



COUNTY OF HUMBOLDT

For the meeting of: 10/28/2025

File #: 25-1042

To: Board of Supervisors

From: Public Works

Agenda Section: Consent

Vote Requirement: Majority

SUBJECT:

Approval of Brightview Homes, LLC Subdivision, APN 510-121-026, McKinleyville

RECOMMENDATION(S):

That the Board of Supervisors:

1. Accept and approve the subdivision map (Attachment 1) for filing with the County Recorder; and
2. Accept the dedication to the County of Humboldt the following: Parcel A - easement for public utility and public sidewalk purposes, Parcel C - easement for public utility purposes, and Parcel D - easement for public utility purposes; and
3. Direct the Clerk of the Board to sign the subdivision map (Attachment 1) on behalf of the Board of Supervisors; and
4. Direct the Clerk of the Board to transmit the subdivision map (Attachment 1) and the Notice of Development Plan & Notice of Geologic Report (Attachment 2) to the County Recorder.

STRATEGIC PLAN:

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

Area of Focus: Housing for All

Strategic Plan Category: 4002 - Increase and prioritize housing development

DISCUSSION:

On Oct. 5, 2023, the Planning Commission approved a tentative map to subdivide a 1.5 acre parcel into seven lots as planned united development.

Pursuant to Government Code Section 66458(a), the subdivider, Brightview Homes, LLC, requests that the Board of Supervisors approve the subdivision as complete and accept the subdivision map for filing with the County Recorder.

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 (Attachment 2) be recorded concurrently with the filing of the subdivision map (Attachment 1).

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, or other maintenance association, be created to maintain the subdivision improvements. The subdivider will be recording a homeowners association to provide for the maintenance of the subdivision improvements. This will occur after the subdivision map is filed by the County Recorder.

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.

SOURCE OF FUNDING:

General Fund

FINANCIAL IMPACT:

Narrative Explanation of Financial Impact:

Pursuant to County Code Section 326-13, the subdivider 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.

None of the subdivision improvements will be maintained by Public Works. Pursuant to County Code Section 324-2, the improvements will be maintained by a homeowner's association that is being formed as part of this subdivision. As a result, there is no impact to the Road Fund.

STAFFING IMPACT:

Narrative Explanation of Staffing Impact:

None.

OTHER AGENCY INVOLVEMENT:

County Recorder
Planning & Building Department
Tax Collector

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 (Original is on file with the Clerk of the Board)
2. Notice of Development Plan & Notice of Geologic Report (Original is on file with the Clerk of the Board)

PREVIOUS ACTION/REFERRAL:

Meeting of: None.

File No.: None.