

**AGENDA  
CITY OF FERNDALE – HUMBOLDT COUNTY CALIFORNIA – U.S.A.  
REGULAR PLANNING COMMISSION MEETING**

Location:	City Hall	Date:	January 6, 2016
	834 Main Street	Time:	7:00 pm
	Ferndale CA 95536	Posted:	December 31, 2015

The City endeavors to be ADA compliant. Should you require assistance with written information or access to the facility please call 786-4224 24 hours prior to the meeting.

- 1.0 Call meeting to order / Flag salute / Roll call
- 2.0 Ceremonial - None
- 3.0 Modifications to the Agenda
- 4.0 Approval of previous minutes
  - 4.1 Minutes of November 4, 2015 Regular Meeting ..... Page 3
- 5.0 Public Comment
- 6.0 Public Hearing
  - 6.1 Noise & Air Quality Element ..... Page 6
- 7.0 Business (Note: This is the time for commissioners to report any Ex Parte communications on this agenda item.)
  - 7.1 Building and Land Use Permits Oct 29, 2015-Dec 31, 2015 ..... Page 64
  - 7.2 Design Review Committee Report & Minutes ..... Page 65
- 8.0 Correspondence ..... Page 70
- 9.0 Commissioner Comments
- 10.0 City Planners and Deputy City Clerk’s Staff Reports
- 11.0 Adjournment

**The next regular meeting of the Ferndale Planning Commission will be on  
February 3, 2016 at 7:00 pm.**

## **Section 1: CALL MEETING TO ORDER**

## **Section 2: CEREMONIAL**

## **Section 3: MODIFICATION TO THE AGENDA**

## **Section 4: APPROVAL OF PREVIOUS MINUTES**

**City of Ferndale, Humboldt County, California USA**  
Minutes for Planning Commission Meeting of November 4, 2015

Call to Order — Chair Jorgen von Frausing-Borch called the Planning Commission Meeting to order at 7:00pm. Commissioners Paul Gregson, Ellin Beltz, and Dean Nielsen were present along with staff Planner Stephen Avis and Deputy City Clerk Kristene Tavares. Those in attendance pledged allegiance to the flag.

2.0 Ceremonial—None

3.0 Modifications to the Agenda – None.

4.0 Approval of previous minutes – **Motion:** To approve the minutes of the September 2, 2015 Regular Meeting. **(Beltz/Nielsen) Unanimous**

5.0 Public Comment-None

6.0 Business

6.1 Westfall Tentative Map Extension- City Planner Stephen Avis presented the Planning Commissioners with a brief staff report on the previous approval process. Avis also explained that this is merely an extension and the approval was already voted on and approved in 2013. The Commissioners would be approving a one year extension for the applicant. Chair von Frausing-Borch questioned Avis on if this item was involved in CEQA. Commissioner Gregson inquired about the fire department signing off on the initial approval of the subdivision. Avis commented that he would look into the matter. Gregson also questioned the requirement of underground utilities on new subdivisions. Staff will look into the matter and see if there is already something in place. **MOTION:** to approve Resolution No 2015-34, granting a one-year extension of the previously approved Tentative Parcel Map. **(Gregson/Beltz) Unanimous**

6.2 Building and Land Use Permits- No Comments

6.3 Design Review Committee Report and Minutes: Staff presented commissioners with the Design Review/Historical District brochure. Staff explained that Design Review Committee Members and staff had worked on this brochure over the last few meetings and wanted to present it to the Planning Commissioners for any changes and approval. Commissioners commented on a few changes (adding a date, changing the asterisk to a checkmark, and a spelling error). Commissioners are happy with the brochure and recommend it be brought to council if needed. Von Frausing-Borch asked he receive a copy of the finished product. Commissioner Beltz commented on one of the projects in the Design Review. Beltz complimented the reusing of the historic door at 246 Berding Street for ADA compliance.

7.0 Correspondence- None

8.0 Committee Comments- Chair von Frausing-Borch stated that there may not be a December meeting if there was no pressing business. Staff will inform commissioners after the City Council Meeting on November 19 if the Planning Commission Meeting for December will be cancelled.

9.0 Staff Comments- Avis commented that staff will be bringing the Noise and Air Quality Element to the January Meeting.

Meeting Adjourned at 7:20 pm

Respectfully Submitted

Kristene Tavares  
Deputy City Clerk

## **Section 5: PUBLIC COMMENT**

## **Section 6: PUBLIC HEARING**

Meeting Date:	January 6, 2016	Agenda Item Number	6.1
Agenda Item Title	Recommend to City Council to Adopt the Noise and Air Quality Element		
Presented By:	Stephen Avis, City Planner		
Type of Item:	X	Action	Discussion
Action Required:		No Action	X
			Information
			Roll Call Vote

**RECOMMENDATION:** Hold a public hearing and approve a recommendation to adopt the Noise and Air Quality elements.

**BACKGROUND:** An important role of the Planning Commission is to recommend the adoption of each General Plan Element. Following public workshops in October 2014, during which testimony was taken, a final draft of the Noise and Air Quality element was prepared in June 2015. At the July and August 2015 Planning Commission meetings Commissioners suggested additional modifications to the draft Noise and Air Quality elements. The suggested additions and deletions appear in Attachment A. If the Planning Commission concurs with the modified documents, it should approve a recommendation (Attachment B) for the adoption of these elements as part of the City's General Plan.

The Ferndale City Council has allocated funds and the Planning Commission has guided a multi-year General Plan Update process. At its September 5th, 2013 meeting, the City Council concurred with the Planning Commission's recommendation to update the Noise Element and add an optional Air Quality Element. The existing City of Ferndale General Plan Noise Element is included with the Public Safety and Scenic Highway Elements from 1975. The City currently has no Air Quality Element.

**DISCUSSION:** Per the State Office of Planning and Research (OPR) General Plan Guidelines, the Noise Element is one of seven required general plan elements. Air Quality is considered an optional element in the OPR Guidelines. This combined element is referred to as the Noise & Air Quality Element.

These two topics address quality of life issues for the community. The Noise & Air Quality Element will discuss ways to maintain or improve air quality and reduce noise, especially for sensitive receptors such as schools, medical facilities, and certain residential uses.

The Noise component of the Element defines types of noise including, but not limited to, mobile sources (primarily vehicle noise) and stationary sources (primarily commercial and industrial). The Noise & Air Quality Element includes a noise contour map for State Route 211 (Main Street) using available County and Caltrans trip volume and noise contour data.

The Air Quality data and analysis includes an Emissions Reduction Plan to minimize greenhouse gas emissions. A report was prepared for the City by the Redwood Coast Energy Authority to assist in the preparation of this section and is cited in the document. Assembly Bill 32 calls for a rollback in emission rates that can be accomplished by reducing both stationary and mobile levels. While AB 32 does not require cities to complete either a Climate Action or Emissions

Reduction Plan, the Attorney General's Office has confirmed that such plans constitute acceptable mitigation for cities conducting General Plan Updates. When prepared in conjunction with a General Plan Update and incorporated into each element, Climate Action or Emission Reduction Plans expedite CEQA review.

Consultation is an important part of element preparation. As required, the City contacted Native American governments and resource agencies. During preparation of the Noise & Air Quality Element, the city collaborated with agencies, districts, and organizations including but not limited to the North Coast Unified Air Quality Management District, Caltrans and the Redwood Coast Energy Authority (RCEA). The Element was reviewed for consistency with other relevant plans such as the North Coast Unified Air Quality Management District's (NCUAQMD) Particulate Matter Attainment Plan and Humboldt County Noise Element Update and Air Quality Element Update. The City also relied on existing studies and available data for the Element. The NCUAQMD may have funding opportunities for projects identified in this element. The element will make extensive use of web links and Internet source references to maximize the utility of the element while keeping the text version as concise as possible.

Public involvement is an integral part of the General Plan update process made available through Planning Commission and City Council study sessions and public hearings.

**ENVIRONMENTAL REVIEW:** An Environmental Impact Report (EIR) was prepared in 1986 for the Ferndale General Plan. This EIR will be supplemented in order to comply with the California Environmental Quality Act (CEQA). Environmental review for the Noise & Air Quality Element update may be done in conjunction with other General Plan Elements, including the Safety Element and/or other related discretionary actions of the City.

**FISCAL IMPACT:** Budgeted item.

**ATTACHMENTS:**

- A. Modifications to the Noise & Air Quality Element
- B. Resolution

**EXHIBITS:**

- 1. July 2015 Draft Noise and Air Quality Element
-

## Attachment A

Planning Commissioners proposed text modifications at the July and August 2015 meetings.

Additional text is underlined in green. Deletions are ~~crossed-out in red~~.

These include:

PAGE #	REQUESTED MODIFICATIONS
3-3	Eliminate photograph of freeway congestion or replace it with suitable photograph taken of traffic on SR 211. <u>[not included; photo to be eliminated or replaced in final version]</u>
4-1	Address traffic noise along SR 211 and impact on residents.
4-2	Include other stationary sources of noise
4-3	Define AADT (Annual Average Daily Traffic)
5-2	Eliminate the second sentence in the paragraph beginning “Ferndale’s air quality is similar ...”. The reference to asbestos at the naval base is outdated and incorrect.
5-3	The International Council for Local Environmental Initiatives (ICLEI) is a Swiss NGO and is not an agency with law-making jurisdiction. It makes recommendations that can be considered when local jurisdictions develop Air Quality ordinances. Amend the language to reflect its true status.
5-4	Provide more introductory language for Redwood Coast Energy Authority (RCEA) since it is quoted throughout the element.
5-5	The cited “Ferndale 2005 Government Operations Greenhouse Gas Emissions Inventory” is now ten years old and may not be suitable as a reference tool
5-5	Consider a discussion of methane as a local greenhouse gas produced by cows within the City Limits.
5-7	Review the suggested Reduction Measures and Implementation Timeline. Make the items relevant to Ferndale and include more flexible language than listing a specific light bulb type that may be dated in a fast moving technology.
5-7	Consider amending the Reduction Measures and Implementation Timeline section to include the use of renewable energy at the Wastewater Treatment plan.
6-1	Policy 1.2 should be more specific to remove ambiguity.

---

6-2	Consider amending 1.f. to include specific areas for noise reduction.
6-2	Replace reference to Uniform Building Code with California Residential Code
6-6	Item 3.f. Remove the phrase, “such as micro-turbines”. Use more general terminology.
6-7	Item 3.j. Remove the term “Light Emitting Diodes (LEDs)” and replace with “more energy efficient lighting”.
7-1	A link to the City's Greenhouse Gas Emissions Inventory was not included in the Reference Section of the document. <span style="color: #A52A2A;">[not included; link will be added]</span>

---

## 4.0 Noise Characteristics and Sources

### Noise Sources

The main noise source in Ferndale is from vehicular traffic travelling State Route (SR) 211. This two-lane roadway with shoulders connects Ferndale to US Highway 101 at Fernbridge, and becomes Main Street within City limits. The 55 mph speed limit is lowered to 35 mph just outside of easterly City limits, and again to 25 mph approximately a quarter mile later at Van ness. [Highway speeds are established by Caltrans using the California Manual for Setting Speed Limits \(2014\).](#)

Classified as a Rural Major Collector, SR 211 primarily provides transportation to and from the City of Ferndale, although Petrolia, Capetown, and Honeydew residents and visitors also use the route to travel from Mattole Road to Highway 101 ([Caltrans 1999](#)). According to the most recent Route Concept Report, Caltrans does not plan to increase the capacity of the route ([Caltrans 1999](#)).

[A significant percent of residences are within two blocks of SR 211 and, in a generally quiet community, are disproportionately affected by road noise from traffic.](#)

Within the City Limits, Rural Major Collectors include Arlington Ave, 5<sup>th</sup> Street, Ocean Ave, Wildcat Ave, Bluff Street, and Grant Ave. There are no roads classified as Arterials in Ferndale.

Market Street, Herbert Street, Shaw Ave and Rose Ave are classified as Minor Collectors; all other roads within the City are classified as Local Roads ([Caltrans 2012](#) and [2013](#)). See Figures 2 and 3.



Traffic noise volume depends primarily on traffic speed, volume and vehicle type. The main motor vehicle noise source is tire noise, which increases with speed. Trucks and older automobiles also produce engine and exhaust noise, and trucks generate wind noise. The CA State Vehicle Code states that all vehicles must be equipped with an adequate muffler to prevent excessive exhaust system noise. It also prohibits the operation of a passenger vehicle (other than a motorcycle), or a truck with a Gross Vehicle Weight Rating (GVWR) of less than 6,000 pounds, with an exhaust noise level greater than 95 decibels. A noise limit of 92 decibels applies to any motorcycle manufactured before 1970, and a noise limit of 80-88 decibels applies to motorcycles manufactured after 1970, depending on the year of manufacture.

Within the city, noise abatement, related to truck noise specifically, is enforced by the City of Ferndale Traffic Ordinance 04-01, which states that motor truck travel for vehicles exceeding a maximum gross weight limit of three tons, are restricted to the following truck route: beginning on Ocean Avenue where the Wildcat Road intersects Ocean Avenue; thence easterly to where Ocean Avenue intersects Main Street; thence along Main Street to

the easterly boundary line of the City of Ferndale. This limits truck related noise exclusively to the aforementioned route through town.

In actuality, there are at least three different ambience conditions in Ferndale. The first ambience level is during peak morning and late afternoon traffic. The second ambience level is during the remaining daylight hours of the day. Field measurements of ambience were taken, and it was found that the ambient level on Main Street is about 52 dB(A), which is at least 20 dB(A) lower than during the peak traffic flow. At 5th and Shaw Streets the reading was 45 dB(A) - about 15 dB(A) lower than the peak traffic period ambience level. In outlying areas, the peak traffic and normal daytime levels differ very little. Developing contours of the usual daytime ambience would be difficult because the lowest and highest readings were 45 and 52 decibels respectively; very quiet for a community during the day. The third ambience level is during the night when ambience levels are approximately 10 dB(A) lower than the usual daytime levels. The very low level of background noise in the community increases the contrast with loud single event noises and single event noise is consequently more noticeable and objectionable.

Stationary sources of noise within City limits are limited. The Humboldt County Fairgrounds generates noise during events, but is not a constant source of noise. The nearest airport is Rohnerville Airport, a one-runway airport located about 6.5 miles southeast of Ferndale; airport sounds are not audible within the City. [Other minor or infrequent stationary sources of noise include high school sporting events, farm equipment repair, the Noon and emergency siren and the Kinetic Sculpture Race and parades.](#)

Single Event Noise occasionally occurs within the city of Ferndale. Diesel delivery trucks generate the loudest single event noises in the planning area. At 50 feet, a truck generates a noise level of 88 decibels and at 100 feet the level is 82 decibels. Single event sounds in the 75 to 85 decibel range are distracting to most people and sounds over 85 decibels are often disturbing and can cause hearing loss if exposure is frequent. For persons inside a building, these noise levels would be perceived at about 20 decibels less with the windows closed and 10 decibels less with them open. Single event impacts from other sources that generate noises of above 75 decibels, such as chain saws, lawn mowers and barking dogs, are not mapped because they occur at random or in scattered locations. Field measurements of a chain saw that registered 108 dB (A) at the operator and a tractor that registered at 93 dB (A) at the driver suggest that Ferndale experiences the usual occurrences of loud single event noises. In recent years there has been considerable reduction of truck noise on Main Street as a result of reduced logging activity and as a result of State and Federal requirements for quieter trucks.

According to conversations with Chief of Police Bret Smith, noise complaints are uncommon in Ferndale and are not tracked separately from other service calls.

### Sensitive Receptors

Sensitive receptors are land uses or users that are interrupted (rather than simply impacted) by relatively low levels of noise. Such receptors include hospitals, convalescent homes, schools, churches, and sensitive wildlife habitat.

