



COUNTY OF HUMBOLDT

Legislation Text

File #: 22-1254, **Version:** 1

To: Board of Supervisors

From: Public Works

Agenda Section: Consent

SUBJECT:

Approval of Avelar Final Map Subdivision, APN 510-441-001, McKinleyville

RECOMMENDATION(S):

That the Board of Supervisors:

1. Accept and approve the attached final subdivision map for filing with the Humboldt County Recorder's Office;
2. Accept the dedication to the County of Humboldt the following:
 - a. Imeson Road for Public Utility purposes;
 - b. Avelar Court for Public Utility purposes;
 - c. Parcel C for Public Utility easement;
 - d. Parcel D for Public Utility easement; and
 - e. Parcel F for non-vehicular access easement;
3. Direct the Clerk of the Board to sign the attached final subdivision map on behalf of the Humboldt County Board of Supervisors;
4. Authorize the Chair of the Board to execute the attached Conveyance and Agreement; and
5. Direct the Clerk of the Board to transmit the attached final subdivision map, Conveyance and Agreement, Notice of Development Plan and Notice of Geologic Report, Declaration of the Road and Drainage Maintenance Association and Deed Notice to the Humboldt County Recorder's Office for filing/recording.

SOURCE OF FUNDING:

General Fund Land Use (1100168)

DISCUSSION:

On Feb. 21, 2019, the Humboldt County Planning Commission approved the Avelar Final Map subdivision, to create thirteen (13) lots ranging in size from five thousand (5,000) square feet to fifteen thousand (15,000) square feet.

Pursuant to California Government Code Section 66458(a), the subdivider, Henry S. Avelar, requests that the Board of Supervisors approve the subdivision as complete and accept the attached final subdivision map for filing with the County Recorder.

The applicant has requested that the Humboldt County Planning and Building Department defer payment of parkland fees for the development of accessory dwelling units on Lots 1 through 13. 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 the attached Conveyance and Agreement for this purpose.

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 Humboldt County 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 final subdivision map.

The tentative subdivision map was approved prior to the adoption of the 2021 Airport Land Use Compatibility Plan. Therefore, the 1993 Airport Land Use Compatibility Plan was applicable at the time that the tentative map was approved. Due to the property being located within compatibility “D” zone of the California Redwood Coast-Humboldt County Airport (as defined by the 1993 Airport Land Use Compatibility Plan), a condition of approval requires the applicant to record a Deed Notice with the filing of the final subdivision map.

The Land Use Division of the Department of Public Works has inspected and approved all subdivision improvements. In addition, the Department of Public Works and the Planning and Building Department have determined that the subdivider has met all conditions of subdivision approval within the required time limits. Finally, the Humboldt County Treasurer-Tax Collector’s Office has signed the map indicating that all taxes have been paid or secured.

FINANCIAL IMPACT:

Avelar Court and the extension of Imeson Road, along with related drainage facilities serving the property, will be privately maintained through a Road and Drainage Maintenance Association. The attached Declaration of Road and Drainage Maintenance Association is to be recorded concurrently with the filing of the final subdivision map.

The applicant has placed a deposit for the subdivision with the Land Use Division of the Department of Public Works. Staff time is charged against the deposit. As a result, the recommended actions will not impact the Humboldt County General Fund.

STRATEGIC FRAMEWORK:

The recommended actions support the Board of Supervisors’ Strategic Framework by enforcing laws and regulations to protect residents.

OTHER AGENCY INVOLVEMENT:

None

ALTERNATIVES TO STAFF RECOMMENDATIONS:

Board Discretion.

ATTACHMENTS:

1. Final Subdivision Map
2. Conveyance and Agreement
3. Notice of Development Plan & Notice of Geologic Report
4. Deed Notice
5. Declaration of Road and Drainage Maintenance Association

PREVIOUS ACTION/REFERRAL:

Board Order No.: N/A

Meeting of: N/A

File No.: N/A