

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA

Certified copy of portion of proceedings, Meeting of July 14, 2026

RESOLUTION NO.

RESOLUTION BY THE BOARD OF SUPERVISORS OF THE COUNTY OF HUMBOLDT MAKING FINDINGS IN SUPPORT OF ADOPTING THE ORDINANCE AMENDING TITLE III, DIVISION 1, CHAPTER 4 OF HUMBOLDT COUNTY CODE SECTIONS 314-56 AND 314-6, THE MIXED RESIDENTIAL DENSITY ORDINANCE WITH DEVELOPMENT STANDARDS IN THE INLAND ZONING REGULATIONS TO ALLOW UP TO 25 UNITS PER ACRE WITHIN RESIDENTIAL ONE-FAMILY (R-1) AND RESIDENTIAL TWO-FAMILY (R-2) ZONES LOCATED IN HOUSING OPPORTUNITY ZONES.

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 Implementation Measure H-IM61 directs the County to amend the Zoning Regulations to allow higher residential densities and flexible housing configurations within Housing Opportunity Zones to address workforce housing needs for existing and new development; and

WHEREAS, on May 21, 2026, the Humboldt County Planning Commission recommended the Board of Supervisors adopt the proposed draft Mixed Residential Density Ordinance; and

WHEREAS, on June 26, 2026, 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 Mixed Residential Density Ordinance; and

WHEREAS, the Board of Supervisors held a public hearing on the Mixed Residential Density Ordinance on July 14, 2026.

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

- 1. FINDING:** **Record Description:** An ordinance to Define Mixed Residential Density Provisions and Development Standards in Section 314-56 and 314-6 of the Inland Zoning Regulations to allow up to 25 units per acre within Residential One-Family (R-1) and Residential Two-Family (R-2) Zones in the Housing Opportunity Zones. Housing Opportunity Zones are exclusively within the inland region of Humboldt County, in portions of the Redway, Garberville, Miranda,

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Weott, Scotia, McKinleyville, Pine Hill, Humboldt Hill, Cutten, Myrtletown, and Ridgewood Heights areas.

EVIDENCE: a) Record File: PLN-2023-18368

FINDINGS FOR CALIFORNIA ENVIRONMENTAL QUALITY ACT

2. FINDING: The proposed amendments to the Zoning Ordinance are exempt from environmental review exempt per Section 21080.085 of the Public Resources Code, where CEQA does not apply to a rezoning that implements the schedule of actions contained in an approved housing element pursuant to subdivision (c) of Section 65583 of the California Government Code.

EVIDENCE: a) The proposed amendment implements Housing Element Implementation Measure #61 (H-IM61) from the 2019 Housing Element. The 2019 Housing Element was approved by the Department of Housing and Community Development (HCD) on October 22, 2019.

PUBLIC INTEREST

3. FINDING: The proposed ordinance is in the public interest because it creates additional housing opportunities in a planned and orderly manner.

EVIDENCE:

- a) There is a need to provide housing opportunities for people at all income levels.
- b) Allowing higher residential densities within housing opportunity zones increases housing supply, affordability, sustainability, and equitable access to opportunity.
- c) The ordinance establishes development standards and will be implemented in areas with existing or planned infrastructure. This will ensure compatibility with surrounding neighborhoods, maintain adequate service levels, and minimize potential adverse impacts, including displacement and infrastructure strain.

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CONSISTENCY WITH THE GENERAL PLAN

4. FINDING: The proposed Mixed Residential Density Ordinance is consistent with the General Plan.

EVIDENCE:

- a) The Mixed Residential Density Ordinance implements the Housing Element. The proposed ordinance incorporates the Humboldt County General Plan's goals, policies and standards as directed in Implementation Measure H-IM61. H-IM61 directs the County to amend the Zoning Regulations allowing higher residential densities and flexible housing configurations within Housing Opportunity Zones to address workforce housing needs for existing and new development.
- b) The General Plan identifies where commercial, agricultural, and industrial uses are allowed. This ordinance amendment would not change that allowance beyond allowing higher residential density in residential zones.

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 proposed ordinance increases maximum residential density in R-1 and R-2 zones, although only when certain conditions are met. Section 314-56.6.5.1.1 of the proposed ordinance explicitly states that the proposed ordinance shall not be construed to reduce any existing maximum densities.
- b) Per Section 314-56.6.6.4, the proposed ordinance may not be utilized to reduce the number of dwelling units on any site, so it requires replacement of the same number of bedrooms and dwelling units that had been present on the site within the past 5 years.

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

1. Adopt the Mixed Residential Density Ordinance; and
2. Direct the Clerk of the Board to publish the Post-Adoption Summary of the Ordinance within fifteen (15) days after its passage.

Dated: _____

Supervisor Mike Wilson, 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

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