

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research
U.S. Mail: _____ Street Address: _____
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

☐ County Clerk
County of: Humboldt County
Address: 825 5th Floor #5
Eureka, CA 95501

From:

Public Agency: City of Blue Lake
Address: P.O. Box 458/111 Greenwood Road
Blue Lake, CA 95525
Contact: Garry Rees
Phone: 707-668-5655

Lead Agency (if different from above): _____

Address: _____

Contact: _____

Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2025091327

Project Title: Blue Lake 2019-2027 Housing Element Update - Program HI-14 (MF Combining Zone)

Project Applicant: City of Blue Lake

Project Location (include county): Humboldt

Project Description:

Please see Attachment 1.

This is to advise that the City of Blue Lake has approved the above
(☒ Lead Agency or ☐ Responsible Agency)

described project on 12/23/2025 and has made the following determinations regarding the above
(date)
described project.

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

<https://bluelake.ca.gov/city-council/general-plan/>

Signature (Public Agency): Garry Rees Title: Contract City Planner

Date: 12/26/2025 Date Received for filing at OPR: _____

Attachment 1

The City of Blue Lake 2019-2027 Housing Element Update – Implementation Program HI-14 (Multi-Family or MF combining zone)

Project Description: Amendment of Title 17 (Zoning) of the Municipal Code to add Section 17.20.070 (Multi Family or MF combining zone) that would create a new combining zone that could be applied to sites within the Residential Multiple-Family (R-3), Mixed-Use (MU), Opportunity (O), and/or Planned Development Residential (PD-R) zones for the purposes of allowing multi-family residential uses by-right (principally permitted). This Zoning Code Amendment is proposed to implement Program HI-14 from the City's 6th Cycle Housing Element Update. In order to comply with State Housing Law during the 6th Cycle, the MF combining zone must be applied to a single site that is a minimum of 1-acre. As such, this action also includes a Zoning Map amendment to apply the MF combining zone to a single site in the City. The site proposed for application of the MF combining zone is a 1-acre portion of a vacant site in the City's Powers Creek District that is zoned Opportunity (APN 025-201-023).

When applied, the MF combining zone would require: 1) residential development at a minimum density of 16 dwelling units to a maximum of 20 units per acre, except as may be modified by State Density Bonus Law; 2) a minimum of 50 percent of the square footage in a mixed-use development must be residential; 3) a development cannot be precluded from providing 100 percent residential square footage due to the requirements of the principal zone; 4) if at least 20 percent of the residential units are affordable to lower-income households then the development would be principally permitted and would not require Site Plan Approval by the Planning Commission; 5) new residential or mixed-use structures or additions/renovations to existing residential or mixed-use structures would be subject to the objective design standards applicable to the principal zone.