

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT**

Resolution Number 26-021

**PARCEL MAP SUBDIVISION, COASTAL DEVELOPMENT PERMIT AND SPECIAL PERMIT
PROJECT NUMBER PLN-2026-19467
ASSESSOR PARCEL NUMBER 510-371-010**

MAKING THE REQUIRED FINDINGS FOR CERTIFYING COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND CONDITIONALLY APPROVING THE PELE PARCEL MAP SUBDIVISION, COASTAL DEVELOPMENT PERMIT AND SPECIAL PERMIT

WHEREAS, Celine Pele submitted an application and evidence in support of approving a Parcel Map Subdivision, Coastal Development Permit and Special Permit; and

WHEREAS, the County Planning Division has reviewed the submitted application and evidence and has referred the application and evidence to involved reviewing agencies for site inspections, comments and recommendations; and

WHEREAS, the Planning Division, as lead agency, determined that no additional environmental review is required pursuant to Section 15183 of the California Environmental Quality Act, as the project is consistent with a Community Plan and/or Zoning; and

WHEREAS, Attachment 1 in the Planning Division staff report includes evidence in support of making all of the required findings for approving the Parcel Map Subdivision, Coastal Development Permit and Special Permit (Record Number PLN-2026-19467); and

WHEREAS, a public hearing was held on the matter before the Humboldt County Planning Commission on April 16, 2026.

NOW, THEREFORE, be it resolved, determined, and ordered by the Planning Commission that:

- 1. FINDING:** **PROJECT DESCRIPTION:** 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.

EVIDENCE: a) Project File: PLN-2026-19467

2. FINDING: **CEQA.** The requirements of the California Environmental Quality Act have been met. The Humboldt County Planning Commission has determined the project is not subject to further environmental review pursuant to Section 15183 (Projects Consistent with a Community Plan or Zoning) of Article 12 (Special Situations) of the CEQA Guidelines.

Section 15183 of the CEQA Guidelines notes CEQA's mandate that no further environmental review is required when a project is consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified. 15183 notes that subsequent environmental review is only necessary where the Lead Agency determines any of the following applies:

Project-specific environmental effects:

- are peculiar to the project or the parcel on which it is located.
- are significant and were not analyzed as such in a prior EIR.
- are off-site and/or cumulative and were not discussed in the prior EIR.
- were identified in a prior EIR as significant but due to substantial new information (not known at the time the EIR was certified) are determined to have a more severe adverse impact than what was disclosed.

EVIDENCE: a) The impacts of the project were analyzed and addressed during

preparation of Environmental Impact Reports (EIR) for the 2017 Humboldt County General Plan (SCH#2007012089). The proposed subdivision complies with the permitted density range of 0-2 dwelling units per acre within the Residential Estates (RE) land use designation. The lot size is 2.01-acres (87,406 square feet gross) and therefore 4 primary units were analyzed and anticipated on the subject parcel.

- b) There are no environmental effects that are peculiar to the project or the parcel on which the project is located. Adjacent lands in the vicinity are similarly planned and zoned and are also developed and sized consistent with the applicable planned density and minimum lot size.
- c) The subdivision is consistent with the residential density established under the McKinleyville Community Plan (MCAP) of the Humboldt County Local Coastal Program, which was last updated April 2007. The residential density specified in the MCAP was utilized for analysis conducted during development of the Environmental Impact Report (EIR) prepared for the current Humboldt County General Plan, which includes all of the required elements specified in Section 65302 of the Government Code. The EIR for the General Plan (SCH #2007012089) was certified during adoption of the plan in 2017.
- d) There are no potentially significant environmental effects which were not analyzed in the above-mentioned EIR. The proposed subdivision is located within the Alquist-Priolo fault hazard zone. A Fault Rupture Hazard Evaluation has been conducted by SHN, and 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. The proposed subdivision would enable future build-out to the currently planned density for the area, which was re-confirmed during adoption of the 2017 General Plan. The project is also consistent with the applicable policies and standards of the General Plan and Coastal Plan, which are further discussed below.
- e) There are no potentially significant off-site impacts and cumulative impacts which were not discussed in the above

referenced EIR (SCH #2007012089). The proposed subdivision will facilitate build-out consistent with planned densities and applicable policies and standards found in the most recently adopted General Plan.

- f) There is no substantial new information that would cause the project to result in a more severe adverse impact than what was known and disclosed at the time the General Plan EIR was certified.
- g) There is no substantial evidence, given the whole record before the agency, that the project may have a significant effect on the environment, as proposed.
- h) The project site is not located within a scenic vista area and will not impact visual resources within the County. The proposed minor subdivision will create four parcels where one currently exists. The parcel being divided currently hosts two single family residences, an art studio, garage and two sheds. The two sheds are proposed to be demolished, and a new residence will be constructed within the same area. The art studio is proposed to be turned into an ADU and 2 additional new ADU's will be built. New development will comply with zoning setbacks. The project will result in a less than significant impact on aesthetics.
- i) Potential impacts to biological and cultural resources are largely avoided since all proposed new developments would occur in existing flat and previously disturbed areas. CDFW reviewed the proposed project and conducted a site visit and concluded that the site does not contain high quality wildlife habitat. The project was also referred to local tribes who determined that the likelihood of discovery of cultural resources was low.
- j) The project site is not included on a list of hazardous material sites, nor does the proposed project involve routine transport, use or disposal of hazardous materials. The project site is located outside any Airport Compatibility Zones, but inside Airport Influence Review Area 2 and an Overflight Notification Area for California Redwood Coast- Humboldt County Airport. Airport Influence Review Area 2 consists of areas within the combined airspace surfaces and overflight notification areas

that are farther from airports, however, can still cause annoyance from aircraft overflights. State Law requires real estate disclosures on properties within airport influence areas and overflight notification areas in order for potential buyers to be informed about current or future airport-related activities. A recorded deed notice provided by Department of Public Works shall be filed in the official records of the Humboldt County Clerk Recorder on each new parcel, per the Conditions of Approval.

- k) According to the Humboldt County Fire Hazard Severity map, the parcel is located in a moderate fire hazard severity area. The property is within the Local Response Area and Arcata Fire Protection District responds to fire protection and medical emergencies. Arcata Fire Protection District was referred the project and recommended approval. There is 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.
- l) The project will not violate any water quality standards or waste discharge requirements or substantially degrade surface or groundwater quality or degrade groundwater supplies. The existing residences are served by McKinleyville Community Services District (MCSD). Per MCSD, the existing parcel is currently served by three sewer and two water services. A new community water service would be required for proposed Parcel 2, which would not impact groundwater quality or supplies.
- m) As a condition of approval, a complete hydraulic report and drainage plan regarding the subdivision will be prepared by a Civil Engineer registered by the State of California.
- n) The project will not conflict with any adopted program, ordinance, or policy addressing transportation systems within the County or result in inadequate emergency access. Access to residential development on the proposed parcels being created is currently provided by Bolier Road, a privately maintained gravel road of variable width (14' to 16' average). The Planning Commission previously approved the Beere Subdivision on 7/21/2022 on a neighboring property, which established a 40-foot wide right of way and a plan to begin paving Bolier Road

from Murray Avenue. This project has been conditioned to follow the approved Beere Subdivision, which would require a 200-foot paved section 20-foot wide, from the end of the existing paved road on Bolier Road near the Murray Road intersection.

SUBDIVISION FINDINGS - Section 66474 of the State Subdivision Map Act and Title III Division 2 of the Humboldt County Code

3. FINDING: All lots shall be suitable for their intended uses.

EVIDENCE: a) The project will result in a total of four parcels. Three of the parcels are proposed to contain one single family residence and one accessory dwelling unit (ADU). One parcel is proposed to contain an existing single-family residence only. A Special Permit is requested in order for 3 of the proposed parcels to modify lot size below the 20,000 square foot requirement (down to 10,000 square feet) within the RS-20 zone district. 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.

b) While three of the proposed parcels will be below the minimum 20,000 square feet parcel size required under the RS-20 zone district, the total number of parcels created by the subdivision will not exceed that allowed by the land use designation of Residential Estates (RE) which 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 analyzed and anticipated per the RE designation.

4. FINDING: Improvements shall be required for the safe and orderly movement of people and vehicles.

EVIDENCE: a) Access to residential development on the proposed parcels being created is currently provided by Bolier Road, a privately maintained gravel road of variable width (14' to 16' average). The Planning Commission previously approved the Beere Subdivision on 7/21/2022 on a neighboring property, which established a 40-foot wide right of way and a plan to begin paving Bolier Road from Murray Avenue. This project has been conditioned to follow the approved Beere Subdivision, which would require a 200-foot paved section 20-foot wide, from the end of the existing paved road on Bolier Road near the Murray Road intersection. These improvements are required for the safe and orderly movement of people and vehicles.

5. FINDING: Flood control and drainage facilities affording positive storm water disposal shall be designed and provided by the subdivider.

EVIDENCE: a) Satisfaction of the requirements found in the Memo from the Land Use Division of Public Works (DPW) dated January 27, 2026, is required by the project Conditions of Approval. Section 2.15 of the DPW Memo informs the applicant of their responsibility to correct any drainage problems associated with the subdivision to the satisfaction of DPW and requires that a hydraulic report and drainage plan for the subdivision be submitted to DPW for review and approval.

