

**STUDY SESSION**

Location:	City Hall	Date:	December 1, 2011
	834 Main Street	Time:	<b>6:30 pm</b>
	Ferndale CA 95536	Posted: 11/23/11	

1. CALL STUDY SESSION TO ORDER – Mayor
  - a. Wastewater Treatment Plant Update on Change Order number thirteen.
2. ADJOURN STUDY SESSION

**AGENDA**

**CITY OF FERNDALE – HUMBOLDT COUNTY CALIFORNIA – U.S.A.  
REGULAR CITY COUNCIL MEETING**

Location:	City Hall	Date:	December 1, 2011
	834 Main Street	Time:	<b>7 pm</b>
	Ferndale CA 95536	Posted: 11/23/11	

We welcome you to the meeting. Members of the Public may be heard on any business item on this Agenda before or during the City Council consideration of the item. The public may also directly address the City Council on any item of interest to the public that is not on the Agenda during the public comment time; however, the City Council generally cannot take action on an item not on the agenda.

A person addressing the City Council will be limited to five (5) minutes unless the Mayor of the City Council grants a longer period of time. While not required, we would appreciate it if you would identify yourself with your name and address when addressing the Council.

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

**TO SPEAK ON ANY ISSUE, BE ACKNOWLEDGED BY THE MAYOR BEFORE PROCEEDING TO THE PODIUM, STATE YOUR NAME AND ADDRESS FOR THE RECORD (optional), AND DIRECT YOUR COMMENTS ONLY TO THE COUNCIL.**

1. CALL MEETING TO ORDER – Mayor
2. PLEDGE ALLEGIANCE TO THE FLAG
3. ROLL CALL – Deputy City Clerk
4. CEREMONIAL: None
5. MODIFICATIONS TO THE AGENDA
6. STUDY SESSIONS
7. PUBLIC COMMENT. (This time is for persons who wish to address the Council on any matter not on this agenda and over which the Council has jurisdiction. Items requiring Council action not listed on this agenda will be placed on the next regular agenda for consideration, unless a finding is made by at least 2/3<sup>rd</sup>s of the Council that the item came up after the agenda was posted and is of an urgent nature requiring immediate action. This portion of the meeting will be approximately 30 minutes total for all speakers, with each speaker given no more than five minutes.) .....
8. CONSENT CALENDAR. (All matters listed under this category are considered to be routine by the City Council and will be enacted by one motion. Unless a specific request is made by a Councilmember, staff or the public, the Consent Calendar will not be read. There will be no separate discussion of these items.

However, if discussion is required, that item will be removed from the Consent Calendar and considered separately under “Call Items.”)

- a. Acceptance of Accounts Payable ..... Page 5
- b. Approval of previous minutes:
  - i. November 3, 2011 ..... Page 19
- 9. CALL ITEMS
- 10. PRESENTATION / Community Forum ..... None
- 11. BUSINESS
  - a. Wind Turbine..... Page 21
  - b. PUBLIC HEARING: Draft Housing Element Update ..... Page 59
  - c. PUBLIC HEARING: Draft Historical & Cultural Resources Element..... Page 145
  - d. PUBLIC HEARING: Residential Two-Family (R2) Density General Plan and Zoning Amendment and Ferndale Housing Combing Zone Overlay Zoning Amendment ..... Page 181
  - e. PUBLIC HEARING: Initial Study and Negative Declaration for the Ferndale Housing Element, Historical & Cultural Resources Element and General Plan/ Zoning Amendments ..... Page 186
  - f. Resolution 2011-46 for 16<sup>th</sup> Progress Pay Request for Management and Construction Related Costs for the WWTP ..... Page 241
  - g. Change Order #13..... Page 245
  - h. Change the Design Review Zoning Ordinance from 3 votes to a majority vote(2<sup>nd</sup> Reading) ..... Page 246
  - i. TTS monitoring station..... Page 248
  - j. Letter of support to CUPC regarding the Scotia Power Plant ..... Page 249
- 12. CORRESPONDENCE ..... Page 252
- 13. REPORTS
  - a. City Manager Staff Report and Community Events ..... Page 253
  - b. Commissions / Committees and others
    - i. Design Review ..... Page 265
    - ii. Planning Commission..... Page 266
    - iii. Sign Committee..... Page 267
  - c. Council Reports and Comments ..... Page 268
    - i. HWMA Abstract
- 14. ADJOURN ..... Page 269

**This notice is posted in compliance with Government Code §54954.2.  
 The next Regular Meeting of the Ferndale City Council will be held on  
 THURSDAY, January 5, 2011 in the Auditorium of City Hall at 7:00pm**

**Section 1**

***Call Meeting to Order***

**Section 2**

***Pledge Allegiance***

**Section 3**

***Roll Call***

**Section 4**

***Ceremonial***

## **Section 5**

### ***Modifications to the Agenda***

## **Section 6**

### ***Study Sessions***

## **Section 7**

### ***Public Comment***

*This time is for persons who wish to address the Council on any matter not on this agenda and over which the Council has jurisdiction.*

*Items requiring Council action not listed on this agenda will be placed on the next regular agenda for consideration, unless a finding is made by at least 2/3<sup>rd</sup> of the Council (three of the five members) that the item came up after the agenda was posted and is of an urgent nature requiring immediate action.*

*This portion of the meeting will be approximately 30 minutes total for all speakers, with each speaker given no more than five minutes. Please state your name and address for the record. (This is optional.)*

## **Section 8**

### ***Consent Agenda***

*All matters listed under this category are considered to be routine by the City Council and will be enacted by one motion.*

*Is there anyone on the Council, Staff or the public that would like to pull an item off the Consent Agenda for scrutiny? Those items will be considered separately under "Call Items."*

City of Ferndale  
834 Main Street, P.O. Box 236, Ferndale, CA 95536

Printed Regular Checks

General Checking - Distribution Detail - From 10/21/11 To 11/20/11  
Check #: All - Vendor: All - Payee Name: All - By Payee Name - AP Pmt Distribution

Chk No.	Date	Pay Ven ID	Vendor Name \ Payee Name	Distribution	Check
Acct No.	Type	Override Description	Amount	Amount	
44289	11/01/11	101AP	101 AUTO PARTS	Streets & Roads	12.86
	24315014		Vehicle expense		
<b>Total for 101 AUTO PARTS</b>					<b>12.86</b>
44260	10/25/11	ACHUM	ACCESS HUMBOLDT	Quarterly Payment	180.00
	10165055		Contractual services		
<b>Total for ACCESS HUMBOLDT</b>					<b>180.00</b>
44337	11/15/11	AESDE	AESTHETIC DESIGN & PHOTOGRAPHY		300.00
	10125012		Office expense	Website update	
<b>Total for AESTHETIC DESIGN &amp; PHOTOGRAPHY</b>					<b>300.00</b>
44261	10/25/11	AFLAC	AFLAC - REMIT. PROCESSING SERV.	Employee Paid	184.34
	10012260		Health insurance payable		
44290	11/01/11	AFLAC	AFLAC - REMIT. PROCESSING SERV.		184.34
	10012260		Health insurance payable		
<b>Total for AFLAC - REMIT. PROCESSING SERV.</b>					<b>368.68</b>
44338	11/15/11	AQMD	AQMD	Yearly Burn Permit	60.00
	10315044		Meetings and dues		
<b>Total for AQMD</b>					<b>60.00</b>
44291	11/01/11	ARNKE	ARNOLD C. KEMP	Monthly	106.20
	10435052		Building regulation/inspectio		
<b>Total for ARNOLD C. KEMP</b>					<b>106.20</b>
44339	11/15/11	PHIAY	AYCOCK & EDGMON	Monthly	425.00
	10165054		Audit and accounting		
<b>Total for AYCOCK &amp; EDGMON</b>					<b>425.00</b>
44340	11/15/11	BAKTA	BAKER & TAYLOR	Library	362.48
	10615024		Books		
<b>Total for BAKER &amp; TAYLOR</b>					<b>362.48</b>
44292	11/01/11	BAYWE	BAY WEST SUPPLY, INC.		38.59
	10175024		Supplies - public restroom		
44341	11/15/11	BAYWE	BAY WEST SUPPLY, INC.	Monthly	266.52
	10215024		Special department supply		
	10625020		Building and ground maint.		
	10635020		Buildings and grounds maintenance		
<b>Total for BAY WEST SUPPLY, INC.</b>					<b>305.11</b>
44293	11/01/11	BECIN	BECKER INSURANCE AGENCY	WWTF	9,442.00
	30515063		Insurance		
<b>Total for BECKER INSURANCE AGENCY</b>					<b>9,442.00</b>

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Acct No.	Type			Override Description	Amount	Amount
44294	11/01/11		BENAD	BENEFICIAL ADMIN COMPANY INC.		187.04
	10012260			Health insurance payable	43.57	
	10105007			Medical insurance	8.88	
	10125007			Medical insurance	24.12	
	10215007			Medical insurance	48.24	
	10315007			Medical insurance	2.47	
	10635007			Medical insurance Monthly	1.21	
	22315007			Medical insurance	1.57	
	24315007			Medical insurance	2.47	
	25315007			Medical insurance	3.65	
	26315007			Medical insurance	2.17	
	30515007			Medical insurance	48.69	
<b>Total for BENEFICIAL ADMIN COMPANY INC.</b>						<b>187.04</b>
44342	11/15/11		BRSMT	BRET SMITH		376.52
	10215012			Office expense Reimbursement	46.52	
	10215026.1			Uniform allowance	330.00	
<b>Total for BRET SMITH</b>						<b>376.52</b>
44295	11/01/11		CALST	CALIFORNIA STATE DISBURSEMENT UNIT	Employee Paid	408.91
	10012250			Garnishments payable	408.91	
44343	11/15/11		CALST	CALIFORNIA STATE DISBURSEMENT UNIT		408.91
	10012250			Garnishments payable	408.91	
<b>Total for CALIFORNIA STATE DISBURSEMENT UNI</b>						<b>817.82</b>
44296	11/01/11		CITFO	CITY OF FORTUNA		1,016.66
	10215035			Dispatch service Monthly	1,016.66	
<b>Total for CITY OF FORTUNA</b>						<b>1,016.66</b>
44297	11/01/11		COMAS	COMPUTER ASSISTANCE		788.26
	10215024			Special department supply Police Dept	788.26	
44321	11/01/11		COMAS	COMPUTER ASSISTANCE		927.93
	10125012			Office expense	500.57	
	30515121			Sewer plant maintenance Sewer Dept	427.36	
44344	11/15/11		COMAS	COMPUTER ASSISTANCE		40.00
	10215088			Equipment repair other Police Dept	40.00	
<b>Total for COMPUTER ASSISTANCE</b>						<b>1,756.19</b>
44298	11/01/11		DVLNO	DAVE LENARDO		270.00
	30515055			Contractual services Sewer Dept	270.00	
<b>Total for DAVE LENARDO</b>						<b>270.00</b>

