



# COUNTY OF HUMBOLDT

For the meeting of: 7/16/2026

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File #: 26-717

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**To:** Planning Commission

**From:** Planning and Building Department

**Agenda Section:** Consent

**SUBJECT:**

Siena Nelson Parcel Map Subdivision  
Record No.: PLN-2025-19465  
APN: 313-081-028  
Blue Lake area

A Parcel Map Subdivision of an approximately 2.51-acre parcel into two parcels of 1.51 acres and 1 acre respectively. The subject parcel is currently developed with a single-family residence, garage and other accessory structures that will all remain on proposed Parcel "A". Parcel "B" will be vacant and suitable for residential development. Both parcels are served by a groundwater well and on-site wastewater disposal systems.

**RECOMMENDATION(S):**

That the Planning Commission:

1. Adopt the resolution, (Attachment 1) which does the following:
  - a. Finds the project is consistent with the development density and policies established by an existing community plan and General Plan for which an EIR was certified, and that no additional environmental review is required per section 15183 of the State CEQA Guidelines; and
  - b. Makes all required findings for approval of the Parcel Map Subdivision; and
  - c. Approves the Siena Nelson Parcel Map Subdivision as recommended by staff subject to the conditions of approval (Attachment 1A).

**DISCUSSION:**

**Project Location:** The project in the Blue Lake area, on the west side of Hatchery Road, approximately 300 feet south of the intersection of Hatchery Road and West End Road, on the property known as

1288 Hatchery Road.

**Present General Plan Land Use Designation:** Residential Estates (RE). Blue Lake Community Plan (BCP). Density: 1 to 5 acres per unit. Slope Stability: Low Instability.

**Present Zoning:** Unclassified (U).

**State Appeal:** The project NOT is not located within the Coastal Zone.

**Major Issues:** None.

**Monitoring Required:** None.

**Executive Summary:** A Parcel Map Subdivision of an approximately 2.51-acre parcel into two parcels of 1.51 acres and 1 acre respectively. The subject parcel is currently developed with a single-family residence, garage and other accessory structures that will all remain on proposed Parcel "A". Parcel "B" will be vacant and suitable for residential development.

**Biological Resources:** A Biological Resources Assessment Report was provided (**Attachment 3A**). The Biologist made nine recommendations (Table 5, Page 56) ranging from pre-disturbance survey, containment, training, and restoration. The Report was reviewed by CDFW and emphasized pre-construction surveys. All recommendations from the Report are incorporated into the conditions of approval through the requirement to be placed on a development plan to be filed with the planning and Building Department.

**Site Suitability:** A Registered Professional Engineer prepared an Onsite Wastewater Treatment System (OWTS) report. The OWTS report concludes that there are suitable primary and reserve leach field areas for a future system (**Attachment 3B**). A Registered Professional Engineer also prepared a Well Production Report. The well report concluded there is sustainable capacity to meet the minimum water supply requirements per dwelling unit for the two parcels associated with the subdivision (**Attachment 3C**).

**Public Trust Analysis:** The Mad River is approximately 920 feet east from the existing well. A dry weather pump test provided indicates that the groundwater well has a production capacity of approximately three gallons per minute (GPM) which is adequate to serve existing and proposed residences. The distance from the river indicates no hydrologic connection between the well and surface waters therefore there will be no impact on Public Trust Resources. Even if there is a hydrologic connection, the three GPM capacity would have a de minimis effect on the flows of the river especially since the well has been in use for over 50 years.

**Hazards:** The project site is not located within the Alquist-Priolo Special Studies Zone. The site is mapped within a moderate fire hazard severity area. The project parent parcel is also mapped as

within the 100-year and 500-year flood plain. The developed portion of the site, Parcel "A", is within the 100-year flood zone. Most of the vacant parcel, proposed Parcel "B" is within the 500-year flood zone. Location of the resultant parcels within flood zones does not preclude prohibit development but, depending on specific building proposals, may be subject to certain regulations and standards such as flood certificates and elevation of structures. The project parcel is also located within the mapped Dam Failure Inundation Area, along the western most edge, west of the Mad River. No General Plan, Safety Element policies prohibit development within this area.

**Access:** The property has frontage along the west side of Hatchery Road which is a publicly maintained road. Access to Parcel "A" will be from the existing driveway whereas the tentative map depicts a new driveway for Parcel "B."

Subdivision improvement requirements are described in a memo (**Attachment 1B**) from the Land Use Division of Public Works including the dedication of easements for public road purposes and standards for driveway encroachment.

**Drainage:** The Draft Public Works Conditions of Approval require that a complete hydraulic report and drainage plan for the subdivision be prepared by a Civil Engineer. The property is not located within an area covered by the Municipal Separate Storm Sewer System (MS4) program, Low Impact Development (LID) requirements regarding stormwater discharge or detention.

**Agency Input:** The Planning Department has circulated requests for input relative to the request for approval of the tentative map and has received responses recommending approval or conditional approval from the Department of Public Works, Division of Environmental Health, California Department of Fish and Wildlife, PGE, and the Bear River Band of Rohnerville Rancheria THPO.

**Environmental Review:** The project is consistent with the development density established by the General Plan. A determination that no further environmental review *is required* can be made pursuant to section 15183 of the State CEQA Guidelines. Further environmental review is not needed as the project is consistent with the development density established under the 1995 Eureka Community Plan and the 2017 Humboldt County General Plan for which EIR's were certified. Section 15083 of the CEQA Guidelines discourages lead agencies from performing additional environmental review where an earlier EIR was prepared, unless there are environmental effects peculiar to the project or the parcel on which it is located, or in situations where the earlier EIR(s) did not include analysis of significant effects or where previously identified significant effects could become more severe. None of these circumstances are applicable.

#### OTHER AGENCY INVOLVEMENT:

The project was referred to responsible agencies and all responding agencies have either responded with no comment or recommended approval or conditional approval. (Attachment 3)

**RECOMMENDATIONS:**

Based on a review of information provided by the applicant, Planning Division reference sources and comments from all involved referral agencies, Planning staff concludes that the applicant has submitted evidence in support of making all the required findings for approval of the Parcel Map Subdivision. Staff recommends that the Planning Commission approved the project and find that no additional environmental review is required per section 15183 the State CEQA Guidelines.

**ALTERNATIVES TO STAFF RECOMMENDATIONS:**

The Planning Commission could elect not to approve the proposed subdivision. This alternative should be implemented if the Commission is unable to make all the required findings per HCC Sections 326-21 or 326-31. Planning staff has found that the required findings can be made. Consequently, planning staff does not recommend further consideration of this alternative.

**ATTACHMENTS:**

1. Draft Resolution
  - A. Draft Conditions of Approval
  - B. Public Works Recommended Conditions of Approval
  - C. Tentative Map
2. Location Map
3. Applicant's Evidence in Support of the Required Findings
  - A. Biological Assessment
  - B. OWTS Report
  - C. Well Production Report
4. Referral Agency Comments and Recommendations
  - A. CDFW
  - B. PGE

**Applicant**

Siena Nelson  
1288 Hatchery Road  
Arcata CA 95521

**Owner**

Same as applicant

**Agent**

None

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