



COUNTY OF HUMBOLDT

For the meeting of: 4/16/2026

File #: 26-345

To: Planning Commission

From: Planning and Building Department

Agenda Section: Consent

SUBJECT:

Pele Parcel Map Subdivision, Coastal Development Permit and Special Permit
Record No.: PLN-2026-19467
APN: 510-371-010
McKinleyville Area

A Parcel Map Subdivision of APN 510-371-010, a 2.01-acre (87,406 square feet gross) parcel, into four (4) parcels with sizes of 19,854 square feet net (0.46-acres), 10,755 square feet net (0.25-acres), 25,730 square feet net (0.59-acres) and 15,846 square feet net (0.36-acres). The project requires a Coastal Development Permit (CDP) for the subdivision as well as to allow in total the construction of two primary residences, two accessory dwelling units (ADUs), and the conversion of an art studio into an ADU. A Special Permit (SP) is also requested to accommodate a Lot Size Modification below the minimum parcel size of 20,000 square feet pursuant to 313-99.1.1.2. Proposed parcels will be provided with gas and electric services by PG&E and MCSD for sewer and water. The subject property has access via Bolier Avenue, a privately maintained gravel road of variable width (14'-16' average) within a 40-foot-wide access easement. The site is located within the Alquist-Priolo Fault Hazard Zone and a Fault Evaluation has been prepared and approved for the project.

RECOMMENDATION(S):

That the Planning Commission:

1. Adopt the resolution (Attachment 1) which does the following:
 - a. Finds the Planning Commission has determined that the project is exempt from further environmental review pursuant to Section 15183 (Projects Consistent with a Community Plan or Zoning) of the State CEQA Guidelines, and as a Responsible Agency, agrees with the lead agency's findings; and
 - b. Makes all of the required findings for approval of the Pele Minor Subdivision, Coastal Development Permit and Special Permit; and

- c. Approves the Pele Minor Subdivision, Coastal Development Permit and Special Permit as recommended by staff, and subject to the conditions of approval (Attachment 1A).

DISCUSSION:

Project Location:

The project site is located in the McKinleyville area, on the west side of Bolier Avenue, approximately 400 feet south of the intersection of Bolier Avenue and Eucalyptus Road and 0.45 miles from Bolier Avenue and Murray Road. The property address is 2424 Bolier Avenue.

Present General Plan Land Use Designation:

Residential Estates (RE); McKinleyville Area Plan (MAP); Gross Residential Density: 0-2 units per acre; Slope Stability: Relatively Stable (D0).

Present Zoning:

Residential Single Family with minimum parcel size 20,000 square feet and combining zones for Manufactured Homes and an Alquist Priolo Fault Hazard Area (RS-20-M-G).

Environmental Review:

Project is exempt from further environmental review pursuant to CEQA Guidelines Section 15183 - Projects Consistent with a Community Plan or Zoning.

State Appeal:

The project is within the appeals jurisdiction of the Coastal Zone and therefore is appealable to the California Coastal Commission.

Major Issues: None.

Monitoring: None.

Executive Summary:

A Parcel Map Subdivision of APN 510-371-010, a 2.01-acre (87,406 square feet- gross) parcel, into four (4) parcels with sizes of 19,854 square feet net (0.46-acres), 10,755 square feet net (0.25-acres), 25,730 square feet net (0.59-acres) and 15,846 square feet net (0.36-acres). The property is currently developed with two single family residences and existing accessory buildings. The project requires a Coastal Development Permit (CDP) for the subdivision as well as to allow in total the construction of two primary residences, two accessory dwelling units (ADUs), and the conversion of an art studio into an ADU. A Special Permit (SP) is also requested to accommodate a Lot Size Modification below the minimum parcel size of 20,000 square feet pursuant to 313-99.1.1.2. Proposed Parcel 1 will be 19,854 square feet and is proposed to convert an existing garage into a single-family residence and an existing art studio into an ADU. Proposed Parcel 2 will be 10,755 square feet and currently has two