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Acct No.				Override Description	Amount	Amount
44299	11/01/11		DELOR	DEL ORO WATER CO., FDLE. DIST.		1,217.61
10155031				Water	34.60	
10175031				Water - public restroom	72.28	
10215029				Water	29.96	
10615033				Water Monthly	26.78	
10625033				Water	143.08	
10635031				Water	170.78	
24315033				Water	32.23	
50045055				Contractual services	707.90	
<b>Total for DEL ORO WATER CO., FDLE. DIST.</b>						<b>1,217.61</b>
44300	11/01/11		DEPJU	DEPARTMENT OF JUSTICE	Police Dept.	35.00
10215052				Professional services	35.00	
<b>Total for DEPARTMENT OF JUSTICE</b>						<b>35.00</b>
44345	11/15/11		DOCST	DOCUSTATION	Monthly	72.40
10165078				Copy machine expense	72.40	
<b>Total for DOCUSTATION</b>						<b>72.40</b>
44346	11/15/11		DOURE	DOUG'S REFRIGERATION	Repair public restroom	60.00
10175024				Supplies - public restroom	60.00	
<b>Total for DOUG'S REFRIGERATION</b>						<b>60.00</b>
44347	11/15/11		DUNMA	DUN & MARTINEK LLP	Monthly	105.00
10145052				Professional services	105.00	
<b>Total for DUN &amp; MARTINEK LLP</b>						<b>105.00</b>
44301	11/01/11		EELRI	EEL RIVER DISPOSAL		64.38
10155030				Trash service	29.30	
30515121				Sewer plant maintenance	35.08	
44348	11/15/11		EELRI	EEL RIVER DISPOSAL	Community Center	14.00
10635020				Buildings and grounds maintenance	14.00	
<b>Total for EEL RIVER DISPOSAL</b>						<b>78.38</b>
44262	10/25/11		ELISO	ELIAS SOUSA	Yearly Agreement	2,700.00
30515055				Contractual services	2,700.00	
<b>Total for ELIAS SOUSA</b>						<b>2,700.00</b>
100	10/31/11	EFT	EMPDE	EMPLOYMENT DEVELOPMENT DEPARTMENT	Payroll Taxes	778.51
10012302				State P/R Tax Deposits	778.51	
100	11/14/11	EFT	EMPDE	EMPLOYMENT DEVELOPMENT DEPARTMENT		813.23
10012302				State P/R Tax Deposits	813.23	
44272	10/26/11		EMPDE	EMPLOYMENT DEVELOPMENT DEPARTMENT		165.20
10012302				State P/R Tax Deposits	165.20	
<b>Total for EMPLOYMENT DEVELOPMENT DEPART</b>						<b>1,756.94</b>
44349	11/15/11		EURRB	EUREKA RUBBER STAMP CO.	Street Signs	2,062.58
24315099				Miscellaneous	2,062.58	
<b>Total for EUREKA RUBBER STAMP CO.</b>						<b>2,062.58</b>

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44302	11/01/11	FORAP	FORTUNA AUTO & TRUCK PARTS INC		130.19
	30515014		Vehicle expense	Sewer Dept	2.56
	30515121		Sewer plant maintenance		127.63
<b>Total for FORTUNA AUTO &amp; TRUCK PARTS INC</b>					<b>130.19</b>
44350	11/15/11	FORMO	FORTUNA MOTORS		196.80
	10215014		Vehicle expense	Police Dept	196.80
<b>Total for FORTUNA MOTORS</b>					<b>196.80</b>
44303	11/01/11	FORPD	FORTUNA POLICE DEPT		150.00
	10215048		Training	Police Dept	150.00
<b>Total for FORTUNA POLICE DEPT</b>					<b>150.00</b>
44263	10/25/11	FRONT	FRONTIER		913.87
	10155034		Telephone		204.00
	10215034		Telephone		196.83
	10615034		Telephone	Monthly	127.72
	24315034		Telephone		56.21
	30515034		Telephone		329.11
<b>Total for FRONTIER</b>					<b>913.87</b>
44351	11/15/11	GECAP	GE CAPITAL		171.19
	10165078		Copy machine expense	Monthly	171.19
<b>Total for GE CAPITAL</b>					<b>171.19</b>
44352	11/15/11	HAJCO	Hajoca Corp.		84.54
	30515121		Sewer plant maintenance	Sewer Dept	84.54
<b>Total for Hajoca Corp.</b>					<b>84.54</b>
44264	10/25/11	HUMSH	HUMBOLDT CO SHERIFF DEPT		107.10
	10215086		Booking fees	Police Dept	107.10
<b>Total for HUMBOLDT CO SHERIFF DEPT</b>					<b>107.10</b>
44265	10/25/11	HUMTE	HUMBOLDT TERMITE & PEST		82.00
	10215020		Building and grounds maint.	Police Dept	82.00
44353	11/15/11	HUMTE	HUMBOLDT TERMITE & PEST		65.00
	10635020		Buildings and grounds maintenance	Community Center	65.00
<b>Total for HUMBOLDT TERMITE &amp; PEST</b>					<b>147.00</b>
44304	11/01/11	HUMTI	HUMMEL TIRE & WHEEL, INC		440.19
	10215014		Vehicle expense	Police Dept	440.19
<b>Total for HUMMEL TIRE &amp; WHEEL, INC</b>					<b>440.19</b>
44273	10/26/11	INTRE	INTERNAL REVENUE SERVICE		27.71
	10012301		Federal P/R Tax Deposits	Quarterly Taxes	27.71
<b>Total for INTERNAL REVENUE SERVICE</b>					<b>27.71</b>
44354	11/15/11	JASHY	JASON HYNES		168.00
	10215026		Uniform expense		168.00
<b>Total for JASON HYNES</b>					<b>168.00</b>

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44305	11/01/11	JAYPA	JAY PARRISH	Monthly		400.00
10165096			Car Allowance		400.00	
<b>Total for JAY PARRISH</b>						<b>400.00</b>
44306	11/01/11	JSPWS	JAY SOOTER'S PURE WATER SPAS			421.20
30515125			Chlorine	Sewer Dept	421.20	
<b>Total for JAY SOOTER'S PURE WATER SPAS</b>						<b>421.20</b>
44355	11/15/11	JDEER	JOHN DEERE FINANCIAL			209.94
24315014			Vehicle expense	Streets & Roads	209.94	
<b>Total for JOHN DEERE FINANCIAL</b>						<b>209.94</b>
44356	11/15/11	LMREN	L & M RENNER, INC.			2,192.42
10215016			Fuel	Monthly	1,129.85	
24315016			Vehicle Fuel		746.13	
30515016			Vehicle gas		316.44	
<b>Total for L &amp; M RENNER, INC.</b>						<b>2,192.42</b>
44307	11/01/11	LINFR	LINDSEY FRANK	Police Dept		640.00
10215048			Training		640.00	
44357	11/15/11	LINFR	LINDSEY FRANK			85.99
10215016			Fuel		85.99	
<b>Total for LINDSEY FRANK</b>						<b>725.99</b>
44266	10/25/11	MANHD	MANHARD CONSULTING LTD	2 Months		2,922.24
10425052			General engineering		1,087.50	
10425053			Developer engineering		312.50	
30515095			Capital outlay		1,522.24	
44308	11/01/11	MANHD	MANHARD CONSULTING LTD			2,406.25
10425052			General engineering		515.00	
10425053			Developer engineering		947.50	
26315052			Engineering		62.50	
30515095			Capital outlay		475.00	
50045055			Contractual services		406.25	
<b>Total for MANHARD CONSULTING LTD</b>						<b>5,328.49</b>
44309	11/01/11	MAPSE	MAPLE SERVICE	Sewer Dept		581.57
30515122			Sewer line maintenance		581.57	
<b>Total for MAPLE SERVICE</b>						<b>581.57</b>
44358	11/15/11	MERFR	MERCER FRASER COMPANY			657.56
24315021			Street maintenance	Streets & Roads	657.56	
<b>Total for MERCER FRASER COMPANY</b>						<b>657.56</b>
44310	11/01/11	MIRRE	MIRANDA'S RESCUE	Monthly		450.00
10225096			Animal control		450.00	
<b>Total for MIRANDA'S RESCUE</b>						<b>450.00</b>
44311	11/01/11	MISSN	MISSION UNIFORM & LINEN	Community Center		23.69
10635020			Buildings & grounds maintenance - Commu		23.69	

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Acct No.	Type			Override Description	Amount	Amount
44359	11/15/11		MISSN	MISSION UNIFORM & LINEN Community Center		23.69
10635020				Buildings & grounds maintenance - Commu	23.69	
<b>Total for MISSION UNIFORM &amp; LINEN</b>						<b>47.38</b>
44360	11/15/11		NDIAM	NANCY DIAMOND, ATTORNEY AT LAW		2,167.20
50045055				Contractual services Ferndale Housing	2,167.20	
<b>Total for NANCY DIAMOND, ATTORNEY AT LAW</b>						<b>2,167.20</b>
44267	10/25/11		NANKA	NANCY KAYTIS-SLOCUM Petty Cash Reimbursment		21.22
10125012				Office expense	4.44	
30515012				Office expense Sewer Dept	16.78	
<b>Total for NANCY KAYTIS-SLOCUM</b>						<b>21.22</b>
44361	11/15/11		NILCO	NILSEN COMPANY		675.15
10155020				Building and ground maint.	63.64	
10625020				Building and ground maint. Monthly	12.52	
24315014				Vehicle expense	13.87	
24315020				Building & ground maintenance	22.16	
24315021				Street maintenance	224.37	
30515012				Office expense	85.69	
30515121				Sewer plant maintenance	252.90	
<b>Total for NILSEN COMPANY</b>						<b>675.15</b>
44312	11/01/11		NORCO	NORTH COAST LABORATORIES LTD.		877.00
30515157				Effluent testing Sewer Dept	877.00	
44362	11/15/11		NORCO	NORTH COAST LABORATORIES LTD.		80.00
30515157				Effluent testing	80.00	
<b>Total for NORTH COAST LABORATORIES LTD.</b>						<b>957.00</b>
44313	11/01/11		NORSE	NORTH COAST SECTION CWEA, INC.		40.00
30515048				Training Sewer Dept	40.00	
44322	11/01/11		NORSE	NORTH COAST SECTION CWEA, INC.		40.00
30515044				Meetings and dues	40.00	
<b>Total for NORTH COAST SECTION CWEA, INC.</b>						<b>80.00</b>
100	10/31/11	EFT	NORVA	NORTH VALLEY BANK Payroll Taxes		4,571.23
10012301				Federal P/R Tax Deposits	4,571.23	
100	11/14/11	EFT	NORVA	NORTH VALLEY BANK		4,743.89
10012301				Federal P/R Tax Deposits	4,743.89	
44314	11/01/11		NORVL	NORTH VALLEY BANK (1) \ NORTH VALLEY BANK		1,948.36
26315194				Interest-Six Rivers loan Loan Payment	1,948.36	
<b>Total for NORTH VALLEY BANK</b>						<b>11,263.48</b>
44268	10/25/11		ORGEX	ORGANIZED EXECUTIVE Subscription		119.00
10115012				Office expense - Council	119.00	
<b>Total for ORGANIZED EXECUTIVE</b>						<b>119.00</b>
44269	10/25/11		PACGA	PACIFIC GAS & ELECTRIC		1,156.47
22315058				Street lighting	1,156.47	

