



County of Sonoma

State of California

Date: March 5, 2024

Item Number: _____

Resolution Number: _____

4/5 Vote Required

**Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California,
Approving And Accepting The Final Map For Tract No. 1083 MJS12-0001 And Accepting Or
Rejecting Certain Offers Of Dedication And Making Findings All In Accordance With The
Subdivision Map Act**

Whereas, a Final Map for that certain subdivision entitled "Tract No. 1083 MJS12-0001", located in the Penngrove area, has been presented to this Board of Supervisors for approval and acceptance; and

Whereas, said map conforms to the requirements of the State Subdivision Map Act and the Sonoma County Subdivision Ordinance; and

Whereas, said map conforms to the findings and conditions as set forth in the Sonoma County Planning Commission Resolution No. 17-0009 dated September 7, 2017; and

Whereas, said Final Map shows and names as offered for dedication for public use a certain street; namely, Hatchery Road; and

Whereas, said map shows and names as offered for dedication for public use an Emergency Vehicle Access Easement; and

Whereas, said map shows and names as offered for dedication for public use a Public Utility Easement; and

Whereas, the installation of the required public improvements has not been completed;

and

Whereas, the subdivider, Ulysses Torassa, an unmarried woman, has entered into a Subdivision Improvement Agreement with the County and has posted Surety Bonds in the following amounts:

Performance - Public Improvement Bond No. 100350211	\$ 49,876.20
Performance - Private Improvement Bond No. 100350211	\$376,505.80
Labor and Materials – Public Improvement Bond No. 100350211	\$ 24,938.10
Labor and Materials – Private Improvement Bond No. 100350211	\$188,252.90
Maintenance Bond No. 100350211	\$ 42,638.20

all naming as surety, Merchants Bonding Company (Mutual), and naming as principal Ulysses Torassa, to guarantee the completion of the required improvements; and

Whereas, the County Surveyor has approved and accepted the Subdivision Improvement Agreement and Surety Bonds submitted to secure the completion of the improvements; and

Whereas, the estimated taxes for the 2024 fiscal year have been paid or financial arrangements made to the County Tax Collector; and

Whereas, said map has been duly acknowledged and executed, and is ready for approval and recordation; and

Whereas, the owners will validly execute the Private Road Maintenance Agreement.

Now, Therefore, Be It Resolved that said map “Tract No. 1083 MJS12-0001” is hereby approved and accepted.

Be It Further Resolved that the certain street named and shown on said map, namely Hatchery Road and offered for dedication for public use thereon, be and is hereby accepted for public use.

Be It Further Resolved that the Emergency Vehicle Access Easement, as shown on said map and offered for dedication for public use thereon, be and is hereby accepted for public use.

Be It Further Resolved that the Public Utility Easement, as shown on said map as being offered for dedication for public use thereon, be and is hereby rejected for public use.

Be It Further Resolved that the Board directs the Clerk of the Board or the County Surveyor to take necessary steps to assure that said map is filed with the County Recorder.

Supervisors:

Gorin:

Coursey:

Gore:

Hopkins:

Rabbitt:

Ayes:

Noes:

Absent:

Abstain:

So Ordered.