Ferndale's sensitive receptors include Ferndale Elementary and High Schools, Ferndale Community Church, St. Mary's Episcopal Church, Assumption Catholic Church, Our Saviors Lutheran Church, St. Mark's Lutheran Church, and Living Waters Foursquare Church. There are no hospitals, convalescent homes, or sensitive wildlife habitats within the City.

### Noise Standards

The EPA has concluded that maintaining environmental noise below a 24-hour exposure level of 70 decibels will prevent any measurable hearing loss over a lifetime. Likewise, levels of 55 decibels outdoors and 45 decibels indoors are identified as preventing activity interference and annoyance. These levels of noise permit spoken conversation and other activities such as sleeping, working and recreation, which are part of the daily human condition.

Figure 4 presents the California Department of Health, Office of Noise Control noise compatibility guidelines for various land uses. The table illustrates the ranges of community noise exposure in terms of what is "normally acceptable," "conditionally acceptable," "normally unacceptable," and "clearly unacceptable." These guidelines may be used to assess whether or not noise poses a conflict with land development. Figure 5 provides adjustment factors to correct for seasonal variations in noise source levels, existing outdoor ambient noise levels, previous exposure to the source, community attitudes, and tonal characteristics of the source. Adjusting the noise exposure values provides an accurate assessment of locally acceptable noise exposure.

In 2006, the City of Ferndale adopted Nuisance Ordinance 06-04, with Section 7.04 designated specifically for Noise. It outlines restrictions for noise, both vehicular and non-vehicular, within the city limits. A noise-based curfew is set for the hours of 10:00 p.m. through 7:00 a.m., and a construction-related noise-based curfew is set for the hours of 7 a.m. and 7 p.m. on weekdays, or between 8 a.m. and 7 p.m. on Saturday and Sunday ([Ferndale Nuisance Ordinance 06-04 §7.04](#)).

### Analysis of Local Noise Environment

Estimated existing noise contours from SR 211 are shown on Figure 6. It should be noted that the contours presented are outdoor noise levels and only account for attenuation due to distance, not from sound wall structures or other noise barriers. The contours are intended to show generally where higher noise levels [expressed in Annual Average Daily Traffic \(AADT\)](#) may occur.

### Future Conditions

Community noise levels can increase with development. With a static rate of growth experienced over the past 13 years, Ferndale's development trends have remained equally static. According to the 2012 General Plan Housing Element, three new subdivisions were approved between 2004 and 2009. There are 13 new buildable parcels. These are all located in single-family zones. There is limited land available in Ferndale because the City has maintained its one square mile of land within the city limits. At this time, the City does not plan to annex additional land. Noise levels within the City are not expected to increase significantly due to development.

### Attenuation

Existing and potentially incompatible noise levels in problem areas can be reduced through land use planning, subdivision review, building code enforcement, and other administrative means. Chapter 6 Goals, Policies and Implementation Programs contains attenuation measures to reduce noise impacts to the Ferndale community.

**Figure 4 Community Noise Exposure**

*Ldn or CNEL, dB*

Land Use Category	50	55	60	65	70	75	80	Maximum Interior Noise Levels*
Residential – Low Density Single Family, Duplex, Mobile Home	Green	Green	Green	Blue	Blue	Orange	Red	45
Residential – Multi-Family	Green	Green	Green	Blue	Blue	Orange	Red	45
Transient Lodging – Motel/Hotel	Green	Green	Green	Blue	Blue	Orange	Red	45
Schools, Libraries, Churches, Hospitals, Nursing Homes	Green	Green	Green	Blue	Blue	Orange	Red	45
Auditorium, Concert Hall, Amphitheaters	Blue	Blue	Blue	Blue	Blue	Orange	Orange	35
Sports Arena, Outdoor Spectator Sports	Blue	Blue	Blue	Blue	Blue	Blue	Blue	-
Playgrounds, Neighborhood Parks	Green	Green	Green	Green	Green	Orange	Orange	-
Golf Courses, Riding Stables, Water Recreation, Cemeteries	Green	Green	Green	Green	Green	Green	Orange	-
Office Buildings, Business, Commercial and Professional	Green	Green	Green	Green	Blue	Blue	Orange	50
Industrial, Manufacturing, Utilities, Agriculture	Green	Green	Green	Green	Green	Blue	Blue	50

- NORMALLY ACCEPTABLE – Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.
- CONDITIONALLY ACCEPTABLE – New construction/development should be undertaken only after a detailed analysis of noise reduction requirements is made and noise insulation features are included in the design. Conventional construction but with closed windows and fresh air supply system will normally suffice.
- NORMALLY UNACCEPTABLE – New construction or development should be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirement must be made and need noise insulation features included in the design
- CLEARLY UNACCEPTABLE – New construction or development should generally not be undertaken.

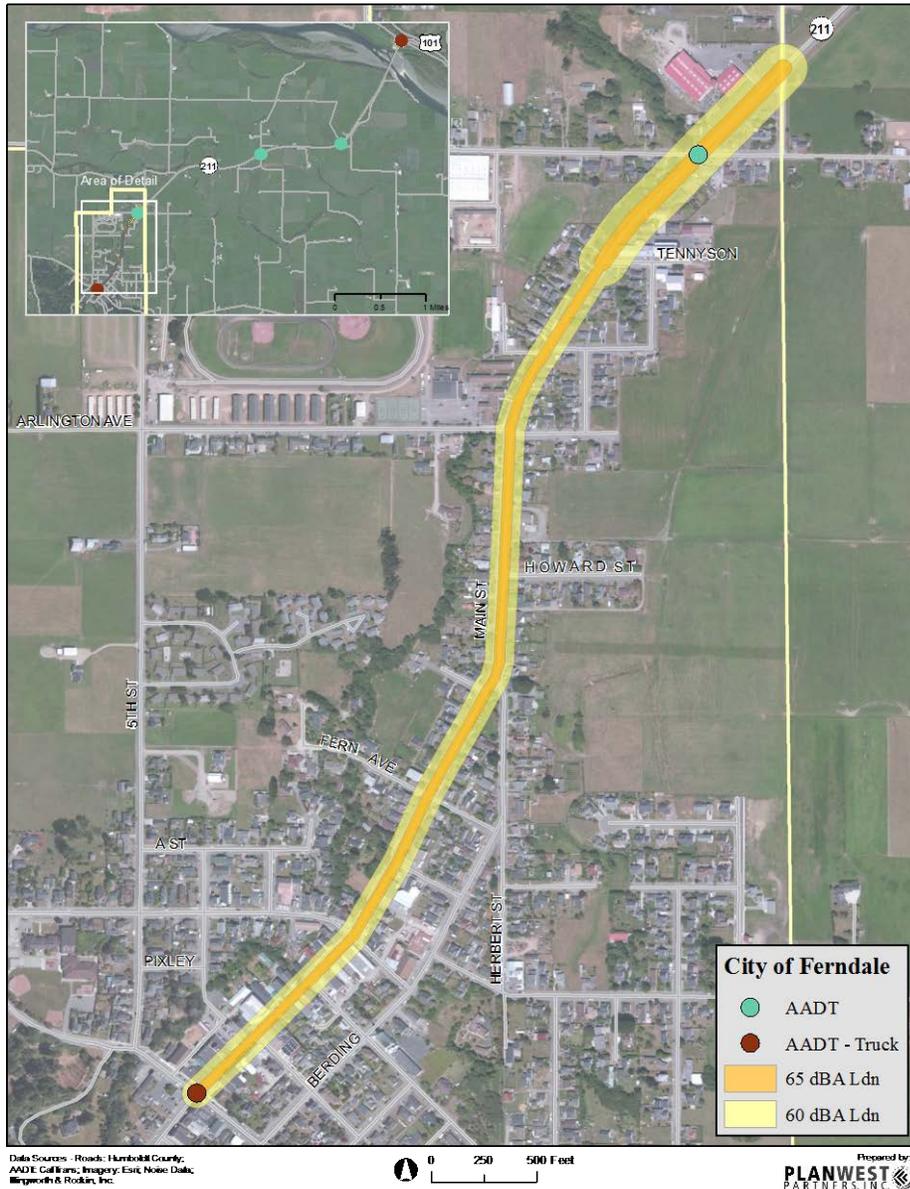
\*Due to exterior sources. Source: Office of Planning and Research. 2003. [State of California General Plan Guidelines](#)

**Figure 5 Noise Exposure Adjustment Factors**

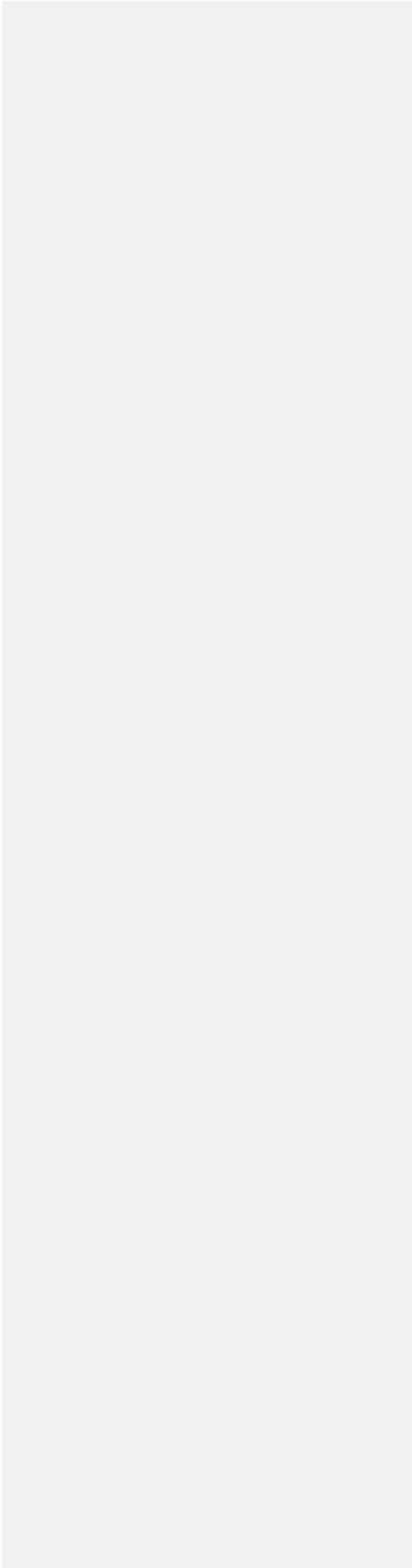
<b>Type of Correction</b>	<b>Description</b>	<b>Amount of Correction to be Added to Measured CNEL in dB</b>
<b>Seasonal Correction</b>	Summer (or year-round operation).	0
	Winter only (or windows always closed).	-5
<b>Correction for Outdoor Residual Noise Level</b>	Quiet suburban or rural community (remote from large cities and from industrial activity and trucking).	+10
	Quiet suburban or rural community (not located near industrial activity).	+5
	Urban residential community (not immediately adjacent to heavily travelled roads and industrial areas).	0
	Noise urban residential community (near relatively busy roads of industrial areas).	-5
	Very noisy urban residential community.	-10
<b>Correction for Previous Exposure and Community Attitudes</b>	No prior experience with the intruding noise.	+5
	Community has had some previous exposure to intruding but little effort is being made to control the noise. This correction may also be applied in a situation where the community has not been exposed to the noise previously, but the people are aware that bona fide efforts are being made to control the noise.	0
	Community has had considerable previous exposure to the intruding noise and the noise maker's relations with the community are good.	-5
	Community aware that operation-causing noise is very necessary and it will not continue indefinitely. This correction can be applied for an operation of limited duration and under emergency circumstances.	-10
<b>Pure Tone or Impulse</b>	No pure tone or impulsive character.	0
	Pure tone or impulsive character present.	+5

Source: Office of Planning and Research. 2003. [State of California General Plan Guidelines](#)

Figure 6: Noise Contour Map



AADT = Annual Average Daily Traffic



## 5.0 Air Quality Characteristics

This section includes a description of local and regional air quality conditions, a discussion of the area's current air quality designation, a summary of applicable federal and state standards and laws, a summary of air pollution sources in the Planning Area, and an emissions inventory and reduction plan.

### Overall Air Quality

The Humboldt County General Plan Update Background *Natural Resources and Hazards* Report (2002) [Chapter 9 Air Quality](#) describes the overall countywide climate, regulatory setting, and air quality conditions and trends. The report also examines climate and atmospheric conditions impacts on the air pollutants movement and dispersal.

Ferndale's climate and wind patterns are typical of the low-lying coastal areas of Humboldt County. In general, the Background Report characterizes the coastal climate as having cool summers with frequent fog and mild winters with lots of rain. Proximity to the ocean moderates coastal temperatures while inland areas tend to experience the extremes of hot, dry summers and mild, wet winters.



Lost Coast Fog  
Original image available under Public License

Winds control the rate and dispersion of local pollutant emissions. Horizontal air movement spreads pollutants over a wider area. Coastal Humboldt County winds exhibit a seasonal pattern. In the summer, strong north to northwesterly winds are common. During the winter, winds are from southerly quadrants. Offshore and onshore flows are also common along the coast and are associated with pressure systems in the area. Onshore flows frequently bring foggy cool weather to the coast, while offshore flows often blow fog away from the coast and bring sunny warm days.

Vertical air movement spreads pollutants through a thicker layer of air. Upward dispersion of pollutants is hindered when the atmosphere is stable; that is, when warm air overlies cooler air below. This situation is known as an inversion. Inversions affect the dispersion of pollutants by altering the vertical depth of the atmosphere through which pollutants can be mixed. The County General Plan Update Background Report discusses inversions and their effects on pollutant dispersal in greater detail.

Unlike more urban areas, Humboldt County's air quality concerns tend to focus on industrial emission sources. The California Air Resources Board (CARB) operates a regional network of air pollution monitoring stations that provide information on ambient concentrations of criteria air pollutants and toxic air contaminants. NCUAQMD measures PM<sub>10</sub> at sites in Crescent City, Eureka, and Weaverville. Data for Humboldt County is collected at an air quality station in

Eureka that also monitors for PM<sub>10</sub> and PM<sub>2.5</sub>. Monitoring station data indicates that Eureka's air quality is improving, and that PM levels have been reduced almost to attainment levels.

Ferndale's air quality is similar to that of the rest of rural Humboldt County. ~~EPA's Envirofacts site lists the naval facility at Centerville Beach as the only nearby stationary source of air pollution regulated by a federal, state or local air pollution agency. The facility is regulated and listed as compliant for asbestos (EPA 2011).~~ The nearest air quality monitoring station to Ferndale is located on Humboldt Hill. The station monitors CO, NO<sub>2</sub>, SO<sub>2</sub>, PM<sub>10</sub>, PM<sub>2.5</sub>, and ozone. According to the EPA, since 2009 lead has been measured and reported in Total Suspended Particulates and PM<sub>10</sub> locally (EPA 2013). The County General Plan Update background report on air quality contains an in-depth look at existing levels and regulation of these pollutants, as well as toxic air contaminants, within the county.

### Air Basin Requirements

The North Coast Air Basin must be targeted to meet standards outlined in the NCUAQMD [Air Quality Control Rules](#) covering visible emissions, particulate matter, fugitive dust emissions, sulfur oxide and sulfides, and geothermal emissions. Emissions are also subject to General Plan policies and programs if the project requires discretionary City approval. Environmental review of such projects requires coordination between NCUAQMD and the City to ensure that the project will be carried out in a manner consistent with state air quality laws and reduce any project impacts to below levels of significance. NCUAQMD also requires coordination on projects involving demolition of commercial structures containing asbestos and for surface mining and grading in areas containing naturally occurring asbestos.

