



**COUNTY OF MENDOCINO
DEPARTMENT OF TRANSPORTATION**

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

November 12, 2019

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

RE: ADOPTION OF RESOLUTION APPROVING PARCEL MAP FOR MINOR SUBDIVISION NUMBER MS 23-2007 (PINOLEVILLE) CREATING FOUR PARCELS AND A REMAINDER PARCEL AND ACCEPTING ON BEHALF OF THE PUBLIC ITEM (A) OF THE OWNER'S STATEMENT FOR THE PURPOSES SPECIFIED THEREON AND SPECIFICALLY REJECTING ITEM (B) OF THE OWNER'S STATEMENT, LOCATED AT 960 ORR SPRINGS ROAD; ASSESSOR'S PARCEL NUMBERS 156-110-21 AND 169-170-04 (UKIAH 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: The Minor Subdivision is located in Ukiah, approximately 2+/- miles northwest of the town center, lying on the north side of Orr Springs Road, County Road (CR) 223, just west of its intersection with Pinoleville Drive, CR 225, approximately 0.5+/- miles west from the intersection of Orr Springs Road, CR 223, and North State Street, CR 104, located at 960 Orr Springs Road; APNs 156-110-21 and 169-170-04.

APNs: 156-110-21 and 169-170-04

NUMBER OF PARCELS: Four (4) Parcels and a Remainder Parcel

PARCEL SIZE: Parcel No. 1 = 5.00 +/- acres
Parcel No. 2 = 5.00 +/- acres
Parcel No. 3 = 5.00 +/- acres
Parcel No. 4 = 48.1 +/- acres
Remainder Parcel = 5.1 +/- Acres
Parcel A = Dedicated in fee for County Roadway and Public Utility purposes (for Orr Springs Road, CR 223). Parcel A is a 10-foot wide Right of Way strip (0.7 Acres, +/-).

TENTATIVE MAP was approved by the Planning Commission on November 18, 2010.

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

1. Parcel A is to be dedicated in fee for County Roadway and Public Utility purposes (for Orr Springs Road, CR 223), as Item (A) in the Owner's Statement on the Parcel Map.
2. Item (B) in the Owner's Statement on the Parcel Map are easements for drainage purposes on, over, across, under and through all natural drainage courses and on, over and across those strips of land designated as drainage easements.. Item (B) is to be specifically rejected until such time as said easements are accepted by resolution of the Board of Supervisors.

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.

The following items have been provided to the Clerk of the Board:

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 23-2007