



# Mendocino County

## Legislation Text

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File #: 21-1012, Version: 1

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**To: Board of Supervisors**

**From:** General Services

**Meeting Date:** September 14, 2021

<b>Department Contact:</b>	Janelle Rau	<b>Phone:</b>	463-4441
<b>Department Contact:</b>	Doug Anderson	<b>Phone:</b>	234-6054
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**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

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**CEO Liaison:** Darcie Antle, Deputy CEO

**CEO Review:** Yes

**CEO Comments:**

**FOR COB USE ONLY**

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Executed By: Atlas Pearson, Deputy Clerk I

Date: September 15, 2021

Final Status:**Adopted**

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

-134

