer Road, CR 215A.

The street improvements and monumentation for Phase 2 of Vichy Springs Community Homes Unit 2, consisting of Ardesch Court and Perrier Court, have been completed in substantial compliance with the approved improvement plans and final map. The improved streets are to be accepted as part of the County Maintained Road System and, in accordance with requirements of County Code Section 17-78(B), final inspection by duly appointed Board representatives and a designee of the County Engineer was performed on March 6, 2018. A letter from the Board representatives is attached hereto, recommending that the Board accept the subdivision roadway improvements into the County Maintained Road System subject to an unconditional two-year road maintenance agreement. In accordance with the requirements of County Code Section 17-74(F), the subdivider must enter into such an agreement with the County, secured by a maintenance bond in the amount of not less than five percent of the estimated cost of street improvements, in this case, not less than \$41,778.

In accordance with the conditions of approval of the tentative map, the Department of Transportation (DOT) recommends approval of a Subdivision Road Maintenance & Repair Agreement (DOT Agreement No. 180071), secured by a maintenance bond in the amount of \$41,778 and acceptance of the subdivision roads into the County Maintained Road System.

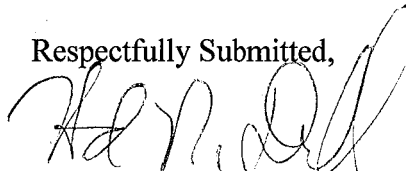
Since the required improvements and subdivision monumentation have been completed in conformance with the approved plans, specifications and final map, it will also be appropriate to authorize the Clerk of the Board to release the Subdivision Improvement Agreement surety and the Subdivision Monumentation Agreement surety. In accordance with provisions of the California Subdivision Map Act, the surety to secure faithful performance and monumentation may be released immediately. The surety to secure payment for labor and materials shall be released one hundred eighty days following adoption of the attached Resolution.

Transmitted herewith please find the following:

1. Four copies of the proposed Subdivision Road Maintenance & Repair Agreement (DOT Agreement No. 180071), which protects the County of Mendocino against the result of faulty materials or workmanship in the construction of the subdivision roadway improvements for a period of 24 months. The Agreement is secured by a surety bond in the amount of \$41,778 issued by the International Fidelity Insurance Company of New Jersey.
2. Letter from appointed Board representatives recommending acceptance of the subdivision roads into the County Maintained Road System.
3. A draft Resolution whereby the Board of Supervisors may:
 - A. Approve the Subdivision Road Maintenance & Repair Agreement (DOT Agreement No. 180071) and authorize the Chair to sign it.
 - B. Accept the subdivision roads into the County Maintained Road System.
 - C. Authorize the Clerk of the Board to release the Subdivision Improvement Agreement performance surety (Bond No. 08719490).
 - D. Authorize the Clerk of the Board to release the Subdivision Improvement Agreement labor and materials surety (Bond No. 08719490) after 180 days, provided no claims or lawsuits have been filed.
 - E. Authorize the Clerk of the Board to release the Subdivision Monumentation Agreement surety (Bond No. 08719491).

Upon adoption of the draft Resolution, it will be in order for the Chair of the Board to execute the Subdivision Road Maintenance & Repair Agreement. I will, of course, respond to any questions that the Board may have.

Respectfully Submitted,



HOWARD N. DASHIELL
Director of Transportation

cc: Department of Planning & Building Services
Tract 245 File