6. FINDING: Sewer and water systems shall be constructed to appropriate standards.

EVIDENCE: a) Water and wastewater services are provided to the existing parcel, by McKinleyville Community Services District (MCSD). MCSD was consulted as part of the application, and they indicated the current parcel is served by three sewer services and two water services. A new water service is required for the proposed Parcel 2.

7. FINDING: The size and shape of lots shall be such as is proper for the locality in which the subdivision is situated, and in conformance with the requirements of the current zoning regulations and the Humboldt County General Plan.

EVIDENCE: a) Per the tentative map, the size and configuration of the proposed parcels complies with width, depth and size requirements of the zone with a Special Permit pursuant to Section 313-99. A Special Permit is requested in order for 3 of the proposed parcels to modify lot size below the 20,000 square foot requirement (down to 10,000 square feet) within the RS-20 zone district. 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. While three of the proposed parcels will be below the minimum 20,000 square feet parcel size required under the RS-20 zone district, the total number of parcels created by the subdivision will not exceed that allowed by the land use designation of Residential Estates (RE) which 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 analyzed and anticipated per the RE designation. Development, setbacks and proposed ground coverages are in compliance with the Residential Estates (RE) designation and Residential Single Family (RS) zoning.

8. FINDING: An exception request may be granted to modify the minimum lot size down to a maximum of fifty percent (50%). Additionally, no lot shall be created by subdivision to be larger than 1.8 times the minimum lot size permitted under the applicable zoning.

The number of lots shall not be more than would normally be allowed in the applicable zone or general plan designation.

- EVIDENCE:** a) An exception request was submitted (Attachment 3A) to accommodate a Lot Size Modification below the minimum parcel size of 20,000 square feet within the RS-20 zone district (down to 10,000 square feet). Proposed parcel sizes include Parcel 1, 19,854 square feet net (0.46-acres), Parcel 2, 10,755 square feet net (0.25-acres), Parcel 3, 25,730 square feet net (0.59-acres) and Parcel 4, 15,846 square feet net (0.36-acres). Parcel 1, Parcel 2 and Parcel 4 have been analyzed and found to be consistent with the findings for an exception pursuant to Subdivision Regulations Section 325-11. The proposed density of the subdivision is consistent with the McKinleyville Community Plan (MCAP), with 0-2 dwelling units per acre, as the existing parcel is 2.01-acres which would allow 4 primary dwellings (plus 4 ADUs). The existing character of the area will not be adversely affected as 4 of the properties directly adjacent to the subject parcel are below the 20,000 square foot minimum.

Additionally, none of the parcels are over 1.8 times the minimum lot size, which would be 36,000 square feet. Proposed parcel sizes are 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).

COMMUNITY PLAN FINDINGS- McKinleyville Area Plan (MCAP)

- 9. FINDING:** The proposed development is in conformance with the McKinleyville Area Plan (MCAP).

- EVIDENCE:** a) The project site is designated Residential Estates (RE) within the MCAP. The RE designation provides for residential development where community objectives, including resource protection, limit density of potential development, but where urban services such as public sewer and water lines are required. The proposed subdivision is located within the urban limit line of the MCAP. The subdivision complies with the permitted density range of 0-2 dwelling units per acre, as the existing parcel is 2.01-acres.

- b) The project is consistent with the biological resource protection policies of the MCAP. The project site contains several mature trees, orchard and grassland which have been previously disturbed and is currently occupied with two single-family residences and accessory structures.) No trees over 12 inches in diameter will be removed and grading will be less than 50 cubic yards. An analysis of the site did not identify any candidate, sensitive, or special status species within the project site. The project site is not located within/or adjacent to any riparian habitat or other sensitive natural community, nor is it located within/or adjacent to any identified wetlands. California Department of Fish and Wildlife reviewed the application and visited the site in October 2025 and determined the site does not contain high quality wildlife habitat. Additionally, the project does not conflict with any adopted Habitat Conservation Plan or Natural Community Conservation Plan.
- c) Section 3.29 of the MCAP identifies mitigation measures should new development adversely impact archaeological or paleontological resources as identified by State Historic Preservation Officer. Bear River Band of Rohnerville, the Wiyot Tribal Historic Preservation Officers (THPO) and NWIC reviewed and responded to the project referral. Bear River and Wiyot Tribe indicated the potential for disturbing cultural resources was low, however requested the inadvertent discovery language be added to the Conditions of Approval. NWIC recommended consulting with local tribes. No impacts to cultural or tribal cultural resources are anticipated to occur with the project.
- d) The project site is not located within a scenic vista area and will not impact visual resources within the County. The proposed minor subdivision will create four parcels that are developed consistent with Residential Estate (RE) development.
- e) The project site is not included on a list of hazardous material sites, nor does the proposed project involve routine transport, use or disposal of hazardous materials.
- f) The project site is located within the Local Responsibility Area, with Arcata Fire Protection District providing emergency

response services, and is mapped as an area of Moderate Fire Hazard Severity. Future development of the site will require compliance with the Uniform Fire Code and Uniform Building Code. 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.

- g) The project will not violate any water quality standards or waste discharge requirements or substantially degrade surface or groundwater quality or degrade groundwater supplies. Water and wastewater services are provided by McKinleyville Community Services District (MCSD). Referral comments did not suggest potential issues servicing the newly formed parcels, as the parcel is currently served by three sewer and two water services. A new water service would be required for proposed Parcel 2.
- h) The applicant will be required to submit a complete hydraulic report and drainage plan, as well as comply with requirements to prevent control and reduce stormwater pollutants. The project has been conditioned to adhere to all recommendations found in the Public Works referral response dated January 27, 2026.
- i) The project will not conflict with any adopted program, ordinance, or policy addressing transportation systems within the County or result in inadequate emergency access. The Planning Department finds there is no evidence that the proposed subdivision and potential additional future development will result in significant changes in vehicle miles traveled not already contemplated in the EIR prepared during adoption of the 2017 General Plan. The proposed project will not result in a change in air traffic patterns.

FINDINGS APPLICABLE TO ALL PERMITS- Section 312-17

10. FINDING: The proposed development is in conformance with the McKinleyville Area Plan.

EVIDENCE: a) The project site is designated Residential Estates (RE) within the

McKinleyville Area Plan (MCAP). The RE designation provides for residential development where community objectives, including resource protection, limit density of potential development, but where urban services such as public sewer and water lines are required. The proposed subdivision is located within the urban limit line of the MCAP. The 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 were analyzed and anticipated per the RE designation.

- b) 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 on 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.
- c) The project is located within the Alquist Priolo Fault Zone area. A Fault Hazard Evaluation Report was prepared for the project in December 2025 and approved in January 2026. A site investigation conducted on the project site identified no presence of fault or surface ruptures on the site. Trenching materials identified no history of previous faulting having occurred at the site. The subdivision is not located within an area subject to steep slopes, seismic activity, or flooding that would negatively impact subdivision of the site.

11. FINDING:

The proposed development is consistent with the purposes and policies of the existing zone in which the site is located; and the proposed development conforms to all applicable standards and requirements of these regulations.

EVIDENCE:

- a) The project site is designated Residential Single Family – 20,000 square feet minimum parcel size, with Manufactured Home (M), Alquist-Priolo Fault Hazard (G) combining zones. Single-family residential development is a permitted use on the site.

Zoning is Residential Single Family with minimum lot size of 20,000 square feet and combining zones indicating manufactured homes are allowable and the parcel is within the Alquist Priolo Fault Hazard Zone (RS-20-M/G). Three of the proposed parcels are less than 20,000 square feet in area and therefore a Special Permit is required to modify the lot size pursuant to Section 313-99.

All proposed development is principally permitted within the land use designation and zone district.

The project complies with the relevant standards of the RS-20-M/G zone. 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 maximum density is one single family residence and one ADU per legally created lot. The setback requirements for the zone are 20 feet to the front, 10 feet to the rear, and 5 feet to the interior side. The existing and proposed structures meet all required setbacks for the existing and proposed parcel lines. The maximum lot coverage is 35%. Approximate lot coverage on the proposed parcels include:

- Parcel 1 will be 8%
- Parcel 2 will be 30%
- Parcel 3 will be 6%
- Parcel 4 will be 12%

- b) The Alquist-Priolo Fault Hazard combining zone (G) identifies areas with potential hazards resulting from surface faulting or fault creep. Pursuant to Section 313-22.1.5, a geologic fault evaluation report and Special Permit are required for Parcel and Final Map Subdivisions. Section 312-26.1 further identifies public

safety findings within these hazard areas, requiring the fault evaluation report to be prepared by a geologist registered in the State of California and based on a geologic investigation designed to identify the location, recency and nature of faulting that may affect the project site. A Fault Rupture Hazard Evaluation was conducted by SHN in December 2025 (attachment 3C). The report mapped the active trace of the Alquist-Priolo fault to be approximately 200 feet east of the property (finding 312-26.1.2 requires structures for human occupancy to be placed 50 feet or further). 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 conforms to the recommendations and conclusions of the report, which was independently reviewed and approved by the County reviewing geologist, Crawford and Associates, in January 2026 (attachment 3D).

12. FINDING:

The proposed development and conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare; or materially injurious to property or improvements in the vicinity.

