



COUNTY OF HUMBOLDT

For the meeting of: 12/16/2019

File #: 19-1738

To: Board of Supervisors

From: Public Works

Agenda Section: Consent

SUBJECT:

Approval of Gavin Lane Subdivision, APN 508-081-061, McKinleyville Area

RECOMMENDATION(S):

That the Board of Supervisors:

1. Accept and approve the subdivision map for filing with the Humboldt County Recorder;
2. Accept the dedication to the County of Humboldt of Gavin Lane for public utility purposes;
3. Accept Parcel A for Non-Vehicular Access purposes;
4. Accept Parcel B for public sidewalk and public utility purposes and accept Parcel C for public utility purposes;
5. Reject Gavin Lane for public road purposes and reject Parcel C for public sidewalk purposes;
6. Direct the Clerk of the Board to sign the subdivision map on behalf of the Board of Supervisors;
7. Authorize the Chair of the Board to execute the Conveyance and Agreement; and
8. Direct the Clerk of the Board to transmit the subdivision map and the Conveyance and Agreement to the County Recorder.

SOURCE OF FUNDING:

Public Works Land Use (1100-166)

DISCUSSION:

On September 4, 2008, the Humboldt County Planning Commission by Resolution 08-65 approved a phased major subdivision of one (1) parcel into eight (8) residential parcels on one point five (1.5) acres with a road width right of way reduction. The subdivision lot sizes range from five thousand (5,000) to ten thousand (10,000) square feet. The subdivision is located in the McKinleyville area off of Griffith Road. A two (2) year extension was approved by the Planning Commission on April 6, 2017, by Resolution 17-11. A second two (2) year extension was approved by the Planning Commission on March 21, 2019, by Resolution 19-31.

Pursuant to Government Code Section 66458(a), the subdivider, Bo Day, requests that the Board of Supervisors approve the subdivision as complete and accept the subdivision map for filing with the Humboldt County Recorder (Attachment 1).

The applicant has requested that the Humboldt County Planning and Building Department defer payment of parkland fees for the development of secondary dwelling units on Lots 1 through 8, inclusive. In order to approve the request, the Planning and Building Department requires the dedication of development rights for secondary 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 (Planning Division) has provided notice that all conditions of tentative map approval, other than those required by the Humboldt County Department of Public Works Land Use Division (Land Use Division) have been satisfied.

The Land Use Division has inspected and approved all subdivision improvements.

The Land Use Division and the Planning Division have determined that the subdivider has met all conditions of subdivision approval and 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 of Supervisors approve the recommended actions.

FINANCIAL IMPACT:

Gavin Lane is eligible to be brought into the County-Maintained Road System if a Permanent Road Division is formed. Maintenance of Gavin Lane will be by a private road maintenance association until such time that the road is accepted into the County-Maintained Road System.

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:

File #: 19-1738

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