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44363	11/15/11	PACGA	PACIFIC GAS & ELECTRIC		5,851.64
	10155032		Utilities electric	161.23	
	10175032		Electric - public restroom	18.36	
	10215032		Utilities electric	120.32	
	10615032		Utilities	158.72	
	10625032		Utilities - electric	34.61	
	10635032		Utilities	327.97	
	22315058		Street lighting	27.76	
	24315032		Utilities	139.32	
	30515032		Utilities - electric - plant	4,863.35	
<b>Total for PACIFIC GAS &amp; ELECTRIC</b>					<b>7,008.11</b>
44364	11/15/11	POSTM	POSTMASTER	Postage	307.00
	10125012		Office expense	307.00	
<b>Total for POSTMASTER</b>					<b>307.00</b>
44315	11/01/11	RSLIV	R & S LIVESTOCK SUPPLY		241.22
	30515125		Chlorine	241.22	
44365	11/15/11	RSLIV	R & S LIVESTOCK SUPPLY	Sewer Dept	321.62
	30515125		Chlorine	321.62	
<b>Total for R &amp; S LIVESTOCK SUPPLY</b>					<b>562.84</b>
44366	11/15/11	RCMEL	RCM ELECTRIC	Light Fixture Repair	64.62
	10155020		Building and ground maint.	64.62	
<b>Total for RCM ELECTRIC</b>					<b>64.62</b>
44316	11/01/11	ROBSM	ROBIN SMITH	Monthly	153.47
	10245052		Professional services	153.47	
<b>Total for ROBIN SMITH</b>					<b>153.47</b>
44367	11/15/11	SBRPS	SBRPSTC		120.00
	10215048		Training	Police Dept	120.00
<b>Total for SBRPSTC</b>					<b>120.00</b>
44368	11/15/11	SEQGA	SEQUOIA GAS COMPANY		659.77
	10155033		Utilities gas	233.64	
	10615031		Gas	133.07	
	10635033		Gas	293.06	
<b>Total for SEQUOIA GAS COMPANY</b>					<b>659.77</b>
44317	11/01/11	SIRRA	SIERRA CHEMICAL CO.	Sewer Dept	3,657.99
	30515125		Chlorine	3,657.99	
<b>Total for SIERRA CHEMICAL CO.</b>					<b>3,657.99</b>

City of Ferndale  
834 Main Street, P.O. Box 236, Ferndale, CA 95536

Printed Regular Checks

General Checking - Distribution Detail - From 10/21/11 To 11/20/11  
Check #: All - Vendor: All - Payee Name: All - By Payee Name - AP Pmt Distribution

Chk No.	Date	Pay Ven ID	Vendor Name \ Payee Name	Distribution	Check
Acct No.	Type	Override Description	Amount	Amount	
44369	11/15/11	SDRMA	SPECIAL DISTRICT RISK MANAGEMENT AUT		9,720.19
	10012260		Health insurance payable	866.19	
	10105007		Medical insurance	485.27	
	10125007		Medical insurance	1,106.96	
	10215007		Medical insurance	2,820.99	
	10315007		Medical insurance	134.88	
	10635007		Medical insurance Monthly	131.61	
	22315007		Medical insurance	149.86	
	24315007		Medical insurance	181.01	
	25315007		Medical insurance	183.02	
	26315007		Medical insurance	172.29	
	30515007		Medical insurance	3,488.11	
<b>Total for SPECIAL DISTRICT RISK MANAGEMENT A</b>					<b>9,720.19</b>
44318	11/01/11	SPPFN	SPONSORED PROGRAMS FOUNDATION		73.47
	30515055		Contractual services Sewer Dept	73.47	
<b>Total for SPONSORED PROGRAMS FOUNDATION</b>					<b>73.47</b>
44270	10/25/11	STAPE	STAPLES CREDIT PLAN		1,030.47
	10125012		Office expense Monthly	344.48	
	10155020		Building and ground maint.	98.14	
	30515012		Office expense	587.85	
<b>Total for STAPLES CREDIT PLAN</b>					<b>1,030.47</b>
44271	10/25/11	FEREN	THE FERNDALE ENTERPRISE		89.25
	10415013		Advertising Planning Notices	89.25	
<b>Total for THE FERNDALE ENTERPRISE</b>					<b>89.25</b>
44370	11/15/11	HUMBE	THE HUMBOLDT BEACON, INC.		20.00
	10615024		Books Library	20.00	
<b>Total for THE HUMBOLDT BEACON, INC.</b>					<b>20.00</b>
44371	11/15/11	THOGZ	THOMAS W. GONZALEZ, SR		280.00
	10635020		Buildings and grounds maintenance Community Center	280.00	
<b>Total for THOMAS W. GONZALEZ, SR</b>					<b>280.00</b>
44372	11/15/11	USBNK	U.S. BANK CORPORATE PAYMENT SYSTEM		1,900.86
	30515012		Office expense	765.08	
	30515121		Sewer plant maintenance Sewer Dept	1,125.47	
	30515158		UPS/Fedex	10.31	
<b>Total for U.S. BANK CORPORATE PAYMENT SYSTE</b>					<b>1,900.86</b>
44319	10/31/11	USABL	USABUEBOOK		691.01
	30515121		Sewer plant maintenance Sewer Dept	691.01	
<b>Total for USABUEBOOK</b>					<b>691.01</b>
44320	10/31/11	USDAR	USDA RURAL DEVELOPMENT (1) \ USDA RURAL DEVELOPM		4,200.00
	30515192		Retirement of bonds Sewer Dept	4,200.00	
<b>Total for USDA RURAL DEVELOPMENT</b>					<b>4,200.00</b>

**City of Ferndale**  
834 Main Street, P.O. Box 236, Ferndale, CA 95536

**Printed Regular Checks**

General Checking - Distribution Detail - From 10/21/11 To 11/20/11  
Check #: All - Vendor: All - Payee Name: All - By Payee Name - AP Pmt Distribution

Chk No.	Date	Pay	Ven ID	Vendor Name \ Payee Name	Distribution	Check
Acct No.	Type		Override Description	Amount	Amount	
44373	11/15/11		VALLU	VALLEY LUMBER		136.72
10625020				Building and ground maint.	19.38	
30515121				Sewer plant maintenance	49.84	
30515125				Chlorine	67.50	
<b>Total for VALLEY LUMBER</b>						<b>136.72</b>
<hr/>						
44374	11/15/11		VERZN	VERIZON		244.49
10155034				Telephone	29.12	
10215034				Telephone	116.48	
24315034				Telephone	11.53	
30515034				Telephone	87.36	
<b>Total for VERIZON</b>						<b>244.49</b>
<hr/>						
44375	11/15/11		WYCKO	WYCKOFF'S		459.21
10175024				Supplies - public restroom	459.21	
<b>Total for WYCKOFF'S</b>						<b>459.21</b>
<hr/>						
<b>Total for the 91 checks</b>					<b>84,288.13</b>	<b>84,288.13</b>

**City of Ferndale**

834 Main Street, P.O. Box 236, Ferndale, CA 95536

**Printed Regular Checks**

General Checking - Distribution Detail - From 10/21/11 To 11/20/11

Check #: All - Vendor: All - Payee Name: All - By Payee Name - AP Pmt Distribution

## Account Distributions

<u>Account No.</u>	<u>Account Description</u>	<u>Amount</u>
10012250	Garnishments payable	817.82
10012260	Health insurance payable	1,278.44
10012301	Federal P/R Tax Deposits	9,342.83
10012302	State P/R Tax Deposits	1,756.94
10105007	Medical insurance	494.15
10115012	Office expense - Council	119.00
10125007	Medical insurance	1,131.08
10125012	Office expense	1,456.49
10145052	Professional services	105.00
10155020	Building and ground maint.	226.40
10155030	Trash service	29.30
10155031	Water	34.60
10155032	Utilities electric	161.23
10155033	Utilities gas	233.64
10155034	Telephone	233.12
10165054	Audit and accounting	425.00
10165055	Contractual services	180.00
10165078	Copy machine expense	243.59
10165096	Car Allowance	400.00
10175024	Supplies - public restroom	557.80
10175031	Water - public restroom	72.28
10175032	Electric - public restroom	18.36
10215007	Medical insurance	2,869.23
10215012	Office expense	46.52
10215014	Vehicle expense	636.99
10215016	Fuel	1,215.84
10215020	Building and grounds maint.	82.00
10215024	Special department supply	893.89
10215026	Uniform expense	168.00
10215026.1	Uniform allowance	330.00
10215029	Water	29.96
10215032	Utilities electric	120.32
10215034	Telephone	313.31

## City of Ferndale

834 Main Street, P.O. Box 236, Ferndale, CA 95536

## Printed Regular Checks

General Checking - Distribution Detail - From 10/21/11 To 11/20/11

Check #: All - Vendor: All - Payee Name: All - By Payee Name - AP Pmt Distribution

10215035	Dispatch service	1,016.66
10215048	Training	910.00
10215052	Professional services	35.00
10215086	Booking fees	107.10
10215088	Equipment repair other	40.00
10225096	Animal control	450.00
10245052	Professional services	153.47
10315007	Medical insurance	137.35
10315044	Meetings and dues	60.00
10415013	Advertising	89.25
10425052	General engineering	1,602.50
10425053	Developer engineering	1,260.00
10435052	Building regulation/inspectio	106.20
10615024	Books	382.48
10615031	Gas	133.07
10615032	Utilities	158.72
10615033	Water	26.78
10615034	Telephone	127.72
10625020	Building and ground maint.	87.16
10625032	Utilities - electric	34.61
10625033	Water	143.08
10635007	Medical insurance	132.82
10635020	Buildings and grounds maintenance	512.01
10635031	Water	170.78
10635032	Utilities	327.97
10635033	Gas	293.06
22315007	Medical insurance	151.43
22315058	Street lighting	1,184.23
24315007	Medical insurance	183.48
24315014	Vehicle expense	236.67
24315016	Vehicle Fuel	746.13
24315020	Building & ground maintenance	22.16
24315021	Street maintenance	881.93
24315032	Utilities	139.32
24315033	Water	32.23
24315034	Telephone	67.74

**City of Ferndale**

834 Main Street, P.O. Box 236, Ferndale, CA 95536

**Printed Regular Checks**

General Checking - Distribution Detail - From 10/21/11 To 11/20/11

Check #: All - Vendor: All - Payee Name: All - By Payee Name - AP Pmt Distribution

24315099	Miscellaneous	2,062.58
25315007	Medical insurance	186.67
26315007	Medical insurance	174.46
26315052	Engineering	62.50
26315194	Interest-Six Rivers loan	1,948.36
30515007	Medical insurance	3,536.80
30515012	Office expense	1,455.40
30515014	Vehicle expense	2.56
30515016	Vehicle gas	316.44
30515032	Utilities - electric - plant	4,863.35
30515034	Telephone	416.47
30515044	Meetings and dues	40.00
30515048	Training	40.00
30515055	Contractual services	3,043.47
30515063	Insurance	9,442.00
30515095	Capital outlay	1,997.24
30515121	Sewer plant maintenance	2,793.83
30515122	Sewer line maintenance	581.57
30515125	Chlorine	4,709.53
30515157	Effluent testing	957.00
30515158	UPS/Fedex	10.31
30515192	Retirement of bonds	4,200.00
50045055	Contractual services	3,281.35
		<hr/> <b>84,288.13</b> <hr/>

