

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

Resolution Number: 26-

Record Number: PLN-2025-19465

Assessor's Parcel Number: 313-081-028

Resolution by the Planning Commission of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approving the Siena Nelson Parcel Map Subdivision.

WHEREAS, the owner submitted an application and evidence in support of approving the Minor Subdivision; and

WHEREAS, the Planning and Building Department 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 lead agency pursuant to Section 202 of Resolution No. 77-29 of the Humboldt County Board of Supervisors, has determined that impacts of the project were analyzed and addressed during preparation of Environmental Impact Reports (EIR) for the 2017 Humboldt County General Plan (SCH#2007012089), in keeping with the criteria outlined within section 15183 of the Guidelines; and

WHEREAS, Attachment 3 in the Planning Division staff report includes evidence in support of making all of the required findings for approving the proposed Parcel Map Subdivision; and

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

Now, THEREFORE BE IT RESOLVED, that the Planning Commission makes all the following findings:

- 1. FINDING:** **Project Description:** 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.

EVIDENCE: a) PLN-2025-19465

- 2. FINDING:** **CEQA.** The project complies with the requirements of the California

Environmental Quality Act. The Humboldt County Planning Commission has considered the project and finds the proposed subdivision is exempt from the provisions of CEQA per Section 15183 (Projects Consistent with a Community Plan or Zoning) of Article 12 (Special Situations) of the CEQA Guidelines.

- EVIDENCE:**
- a) Section 15183 of the CEQA Guidelines notes CEQA's mandate that projects be exempt from additional environmental review when consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified. Section 15183 notes that subsequent environmental review is only necessary where the Lead Agency determines any of the following applies:

Project-specific environmental effects are/were:

- Peculiar to the project or parcel on which it is located
- Significant and were not analyzed as such in a prior EIR
- Off-site and/or cumulative and were not discussed in the prior EIR
- 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.

There are no environmental effects that are peculiar to the project or the parcel on which the project is located. The parcel being divided is already host to residential development, 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.

Potential Impacts such as those common to the project were analyzed and addressed during preparation of the Programmatic Environmental Impact Report (SCH #2007012089) certified during adoption of the 2017 General Plan.

There are no potentially significant environmental effects which were not analyzed in the above referenced EIR's. The proposed subdivision would enable future build-out to the currently planned density for the area, which was confirmed during adoption of the 2017 General Plan. The project is also consistent with the applicable policies and standards of the General Plan, which are further discussed below.

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 recently adopted General Plan.

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.

- b) 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.
- c) 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 two parcels where one currently exists. The parcel being divided currently hosts one single-family residence. The new vacant parcel being created is suitable for residential development as it has access, and water and sewer are available.
- d) To date no cultural resources have been documented on the project site or its vicinity. The standard Inadvertent Archaeological Discovery Protocol condition has been placed on the project, as requested by Tribal agencies. Project referrals were sent to both the Northwest Information Center and the Tribal Historic Preservation Officers (THPO's) for the Wiyot Tribe and Bear River Band of the Rohnerville Rancheria. No objections to the proposal were received and the Bear River THPO's supported approval of the project subject to compliance with standard protocols for handling inadvertent discovery of cultural resources encountered during future ground disturbance.
- e) A Biological Assessment was provided that supports the project if recommendations are followed regarding pre-disturbance surveys and restorations. The recommendations from the Biologist are incorporated in the Conditions of Approval.
- f) 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 complies with county airport approach height regulations.

- g) According to the Humboldt County Fire Hazard Severity map, the parcel is in the moderate fire hazard severity areas. The site is within the Blue Lake Fire Protection District. Future development of the site will require compliance with the Uniform Fire Code and Uniform Building Code. 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.
- h) The project will not violate any water quality standards or waste discharge requirements or substantially degrade surface or groundwater quality or degrade groundwater supplies. Residential development located on the parcels being created already receives water from a well and has suitable leech field location. Water and wastewater capacity have been evaluated by a licensed Engineer.
- i) A Drainage Report and access road improvement plans are required to be prepared by a Civil Engineer registered with the State of California and will be submitted for review and approval prior to commencement of the project. This is noted in the Department of Public Works conditions of approval.
- j) The project will not conflict with any adopted program, ordinance, or policy addressing transportation systems within the County or result in inadequate emergency access. Department finds there is no evidence that the proposed subdivision and future residential 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, will not result in vehicle miles traveled beyond that anticipated, and has adequate on-site circulation and parking capacity.

The project is consistent with the development density of one to five acres per unit for the Residential Estates (RE) land use designation established during adoption of the 2017 General Plan update. The development of one additional parcel is consistent with mitigations for induced population growth as described in Impact 3.1.3.4. of the 2017 Environmental Impact Report (EIR) to reasonably obtain the projected goals of the Regional Housing Needs Allocation (RHNA) using alternative subdivision standards and the facilitation of opportunities for accessory dwelling units.

