RECOMMENDED ACTION AND JUSTIFICATION: (Policy Item: Yes___ No_X__)  

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 completed, 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 Van Ness Ranch 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.

LIST ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:

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

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<th>COSTS:</th>
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<th>SPECIAL INSTRUCTIONS:</th>
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<td>( ) Not Applicable</td>
<td>A. Budgeted current FY</td>
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<td>List the attachments and number the pages consecutively:</td>
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<td>A.</td>
<td>Total anticipated costs</td>
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<td>1. Vicinity Map (1 page)</td>
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<td>B.</td>
<td>Required additional funding</td>
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<td>2. Final Map for Van Ness Ranch Subdivision - Major Subdivision No. 7-1-96 (7 pages)</td>
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<td>D.</td>
<td>Internal transfers</td>
<td>$</td>
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<td>3. Title 16.20.232 (1 page)</td>
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<th>SOURCE:</th>
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<td>( ) 4/5ths Vote Required</td>
<td>A.</td>
<td>Unexpected revenues</td>
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<td>B.</td>
<td>Reserve for contingencies</td>
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<td>C.</td>
<td>Source description</td>
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<td>Balance in Reserve for Contingencies, if approved:</td>
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CLERK'S USE ONLY

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Approved ( ) Denied
( ) Minute Order Attached ( ) No Action Necessary

The foregoing instrument is a correct copy of the original on file in this office.

Date:

ATTEST: MAROIE WILLIAMS, Clerk of the Board
         County of Mariposa, State of California
         Deputy

COUNTY ADMINISTRATIVE OFFICER'S RECOMMENDATION:

This item on agenda as:

Recommended
Not Recommended
For Policy Determination
Submitted with Comment
Returned for Further Action

Comment: ____________________________

C.A.O. Initials: ____________________________
OWNER'S STATEMENT

THE UNDERLYING, being the parties having a record title to the land as set forth by this map, hereby consent to the preparation and recording of this map and the letter of dedication to Mariposa County, in accordance with the California Public Utility Code, and hereby do waive any and all objections to the use of such map and letter of dedication with respect to the dedication to Mariposa County, of rights-of-way along non-county roads and easements on the public domain of its own Public Utility Commission, for all Public Utility purposes, over, on, across and under the lands hereinafter described on this map, unless such use is inconsistent with the Public Utility Code, or any other public right, which right is hereby retained by the parties hereto. If any party hereto is in any manner aggrieved by this map, the same shall be subject to such objection as may be made by such party hereto.

Steven F. Allison
Owner's Agent

NOTARY STATEMENT

State of California
County of Mariposa

On , 2001, before me, a Notary Public in and for said County of Mariposa, personally appeared .

Notary Public

CLERK OF THE BOARD'S STATEMENT

I, , Clerk of the Board of Supervisors of the County of Mariposa, State of California, do hereby verify that the above and foregoing map, entitled "MAP OF THE VAN NESS RANCH SUBDIVISION", was presented to and Board of Supervisors, as provided by law, at a regular meeting thereof, held on the day of , 2001, and said Board of Supervisors, by a motion duly passed and adopted at said meeting, did approve said map and did accept on behalf of the public for surveying and use as shown on said map, and the easements for public utilities as shown on said map.

Acceptance of the County of the public utility easements does not in any way obligate the County for, nor does the County assume, any responsibility for the repair and/or maintenance of the public utility equipment. The acceptance by the County of the public utility easements is solely for the purpose of the permitting development of utilities as necessary within the public utility easement.

IN WITNESS WHEREOF, I have hereinafter set my hand this day of , 2001.

Clerk of the Board of Supervisors of the County of Mariposa
State of California

COUNTY RECORDER'S STATEMENT

I, , Recorder of the County of Mariposa, State of California, do hereby certify that the above and foregoing map, entitled "MAP OF THE VAN NESS RANCH SUBDIVISION", has been filed in the Office of the Recorder of the County of Mariposa, State of California, as provided by law.

