

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 20, 2020

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

RE: ADOPTION OF RESOLUTION APPROVING THE SUBDIVISION IMPROVEMENT AGREEMENT AND APPROVING AND ACCEPTING THE FINAL MAP FOR GARDENS GATE SUBDIVISION UNIT ONE, TRACT 261, CREATING FOUR LOTS AND A REMAINDER PARCEL ON THE WEST SIDE OF SOUTH STATE STREET, COUNTY ROAD 104A, ON THE SOUTH SIDE OF OAK KNOLL ROAD, COUNTY ROAD 252, AND ON THE SOUTH SIDE OF OAK COURT ROAD, COUNTY ROAD 252A; ASSESSOR'S PARCEL NUMBERS 184-033-15, 184-120-01 AND 184-110-29 (UKIAH AREA)

Honorable Board Members:

The Vesting Tentative Map for Gardens Gate Subdivision Unit One, Tract 261 (S 3-2005), was conditionally approved by the Board of Supervisors on October 6, 2009. Tract 261 is located on and takes access from Oak Knoll Road and Oak Court Road from private subdivision roads. This subdivision creates 4 lots and a remainder parcel of 44.32 acres. Subdivision roads and drainage within Tract 261 will be privately maintained.

All subdivision improvements, which are to be completed after the filing of the Final Map, will be accomplished by way of the Subdivision Improvement Agreement, secured by appropriate surety. Except for the improvements covered by the Subdivision Improvement Agreement, the Subdivider has complied with all conditions of the Vesting Tentative Map. Pursuant to the Agreement, and with the approval of the Board of Supervisors, the County shall file the Final Map based on the Subdivider's agreement (secured by surety in a form approved by County Counsel) to complete the required subdivision improvements within the specified time period.

The Subdivider, through the Department of Transportation, is hereby submitting for consideration by the Board, a Subdivision Improvement Agreement, the Final Subdivision Map and related documentation. The Final Subdivision Map has been reviewed by the County Surveyor and was found to be technically correct and in conformity with applicable provisions of law. The Final Map has also been reviewed by the Director of Planning and Building Services and was found to substantially conform to the approved Vesting Tentative Map and the conditions of approval thereof.

In accordance with the conditions of approval of the Vesting Tentative Map, the Department of Transportation recommends:

- Approval of the Subdivision Improvement Agreement.

- Approval of the Final Subdivision Map for Gardens Gate Subdivision Unit One, Tract 261.
- Acceptance on behalf of the public of certain public utility easements offered for public use as specified on the map.

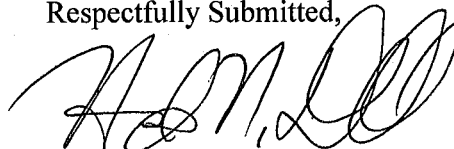
Transmitted herewith please find the following:

1. Four copies of a proposed Subdivision Improvement Agreement (DOT Agreement No. 200011) that provides for completion by the Subdivider of required subdivision improvements. The Agreement is secured by performance surety in the form of a bond in the amount of \$442,035 with accompanying labor and material surety in the form of a bond in the amount of \$221,017.
2. The Final Subdivision Map for Gardens Gate Subdivision Unit One, Tract 261 (4 sheets).
3. A draft Resolution whereby the Board of Supervisors may:
 - A. Approve the Subdivision Improvement Agreement (DOT Agreement No. 200011).
 - B. Approve the Final Subdivision Map for Gardens Gate Subdivision Unit One, Tract 261.
 - C. Authorize the Clerk of the Board to execute the appropriate statements on the Final Map.
 - D. Direct the Clerk of the Board to deliver the Final Map to the County Recorder.
4. For the Clerk of the Board:
 - A. A copy of the Certificate from the Tax Collector verifying there are no existing tax liens against the lands to be subdivided, except for taxes and assessments not yet payable.
 - B. A Certificate from the Assessor estimating the amount of taxes and assessments, which are a lien against the real property contained within the subdivision, but which are not yet payable.
 - C. A copy of receipt from the County Treasurer for security deposit of taxes and assessments not yet payable.
5. For the Recorder:
 - A. A copy of the cover sheet from the Preliminary Title Report.
 - B. A Certificate from the Tax Collector verifying there are no existing tax liens against the lands to be subdivided, except for taxes and assessments not yet payable.

Upon adoption of the Resolution, it would be in order for the Chair of the Board to execute the Subdivision Improvement Agreement and to direct the Clerk of the Board to endorse the appropriate statements on the Final Map and deliver (together with the documents identified in item 5 above) to the County Recorder.

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

Respectfully Submitted,



HOWARD N. DASHIELL
Director of Transportation

cc: Tract 261