RECOMMENDED ACTION AND JUSTIFICATION:  (Policy Item: Yes ___ No X)

Approval of Gale & Marian Medicott's Major Subdivision Map, Phase II, Application No. 3-1-96, as per Mariposa County Code, Title 16.20.232.

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 Medicott Major Subdivision per Mariposa County Code, Title 16.20.232.

BACKGROUND AND HISTORY OF BOARD ACTIONS:

The Board of Supervisors has historically reviewed and approved all Final Maps (subdivision maps) as submitted as per the requirements of County Code Title 16.20.232.

LIST ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:

If the Board of Supervisors does not approve the Final Map, recordation of said Map by the County Recorder cannot take place.

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COSTS:  (X) Not Applicable
A. Budgeted current FY> $__________
B. Total anticipated Costs> $__________
C. Required additional funding> $__________
D. Internal transfers> $__________

COSTS:  ( ) 4/5th Vote Required
A. Unanticipated revenues> $__________
B. Reserve for contingencies> $__________
C. Source description: > ____________

Balance in Reserve Contingencies, If Approved: $__________

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SPECIAL INSTRUCTIONS:
List the attachments and number the pages consecutively:

1. Vicinity Map (1 page)
2. Final Map for Gale & Marian Medicott-Major Subdivision 3-1-96. (2 pages)
3. Title 16.20.232 (1 page)

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CLERK'S USE ONLY
Res. No.: 325 Ord. No.: _________
Vote - Ayes: 5 Noes: _________
Absent: _________ Abstained: _________

[ ] 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: ____________
MARGIE WILLIAMS, Clerk of the Board
By: ____________
Deputy

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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: ____________
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).