



COUNTY OF HUMBOLDT

For the meeting of: 12/20/2022

File #: 22-1564

To: Board of Supervisors

From: Public Works

Agenda Section: Consent

SUBJECT:

Approval of Dias Subdivision, Phase III, APN 402-301-011, East of Eureka

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 Parcel A for public utility purposes only, and Parcel B for public utility easement;
3. Direct the Clerk of the Board to sign the subdivision map (Attachment 1) on behalf of the Board of Supervisors;
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, and the Notice of Development Plan & Notice of Geologic Report to the County Recorder for filing and recordation.

SOURCE OF FUNDING:

General Fund Land Use (1100168)

DISCUSSION:

On June 15, 2006, the Planning Commission approved a tentative map for the Dias Subdivision, being the subdivision of a 33.3-acre parcel into 13 lots to be completed in several phases (APN 402-301-011). The subdivision is located in Humboldt County south of Myrtle Avenue, east of Mitchell Heights Road, east of the city of Eureka. This map represents Phase 3, which is comprised of three lots. Previously completed phases of the Dias Subdivision include:

Phase 1 (3 lots + remainder) filed Dec. 16, 2009, in Book 34 of Parcel Maps, pages 85 through 88.

Phase 2 (7 lots + remainder) filed May 17, 2011, in Book 25 of Maps, pages 20 through 23.

Pursuant to Government Code Section 66458(a), the subdividers, Ronald A. Dias and Gayla S. Dias, Trustees of the Ronald A. Dias and Gayla S. Dias Revocable Trust of 2018, request that the Board

approve the third phase of the subdivision as complete and accept the subdivision map for filing with the County Recorder.

The applicant has requested the Planning and Building Department defer payment of parkland fees for the development of accessory dwelling units on Lots 11, 12 and 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 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).

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 Interim Treasurer-Tax Collector or their designee has signed the map indicating that all taxes have been paid or secured to their satisfaction.

It is requested the Board take the recommended actions.

FINANCIAL IMPACT:

No new roads are proposed to be accepted into the county maintained road system. The new road (the extension of Rancho Vista Drive) will be privately maintained through a road maintenance association.

The applicant has placed a deposit for the subdivision with the Land Use Division. Staff time is charged against the deposit.

STRATEGIC FRAMEWORK:

This action supports your Board's Strategic Framework by 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 (Original is on file with the Clerk of the Board)
2. Conveyance and Agreement
3. Notice of Development Plan & Notice of Geologic Report

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PREVIOUS ACTION/REFERRAL:

Board Order No.: N/A

Meeting of: N/A

File No.: N/A