## City of Ferndale

834 Main Street, P.O. Box 236, Ferndale, CA 95536

## Printed PayCheck Checks

General Checking - Date Range: From 10/21/11 To 11/20/11 - Check #: All - Dept: All  
Sort Code: All - EmpID: All - Emp Name: All - By Check Number

Check #	Date	Emp. #	Employee Name	Amount
44274	11/01/11	1,215	DEBERA H. AUSTRUS	1,661.41
44275	11/01/11	2,190	HEATH A. BOHACIK	715.36
44276	11/01/11	6,115	MARY ELLEN BOYNTON	84.85
44277	11/01/11	5,220	STEVE L. COPPINI	1,165.88
44278	11/01/11	5,221	DOUGLAS E. CULBERT	1,942.02
44279	11/01/11	2,178	PAUL A. DIAZ JR.	971.79
44280	11/01/11	2,185	LINDSEY D. FRANK	898.55
44281	11/01/11	2,179	JASON R. HYNES	986.44
44282	11/01/11	5,235	TIMOTHY W. MIRANDA	1,208.30
44283	11/01/11	1,012	JAY D. PARRISH	2,391.87
44284	11/01/11	6,142	DIANNA L. RICHARDSON	84.85
44285	11/01/11	2,200	BRET A. SMITH	1,405.68
44286	11/01/11	1,216	BRIANNA A. SMITH	483.91
44287	11/01/11	5,280	DANIEL V. SUTTON	980.52
44288	11/01/11	1,510	MARIA A. ROSA	218.06
44323	11/15/11	1,215	DEBERA H. AUSTRUS	1,661.41
44324	11/15/11	2,190	HEATH A. BOHACIK	836.64
44325	11/15/11	6,115	MARY ELLEN BOYNTON	84.84
44326	11/15/11	5,220	STEVE L. COPPINI	1,178.60
44327	11/15/11	5,221	DOUGLAS E. CULBERT	1,942.03
44328	11/15/11	2,178	PAUL A. DIAZ JR.	1,267.25
44329	11/15/11	2,185	LINDSEY D. FRANK	979.66
44330	11/15/11	2,179	JASON R. HYNES	1,049.11
44331	11/15/11	5,235	TIMOTHY W. MIRANDA	1,081.97
44332	11/15/11	1,012	JAY D. PARRISH	2,391.87
44333	11/15/11	6,142	DIANNA L. RICHARDSON	84.84
44334	11/15/11	2,200	BRET A. SMITH	1,405.68
44335	11/15/11	1,216	BRIANNA A. SMITH	532.37
44336	11/15/11	5,280	DANIEL V. SUTTON	1,005.11
<b>Total</b>				<b>30,700.87</b>

**City of Ferndale**  
 834 Main Street, P.O. Box 236, Ferndale, CA 95536  
**Checkbook Register**  
 USDA

<u>Date</u>	<u>Clr</u>	<u>Date</u>	<u>PayeeDescription</u>	<u>EFT</u>	<u>Deposits</u>	<u>Balance</u>
			Balance Forward			1,802.39
11/2/2011	x	11/2/2011	DEPOSIT		569,933.82	571,736.21
11/2/2011	x	11/2/2011	Wahlund Construction	569,933.82		1,802.39

**City of Ferndale, Humboldt County, California USA**  
City Council Minutes for the November 3, 2011 Meeting 7:00 p.m.

Mayor Jeffrey Farley called the Regular City Council Meeting to order at 7:08 p.m. Present were Councilmen Niels Lourenzen, Ken Mierzwa, and John Maxwell, Stuart Titus as well as City Manager Jay Parrish, Deputy City Clerk Brianna Smith, City Engineer Praj White, Project Manager Kent Hanford and Navy Housing Consultant Elizabeth Connor. Those present pledged allegiance to the flag.

Ceremonial: The City Manager read the Great American Smoke out Proclamation. Mayor Farley presented it to Stan Mikkelson, who gave a brief speech.

Under public comment, Dick Hooley read a short letter expressing concern regarding The Bear River Wind Project and requested that it be put on the agenda for the December City Council Meeting. Staff received a copy of the letter.

Consent Calendar: MOTION: Approve items on the Consent Calendar. (Maxwell/Titus) 3 ayes. Councilmen Neils Lorenzen abstained.

Approve MOU to the O'Rourke Foundation: Elizabeth Connor gave an update. MOTION: Approve MOU and authorize staff to generate a suitable Resolution. (Titus/Mierzwa). Unanimous.

Approve the conveyance of the Ferndale Housing to the O'Rourke Foundation: Elizabeth Connor gave update. MOTION: Approve Resolution 2011-42 A resolution of the City Council of the City of Ferndale conveying real estate interests identified by assessor parcel numbers 030-101-007, 030-101-010, 030-141-009 to the L.D O'Rourke Foundation, A 501( c ) (3) Non-profit California Public Benefit Corporation. Unanimous.

Resolution 2011-41 for 15<sup>th</sup> Progress Pay Request for Management and Construction Related Costs for the WWTP: Project Manager Kent Hanford gave an update. MOTION: Approve Resolution 201141. (Maxwell/Titus). Unanimous.

Authorize City Manager to write a letter of support for the Humboldt County Fair Association: City Manager gave a brief summary. MOTION: Authorize City Manager to write a letter of support for the Humboldt County Fair Association. (Maxwell/Mierzwa). Unanimous.

Pedestrian Improvement Project: There was a study session from 6:30-7pm. City Engineer Praj White gave update on project. MOTION: Award the Pedestrian Improvement Project to the lowest responsive bidder. (Farley/Titus). Unanimous.

Change Design Review Zoning Ordinance from 3 votes to a majority vote: This was the first reading. City Manager Parrish gave update. Approve changing the Design Review Zoning Ordinance from 3 votes to a majority vote and give guidance to staff to include in next month's agenda for the second reading. (Maxwell/Titus).

Under City Manager Report, City Manager Parrish reported on the Manhole Project along with giving an update on the Salt River Watershed Council.

The next regular meeting will be on December 1, 2011. The meeting was adjourned at 8:29.

Respectfully Submitted

Brianna Smith, Deputy City Clerk

## **Section 9**

### **CALL ITEMS**

*These are items pulled from the consent agenda  
for discussion and a separate motion.*

## **Section 10**

### **PRESENTATIONS**

## **Section 11**

### **BUSINESS**

Meeting Date:	December 1, 2011	Agenda Item Number	11a.
Agenda Item Title:	Wind Turbine		
Presented By:	Jay Parrish, City Manager		
Type of Item:	<input checked="" type="checkbox"/> Action	<input type="checkbox"/> Discussion	<input type="checkbox"/> Information
Action Required:	<input type="checkbox"/> No Action	<input checked="" type="checkbox"/> Voice Vote	<input type="checkbox"/> Roll Call Vote

**RECOMMENDATION:**

Council listens to the proponents of the petitions and sets up a meeting in the future that will allow for all parties to participate.

**BACKGROUND:**

The Shell Wind Energy gave a presentation in September and said that they would like to have a presentation in early spring to update the community on project progress. The City has not received additional information since that meeting. However, the City has received two petitions from concerned citizens that ask the Council to take an official position against the Bear River Ridge Wind Project. One petition asks that transportation through the City of Ferndale be refused and the other asks the Council to officially oppose the project all together.

The County has supplied the City with an estimated project timeline that is from November 8, 2011. This timeline will be distributed at the City Council Meeting. It should be noted that the County sees this project currently at line two. The County also says they are on a holding pattern until they receive engineering data on the transportation routes and transmission improvements.

Currently it looks like the EIR is more than a year away for public review and the Ferndale Encroachment permits are a year and a half away. Considering that the County Planning Commission who will be issuing the Conditional Use Permit has not even received a staff report on this project, staff feels that there is enough time for the Council to hear from all sides before taking a position.

City of Ferndale  
 All council members  
 Subject-Shell Wind Energy Project  
 Nov.10, 2011  
 Attached: Petition against subject project transportation through Ferndale

RECEIVED NOV 16 2011

The proposed Shell Wind Energy Project on Bear River Ridge has targeted Ferndale and the Wildcat Rd. as a route for transporting all or most of the material and components to the ridge. This project is now forecasted to take eight and a half months to complete and, with weather and other delays, will likely extend beyond one year. The amount of materials required for this project will inundate our community with a constant stream of very large heavy trucks and slow moving over sized load convoys. Shell estimates that there will be approximately 3700 round trips over the construction period plus another 1100 wide, heavy, slow moving convoy trips moving at or below 7 MPH. These estimates are just that, estimates, and they are usually far short of the actual needs of any large project.

The constant heavy truck traffic through our community will have a significant impact on our quality of life via noise, traffic congestion, property and infrastructure damage, gravel and debris strewn on the streets, probable significant damage to our water shed and Francis creek and a significant loss of tourism and its resultant economic impact. There are alternative routes and, while they may be more difficult and expensive for Shell Wind Energy, the entire Eel river valley community should not be asked to bear all of the consequences and side effects of this project.

We, the coalition against the transportation through the Valley and Ferndale, have collected over 390 signatures, attached, demanding the project transportation be moved to a more suitable location. We submit these signed petitions to you, our elected representatives, with the expectation that the City will send a formal letter with a clear message, to all agencies involved, that Ferndale, the Eel River Valley and the Wildcat rd. is not an acceptable route.

Thank you for your attention and immediate response to this urgent matter.

  
 Richard B Hooley  
 1009 Main St. Ferndale

Representing the Coalition against Shell Wind Energy project transportation through Ferndale.

CM  
 COERS  
 ✓ wind turbine

DA

**Petition**

Objection to the use of the Eel River Valley and/or Ferndale  
as a transportation route for the Shell Wind Energy,  
Bear River Ridge Industrial Wind Turbine Complex project

RECEIVED NOV 6 2011

We, the undersigned, affirm our strong objection to the routing of equipment and supplies, for the Bear River Ridge Shell Wind Energy project, through the Eel River Valley and/or Ferndale. This objection includes any routing that would cross Fernbridge, use of Blue Slide Rd. or the Wild Cat Rd. The use of any roadway from the bridge or Blue Slide Rd. would create unacceptable traffic delays, unsafe traffic patterns and a high probability of infrastructure damage and building disturbance. Use of the Wildcat Rd. would require significant widening and modification to straighten the many sharp turns. This will have a significant impact on the stability of an already fragile watershed and may possibly damage or jeopardize our water supply.

Shell Wind Energy must find an alternative logistics transportation route, that doesn't involve the Eel River Valley, or abort its plan to install the Industrial Wind Turbine Complex on Bear River Ridge.

