

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA

Certified copy of portion of proceedings, Meeting of November 4, 2025

RESOLUTION NO. 25-171

RESOLUTION BY THE BOARD OF SUPERVISORS OF THE COUNTY OF HUMBOLDT MAKING FINDINGS IN SUPPORT OF ADOPTING THE AMENDMENTS TO THE COASTAL DENSITY BONUS ORDINANCE

WHEREAS, California Government Code Section 65850, et seq. authorizes counties to regulate land use and to adopt and amend general plans and zoning and building ordinances for such purposes and sets forth procedures governing the adoption and amendment of such ordinances; and

WHEREAS, Humboldt County initiated the zoning ordinance changes herein to implement its General Plan Housing Element, which through H-IM37 directs the County to amend the Zoning Regulations such that they are consistent with Government Code Section 65915 et seq., which provides required standards for permitting density bonuses; and

WHEREAS, on September 18, 2025, the Humboldt County Planning Commission recommended the Board of Supervisors adopt the proposed draft Amendments to the Coastal Density Bonus Ordinance; and

WHEREAS, on October 21, 2025, the Planning Division caused to be published in the Eureka Times-Standard, a newspaper of general circulation in Humboldt County, a Notice of Public Hearing with the Board of Supervisors on the proposed amendments regarding the Density Bonus Regulations; and

WHEREAS, the Board of Supervisors held a public hearing on the Coastal Density Bonus Ordinance on November 4, 2025.

NOW, THEREFORE BE IT RESOLVED, that the Board of Supervisors makes all the following findings:

1. FINDING:

Record Description: Amendments to the Coastal Zoning Regulations to amend Sections 313-111 to update the Density Bonus Regulations such that they match the current State requirements as established within California Government Code Section 65915 and 65915.5. Additional changes are made to amend the definitions in Sections 313-136 through 313-157 in order to maintain consistency both externally with Government Code and internally between the Coastal and Inland regulations.

EVIDENCE: a) Record File: PLN-2023-18343

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FINDINGS FOR CALIFORNIA ENVIRONMENTAL QUALITY ACT

2. FINDING: The proposed amendments to the Zoning Ordinance are exempt from environmental review under State CEQA Guidelines section 15265, Adoption of Coastal Plans and Programs, and the common-sense exemption (Section 15061(b)(3) of the State CEQA Guidelines), where it can be seen with certainty that a project will not have an adverse effect on the environment.

EVIDENCE: a) The ordinance is exempt from environmental review under §15265, because the ordinance is an amendment to the local coastal program and will follow the process for adoption in the California Coastal Act. Further, the ordinance is exempt pursuant to section 15061(b)(3), activities that can be seen with certainty to have no possibility for causing a significant effect on the environment. The proposed amendment only implements existing State Law which the County is already beholden to, so approval of the amendment does not have the potential to cause a significant effect on the environment.

b) The ordinance amendments will not change the density requirements within the local coastal plans and allow density bonuses only in zones that are already designated for housing developments. Density bonuses and incentives are required to meet all other existing provisions within the Humboldt County Code protecting local resources and would therefore have no possibility of causing a significant effect on the environment.

PUBLIC INTEREST

3. FINDING: The amendments are in the public interest. Updating the Coastal Density Bonus Ordinance to match the terms of California Government Code is consistent with the purpose of the Adopted Ordinance.

EVIDENCE: a) The intent of the ordinance is to encourage higher housing density and add lower cost housing, which should increase available housing and is therefore in the public interest.

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CONSISTENCY WITH THE COASTAL ACT

4. FINDING: The proposed Coastal Density Bonus Ordinance Amendment will not adversely affect Coastal Access, Recreation, Marine, Land Resources, cause new development that may affect scenic resources, public works facilities, safety, and priority of coastal dependent developments or interfere with or allow industrial development. Further, these amendments conform to Chapter 3 of the Coastal Act, and the proposed Zoning Regulations will be carried out in accordance with the Coastal Act.

EVIDENCE: a) The amendments to the Coastal Density Bonus Ordinance will not result in any development that is not already either mandated by Government Code or permissible by the present code. Additionally, the proposed amendments and Government Code are still explicitly subject to the Coastal Act for permitting purposes.

CONSISTENCY WITH STATE PLANNING LAW

5. FINDING: Humboldt County Code Section 312-50.3.4 requires that any proposed amendment must 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, unless specific findings are made. The proposed amendments do not limit the number of housing units which may be constructed on an annual basis.

EVIDENCE: a) The amendments do not reduce residential density for any parcel utilized by the Department of Housing and Community Development in determining compliance with housing element law. The amendments will not alter the residential density of parcels within Humboldt County.

PURPOSE OF ORDINANCE

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6. FINDING: The primary purpose of the ordinance is to amend local laws and regulations to ensure compliance with State Density Bonus Regulations.

EVIDENCE: a) The Amendments to the Coastal Density Bonus Ordinance will enable Planning and Building staff to better communicate and implement the requirements and features of the Density Bonus Regulations, in accordance with State Law.

NOW, THEREFORE, based upon the above findings and evidence, the Humboldt County Board of Supervisors does hereby:

1. Find that the proposed amendments to the Coastal Zoning Regulations conform to and appropriately carry out the policies of each of Humboldt County's six Coastal Plans and Chapter 3 of the Coastal Act, and further finds that the proposed Zoning Regulations will be carried out in accordance with the Coastal Act; and
2. Find that the changes to the Coastal Zoning Regulations will become effective only upon certification by the California Coastal Commission; and
3. Certify that this amendment is intended to carry out the provisions of the local coastal program adopted by the County and certified by the California Coastal Commission per public resources code 30510.
4. Direct Planning and Building Department staff to transmit the Coastal Density Bonus Ordinance (25- __), including all necessary supporting documentation, to the California Coastal Commission as an amendment to the certified Local Coastal Program for their review and certification in accordance with Public Resources Code Section 30514.

Dated: 11/4/2025



Supervisor Michelle Bushnell, Chair
Humboldt County Board of Supervisors

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Adopted on motion by Supervisor Wilson Seconded by Supervisor Arroyo, and the following vote:

AYES: Supervisors: -- Arroyo, Bohn, Bushnell, Madrone, and Wilson

NAYES: Supervisors: -- None

ABSENT: Supervisors: -- None

ABSTAIN: Supervisors: -- None

STATE OF CALIFORNIA

County of Humboldt

I, Tracy Damico, Clerk of the Board of Supervisors, County of Humboldt, State of California, do hereby certify the foregoing to be a full, true, and correct copy of the original made in the above-entitled matter by said Board of Supervisors at a meeting held in Eureka, California as the same now appears of record in my Office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of said Board of Supervisors.



By Kaleigh Maffei

Deputy Clerk of the Board of Supervisors of the
County of Humboldt, State of California