



Mendocino County

Legislation Text

File #: 20-0874, **Version:** 1

To: Board of Supervisors

From: Transportation

Meeting Date: October 20, 2020

Department Contact: Howard N. Dashiell

Phone: 463-4363

Item Type: Consent Agenda

Time Allocated for Item: N/A

Agenda Title:

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)

Recommended Action/Motion:

Adopt 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); and authorize Chair to sign same; and direct Clerk of the Board to sign the Final Map authorizing its filing and accepting or rejecting offers of dedication as specified and deliver to the Recorder for further processing and recording.

Previous Board/Board Committee Actions:

By Resolution Number (No.) 09-230 (October 6, 2009), the Board certified the Environmental Impact Report for Gardens Gate Subdivision Project. Also on October 6, 2009, the Board approved the Vesting Tentative Map, the Mitigation Monitoring Program, and the Inclusionary Housing Agreement with the project sponsor, and introduced and waived the reading of an ordinance to approve the Development Agreement with the project sponsor. By Ordinance No. 4229 (October 20, 2009), the Board approved the Development Agreement with the project sponsor.

Summary of Request:

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. All subdivision improvements, which are to be completed after the filing of the Final Subdivision 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 applicable conditions of the Vesting Tentative Map and Development Agreement. Pursuant to the Agreements, and with the approval of the Board of Supervisors, the County shall file the Final Subdivision Map based on the Subdivider's agreement (secured by surety) to complete the required subdivision improvements within the time period specified in the

Agreement.

The Subdivider, through the Department of Transportation, is hereby submitting for consideration by the Board, a Subdivision Improvement Agreement secured by a bond, the Final Subdivision Map and related documentation. The Final 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 was also reviewed by the Director of Planning and Building Services and has been 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 the Board approve the Subdivision Improvement Agreement, approve the Final Subdivision Map for Gardens Gate Subdivision Unit One, Tract 261 and accept on behalf of the public certain public utility easements offered for the purposes specified on the map.

Alternative Action/Motion:

Do not approve the Agreement and reject the filing of the Final Map.

Supervisory District: District 5

vote requirement: Majority

Supplemental Information Available Online At: N/A

Fiscal Details:

source of funding: N/A

current f/y cost: N/A

annual recurring cost: N/A

budget clarification: N/A

budgeted in current f/y: N/A

if no, please describe:

revenue agreement: N/A

Agreement/Resolution/Ordinance Approved by County Counsel: Yes

CEO Liaison: Steve Dunncliff, Deputy CEO

CEO Review: Yes

CEO Comments:

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Executed By: Atlas Pearson, Deputy Clerk I

Date: October 21, 2020

Final Status: **Adopted**

Executed Item: **Resolution** Number: 20-149

Executed Item: **Agreement** Number: 20-144