- EVIDENCE:**
- a) The proposed project is not anticipated to be detrimental to the public health, safety or welfare; or materially injurious to property or improvements in the vicinity. The proposed subdivision has been conditioned by a Public Works memo dated January 27, 2026, to minimize impact to surrounding properties due to drainage, traffic generation, or impede access for emergency vehicles. The subdivision proposes a density within the permitted range of 0-2 units per acre and will utilize existing water and sewer infrastructure that is currently serving the site. The overall improvements to Bolier Avenue will improve the public welfare and safety for residents along Bolier Road from Murray Avenue.
 - b) The project area is located outside of the 100-year flood zone and any tsunami inundation areas. Residential development on the proposed lots will require, pursuant to Humboldt County Code Section 331-14 (H)(6)(d)(l) and 337-13(c), an erosion

control plan (aka, sediment control plan, Storm Water Pollution Prevention Plan, etc.) addressing erosion from storm water runoff and wind shall accompany the grading plan, approved by the Department of Public Works. This project will not expose people or property to hazardous materials, impair implementation of, or physically interfere with, an adopted emergency response plan.

- c) The parcel is not located within a Noise Impact combining zone and the project will not generate a substantial increase in ambient noise levels in the vicinity of the project in excess of local standards. Noises generated by the proposed project development will result in a temporary increase during road/access driveway and residence construction as the project may require the use of heavy equipment (excavator, grader, loader, and backhoe). The County limits the construction hours, which will ensure the temporary noise increases do not create a significant impact. Construction of the project does not include equipment that would result in significant ground borne vibration. No significant permanent change in noise from the existing conditions would result from this project. The project site is located within the Overflight Notification Area of the California Redwood Coast-Humboldt County Airport but is outside a "N" (Noise) Combining District and therefore future residential construction on the proposed lot does not require mitigation to reduce noise levels to a maximum of 45-db for all habitable rooms and will be subject to the adopted standards of the Humboldt County Building Code.

13. FINDING:

The proposed development does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.

EVIDENCE:

- a) The proposed subdivision will create four individual parcels, each allowing the ability to develop a single-family residence and an ADU. This project will increase home ownership opportunities for residents within Humboldt County in compliance with the McKinleyville Area Plan (MCAP) which anticipates and provides for single-family residential development of the project site and surrounding area in an

orderly manner that preserves natural resources. The project requires a Coastal Development Permit (CDP) for the subdivision 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.

LEGAL LOT REQUIREMENT – SECTION 312-1.1.2

14. FINDING: The lot was created in compliance with all applicable state and local subdivision regulations.

EVIDENCE: a) The subject parcel, APN 510-371-010, qualifies for a Certificate of Compliance pursuant to Section 66499.35 of the Subdivision Map Act by deed Recorded July 19, 1961, in Book 644, Page 511, of official records under Recorder's Serial No. 11852, Humboldt County Records.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Humboldt County Planning Commission does hereby:

1. Adopts the findings set forth in this resolution; and
2. Conditionally approves the Pele Parcel Map Subdivision, Coastal Development Permit and Special Permit (Record Number: PLN-2026-19467), based on the application materials on file for the project received January 8, 2026, and subject to the conditions of approval.

Adopted after review and consideration of all the evidence on **April 16, 2026**.

The motion was made by COMMISSIONER LORNA MCFARLANE and second by COMMISSIONER IVER SKAVDAL and the following vote:

AYES: COMMISSIONERS: Sarah West, Lorna McFarlane, Iver Skavdal, Peggy O'Neill, Todd Fulton


NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS: Jerome Qiriazzi, Noah Levy

ABSTAIN: COMMISSIONERS:

DECISION: Motion carries 5/0

I, John H. Ford, Secretary to the Planning Commission of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above-entitled matter by said Commission at a meeting held on the date noted above.



John H. Ford, Director
Planning and Building Department

ATTACHMENT 1A

CONDITIONS OF APPROVAL FOR TENTATIVE MAP, COASTAL DEVELOPMENT PERMIT AND SPECIAL PERMIT PLN-2026-19467

APPROVAL OF THE TENTATIVE MAP IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS WHICH MUST BE SATISFIED BEFORE THE PARCEL MAP MAY BE RECORDED:

CONDITIONS OF APPROVAL:

1. All development shall conform to the project description and approved Tentative Map dated March 26, 2026.
2. All required grading, building, plumbing, electrical and mechanical permits and/or Agricultural Exemption are obtained if required.
3. All taxes to which the property is subject shall be paid in full if payable, or secured if not yet payable, to the satisfaction of the County Tax Collector's Office, and all special assessments on the property must be paid or reapportioned to the satisfaction of the affected assessment district. Please contact the Tax Collector's Office approximately three to four weeks prior to filing the parcel or final map to satisfy this condition. This requirement will be administered by the Department of Public Works.
4. The relevant conditions in the Department of Public Works referral response dated **January 27, 2026**, shall be completed or secured to the satisfaction of that department. Final signoff from the Department of Public Works will satisfy this condition. Prior to performing any work on the improvements, contact the Land Use Division of the Department of Public Works.
5. All Department charges associated with this project must be paid in full prior to the subdivision map being submitted to the County Recorder for filing.
6. The applicant shall submit a recorded deed notice pertaining to the Airport Influence Area, as outlined in the Humboldt County Airport Land Use Compatibility Plan, Sections 3.5.2 OP-1 and OP-2, Real Estate Disclosure and Overflight Notification.
7. The applicant shall submit an electronic copy of the subdivision map, in pdf format, as filed by the County Recorder for review and approval, said map to identify net and gross acreage for each parcel.

8. To better accommodate circulation and siting of future building sites, minor adjustments to the design of the tentative map (parcel boundaries, driveway & road locations, etc.) may be performed, subject to review and approval by the Planning Division and Public Works Land Use Division.
9. The relevant conditions in the McKinleyville Community Services District referral response dated January 8, 2026, shall be completed or secured.
10. Construction plans shall be submitted for any required road, drainage, landscaping, and pedestrian improvements. Construction plans must be prepared by a Civil Engineer registered by the State of California. This requirement shall be administered by the Department of Public Works.
11. An encroachment permit is required to be obtained prior to construction from the Department of Public Works for all work within the right of way of a County maintained road. This requirement shall be administered by the Department of Public Works.
12. Grading within the subdivision or off-site rights of way shall not occur prior to approval of a grading plan by the Department of Public Works. Construction of improvements or grading for this project will not be allowed to occur between October 15 and April 15 without permission of the Department from Public Works.
13. The proposed improvements may require the undergrounding or relocation of existing facilities at the expense of the applicant. Undergrounding of existing facilities, relocation of existing facilities, or construction of new facilities shall be completed prior to constructing the structural section for the roadway. If any utilities are required to be installed as a condition of the tentative map, the utility work shall be completed prior to constructing the structural section for the road. All laterals shall be extended onto each lot and marked in a manner that they will be easily located at the time of individual hookups. A letter of completion of all work from each involved utility company shall be submitted prior to constructing the roadway structural section. Any utilities that need to be relocated shall be done solely at the subdivider's expense. This requirement shall be administered by the Department of Public Works.
14. The applicant shall submit a Development Plan to the Planning Division for review and approval. The map shall be drawn to scale and give detailed specifications as to the development and improvement of the site and the following site development details:

- A. Mapping

- (1) Topography of the land in 2-foot contour intervals; and
- (2) Proposed access, parking lanes and pedestrian ways; and
- (3) Building envelopes and easements consistent with the submitted tentative map; and
- (4) The location of all drainage improvements and related easements; and
- (5) Off-street parking spaces consistent with Section 314-109.1 of the Humboldt County Code.

B. Notes to be placed on the Development Plan:

- (1) "The project site is not located within an area where known cultural resources have been located. However, as there exists the possibility that undiscovered cultural resources may be encountered during construction activities, the following mitigation measures are required under state and federal law:

- If archaeological resources are encountered during construction activities, the contractor or operator on-site shall cease all work in the immediate area within a 50-foot buffer of the discovery location. A qualified archaeologist as well as the appropriate Tribal Historic Preservation Officer(s) are to be contacted to evaluate the discovery and, in consultation with the applicant and lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided.
- The Native American Heritage Commission (NAHC) can provide information regarding the appropriate Tribal point(s) of contact for a specific area; the NAHC can be reached at (916)653-4082. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, shellfish or faunal remains, and human burials. If human remains are found, California Health and Safety Code 7050.5 requires that the County Coroner be contacted immediately at (707)445-7242. If the Coroner determines the remains to be Native American, the NAHC will then be contacted by the Coroner to determine appropriate treatment of the remains pursuant to PRC 5097.98. Violators shall be prosecuted in accordance with PRC Section 5097.99

The applicant and successors are ultimately responsible for ensuring compliance with this condition."

- (2) "The project is located in a designated non-attainment area for the state's health-based particulate matter (PM10) air quality standard. As such, additional emission from the project could exacerbate air quality problems, including non-attainment of ambient air quality standards. In order to address potential effects to air quality the District recommends:
- Prohibition of open fireplaces.
 - Heating should be provided using clean fuels (electricity or natural gas), when feasible.
 - If wood heating must be used, only US Environmental Protection Agency (EPA) certified heating appliances should be permitted in new construction."
- (3) "Hours of construction activity shall be limited to Monday through Friday from 7:00 am to 6:00 pm."
- (4) "Any vegetation removal shall be done outside of the nesting bird season (generally March 15 August 15). Alternatively, although discouraged due to the potential for project delays and associated costs, a qualified biologist shall survey for active bird nests no more than seven days prior to the start of any project-related activities with the potential to impact nesting birds. If an active nest is found, the permittee shall consult with CDFW regarding appropriate site-specific avoidance measures and buffer distances. If there is a lapse in project-related activities of seven days or more, the biologist should re-survey the area before work resumes."
- (5) "NOTICE OF AIRPORT IN VICINITY: This property is presently located in the vicinity of an airport, within what is known as an airport influence area and an overflight notification area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (e.g., noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you."
- (6) "Landscaping shall utilize native plants appropriate to coastal northern California. At minimum, the planting palette shall avoid invasive species listed in the California Invasive Plant Council Inventory."

- (7) "Notice is given pursuant to Government Code Section 66411.1 that the improvement requirements in Attachment 1C for the subdivision shall be completed to the satisfaction of the Department of Public Works."
- (8) "Please note that the information and requirements described and/or depicted on this Development Plan are current at the time of preparation but may be superseded or modified by changes to the laws and regulations governing development activities. Before commencing a development project, please contact the Planning Division to verify if any standards or requirements have changed."
15. The applicant shall cause to be recorded a "Notice of Development Plan and Geological Report" on forms provided by the Humboldt County Planning Division. Document review fees as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors will be required.
16. A map revision fee as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors as required by the County Assessor's Office shall be paid to the County Planning Division, 3015 H Street, Eureka. The check shall be made payable to the "Humboldt County Planning Division ". The fee is required to cover the Assessor's cost in updating the parcel boundaries.
17. Pursuant to County Code Section 324-2(c)(4), non-county-maintained roads shall be posted with a sign of at least 2 square feet in size containing substantially the following words in 2" high black letters on a yellow background: "Not a County Maintained Road" or "Not a County Maintained Street". The sign shall be approved by the Department of Public Works prior to installation.
18. Parkland dedication fees of \$7,386.00 shall be paid to the Humboldt County Planning and Building Department, 3015 "H" Street, Eureka. Alternately, a parkland dedication fee of \$2,462 may be paid for the two new single-family residences on Parcel 1 and Parcel 2, provided the applicant enters into a Conveyance and Agreement of development rights with the County of Humboldt for second or secondary dwelling units for Parcel 1, Parcel 2, Parcel 3 and Parcel 4. Release from the Conveyance and Agreement may be pursued upon payment of the \$1,231 parkland dedication fee balance per parcel. A copy of the Conveyance and Agreement form with pro-rata dedication payments amounts for each lot calculated will be provided by the Planning Department upon the election of this option by the applicant once the Parcel Map is

prepared and approved for recordation. These fees may be paid for by individual lot owners on a pro-rata basis at the time individual lot owners apply for a permit to construct a second or secondary dwelling unit. Should the applicant elect to enter into a Conveyance and Agreement, legal document review fees as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors will be required.

Parkland dedication in-lieu fees were calculated by the Assessor's Office to be \$160,000/acre. The dedication fee calculation per Section 313-110 of the Humboldt County Code is as follows: $(130 \times 2.578) / 43,560 \times \$160,000 = \$1,231 \times 6(\text{units}) = \$7,368$

19. Any vegetation removal shall occur outside of nesting season (generally March 15 – August 15) to avoid impacts to native resident and migratory birds. If that's not feasible, a qualified biologist shall survey for active bird nests no more than seven days prior to tree removal or significant trimming. If an active nest is found, the permittee should consult with CDFW regarding appropriate site-specific avoidance measures and buffer distances. If there is a lapse in project-related activities of seven days or more, the biologist should re-survey the area before work resumes. If newly discovered special-status species are observed, consultation with CDFW should be conducted and the results of that consultation shall be amended into the project before any development operations occur.
20. Future landscaping shall prioritize using native plants appropriate to coastal northern California, which provide aesthetic and habitat values while requiring minimal watering and maintenance. Invasive species spread into adjacent natural areas and compete with native plants. Use of invasive plant species in landscaping is highly discouraged, if listed in the Cal-IPC Inventory of problematic species.

Informational Notes:

1. To minimize costs the applicant is encouraged to bring in written evidence* of compliance with all of the items listed as conditions of approval in this Exhibit that are administered by the Planning Division. The applicant should submit the listed item(s) for review as a package as early as possible before the desired date for final map checking and recordation. Post application assistance by the Assigned Planner, with prior appointment, will be subject to a Special Services Fee for planning services billed at the County's current burdened hourly rate. Copies of all required forms and written instructions are included in the final approval packet.
 - Each item evidencing compliance except legal documents to be recorded should note in the upper right-hand corner:

Assessor's Parcel No. _____, Condition _____.
(Specify) (Specify)

2. If archaeological resources are encountered during construction activities, the contractor or operator on-site shall cease all work in the immediate area within a 50-foot buffer of the discovery location. A qualified archaeologist as well as the appropriate Tribal Historic Preservation Officer(s) are to be contacted to evaluate the discovery and, in consultation with the applicant and lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided.

The Native American Heritage Commission (NAHC) can provide information regarding the appropriate Tribal point(s) of contact for a specific area; the NAHC can be reached at (916)653-4082. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, shellfish or faunal remains, and human burials. If human remains are found, California Health and Safety Code 7050.5 requires that the County Coroner be contacted immediately at (707)445-7242. If the Coroner determines the remains to be Native American, the NAHC will then be contacted by the Coroner to determine appropriate treatment of the remains pursuant to PRC 5097.98. Violators shall be prosecuted in accordance with PRC Section 5097.99

The applicant and successors are ultimately responsible for ensuring compliance with this condition.

3. Under state planning and zoning law (CGC §66000 *et seq.*), a development project applicant who believes that a fee or other exaction imposed as a condition of project approval is excessive or inappropriately assessed may, within 90 days of the applicable date of the project's approval, file a written statement with the local agency stating the factual basis of their payment dispute. The applicant may then, within 180 days of the effective date of the fee's imposition, file an action against the local agency to set aside or adjust the challenged fee or exaction.
4. Site preparation and grading work for subdivision improvements will require a Grading Plan from the Land Use Division of Public Works. Please contact the Land Use Division at 445-7205 for more information concerning permit requirements and processing.
5. Approval of the tentative map shall expire and become null and void at the expiration of two (2) years after all appeal periods have lapsed (see Effective Date). This approval may be extended in accordance with the Humboldt County Code.

ATTACHMENT 1B
CONDITIONS OF APPROVAL FOR PARCEL 1
PLN-2026-19467

APPROVAL OF THE SECOND UNIT IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS WHICH MUST BE SATISFIED BEFORE ISSUANCE OF A FINAL BUILDING PERMIT:

CONDITIONS OF APPROVAL:

1. All development shall conform to the project description and approved Tentative Map dated March 26, 2026.
2. All required grading, building, plumbing, electrical and mechanical permits and/or Agricultural Exemption are obtained if required.
3. Parkland dedication fees of \$1,231.00 shall be paid to the Humboldt County Planning and Building Department, 3015 "H" Street, Eureka. Upon payment of \$1,231.00, release from the recorded Conveyance and Agreement may be pursued and individual lot owners may apply for a building permit to construct a second or secondary dwelling unit.

Parkland dedication in-lieu fees were calculated by the Assessor's Office to be \$160,000/acre. The dedication fee calculation per Section 313-110 of the Humboldt County Code is as follows: $(130 \times 2.578) / 43,560 \times \$160,000 \times 1 \text{ (unit)} = \$1,231$.

4. All outdoor lighting shall be directed within the property bounds.
5. Hours of construction activity shall be limited to Monday through Friday from 7:00 am to 6:00 pm.
6. Any vegetation removal shall be done outside of the nesting bird season (generally March 15 August 15). Alternatively, although discouraged due to the potential for project delays and associated costs, a qualified biologist shall survey for active bird nests no more than seven days prior to the start of any project-related activities with the potential to impact nesting birds. If an active nest is found, the permittee shall consult with CDFW regarding appropriate site-specific avoidance measures and buffer distances. If there is a lapse in project-related activities of seven days or more, the biologist should re-survey the area before work resumes.

Informational Notes:

1. If archaeological resources are encountered during construction activities, the contractor or operator on-site shall cease all work in the immediate area within a 50-foot buffer of the discovery location. A qualified archaeologist as well as the appropriate Tribal Historic Preservation Officer(s) are to be contacted to evaluate the discovery and, in consultation with the applicant and lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided.

The Native American Heritage Commission (NAHC) can provide information regarding the appropriate Tribal point(s) of contact for a specific area; the NAHC can be reached at (916)653-4082. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, shellfish or faunal remains, and human burials. If human remains are found, California Health and Safety Code 7050.5 requires that the County Coroner be contacted immediately at (707)445-7242. If the Coroner determines the remains to be Native American, the NAHC will then be contacted by the Coroner to determine appropriate treatment of the remains pursuant to PRC 5097.98. Violators shall be prosecuted in accordance with PRC Section 5097.99

The applicant and successors are ultimately responsible for ensuring compliance with this condition.

ATTACHMENT 1C
CONDITIONS OF APPROVAL FOR PARCEL 2
PLN-2026-19467

APPROVAL OF THE SECOND UNIT IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS WHICH MUST BE SATISFIED BEFORE ISSUANCE OF A FINAL BUILDING PERMIT:

CONDITIONS OF APPROVAL:

1. All development shall conform to the project description and approved Tentative Map dated March 26, 2026.
2. All required grading, building, plumbing, electrical and mechanical permits and/or Agricultural Exemption are obtained if required.
3. The Building Permit for the second residential unit shall not be issued until parkland dedication fees of \$1,231.00 are paid to the Humboldt County Planning and Building Department, 3015 "H" Street, Eureka. Upon payment of \$1,231.00, release from the recorded Conveyance and Agreement may be pursued and individual lot owners may apply for a building permit to construct a second or secondary dwelling unit.

