



**COUNTY OF NEVADA**  
**COMMUNITY DEVELOPMENT AGENCY**  
**DEPARTMENT OF PUBLIC WORKS**  
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Trisha Tillotson  
Community Development Agency Director

Panos Kokkas  
Director of Public Works

**NEVADA COUNTY BOARD OF SUPERVISORS**  
**Board Agenda Memo**

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**MEETING DATE:** December 14, 2021

**TO:** Board of Supervisors

**FROM:** Panos Kokkas, Director of Public Works

**SUBJECT:** **Completion of the Offer of Dedication per Deed Document Numbers 2013-033155 and 2013-033157 to Accept Item #2 (P.U.E.) and Reject Items #1, 3, 4, 5, & 6 Subject to Section 771.010 of the Code of Civil Procedure and Retain the Right to Accept These Items at a Later Date per Section 66477.2(a) of the Subdivision Map Act.**  
**Assessor's Parcel Number: 036-800-001 thru 036-800-008 – District 5**

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**RECOMMENDATION:** Approve Resolution to accept the Items for Public Utility Easement and Emergency Access purposes and reject the Items for Road & Trail purposes subject to Section 771.010 of the Code of Civil Procedure and retain the right to accept these items at a later date per Section 66477.2(a) of the Subdivision Map Act as described in Deed Document Numbers 2013-033155 and 2013-013357 and shown on Parcel Map No. PM09-008 in Book 21 of Parcel Maps at Page 24.

Assessor's Parcel Number: 036-800-001 thru 036-800-008

**FUNDING:** There is no fiscal impact to the General Fund or other budgets.

**BACKGROUND:** The owners of the Lots within the Ridgetop at Harmony Ridge Phase 2 brought it to our attention that the above referenced Offer of Dedication Deed documents were not accepted or rejected as required in order to complete the transaction. As required by the Conditions of Approval for Parcel Map No. PM09-008, there were six (6) Items offered for Public Use to the County of Nevada in Deed Document Number 2013-033155 and three (3) Items offered for Public Use in Deed Document Number 2013-033157. These uses are for roads, utilities & trails for the Public. Typically, the County would have accepted the offer for Public Utility purposes and rejected, with the right to accept at a future date, the roads, and trails. The acceptance of Item #2 in both Deeds, for Public Utility Easements, will allow Public Utility Companies to use the designated easement for Harmony Ridge Road to provide public utility services to the Ridgetop at Harmony Ridge Phase 2 parcels. The acceptance of Item #3 in Deed Document Number 2013-033157 will allow all Emergency Access over this strip of land. The rejection of Items 1, 3, 4, 5 & 6 for Public Road and Trail purposes in Deed Document Number 2013-033155 and Item #1 in Deed Document Number 2013-033157 for Road purposes, shall be subject to Section 771.010 of the Code of Civil Procedure and retain the right to accept these items at a later date per Government Code Section 66477.2(a) (the Subdivision Map Act). The Nevada County Surveyor

and the Department of Public Works have reviewed the Maps and Deed documents and recommends that the requested acceptance and rejection be approved.

**Item Initiated by:** Kevin J. Nelson, County Surveyor

**Approved by:** Panos Kokkas, Director of Public Works

TT:KN:kk

Submittal Date: November 23, 2021

Revised Date: