

Humboldt Bay Area Plan Update

Tuesday, February 17, 2026

6:00 to 8:00 PM



Agenda

- I. Introductions/Overview
- II. Proposed Land Use Designations Changes Discussion
- III. Tsunami and Sea Level Rise Updates
- IV. Coastal Dependent Industrial
- V. Environmental Justice
- VI. Urban Limit Lines
- VII. Questions/Comments

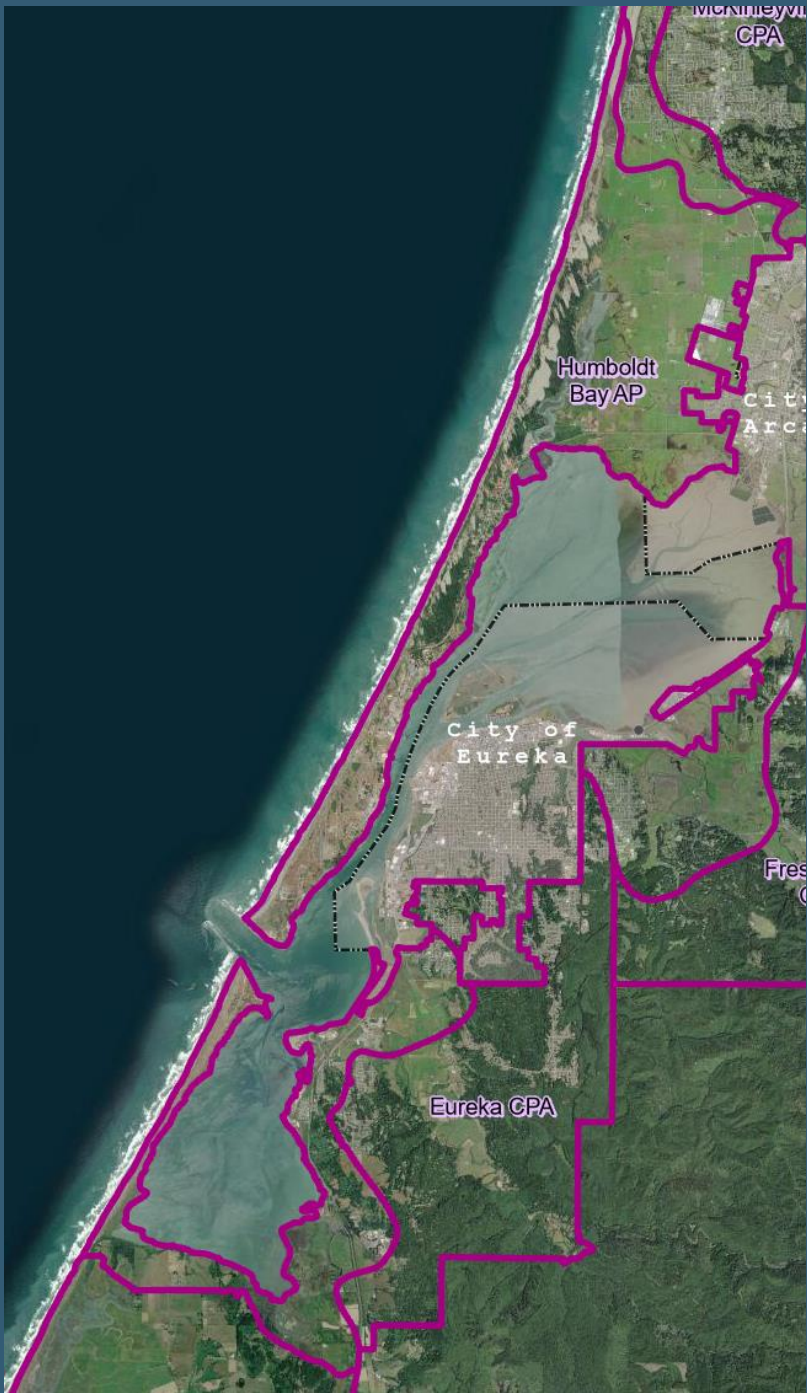


Staff

John Ford, Director of Planning and Building

Rodney Yandell, Long Range Planning Manager

Reanne Meighan, Associate Planner



HBAP

Goals



REENGAGE WITH
COMMUNITY



LOOKING FOR
FEEDBACK

General Edits

Update background information and policies to reflect current conditions

Provide clarification and improve usability

Provide consistency with existing laws and regulations

Grammatical

Error corrections

Reformatting

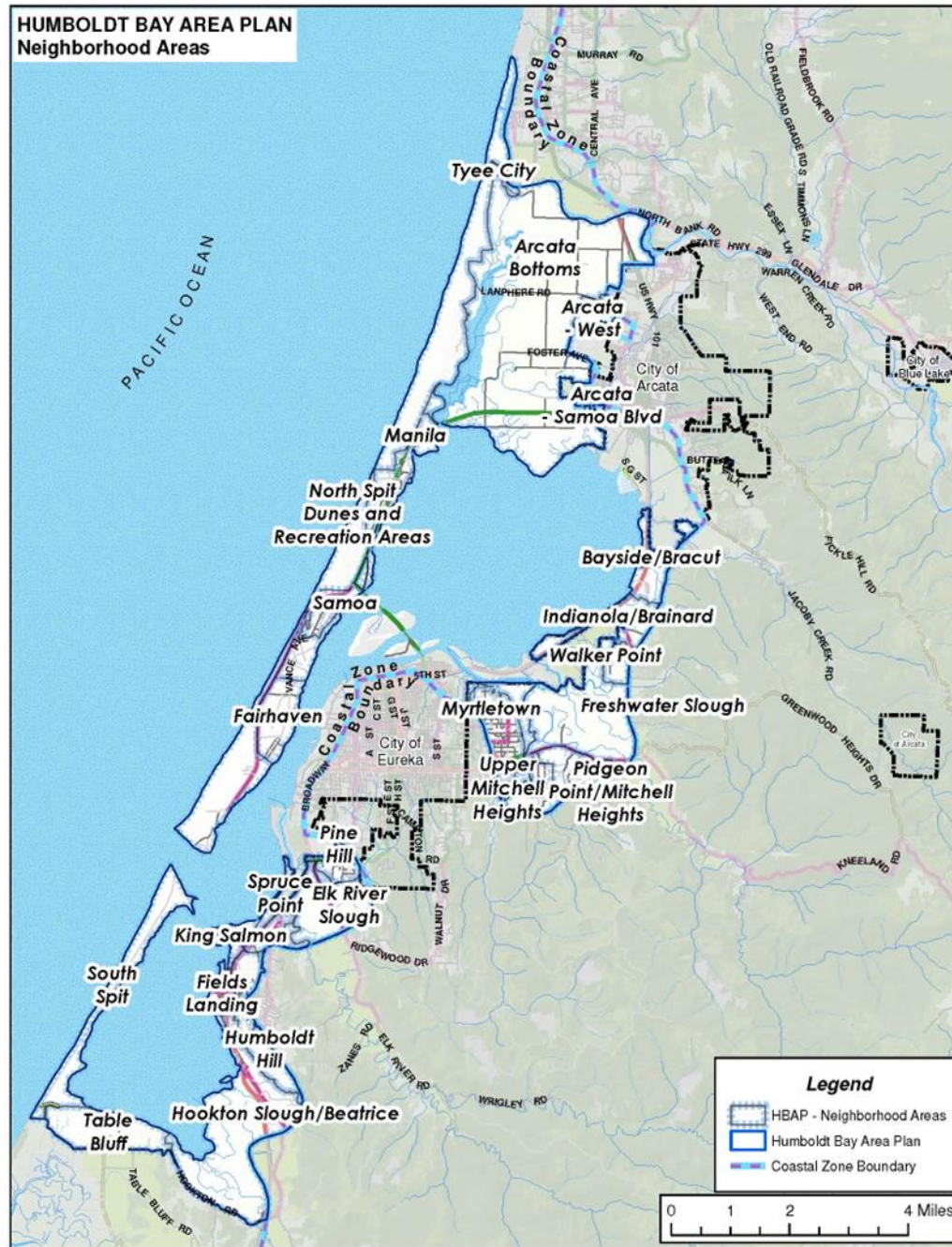
Proposed Land Use Changes

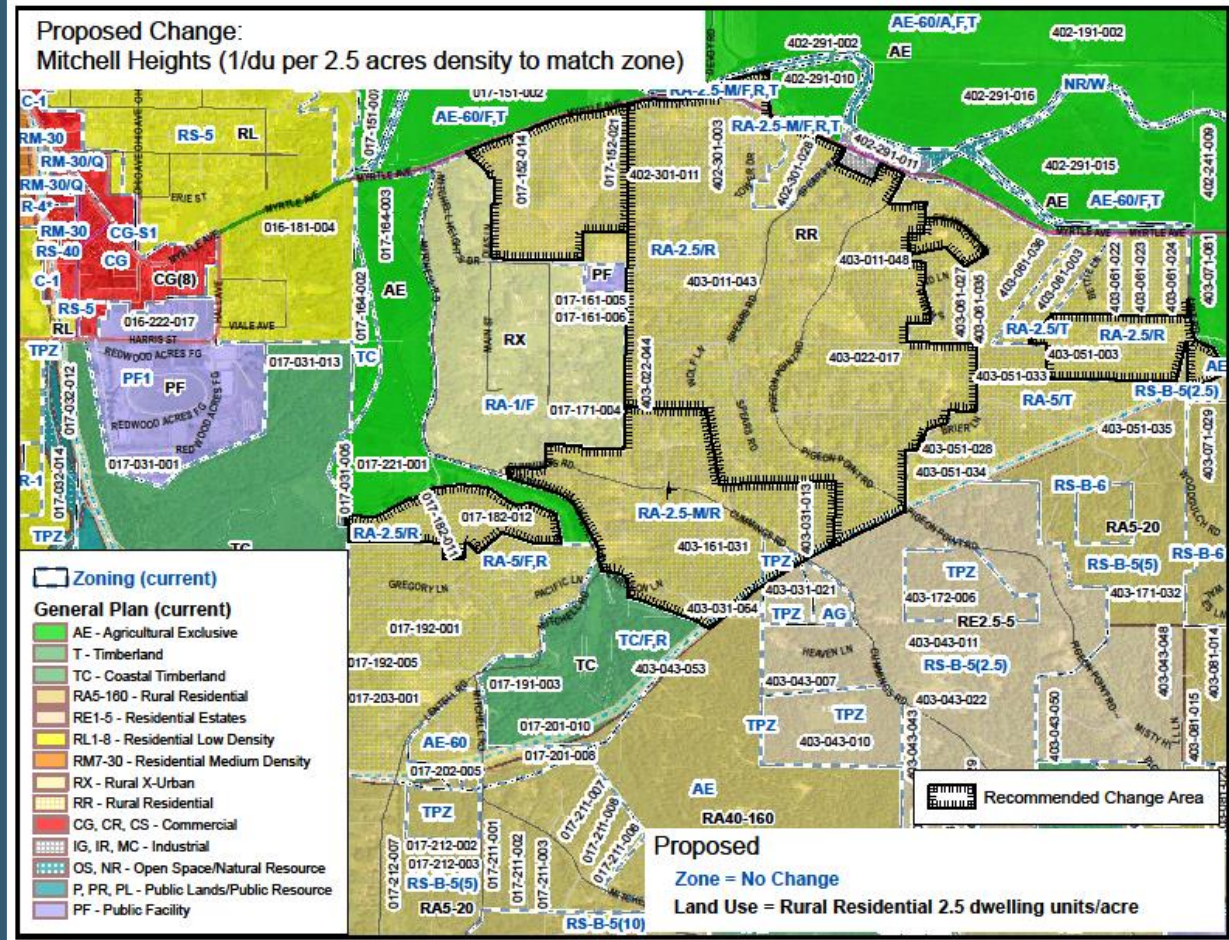
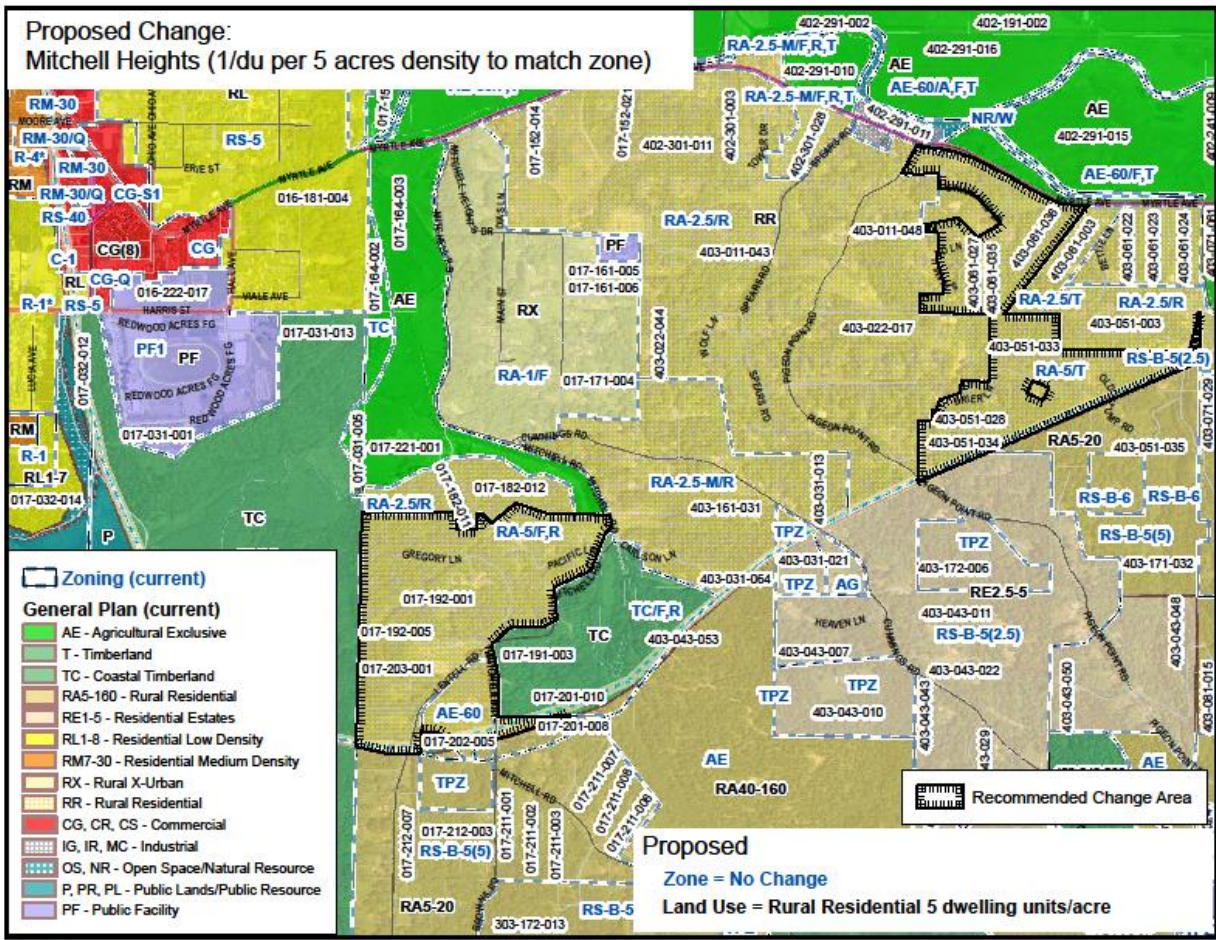
Update Land Use Designation to be consistent with Zoning/ Density

Board directed changes

Zoning not consistent with Use

HUMBOLDT BAY AREA PLAN
Neighborhood Areas

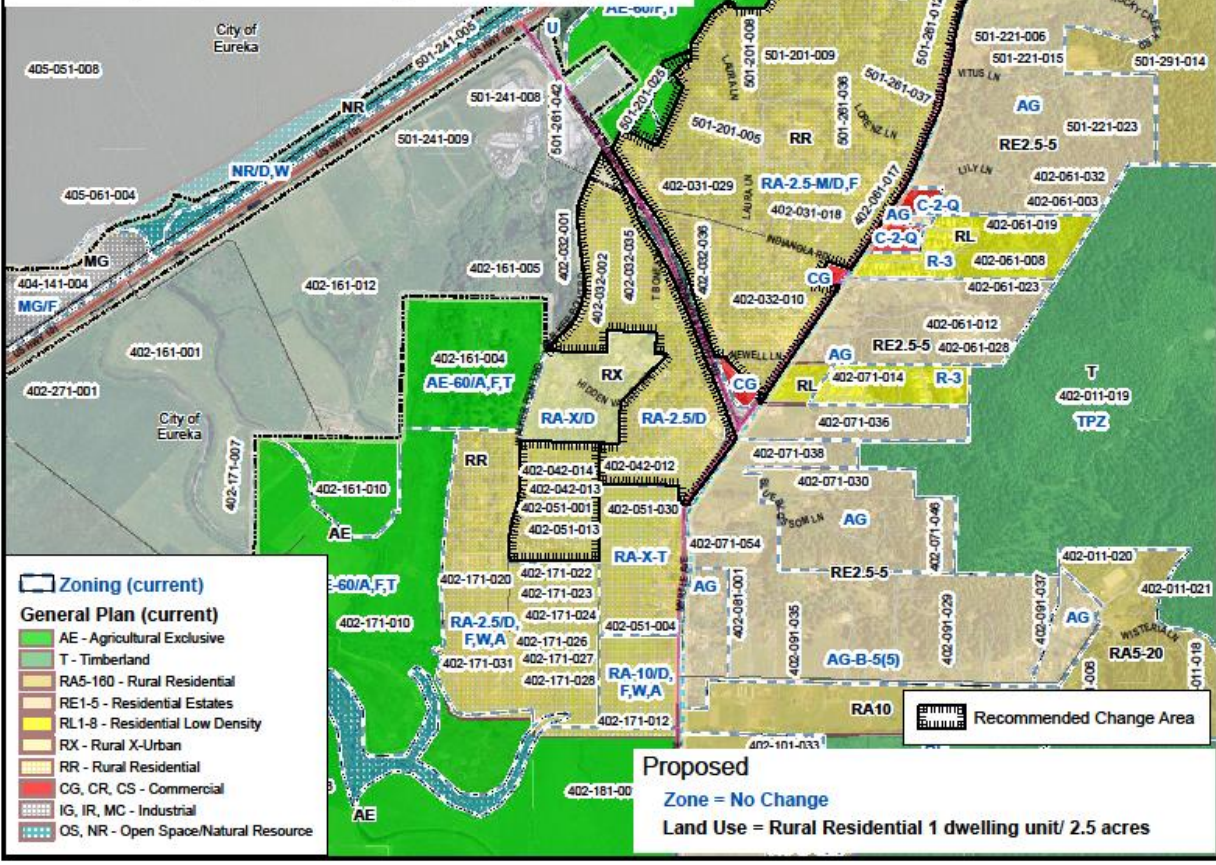




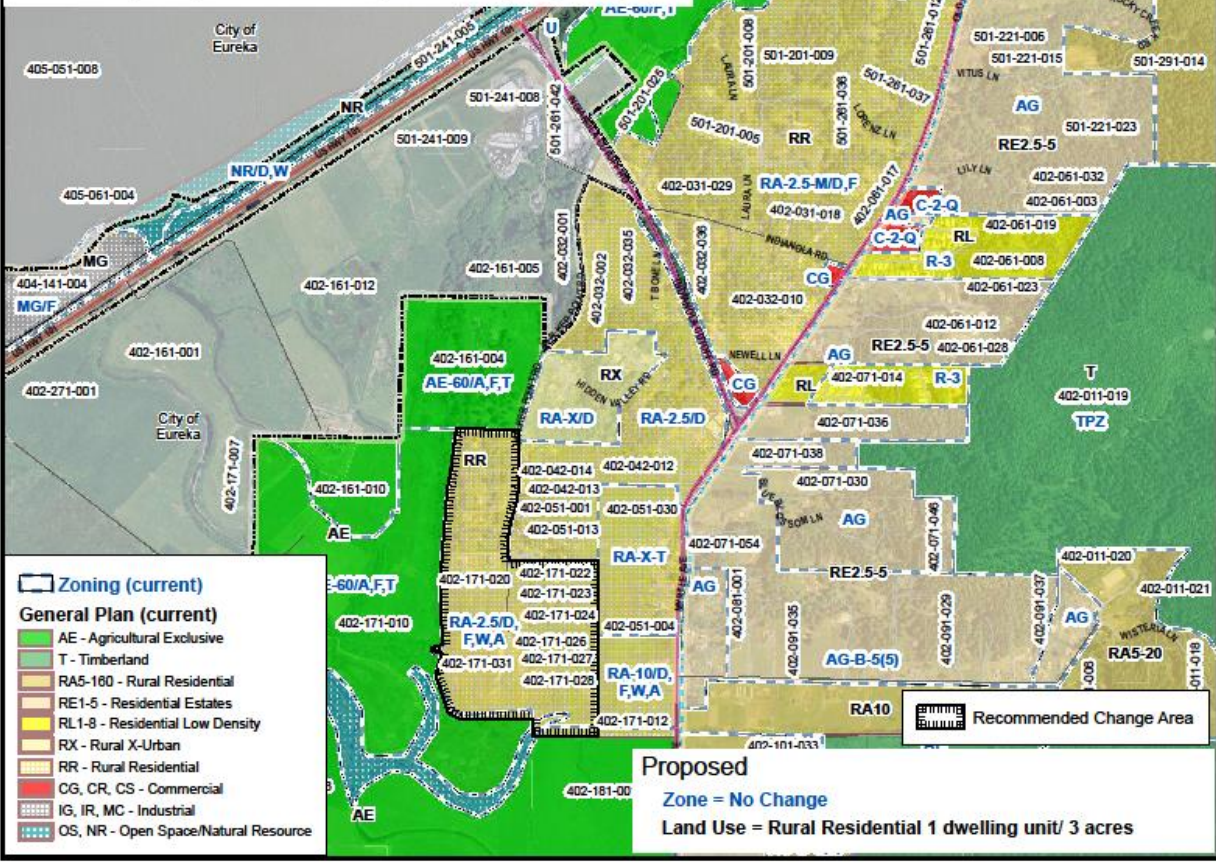
Mitchell Heights

Update Land Use Designation to RR 2.5 or RR 5

Proposed Change:
Indianola (1/du per 2.5 acre density to match zone)



Proposed Change:
Indianola (1/du per 3 acre density to match policy text)



Indianola

Update Land Use Designation to
RR 2.5 or RR 3

Sea Level Rise (SLR) Updates

Revise and update SLR section

SLR Adaptations

Protection, Accommodation,
and Retreat

Tsunami Updates

Add Tsunami Hazards Section

California Geological Survey
(CGS)

Increase awareness

Minimize damage from
Tsunamis

Coastal Dependent Industrial

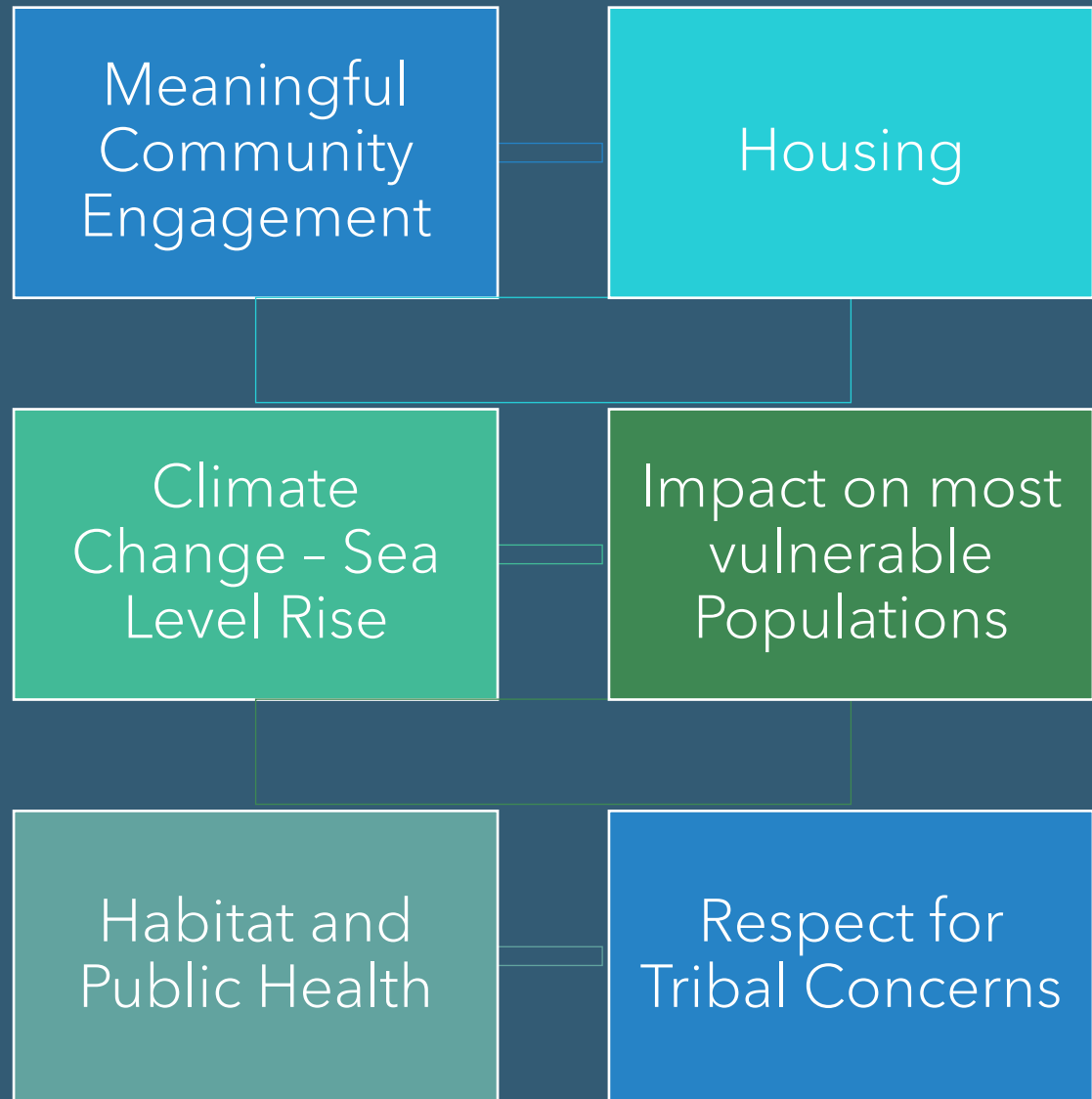
- Update for Current Needs
 - Changing Demand for Bay
 - Off-Shore Wind
 - Aquaculture
 - Future of Wood Products
 - Sensitive Eco System



Coastal Dependent Industrial

- Offshore Wind Support
 - Development of Port Facilities
 - Related to deep water channels
- Commercial Fishing and Recreational Boating
- Addressing the Dune areas
- Interim Uses