Parkland dedication in-lieu fees were calculated by the Assessor's Office to be \$160,000/acre. The dedication fee calculation per Section 313-110 of the Humboldt County Code is as follows: $(130 \times 2.578) / 43,560 \times \$160,000 \times 1 \text{ (unit)} = \$1,231$.

4. All outdoor lighting shall be directed within the property bounds.
5. Hours of construction activity shall be limited to Monday through Friday from 7:00 am to 6:00 pm.
6. Any vegetation removal shall be done outside of the nesting bird season (generally March 15 August 15). Alternatively, although discouraged due to the potential for project delays and associated costs, a qualified biologist shall survey for active bird nests no more than seven days prior to the start of any project-related activities with the potential to impact nesting birds. If an active nest is found, the permittee shall consult with CDFW regarding appropriate site-specific avoidance measures and buffer distances. If there is a lapse in project-related activities of seven days or more, the biologist should re-survey the area before work resumes.

Informational Notes:

1. If archaeological resources are encountered during construction activities, the contractor or operator on-site shall cease all work in the immediate area within a 50-foot buffer of the discovery location. A qualified archaeologist as well as the appropriate Tribal Historic Preservation Officer(s) are to be contacted to evaluate the discovery and, in consultation with the applicant and lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided.

The Native American Heritage Commission (NAHC) can provide information regarding the appropriate Tribal point(s) of contact for a specific area; the NAHC can be reached at (916)653-4082. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, shellfish or faunal remains, and human burials. If human remains are found, California Health and Safety Code 7050.5 requires that the County Coroner be contacted immediately at (707)445-7242. If the Coroner determines the remains to be Native American, the NAHC will then be contacted by the Coroner to determine appropriate treatment of the remains pursuant to PRC 5097.98. Violators shall be prosecuted in accordance with PRC Section 5097.99

The applicant and successors are ultimately responsible for ensuring compliance with this condition.

ATTACHMENT 1D
CONDITIONS OF APPROVAL FOR PARCEL 4
PLN-2026-19467

APPROVAL OF THE SECOND UNIT IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS WHICH MUST BE SATISFIED BEFORE ISSUANCE OF A FINAL BUILDING PERMIT:

CONDITIONS OF APPROVAL:

1. All development shall conform to the project description and approved Tentative Map dated March 26, 2026.
2. All required grading, building, plumbing, electrical and mechanical permits and/or Agricultural Exemption are obtained if required.
3. Prior to issuance of the building permit for the second residential unit parkland dedication fees of \$1,231.00 shall be paid to the Humboldt County Planning and Building Department, 3015 "H" Street, Eureka. Upon payment of \$1,231.00, release from the recorded Conveyance and Agreement may be pursued and individual lot owners may apply for a building permit to construct a second or secondary dwelling unit.

Parkland dedication in-lieu fees were calculated by the Assessor's Office to be \$160,000/acre. The dedication fee calculation per Section 313-110 of the Humboldt County Code is as follows: $(130 \times 2.578) / 43,560 \times \$160,000 \times 1 \text{ (unit)} = \$1,231$.

4. All outdoor lighting shall be directed within the property bounds.
5. Hours of construction activity shall be limited to Monday through Friday from 7:00 am to 6:00 pm.
6. Any vegetation removal shall be done outside of the nesting bird season (generally March 15 August 15). Alternatively, although discouraged due to the potential for project delays and associated costs, a qualified biologist shall survey for active bird nests no more than seven days prior to the start of any project-related activities with the potential to impact nesting birds. If an active nest is found, the permittee shall consult with CDFW regarding appropriate site-specific avoidance measures and buffer distances. If there is a lapse in project-related activities of seven days or more, the biologist should re-survey the area before work resumes.

Informational Notes:

1. If archaeological resources are encountered during construction activities, the contractor or operator on-site shall cease all work in the immediate area within a 50-foot buffer of the discovery location. A qualified archaeologist as well as the appropriate Tribal Historic Preservation Officer(s) are to be contacted to evaluate the discovery and, in consultation with the applicant and lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided.

The Native American Heritage Commission (NAHC) can provide information regarding the appropriate Tribal point(s) of contact for a specific area; the NAHC can be reached at (916)653-4082. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, shellfish or faunal remains, and human burials. If human remains are found, California Health and Safety Code 7050.5 requires that the County Coroner be contacted immediately at (707)445-7242. If the Coroner determines the remains to be Native American, the NAHC will then be contacted by the Coroner to determine appropriate treatment of the remains pursuant to PRC 5097.98. Violators shall be prosecuted in accordance with PRC Section 5097.99

The applicant and successors are ultimately responsible for ensuring compliance with this condition.

SURVEY NOTES

- This map represents a proposed Minor Subdivision of APN 510-371-010 into four (4) parcels and a Coastal Development Permit for the construction of a primary residence, construction of two accessory dwelling units (ADUs), the conversion of an art studio into an ADU and the conversion of a garage into a primary residence. A Special Permit is requested for a Lot Size Modification. Proposed Parcel 1 will contain the detached garage to be converted to a primary residence and the detached art studio to be converted into an ADU. Proposed Parcel 2 currently has two existing sheds, which will be demolished to accommodate a two-story primary residence with an attached garage (2400 sq. ft.) and a single story ADU (720 sq. ft.). Proposed Parcel 3 is currently developed with an existing primary residence and no additional development is proposed. Proposed Parcel 4 is currently developed with an existing primary residence and a single story ADU (720 sq. ft.) is proposed.
- This map is based on a field survey performed by Points West Surveying Company in 2023 and 2024. Survey horizontal datum is NAD83. Grid based on CFS ties to NCS PDA (LV) 170. Multiply distances shown by 1.0001033 to obtain ground distances. Known grid bearings shown counter-clockwise 1°24'43" to obtain Geodetic (True) bearings. Elevations are based on MGS0 datum as determined from the top of fire hydrant at Bolier and Escalante being 71.09 feet. Contours shown hereon are 0.5 foot intervals due to the flat nature of the site.
- Utilities shown hereon are based on visible appurtenances and mapping provided by McKinleyville Community Services District. Utility stubs shown per MCS0 drawings and are of unknown accuracy. On-site routing of underground utilities is approximate based on ties to visible appurtenances and mapping provided by the client.
- There are two water services that currently serve the subject property. The northerly one of these will serve proposed Parcel 1 and the southerly will serve proposed Parcel 3. New services to proposed Parcels 2 and 4 will be required.
- The subject property lies within Zone X, defined as areas of minimal Flood hazard, per FIRM Community Panel 060231C-680 C dated June 21, 2017.
- The westerly portion of the property falls within the Alquist Prineas Fault Hazard Zone. Location of Zone is taken from Humboldt County GIS. A Fault Hazard Evaluation performed by SHW is being submitted with this Tentative Parcel Map.
- A Special Permit is requested and an exception request for Lot Size Modification has been submitted with this application. The Lot Size Modification will allow for the creation of three parcels with a net size less than 20,000 square feet.
- No grading over 50 cubic yards or removal of trees larger than 12" is proposed. There are no known wetlands, creeks or drainage courses on the subject property.

EASEMENT NOTES

- Easements of record are noted hereon per Preliminary Title Report by Humboldt Land Title Co., under Tab No. FHET-CT02100178, dated 12/1/2025. All easements noted in the title report are shown hereon.