existing sheds, which will be demolished to accommodate a two-story primary residence (2,000 square feet) with an attached garage (400 square feet) and a single story ADU (720 square feet). Proposed Parcel 3 will be 25,730 square feet and contain an existing single-family residence. Proposed Parcel 4 will be 15,846 square feet and contain an existing single-family residence and a single story ADU (720 square feet) is proposed. A Special Permit is required for proposed Parcel 1, Parcel 2 and Parcel 4 to accommodate a Lot Size Modification below the minimum parcel size of 20,000 (allowable down to 10,000 square feet) pursuant to 313-99.1.1.2. Proposed parcels will be provided with gas and electric services by PG&E and MCSD for sewer and water. The subject property has access via Bolier Avenue, a privately maintained gravel road of variable width (14'-16' average) within a 40-foot-wide access easement. The site is located within the Alquist-Priolo Fault Hazard Zone, and a Fault Evaluation has been prepared and approved for the project.

The Planning Commission previously approved the Beere Subdivision on 7/21/2022 (the property to the north of the subject property), which established a 40-foot-wide right of way on Bolier Avenue. At the Planning Commission hearing for the Beere Subdivision, the Planning Commission determined that being required to pave the entirety of Bolier Avenue to Murray Road was excessive and instead established a plan to pave the road in proportional increments as development occurs. This project is proposed to be conditioned to follow the Beere Subdivision approved plan, which would require a 200-foot paved section 20 foot wide, from the end of the existing paved road near the Murray Road intersection.

Land Use and Zoning:

The project is located within the McKinleyville Area Plan (MCAP). The project site is designated Residential Estates (RE) for land use, which provides for residential development of areas within Urban Limits where community objectives, including resource protection, limit density of potential development, but where urban services are required. The proposed subdivision complies with the permitted density range of 0-2 dwelling units per acre. The lot size is 2.01-acres (87,406 square feet gross), and per the definition of Lot Size in Chapter 3 for regulations inside the coastal zone, lots over one acre in size are calculated inclusive of streets measured between bordering lot lines, and therefore 4 primary units are allowable and were anticipated per the RE designation. The project does not impact any wetlands, riparian corridors or stream courses, dune habitat, or beach areas. The site is also not located within a scenic corridor and will not create new aesthetic impacts to the communities. The site does not have direct access to the coastline, and the subdivision will not reduce or otherwise impact access to the coast. Proposed Parcel 1 will be 19,854 square feet and is proposed to convert an existing garage into a single-family residence and an existing art studio into an ADU. Proposed Parcel 2 will be 10,755 square feet and currently has two existing sheds, which will be demolished to accommodate a two-story primary residence (2,000 square feet) with an attached garage (400 square feet) and a single story ADU (720 square feet). Proposed Parcel 3 will be 25,730 square feet and contains an existing single-family residence. Proposed Parcel 4 will be 15,846 square feet and contains an existing single-family residence and a single story ADU (720 square feet) is proposed.

The zoning is Residential Single Family with minimum lot size of 20,000 square feet and combining zones indicating manufactured homes are allowable and that the parcel is within the Alquist Priolo Fault Hazard Zone (RS-20-M/G). The project is located in the Coastal Zone and requires a Coastal Development Permit. Proposed Parcel 1, Parcel 2 and Parcel 4 are less than 20,000 square feet in size and therefore a Special Permit is required to modify the lot size pursuant to Section 313-99.1.1.2.

All proposed development is principally permitted within the land use designation and zone district. Conditions of approval are proposed for the subdivision and for the proposed residential and ADU development on proposed parcels 1, 2 and 4. No additional development is currently proposed or included in the Coastal Development Permit for proposed parcel 3, which will remain developed with an existing single-family residence.

Access, Services and Utilities:

The parcel is located off a privately maintained gravel road on Bolier Avenue, which is accessed off Murry Road. The proposed subdivision will be served with public utilities including gas and electric by PG&E and sewer and water by McKinleyville Community Services District (MCSD).

Hazards:

The project site is relatively flat and stable; it is not located in a zone of potential liquefaction but is located within the Alquist-Priolo fault hazard zone. A Fault Rupture Hazard Evaluation has been conducted by SHN, approved by Crawford and Associates, and the active trace of the Alquist Priolo fault is mapped approximately 200 feet east of the property. According to the evaluation, the potential for future surface fault rupture to affect the subject site is considered low, based on the absence of subsurface or geomorphic indicators at the site. Additionally, structural setbacks are not recommended due to the absence of any fault related deformation in the trenches studied. The project site is not located in a FEMA 100-year flood zone and is not located in a tsunami hazard zone nor susceptible to coastal inundation related to sea level rise (1 meter). The Department finds no evidence that the project will create, or expose people or property to hazardous materials, or impair implementation of or physically interfere with an adopted emergency response plan.

Natural Resources:

According to the California Natural Diversity Database (CNDDDB), the subject parcel is within range for the rare and/or endangered Snowy Plover. California Department of Fish and Wildlife (CDFW) reviewed the application and visited the site October 2025 and determined that the site is unlikely to support special status plant species as well as determined the site does not contain high quality wildlife habitat. A biological assessment was determined to not be necessary; however, a standard condition has been added if vegetation removal should occur within nesting season of native resident and migratory birds. In addition, the proposed project site does not have any clear wetland indicators or near any identified Streamside Management Areas. The proposed project and development is not anticipated to have any impact on natural resources.

Cultural Resources:

The project was referred to Bear River Band of the Rohnerville Rancheria, Blue Lake Rancheria, NWIC and the Wiyot Tribe. The Wiyot Tribe and Bear River Band responded in support of the project, however inadvertent discovery language was requested to be in place for any ground disturbing activities. NWIC responded with standard language that a previous study was conducted within the area, but it was unclear if the report covered the proposed project area. NWIC recommended consulting with local tribes. The area of the proposed project has previously been disturbed and is not anticipated to have any impact on cultural resources.

Water Resources:

The existing residences are served by McKinleyville Community Services District (MCSD).

Environmental Review:

The Planning Department has determined that further environmental review is not required under the California Environmental Quality Act. Section 15183 of the CEQA Guidelines mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified, shall not require further environmental review. The Planning Division, as the lead Department pursuant to Section 202 of Resolution No. 77-29 of the Humboldt County Board of Supervisors, has determined that impacts of the project were analyzed and addressed during preparation of Environmental Impact Reports (EIR) for the 2017 Humboldt County General Plan (SCH#2007012089). A Special Permit is required for proposed Parcel 1, Parcel 2 and Parcel 4 to accommodate a Lot Size Modification below the minimum parcel size of 20,000 pursuant to 313-99.1.1.2. The land use designation allows 0-2 units per acre, and the zone district allows for one dwelling unit per lawfully created lot plus one accessory dwelling unit.

OTHER AGENCY INVOLVEMENT:

The project was referred to responsible agencies, and all responding agencies have either responded with no comment or recommended approval or conditional approval. (Attachment 4)

RECOMMENDATIONS:

Based on a review of Planning Division reference sources and comments from all involved referral agencies, Planning staff conclude that the applicant has submitted evidence in support of making all of the required findings for approval of the Pele Minor Subdivision, Coastal Development Permit and Special Permit. Staff recommend that the Planning Commission find the project exempt from further environmental review pursuant to Section 15183 of the State CEQA Guidelines, as the project is consistent with local planning and zoning documents.

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Planning Commission could elect to add or delete conditions of approval. The Planning Commission could deny approval if unable to make all the required findings. Staff has concluded the

required findings in support of the proposal can be made. Consequently, staff does not recommend further consideration of these alternatives.

ATTACHMENTS:

1. Draft Resolution
 - A. Conditions of Approval for Subdivision
 - B. Conditions of Approval for Parcel 1
 - C. Conditions of Approval for Parcel 2
 - D. Conditions of Approval for Parcel 4
 - E. Tentative Map dated 3/26/2026
 - F. Public Works Subdivision Requirements memo dated January 27, 2026
2. Location Map
3. Applicant's Evidence in Support of the Required Findings
 - A. Lot Size Modification Exception Request
 - B. Preliminary Drainage Report
 - C. Alquist-Priolo Fault Hazard Report
 - D. Fault Evaluation Approval Report
4. Referral Agency Comments and Recommendations

Applicant/ Owner

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