



COUNTY OF HUMBOLDT

For the meeting of: 3/22/2022

File #: 22-326

To: Board of Supervisors

From: Public Works

Agenda Section: Consent

SUBJECT:

Approval of Town of Scotia Subdivision, Phase 3, APN 205-421-012, Scotia

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 dedications to the County of Humboldt of Main Street, B Street, Fourth Street, Fifth Street and Sixth Street for public road purposes; accept the Public Utility Easement (PUE) for public utility and sidewalk easement for public use; accept Alley 9, Alley 10, Alley 11, Alley 12 and Parcels P, Q, S and W for public utilities;
3. Direct the Clerk of the Board to sign the subdivision map (Attachment 1) on behalf of the Board of Supervisors and further certify to the vacation of portions of those existing easements for public highways within Phase 3 of this subdivision, lying outside the areas dedicated by this map pursuant to Section 66434(g) of the Government Code. Reference is hereby made to the "Abandonment Note" on the subdivision map for particulars;
4. Authorize the Chair to execute the Conveyance and Agreement (Attachment 2); and
5. Direct the Clerk of the Board to transmit the subdivision map, the Conveyance and Agreement, the Notice of Development Plan & Notice of Geologic Report, and the Quitclaim & Partial Reconveyance to the County Recorder for filing and recordation.

SOURCE OF FUNDING:

General Fund (1100)

DISCUSSION:

On Nov. 10, 2009, the Planning Commission approved a tentative map for the Town of Scotia Subdivision, being the subdivision of a 465 acre parcel into 340 lots to be completed in several phases (FMS-05-001, APN 205-351-031). Also approved at that time were a General Plan Amendment and a Zone Reclassification (GPA-05-01) and a Planned Development Permit (PDP-05-01).

The subdivision is in Humboldt County at Highway 101 and Main Street, approximately two (2) miles

south of Rio Dell. This map represents Phase 3, which is comprised of 68 lots. Previously completed phases of the Town of Scotia Subdivision include:

Phase 1 (50 lots) filed Nov. 15, 2016, in Book 25 of Maps, pages 54 through 65.

Phase 2 (96 lots) filed July 26, 2018, in Book 25 of Maps, pages 79 through 87.

Pursuant to Government Code Section 66458(a), the subdivider, Town of Scotia Company, LLC, requests that the Board approve the third phase of the subdivision as complete and accept the subdivision map for filing with the County Recorder. The Planning Division of the Department of Planning & Building has required the subdivider to convey development rights to use garage lots for residential purposes until such time that the County of Humboldt has determined that residential use of garage lots is appropriate due to changed conditions. The subdivider has executed a Conveyance and Agreement for this purpose (Attachment 2).

The Planning & Building Department requires that a Notice of Development Plan & Notice of Geologic Report be recorded concurrently with the filing of the subdivision map (Attachment 3).

In 2010, the property owner entered into a Covenant and Agreement to Hold Property as One Parcel. This restricted the ability to subdivide the property until specified events occurred, or conditions were satisfied. At this time, those events have occurred, and conditions have been satisfied and it is appropriate to release the subdivider from these restrictions. The Planning Division requires that a Quitclaim and Partial Reconveyance (Attachment 4) be entered, which will accomplish this release.

The Land Use Division of the Department of Public Works has inspected and approved all subdivision improvements. All the improvements have been constructed to the satisfaction of the department. The Land Use Division and the Planning Division have determined that the subdivider has met all conditions of subdivision approval 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.

Scotia Community Services District will maintain the following in Phase 3: storm drainage, sewer/water services and road maintenance for Alley 9, Alley 10, Alley 11 and Alley 12. It is requested the Board take the recommended actions.

FINANCIAL IMPACT:

All the streets within Phase 3 of the Town of Scotia Subdivision are existing county-maintained streets. No new roads are proposed to be accepted into the county-maintained road system. The alleys will be maintained by the Scotia Community Services District. The applicant has placed a deposit in the amount of Nine Thousand Seven Hundred Sixty dollars (\$9,760) for the subdivision with the Land Use Division which was deposited into the Subdivision Inspection Deposit trust fund (3709). Staff time is tracked and charged against this deposit and the revenue is moved out of trust via journal transfer. 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 and building interjurisdictional and regional cooperation

OTHER AGENCY INVOLVEMENT:

Scotia Community Services District
Planning and Building Department
County Recorder
County Treasurer

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. Conveyance and Agreement
3. Notice of Development Plan & Notice of Geologic Report
4. Quitclaim & Partial Reconveyance

PREVIOUS ACTION/REFERRAL:

Board Order No.: N/A
Meeting of: N/A
File No.: N/A