### Climate Change Legislation

#### Executive Order S-3-05 (2005)

Executive Order S-3-05 (EO-S-3-05) states that California is vulnerable to the effects of climate change, including reduced snowpack in the Sierra Nevada Mountains, exacerbation of California's existing air quality problems, and sea level rise. To address these concerns, the executive order established statewide targets to reduce greenhouse gas emissions to 2000 levels by 2010, to 1990 levels by 2020, and to 80% below 1990 levels by 2050.

#### AB 32 (2006)

California Assembly Bill 32 (AB 32), the Global Warming Solutions Act, required the state Air Resources Board (ARB) to adopt regulations by January 1, 2008 for the reporting and verification of statewide greenhouse gas emissions and to monitor and enforce compliance with that program. The bill requires the adoption of rules and regulations to achieve the maximum technologically feasible and cost-effective greenhouse gas emissions reductions, and adoption of a "Scoping Plan" that provides a detailed pathway to achieve by 2020 of statewide greenhouse gas emissions limit equivalent to 1990 emissions.

**AB 811 (2007)**

AB 811 authorizes all local governments in California, if they so choose, to establish special districts that can be used to finance energy efficiency, solar, or other renewable energy improvements to homes and businesses in their jurisdiction. As a result of opposition by Fannie Mae and Freddie Mac, federal regulators have effectively put most of the local programs dealing with residential properties on hold. It may take additional federal legislation to get residential programs fully back on track, although programs designed for commercial properties face no similar roadblocks. A handful of programs in California are continuing but at the time of publication, uncertainty remains.

**SB 97 (2007)**

SB 97 acknowledges that climate change is a prominent environmental issue that requires analysis under the California Environmental Quality Act (CEQA). Pursuant to SB 97, the State CEQA Guidelines were updated in 2010 to include provisions for mitigating greenhouse gas emissions and/or the effects of greenhouse gas emissions. The amended CEQA Guidelines (Section 15183.5) allow jurisdictions to analyze and mitigate the significant effects of greenhouse gases at a programmatic level by adopting a plan for the reduction of greenhouse gas emissions. Later, as individual projects are proposed, project specific environmental documents may tier from and/or incorporate by reference that existing programmatic review in their cumulative impacts analysis. This CAP has been developed specifically for this purpose.

**SB 375 (2008)**

Senate Bill (SB) 375 aligns regional transportation planning efforts, regional greenhouse gas reduction targets, and land use and housing allocations to reduce vehicle emissions. This effort was not applicable to Humboldt County. The State assigned passenger vehicle per capita greenhouse gas reduction targets to each Metropolitan Planning Organization (MPO). For example, within the Sacramento Area Council of Governments (SA COG) region, these targets are a 7% reduction by 2020 and a 16% reduction by 2030 compared to 2005 baseline levels of 23.0 lbs of CO<sub>2</sub> per capita per weekday.

**International Council for Local Environmental Initiatives**

The International Council for Local Environmental Initiatives (ICLEI) is a worldwide ~~membership~~ non-governmental organization (NGO). ~~of~~ Members include local governments and their associations working to achieve tangible improvements in global environmental and sustainable development conditions. ICLEI's Cities for Climate Protection program (CCP) began working with local governments in 1993 to reduce local sources of greenhouse gas emissions. ICLEI developed software to quantify greenhouse gas emission reduction efforts, providing tools to inventory, categorize, and quantify past, present and future conditions. The software helps identify opportunities and priorities for reducing greenhouse gas emissions. ~~The Humboldt County~~ has used ~~this~~ ICLEI software to develop a greenhouse gas emissions baseline for 1990 and to assess the current level of greenhouse gas emissions for compliance with AB 32.



## California Environmental Quality Act (CEQA)

CEQA requires public agencies to evaluate whether a project that requires discretionary approval may have significant environmental effects and, if so, to impose feasible mitigation measures. In general, when it determines in the first instance that a project may have a significant effect on the environment, the public agency must prepare an environmental impact report (EIR). While air quality modeling software (URBEMIS 2007) provides a methodology for estimating a project's carbon dioxide emissions, there are no established thresholds or standards for determining whether a project's greenhouse gas emissions are significant.

### Attenuation

Area-wide and mobile source emissions may be reduced through policies that target specific sources. Transportation policies may be designed to reduce area-wide PM<sub>10</sub> levels by reducing both the number of vehicle miles traveled and the number of vehicle trips. Grading and road maintenance policies may reduce particulates in dust. Incentives for energy efficient building construction may help reduce emissions related to residential and commercial energy consumption, including woodstove emissions. Maintaining efficient and timely procedures for project referral to the NCUAQMD for review and consultation will help reduce emissions caused by demolition.



Ferndale, CA

Original image available under Public License

Courtesy of [jerseygal2009](#)

Chapter 6 Goals, Policies and Implementation Programs contains attenuation measures to improve air quality and reduce greenhouse gas emissions in the City.

### Greenhouse Gas Emissions

The Redwood Coast Energy Authority (RCEA) is a Joint Powers Authority whose members include the [County of Humboldt, the Cities of Arcata, Blue Lake, Eureka, Ferndale, Fortuna, Rio Dell, and Trinidad](#), ~~County, the seven incorporated cities within~~, and the Humboldt Bay Municipal Water District. RCEA's purpose is to develop and implement sustainable energy initiatives that reduce energy demand, increase energy efficiency, and advance the use of clean, efficient and renewable resources available in the region ([RCEA 2013](#)).

RCEA produced the Humboldt County Comprehensive Energy Action Plan, consisting of implementation measures specific to the functions of RCEA as the regional energy authority for

the County, including working with local jurisdictions to complete greenhouse gas inventories, set greenhouse gas reduction targets, and developing climate action plans (RCEA 2013).

Local government operations, including facilities, vehicle fleets, street lights, traffic signals, water systems, wastewater plants, and solid waste generation release greenhouse gases into the atmosphere.

Following California mandates to address climate change and tackle greenhouse gas emissions, the Redwood Coast Energy Authority also helps local government agencies calculate greenhouse gas emissions, create climate action plans, and carry plans into action.

In 2005 and 2010, RCEA, in conjunction with ICLEI’s Institute for Local Governments, completed a Greenhouse Gas Inventory for Ferndale. RCEA produced these documents for the City’s benefit as a planning resource. The cost was entirely covered by RCEA through its PG&E partnership program. This document is a primary resource used in this Air Quality Element. The inventory measures greenhouse gas emissions resulting specifically from Ferndale’s government operations, and addresses where and what quantity of emissions are generated through various government activities.

The intent of the analysis enables Ferndale to tailor effective greenhouse gas emission reduction strategies. Potential strategies identified by RCEA include increasing energy efficiency in facilities and vehicle fleets, renewable energy sources, reducing waste, and supporting alternative modes of transportation for employees. In performing these actions, the City would benefit from lower energy bills, improved air quality, and more efficient government operations. The City would also be mitigating local and global climate change impacts while saving taxpayer money through more efficient government operations (RCEA 2012).

The following Emissions Reduction Plan is based largely on the Ferndale 2005 Government Operations Greenhouse Gas Emissions Inventory. The 2010 inventory was not released by RCEA until August 10, 2015, after the Air Quality Element was prepared.

**Emissions Inventories and Reduction Target**

The six internationally recognized greenhouse gases (Carbon Dioxide, Methane, Nitrous Oxide, Hydro fluorocarbons, Perfluorocarbons, and Sulfur Hexafluoride) are combined in a unit called carbon dioxide equivalent (CO<sub>2</sub>e). Since equal quantities of each greenhouse gas have more or less influence on the greenhouse effect, converting all emissions to a standard metric allows for apples-to-apples comparisons amongst quantities of all six emissions types (RCEA 2012). Greenhouse gas emissions are reported in this inventory as metric tons of CO<sub>2</sub>e (MTCO<sub>2</sub>e).

In 2005, Ferndale’s greenhouse gas emissions from government operations totaled 320 metric tons of CO<sub>2</sub>e. The majority of greenhouse gases emitted by government operations come from the Wastewater Treatment Facility, followed by vehicles, buildings and facilities, and employee commute, and water and wastewater transport. Public lighting and solid waste contribute a small portion of CO<sub>2</sub>e by sector (see Figure 7). The biggest source of CO<sub>2</sub>e emissions is the wastewater treatment process, followed by electricity, gasoline, propane, diesel, and finally solid waste processing (see Figure 8). Although the EPA cites cattle and cow manure in holding ponds as a source of methane, there are too few dairy cows within the City limits to be a contributing factor.

Formatted: Font: Times New Roman, 12 pt, Underline, Font color: Green

Formatted: Font: Times New Roman, 12 pt, Underline, Font color: Green

Formatted: Font: Times New Roman, 12 pt, Underline, Font color: Green

Formatted: Font: Times New Roman, 12 pt, Underline, Font color: Green

Formatted: Font: Times New Roman, 12 pt, Underline, Font color: Green

Formatted: Font: (Default) +Headings (Calibri), Bold, Font color: Accent 1

Formatted: Font: Bold

The 2005 Greenhouse Gas Emission Inventory contains a more detailed breakdown of emissions, a discussion of the methodology, and an in-depth analysis of emissions by sector and source. This inventory provides an emissions baseline that can be used to set emissions reduction targets for Ferndale’s municipal operations.

A greenhouse gas emissions reduction target is an objective to reduce emissions to a certain percentage below base year levels by a chosen planning horizon year. A target provides an objective toward which to strive and against which to measure progress. It allows the City to quantify its commitment to reducing its contribution to global greenhouse gases while becoming more efficient. An emissions reduction target should strike a balance between scientific necessity, ambition, and what is realistically achievable (RCEA 2012).”

ICLEI recommends that Ferndale establish short term and long-range emissions reduction targets. A long-term target will allow the City sufficient time to implement emissions reduction measures. Short-term interim targets for every two- to three-year period will facilitate additional support and accountability and ensure continued momentum. ICLEI recommends that interim targets be guided by the long-range goal of reducing emissions by 80 percent to 95 percent from the 2005 baseline level by the year 2050, noting that this won’t be possible without the assistance of state and federal policy changes that create new incentives and new sources of funding for emissions reduction projects and programs (RCEA 2012).

An integral component of the State of California’s climate protection approach has been the creation of three core emissions reduction targets at the community level. While these targets are specific to the community-scale, they can be used to inform emissions targets for government operations as well. On June 1, 2005, California Governor Schwarzenegger signed Executive Order S-3-05 establishing climate change emission reductions targets for the State of California.

The California targets are an example of near, mid and long-term targets:

- Reduce emissions to 2000 levels by 2010
- Reduce emissions to 1990 levels by 2020
- Reduce emissions to 80 percent below 1990 levels by 2050

The AB 32 Scoping Plan also provides guidance on establishing targets for local governments; specifically the Plan suggests creating an emissions reduction objective of 15 percent below “current” levels by 2020. This target has guided many local government’s emission reduction targets for municipal operations—most local governments in California with adopted targets have targets of 15 to 25 percent reductions under 2005 levels by 2020 (RCEA 2012).

Using this guidance and ICLEI’s recommendations, Ferndale has set the following targets for greenhouse gas emissions due to government operations:

- Reduce emissions to 10% below 2005 levels by 2020
- Reduce emissions to 80% below 2005 levels by 2050

#### Emission Reduction Measures and Implementation Timeline

Ferndale's greenhouse gas inventory identifies major sources of emissions from government operations. Sectors and sources responsible for the highest emissions should be targeted for emissions reductions activities in order to make significant progress toward the short-term emission reduction target. Since electricity consumption is a major source of emissions from Ferndale's operations, it may be possible for the City to meet its 2020 target by implementing a few major actions on the City's electricity consumers (RCEA notes that, although Ferndale's Wastewater Treatment Facility is a major emissions source, the vast majority of CO<sub>2</sub>e emissions are from methane emissions; emissions reduction options for the facility are likely extremely expensive). Long-range (2050) targets will require major reductions in all sectors.

Given the results of the inventory, ICLEI recommends that Ferndale focus on the following tasks in order to significantly reduce emissions from its government operations:

- Comprehensive municipal retrofit of ~~municipal~~ City Hall, Community Center and Public Works facilities targeting reduction in both electricity and propane
- Modify the procurement policy to specify high fuel efficiency ~~for each vehicle class~~ when purchasing public works vehicles
- Increase office recycling, e.g. paper, cardboard, cans, toner cartridges
- Encourage PG&E to switch their outdoor lights ~~from incandescent bulbs~~ to Light Emitting Diodes (LEDs) or other energy efficient lighting.

Ferndale is already planning to reduce energy consumption. In 2013, the City prepared an Energy Assurance Plan (EAP) in conjunction with the California Energy Commission sponsored California Local Energy Assurance Planning project. The aim of the EAP is to help Ferndale become more resilient to energy supply interruptions during an emergency, ensuring that critical facilities within the community continue to function.

The energy profile in the EAP provides a basic understanding of the sources of energy supplies and how they are consumed in the Ferndale community as well as for specific city-owned facilities. This information guided policies and actions the city can take to protect its key assets from extended energy disruptions, as well as several energy-reducing actions, that were incorporated in the Humboldt Operational Area Multi-Agency Multi-Hazard Mitigation Plan 2013 Update (HMP), which was in turn incorporated into the General Plan 2013 Safety Element Update. These actions included the following:

Initiative #F5—Investigate the viability of renewable and distributed generation technologies that can be city-owned and serve a dual purpose of primary and stand-by power/energy. Work with the California Energy Commission and other sources to identify advanced technologies, systems, and financing options.

Initiative #F6— Investigate low-no cost energy efficiency and conservation measures and innovative technologies such as micro-turbines for key assets and other city-owned/operated assets in order to decrease their energy footprint, thus reducing energy bills and the scale of needed back-up power. Also look into higher cost, advanced technologies such as micro-grids.

Using these initiatives as well as strategies recommended by ICLEI, Ferndale has outlined the following overall emissions reductions strategy.

**Figure [TABLE??] X Emissions Reduction Measures and Timeline**

<b>Measure 1</b>	Establish data collection systems for GHG data as part of normal City operations.
<b>Timeline</b>	Establish by 2015; ongoing
<b>Measure 2</b>	Investigate the viability of renewable and distributed generation technologies that can be city-owned and serve a dual purpose of primary and stand-by power/energy. Work with the California Energy Commission and other sources to ID advanced technologies, systems, and financing options.
<b>Timeline</b>	
<b>Measure 3</b>	Investigate low-no cost energy efficiency and conservation measures and innovative technologies <del>such as micro-turbines</del> for <del>KA and other</del> city-owned/operated assets in order to decrease their energy footprint thus reducing energy bills and the scale of needed back-up power. Also <u>consider looking</u> into higher cost, advanced technologies such as micro-grids.
<b>Timeline</b>	
<b>Measure 4</b>	Comprehensive municipal retrofit of existing buildings <u>including City Hall and the Community Center</u> targeting reduction in both electricity and propane
<b>Timeline</b>	
<b>Measure 5</b>	Change procurement policy to specify high fuel efficiency for <del>each</del> vehicles <u>class purchased for public works and other departments.</u>
<b>Timeline</b>	
<b>Measure 6</b>	Increase office recycling, e.g. paper, cardboard, cans, toner cartridges
<b>Timeline</b>	
<b>Measure 7</b>	Encourage PG&E to switch their outdoor lights <del>from incandescent bulbs</del> to Light Emitting Diodes (LEDs) <u>or other energy efficient lighting.</u>
<b>Timeline</b>	
<b>Measure 8</b>	<u>Develop renewable energy options for the City's Wastewater Treatment Plant</u>
<b>Timeline</b>	
<b>Measure 9</b>	
<b>Timeline</b>	

**Greenhouse Gas Reduction Monitoring and Verification**

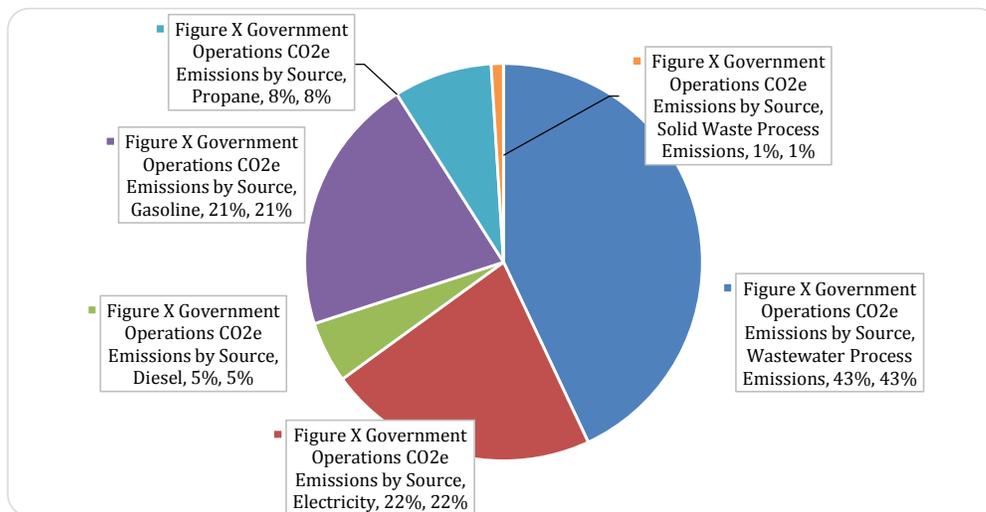
As emissions reduction measures are implemented, regular emissions monitoring is required to ensure that the City is on track to meet its objectives. ICLEI recommends that Ferndale re-inventory its emissions every three to five years and has created various tools to assist the City towards this goal. RCEA plans to conduct a greenhouse gas inventory based on 2012 data, and may assist the City with future inventories (RCEA 2012).

