



Mendocino County

Legislation Details (With Text)

File #: 21-1012 **Version:** 1 **Name:**
Type: Approval **Status:** Consent Agenda
File created: 9/3/2021 **In control:** General Services Agency
On agenda: 9/14/2021 **Final action:**
Title: Adoption of Resolution Approving, Authorizing and Directing the Execution and Delivery of Documents as Part of the Development of the Measure B Crisis Residential Treatment Facility located at 621 and 641 South Orchard Avenue in Ukiah including (1) a Quitclaim Deed for a Lot Line Adjustment Between the Two County Parcels, and (2) a Utility Easement in Favor of the City of Ukiah, and Authorizing and Approving Other Actions and Matters Related Thereto

Sponsors:

Indexes:

Code sections:

Attachments: 1. Resolution 21-134, 2. 641 Orchard Quit Claim Deed - Recorded, 3. 641 Orchard Quitclaim Deed Document, 4. 7746.28 LLA-SITE PLAN-11X17-20210713, 5. Reso Property Transactions CRT LLA and Easement, 6. 641 Orchard Abandonment Document - Recorded, 7. 641 Orchard Easement Abandonment Document, 8. 641 Orchard New Utility Document - Recorded, 9. 641 Orchard New Utility Easement Document

Date	Ver.	Action By	Action	Result
9/14/2021	1	Board of Supervisors		

To: Board of Supervisors

From: General Services

Meeting Date: September 14, 2021

Department Contact:	Janelle Rau	Phone:	463-4441
Department Contact:	Doug Anderson	Phone:	234-6054
Department Contact:	Matthew Kiedrowski	Phone:	234-6885
Department Contact:	Jenine Miller	Phone:	472-2341

Item Type: Consent Agenda

Time Allocated for Item: N/A

Agenda Title:

Adoption of Resolution Approving, Authorizing and Directing the Execution and Delivery of Documents as Part of the Development of the Measure B Crisis Residential Treatment Facility located at 621 and 641 South Orchard Avenue in Ukiah including (1) a Quitclaim Deed for a Lot Line Adjustment Between the Two County Parcels, and (2) a Utility Easement in Favor of the City of Ukiah, and Authorizing and Approving Other Actions and Matters Related Thereto

Recommended Action/Motion:

Adopt Resolution approving, authorizing and directing the execution and delivery of documents as part of the development of the Measure B Crisis Residential Treatment Facility located at 621 and 641 South Orchard Avenue in Ukiah including (1) a quitclaim deed for a lot line adjustment as between the two County parcels,

and (2) a Utility Easement in favor of the City of Ukiah, and authorizing and approving other actions and matters related thereto; and authorize Chair to sign same.

Previous Board/Board Committee Actions:

Acquisition of the real property parcels (APN 002-340-48 and 002-340-50) at 631 South Orchard Avenue from Redwood Community Services on September 11, 2019.

Approval of the Crisis Residential Treatment (CRT) Project to be constructed on the above mentioned parcels on South Orchard Avenue in Ukiah and approval of award of a construction contract for construction of the Crisis Residential Treatment Facility at that location.

Summary of Request:

The County acquired the current CRT parcels and approved construction of the CRT project that spanned both parcels. In the process of securing approvals for Orchard Avenue right of way improvements and utility services from the City of Ukiah, the City requested that the County modify the parcels so the improvement comply with City planning and zoning standards that requires construction to be on a single parcel.

Governmental agencies are not necessarily exempt from the provisions of the Subdivision Map Act. As such, and in the interest of working with the City as a partner on this project, County staff considered two options: a merger of the two existing lots into a single parcel or a lot line adjustment to conform to the City's standards. County staff believes the lot line adjustment provides maximum flexibility for future use of the property, as any disposition of the lot not developed by the CRT would provide the purchaser with a lot conforming to City standards.

The specific instruments to be executed and recorded include a quitclaim deed that implements the lot line adjustment and a utility easement in favor of the City of Ukiah for maintenance of their utility facilities. In addition, Redwood Community Services is being asked to abandon a portion of their existing easement across the County Property, which is where the CRT building has been constructed.

Upon adoption of this resolution and execution of the documents, the deed and easement will be recorded by the County Clerk-Recorder and disseminated as noted.

Alternative Action/Motion:

Do not adopt resolution; provide direction to staff.

Supervisory District: District 2

vote requirement: Majority

Supplemental Information Available Online At: N/A

Fiscal Details:

source of funding: BU 1713

current f/y cost: N/A

annual recurring cost: N/A

budgeted in current f/y: Yes

if no, please describe:

revenue agreement: No

budget clarification: N/A

Agreement/Resolution/Ordinance Approved by County Counsel: N/A

CEO Liaison: Darcie Antle, Deputy CEO

CEO Review: Yes

CEO Comments:

FOR COB USE ONLY

Executed By: Atlas Pearson, Deputy Clerk I

Date: September 15, 2021

Final Status:**Adopted**

Executed Item Type: **Resolution** Number: 21
-134

