



COUNTY OF HUMBOLDT

Legislation Text

File #: 18-1366, **Version:** 1

To: Board of Supervisors

From: Public Works

SUBJECT:

Approval of Sydni Court Subdivision, APN 019-131-018, Eureka Area

RECOMMENDATION(S):

That the Board of Supervisors accept and approve the subdivision map for filing with the County Recorder, accept the dedications to the County of Humboldt of Sydni Court for public utility purposes; accept Public Utility Easement (PUE) for Parcels A, D, E, H, I, J, K, L, M, and N for public use; and reject Sydni Court for public road purposes and Parcel A for public sidewalk purposes; direct the Clerk of the Board to sign the subdivision map on behalf of the Board of Supervisors; authorize the Chair to execute the Conveyance and Agreement; and direct the Clerk of the Board to transmit the subdivision map and the Conveyance and Agreement to the County Recorder.

SOURCE OF FUNDING:

General Fund Land Use 1100-168

DISCUSSION:

On July 16, 2015, by resolution 15-20, the Planning Commission approved a tentative map for Sydni Court Subdivision, to create twenty (20) lots ranging in size from six thousand (6000) square feet to sixty-six thousand sixty (66060) square feet. A special permit is required for the construction of a secondary dwelling unit on Lot 20 and to allow an accessory structure to remain on Lot 11 (FMS-15-001, SP-15-001).

The subdivision is located in Humboldt County in the Eureka area.

Pursuant to Government Code Section 66458(a), the subdivider, N & D Enterprises, LLC, a California Limited Liability Company, request 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 that Planning and Building Department defer payment of parkland fees for the development of secondary dwelling units on Lots 7 through 14, inclusive, and Lot 20. In order to approve the request, 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. The terms of conveyance of development rights 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. It is requested that the Board take the recommended actions.

FINANCIAL IMPACT:

There is no impact to the General Fund.

Sydni Court is a non-county maintained road and is accepted for public utility purposes only. Sea Avenue is an existing County Maintained Road.

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:

1. Subdivision Map (on file with the Clerk of the Board)
2. Conveyance and Agreement

PREVIOUS ACTION/REFERRAL:

Board Order No.: N/A

Meeting of: N/A