Name	Physical Address	Date
[Signature]	719 Main St Ferndale	9/22/11
[Signature]	850 Bluff Ferndale	9/22/11
Eliakim Anderson	950 Grant Ave Ferndale	9-22-11
Ruth Stretch	726 Washington Ferndale	9-22-11
JIM. STRECH	" " "	9-22-11
Steve Stryker	754 Washington	22 Sept 11
EVA HORDEN	724 WASHINGTON	9-22-11
Margaret M. Allen	350 Nichols Way	9/22/11
Bobbie Austin	855 Washington	9-22-11
Michael W. [Signature]	705 WASHINGTON ST.	9-22-11
Wm Ed Roberts	705 Washington St	9-22-2011
Stacy Ferguson	388 Schley Ave	9-23-2011
[Signature]	937 Main St	9-23-2011
Donna Richardson	922 Main St	9-23-2011
KRISTEN BAUMONT	934 MAIN ST.	9-23-2011
Pallas Wolford	942 main st	9-23-2011
Melody Deward	942 main St Ferndale	9-23-11
Darrell Clements	711 Doble rd	9-23-11
Jolly M Tanner	948 main St.	9-23-11
Monty K. Hopton	1168 Main St	9-23-11
Patricia [Signature]	948 main St.	9-23-11
[Signature]	950 Main St.	9-23-11
[Signature]	930 HOWARD ST	9-23-11
Pat [Signature]	550 HOWARD ST	9-23-11
Ge [Signature]	550 Howard St	9-23-11
[Signature]	895 HOWARD ST	9-23-11
[Signature]	893 HOWARD ST	9-23-11
[Signature]	893 Howard St	9-23-11
Walter Fisher	553 Shaw	9-23-11
Harley Walker	490 Shaw	9-23-11
Rebecca [Signature]	490 Shaw	9-23-11

**Petition**

Objection to the use of the Eel River Valley and/or Ferndale  
 as a transportation route for the Shell Wind Energy,  
 Bear River Ridge Industrial Wind Turbine Complex project

We, the undersigned, affirm our strong objection to the routing of equipment and supplies, for the Bear River Ridge Shell Wind Energy project, through the Eel River Valley and/or Ferndale. This objection includes any routing that would cross Fernbridge, use of Blue Slide Rd. or the Wild Cat Rd. The use of any roadway from the bridge or Blue Slide Rd. would create unacceptable traffic delays, unsafe traffic patterns and a high probability of infrastructure damage and building disturbance. Use of the Wildcat Rd. would require significant widening and modification to straighten the many sharp turns. This will have a significant impact on the stability of an already fragile watershed and may possibly damage or jeopardize our water supply

Shell Wind Energy must find an alternative logistics transportation route, that doesn't involve the Eel River Valley, or abort its plan to install the Industrial Wind Turbine Complex on Bear River Ridge.

Name	Physical Address	Date
Jane Olsen	519 Shaws Ct	9-16-2011
MARY Tubb	99 Francis St	9-16-11
Sylvia Jubb	99 Francis St	9/16/11
Gregg Foster	949 Main Street	9/17/11
Beth Foster	949 Main St.	9/17/11
Marjorie Volk	1041 Main St Ferndale	9/17/11
John R	1041 Main St.	9/17/2011
John R	1141 Main St	9-17-2011
John A. Brown	1141 Main Street	9/17/11
John A. Brown	1148 MAIN ST	9-17-11
Lucy Rocha	1148 main street	9-17-11
John J. Rocha	1130 Main St.	9-17-11
Alan Flocchini	1130 MAIN ST	9-17-11
Sarah Turco	1011 Main St	09/17/2011
Paul Turco	131 Berding St	9/20-2011
Kathleen K. Turco	131 Berding St.	9/20/2011
Gene E. Wilson	145 Berding St	9/20/11
Linda M. Wilson	120 Berding St	9/20/11
Margaret E. Wilson	110 Berding St	9/20/11
Clifford D. Wilson	543 Cleveland St	9/20/11
John A. Wilson	553 Cleveland St	9/20/11
DAWN NATHAN	571 Cleveland St	9/20/11
Jack Holt	145 Harsco St	9/20/11
Monica Cooper	241 Berding St	9/20/11
Susan M. Smith	479 Eugene St	9/20/11
Joseph Anderson	450 Clara St	9/20/11
Robert Anderson	450 Clara St	9/20/11
Becky Anderson	550 Clara St	9/20/11
John R. Anderson	514 Eugene St	9-21-11
Thomas Anderson	514 Fern Ave	9-21-11
Wendy Anderson	389 Berding	9-22-11

DA

*You have no business putting this here at a Vet function*  
Petition

Objection to the use of the Eel River Valley and/or Ferndale  
 as a transportation route for the Shell Wind Energy,  
 Bear River Ridge Industrial Wind Turbine Complex project.

*also also*  
*It so you should have petition for not use.*

We, the undersigned, affirm our strong objection to the routing of equipment and supplies, for the Bear River Ridge Shell Wind Energy project, through the Eel River Valley and/or Ferndale. This objection includes any routing that would cross Fernbridge, use of Blue Slide Rd. or the Wild Cat Rd. The use of any roadway from the bridge or Blue Slide Rd. would create unacceptable traffic delays, unsafe traffic patterns and a high probability of infrastructure damage and building disturbances. Use of the Wildcat Rd. would require significant widening and modification to straighten the many sharp turns. This will have a significant impact on the stability of an already fragile watershed and may possibly damage or jeopardize our water supply.

Shell Wind Energy must find an alternative logistics transportation route, that doesn't involve the Eel River Valley, or abort it plan to install the Industrial Wind Turbine Complex on Bear River Ridge.

Name	Physical Address	Date
Monica	PO Box 654 Ferndale	9/24/11
Beverly Carlson	PO Box 602	9-24-11
Johnnie	559 4th St.	9-24-11
Suzanne Schmitt	518 4th St.	9-24-11
Cheryl Crowder	575 5th St.	9-24-11
Joanne Crockett	575 5th Street	9-24
	339 Shaw Ave	24 Sept 11
Lucy Smith-Ahamed	339 Shaw Ave	9/24/11
Benjamin Hojin	914 Main St	9-24-11
Patrick Choi	914 Main St	9-24-11
Carson Gill	914 Main St.	9-24-11
Carli Smith	1075 Cassin Ct	9/24/11
Ernest H. Wynn	4226 FRIZZLY BLUFF	9/25/11
Emily Sciacca	1796 Fulmer Road	9/25/11
Matt Knowlton	1515 Rose Ave	9/25/11
Loi A. Knowlton	1515 Rose Ave	9-25-11
Chris Baygater	715 Buckley St.	9-25-11
Sharon Dean	507 Francis Ct	9-25-11
COV	230 Central Rd	9-25-11
Richard H. Hooley	1009 Main St (PO Box 126) Ferndale	9/28/11
Ruth Hooley	1009 Main St Ferndale	9/28/11
Don Anderson	51 FRANCIS ST. FERNDALE, CA	11-11-11



3

**Petition**

Objection to the use of the Eel River Valley and/or Ferndale as a transportation route for the Shell Wind Energy, Bear River Ridge Industrial Wind Turbine Complex project

We, the undersigned, affirm our strong objection to the routing of equipment and supplies, for the Bear River Ridge Shell Wind Energy project, through the Eel River Valley and/or Ferndale. This objection includes any routing that would cross Fernbridge, use of Blue Slide Rd. or the Wild Cat Rd. The use of any roadway from the bridge or Blue Slide Rd. would create unacceptable traffic delays, unsafe traffic patterns and a high probability of infrastructure damage and building disturbance. Use of the Wildcat Rd. would require significant widening and modification to straighten the many sharp turns. This will have a significant impact on the stability of an already fragile watershed and may possibly damage or jeopardize our water supply.

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Name	Physical Address	Date
Daniel A. Tuller, Jr.	804 MAIN ST. FERNDALE	9-18-11
Margie Phillips	6078 KENNEDYVILLE RD HYDRAVILLE, CA	"
John Fiano	1392 PORT KENYON RD FERNDALE, CA	9/18/11
Paula D'Amico	1392 Port Kenyon Rd Ferndale, CA	9/18/11
Ameyul	506 Shamsi Ct #A Ferndale, CA 95536	9/18/11
Rude Gross	647 BURNER ST FERNDALE CA 95540	9/18/11
Ron Smith	937 Main St. Ferndale CA 95536	9/18/11
Suzie Hackaby	620 Main St Ferndale	9-18-11
Richard Phillips	6078 KENNEDYVILLE RD. HYDRAVILLE CA	9-18-11
Paula S. Sherkard	828 Main St. Ferndale	9-18-11
George Hedstrom	831 Main St Ferndale	9-18-11
Kaito	831 MAIN ST. FERNDALE CA	9-18-11
Zeeeda Barnard	820 Main St., Ferndale, CA	9-18-11
Dan	831 Main St., Ferndale, CA	9-18-11
John Smith	813 Main St., Ferndale, CA	9-18-11
Betty Senzeli	845 Main St., Ferndale, CA	9-18-11
Ullrich	91 Main Ferndale	9-18-11
Marina Rosa	850 Herbert St	9-18-11
Tracy Little	840 1/2 Herbert	9-18-11
Michael	790 Herbert	9-18-11
John	820 MAIN ST. FERNDALE	9/19/11
Shirley C. Roberts	726 Bending St - Ferndale	9/18/11
Staci - Muench	836 Bending St. Ferndale	9/19/11
Chris Stamp	760 5th St. Ferndale	9-19-11
Ronda Evans	779 Main St. Ferndale	9-20-11
Tom Porter	1170 Singley Rd. Helix	9-20-11
Laura Jim	914 Main St. Ferndale	9-22-11
Rebecca Dick	719 Main St Ferndale	9-22-11
Shanelle Silva	2181 Quail Lane, Hydresville	9-22-11
Devin Hoff	667 FERNVALE FERNDALE	9-22-11





DE

**Petition**

Objection to the use of the Eel River Valley and/or Ferndale as a transportation route for the Shell Wind Energy, Bear River Ridge Industrial Wind Turbine Complex project

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Name	Physical Address	Date
Fenae Alameda	230 Sage Rd. Ferndale	9/17/11
Dee Johnson	940 Arlington Ferndale	9/17/11
Jilly Kukak	881 Arlington Ferndale	9/17/11
Carol J. Brown	866 Arlington Ferndale	9/17/11
WILLIAM A. BEERS	846 ARLINGTON ST FERNDAL	9/17/11
MILLO JOHNSON	940 ARLINGTON FERNDAL	9/17/11
Victoria Danielson	1265 Madison Ferndale	9/17/11
Larry F. Correa	1265 Madison Ferndale	9-17-11
Martha G. Sigel	841 Tennyson Ferndale 95936	9-17-11
Juan G. Barr	897 Henry St " "	" "
Deane O'Donnell	" " " "	9/17/11
John St	420 Market St Ferndale	9/17/11
Allyson Walters	6031 Upper Bear River Rd Ferndale	9/17/11
Cybil Witta	6031 " " " "	9/17/2011
Charles Philip	905 Tennyson Ferndale	9-17-2011
Charles Philip	905 Tennyson Ferndale	9-17-2011
Robert Silva	1348 Lincoln St. Ferndale, CA	9-17-11
M. Durbin	1348 Lincoln St. Ferndale, CA	9-17-11
R. Clark	1337 Lincoln St. Ferndale, CA	9-17-11
Yegor (AKA) Jones	1337 Lincoln St. FERNDALE, CA	9-17-11
Dennis A. Sandoz	1440 Main St. Ferndale, CA	9-17-11
Melinda Wagner	1470 Main St. Ferndale, CA	9-17-11
Juni Weaver	877 Howard St. Ferndale, CA	9-17-11
Juaney Morales	1342 Main St. Ferndale, CA	9-17-11
John	585 SCenic Dr. Ferndale	9-17-11
John	511 Shamrock Cr Ferndale	9-17-11
John	341 Corina Court, Fortuna, CA	9/18/11
John	480 Arlington Ferndale	9/23/11
DAVE VALLÉE	1240 Madison, Ferndale	9/23/11
Shond Brown	1240 Madison, Ferndale	9/23/11
Deanna Smith	317 Bendigo, Ferndale	9/23/11

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02E  
R

**Petition**

Objection to the use of the Eel River Valley and/or Ferndale as a transportation route for the Shell Wind Energy, Bear River Ridge Industrial Wind Turbine Complex project

We, the undersigned, affirm our strong objection to the routing of equipment and supplies, for the Bear River Ridge Shell Wind Energy project, through the Eel River Valley and/or Ferndale. This objection includes any routing that would cross Fernbridge, use of Blue Slide Rd. or the Wild Cat Rd. The use of any roadway from the bridge or Blue Slide Rd. would create unacceptable traffic delays, unsafe traffic patterns and a high probability of infrastructure damage and building disturbance. Use of the Wildcat Rd. would require significant widening and modification to straighten the many sharp turns. This will have a significant impact on the stability of an already fragile watershed and may possibly damage or jeopardize our water supply.