The growth impacts of this project are not anticipated to create peculiar, specific, or more severe impacts effects which the GPU EIR failed to analyze as significant effects or failed to evaluate.

- k) Further environmental review is not required as the project is consistent with the development density established under the 2017 Humboldt County General Plan for which EIR's were certified. There are not policies associated with the Blue Lake Community Planning Area. The EIR for the General Plan was certified during adoption of the plan in 2017.

FINDINGS FOR SUBDIVISION

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

- EVIDENCE:**
- a) The project will result in a total of two parcels. Parcel A will be 1.51 acres and Parcel B will be one acre. Both parcels comply with minimum parcel size of the zone (6,000 square feet for U-Unclassified) and will be suitable for single-family residential development. The parcels have negligible slope, are served by a groundwater well and proposed onsite wastewater disposal systems that has been reviewed and found to be adequate for their intended purposes by the Division of Environmental Health

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

- EVIDENCE:**
- a) The parcel takes access from Hatchery Road which is county-maintained. The Public Works conditions of approval include standards for encroachment and access.

- 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 Public Works conditions of approval is required. Section 3.0 of the conditions describe applicant's responsibility to correct any drainage problems associated with subdivision to the satisfaction of Public Works and requires that a hydraulic report and drainage plan for the subdivision be provided to for review and approval.

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

standards.

- EVIDENCE:** a) A licensed engineer has determined that the on-site well has sufficient production to serve the two proposed parcels and that there is adequate area for an onsite wastewater system for Parcel B which will be vacant and developable. The Division of Environmental Health has reviewed the information and found it adequate to meet required standards.

- 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) The size and configuration of the proposed parcels complies with width, depth, and minimum lot size requirements of the U-Unclassified zone.

FINDINGS FOR STRUCTURAL FIRE PROTECTION (Govt. Code Sec. 66474.02)

- 8. FINDING:** Where approving subdivision of land (not for open space purposes) within a State Responsibility Area (SRA) or Very High Fire Hazard Severity Zone, the project must be consistent with state or local Fire Safe Regulations and be located within an area where structural fire protection and suppression services will be available from a qualified entity (County, City, Special District, or other political subdivision or entity) that is monitored and funded by a County or other public entity, and organized solely to provide fire protection services, or through contract with the Department of Forestry and Fire Protection pursuant to Section 4133, 4142, or 4144 of the Public Resources Code.

- EVIDENCE:** a) The property is in a State Responsibility Area for Fire Protection and is located in an area of Moderate Fire Hazard Severity and is within the boundaries of the Blue Lake Fire Protection District, which will provide structural fire protection. The project was referred to the district for review which did not provide comments.

FINDINGS FOR BLUE LAKE COMMUNITY PLAN

- 9. FINDING:** The proposal complies with the community plan.

- EVIDENCE:** a) There are no specific development policies for the Blue Lake Community Planning Area.

FINDINGS APPLICABLE TO ALL PERMITS

10. FINDING: The proposal is consistent with the general plan.

- EVIDENCE:** a) The proposed development is consistent with the Residential Estates Density (RE) land use designation. The project maintains existing residential development. The RE designation (Chapter 4.8, Land Use Designations) is used for lands adjacent to urban areas or rural communities with limited public services but suitable for single-family residential use. It is also intended as a transition from urban development to rural lands. Single family units on individual lots are the dominant use, but the development of an Accessory Dwelling Unit or Guest House is also allowed. The Density Range is 1-5 acres per unit. The proposed subdivision will increase the number of parcels that allow single-family residences and accessory dwelling units in the area. Therefore, the project is in conformance with the County General Plan (Chapter 4, Land Use Element).

11. FINDING: The proposed development is consistent with the purposes of the existing Unclassified (U) zone in which the site is located.

- EVIDENCE:** a) The proposed lot sizes are consistent with the required minimum lot size of 6,000 square feet as well as the minimum width and depth requirements for the zone.

12. FINDING: The proposed subdivision will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

- EVIDENCE:** a) The proposed subdivision will divide a 2.51-acre parcel into two parcels. 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. The proposed parcel sizes and resulting density is consistent with that planned for the area.

13. FINDING: The proposed subdivision with possible future 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 land use designation (RE) and zoning (U) allow residential development. The project will positively impact compliance with the Housing Element by creating a developable parcel.

14. FINDING: Use of the groundwater well will not impact public trust resources.

EVIDENCE: a) The distance to public trust resources and the well productivity analysis by an Engineer indicate there will be no impact to public trust resources.

DECISION

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

- Approve the Parcel Map Subdivision for Siena Nelson subject to the conditions of approval attached hereto as Attachment 1A; and

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

The motion was made by COMMISSIONER _____ and second by
COMMISSIONER _____ and the following vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: 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