Date:

County Recorder

SOILS REPORT

In accordance with California Government Code, Section 86490 and 86491 and Mariposa County Code, Section 6.20.220, the preliminary soils report was prepared on the 1st day of July, 1996 by:

Roger L. Stephens
Roger Stephens Engineering
5077 Bulletin Street
Mariposa, CA

The report was signed by Roger L. Stephens
R.E. 19217

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 the day of , 2001.

By:

COUNTY SURVEYOR'S STATEMENT

I, , County Surveyor of Mariposa County, State of California, hereby states that I have examined the map of the Van Ness Ranch Subdivision and that said subdivision is substantially the same as it appeared on the tentative map and that all parcels of land and legal descriptions of the latter map have been compared with this map and that I am satisfied that the same is technically correct.

Date:

County Surveyor

COUNTY ENGINEER'S STATEMENT

I, , County Engineer of Mariposa County, State of California, hereby states that the map of the Van Ness Ranch Subdivision complies with all regulations of the California Public Utilities Code and that the same is substantially the same as the tentative map and that all parcels of land and legal descriptions of the latter map have been compared with this map and that I am satisfied that the same is technically correct.

Date:

County Engineer

LICENSED LAND SURVEYOR'S STATEMENT

I, , a Licensed Land Surveyor, do hereby certify that the map of the Van Ness Ranch Subdivision is substantially the same as it appeared on the tentative map and that all parcels of land and legal descriptions of the latter map have been compared with this map and that I am satisfied that the same is technically correct.

Date:

Licensed Land Surveyor

MAP OF THE

VAN NESS RANCH SUBDIVISION

BEING A SUBDIVISION OF THE SE1/4 OF SECTION 16, T. 15 S., R. 119 E., M.D.B. & M.

MARIPOSA COUNTY

CALIFORNIA

AUGUST 2001

SCALE: 1" = 500'

SHEET 1 OF 7

TOTAL SUBDIVIDED AREA 153.10 ACRES

LICENSED LAND SURVEYOR'S STATEMENT

This map was recorded in accordance with the requirements of the California Public Utilities Code, and is a true and correct representation of the parcel descriptions, and areas of the parcel descriptions as shown on the map. The map is true and correct to the best of my knowledge and belief, and the parcels of land herein delineated are sufficient to enable the survey to be retraced.

Date:

LICENSED LAND SURVEYOR

COUNTRY SURVEYOR'S STATEMENT

I, , County Surveyor of Mariposa County, State of California, hereby states that I have examined the map of the Van Ness Ranch Subdivision and that said subdivision is substantially the same as it appeared on the tentative map and that all parcels of land and legal descriptions of the latter map have been compared with this map and that I am satisfied that the same is technically correct.

Date:

COUNTY SURVEYOR

COUNTY ENGINEER'S STATEMENT

I, , County Engineer of Mariposa County, State of California, hereby states that the map of the Van Ness Ranch Subdivision complies with all regulations of the California Public Utilities Code and that the same is substantially the same as the tentative map and that all parcels of land and legal descriptions of the latter map have been compared with this map and that I am satisfied that the same is technically correct.

Date:

COUNTY ENGINEER

FREEMAN & SEAMAN LAND SURVEYORS

P.O. Box 1703
5277 Bulletin Street
Mariposa, CA 95338

(209) 966-5626
(209) 966-5626

ATTACHMENT 2 PAGE 1
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.2, 1987).

16.20.235 Payment of taxes.

Prior to the recordation of a final map or other document finalizing a subdivision, and as a condition thereof, all real property taxes assessed against any parcel or portion of a parcel set forth on said map, or other document, which at the time the map or other document is recorded are a lien against the property, but which are not yet payable, shall be paid. The burden of producing evidence to establish payment in full shall be upon the person or persons submitting such map for recording. (Ord. 684. Sec.2, 1987).

ATTACHMENT 3

T16-39

(CC 9/89)