DEPARTMENT: Public Works

RECOMMENDED ACTION AND JUSTIFICATION:

The Director of Public Works and the County Surveyor have reviewed the Final Map and determined that said Final Map is in substantial conformance with the approved tentative map, that compliance with all conditions have been or will be completed by the project deadline, and that all provisions of Mariposa County Code, Title 16, and Government Code have been satisfied. Public Works is requesting that the Board of Supervisors approve the Granite Spring Estates Subdivision per Mariposa County Code, Title 16.20.232.

BACKGROUND AND HISTORY OF BOARD ACTIONS:

The Board of Supervisors has historically approved all Final Maps (Subdivision Maps) as submitted per the requirements of County Code, Title 16.20.232.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:

Do not approve the Final Map, recording of said map by the County Recorder cannot take place.

Financial Impact? ( ) Yes ( ) No  Current FY Cost: $
Budgeted In Current FY? ( ) Yes ( ) No ( ) Partially Funded
Amount in Budget: $ __________________
Additional Funding Needed: $ __________________
Source:
Internal Transfer
Unanticipated Revenue 4/5's vote
Transfer Between Funds 4/5's vote
Contingency 4/5's vote
( ) General ( ) Other

List Attachments, number pages consecutively
Vicinity Map (1 page)
Final Map (2 pages)
Title 16.020.232 (1 page)

CLERK'S USE ONLY:
Res. No. 08-352  Ord. No. __________
Vote – Ayes: ______  Noes: ______
( ) Absent: ______
( ) Approved  ( ) Minute Order Attached  ( ) No Action Necessary

The foregoing instrument is a correct copy of the original on file in this office.
Date: __________
Attest: MARGIE WILLIAMS, Clerk of the Board
County of Mariposa, State of California
By: ____________________
Deputy

COUNTY ADMINISTRATIVE OFFICER:
( ) Requested Action Recommended
( ) No Opinion
Comments:

CAO: ____________________

REVISED DEC. 2002
MAP OF GRANITE SPRINGS ESTATES
BEING A SUBDIVISION OF A PORTION OF SECTION 2 AND SECTION 3, TOWNSHIP 3 SOUTH, RANGE 15 EAST, MOUNT DIABLO BASE AND MERIDIAN, MARIPOSA COUNTY, CALIFORNIA
JANUARY 2007
TOTAL SUBDIVIDED AREA: 40.05 ACRES
SHEET 1 OF 2

COUNTY SURVEYOR’S STATEMENT
I, Kenton Castille, County Surveyor of Mariposa County, State of California, hereby state that I have examined the Map of Granite Springs Estates, and that said subdivision is substantially the same as it appeared on the tentative map and the approved revisions thereof. All provisions of State laws and local ordinances governing the filing of subdivision maps have been complied with. I am satisfied that this map is technically correct.

Date: 05/23/08
Kenton Castille
County Surveyor
License expires 05/30/08

ENGINEER’S STATEMENT
This map was prepared by me under my direction and is based upon a field survey in accordance with the requirements of the Subdivision Map Act and Local Ordinances of the County of Mariposa. I hereby state that the Subdivision Map substantially conforms to the approved or conditionally approved tentative map, and that all monuments shown hereon have been set and are part of the boundary and property lines indicated. Said monuments are sufficient to enable the survey to be retraced.

Date: 06/28/08
John A. Law, P.E.
Registered Consulting Engineer
License expires 06/30/08
water purveyor’s permit has been applied for. A chemical analysis must be submitted with the tentative map, and a bacterial analysis must be submitted prior to placing the water system in operation;

D. That the subdivider provide all necessary easements and rights-of-way to accommodate all streets, drainage, and flood control structures and facilities and sewer systems extending beyond the boundaries of the subdivision. (Ord. 462 (part), 1977; Ord. 429 Sec.6.9(A), 1976).

16.20.232 Action by the board of supervisors.
A. Following a determination by the director of public works that the final map is in substantial conformance with the approved tentative, that compliance with all conditions has been completed, and that all other provisions of this title and the government code have been satisfied, the map shall be filed with the clerk of the board of supervisors. The clerk shall schedule the map for consideration by the board of supervisors, at which time the map shall be approved if it is determined to be in conformance with the requirements of this title and the Subdivision Map Act.

B. The board of supervisors shall also consider offers of dedication and easements. Acceptance of such dedications shall be in accordance with the provisions of this title and policies established by the board of supervisors.

1. Public utility easements shall be accepted on behalf of the county and the public. Acceptance shall be solely for the purpose of permitting development of necessary public utilities, and shall not obligate the county to assume any responsibility or liability related to the easements.

2. Offers of dedication shall be accepted, accepted subject to improvement, or rejected. Offers of dedication for road right-of-way shall be accepted by the county for purposes of access, circulation, and public utility purposes within the subdivision and for use by the public. Roads accepted for access may be accepted into the county road system for maintenance at the direction of the board of supervisors providing it has been constructed to an acceptable improvement standard.

3. Offers of dedication for road rights-of-way accepted for public access and circulation but not for maintenance, shall not obligate the county to assume any liability or responsibility related to the right-of-way.

4. Any offers of dedication which are rejected shall remain open and may be accepted at any later date based on specific direction by the board of supervisors.

C. The clerk of the board of supervisors upon the approval of the final map, and after the signatures and seals have been affixed, shall transmit the map to the county recorder who shall certify and file the same as prescribed by this title and the Subdivision Map Act. (Ord. 688 Sec., 1987).