LEGEND

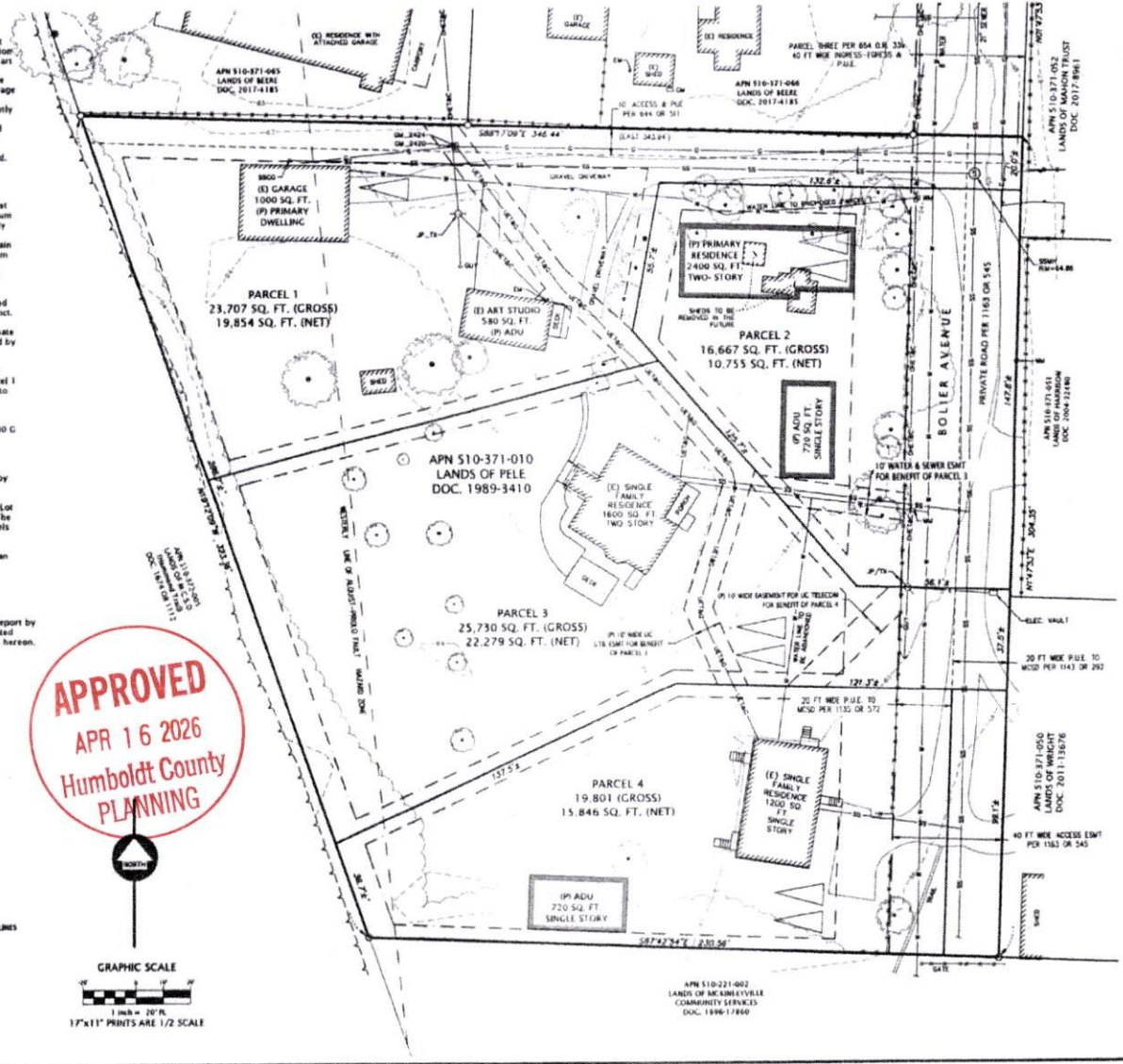
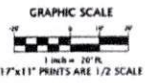
- BOUNDARY LINES OF APN 510-371-010
- PROPOSED LOT LINES
- ADJACENT BOUNDARY LINES
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING RIGHT OF WAY
- BUILDING SETBACK LINE
- GRAVEL ROADWAY / DRIVEWAY
- EDGE OF ASPHALT PAVEMENT
- FENCE LINE
- EDGE OF DENSE VEGETATION
- EXISTING GROUND CONTOURS
- TOP OF SLOPE
- GAS LINE
- SANITARY SEWER LINE
- WATER LINE
- OVERHEAD ELECTRIC, TELEPHONE AND CABLE LINES
- UNDERGROUND ELECTRIC LINE
- PARKING SPACE
- GAS METER
- JOINT UTILITY POLE
- FIRE HYDRANT
- WATER METER
- SANITARY SEWER MANHOLE
- FOUND BOUNDARY MONUMENT

APPROVED

APR 16 2026

Humboldt County

PLANNING



PROJECT DATA

Applicant/Owner: Celine Pele
 Mailing Address: 2424 Bolier Avenue
 McKinleyville, CA 95519
 707-267-8365
 Phone: 707-267-8365

Situs Address: 2424 Bolier Avenue
 McKinleyville, CA 95519

APN: 510-371-010
 AREA: 87,406 Sq. Ft. (2.01 Acres) gross
 General Plan: RE Residential Estates
 Principal Zoning: RS-20-44-C
 Building Setbacks: Front: 20'
 Side: 5'
 Rear: 10'
 Maximum Building Height: 35'

Agent: Jesse Buffington
 Points West Surveying
 5201 Carlson Park Dr, Ste 3
 Arcata, CA 95521
 (707) 840-9510
 Email: buffington@pointswestsurveying.com

SURVEYOR'S STATEMENT

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Professional Land Surveyor's Act at the request of Celine Pele in 2023.

SIGNED: *Jesse N. Buffington*
 DATED: Remed 3/28/2026

Jesse N. Buffington
 P.L.S. 9339

TENTATIVE MAP

for
Celine Pele
 NE 1/4 SECTION 36, T7N, R11W,
 HUMBOLDT MERIDIAN

IN THE UNINCORPORATED AREA OF MCKINLEYVILLE
 HUMBOLDT COUNTY, STATE OF CALIFORNIA
 MARCH 2023 SHEET 1 OF 1

SCALE: 1" = 20'

POINTS WEST SURVEYING CO.
 5201 Carlson Park Dr., Suite 3 Arcata, CA 95521
 707-840-9510 - Phone 707-840-9542 - Fax



EXHIBIT A

DEPARTMENT OF PUBLIC WORKS

COUNTY OF HUMBOLDT

MAILING ADDRESS: 1106 SECOND STREET, EUREKA, CA 95501-0579
AREA CODE 707

PUBLIC WORKS BUILDING
SECOND & L ST., EUREKA
FAX 445-7409

CLARK COMPLEX
HARRIS & H ST., EUREKA
FAX 445-7388

ON-LINE
WEB: CO.HUMBOLDT.CA.US

ADMINISTRATION 445-7491
BUSINESS 445-7652
ENGINEERING 445-7377
FACILITY MANAGEMENT 445-7493

NATURAL RESOURCES 445-7741
NATURAL RESOURCES PLANNING 267-9540
PARKS 445-7651
ROADS 445-7421

LAND USE 445-7205

LAND USE DIVISION INTEROFFICE MEMORANDUM

TO: Alice Vasterling, Associate Planner

FROM: Erin Cearley, Senior Engineering Technician^{EC}

RE: **SUBDIVISION REQUIREMENTS - IN THE MATTER OF THE PELE MINOR SUBDIVISION, APPLICATION # PLN-2026-19467 PMS, APN 510-371-010, FOR APPROVAL OF A TENTATIVE MAP, CONSISTING OF 1.5 ACRES INTO 3 PARCELS/LOTS**

01/27/2026

The following requirements and standards are applicable to this project and must be completed to the specifications and satisfaction of the Department of Public Works (Department) before the subdivision map may be filed with the County Recorder. If there has been a substantial change in the project since the last date shown above, an amended report must be obtained and used in lieu of this report. Prior to commencing the improvements indicated below, please contact the Subdivision Inspector at 445-7205 to schedule a pre-construction conference.

These recommendations are based on the tentative map prepared by Points West Surveying Co. dated March 2023 and dated as received by the Humboldt County Planning Division on January 08, 2026.

NOTE: All correspondence (letters, memos, faxes, construction drawings, reports, studies, etc.) with this Department must include the Assessor Parcel Number (APN) shown above.

READ THE ENTIRE REPORT BEFORE COMMENCING WORK ON THE PROJECT

1.0 MAPPING

1.1 EXPIRATION OF TENTATIVE MAP

Applicant is advised to contact the Planning & Building Department to determine the expiration date of the tentative map and what time extension(s), if any, are applicable to the project. Applicant is responsible for the timely filing of time extension requests to the Planning & Building Department.

Applicant is responsible for completing all of the subdivision requirements prior to expiration of the tentative map. Applicant is advised to promptly address all of the subdivision requirements in order to avoid the tentative map expiring prior to completion of the subdivision requirements. Applicants are encouraged to contact a land development professional for advice on developing a realistic schedule for the processing of the project.

1.2 MAP TYPE

Applicant must cause to be filed a subdivision map showing monumentation of all property corners to the satisfaction of this Department in compliance with County Code §326-31. Subdivision map checking fees shall be paid in full at the time the subdivision map is submitted for checking. County Recorder fees shall be paid prior to submittal of the map to the County Recorder for filing. The subdivision map must be prepared by a Land Surveyor licensed by the State of California -or- by a Civil Engineer registered by the State of California who is authorized to practice land surveying.

All Department charges associated with this project must be paid in full prior to the subdivision map being submitted to the County Recorder for filing.

Applicant shall submit to this Department an electronic copy of the subdivision map, in pdf format, as filed by the County Recorder. [Reference: Government Code §66466(f)]

Prior to submitting the subdivision map to the County Surveyor for map check, applicant shall submit the subdivision map to the utility providers to provide input on necessary public utility easements. Copies of the responses from the utility providers shall be included with the first submittal of the subdivision map to the County Surveyor.

1.3 DEPOSIT

Applicant shall be required to place a security deposit with this Department for inspection and administration fees as per County Code §326-13 prior to review of the improvement plans, review of the subdivision map, or the construction of improvements, whichever occurs first.

1.4 PROOF OF LEGAL ACCESS

Access shall be noted on the Parcel Map pursuant to County Code §324-3.

1.5 EASEMENTS

All easements that encumber or are appurtenant to the subdivision shall be shown graphically on the subdivision map. Those easements that do not have a metes and bounds description shall be noted on the subdivision map and shown as to their approximate location.

1.6 FURTHER SUBDIVISION

At least some of the parcels may be further divided; therefore, the applicant shall conform to Humboldt County Code §323-6(a)(5), Statements to Accompany a Tentative Subdivision Map.

