

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

Resolution Number 26-

**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)(I) 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 _____ and seconded by Commissioner _____ and the following vote.

AYES: Commissioners:

NOES: Commissioners:

ABSTAIN: Commissioners:

ABSENT: Commissioners:

DECISION:

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