Environmental Justice

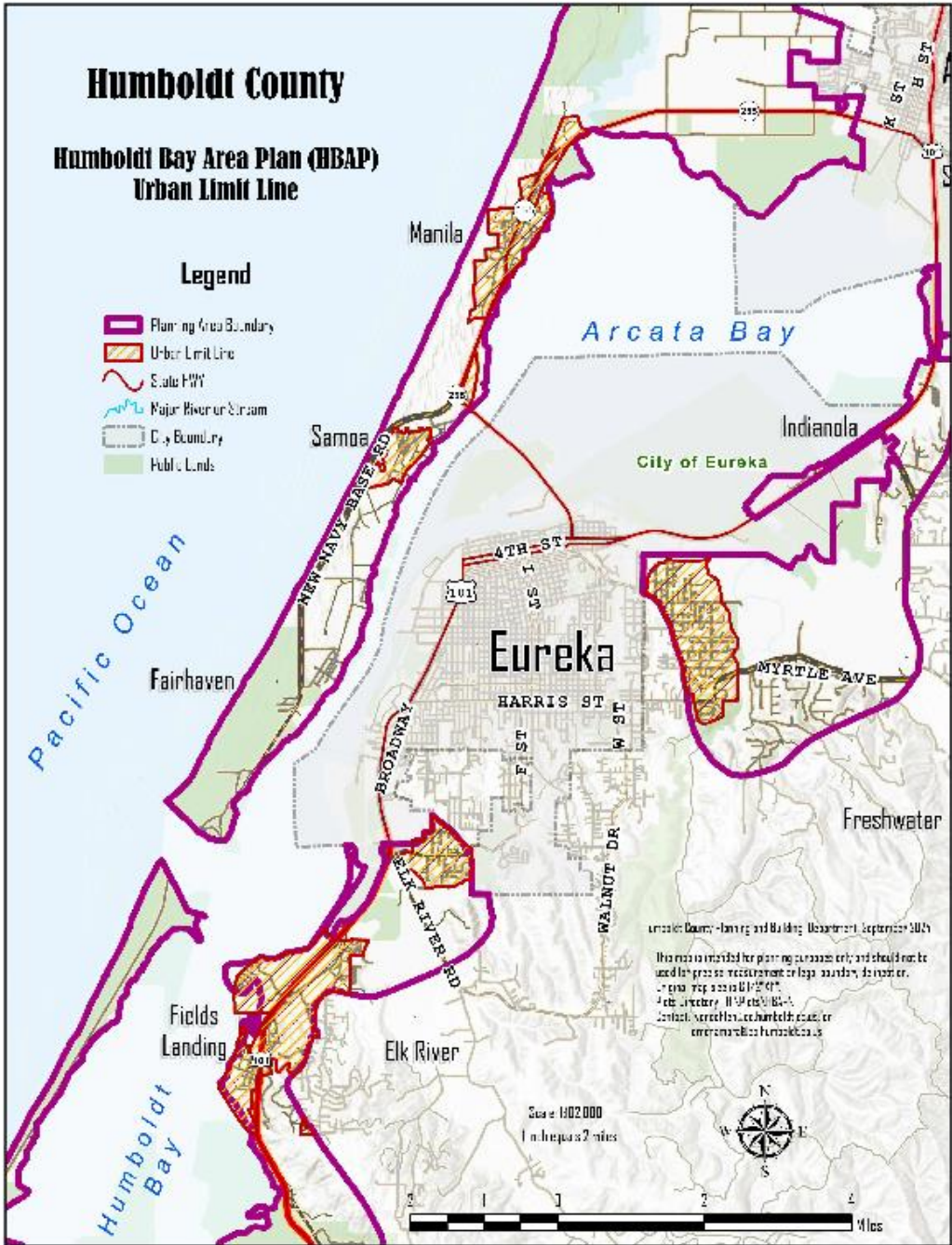


Humboldt County

Humboldt Bay Area Plan (HBAP) Urban Limit Line

Legend

- Planning Area Boundary
- Urban Limit Line
- State FWY
- Major River or Stream
- City Boundary
- Public Lands



Urban Limit Lines

Next Meeting

- Workshop at the Planning Commission
 - The Public Draft will be released before the meeting to allow for time to review and comment

Contact

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