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Name	Physical Address	Date
Susan W. Hartman	1331 Main St, Ferndale	9-23-11
<del>Christy Carter</del>	1331 Main St, Ferndale	9-25-11
<del>Christy Carter</del>	1469 Ambrosine LN Ferndale	9-23-11
<del>John [unclear]</del>	314 CORINNA Ct FERNDAL	9/23/11
<del>John [unclear]</del>	3676 Centerville Rd Fern	9/24/11
<del>John [unclear]</del>	3676 Centerville Rd Fern	9/24/11
<del>[unclear]</del>	302 Port Kenny, Ferndale	9/24/11
Bun Jara	302 Port Kenny Ferndale	9/24/11
Naura Eastman	1299 Main St Ferndale	9/24/11
Amy Eastman	1299 Main St. Ferndale	9/24/11
Jim Bass	35 Arlington Ferndale	9/24/11
Wesley Dodge	848 5th St. Ferndale	9/24/11
<del>[unclear]</del>	501 Shawnee Ct. Ferndale	9/24/11
<del>[unclear]</del>	685 5th St., Ferndale, CA	9/24/11
<del>[unclear]</del>	685 5th St. Ferndale Calif.	9/24/11
<del>[unclear]</del>	670 5th St. Ferndale Calif.	9/24/11
<del>[unclear]</del>	105 Hickory, Ferndale, CA	9/24/11
JAMES P. SPRETT	645 5TH ST. FERNDAL CA	9/24/11
Mary Ann Hansen	383 Shaw Ave. Ferndale CA	9/24/11
Robert Singley	381 A St Ferndale CA	9-24-11
Karl H B	455 A St "	9-24-11
Robert Reid	463 A St Ferndale CA	9-24-2011
Bruce Billings	483 Shaw Ave. Ferndale CA	9-24-2011
Adam Eastman	674 3rd St. Ferndale CA	9-24-2011
Morgan Drake	674 3rd St. Ferndale CA	9-24-2011
Melody Elates	516 SPANNSI COURT FERNDAL	9/24/11
<del>[unclear]</del>	881 Columbus Ferndale	9/25/11
<del>[unclear]</del>	881 Arlington Ave Ferndale	"
Tom J. FWH	881 Arlington Ave Ferndale	9/25/11
Jacqueline J Ramon	861 HOWARD ST FERNDAL	9/25/11
JENNIFER FROST	261 HOWARD ST FERNDAL, CA	09/25/11

**Petition**

Objection to the use of the Eel River Valley and/or Ferndale as a transportation route for the Shell Wind Energy, Bear River Ridge Industrial Wind Turbine Complex project

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Shell Wind Energy must find an alternative logistics transportation route, that doesn't involve the Eel River Valley, or abort plan to install the Industrial Wind Turbine Complex on Bear River Ridge.

Name	Physical Address	Date
Michelle Olsen	420 Front St Petrolia, CA 95558	9-21-11
Berry Shepherd	11 GRANT PETROLIA CA 95558	9-21-11
Lakynia Cook	99 Pennsylvania Petrolia	9-21-11
Jean Cook	99 Pennsylvania Petrolia	9-21-11
RAY ANDERSON	3000 LIGHTHOUSE PETROLIA	9-21-11
Tris Dobson	3000 Lighthouse Petrolia	9-21-11
JONATHAN NEIKIRK	222 EVERGREEN WAY PETROLIA	9-21-11
Jim Swanson	1000 Lighthouse Rd	9-21-11
Tamar Burris	451 Wakim Creek Rd Petrolia	9-21-11
Kristen Steele	1000 Lighthouse Rd Petrolia 95558	9-21-11
Rebecca Charles (Po. 152)	69 Lighthouse Rd. Petrolia, CA 95558	9-21-11
Esse Newark	3465 Milam St Eureka CA 95501	9-21-11
Tiffany Liston	PO BOX 64 PETROLIA CA 95558	9-21-11
Deborah Daggett	P.O. 187 Petrolia CA	9-21-11
Cyrus Zigganti	1138 Chambers Rd. Petrolia, CA	9/21/11
KYLE WHITELY	1138 CHAMBERS RD. PETROLIA, CA	9/21/11
Michael Ryan	3535 Light House Rd Petrolia, Ca	9/21/11
Cecelia Smith	291615 MATTOLE RD	9/21/11
Rolyn Chambers	216 Lincoln Street	9/21/11
Denise Gerforth	420 Front St, Petrolia 95558	9-21-11
BEBBY Moforth	420 FRONT ST PETROLIA	9-21-11
DENNIS HANDY	27145 MATTOLE RD. FERNDALE, CA 95531	
Renee Jacobson	53 Main St. Petrolia, Ca. 95558	9-26-11
Jack E Johnson	11 Grant Petrolia CA 95558	9-26-11
Melissa McKinnon	PO BOX 5382 Eureka CA 95502	9-26-11
DENNIS SMITH	PO BOX 115 Honeydew	9-26-11
DAN AUSTIN	1505 LIGHTHOUSE RD	9-26-11
Brian Jahoke	1414 Chambers Rd Petrolia 95558	9/21/11
Kaitlan Meserup	235 Lincoln St Petrolia 95558	9/21/11



Petition

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Name	Physical Address	Date
Brian Silva	7112 Wood Creek Way, Marin Heights Ca 95611	10/7/11
Tammy Laine	2421 Wilson St, Sacramento Ca 95844	10/8/11
Loren Howard	714 Peole Rd, Ferndale CA 95536	10/10/11
David Dowd	214 Teal Dr, Ferndale Ca 95536	10/10/11
John Spier	685 Noel St #3 S.F. CA 94114	10-10-11
Loren & Howard	1393 Main St Ferndale Ca 95536	10-10-11
MARTY SEIDAN	1146 PULORA ST SOMMERSVILLE CA 94627	10-11-11
Kathleen & Gregg	1025 Dewey Ave. Ferndale, CA 95536	10-12-11
JAN ALCOCK	1025 DEWEY AVE. FERNDAL 95536	10-12-11
Thomas E. McLaughlin	2445 TRINA COURT, MCKINLEYVILLE	10-14-11
Hena McKinley	2030 Crutchfield Ln Manteca, CA 97415	10-14-11
Carolyn Milliman	1090 Parkview View Dr. Berkeley CA 94709	10-14-11
Theresa H. Johnson	238 Church St, Lodi Ca 95851	10-14-11
Elizabeth Swindler	1304 G St Eureka, CA 95501	10/19/11
Christina Swindler	1302 G St Eureka, CA 95501	10/19/11
Tami Johnson	2027 F St. Eureka CA 95521	10-19-11
Alice Shaw Caswell	3353 A. ST. Ukiahville Ca 95547	10-19-11
John Ryan	200 Bay 2153 Santa Barbara Ca 92352	10/22/11
John Ryan DDS	P.O. Box 2153 Santa Barbara Ca 92352	10/22/11
Michelle Spink	10 Box 1419 Ferndale Ca 95536	10/22/11
Ed Wood	1231 HEAVENLY DR, CA 94553	10/22/11
Correlline & Harold	1231 Heavenly Dr, Martine, Calif. 94553	10/22/11
Robert J. Hill	1336 12th St Eureka CA 95501	10-25-11
Amy Krupar	669 Fourth St, Ferndale 95536	10-25-11
Larry Cornish	1037 Queens St Lanai HI 96763	10-26-11
Dawn Diebree	6906 Aug 36, Carlotta, CA 95528	10-26-11
Martha Howard	2200 Scenic Dr. Fortuna, CA 95540	10-27-11
Carey Wilham	1210 Rose Avenue, Ferndale CA, 95536	11-5-11

**Petition**

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Name	Physical Address	Date
Robert Justice	P.O. Box 772 - 911 Main, Ferndale	09-23-11
Sheridan LaBell	22 Brookshire Dr. Natomas, FL	9-23-11
Alison Wohlschlag	679 Fern ave, Ferndale, Ca.	9-23-11
JAN MILLER	9550 MOUNT ST FERDALE, CA	9-23-11
David L Anderson	48 FRANCIS ST.	9-23-11
Camille Johnson	466 EDGEWEE ST. Ferndale Ca	9/23/11
FRANK & KATIE DORE	462 EUGENE ST. FERDALE CA	9/23/11
Nannia R. Wells	14771 BLANBURY PL. TUSON, AZ 92780	9/24/2011
MARK CLAUDINO	16970 BULLHORN ROAD PO BOX 1000	9/24/2011
DAVID MOHLER	153 S. Market Ct. Clarksdale	9/24/2011
Matt Peil	2410 JEMMY LN	9/24/2011
DUNE BENFIELD	45 ST FRANCIS CIRCLE NAPA	9/26/2011
Kathy Mangantini	1132 Miller Ct Rio Dell	9/26/2011
Michael Mangantini	1132 Miller Ct Rio Dell	9/26/2011
Debra Fox	1132 Miller Ct. Rio Dell	9/26/2011
Janis Tillery	400 Road A Whitethorn CA 95589	9/27/11
JAMES H. TINTO	1339 SPANISH BLVD DR REDDING, CA 96003	9/27/11
Bekky Chapman	3085 Sunset View Dr. Fortuna CA 95540	9/28/11
Gene McGinnis	538 W. 13th Casper, WY 82401	9/28/11
Judy N. Park	31995 Matlock Rd. Petwin, CA	9/29/11
Wanda A. Cook	2141 Tydd St, #518, Eureka, CA 95501	10/1/2011
Cynthia A. Becker	71 Francis St. Ferndale, CA 95536	10-1-11
Annelle Palva	804 B St, #3 Eureka Ca 95501	10-1-11
Madeen W. Lyons	448 Humphrey Dr. Fortuna CA 95540	10-3-11
BRIAN BARBATA	1773 AMBROSINI LN. FERDALE CA 95536	10/6/11
Linda Forbes	98 E 13th Arcata, Calif 95521	10/7/11
Dan Forbes	" " " " " "	10/7/11
Denise D'Amico	490 Bardini Ferndale CA 95536	10/7/11
Ken Bardini	490 Bardini St. - Ferndale CA 95536	10/7/11
Harold A. Wright	381 Pacheco St. San Francisco CA 94116	10/8/11
Kazuya Yamamoto	381 Pacheco St. San Francisco CA 94116	10-8-11

