RECOMMENDED ACTION AND JUSTIFICATION:
The Director of Public Works and the County Surveyor have reviewed the Final Map for Bluebonnet Estates Subdivision and determined that said Final Map is in substantial conformance with the approved Tentative Map, that compliance with all conditions of approval 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 Bluebonnet Estates Subdivision per said County Code.

BACKGROUND AND HISTORY OF BOARD ACTIONS:
The Board of Supervisors has historically approved all Final Maps as submitted per the requirements of said County Code.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:
Do not approve the Final Map; recordation of the Final Map by the County Recorder will not take place.

Financial Impact? ( ) Yes (x) No  Current FY Cost: $  Annual Recurring Cost: $ none
Budgeted In Current FY? ( ) Yes (x) No  ( ) Partially Funded
Amount in Budget: $_______  List Attachments, number pages consecutively
Additional Funding Needed: $_______  Attachment 1: Vicinity Map (1 page)
Source:  Attachment 2: Final Map (10 pages)
Internal Transfer  Attachment 3: County Code Title 16.20.232 (1 page)
Unanticipated Revenue  4/5's vote
Transfer Between Funds  4/5's vote
Contingency  4/5's vote
( ) General  ( ) Other

CLERK’S USE ONLY:
Res. No.: 06 0946  Ord. No._______
Vote – Ayes: 5  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: [Signature]
OWNER’S STATEMENT

THE UNDERGROUND, being the parties having a record title interest in the land to be used by this map, hereby consent to the preparation and recordation of this map and offer for dedication to Mariposa County, all interests-of-title along the County maintained road, Dan Hill Road, as shown on this map and so marked as offered for dedication, and all Public Utility Easements, for all Public Utility purposes, over, under, across and under the strips of land designated on this map as “Pro”, together with the right to enter and/or remove necessary trees and vegetation as shown on this map and so marked as offered for dedication. These offers or dedication to Mariposa County shall remain open until either accepted or rejected, in writing, by Mariposa County.

Louis Edwards
John Edwards

NOTARY STATEMENT

State of California
County of ____________________________

On ____________________________ before me, ____________________________, a Notary Public, personally appeared, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in their/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon whose behalf the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand.

Signature ____________________________
Notary Public

County of ____________________________

Clerk of the Board’s STATEMENT

I, Margie Williams, Clerk of the Board of Supervisors of the County of Mariposa, State of California, do hereby state that the above and foregoing map, entitled FINAL MAP FOR BLUEBONNET ESTATES, was presented to said Board of Supervisors, as provided by law, at a regular meeting thereof, held on the ______ day of January, 2008, and said Board of Supervisors thereafter, by a motion duly passed and adopted at said meeting, did approve said map and did adopt the same, as is shown on said map.

Acceptance by the County of the Public Utility Easements does not in any way obligate the County for, nor does the County assume, any responsibility or liability for the repair and/or maintenance of the Public Utility Easements. The acceptance by the County of the Public Utility Easements is solely for the purpose of permitting development of utilities necessary within the Public Utility Easements.

IN WITNESS WHEREOF, I have hereunto set my hand this ______ day of January, 2008.

Clerk of the Board of Supervisors

County of Mariposa, State of California

By ____________________________
Clerk of the Board

SOILS REPORT

In accordance with California Government Code, Section 66440 and 66491 and Mariposa County Code, Section 16.20.10, the preliminary soils report was prepared on the 12th day of January, 2006, by

Technicor Engineering Services, Inc.
5559 Sierra Plaza Suite B
Fresno, CA 93722

The report was signed by Stephen P. Fasset
R.E. 17583
License expiration date: 09/20/2009

A certified copy of the soils report is on file at the Mariposa County Planning Department, Mariposa, California.

The above referenced soils investigation report is hereby approved on this ______ day of January, 2008.

By: Dane S. Hoffelder, PE
County Engineer

RECORDER’S STATEMENT

Find this map ___________ day of __________, 2008, in book of maps at page _______.

At the request of Louis and Joan Edwards.

County Recorder

Fees $ __________

Deputy

FREEMAN & SEAMAN LAND SURVEYORS
P.O. Box 1205
5353 Balboa Street
Mariposa, CA 95338
(209) 745-6691
(209) 745-4978

ATTACHMENT #2
Final Map for Bluebonnet Estates

Being a division of a portion of Lot 4, the SE1/4 of the SW1/4 and the SW1/2 of the SE1/4 of Section 31, T. 5 S., R. 19 E., M.D.B. & M.

Mariposa County
January 2008
Major LDA No. 2006-150

Total Subdivided Area: 122.02 Acres

References
See Sheet 2 of 10 for References

Ben Hur Road Right-of-Way Data

FREEMAN & SEAMAN LAND SURVEYORS
P.O. Box 1936
Mariposa, CA 95338
(209) 742-9526

Graphic Scale - Feet

0  50  100  150

50

BEGIN

Legend
- Tangent monument as described herein.
- Set 3/8" steel bar w/ plastic cap stamped "L10649", unless otherwise noted.
- Set nail & tag stamped "L10649".
- Record date & reference, if applicable.
- Property line.
- Right-of-way or Radial line.
- Centerline.
- D.R. - Original Records.
- M.C.R. - Mariposa County Records.
- M.C.R. - Mariposa County Original Records.
- "NE" - Public Utility easement.
- Lot to scale.

Public road and utility easements offer for dedication to Mariposa County.

Additional easements for cuts/fills and drainage facilities.

5 side non-revocable easements for public road and utility purposes offered to Mariposa County per owner's statement.

50' wide parcel of land conveyed to Mariposa County per (1).

5 side non-revocable easements for public road and utility purposes offered to Mariposa County per owner's statement.

50' wide parcel of land conveyed to Mariposa County per (2).

See Detail B this Sheet

LOT 1
5.95 Acres
See references
(11/12/13)
(14/15/16/20)

LOT 2
5.02 Acres
See references
(11/12/13)
(14/15/20)

LOT 4
5.17 Acres
See references
(11/12/13)
(14/15/16/20)

LOT 8
5.02 Acres
See references
(11/12/13)
(14/15/20)

Property Line

See Detail B this Sheet

Ben Hur Road Right-of-Way Data
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), 1975).

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. 588 Sec., 1987).