1.7 PRIVATE ROADS

Pursuant to County Code §324-2(c)(3), the subdivision map shall show the lanes clearly labeled "Non-County Maintained Lane" or "Non-County Maintained Road". Pursuant to County Code §324-2(c)(5), the following note shall appear on the map or instrument of waiver, which shall read substantially as follows:

"If the private lane or lanes shown on this plan of subdivision, or any part thereof, are to be accepted by the County for the benefit of the lot owners on such lane rather than the benefits of the County generally, such private lane or lanes or parts thereof shall first be improved at the sole cost of the affected lot owner or owners, so as to comply with the specification as contained in the then applicable subdivision regulations relating to public streets."
(use this paragraph private roads are within the distinctive border.)

1.8 DEDICATIONS

The following shall be dedicated on the subdivision map, or other document as approved by this Department:

(a) BOLIER AVENUE (NOT COUNTY MAINTAINED):

Planning Commission previously approved Beere Subdivision on 07/21/2022 which established a 40' right of way. This subdivision has been conditioned to match the decision of the Planning Commission.

Access: Applicant shall cause to be dedicated on the subdivision map a non-exclusive easement for ingress, egress, and public utilities for the benefit of the parcels within the subdivision in a manner approved by this Department. The easement shall be 40 feet in width.

PUE: Applicant shall cause to be dedicated to the County of Humboldt on the subdivision map a 10 foot wide public utility easement (PUE) adjacent to the right of way for the road or as otherwise approved by this Department. Additional PUEs shall be dedicated in a manner, width, and location approved by this Department.

The applicant shall cause to be dedicated to the County of Humboldt a PUE over the entire area of the access easement for the road.

Sidewalks: Applicant shall cause to be dedicated on the subdivision map to the County of Humboldt a 10 foot wide easement for public sidewalk purposes lying adjacent to the right of way of the County road. The applicant is only responsible to cause to be dedicated lands that are included within the boundary of the proposed subdivision. This easement may overlap a public utility easement.

(b) CLUSTER BOX UNIT (NBU) MAILBOXES

Prior to submittal of the subdivision map, provide a sign-off from the Post Office on the location of the neighborhood box unit. Applicant shall cause to be dedicated on the subdivision map additional sidewalk easements as necessary to accommodate the CBU.

Note: The Post Office may not require an CBU for this project.

1.9 LINES OF OCCUPATION

Applicant shall provide prospective buyers with notice of any fences that are not on the property lines.

2.0 IMPROVEMENTS

2.1 CONSTRUCTION PLANS

Pursuant to County Code §326-3, construction plans shall be submitted for any required road, drainage, landscaping, and pedestrian improvements. Construction plans must be prepared by a Civil Engineer registered by the State of California. Construction plans shall be on a sheet size of 22" x 34", unless approved otherwise by this Department. Construction of the improvements shall not commence until authorized by this Department. This Department will require the submittal of 1 full size (22" x 34") set and 1 reduced (11" x 17") set of the approved construction plans prior to start of work. (See County code §326-3)

The construction plans shall show the location of all proposed new utilities and any existing utilities within 10 feet of the improvements. The plans shall be signed as approved by the local fire response agency and public utility companies having any facilities within the subdivision prior to construction authorization by this Department.

Construction plans shall be tied into elevation datum approved by this Department. Projects located within McKinleyville Community Services District (MCSD) area shall be tied to MCSD elevation datum unless waived by this Department.

Unless otherwise waived by this Department, record drawing ("As-Built") plans shall be submitted for any road, drainage, landscaping, and pedestrian improvements that are constructed as part of this project. Record drawing plans must be prepared by a Civil Engineer registered by the State of California. Once approved by this Department, one (1) set of "wet stamped" record drawings on 22" x 34" mylar sheets shall be filed with this Department.

2.2 CONSTRUCTION PERIOD

Construction of improvements for this project will not be allowed to occur between October 15 and April 15 without permission of this Department.

2.3 ADA FACILITIES

All pedestrian facilities shall be ADA compliant. This includes, but is not limited to, providing curb ramps at intersections and sidewalks behind driveway aprons (or ADA compliant driveway aprons).

Fire hydrants, neighborhood box units for mail, utility poles (including down guys), streetlights, or other obstructions will not be allowed in sidewalks unless approved by this Department.

Applicant shall replace/retrofit to meet current standards any non-ADA compliant pedestrian improvements within the public right of way (or access easements that the subject property has a legal right to use) contiguous to the project.

2.4 TRAFFIC CONTROL DEVICES & SIGNS

Traffic control devices and signs may need to be placed as required and approved by this Department. All signs and striping on County maintained roads shall be installed by the County at the expense of the developer, unless otherwise approved by the Department.

- (a) Pursuant to County Code §324-2(c)(4), non-county maintained roads shall be posted with a sign of at least 2 square feet in size containing substantially the following words in 2"

high black letters on a yellow background: "Not a County Maintained Road" or "Not a County Maintained Street". The sign shall be approved by the Department prior to installation. (last paragraph for private roads)

- (b) Street name signs shall be provided at all road intersections.
- (c) Fire hydrants shall be identified with a retroreflective blue colored raised pavement marker.
- (d) Additional signing and striping may be required by the Department upon review of the improvement plans. This includes, but is not limited to, centerline striping, two way left turn lane striping, bicycle lane striping, edge lines, dead end road signs, no outlet signs, speed limit signs, warning signs, etc....

2.5 ACCESS ROADS

The access road(s) serving the subdivision shall be constructed to the satisfaction of this Department as follows:

- (a) **BOLIER AVENUE (OFFSITE)** shall be constructed having a typical section comprised of a two hundred foot (200') paved section twenty foot (20') wide paved from the end of the existing paved road near the Murray Road intersection.
- (b) **BOLIER AVENUE (ONSITE)**
<NONE>
- (c) The widening of Bolier Avenue may require the reconstruction of the existing road to provide a uniform centerline grade compatible with the proposed curb grade. This is necessary in order to provide an adequate cross slope to the proposed gutter. Engineering plans showing existing and proposed conditions for both the centerline grade and roadway cross sections will be necessary to ensure proper drainage. In addition, existing utilities may need to be adjusted and/or relocated at the expense of the applicant.

In addition, roadside ditches shall be constructed when required by this Department.

- (d) Nothing is intended to prevent the applicant from constructing the improvements to a greater standard.
- (e) Nothing is intended to prevent this Department from approving alternate typical sections, structural sections, drainage systems, and road geometrics based upon sound engineering principals as contained in, but not limited to, the Humboldt County Roadway Design Manual, Caltrans Highway Design Manual, Caltrans Local Programs Manual, Caltrans Traffic Manual, California Manual on Uniform Traffic Control Devices (MUTCD), and AASHTO's A Policy of Geometric Design of Highways and Streets (AKA "The Green Book"). Engineering must not be in conflict with Humboldt County Code or County adopted guidelines and policies.
- (f) The surface of the access road(s) shall conform to the Structural Section requirements within this document.

2.6 STRUCTURAL SECTION

The access road(s) shall be constructed to a structural section recommended in the soils report and as approved by this Department.

- (a) **For paved road surfaces**, the structural section shall include a minimum of 0.2 feet of Caltrans Type A 1/2" hot mix ("asphalt") over 0.67 foot of Caltrans Class 2 aggregate base. If required by this Department, the structural section of all roads shall be determined by Caltrans R-Value method using a Traffic Index (T.I.) approved by this Department. Based upon soil conditions, this Department may also require a geotextile fabric to be placed on top of the sub grade.
- (b) When widening hot mix ("asphalt") roads, the widened road shall be paved with hot mix. A sawcut is required to ensure a uniform joint between the existing and new pavements. The location of the sawcut shall be approved by this Department based upon the condition of the existing road surface.
- (c) Access roads and driveways may include decorative accent treatments such as, but not limited to, stamped concrete or decorative brick pavers. Decorative accent treatments must provide appropriate traction for pedestrians, bicycles, and vehicles. Decorative access treatments are not permitted within the public right of way, unless approved in writing by this Department.
- (d) **For unpaved road surfaces**, the structural section shall include a minimum, of 0.5 foot of Caltrans Class 2 aggregate base. Paved surfaces are required for grades in excess of 16%.

2.7 UNKNOWN IMPROVEMENTS

Other on-site and/or off-site improvements may be required which cannot be determined from the tentative map and/or preliminary improvement plans at this time. These improvements will be determined after more complete improvement plans and profiles have been submitted to the County for review.

2.8 UTILITIES

The proposed improvements may require the undergrounding or relocation of existing facilities at the expense of the applicant. Undergrounding of existing facilities, relocation of existing facilities, or construction of new facilities shall be completed prior to constructing the structural section for the roadway.

If any utilities are required to be installed as a condition of tentative map, the utility work shall be completed prior to constructing the structural section for the road. All laterals shall be extended onto each lot and marked in a manner that they will be easily located at the time of individual hookups. A letter of completion of all work from each involved utility company shall be submitted prior to constructing the roadway structural section. Any utilities that need to be relocated shall be done solely at the subdivider's expense.

Applicant shall remove any abandoned utilities (natural gas, electrical, cable tv, etc.) within the public right of way fronting the subdivision or within the subdivision as directed by this Department.

2.9 PERMITS

Pursuant to County Code §411-11 (a)&(b), an encroachment permit is required to be obtained prior to construction from this Department for all work within the right of way of a County maintained road.

