

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA

Certified copy of portion of proceedings, Meeting of January 13, 2026

RESOLUTION NO.

RESOLUTION BY THE BOARD OF SUPERVISORS OF THE COUNTY OF HUMBOLDT MAKING FINDINGS IN SUPPORT OF ADOPTING THE EMPLOYEE HOUSING 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-IM47 directs the County to amend the Zoning Regulations such that they are consistent with California Health and Safety Code Sections 17021.5 and 17021.6, which require local agencies to principally permit employee housing at certain scales as residential or agricultural uses; and

WHEREAS, on October 16, 2025, the Humboldt County Planning Commission recommended the Board of Supervisors adopt the proposed draft Employee Housing Ordinance; and

WHEREAS, on December 26, 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 Employee Housing Regulations; and

WHEREAS, the Board of Supervisors held a public hearing on the Employee Housing Ordinance and text amendment on January 13, 2026.

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

1. FINDING:

Record Description: An amendment to the Coastal Zoning Regulations to add Section 313-47.3 to implement Employee Housing regulations in a manner consistent with the current State requirements as established within California Health and Safety Code Sections 17008, 17021, 17021.5, 17021.6, and 17021.8. Additional changes are made to amend the Regulations for Zoning Districts in Section 313-7, and the Glossary of Use Types in Sections 313-170 and 313-177 in order to maintain consistency both externally with California Health and Safety Code and internally with the proposed Employee Housing Regulations.

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EVIDENCE: a) Record File: PLN-2023-18353

FINDINGS FOR CALIFORNIA ENVIRONMENTAL QUALITY ACT

2. FINDING: The proposed project is exempt from environmental review.

EVIDENCE:

- a) The ordinance is exempt from environmental review under §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. Employee housing is 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 INTREST

3. FINDING: The amendments are in the public interest. Adopting the Employee Housing Ordinance to match the terms of California Government Code is consistent with the purpose of the Zoning Ordinance.

EVIDENCE:

- a) The intent of the ordinance is to more broadly allow the development of employee housing in the County, which should increase available affordable housing and is therefore in the public interest.

CONSISTENCY WITH THE COASTAL ACT

4. FINDING: The proposed Employee Housing Ordinance will not adversely affect Coastal Access, Recreation, Marine, or Land Resources, cause new development that may affect scenic resources, public works facilities, safety, and priority of coastal dependent developments or

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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 proposed Employee Housing Ordinance will not result in any development that is not already mandated by California Health and Safety Code. Additionally, the proposed amendment is still 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 amendment does not limit the number of housing units which may be constructed on an annual basis.

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

PURPOSE OF ORDINANCE

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

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

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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 the 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 Coastal Commission; and
3. Direct and hereby provides notice to the California Coastal Commission and its staff that modifications to the proposed amendments to the Zoning Regulations required by the Coastal Commission for certification shall be brought back to the Board of Supervisors for consideration at a future public hearing prior to certification by the Coastal Commission; and
4. Direct Planning and Building Department staff to transmit the Employee Housing Ordinance, 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 305143.

Dated: _____

Supervisor Michelle Bushnell, Chair
Humboldt County Board of Supervisors

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

AYES: Supervisors: --

NAYES: Supervisors: --

ABSENT: Supervisors: --

ABSTAIN: Supervisors: --

STATE OF CALIFORNIA

County of Humboldt

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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