



# COUNTY OF HUMBOLDT

For the meeting of: 10/19/2021

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File #: 21-1447

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**To:** Board of Supervisors

**From:** Public Works

**Agenda Section:** Consent

**SUBJECT:**

Approval of Kable Final Map Subdivision, APN 301-111-001, Eureka 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 public utility and sidewalk easement 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, the Notice of Development Plan & Notice of Geologic Report, and the Conveyance and Agreement to the County Recorder.

**SOURCE OF FUNDING:**

General Fund (1100)

**DISCUSSION:**

On Nov. 2, 2017, the Planning Commission approved the Kable Final Map subdivision, to create seven (7) lots ranging in size from six thousand and eighty (6,080) square feet to one and three quarters (1.75) acres.

Pursuant to Government Code Section 66458(a), the subdivider, Diana C. Christensen Kable, requests 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 1 and 4. 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 Planning & Building Department requires that a Notice of Development Plan & Notice of Geologic Report be recorded concurrently with the filing of the subdivision map (Attachment 3).

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:

No new roads are proposed to be accepted into the county maintained road system. The new road (the extension of Union Street) will be privately maintained through 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). This action is not recommended.

ATTACHMENTS:

1. Subdivision Map (Original is on file with the Clerk of the Board)
2. Conveyance and Agreement
3. Notice of Development Plan & Notice of Geologic Report

PREVIOUS ACTION/REFERRAL:

Board Order No.: N/A

Meeting of: N/A

File No.: N/A