During the RCEA inventory process, Ferndale staff identified the following gaps in data:

- Direct tracking of refrigerants recharged into HVAC and refrigeration equipment
- Direct tracking of fire suppressants recharged into fire suppression equipment

- Clear labeling of vehicle make and model in gas logs
- Odometer readings of individual vehicles
- Fuel consumption by mobile equipment make and model
- Refrigerants recharged into vehicles in the vehicle fleet
- Tracking of propane consumption by facility and by volume
- Tracking and inventorying of contracted services

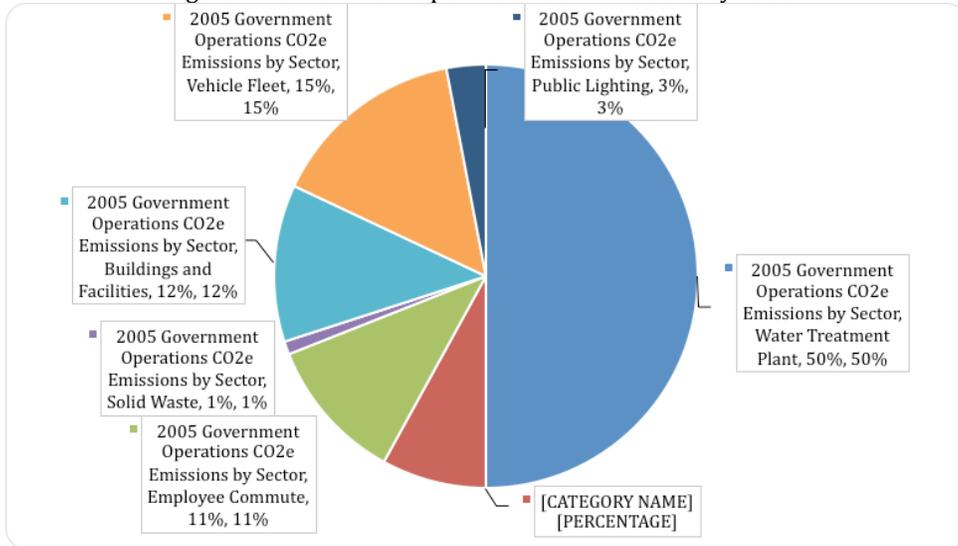
Figure 7: Government Operations CO2 Emissions by Source



ICLEI advises that Ferndale establish data collection systems for this data as part of normal operations. In this way, when staff are ready to re-inventory for a future year, they will have the proper data to make a more accurate emissions estimate. This has been incorporated into the emissions reduction strategy.

Measures from the emissions reduction strategy, along with attenuation for general air quality issues, have been incorporated into Chapter 6. Goals, Policies and Objectives as actions the City will take to improve air quality and to limit future impacts of climate change.

Figure 8: Government Operations CO2 Emissions by Sector



Source: Redwood Coast Energy Authority. 2012. City of Ferndale 2005 Government operations Greenhouse Gas Emissions Inventory.

## 6.0 Goals, Policies and Implementation Programs

The Noise & Air Quality Element includes goals and policy to moderate noise and improve air quality, supported by community measures targeting noise level reductions and harmful emissions.

**Goals** are broad statements of community values or aspirations. They define the ends toward which the City will address its efforts.

**Policies** are more precise expressions of the community's position on particular issues, or how particular goals can be reached. Policies may include guidelines, standards, measurable objectives, maps, diagrams, or a combination of these components.

**Programs** are specific actions that the City will undertake to implement policy in order to realize community goals. This includes ongoing City sponsored programs, that are time-specific and measurable.

### NOISE: GOALS, POLICIES AND IMPLEMENTATION

#### Goals

- 1.1 *Prevent excessive point source and ambient noise levels throughout the community.*
- 1.2 *Realize overall noise reduction through land use, design review, construction, transportation, and monitoring methods.*
- 1.3 *Promote noise mitigation techniques in noise receptor and noise generator through design.*

#### Policies

- 1.1 **Stationary and Mobile Sources.** The City will apply appropriate average and short-term noise level standards during the permit review process and during subsequent monitoring to minimize stationary noise sources and noise emanating from temporary activities.
- 1.2 **Noise Compatibility Standards.** The City shall ensure compatibility with adjacent and noise-sensitive land uses by adopting noise standards by land use type.
- 1.3 **New Construction.** ~~The City should strive to~~ For residential uses, limit exterior noise levels to 60 dBA Ldn and interior noise levels of 45 dBA Ldn.
- 1.4 **Noise Attenuation.** If all other practical design-related mitigation measures do not attenuate noise to established standards, the City will consider the use of noise barriers.

- 1.5 **Noise Reduction Design.** The City shall incorporate buffers, screening, routing coordination, and other traffic control measures at time of street upgrades and extensions, The City will encourage the use of berms and increased building setbacks in the design of noise-sensitive land uses that are adjacent to collector roads and commercial or industrial areas.

### Implementation Programs

- 1.a **Ferndale Nuisance Ordinance 06-04 Section 7.04.** The City shall protect individuals from existing or future excessive noise levels that can interfere with sleep, communication, relaxation, health or the legally permitted use of property by regulating noise sources through the implementation of Nuisance Ordinance 06-04, Section 7.04.
- 1.b **Land Use/Noise Compatibility Matrix.** The City shall develop Noise Standards to ensure that adjoining land uses are compatible. Development may occur if design or mitigation measures will reduce indoor noise to “Maximum Interior Noise Levels” and outdoor noise levels to the maximum “Normally Acceptable” values.
- 1.c **Noise Compatibility Implementation.** The City will only permit new land uses that meet noise compatibility standards as measured from either existing adjacent land uses or nearby noise-sensitive receptors.
- 1.d **Noise Source Isolation.** The City shall require adequate shielding or distance for permitted uses that generate high noise levels and ground-borne vibration to protect sensitive receptors, such as:
- single and multi-family residential homes,
  - schools and other learning institutions,
  - libraries, places of worship or public assembly, and
  - similar uses as may be determined by the City.
- 1.e **California Residential Code.** The City should apply the Building Code as adopted for California (CCR, Title 24, Appendix Chapter 12) for determining building separation requirements.
- 1.f **Highways Noise Contours.** The City will request Caltrans trip-count data for SR 211 and make recommendations [for reduced speed limits at the entry to town](#) as it relates to noise contours. ~~The City should consider contracting to model current and projected noise contours in and surrounding the City.~~
- 1.g **Environmental Review Process.** The City shall utilize the environmental review process required by the California Environmental Quality Act (CEQA) to generate an analysis and determine appropriate mitigation measures per City and state standards for noise sensitive locations where noise contours do not exist.
- 1.h **Noise Study Requirements.** The City should utilize the U.S. Department of Housing and Urban Development Noise Guidebook, or its equivalent, to guide analysis and mitigation recommendations for proposed projects. When a discretionary project has

the potential to generate noise levels in excess of Plan standards, a noise study together with acceptable mitigation plans to assure compliance with the noise level standards will be required. The noise study should measure Community Noise Equivalent Level (CNEL) and Maximum Noise Level (Lmax) levels at property lines and, if feasible, nearby sensitive receptor locations. Noise studies shall be prepared by qualified individuals using calibrated equipment under currently accepted professional standards and include an analysis of the characteristics of the project in relation to noise levels, all feasible mitigations, and projected noise impacts.

## AIR QUALITY GOALS, POLICIES AND IMPLEMENTATION PROGRAMS

### Goals

- 2.1 *Improve Ferndale and surrounding air basin air quality.*
- 2.2 *Improve Ferndale and surrounding air basin by reducing particulate emissions through attainment of California Ambient Air Quality Standards for particulate matter.*
- 2.3 *Reduce Criteria Pollutants.*
- 2.4 *Achieve Overall Emissions Reduction by mitigating impacts to air quality from, Land Use, Energy Conservation, Transportation, Hazardous Materials, Temporary Measures Pertaining to Construction, and Monitoring.*

### Policies

- 2.1 **Reduce Localized Concentrated Air Pollution.** The City shall not permit the creation of "hot spots" or localized places of concentrated emissions.
- 2.2 **Buffering Land Uses.** The City shall reduce the exposure of existing land uses to air pollution from new sources of emissions by requiring the use of buffers.
- 2.3 **Energy Conservation Incentives.** The City should consider local, state and federal incentive programs to minimize energy usage in Ferndale, including programs to reduce PM10 emissions and increase solar-electric capacity in residential, commercial and industrial sectors.
- 2.4 **Vehicle Trip Length and Frequency Reduction** The City shall encourage mixed-use projects and compact development concepts, and encourage active modes of travel as one way to reduce the length and frequency of vehicle trips.
- 2.5 **Alternative Fuel Vehicle Accommodations.** The City shall encourage and may provide incentives for commercial and residential design that supports the maintenance of electric, natural gas, bio-diesel and hydrogen powered vehicles.

2.6 **Interagency Coordination.** The City will coordinate with the North Coast Unified Air Quality Management District (NCUAQMD) early in the permit review process to identify expected regulatory outcomes and minimize delays for projects involving:

- a. CEQA;
- b. Building demolition projects that may involve removal of material containing asbestos and subject to National Emission Standards for Hazardous Air Pollutants (NESHAP); and
- c. Grading and mining operations subject to State Airborne Toxic Control Measures (ATCM) for naturally occurring asbestos.

The City should rely on the air quality standards, permitting processes and enforcement capacity of the NCUAQMD to define thresholds of significance and set adequate mitigations under CEQA to the maximum extent allowable.

2.7 **Mitigate Impacts from New Construction.** The City shall mitigate impacts to air quality from new construction by implementing measures for dust control, energy efficient building standards, preservation of on-site trees, etc.

2.8 **Develop a Monitoring Program for Air Quality.** The City should develop a monitoring program for Air Quality in conjunction with NCUAQMD standards, and enlist RCEA for assistance in the monitoring process.

#### **Implementation Programs**

2.a **North Coast Air Quality Management Permitting Coordination.** The City shall adopt and utilize maintain efficient and timely procedures when referring project applications to the North Coast Air Quality Management District for review and consultation.

2.b **Land Use Buffers.** When conducting an environmental review of discretionary permit applications for commercial and industrial projects, the City will require the use of appropriate buffers between new sources of emissions and adjacent land uses that minimize exposure to air pollution.

2.c **Fireplace and Woodstove PM10 Emissions.** The City should promote incentives to minimize PM10 emissions from fireplaces and woodstoves, such as the NCUAQMD's Wood Stove Incentive Replacement Program and other State or federal incentive programs.

2.d **Alternative Fuel Vehicle Accommodations.** The City will encourage and provide incentives for public, commercial and residential design that supports the charging of electric vehicles, or refueling of alternative fuel vehicles (ethanol, biodiesel, hydrogen, etc.).

2.e **Reduce Air Quality Impacts from Surface Mining.** The City shall develop procedures to reduce air quality impacts from asbestos and other pollutants and refer all discretionary review actions for rock quarries and other surface mining activities to the North Coast Air Quality Management District for review and recommendations.

- 2.f **Construction and Grading Dust Control.** The City shall require **Best Management Practices (BMP)** for dust control at construction and grading sites in compliance with NCUAQMD fugitive dust emission standards.
- 2.g **Air Quality Impacts from New Development.** For new commercial and industrial projects that are subject to CEQA, the City shall require feasible mitigation measures to reduce emissions of air pollutants and to achieve the standards of the NCUAQMD.
- 2.h **Energy Efficient Building Design.** The City should encourage and provide incentives for construction of buildings with Leadership in Energy and Environmental Design (LEED) Standards and energy saving measures beyond Title 24 requirements for residential and commercial projects.
- 2.i **Preservation and Replacement of On-site Trees.** The City should consider a site review standard that preserves large trees where possible and mitigate for carbon storage losses attributable to significant removal of trees.
- 2.j **Air Quality Monitoring Program.** The City should work with Redwood Coast Energy Authority (RCEA) and NCUAQMD to develop a monitoring program for citywide Air Quality.

Comment [.1]: Add to definitions

## GREENHOUSE GAS EMISSIONS GOALS, POLICIES AND IMPLEMENTATION PROGRAMS

### Goals

- 3.1 *Reduce Greenhouse Gases according to the following targets:*
- Reduce emissions to 10% below 2005 levels by 2020*
- Reduce emissions to 80% below 2005 levels by 2050*
- 3.2 *Implement successful mitigation of greenhouse gas emissions to levels of non-significance as established by the Global Warming Solutions Act and subsequent implementing legislation and regulations.*

### Policies

- 3.1 **Greenhouse Gas Emission Reductions.** The City will work to reduce its governmental operations greenhouse gas emissions, consistent with the state Global Warming Solutions Act, implementing legislation and regulations.
- 3.2 **Review of Projects for Greenhouse Gas Emission Reductions.** The City should evaluate the GHG emissions of new residential, commercial and industrial projects, and require feasible emissions reduction measures.

### Implementation Programs

- 3.a **City Government Greenhouse Gas Emission Reductions.** The City should seek grant funding to prepare a Climate Action Plan for its governmental operations consistent with the Countywide Climate Action Plan that seeks emission reductions in the following areas:
- A. Energy Efficiency and Conservation
  - B. Green Building
  - C. Waste Reduction and Recycling
  - D. Climate-Friendly Purchasing
  - E. Renewable Energy and Low-Carbon Fuels
  - F. Efficient Transportation
  - G. Offsetting Carbon Emissions
  - H. Promoting Community and Individual Action
- 3.b **Establish data collection systems for GHG data as part of normal City operations.** The City should re-inventory its emissions every three to five years per ICLEI recommendations, and coordinate with RCEA for the inventory process.
- 3.c **Greenhouse Gas Emissions Standards.** The City shall update the General Plan and Land Use Ordinances as appropriate to reflect the Climate Action Plan and Emissions Reduction Plan, and new state laws and regulations for greenhouse gas emissions when they become available.
- 3.d **Review of Greenhouse Gas Emissions Impacts of New Development.** The City will consider modifying the Zoning and Subdivision Ordinances to require an assessment for GHG emissions of large scale residential, commercial and industrial projects, and require feasible mitigation.
- 3.e **Investigate the viability of renewable and distributed generation technologies.** The City should consider renewable and distributed generation technologies that can be city-owned and serve a dual purpose of primary and stand-by power/energy. The City should work with the California Energy Commission and other sources to identify advanced technologies, systems and financing options.
- 3.f **Investigate low-cost and no-cost energy efficiency and conservation measures.** The City should consider innovative technologies ~~such as micro-turbines~~ for key assets and other city-owned/operated assets in order to decrease their energy footprint, thus reducing energy bills and the scale of needed back-up power. The City should also research the feasibility of higher cost, advanced technologies such as micro-grids.

