

**Resolution of the Planning Commission of the County of Humboldt  
Making Findings Pursuant to CEQA and Recommending that the  
Mixed Residential Density Ordinance  
be Adopted by the Humboldt County Board of Supervisors**

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

**Resolution Number 26-029**

**Record Number PLN-2023-18368**

**Recommending that the Board of Supervisors make the required findings to adopt the Mixed Residential Density 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 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 Thursday, April 23, 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 on the proposed zoning amendments regarding mixed residential densities, in accordance with Section 65854 of California Government Code; and

**WHEREAS**, the Humboldt County Planning Commission held a public hearing on the Mixed Residential Density Ordinance on May 21, 2026, to receive a report and any supplements to the report on the draft ordinance, as well as evidence and testimony; and

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

**REQUIRED FINDINGS OF APPROVAL**

**CONSISTENCY WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).**

- 1. FINDING:** The project complies with the requirements of the California Environmental Quality Act. The Humboldt County Planning Commission has considered the Environmental Impact Report (EIR) prepared for the 2017 General Plan Update (GPU) adopted by the Humboldt County Board of Supervisors on September 25, 2017, and the Addendum to the EIR.

- EVIDENCE:**
- a) Addendum prepared for the proposed project.
  - b) The proposed project does not present substantial changes that would require major revisions to the previous EIR. No new information of substantial importance that was not known and could not be known at the time was presented as described by §15162(c) of CEQA Guidelines.
  - c) The General Plan Update included the Policy which H-IM61 implements via the proposed ordinance. Therefore, the analysis of the General Plan Update within the GPU EIR includes the expected impacts of the proposed ordinance.
  - d) The GPU EIR was prepared based on population projections that expected population growth, but the Humboldt County population presently appears to be declining. The sum of the present population and the potential population served by housing that would likely be principally permitted by the proposed ordinance is less than what the projected population had been for 2025. Additionally, the proposed ordinance does not incentivize new housing development. Therefore, there should be no population-based impacts from the proposed ordinance that had not already been assessed by the GPU EIR.
  - e) The Mixed Residential Density Ordinance allowing 25 dwelling units per acre within Residential One-Family (R-1) and Residential Two-Family (R-2) zones in Housing Opportunity Zones does not create the potential for environmental impacts different than the ones analyzed for the 2017 General Plan Update.

## **PUBLIC INTEREST**

- 2. 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.

### **CONSISTENCY WITH THE GENERAL PLAN**

**3. 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**

**4. 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.

**BE IT FURTHER RESOLVED** that the Planning Commission recommends that the Board of Supervisors of the County of Humboldt:

1. Hold a public hearing in the manner prescribed by law; and
2. Adopt the Planning Commission recommended Mixed Residential Density Ordinance.

The foregoing Resolution is hereby passed and adopted after review and consideration of all the evidence on **May 21, 2026**.

The motion was made by Commissioner Lorna McFarlane and seconded by Commissioner Sarah West and the following vote:

AYES: Commissioners: Iver Skavdal, Todd Fulton, Jerome Qiriaz, Sarah West, Lorna McFarlane

NOES: Commissioners:

ABSTAIN: Commissioners:

ABSENT: Commissioners: Noah Levy, Peggy O'Neill

DECISION: Motion carries

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