



COUNTY OF HUMBOLDT

AGENDA ITEM NO.

C-21

For the meeting of: July 25, 2017

Date: July 7, 2017

To: Board of Supervisors

From: Thomas K. Mattson, Public Works Director

Subject: Approval of Mary Court Subdivision  
APN 017-061-038, Eureka Area

RECOMMENDATION(S): That the Board of Supervisors:

1. Accept and approve the subdivision map for filing with the County Recorder.
2. Accept the dedications to the County of Humboldt of Mary Court and Parcels E, F, H, I, and M for Public Utility Easement only; Parcel C for Non-Vehicular Access Easement; Parcel G for Public Sidewalk and Public Utility Easement; and Parcel J for Public Utility Easement. Reject Mary Court for Public Road purposes; and Parcel H for Public Sidewalk purposes.
3. Direct the Clerk of the Board to sign the subdivision map on behalf of the Board of Supervisors.
4. Authorize the Chair of the Board of Supervisors to execute the Conveyance and Agreement.
5. Direct the Clerk of the Board to transmit the Subdivision Map and the Conveyance and Agreement to the County Recorder.

Prepared by Ron Garton, County Surveyor *RG*

CAO Approval *Karen Claver*

REVIEW: Auditor \_\_\_\_\_ County Counsel *JS* Human Resources \_\_\_\_\_ Other \_\_\_\_\_

TYPE OF ITEM:

- Consent
- Departmental
- Public Hearing
- Other \_\_\_\_\_

PREVIOUS ACTION/REFERRAL:

Board Order No. \_\_\_\_\_

Meeting of: \_\_\_\_\_

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT

Upon motion of Supervisor *Wilson* Seconded by Supervisor *Fennell*

Ayes *Wilson, Fennell, Sundberg*

Nays \_\_\_\_\_

Abstain \_\_\_\_\_

Absent *Bass, Bohn*

and carried by those members present, the Board hereby approves the recommended action contained in this Board report.

Dated: *July 25, 2017*

By: *Kathy Hayes*  
Kathy Hayes, Clerk of the Board

SOURCE OF FUNDING: General Fund Land Use 1100-168

DISCUSSION: On August 6, 2015 the Planning Commission approved a tentative map for Mary Court Subdivision, being the subdivision of a parcel of 2.94 acres into fourteen (14) residential lots (FMS-15-002, APN 017-061-038). Also approved at that time was Lot Line Adjustment (LLA-15-008, APN 017-061-034, 017-061-038, 017-061-039) and a Special Permit (SP-15-017).

The subdivision is located in Humboldt County on Manzanita Street east of Harrison Avenue in the Eureka area.

A Lot Line Adjustment was completed between three parcels resulting in three parcels of approximately 45,736 square feet (developed with residence), 38,445 square feet (developed with residence) and 128,159 square feet (vacant). The larger of the adjusted parcels (APN 017-061-038) is to be subdivided into fourteen (14) lots ranging in size from 6,000 square feet to 18,364 square feet. The parcels will be served with community water and sewer by the Humboldt Community Services District.

Pursuant to Government Code Section 66458(a), the subdivider, Alan Bongio Construction, Inc., A California Corporation, requests that the Board approve the subdivision as complete and accept the subdivision map for filing with the County Recorder.

The applicant has been conditioned to pay parkland fees at the time that the subdivision map is filed with the County Recorder. The applicant is requesting to defer payment of the parkland fees on the secondary dwelling units until such time as a secondary dwelling unit is constructed. The applicant has executed a Conveyance and Agreement for this purpose. The terms of conveyance of development rights for secondary dwelling units is specified in Part 2 of Exhibit B of the Conveyance and Agreement.

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

The Department of Public Works has inspected and approved all subdivision improvements.

The Department of Public Works and the Planning Division have determined that the subdivider has met all conditions of subdivision approval, and within the required time limits.

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

FINANCIAL IMPACT: Manzanita Avenue is an existing County Maintained Road.

Mary Court is a local road that is proposed to be accepted into the county maintained road system at a later date. A permanent road division (PRD) is planned to fund road maintenance. A road maintenance association (RMA) has been formed to provide funding for maintenance in the interim.

A road maintenance association (RMA) has been formed to provide funding for the maintenance of the access road (Parcel I, aka: Mary Lane) serving lots 11, 12 & 13 along with drainage facilities within the subdivision.

This item conforms with the Board of Supervisors' Core Role of 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:

- Subdivision Map (on file with the Clerk of the Board)
- Conveyance and Agreement

**Informational note regarding subdivision map noted as attachment: For safekeeping the Land Use Division of Public Works will store the original of the map until approximately 3 working days prior to the Board meeting, at which time it will be transmitted to the Clerk of the Board. For any questions, contact Ron Garton at 268-3762 or Bob Bronkall at 445-7205.**