- 3.g **Reduce Electricity and Propane Use.** The City should consider including a comprehensive municipal retrofit of existing buildings targeting reduction in both electricity and propane in the Capital Improvement Plan.
- 3.h **Obtain High Fuel Efficiency Vehicles.** The City shall modify its procurement policy to specify high fuel efficiency for each vehicle class for City Government vehicles.
- 3.i **Increase office recycling.** The City should work with Eel River Disposal to implement programs for the business community and City Hall that increase the recycling of paper, cardboard, cans, toner cartridges, etc.
- 3.j **Energy Reduction Efforts.** The City will switch from incandescent bulbs to ~~Light Emitting Diodes (LEDs)~~ more energy efficient lighting in City-owned and operated infrastructure including vehicles.
- 3.k **Collaborate with PG&E in Energy Reduction Efforts.** The City should work with and encourage PG&E to switch outdoor lights from incandescent bulbs to Light Emitting Diodes (LEDs).

**Attachment B**  
**RESOLUTION NO. PC 2016-03**  
**A RESOLUTION OF THE FERNDALE PLANNING COMMISSION RECOMMENDING**  
**ADOPTION OF THE NOISE & AIR QUALITY ELEMENTS BY AS PART OF THE FERNDALE**  
**GENERAL PLAN**

**WHEREAS**, pursuant to Government Code Section 65303, the City of Ferndale elects to update the Noise Element and adopt an optional Air Quality Element to its General Plan that, in the judgment of the City Council, relates to and supports the welfare and quality of life of the city; and

**WHEREAS**, pursuant to Government Code Section 65300.5, the City prepared a draft Noise & Air Quality Element; and

**WHEREAS**, the Planning Commission conducted numerous public workshops including on July 1 and August 5, 2015, to discuss proposed modifications to the draft element; and

**WHEREAS**, the Planning Commission held a duly noted public hearing on January 6, 2016, on the draft Noise & Air Quality Elements; and

**WHEREAS**, evidence was heard and presented from all persons in favor of the adoption of the Noise & Air Quality Elements, from all persons opposed to the adoption of the Noise & Air Quality Elements and from members of the City Staff; and

**WHEREAS**, the Planning Commission, having heard and received all of said evidence, testimony and statements is fully informed;

**THEREFORE, THE PLANNING COMMISSION OF THE CITY OF FERNDALE HEREBY FINDS, DETERMINES, RESOLVES AND ORDERS AS FOLLOWS:**

**Section 1.** The Planning Commission finds that all of the facts set forth in the recitals of this Resolution are true and correct.

**Section 2.** Pursuant to the provisions of the California Environmental Quality Act (CEQA), the State CEQA Guidelines, California Regulations, Title 14, Sections 15378(b)(2) and 15378(b)(5), the City of Ferndale determines that while the goals and policies of the Noise and & Air Quality Elements relate to the physical well-being of the city, the adoption of the element is not a "project" because those goals and policies of the element are either (1) continuing administrative activities, personnel-related actions, general policy and procedures making, and/or (2) organizational and administrative activities that will not in themselves result in direct or indirect physical changes in the environment.

**Section 3.** The Planning Commission makes the following findings in connection with the Noise & Air Quality Elements:

- A. The Noise & Air Quality Elements are a City-initiated application to amend and update the City's General Plan.
- B. The proposed Noise & Air Quality Elements are consistent with the goals, policies and standards of all elements of the General Plan and will further those goals, policies and standards.
- C. The proposed Noise & Air Quality Elements will comprise an integrated, internally consistent and compatible statement of policies for the City.
- D. The proposed Noise & Air Quality Elements further the public interest and promotes the general welfare of the City by providing appropriate policies, goals and programs for the healthful and logical development of the City.

**Section 4:** The proposed Noise & Air Quality Elements will not have an adverse effect, either individually or cumulatively, on wildlife or the habitat upon which wildlife depends and, on the basis of substantial evidence, the presumption of adverse effect is rebutted.

**Section 5.** The documents and other materials that constitute the record of the proceeding support which the Planning Commission's recommendations are based include, but are not limited to, the staff reports and all of the materials that support the staff reports are located in the office of the City Clerk. The custodian of these documents is the City Clerk for the City of Ferndale.

**Section 6.** The Planning Commission recommends that the City Council consider and adopt the Noise & Air Quality Elements as part of the Ferndale General Plan.

**Section 7.** The Planning Commission's Secretary shall certify the adoption of this Resolution and shall forward a copy to the City Council, City Clerk, City Manager and City Attorney.

**PASSED, APPROVED and ADOPTED** on this 6th day of January, 2016 by the following vote:

Votes For:  
Against:  
Abstain:  
Absent:

\_\_\_\_\_  
Jorgen Von Frausing-Borch, Chairman

**ATTEST:**

\_\_\_\_\_  
Kristene Tavares, Deputy City Clerk

## Exhibit 1

Draft Noise & Air Quality Elements as Amended

## 4.0 Noise Characteristics and Sources

### Noise Sources

The main noise source in Ferndale is from vehicular traffic travelling State Route (SR) 211. This two-lane roadway with shoulders connects Ferndale to US Highway 101 at Fernbridge, and becomes Main Street within City limits. The 55 mph speed limit is lowered to 35 mph just outside of easterly City limits, and again to 25 mph approximately a quarter mile later at Van ness. Highway speeds are established by Caltrans using the *California Manual for Setting Speed Limits* (2014).

Classified as a Rural Major Collector, SR 211 primarily provides transportation to and from the City of Ferndale, although Petrolia, Capetown, and Honeydew residents and visitors also use the route to travel from Mattole Road to Highway 101 (Caltrans 1999). According to the most recent Route Concept Report, Caltrans does not plan to increase the capacity of the route (Caltrans 1999).

A significant percent of residences are within two blocks of SR 211 and, in a generally quiet community, are disproportionately affected by road noise from traffic.

Within the City Limits, Rural Major Collectors include Arlington Ave, 5<sup>th</sup> Street, Ocean Ave, Wildcat Ave, Bluff Street, and Grant Ave. There are no roads classified as Arterials in Ferndale. Market Street, Herbert Street, Shaw Ave and Rose Ave are classified as Minor Collectors; all other roads within the City are classified as Local Roads (Caltrans 2012 and 2013). See Figures 2 and 3.



Traffic noise volume depends primarily on traffic speed, volume and vehicle type. The main motor vehicle noise source is tire noise, which increases with speed. Trucks and older automobiles also produce engine and exhaust noise, and trucks generate wind noise. The CA State Vehicle Code states that all vehicles must be equipped with an adequate muffler to prevent excessive exhaust system noise. It also prohibits the operation of a passenger vehicle (other than a motorcycle), or a truck with a Gross Vehicle Weight Rating (GVWR) of less than 6,000 pounds, with an exhaust noise level greater than 95 decibels. A noise limit of 92 decibels applies to any motorcycle manufactured before 1970, and a noise limit of 80-88 decibels applies to motorcycles manufactured after 1970, depending on the year of manufacture.

Within the city, noise abatement, related to truck noise specifically, is enforced by the City of Ferndale Traffic Ordinance 04-01, which states that motor truck travel for vehicles exceeding a maximum gross weight limit of three tons, are restricted to the following truck route: beginning on Ocean Avenue where the Wildcat Road intersects Ocean Avenue; thence easterly to where Ocean Avenue intersects Main Street; thence along Main Street to

the easterly boundary line of the City of Ferndale. This limits truck related noise exclusively to the aforementioned route through town.

In actuality, there are at least three different ambience conditions in Ferndale. The first ambience level is during peak morning and late afternoon traffic. The second ambience level is during the remaining daylight hours of the day. Field measurements of ambience were taken, and it was found that the ambient level on Main Street is about 52 dB(A), which is at least 20 dB(A) lower than during the peak traffic flow. At 5th and Shaw Streets the reading was 45 dB(A) - about 15 dB(A) lower than the peak traffic period ambience level. In outlying areas, the peak traffic and normal daytime levels differ very little. Developing contours of the usual daytime ambience would be difficult because the lowest and highest readings were 45 and 52 decibels respectively; very quiet for a community during the day. The third ambience level is during the night when ambience levels are approximately 10 dB(A) lower than the usual daytime levels. The very low level of background noise in the community increases the contrast with loud single event noises and single event noise is consequently more noticeable and objectionable.

Stationary sources of noise within City limits are limited. The Humboldt County Fairgrounds generates noise during events, but is not a constant source of noise. The nearest airport is Rohnerville Airport, a one-runway airport located about 6.5 miles southeast of Ferndale; airport sounds are not audible within the City. Other minor or infrequent stationary sources of noise include high school sporting events, farm equipment repair, the Noon and emergency siren and the Kinetic Sculpture Race and parades.

Single Event Noise occasionally occurs within the city of Ferndale. Diesel delivery trucks generate the loudest single event noises in the planning area. At 50 feet, a truck generates a noise level of 88 decibels and at 100 feet the level is 82 decibels. Single event sounds in the 75 to 85 decibel range are distracting to most people and sounds over 85 decibels are often disturbing and can cause hearing loss if exposure is frequent. For persons inside a building, these noise levels would be perceived at about 20 decibels less with the windows closed and 10 decibels less with them open. Single event impacts from other sources that generate noises of above 75 decibels, such as chain saws, lawn mowers and barking dogs, are not mapped because they occur at random or in scattered locations. Field measurements of a chain saw that registered 108 dB (A) at the operator and a tractor that registered at 93 dB (A) at the driver suggest that Ferndale experiences the usual occurrences of loud single event noises. In recent years there has been considerable reduction of truck noise on Main Street as a result of reduced logging activity and as a result of State and Federal requirements for quieter trucks.

According to conversations with Chief of Police Bret Smith, noise complaints are uncommon in Ferndale and are not tracked separately from other service calls.

### Sensitive Receptors

Sensitive receptors are land uses or users that are interrupted (rather than simply impacted) by relatively low levels of noise. Such receptors include hospitals, convalescent homes, schools, churches, and sensitive wildlife habitat.

Ferndale's sensitive receptors include Ferndale Elementary and High Schools, Ferndale Community Church, St. Mary's Episcopal Church, Assumption Catholic Church, Our Saviors Lutheran Church, St. Mark's Lutheran Church, and Living Waters Foursquare Church. There are no hospitals, convalescent homes, or sensitive wildlife habitats within the City.

### Noise Standards

The EPA has concluded that maintaining environmental noise below a 24-hour exposure level of 70 decibels will prevent any measurable hearing loss over a lifetime. Likewise, levels of 55 decibels outdoors and 45 decibels indoors are identified as preventing activity interference and annoyance. These levels of noise permit spoken conversation and other activities such as sleeping, working and recreation, which are part of the daily human condition.

Figure 4 presents the California Department of Health, Office of Noise Control noise compatibility guidelines for various land uses. The table illustrates the ranges of community noise exposure in terms of what is "normally acceptable," "conditionally acceptable," "normally unacceptable," and "clearly unacceptable." These guidelines may be used to assess whether or not noise poses a conflict with land development. Figure 5 provides adjustment factors to correct for seasonal variations in noise source levels, existing outdoor ambient noise levels, previous exposure to the source, community attitudes, and tonal characteristics of the source. Adjusting the noise exposure values provides an accurate assessment of locally acceptable noise exposure.

In 2006, the City of Ferndale adopted Nuisance Ordinance 06-04, with Section 7.04 designated specifically for Noise. It outlines restrictions for noise, both vehicular and non-vehicular, within the city limits. A noise-based curfew is set for the hours of 10:00 p.m. through 7:00 a.m., and a construction-related noise-based curfew is set for the hours of 7 a.m. and 7 p.m. on weekdays, or between 8 a.m. and 7 p.m. on Saturday and Sunday ([Ferndale Nuisance Ordinance 06-04 §7.04](#)).

### Analysis of Local Noise Environment

Estimated existing noise contours from SR 211 are shown on Figure 6. It should be noted that the contours presented are outdoor noise levels and only account for attenuation due to distance, not from sound wall structures or other noise barriers. The contours are intended to show generally where higher noise levels expressed in Annual Average Daily Traffic (AADT) may occur.

### Future Conditions

Community noise levels can increase with development. With a static rate of growth experienced over the past 13 years, Ferndale's development trends have remained equally static. According to the 2012 General Plan Housing Element, three new subdivisions were approved between 2004 and 2009. There are 13 new buildable parcels. These are all located in single-family zones. There is limited land available in Ferndale because the City has maintained its one square mile of land within the city limits. At this time, the City does not plan to annex additional land. Noise levels within the City are not expected to increase significantly due to development.

### Attenuation

Existing and potentially incompatible noise levels in problem areas can be reduced through land use planning, subdivision review, building code enforcement, and other administrative means. Chapter 6 Goals, Policies and Implementation Programs contains attenuation measures to reduce noise impacts to the Ferndale community.

**Figure 4 Community Noise Exposure**

*Ldn or CNEL, dB*

Land Use Category	50	55	60	65	70	75	80	Maximum Interior Noise Levels*
Residential – Low Density Single Family, Duplex, Mobile Home	Green	Green	Green	Blue	Blue	Orange	Red	45
Residential – Multi-Family	Green	Green	Green	Blue	Blue	Orange	Red	45
Transient Lodging – Motel/Hotel	Green	Green	Green	Blue	Blue	Orange	Red	45
Schools, Libraries, Churches, Hospitals, Nursing Homes	Green	Green	Green	Blue	Blue	Orange	Red	45
Auditorium, Concert Hall, Amphitheaters	Blue	Blue	Blue	Blue	Blue	Orange	Orange	35
Sports Arena, Outdoor Spectator Sports	Blue	Blue	Blue	Blue	Blue	Blue	Blue	-
Playgrounds, Neighborhood Parks	Green	Green	Green	Green	Green	Orange	Orange	-
Golf Courses, Riding Stables, Water Recreation, Cemeteries	Green	Green	Green	Green	Green	Green	Orange	-
Office Buildings, Business, Commercial and Professional	Green	Green	Green	Green	Blue	Blue	Orange	50
Industrial, Manufacturing, Utilities, Agriculture	Green	Green	Green	Green	Green	Blue	Blue	50

- NORMALLY ACCEPTABLE – Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.
- CONDITIONALLY ACCEPTABLE – New construction/development should be undertaken only after a detailed analysis of noise reduction requirements is made and noise insulation features are included in the design. Conventional construction but with closed windows and fresh air supply system will normally suffice.
- NORMALLY UNACCEPTABLE – New construction or development should be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirement must be made and need noise insulation features included in the design
- CLEARLY UNACCEPTABLE – New construction or development should generally not be undertaken.

