



COUNTY OF HUMBOLDT

For the meeting of: 10/27/2020

File #: 20-1387

To: Board of Supervisors

From: Public Works

Agenda Section: Consent

SUBJECT:

Approval of Schirmann & Valadao Subdivision, APN 509-114-016, McKinleyville Area

RECOMMENDATION(S):

That the Board of Supervisors:

1. Accept and approve the subdivision map (Attachment 1) for filing with the County Recorder;
2. Accept the dedication to the County of Humboldt of Parcel A for sidewalk and public utility purposes;
3. Direct the Clerk of the Board to sign the subdivision map (Attachment 1) on behalf of the Board of Supervisors;
4. Authorize the Chair to execute the Conveyance and Agreement (Attachment 2); and
5. Direct the Clerk of the Board to transmit the subdivision map and the Conveyance and Agreement to the County Recorder.

SOURCE OF FUNDING:

Land Use (1100)

DISCUSSION:

On Dec. 5, 2019, the Planning Commission approved a two (2) year extension to the previously approved Schirmann & Valadao subdivision, to create seven (7) lots ranging in size from six thousand (6,000) square feet to seven thousand four hundred eighty-one (7,481) square feet.

Pursuant to Government Code Section 66458(a), the subdividers, Jackie Lynn Schirmann, William S. Schirmann, Barbara J. Hunt, Dane J. Valadao and Emily J. S. Valadao, request that the Board of Supervisors approve the subdivision as complete and accept the subdivision map for filing with the County Recorder.

The applicant has requested the Planning and Building Department defer payment of parkland fees for the development of accessory dwelling units on Lots 2 and 3. In order to approve the request, the Planning and Building Department requires the dedication of development rights for accessory dwelling units until such time as the deferred fees are paid. The applicant has executed a Conveyance and Agreement for this purpose (Attachment 2).

The Planning Division of the Planning and Building Department has provided notice that all of the conditions of tentative map approval, other than those required by the Department of Public Works, have been satisfied.

The Land Use Division of the Department of Public Works has inspected and approved all subdivision improvements.

The Land Use Division and the Planning Division have determined that the subdividers have met all conditions of subdivision approval within the required time limits.

The Humboldt County Tax Collector or his designee has signed the map indicating that all taxes have been paid or secured to his satisfaction.

Staff request the Board take the recommended actions.

FINANCIAL IMPACT:

A Street (Road No. 4L950) and Lime Avenue (Road No. 4L979) are both existing county-maintained roads. First Street is a non-county-maintained road that will be privately maintained by a Road Maintenance Association. The applicant has placed a deposit for the subdivision with the Land Use Division. Staff time is charged against the deposit. As a result, there is no impact to the General Fund.

STRATEGIC FRAMEWORK:

This action supports your Board's Strategic Framework by enforcing laws and regulations to protect residents.

OTHER AGENCY INVOLVEMENT:

None.

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Board may determine that the map does not conform to all the requirements of the Subdivision Map Act and any local subdivision ordinance applicable at the time of approval or conditional approval of the tentative map and any rulings made thereunder. By doing so the Board shall disapprove the map in accordance with Government Code Section 66458(a) and notify the subdivider of the specific reasons that the map does not conform. This action is not recommended.

ATTACHMENTS:

1. Subdivision Map (Original is on file with the Clerk of the Board)
2. Conveyance and Agreement

PREVIOUS ACTION/REFERRAL:

Board Order No.: N/A

Meeting of: N/A

File No.: N/A