**Petition**

Objection to the use of the Eel River Valley and/or Ferndale as a transportation route for the Shell Wind Energy, Bear River Ridge Industrial Wind Turbine Complex project

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Name	Physical Address	Date
Sandra Mesman	421 Main Street, Ferndale, Ca.	9/16/11
Marilyn Mesman	421 MAIN ST FERNDALe, CA	9/16/11
Nancy Cameron	431 Main St Ferndale	9/16/11
Ann McBarbata	451 Main St Ferndale	9/16/11
Ann McBarbata	447 Main St Ferndale	9/16/11
Stacy Macchulew	423 A ST. Ferndale	9/16/11
CR Coleman	808 Howard Ferndale	9-16-11
Diana Mott	490 4th St. Ferndale CA	9/16/11
Debbie Mott	377 Ocean Ave. Ferndale CA	9/16/11
Jerry Mott	543 main st Ferndale	9-16-11
Justin Mott	1409 Ambrosia Ln Ferndale	9-16-11
Eric Ross Bowdon	866 Arlington Ave Ferndale	9-16-11
James F. Pohan	577 Washington Ferndale	9-16-11
Debbie Steward	580 5th St. Ferndale, CA	9-16-11
Debbie Steward	580 5th St. Ferndale CA	9-16-11
Atarview	12031 Wilder Ridge Rd 95542	9/16/11
Angela Waters	2584 Margarita Ave. Eureka CA 95503	9-16-11
Florance L. Hagan	1536 K St #1, Eureka, Ca 95501	9-16-11
John Munn	870 14th St, Ferndale, CA 95540	9-16-11
Alenzo Orana	21 Shaw Ave Ferndale Ca 95536	9/17/11
Kathy Orana	14651 CARRIER LANE, GVERNEVILLE	9-18-11
Sampson Orana	511 Ocean Ave, FERNDALe, CA 95536	9-18-11
John Orana	158 V. St. Eureka, Ca 95501	9/18/11
John Orana	2791 Townsend Hill Rd, Eureka	9/19/11
Gloria Orana	959 Rose Ave Ferndale	9/20/11
Cynthia Ekland	1040 FAIR OAKS Ave, Arroyo Grande CA	9-21-11
Steven White	1040 Fair Oaks Ave, Arroyo Grande CA	9-21-11
Leon M. Bratney	6055 Siskiyew YREKA 96097	9-21-11
Jesse Weaver	Box 301 Leteta Ca 95551	9-21-11
Jeff Sanchez	POB. 1131 Ferndale Ca 95536	9-22-11
SUSAN LINSON	P.O. Box 1212 Ferndale, CA 95536	9-22-11

**Petition**

Objection to the use of the Eel River Valley and/or Ferndale  
as a transportation route for the Shell Wind Energy,  
Bear River Ridge Industrial Wind Turbine Complex project

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Name	Physical Address	Date
Patricia Mannhardt	683 Bending St.	9-16-11
Don Rideman	510 Willow Ln Rio Dell CA 95562	9-17-11
Demetrios Distefano	273 Shaw Ave Ferndale CA 95526	9-17-11
Dirk E. Luoma	2456 Buhr St Eureka CA 95501	9-20-11
Jerann Aubrey	11647 Calif. St #B, Eureka, CA 95501	9/20/11
Maui Smith	410 4th ave Rio Dell CA	9/20/11
Bob Moffatt	1303 11th St Eureka	9/20/11
Rocky Franke	1201 Redway	9/20/11
Ryan Young	1201 Redway	9/20/11
Arlan Smith	410 4th ave Rio Dell	9/20/11
Harley Martin	11648 B St Apt B Eureka	9/20/11
Mike D	688 Beverly dr Arcata	9-20-11
Joe Cassano	2082 Quaker Apt B	9/20/11
Will Brian	1876 Myrtle Ave. #3	9/20/11
David Driscoll	624 1st Arcata, Ca.	9/20/11
David	1644 Seaver St	9/20/11
Jessica Atwater	714 D St Eureka CA	9/20
Beverly Conner	1901 2nd St Eureka, CA	9/20
Angelaz Johnson	1533 Railroad Ar. McKinleyville CA 95519	9/20/11
Ray A. Z	3581 E St. Eureka 95503	9/21
John	910 Pacific Ave Rio Dell	9/21
Deni Day	" " "	9-21
Alex Scharbatsky	2056 Darm Dr. Arcata CA 95521	9/21
Steve M	4715 Meyer Ave Eureka 95503	9/21
Jacob M. Cox	1433 B St Apt A Eureka	9/21
James Walsh	#16 W. Simpson Eureka 95501	21 Sept.
Michael	635 G Unit C - Arcata CA 95521	9/22
Turtis Schreier	1303 E St Eureka 95501	9/22
Chris Hickbottom	1477 St #A Arcata CA 95521	9/22/11
Maureen Gallagher	11845 St. Apt D Eureka CA 95501	9/22/11
Walt Bennett	1213 California St Eureka Ca	9/22/11



September 27, 2011

Mr. Mayor and Ferndale City Council members,

It has come to our attention that there are currently two separate petitions circulating the City of Ferndale opposing the Shell Energy Bear River Wind Project.

As we can not be in Ferndale to sign each petition in person we respectfully request that you accept this signed and dated letter as an attachment to the two aforementioned petitions.

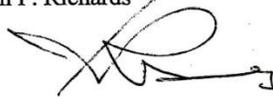
We wish to be on record with you as opposing the transportation of Wind Turbines, any related equipment, materials or construction crews through the city of Ferndale.

Additionally, we oppose the installation of Wind Turbines on the Bear River Ridge because of ecological and visual damage and the potential economic damage to the tourist industry of the whole region.

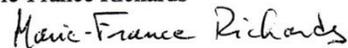
Thank you for your consideration.

We the undersigned currently own the property located at 1210 Crowley Avenue, Ferndale.

John P. Richards



Marie-France Richards





November 14, 2011

Certified Mail #:

7010029000087378594

Dear City Clerk, City of Ferndale ( File Copy ):

The County of Humboldt, CA. is working with Shell WindEnergy, Inc. on a windfarm project commonly known as "The Bear River Wind Power Project". SWEI has submitted an application for a use permit to construct this project on private property located along the Bear River Ridge area of the northern Coast Range in Humboldt, County. The Notice of Preparation was originally prepared by Humboldt County in early 2010. A scoping report has been completed and it is available on line for review. The county planner, John Miller ( jpmiller@co.humboldt.ca.us ) is presently waiting on a transportation plan to be submitted by SWEI to the county. An EIR is anticipated in 2012 and pre project construction could begin as early as 2012-13.

Remote access to this area is limited to a few options. One of which is the use of the Mattole Rd aka " The Wildcat Rd". Access to this road is via Ferndale, CA. Ferndale, CA is on the National Historic Registry of Towns. It is a dairy town and it is a tourist destination. Merchants rely on tourism to support this town.

The purpose of this letter is to present to YOU copies of a petition, recently circulated, primarily within the City of Ferndale that states **the position of the signers as being opposed to this project, entirely.**

There are many many reasons for full opposition to this project, which include, but are not limited to:

1. Concern over the hydrology of our spring fed water system which is located adjacent to and perhaps underneath the very road SWEI wants to run 340,000 lb. nacelles loaded on 18 axle, 72 tire specialized transport vehicles. Springs react to vibration. Springs easily shut down never to resurface. There is no way to guarantee our water system will NOT be effected by this project.

2. Concern that the amount of earth moving that SWEI may need to do to accommodate these large vehicles (straightening out turns, removing turns, etc. ) in this highly earthquake prone region. We believe this is simply setting this area up for future mud slides and land slides ( slippages ) beyond what SWEI can engineer to prevent.

3. Concern that the vibration and constant pounding of some 10,000 additional vehicles up and down this road during this FIRST PHASE of construction will vibrate, crack, damage, and otherwise destroy homes, sidewalks, hillsides and other properties.

4. Concern for property values that have already, in the opinion of many that signed and did not sign this petition been effected by that fact that one must now disclose this project.

5. Concern for the safety of residents living beyond the construction zone and how they will get "off of the hill" . The degree of delay for Volunteer Fire and other emergency vehicles and personnel.

6. Concern for our tourism.

7. Concern about the amount of support vehicles outlined in the early documents submitted by SWEI.

8. Concern about possible removal of homes for a PRIVATE project either by SWEI, the City of Ferndale, CA, the County of Humboldt.



9. Concern for the health effects that research done by others has shown can occur from the low frequency sounds emitted from these turbines. About the strobe shadowing effect, up close and from a distance.
10. Concern over the requirement that these units be night lighted. The blinking effect from the turning blades. The fact that once these are erected there is no turning around. Our night skies will never be the same.
11. Concern that low grade electricity is, according to research done by others, a problem to humans and animals.
12. Concern over the amount of avian and bat kill that will actually occur.
13. Concern that homeowners at the intersection of Ocean Ave and the Wildcat will be subjected to impacts from this project that are far reaching, including, total reduction in home value, potential damage to life and health, constant fear of runaway vehicles, intrusion into personal privacy, forced removal from their homes during periods of construction, inability to work and live due to increased noise & dust levels, congestion and reduction or elimination of on street parking adjacent to their homes.
14. Concern that residents along Francis and Wildcat roads will be subject to landslides, runaway vehicles, and other issues associated with public safety and the modification of a road that already slips, cracks and deteriorates every year.
15. Concern over the view from Ferndale, Rio Dell, Fernbridge, etc.
16. Concern that this is only the FIRST PHASE of what SWEI has already said could be 4-5 more phases in the future.

This list could continue for many pages. But by now you get our point. Many believe that the uniqueness of our Valley will be forever gone.

The veil of secrecy placed on the signatory partners with SWEI has not helped this issue. Literally, hundreds of persons asked to sign this petition indicated they would but they were "afraid" they would hurt a friend's feelings who is signatory to the deal. Neighbors to this project have expressed concern and even some who have signed have indicated that they perhaps did not know what they were getting into at the time.

**We are talking about putting WINDMILLS in the middle of one of the last remaining areas of Redwood Forest in the WORLD. This farm has global impact.**

Please, take a moment to look at this project. Take a moment to assign an aide to research the pros and cons of wind turbine farms. Take a moment, before it is too late to form your questions. Then involve us in the process. Understand the scope, the sheer size of these monsters, and what happens when they are abandoned. Consider our concerns, and please reject the permitting of this private project.