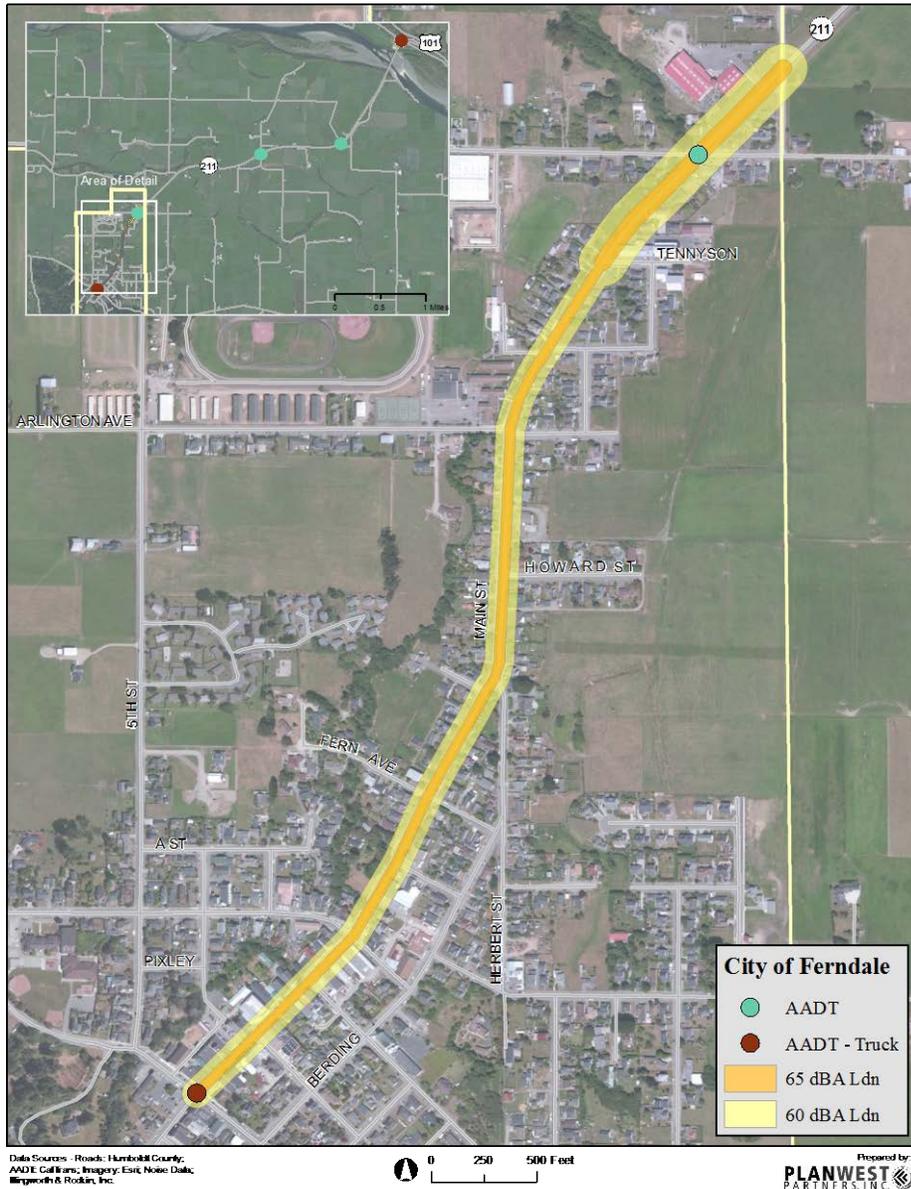
\*Due to exterior sources. Source: Office of Planning and Research. 2003. [State of California General Plan Guidelines](#)

**Figure 5 Noise Exposure Adjustment Factors**

<b>Type of Correction</b>	<b>Description</b>	<b>Amount of Correction to be Added to Measured CNEL in dB</b>
<b>Seasonal Correction</b>	Summer (or year-round operation).	0
	Winter only (or windows always closed).	-5
<b>Correction for Outdoor Residual Noise Level</b>	Quiet suburban or rural community (remote from large cities and from industrial activity and trucking).	+10
	Quiet suburban or rural community (not located near industrial activity).	+5
	Urban residential community (not immediately adjacent to heavily travelled roads and industrial areas).	0
	Noise urban residential community (near relatively busy roads of industrial areas).	-5
	Very noisy urban residential community.	-10
<b>Correction for Previous Exposure and Community Attitudes</b>	No prior experience with the intruding noise.	+5
	Community has had some previous exposure to intruding but little effort is being made to control the noise. This correction may also be applied in a situation where the community has not been exposed to the noise previously, but the people are aware that bona fide efforts are being made to control the noise.	0
	Community has had considerable previous exposure to the intruding noise and the noise maker's relations with the community are good.	-5
	Community aware that operation-causing noise is very necessary and it will not continue indefinitely. This correction can be applied for an operation of limited duration and under emergency circumstances.	-10
<b>Pure Tone or Impulse</b>	No pure tone or impulsive character.	0
	Pure tone or impulsive character present.	+5

Source: Office of Planning and Research. 2003. [State of California General Plan Guidelines](#)

Figure 6: Noise Contour Map



AADT = Annual Average Daily Traffic

## 5.0 Air Quality Characteristics

This section includes a description of local and regional air quality conditions, a discussion of the area's current air quality designation, a summary of applicable federal and state standards and laws, a summary of air pollution sources in the Planning Area, and an emissions inventory and reduction plan.

### Overall Air Quality

The Humboldt County General Plan Update Background *Natural Resources and Hazards* Report (2002) [Chapter 9 Air Quality](#) describes the overall countywide climate, regulatory setting, and air quality conditions and trends. The report also examines climate and atmospheric conditions impacts on the air pollutants movement and dispersal.

Ferndale's climate and wind patterns are typical of the low-lying coastal areas of Humboldt County. In general, the Background Report characterizes the coastal climate as having cool summers with frequent fog and mild winters with lots of rain. Proximity to the ocean moderates coastal temperatures while inland areas tend to experience the extremes of hot, dry summers and mild, wet winters.



Lost Coast Fog  
Original image available under Public License

Winds control the rate and dispersion of local pollutant emissions. Horizontal air movement spreads pollutants over a wider area. Coastal Humboldt County winds exhibit a seasonal pattern. In the summer, strong north to northwesterly winds are common. During the winter, winds are from southerly quadrants. Offshore and onshore flows are also common along the coast and are associated with pressure systems in the area. Onshore flows frequently bring foggy cool weather to the coast, while offshore flows often blow fog away from the coast and bring sunny warm days.

Vertical air movement spreads pollutants through a thicker layer of air. Upward dispersion of pollutants is hindered when the atmosphere is stable; that is, when warm air overlies cooler air below. This situation is known as an inversion. Inversions affect the dispersion of pollutants by altering the vertical depth of the atmosphere through which pollutants can be mixed. The County General Plan Update Background Report discusses inversions and their effects on pollutant dispersal in greater detail.

Unlike more urban areas, Humboldt County's air quality concerns tend to focus on industrial emission sources. The California Air Resources Board (CARB) operates a regional network of air pollution monitoring stations that provide information on ambient concentrations of criteria air pollutants and toxic air contaminants. NCUAQMD measures PM<sub>10</sub> at sites in Crescent City, Eureka, and Weaverville. Data for Humboldt County is collected at an air quality station in

Eureka that also monitors for PM<sub>10</sub> and PM<sub>2.5</sub>. Monitoring station data indicates that Eureka's air quality is improving, and that PM levels have been reduced almost to attainment levels.

Ferndale's air quality is similar to that of the rest of rural Humboldt County. The nearest air quality monitoring station to Ferndale is located on Humboldt Hill. The station monitors CO, NO<sub>2</sub>, SO<sub>2</sub>, PM<sub>10</sub>, PM<sub>2.5</sub>, and ozone. According to the EPA, since 2009 lead has been measured and reported in Total Suspended Particulates and PM<sub>10</sub> locally ([EPA 2013](#)). The County General Plan Update background report on air quality contains an in-depth look at existing levels and regulation of these pollutants, as well as toxic air contaminants, within the county.

### **Air Basin Requirements**

The North Coast Air Basin must be targeted to meet standards outlined in the NCUAQMD [Air Quality Control Rules](#) covering visible emissions, particulate matter, fugitive dust emissions, sulfur oxide and sulfides, and geothermal emissions. Emissions are also subject to General Plan policies and programs if the project requires discretionary City approval. Environmental review of such projects requires coordination between NCUAQMD and the City to ensure that the project will be carried out in a manner consistent with state air quality laws and reduce any project impacts to below levels of significance. NCUAQMD also requires coordination on projects involving demolition of commercial structures containing asbestos and for surface mining and grading in areas containing naturally occurring asbestos.

### **Climate Change Legislation**

#### **Executive Order S-3-05 (2005)**

Executive Order S-3-05 (EO-S-3-05) states that California is vulnerable to the effects of climate change, including reduced snowpack in the Sierra Nevada Mountains, exacerbation of California's existing air quality problems, and sea level rise. To address these concerns, the executive order established statewide targets to reduce greenhouse gas emissions to 2000 levels by 2010, to 1990 levels by 2020, and to 80% below 1990 levels by 2050.

#### **AB 32 (2006)**

California Assembly Bill 32 (AB 32), the Global Warming Solutions Act, required the state Air Resources Board (ARB) to adopt regulations by January 1, 2008 for the reporting and verification of statewide greenhouse gas emissions and to monitor and enforce compliance with that program. The bill requires the adoption of rules and regulations to achieve the maximum technologically feasible and cost-effective greenhouse gas emissions reductions, and adoption of a "Scoping Plan" that provides a detailed pathway to achieve by 2020 of statewide greenhouse gas emissions limit equivalent to 1990 emissions.

**AB 811 (2007)**

AB 811 authorizes all local governments in California, if they so choose, to establish special districts that can be used to finance energy efficiency, solar, or other renewable energy improvements to homes and businesses in their jurisdiction. As a result of opposition by Fannie Mae and Freddie Mac, federal regulators have effectively put most of the local programs dealing with residential properties on hold. It may take additional federal legislation to get residential programs fully back on track, although programs designed for commercial properties face no similar roadblocks. A handful of programs in California are continuing but at the time of publication, uncertainty remains.

**SB 97 (2007)**

SB 97 acknowledges that climate change is a prominent environmental issue that requires analysis under the California Environmental Quality Act (CEQA). Pursuant to SB 97, the State CEQA Guidelines were updated in 2010 to include provisions for mitigating greenhouse gas emissions and/or the effects of greenhouse gas emissions. The amended CEQA Guidelines (Section 15183.5) allow jurisdictions to analyze and mitigate the significant effects of greenhouse gases at a programmatic level by adopting a plan for the reduction of greenhouse gas emissions. Later, as individual projects are proposed, project specific environmental documents may tier from and/or incorporate by reference that existing programmatic review in their cumulative impacts analysis. This CAP has been developed specifically for this purpose.

**SB 375 (2008)**

Senate Bill (SB) 375 aligns regional transportation planning efforts, regional greenhouse gas reduction targets, and land use and housing allocations to reduce vehicle emissions. This effort was not applicable to Humboldt County. The State assigned passenger vehicle per capita greenhouse gas reduction targets to each Metropolitan Planning Organization (MPO). For example, within the Sacramento Area Council of Governments (SA COG) region, these targets are a 7% reduction by 2020 and a 16% reduction by 2030 compared to 2005 baseline levels of 23.0 lbs of CO<sub>2</sub> per capita per weekday.

**International Council for Local Environmental Initiatives**

The International Council for Local Environmental Initiatives (ICLEI) is a worldwide non-governmental organization (NGO). Members include local governments and their associations working to achieve tangible improvements in global environmental and sustainable development conditions. ICLEI's Cities for Climate Protection program (CCP) began working with local governments in 1993 to reduce local sources of greenhouse gas emissions. ICLEI developed software to quantify greenhouse gas emission reduction efforts, providing tools to inventory, categorize, and quantify past, present and future conditions. The software helps identify opportunities and priorities for reducing greenhouse gas emissions. Humboldt County has used ICLEI software to develop a greenhouse gas emissions baseline for 1990 and to assess the current level of greenhouse gas emissions for compliance with AB 32.



## California Environmental Quality Act (CEQA)

CEQA requires public agencies to evaluate whether a project that requires discretionary approval may have significant environmental effects and, if so, to impose feasible mitigation measures. In general, when it determines in the first instance that a project may have a significant effect on the environment, the public agency must prepare an environmental impact report (EIR). While air quality modeling software (URBEMIS 2007) provides a methodology for estimating a project's carbon dioxide emissions, there are no established thresholds or standards for determining whether a project's greenhouse gas emissions are significant.

### Attenuation

Area-wide and mobile source emissions may be reduced through policies that target specific sources. Transportation policies may be designed to reduce area-wide PM<sub>10</sub> levels by reducing both the number of vehicle miles traveled and the number of vehicle trips. Grading and road maintenance policies may reduce particulates in dust. Incentives for energy efficient building construction may help reduce emissions related to residential and commercial energy consumption, including woodstove emissions. Maintaining efficient and timely procedures for project referral to the NCUAQMD for review and consultation will help reduce emissions caused by demolition.



Ferndale, CA

Original image available under Public License

Courtesy of [jerseygal2009](#)

Chapter 6 Goals, Policies and Implementation Programs contains attenuation measures to improve air quality and reduce greenhouse gas emissions in the City.

### Greenhouse Gas Emissions

The Redwood Coast Energy Authority (RCEA) is a Joint Powers Authority whose members include the County of Humboldt, the Cities of Arcata, Blue Lake, Eureka, Ferndale, Fortuna, Rio Dell, and Trinidad, and the Humboldt Bay Municipal Water District. RCEA's purpose is to develop and implement sustainable energy initiatives that reduce energy demand, increase energy efficiency, and advance the use of clean, efficient and renewable resources available in the region ([RCEA 2013](#)).

RCEA produced the Humboldt County Comprehensive Energy Action Plan, consisting of implementation measures specific to the functions of RCEA as the regional energy authority for

the County, including working with local jurisdictions to complete greenhouse gas inventories, set greenhouse gas reduction targets, and developing climate action plans ([RCEA 2013](#)).

Local government operations, including facilities, vehicle fleets, street lights, traffic signals, water systems, wastewater plants, and solid waste generation release greenhouse gases into the atmosphere.

Following California mandates to address climate change and tackle greenhouse gas emissions, the Redwood Coast Energy Authority also helps local government agencies calculate greenhouse gas emissions, create climate action plans, and carry plans into action.

In 2005 and 2010, RCEA, in conjunction with ICLEI's Institute for Local Governments, completed a Greenhouse Gas Inventory for Ferndale. RCEA produced these documents for the City's benefit as a planning resource. The cost was entirely covered by RCEA through its PG&E partnership program. This document is a primary resource used in this Air Quality Element. The inventory measures greenhouse gas emissions resulting specifically from Ferndale's government operations, and addresses where and what quantity of emissions are generated through various government activities.

The intent of the analysis enables Ferndale to tailor effective greenhouse gas emission reduction strategies. Potential strategies identified by RCEA include increasing energy efficiency in facilities and vehicle fleets, renewable energy sources, reducing waste, and supporting alternative modes of transportation for employees. In performing these actions, the City would benefit from lower energy bills, improved air quality, and more efficient government operations. The City would also be mitigating local and global climate change impacts while saving taxpayer money through more efficient government operations (RCEA 2012).

The following Emissions Reduction Plan is based largely on the Ferndale 2005 Government Operations Greenhouse Gas Emissions Inventory. The 2010 inventory was not released by RCEA until August 10, 2015, after the Air Quality Element was prepared.

#### **Emissions Inventories and Reduction Target**

The six internationally recognized greenhouse gases (Carbon Dioxide, Methane, Nitrous Oxide, Hydro fluorocarbons, Perfluorocarbons, and Sulfur Hexafluoride) are combined in a unit called carbon dioxide equivalent (CO<sub>2</sub>e). Since equal quantities of each greenhouse gas have more or less influence on the greenhouse effect, converting all emissions to a standard metric allows for apples-to-apples comparisons amongst quantities of all six emissions types (RCEA 2012). Greenhouse gas emissions are reported in this inventory as metric tons of CO<sub>2</sub>e (MTCO<sub>2</sub>e).

