



COUNTY OF HUMBOLDT

For the meeting of: 12/19/2023

File #: 23-1597

To: Board of Supervisors

From: Public Works

Agenda Section: Consent

Vote Requirement: Majority

SUBJECT:

Approval of Washington Terrace Subdivision, APN 508-242-044, McKinleyville

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 the following:
 - a. Washington Court, for Public Utility Easement purposes
 - b. Ascent Place, for Public Utility Easement purposes
 - c. Parcel E for Public Utility Easement purposes
 - d. Parcel F for Public Utility Easement purposes
 - e. Parcel G for non-vehicular access easement;
3. Reject the dedication to the County of Humboldt for the following:
 - a. Washington Court for Public Road purposes
 - b. Ascent Place for Public Road purposes
 - c. Parcel D for Pedestrian Easement purposes
 - d. Parcel C in fee title;
4. Direct the Clerk of the Board to sign the subdivision map (Attachment 1) on behalf of the Board of Supervisors;
5. Authorize the Chair to execute the Conveyance and Agreement (Attachment 2); and
6. Direct the Clerk of the Board to transmit the subdivision map (Attachment 1), the Conveyance

and Agreement (Attachment 2), the Notice of Development Plan & Notice of Geologic Report (Attachment 3), the Declaration of Road and Drainage Maintenance Association (Attachment 4), the Overflight Easement (Attachment 5) to the County Recorder.

SOURCE OF FUNDING:

General Fund, County Surveyor (1100-168)

DISCUSSION:

On Aug. 19, 2021, the Planning Commission approved the Avelar Final Map subdivision, to subdivide an approximately 7.6-acre parcel into forty (40) residential parcels, ranging in size from approximately 3,700 square feet to 7,500 square feet. A minimum of 15% of the lots would meet affordable housing requirements.

Pursuant to Government Code Section 66458(a), the subdivider, J.L.F Construction Inc., requests that the Board of Supervisors approve the subdivision as complete and accept the subdivision map for filing with the County Recorder.

The subdivider has requested the Planning and Building Department defer payment of parkland fees for the development of accessory dwelling units on Lots 1 through 40. 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 subdivider 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 the conditions of tentative map approval, other than those required by the Department of Public Works, have been satisfied. The conditions of approval require 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 conditions of approval require that a Declaration of Road and Drainage Maintenance Association be recorded concurrently with the filing of the subdivision map (Attachment 4).

Both the Public Works Department and the Planning and Building Department have determined that the subdividers have met all conditions of subdivision approval within the required time limits.

The Humboldt County Tax Collector or her 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:

Narrative Explanation of Financial Impact:

Washington Court and Ascent Place, along with related drainage facilities serving the property, will be privately maintained through a Road and Drainage Maintenance Association.

The subdivider has placed a deposit for the subdivision with the Land Use Division. Staff time to

review, approve, inspect and administer the subdivision is charged against the deposit. As a result, there is no impact to the General Fund.

STAFFING IMPACT:

Narrative Explanation of Staffing Impact:

None.

STRATEGIC FRAMEWORK:

This action supports the following areas of your Board's Strategic Framework.

Core Roles: Support business, workforce development and creation of private-sector jobs

New Initiatives: Retain existing and facilitate new living-wage private sector jobs and housing

Strategic Plan: 1.1 - Increase access to housing

OTHER AGENCY INVOLVEMENT:

County Recorder

Humboldt County Planning and Building Department

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
2. Conveyance and Agreement
3. Notice of Development Plan & Notice of Geologic Report
4. Declaration of Road and Drainage Maintenance Association

PREVIOUS ACTION/REFERRAL:

Board Order No.: N/A

Meeting of: N/A

File No.: N/A