2.10 CLUSTER BOX UNIT (CBU) MAILBOXES

When clustered mailboxes (neighborhood box units) are required by the Post Office, applicant shall obtain approval for the location of the mailbox unit from the Postmaster. The pad for the mailbox unit shall be constructed as part of the subdivision and shall be encompassed by a sidewalk easement or other easement, as approved by this Department. If the CBUs will not be installed by the Post Office, the subdivider shall install the CBUs as part of the subdivision.

Note: The Post Office may not require an NBU for this project. (Use this note when it is questionable whether or not an NBU will be required by the post office.)

2.11 GATES

Gates are not permitted on County right of way for public roads without authorization of the Board of Supervisors. Gates must not create a traffic hazard and must provide an appropriate turnaround in front of the gate. Existing gates shall be evaluated for conformance.

2.12 COMPLETION OF IMPROVEMENTS ON PARCEL MAP SUBDIVISION

When improvements are not constructed before the subdivision map is filed with the County Recorder, the following apply:

- (a) ***Deferment tied to Parcel Map filing:*** Pursuant to Government Code § 66411.1 (improvement timing), fulfillment of reasonable on-site and off-site construction requirements may be imposed prior to Parcel Map filing with the County Recorder if found necessary for (1) public health and safety, or (2) orderly development of the area. The following improvements are necessary for the public health and safety, or orderly development of the area and shall be completed: (1) within two (2) years after the filing date of the Parcel Map, or (2) prior to issuance of a building permit on any property subject to this notice, or (3) prior to any other grant of approval for any property subject to this notice, whichever occurs first:

Item 2.5

- (b) ***Deferment tied to issuance of building permit:*** The following improvements shall be completed: (1) prior to issuance of a building permit on any property subject to this notice, or (2) prior to any other grant of approval for any property subject to this notice, whichever occurs first:

Item 2.5

- (c) ***Notice of Deferment:*** When improvements are deferred, the Department shall cause to be recorded at the time of filing of the parcel map with the County Recorder a *Notice of*

Construction Requirements. In addition, the following note shall be placed on the development plan submitted to the Planning & Building Department:

"This subdivision was approved with requirements to construct improvements. At the time the parcel map was filed, the improvements were not completed. The subdivision improvements must be completed within the timelines specified in the *Notice of Construction Requirements*. Building permits or other development permits cannot be obtained until the required improvements are constructed to the satisfaction of the County. The improvements required in the *Notice of Construction Requirements* are shown on the improvement plans prepared by _____, dated _____, and are signed as approved by the County on _____. Contact the Land Use Division of the Department of Public Works for details."

2.13 PRELIMINARY DRAINAGE REPORTS

Any submitted reports have not been through a thorough engineering review. Detailed review and approval will be provided after the tentative map has been approved. This also applies to low impact development submittals.

2.14 DRAINAGE ISSUES

Applicant shall be responsible to correct any involved drainage problems associated with the subdivision to the satisfaction of this Department.

2.15 DRAINAGE REPORT

Applicant must submit a complete hydraulic report and drainage plan regarding the subdivision for review and approval by this Department. The report and plan must be prepared by a Civil Engineer registered by the State of California. This may require the construction of drainage facilities on-site and/or off-site in a manner and location approved by this Department.

2.16 STORM WATER QUALITY

Applicant shall include within the project site the implementation of Best Management Practices (BMPs) to prevent storm water pollution. BMPs include, but are not limited to, stenciling drainage inlets.

2.17 DETENTION FACILITIES

Pursuant to [McKinleyville Community Plan Policy 3310 (5)] and [Humboldt County General Plan Policy WR-P37], the applicant shall construct detention facilities in a manner and location approved by this Department. In general, storm flows from the 100-year (Q_{100}) storm shall be detained so as to release water from the site at a rate no greater than the predevelopment 2-year (Q_2) storm flows. Contact this Department regarding any questions.

If the site conditions do not allow for detention, then infiltration may be considered by the Department as an alternative.

2.18 DRAINAGE FEES

Applicant must conform to Humboldt County Code § 328.1-16 regarding McKinleyville Drainage Area Fees.

2.19 LOW IMPACT DEVELOPMENT (LID)

The subdivision is required to comply with County Code § 337-13. The applicant shall submit a Storm Water Information Sheet for review and approval by the County. The improvement plans must incorporate LID strategies for the entire subdivision, including roads, lots, and other areas.

At the time that the subdivision improvements are constructed, the LID elements related to an individual lot may be deferred until such time as the lot is developed. It is intended that any deferred LID strategies shown on the improvement plans for a lot are conceptual in nature and subject to adjustment/refinement at the time that the building permit is applied for. Any deferred LID improvements must be shown and identified on the Development Plan.

When there will be deferred LID improvements, a separate sheet in the improvement plans shall be provided for the LID concepts proposed for the individual lots. It is intended that this sheet will be attached to the development plan to facilitate issuance of a building permit at a later time.

Each lot in the subdivision is considered a regulated project.

3.0 GRADING

<NONE>

4.0 MAINTENANCE

<NONE>

5.0 DEVELOPMENT PLAN

<NONE>

6.0 LANDSCAPING

<NONE>

// END //



EXHIBIT A

DEPARTMENT OF PUBLIC WORKS
COUNTY OF HUMBOLDT
MAILING ADDRESS: 1106 SECOND STREET, EUREKA, CA 95501-0579
AREA CODE 707

ON-LINE
WEB: CO.HUMBOLDT.CA.US

PUBLIC WORKS BUILDING
SECOND & L ST., EUREKA
FAX 445-7409

ADMINISTRATION	445-7491	NATURAL RESOURCES	445-7741
BUSINESS	445-7652	NATURAL RESOURCES PLANNING	267-9540
ENGINEERING	445-7377	PARKS	445-7651
FACILITY MANAGEMENT	445-7493	ROADS	445-7421

CLARK COMPLEX
HARRIS & H ST., EUREKA
FAX 445-7388
LAND USE 445-7205

LAND USE DIVISION INTEROFFICE MEMORANDUM

TO: Alice Vasterling, Associate Planner

FROM: Erin Cearley, Senior Engineering Technician

DATE: 01/27/2026

RE: PELE APN 510-371-010 APPS# PLN-2026-19467

BOLIER AVENUE RIGHT OF WAY: The Planning Commission previously approved Beere Subdivision on 07/21/2022 which established a 40' right of way. This subdivision has been conditioned to match the decision of the Planning Commission. This is reflected in Public Works Item No. 1.8 (a)

SUBSTANDARD ROAD: The Department of Public Works does not support the subdivision of parcels which use County or private roads to access their parcels until the road is improved to the County's minimum standards. The subject property is located on Bolier Avenue, approximately 0.42 miles from Murray Road. Bolier Avenue is a gravel surfaced road in an area with properties that are less than 1 acre in size. Public Works requires that roads fronting parcels less than 1 acre in size be paved to mitigate for dust. The project includes the off-site improvement requirement of paving Bolier Avenue from Murray Road to the subject property.

BOLIER AVENUE ONSITE AND OFFSITE IMPROVEMENTS: For the Beere subdivision, Public Works conditioned the project to construct off-site paving from Murray Road to the Beere property to mitigate impacts from dust due to the density and location of the existing houses along Bolier Avenue. For the Beere subdivision, the Planning Commission determined that the off-site paving was excessive and eliminated that requirement. The Planning Commission recognized the need for the frontage of Beere to be paved, but determined that it makes more sense to add paving on to the end of the current paving of Bolier Avenue rather than make a small island of paving. This also helps on mitigating dust impact at the start of the road where the highest ADT is at. The Planning Commission essentially established a "plan" where as development occurs long the road, the development will tack on more paving until the road is completely paved. The challenge with such systems is a property which now finds itself with a paved road in front of it (paid for at the expense of others) will argue that they front a paved road and shouldn't have to add paving on to the end of the road. Since the Planning Commission approved the Beere project with this plan, Public Works has conditioned this project to further carry out the Planning Commission's plan. improvement paving The Planning Commission

previously approved Beere Subdivision on 07/21/2022 which removed onsite frontage improvements. This subdivision has been conditioned to match the decision of the Planning Commission. See Public Works Item No.'s 2.5 (a) and 2.5 (b).

If the Planning Commission "plan" is not working for the community, then the Planning Commission could revisit the Public Works conditions of approval proposed for the Beere Subdivision for this project, which would be:

2.5(a) BOLIER AVENUE (OFFSITE) shall be constructed having a typical section comprised of a twenty foot wide paved road from the intersection of Murray Road to the north property line.

2.5(b) BOLIER AVENUE (ONSITE) fronting the subject parcel shall be constructed having a typical section comprised of two paved 10 foot wide driving lanes. Along the west side of the road, the road shall include an 8 foot wide paved parking lane with Caltrans Type A2-6 portland cement concrete (PCC) curb and gutter, a 5 foot wide landscape strip (4.5 foot useable), and a 5 foot wide pedestrian sidewalk.

PRELIMINARY SUBDIVISION REPORT: A *preliminary report* was submitted in lieu of a *preliminary subdivision report* as specified in County Code § 323-6(c).

PARCEL MAP IMPROVEMENT NOTE: Offsite improvements must be constructed per the Department's subdivision requirements. Pursuant to Government Code § 66411.1 (b), the Department recommends that the offsite improvements be completed within twenty-four (24) months from the date that the subdivision map is filed with the County Recorder; or prior to issuance of a development permit (or building permit) for Parcel 2 or Parcel 3, whichever occurs first. This is based upon the need for orderly development of the surrounding area.

//END//