In 2005, Ferndale's greenhouse gas emissions from government operations totaled 320 metric tons of CO<sub>2</sub>e. The majority of greenhouse gases emitted by government operations come from the Wastewater Treatment Facility, followed by vehicles, buildings and facilities, and employee commute, and water and wastewater transport. Public lighting and solid waste contribute a small portion of CO<sub>2</sub>e by sector ([see Figure 7](#)). The biggest source of CO<sub>2</sub>e emissions is the wastewater treatment process, followed by electricity, gasoline, propane, diesel, and finally solid waste processing ([see Figure 8](#)). Although the EPA cites cattle and cow manure in holding ponds as a source of methane, there are too few dairy cows within the City limits to be a contributing factor.

The 2005 Greenhouse Gas Emission Inventory contains a more detailed breakdown of emissions, a discussion of the methodology, and an in-depth analysis of emissions by sector and source. This inventory provides an emissions baseline that can be used to set emissions reduction targets for Ferndale’s municipal operations.

A greenhouse gas emissions reduction target is an objective to reduce emissions to a certain percentage below base year levels by a chosen planning horizon year. A target provides an objective toward which to strive and against which to measure progress. It allows the City to quantify its commitment to reducing its contribution to global greenhouse gases while becoming more efficient. An emissions reduction target should strike a balance between scientific necessity, ambition, and what is realistically achievable (RCEA 2012).”

ICLEI recommends that Ferndale establish short term and long-range emissions reduction targets. A long-term target will allow the City sufficient time to implement emissions reduction measures. Short-term interim targets for every two- to three-year period will facilitate additional support and accountability and ensure continued momentum. ICLEI recommends that interim targets be guided by the long-range goal of reducing emissions by 80 percent to 95 percent from the 2005 baseline level by the year 2050, noting that this won’t be possible without the assistance of state and federal policy changes that create new incentives and new sources of funding for emissions reduction projects and programs (RCEA 2012).

An integral component of the State of California’s climate protection approach has been the creation of three core emissions reduction targets at the community level. While these targets are specific to the community-scale, they can be used to inform emissions targets for government operations as well. On June 1, 2005, California Governor Schwarzenegger signed Executive Order S-3-05 establishing climate change emission reductions targets for the State of California.

The California targets are an example of near, mid and long-term targets:

- Reduce emissions to 2000 levels by 2010
- Reduce emissions to 1990 levels by 2020
- Reduce emissions to 80 percent below 1990 levels by 2050

The AB 32 Scoping Plan also provides guidance on establishing targets for local governments; specifically the Plan suggests creating an emissions reduction objective of 15 percent below “current” levels by 2020. This target has guided many local government’s emission reduction targets for municipal operations—most local governments in California with adopted targets have targets of 15 to 25 percent reductions under 2005 levels by 2020 (RCEA 2012).

Using this guidance and ICLEI’s recommendations, Ferndale has set the following targets for greenhouse gas emissions due to government operations:

- Reduce emissions to 10% below 2005 levels by 2020
- Reduce emissions to 80% below 2005 levels by 2050

#### Emission Reduction Measures and Implementation Timeline

Ferndale's greenhouse gas inventory identifies major sources of emissions from government operations. Sectors and sources responsible for the highest emissions should be targeted for emissions reductions activities in order to make significant progress toward the short-term emission reduction target. Since electricity consumption is a major source of emissions from Ferndale's operations, it may be possible for the City to meet its 2020 target by implementing a few major actions on the City's electricity consumers (RCEA notes that, although Ferndale's Wastewater Treatment Facility is a major emissions source, the vast majority of CO<sub>2</sub>e emissions are from methane emissions; emissions reduction options for the facility are likely extremely expensive). Long-range (2050) targets will require major reductions in all sectors.

Given the results of the inventory, ICLEI recommends that Ferndale focus on the following tasks in order to significantly reduce emissions from its government operations:

- Comprehensive municipal retrofit of City Hall, Community Center and Public Works facilities targeting reduction in both electricity and propane
- Modify the procurement policy to specify high fuel efficiency when purchasing public works vehicles
- Increase office recycling, e.g. paper, cardboard, cans, toner cartridges
- Encourage PG&E to switch their outdoor lights to Light Emitting Diodes (LEDs) or other energy efficient lighting.

Ferndale is already planning to reduce energy consumption. In 2013, the City prepared an Energy Assurance Plan (EAP) in conjunction with the California Energy Commission sponsored California Local Energy Assurance Planning project. The aim of the EAP is to help Ferndale become more resilient to energy supply interruptions during an emergency, ensuring that critical facilities within the community continue to function.

The energy profile in the EAP provides a basic understanding of the sources of energy supplies and how they are consumed in the Ferndale community as well as for specific city-owned facilities. This information guided policies and actions the city can take to protect its key assets from extended energy disruptions, as well as several energy-reducing actions, that were incorporated in the Humboldt Operational Area Multi-Agency Multi-Hazard Mitigation Plan 2013 Update (HMP), which was in turn incorporated into the General Plan 2013 Safety Element Update. These actions included the following:

Initiative #F5—Investigate the viability of renewable and distributed generation technologies that can be city-owned and serve a dual purpose of primary and stand-by power/energy. Work with the California Energy Commission and other sources to identify advanced technologies, systems, and financing options.

Initiative #F6— Investigate low-no cost energy efficiency and conservation measures and innovative technologies such as micro-turbines for key assets and other city-owned/operated assets in order to decrease their energy footprint, thus reducing energy bills and the scale of needed back-up power. Also look into higher cost, advanced technologies such as micro-grids.

Using these initiatives as well as strategies recommended by ICLEI, Ferndale has outlined the following overall emissions reductions strategy.

**Figure [TABLE??] X Emissions Reduction Measures and Timeline**

<b>Measure 1</b>	Establish data collection systems for GHG data as part of normal City operations.
<b>Timeline</b>	Establish by 2015; ongoing
<b>Measure 2</b>	Investigate the viability of renewable and distributed generation technologies that can be city-owned and serve a dual purpose of primary and stand-by power/energy. Work with the California Energy Commission and other sources to ID advanced technologies, systems, and financing options.
<b>Timeline</b>	
<b>Measure 3</b>	Investigate low-no cost energy efficiency and conservation measures and innovative technologies for city-owned/operated assets in order to decrease their energy footprint thus reducing energy bills and the scale of needed back-up power. Also consider looking into higher cost, advanced technologies such as micro-grids.
<b>Timeline</b>	
<b>Measure 4</b>	Comprehensive municipal retrofit of existing buildings including City Hall and the Community Center targeting reduction in both electricity and propane
<b>Timeline</b>	
<b>Measure 5</b>	Change procurement policy to specify high fuel efficiency for vehicles purchased for public works and other departments.
<b>Timeline</b>	
<b>Measure 6</b>	Increase office recycling, e.g. paper, cardboard, cans, toner cartridges
<b>Timeline</b>	
<b>Measure 7</b>	Encourage PG&E to switch their outdoor lights to Light Emitting Diodes (LEDs) or other energy efficient lighting.
<b>Timeline</b>	
<b>Measure 8</b>	Develop renewable energy options for the City's Wastewater Treatment Plant
<b>Timeline</b>	
<b>Measure 9</b>	
<b>Timeline</b>	

**Greenhouse Gas Reduction Monitoring and Verification**

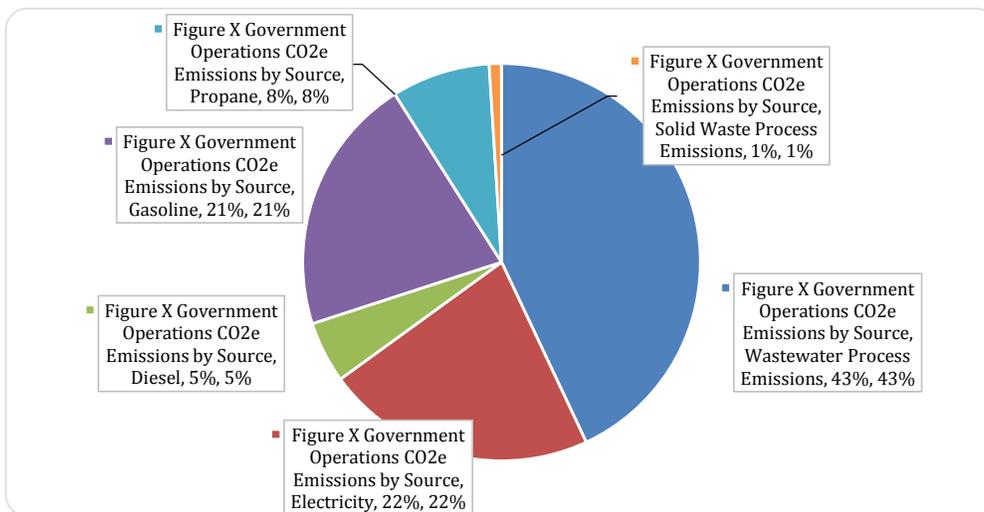
As emissions reduction measures are implemented, regular emissions monitoring is required to ensure that the City is on track to meet its objectives. ICLEI recommends that Ferndale re-inventor its emissions every three to five years and has created various tools to assist the City towards this goal. RCEA plans to conduct a greenhouse gas inventory based on 2012 data, and may assist the City with future inventories (RCEA 2012).

During the RCEA inventory process, Ferndale staff identified the following gaps in data:

- Direct tracking of refrigerants recharged into HVAC and refrigeration equipment
- Direct tracking of fire suppressants recharged into fire suppression equipment

- Clear labeling of vehicle make and model in gas logs
- Odometer readings of individual vehicles
- Fuel consumption by mobile equipment make and model
- Refrigerants recharged into vehicles in the vehicle fleet
- Tracking of propane consumption by facility and by volume
- Tracking and inventorying of contracted services

Figure 7: Government Operations CO2 Emissions by Source



ICLEI advises that Ferndale establish data collection systems for this data as part of normal operations. In this way, when staff are ready to re-inventory for a future year, they will have the proper data to make a more accurate emissions estimate. This has been incorporated into the emissions reduction strategy.

Measures from the emissions reduction strategy, along with attenuation for general air quality issues, have been incorporated into Chapter 6. Goals, Policies and Objectives as actions the City will take to improve air quality and to limit future impacts of climate change.

Source: Redwood Coast Energy Authority. 2012. City of Ferndale 2005 Government operations Greenhouse Gas Emissions Inventory.

## 6.0 Goals, Policies and Implementation Programs

The Noise & Air Quality Element includes goals and policy to moderate noise and improve air quality, supported by community measures targeting noise level reductions and harmful emissions.

**Goals** are broad statements of community values or aspirations. They define the ends toward which the City will address its efforts.

**Policies** are more precise expressions of the community's position on particular issues, or how particular goals can be reached. Policies may include guidelines, standards, measurable objectives, maps, diagrams, or a combination of these components.

**Programs** are specific actions that the City will undertake to implement policy in order to realize community goals. This includes ongoing City sponsored programs, that are time-specific and measurable.

### NOISE: GOALS, POLICIES AND IMPLEMENTATION

#### Goals

- 1.1 *Prevent excessive point source and ambient noise levels throughout the community.*
- 1.2 *Realize overall noise reduction through land use, design review, construction, transportation, and monitoring methods.*
- 1.3 *Promote noise mitigation techniques in noise receptor and noise generator through design.*

#### Policies

- 1.1 **Stationary and Mobile Sources.** The City will apply appropriate average and short-term noise level standards during the permit review process and during subsequent monitoring to minimize stationary noise sources and noise emanating from temporary activities.
- 1.2 **Noise Compatibility Standards.** The City shall ensure compatibility with adjacent and noise-sensitive land uses by adopting noise standards by land use type.
- 1.3 **New Construction.** For residential uses, limit exterior noise levels to 60 dBA Ldn and interior noise levels of 45 dBA Ldn.
- 1.4 **Noise Attenuation.** If all other practical design-related mitigation measures do not attenuate noise to established standards, the City will consider the use of noise barriers.

- 1.5 **Noise Reduction Design.** The City shall incorporate buffers, screening, routing coordination, and other traffic control measures at time of street upgrades and extensions, The City will encourage the use of berms and increased building setbacks in the design of noise-sensitive land uses that are adjacent to collector roads and commercial or industrial areas.

### Implementation Programs

- 1.a **Ferndale Nuisance Ordinance 06-04 Section 7.04.** The City shall protect individuals from existing or future excessive noise levels that can interfere with sleep, communication, relaxation, health or the legally permitted use of property by regulating noise sources through the implementation of Nuisance Ordinance 06-04, Section 7.04.
- 1.b **Land Use/Noise Compatibility Matrix.** The City shall develop Noise Standards to ensure that adjoining land uses are compatible. Development may occur if design or mitigation measures will reduce indoor noise to “Maximum Interior Noise Levels” and outdoor noise levels to the maximum “Normally Acceptable” values.
- 1.c **Noise Compatibility Implementation.** The City will only permit new land uses that meet noise compatibility standards as measured from either existing adjacent land uses or nearby noise-sensitive receptors.
- 1.d **Noise Source Isolation.** The City shall require adequate shielding or distance for permitted uses that generate high noise levels and ground-borne vibration to protect sensitive receptors, such as:
- single and multi-family residential homes,
  - schools and other learning institutions,
  - libraries, places of worship or public assembly, and
  - similar uses as may be determined by the City.
- 1.e **California Residential Code.** The City should apply the Building Code as adopted for California (CCR, Title 24, Appendix Chapter 12) for determining building separation requirements.
- 1.f **Highways Noise Contours.** The City will request Caltrans trip-count data for SR 211 and make recommendations for reduced speed limits at the entry to town as it relates to noise contours.
- 1.g **Environmental Review Process.** The City shall utilize the environmental review process required by the California Environmental Quality Act (CEQA) to generate an analysis and determine appropriate mitigation measures per City and state standards for noise sensitive locations where noise contours do not exist.
- 1.h **Noise Study Requirements.** The City should utilize the U.S. Department of Housing and Urban Development Noise Guidebook, or its equivalent, to guide analysis and mitigation recommendations for proposed projects. When a discretionary project has the potential to generate noise levels in excess of Plan standards, a noise study together with acceptable mitigation plans to assure compliance with the noise level

standards will be required. The noise study should measure Community Noise Equivalent Level (CNEL) and Maximum Noise Level (Lmax) levels at property lines and, if feasible, nearby sensitive receptor locations. Noise studies shall be prepared by qualified individuals using calibrated equipment under currently accepted professional standards and include an analysis of the characteristics of the project in relation to noise levels, all feasible mitigations, and projected noise impacts.

## **AIR QUALITY GOALS, POLICIES AND IMPLEMENTATION PROGRAMS**

### **Goals**

- 2.1 *Improve Ferndale and surrounding air basin air quality.*
- 2.2 *Improve Ferndale and surrounding air basin by reducing particulate emissions through attainment of California Ambient Air Quality Standards for particulate matter.*
- 2.3 *Reduce Criteria Pollutants.*
- 2.4 *Achieve Overall Emissions Reduction by mitigating impacts to air quality from, Land Use, Energy Conservation, Transportation, Hazardous Materials, Temporary Measures Pertaining to Construction, and Monitoring.*

### **Policies**

- 2.1 **Reduce Localized Concentrated Air Pollution.** The City shall not permit the creation of "hot spots" or localized places of concentrated emissions.
- 2.2 **Buffering Land Uses.** The City shall reduce the exposure of existing land uses to air pollution from new sources of emissions by requiring the use of buffers.
- 2.3 **Energy Conservation Incentives.** The City should consider local, state and federal incentive programs to minimize energy usage in Ferndale, including programs to reduce PM10 emissions and increase solar-electric capacity in residential, commercial and industrial sectors.
- 2.4 **Vehicle Trip Length and Frequency Reduction** The City shall encourage mixed-use projects and compact development concepts, and encourage active modes of travel as one way to reduce the length and frequency of vehicle trips.
- 2.5 **Alternative Fuel Vehicle Accommodations.** The City shall encourage and may provide incentives for commercial and residential design that supports the maintenance of electric, natural gas, bio-diesel and hydrogen powered vehicles.
- 2.6 **Interagency Coordination.** The City will coordinate with the North Coast Unified Air Quality Management District (NCUAQMD) early in the permit review process to identify expected regulatory outcomes and minimize delays for projects involving:
  - a. CEQA;

- b. Building demolition projects that may involve removal of material containing asbestos and subject to National Emission Standards for Hazardous Air Pollutants (NESHAP); and
- c. Grading and mining operations subject to State Airborne Toxic Control Measures (ATCM) for naturally occurring asbestos.

