

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA

Certified copy of portion of proceedings, Meeting of August 11, 2026

RESOLUTION NO. 26-_____

Record No. LRP-2023-18343

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 November 4, 2025, the Humboldt County Board of Supervisors adopted the Amendments to the Coastal Density Bonus Ordinance No. 2777 and directed staff to transmit the ordinance to the California Coastal Commission for certification; and

WHEREAS, on June 11, 2026, the Coastal Commission conditionally certified the Amendments to the Coastal Density Bonus Ordinance if modified in accordance with the suggested changes set forth in the Adopted Suggested Modifications report of that same date, which are incorporated in the revised ordinance; and

WHEREAS, on July 28, 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 amendments regarding the Density Bonus Regulations; and

WHEREAS, the Board of Supervisors held a public hearing on the California Coastal Commission Certified Coastal Density Bonus Ordinance on August 11, 2026.

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

- 1. FINDING:** **Record Description:** Adoption of the Amendments to the Density Bonus Regulations as Modified and Certified by the California Coastal Commission in Section 313-111 of the Coastal Zoning

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Regulations, Updating Density Bonus Regulations to Match the State Requirements Within California Government Code Section 65915 and 65915.5 and Amending Sections 313-136 through 313-157 (Definitions).

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

FINDINGS FOR CALIFORNIA ENVIRONMENTAL QUALITY ACT

2. FINDING: The proposed amendments to the Zoning Ordinance are exempt from environmental review per Section 15251(f), Exemption for Certified State Regulatory Programs, of the State CEQA Guidelines, and per Section 21080.085 of the State CEQA Guidelines, 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) Section 15251(f), Exemption for Certified State Regulatory Programs of the State CEQA Guidelines, identifies that approval of the ordinance by the California Coastal Commission is the functional equivalent of the environmental review process required by CEQA. The ordinance was certified by the California Coastal Commission on June 11, 2026.

b) The proposed amendment implements Housing Element Implementation Measure #37 (H-IM37) 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.

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- b) Allowing for higher residential densities in exchange for designating some units for disenfranchised groups increases housing supply, affordability, sustainability, and equitable access to opportunity.
- c) 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.

CONSISTENCY WITH THE COASTAL ACT

4. FINDING: The proposed Amendments to the Coastal Density Bonus Ordinance 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 amendment does 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 lower the residential density of any parcels

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within Humboldt County.

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. Repeal Ordinance No. 2777; and
3. Adopt the Ordinance Amending Title II, Division 1, Chapter 3 of Humboldt County Code Sections 313-111.1 and 313-136 through 313-157 Creating Provisions to Allow Density Bonus as modified by the Coastal Commission; and
4. 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; and
5. Find that the changes to the Coastal Zoning Regulations will become effective only upon certification by the California Coastal Commission; and
6. Directs the Planning and Building Department staff to notify the Coastal Commission of the County's acceptance of the Commission's suggested modifications so that the Commission Executive Director can determine that the acceptance is consistent with the Commission's action, and the Executive Director may report the determination to the Commission at the next regularly scheduled public meeting, at which point the modified Ordinance will become effective; and
7. Direct the Clerk of the Board to publish the Post-Adoption Summary of the Ordinance within fifteen (15) days after its passage, and to post in the Office of the Clerk of the Board of Supervisors a certified copy of the full text of the adopted ordinance along with the names of those Supervisors voting for and against the ordinance.

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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