The City should rely on the air quality standards, permitting processes and enforcement capacity of the NCUAQMD to define thresholds of significance and set adequate mitigations under CEQA to the maximum extent allowable.

- 2.7 **Mitigate Impacts from New Construction.** The City shall mitigate impacts to air quality from new construction by implementing measures for dust control, energy efficient building standards, preservation of on-site trees, etc.
- 2.8 **Develop a Monitoring Program for Air Quality.** The City should develop a monitoring program for Air Quality in conjunction with NCUAQMD standards, and enlist RCEA for assistance in the monitoring process.

### Implementation Programs

- 2.a **North Coast Air Quality Management Permitting Coordination.** The City shall adopt and utilize maintain efficient and timely procedures when referring project applications to the North Coast Air Quality Management District for review and consultation.
- 2.b **Land Use Buffers.** When conducting an environmental review of discretionary permit applications for commercial and industrial projects, the City will require the use of appropriate buffers between new sources of emissions and adjacent land uses that minimize exposure to air pollution.
- 2.c **Fireplace and Woodstove PM10 Emissions.** The City should promote incentives to minimize PM10 emissions from fireplaces and woodstoves, such as the NCUAQMD's Wood Stove Incentive Replacement Program and other State or federal incentive programs.
- 2.d **Alternative Fuel Vehicle Accommodations.** The City will encourage and provide incentives for public, commercial and residential design that supports the charging of electric vehicles, or refueling of alternative fuel vehicles (ethanol, biodiesel, hydrogen, etc.).
- 2.e **Reduce Air Quality Impacts from Surface Mining.** The City shall develop procedures to reduce air quality impacts from asbestos and other pollutants and refer all discretionary review actions for rock quarries and other surface mining activities to the North Coast Air Quality Management District for review and recommendations.
- 2.f **Construction and Grading Dust Control.** The City shall require Best Management Practices (BMP) for dust control at construction and grading sites in compliance with NCUAQMD fugitive dust emission standards.

Comment [.2]: Add to definitions

- 2.g **Air Quality Impacts from New Development.** For new commercial and industrial projects that are subject to CEQA, the City shall require feasible mitigation measures to reduce emissions of air pollutants and to achieve the standards of the NCUAQMD.
- 2.h **Energy Efficient Building Design.** The City should encourage and provide incentives for construction of buildings with Leadership in Energy and Environmental Design (LEED) Standards and energy saving measures beyond Title 24 requirements for residential and commercial projects.
- 2.i **Preservation and Replacement of On-site Trees.** The City should consider a site review standard that preserves large trees where possible and mitigate for carbon storage losses attributable to significant removal of trees.
- 2.j **Air Quality Monitoring Program.** The City should work with Redwood Coast Energy Authority (RCEA) and NCUAQMD to develop a monitoring program for citywide Air Quality.

## GREENHOUSE GAS EMISSIONS GOALS, POLICIES AND IMPLEMENTATION PROGRAMS

### Goals

- 3.1 *Reduce Greenhouse Gases according to the following targets:*
  - Reduce emissions to 10% below 2005 levels by 2020*
  - Reduce emissions to 80% below 2005 levels by 2050*
- 3.2 *Implement successful mitigation of greenhouse gas emissions to levels of non-significance as established by the Global Warming Solutions Act and subsequent implementing legislation and regulations.*

### Policies

- 3.1 **Greenhouse Gas Emission Reductions.** The City will work to reduce its governmental operations greenhouse gas emissions, consistent with the state Global Warming Solutions Act, implementing legislation and regulations.
- 3.2 **Review of Projects for Greenhouse Gas Emission Reductions.** The City should evaluate the GHG emissions of new residential, commercial and industrial projects, and require feasible emissions reduction measures.

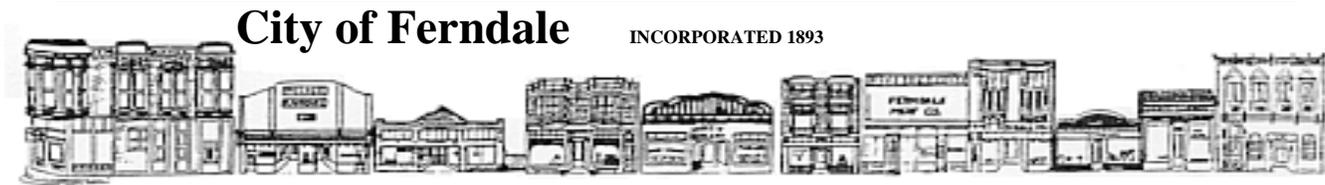
### Implementation Programs

- 3.a **City Government Greenhouse Gas Emission Reductions.** The City should seek grant funding to prepare a Climate Action Plan for its governmental operations consistent with the Countywide Climate Action Plan that seeks emission reductions in the following areas:

- A. Energy Efficiency and Conservation
- B. Green Building
- C. Waste Reduction and Recycling
- D. Climate-Friendly Purchasing
- E. Renewable Energy and Low-Carbon Fuels
- F. Efficient Transportation
- G. Offsetting Carbon Emissions
- H. Promoting Community and Individual Action

- 3.b **Establish data collection systems for GHG data as part of normal City operations.** The City should re-inventory its emissions every three to five years per ICLEI recommendations, and coordinate with RCEA for the inventory process.
- 3.c **Greenhouse Gas Emissions Standards.** The City shall update the General Plan and Land Use Ordinances as appropriate to reflect the Climate Action Plan and Emissions Reduction Plan, and new state laws and regulations for greenhouse gas emissions when they become available.
- 3.d **Review of Greenhouse Gas Emissions Impacts of New Development.** The City will consider modifying the Zoning and Subdivision Ordinances to require an assessment for GHG emissions of large scale residential, commercial and industrial projects, and require feasible mitigation.
- 3.e **Investigate the viability of renewable and distributed generation technologies.** The City should consider renewable and distributed generation technologies that can be city-owned and serve a dual purpose of primary and stand-by power/energy. The City should work with the California Energy Commission and other sources to identify advanced technologies, systems and financing options.
- 3.f **Investigate low-cost and no-cost energy efficiency and conservation measures.** The City should consider innovative technologies for key assets and other city-owned/operated assets in order to decrease their energy footprint, thus reducing energy bills and the scale of needed back-up power. The City should also research the feasibility of higher cost, advanced technologies such as micro-grids.
- 3.g **Reduce Electricity and Propane Use.** The City should consider including a comprehensive municipal retrofit of existing buildings targeting reduction in both electricity and propane in the Capital Improvement Plan.
- 3.h **Obtain High Fuel Efficiency Vehicles.** The City shall modify its procurement policy to specify high fuel efficiency for each vehicle class for City Government vehicles.

- 
- 3.i **Increase office recycling.** The City should work with Eel River Disposal to implement programs for the business community and City Hall that increase the recycling of paper, cardboard, cans, toner cartridges, etc.
- 3.j **Energy Reduction Efforts.** The City will switch from incandescent bulbs to more energy efficient lighting in City-owned and operated infrastructure including vehicles.
- 3.k **Collaborate with PG&E in Energy Reduction Efforts.** The City should work with and encourage PG&E to switch outdoor lights from incandescent bulbs to Light Emitting Diodes (LEDs).



## **PUBLIC NOTICE**

Notice is hereby given that the Ferndale Planning Commission will hold a public hearing at Ferndale City Hall, 834 Main Street on Wednesday, January 6, 2016 at 7:00 p.m. for the following items: Recommend that the City Council adopt the General Plan Noise and Air Quality Update.

## **Section 7: BUSINESS**

**Business Item 7.1 - Building and Land Use Permits**

<i>BUSINESS ITEM</i>		<i>October 29, 2015 – December 31, 2015</i>
<i>Building Permits</i>		
B1542	394 Main	Re-Roof
B1543	406 Main	Re-Roof
B1544	485 Brown	Demolish/Siding
B1545	561 Main	Meter Change
B1546	406 Main	Stucco Removal
B1547	627 Shaw	Siding
B1548	380 Craig	Re-Roof
B1549	406 Main	Foundation/Wall
B1550	406 Main	Heater Install

**NOTE: Staff will bring the Building Permit Book to the Planning Commission meetings so that any of the commissioners, or public, can view any permits that have been issued.**

Meeting Date:	January 6, 2016	Agenda Item Number	7.2
Agenda Item Title	Design Review Committee Report & Minutes		
Presented By:	Kristene Tavares, Deputy City Clerk		
Type of Item:	<input type="checkbox"/> Action	<input checked="" type="checkbox"/> Discussion	<input type="checkbox"/> Information
Action Required:	<input checked="" type="checkbox"/> No Action	<input type="checkbox"/> Voice Vote	<input type="checkbox"/> Roll Call Vote

**RECOMMENDATION:**

Receive and file report from Design Review Committee members.

**BACKGROUND:**

Chairman Von Frausing-Borch and staff have discussed having the two Design Review Committee members report on items of interest. This will be an on-going item on the agenda.

**ATTACHMENTS:**

1. Minutes of the 11/19/2015 Design Review Committee
2. Minutes of the 12/10/2015 Design Review Committee
3. Minutes of the 12/17/2015 Design Review Committee

**City of Ferndale, Humboldt County, California USA**  
Design Review Minutes for the 11/19/2015 - 8:30am meeting

Chair Mark Giacomini opened the meeting at 8:33 a.m. Committee Members Paul Gregson, Ellin Beltz and Marc Daniels were present along with Deputy City Clerk Kristene Tavares, Contract City Planner Stephen Avis and City Manager Jay Parrish.

Approval of Previous Minutes: **MOTION to APPROVE** October 22, 2015 meeting minutes.  
**(Beltz/Daniels) 3-0-1 (Gregson abstained due to be absent at the meeting)**

There were no Modifications to the Agenda.

There were no Public Comments.

406 Main: Design Review Committee was presented with an application to replace roof shingles on the rear side of the building between the top roof and bottom roof with redwood or cedar siding. Gregson commented that it will be an improvement. Daniels commented that it was what was previously on before the shingles. **MOTION to APPROVE** the Design Review Use Permit, subject to the conditions of approval listed in Attachment B, to replace roof shingles on rear side of building between the top roof and bottom roof with redwood or cedar siding.  
**(Daniels/Beltz) Unanimous**

Design Review Brochure: The Design Review Committee was presented with the final draft brochure. A few changes were made per the Planning Commission suggestions. The committee was pleased with the final product. Staff will discuss with city manager whether council approval is needed to proceed with distribution.

Design Review Sign-Offs: The following Design Review Permits were signed off: DR1523

Correspondence: Design Review Committee was presented with a letter from Building Inspector Arnie Kemp regarding the emergency removal of the stucco at 406 Main Street, Brown Street side due to it being a possible safety issue for the public.

Committee Member Comments: Committee Members commented on the draft plans for the renovation of the Lentz Building (406 Main Street). Once final drawings are submitted and the CEQA process is gone through, the drawings will be submitted to the Design Review Committee for approval.

Meeting adjourned at 8:59 am

Respectfully submitted,

Kristene Tavares, Deputy City Clerk  
City of Ferndale

**City of Ferndale, Humboldt County, California USA**  
Design Review Minutes for the 12/10/2015 - 8:30am meeting

Chair Mark Giacomini opened the meeting at 8:30 a.m. Committee Members Paul Gregson, Ellin Beltz, Marc Daniels, and Jeff Farley were present along with Deputy City Clerk Kristene Tavares.

There was no Approval of Previous Minutes

There were no Modifications to the Agenda.

There was no Public Comments.

627 Shaw Ave #4: Design Review Committee was presented with an application to repair wood rot and replace siding with corrugated galvanized siding on rear side of building. Applicant also would like to reopen two (2) pre-existing windows that previously covered. Committee Member Farley commented that many of the surrounding buildings had this siding installed. Committee members also commented on different ways to make the new siding not so “shiny”. **MOTION to APPROVE** the Design Review Use Permit, subject to the conditions of approval listed in Attachment B, to repair wood rot and replace siding with corrugated galvanized siding on rear side of building, also re-open two (2) pre-existing 45”X60” windows that were previously covered..

**(Gregson/Daniels) Unanimous**

There was no Correspondence:

Committee Member Comments: Chair Giacomini commented that he had submitted his letter of resignation effective January 1, 2016. Giacomini asked committee members to start thinking about a new chair. Staff let committee members know if will be on next week’s regular meeting agenda.

Meeting adjourned at 8:36am

Respectfully submitted,

Kristene Tavares, Deputy City Clerk  
City of Ferndale

**City of Ferndale, Humboldt County, California USA**  
Design Review Minutes for the 12/17/2015 - 8:30am meeting

Vice-Chair Paul Gregson opened the meeting at 8:36 a.m. Committee Members Marc Daniels and Jeff Farley were present along with Deputy City Clerk Kristene Tavares.

Approval of Previous Minutes: **MOTION to APPROVE** November 19, 2015 and December 10, 2015 meeting minutes. **(Farley/Daniels) Unanimous**

There were no Modifications to the Agenda.

There was no Public Comments.

City Parking Lot Signage: Design Review Committee was presented with an application to place a 1'X1' Charging Station sign at the entrance to the City Parking Lot. Committee Member Daniels commented on the color of the sign and referred to the sign Nancy Trujillo had applied for but was denied. Gregson commented that this sign not on a business building and is more descriptive. **MOTION to APPROVE** the Design Review Use Permit, subject to the conditions of approval listed in Attachment B, to place 1'X1' Charging Station signage at the entrance to the City Parking Lot. **(Gregson/Farley) Unanimous**

Selection of Chair & Vice Chair (as needed): Design Review Committee was presented with the resignation letter of Mark Giacomini. His resignation opens up the need for a chairperson. Committee Member Marc Daniels nominated Committee Member Jeff Farley. Daniels stated Farley was a good choice as he has been involved with the city for many years. Farley accepted the nomination. Paul Gregson will remain Vice-Chair. **MOTION to APPROVE** Jeff Farley as the new chairman of the Design Review Committee. **(Daniels/Gregson) Unanimous**  
Vice-Chair Paul Gregson turned the meeting over to the new Chair Jeff Farley.

Design Review Sign-Offs: The following Design Review Permits were signed off: DR1524

There was no Correspondence:

Committee Member Comments:

Meeting adjourned at 8:52am

Respectfully submitted,

Kristene Tavares, Deputy City Clerk  
City of Ferndale

## **Section 8: CORRESPONDENCE**

NOV. 19, 2015

DEAR COMMISSIONERS,

WE WANT TO EXPRESS OUR THANKS FOR GRANTING A ONE YEAR EXTENSION TO COMPLETE THE SPLIT OF OUR PROPERTY AT 1234 ROSE AVENUE.

WE APPRECIATE THE COMMISSION'S PATIENCE AND UNDERSTANDING. OUR EFFORTS CONTINUE TO COMPLETE THE PROCESS AS SOON AS POSSIBLE.

SINCERELY, *Andy & Sandy*  
MORSEHEAD

## **Section 9: COMMISSIONER COMMENTS**

## **Section 10: STAFF REPORTS**

## **Section 11: ADJOURNMENT**