Respectfully submitted:

  
Nancy Trujillo for

The Coalition against Shell WindEnergy, Inc's "Bear River Wind Ridge Project".  
707-502-8005 cell 707-786-4661 res 707-786-5614 fax  
ferndaledewdrop@gmail.com

Coalition Members:

Trujillo, Martin, Mesman(s), Hooley, Klatt, Tubbs(s), Green, Cyphers, Johnson(s), Barbata(s), Altschuler

**No Windmills Through Ferndale, ever!**

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Petition

Objection to the Shell Wind Energy Bear River Ridge "Wind Farm" project

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We DO NOT support the Shell Wind Energy, Bear River Ridge Wind Energy Project and insist that Shell Oil abort its plans to implement it in or around Ferndale, CA.

Name	Physical Address	Date
<i>Annulda Jullie</i>	824 MAIN ST. FERNDALE	9-18-11
<i>88 pages Philippus</i>	6078 Romeroville Rd - Hydenville, CA	"
<i>John Graino</i>	1392 Pt. Kenyon Rd. Ferndale, CA	9/18/11
<i>Janie J. Graino</i>	1392 Pt. Kenyon Rd. Ferndale, CA	9/18/11
<i>Gregory</i>	506 Shamsi Ct #A Ferndale, CA 95536	9/18/11
<i>Andie Frazer</i>	697 Summer St Fortuna, Ca	9/18/11
<i>Richard Phillips</i>	6078 Romeroville Rd Hydenville Ca.	9-18-11
<i>Shirley Gutherland</i>	828 Main St. Ferndale	9-18-11
<i>Sherry Hedstrom</i>	831 Main St Ferndale	9-18-11
<i>Kate</i>	820 Main St. Ferndale, CA	9-18-11
<i>Zelda Barnard</i>	831 Main St., Ferndale, CA	9-18-11
<i>Del + PJ</i>	813 Mc	9-18-11
<i>Judy C. Swell</i>	845 Main, Ferndale, Ca	9/18/11
<i>Betty Gonzali</i>	857 Main St Ferndale	9-18-11
<i>Thelma Kristie</i>	911 Main Ferndale	9-18-11
<i>Maria Rosa</i>	880 Herbert St Ferndale	9-18-11
<i>Tracy Little</i>	840 1/2 Herbert Ferndale	9-18-11
<i>Adrian Hill</i>	820 Main St. Ferndale	9-19-11
<i>Audrey A. Robertson</i>	726 Bendigo St - Ferndale	9/20/11
<i>Ronda Evans</i>	779 Main St. Ferndale, CA	9/20/11
<i>Jean Gate</i>	1170 Singley Rd. Heletz, CA.	9-20-11
<i>Lama Sun</i>	914 Main St. Ferndale	9-22-11
<i>Betty Quill</i>	719 Main St Ferndale	9-22-11
<i>Shanette Dill</i>	2181 Quail Lane, Hydenville	9-22-11
<i>Sherry Zeff</i>	667 FERN AVE FERNDALE	9-22-11
	851 MAIN ST FERNDALE CA	9.26.11







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Petition

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Name	Physical Address	Date
Samuel W. M... Martin Masler	421 Main St. Ferndale, Ca. 95536	9/16/11
Darcy Surverman	421 MAIN ST Ferndale, CA	9/16/11
Ann M. ...	431 Main St Ferndale CA	9/16/11
...	451 Main St Ferndale CA	9/16/11
...	483 A St Ferndale CA	9/16/11
...	668 Howard Ferndale	9-16-11
...	277 Ocean Ave, Ferndale	9-16-11
...	866 Galton Ave Ferndale	9-16-11
...	490 4th Ferndale	9-16-11
...	57th Washington St Ferndale	9-16-11
...	580 5th St Ferndale, CA 95536	9-16-11
...	580 5th St Ferndale, CA 95536	9-16-11
...	2584 Magnolia Ave Eureka 95503	9-16-11
...	1336 F St. #1, Eureka, Ca 95501	9-16-11
...	870 14th St. Fortuna CA 95540	9-16-11
...	21 Shaw Ave Ferndale, Ca. 95536	9/17/11
...	930 PASE DR LAKEPORT CA 94553	09/19/11
...	511 Ocean Ave, Ferndale, CA 95536	9/18/11
...	15th Walnut St - Ross Grove	9/21/11
...	1947 HUNTER LN EUREKA	9-21-11
...	605 Siskiyou (96097) Yreka	9-21-11
...	PO Box 307 Loleta Ca 95551	9-27-11
...	POB 1131 Ferndale, Ca. 95536	9-22-11
...	P.O. Box 1212 Ferndale, CA 95536	9-22-11
...	P.O. Box 772 - 911 Main Ferndale, Calif.	09-23-11
...	P.O. Box 238 ferndale Ca. 95536	09-23-11
...	1249 AMPHOSNI LN FERNDAL E 95536	09-23-11
...	935 Grant St ferndale 95536	9/23/11
...	1132 Miller Ct - No Well	9/25/11

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NO

Petition

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Name	Physical Address	Date
Dennis R. Wells	14771 BRANBURY PL. TUSTIN CA 92780	9/24/2011
RAUL ARCE	1824 CALIFORNIA FERNDALE	9/11/2011
Monica Ulbricht	11 Helter, Circle, Medfield, MA 02052	9/24/2011
Fathima Moustafa	1132 Miller Ct, Red Hill, CA 95562	9/26/2011
<del>Mahesh Deshpande</del>	1132 Miller Ct, Red Hill, CA 95562	9/26/2011
IVAN RAY GRANDFEEED	5841 AVERY WAY, REDDING CA 96003	9-27-2011
James Smith	1339 Spruce Street, Red Hill, CA	9-27-2011
Brooks Chapman	3655 Sunset View Dr. Fortuna, CA 95540	9/28/11
Manoj Kumar	P.O. Box 3121 Bowling Green, Solvang, CA 93463	9/29/11
Rene Nagano	538 W. 13th Caspar, WY 82601	9/29/11
Judy Nigh	31995 Matthe Rd Pittsburg, CA 95558	9/29/11
Cynthia A. Becker	71 Francis St. Ferndale, CA 95536	10-1-11
Anneke Poiva	804 Bst. #3 Eureka Co 95501	10-1-11
Maudleen W. Lyons	448 ANNAHY DR. FORTUNA, CA 95540	10-3-11
Carol A. Bowden	566 Arlington Ave Ferndale, CA 95536	10/3/11
David D. Maggia Sr.	Maggia Hollow Upper Can UT	3/10/11
Judith Edwards	3511 W Greentree Circle, Anaheim, CA 92804	10/7/11
Cherie Strong	910 N. WITTE PUEBLO, OK 74453	10/6-11
Carol Jones	38603 Morris Creek Rd. Howe, OK 74940	10/6-11
Claudia Phillips	743 PARK HILL ST. OJUSA CA 95921	10/6/11
Rita Baulotte	1773 AMBROSINI LN. FERNDALE CA 95536	10/6/11
Linda Forbes	98 E 13th Arcata, Calif	10/7/11
Dan Forbes	" " " "	10/7/11
Becky Hempe	23238 Millville way Millville Ca	10/7/11
DAVID Hempe	23238 Millville way Millville Ca	10/7/11
Donna Benetti	490 Harding, Ferndale, CA 95536	10/7/11
Ken Benetti	490 Harding St. - Ferndale, CA 95536	10/7/11
Brian Silva	7712 Woodlark way, Lakes Heights Ca 95610	10/7/11





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**Petition**

Objection to the Shell Wind Energy Bear River Ridge "Wind Farm" project

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Name	Physical Address	Date
Patrick Queen	3325 Lighthouse Rd Petrolia	09-22-11
Clyde Lueen	191 R 10th Bar Rd	9/22/11
Julie Roscoe	1225 Roscoe Rd Petrolia CA 95558	09/22/11
Geneé Jacobsen	53 main street, Petrolia, CA 95558	09-21-11
Denise Goforth	420 Front St Petrolia, CA 95558	9-21-11
<del>Bobby Goforth</del>	40000 mattole rd petrolia ca 95558	7-21-11
Bobby Goforth	420 Front St Petrolia CA 95558	9-21-11
Brandon Himm	702 Chambers Petrolia CA 95558	9-21-11
JEREMY LAUGHLIN	1692 WIBLE ST EUREKA CA 95501	09/22/11
Bruce Cole	1351 Vale Ave Mtz Ca 94553	9-21-11
Jason Chapman	4108? mattole rd Petrolia CA 95558	9-21-11
<del>Matthew</del>	51050 mattole Rd Petrolia CA 95558	9-21-11
Natasha Richards	1077 DEL SOL APT D Redding CA 96002	9-21-11
Clint Woodard	1077 Del Sol Apt D Redding CA 96002	9/21/11
Venny Drummond	50 " "	9/21/11
David Williams	50 main st Petrolia 95558	9-21-11
Williamson	2575 Marcela Ave CA 95521	9-21-11
Nelia Nelson	1476 Lighthouse Rd, Petrolia 95558	9-21-11
Mike Anderson	Patrolia Calif	9-21-11





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Dee

Petition

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Name	Physical Address	Date
Maura Eastman	1299 Main St. Ferndale	9/24/11
Amy Eastman	1299 Main St. Ferndale	9/24/11
John Bass	35 Arlington Ferndale	9/24/11
Nedene Bass	35 Arlington Ferndale	9/24/11
Francis Laloli	670 5th St Ferndale	9/24/11
Donna Laloli	670-5th St, Ferndale	9/24/11
Gustav Egle	105 Harborway, Fortuna, Ca	9/24/11
Ross Singley	381 A St Ferndale Ca	9/24/11
Karl H. P.	455 A St Ferndale Ca	9/24/11
Robert Reid	463 A St Ferndale CA	9/24/2011
Adam Eastham	674 3rd St. Ferndale CA	9/24/2011
Morgan Drake	674 3rd St. Ferndale CA	9/24/2011
Melody Giles	316 SHAMSI CT FERNDALE, CA	9/24/11
Osquelin J Ramirez	861 Howard St Ferndale	9/25/11
DAVIDER I FROST	261 HOWARD ST FERNDALE, CA	09/25/11
M. D. D.	755 BLOFF ST. FERNDALE CA 95536	9/25/11
Stephanie Boers	755 BLOFF ST. Ferndale CA 95536	9/25/11
Cori	400 Arlign Ave Ferndale CA 95536	9-25-2011
Rachel Williams	591 Arlington Ave. Ferndale CA 95536	9-25-2011
Mark B. Wilkin	591 ARLINGTON AV. FERNDALE CA 95536	9-25-2011
Annie Ghidinelli	634 ARLINGTON AVE FERNDALE 95536	9-25-2011
Narilyn Lowmy	868 Howard St Ferndale 95536	9/25-11
John Smith	850 Dewey Ferndale 95536	9/26/11
Paul Lambert	720-5th St FERNDALE CA 95536	9/26/11
Coryn Adams	911 Grant Ferndale 95536	9-26-11
Stephen J. Phillips	1045 DEWEY FERNDALE 95536	9-28-11
Victoria R. Carson	546 B Washington St Ferndale 95536	10/11/11
Karl Stupka	513 SCHLEY AVE FERNDALE 95536	10/12/11

You have no business having this here at a Vet function if so <sup>OH</sup> Pick  
 You should have <sup>also</sup> petition for state use  
**Petition**

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Objection to the Shell Wind Energy Bear River Ridge "Wind Farm" project

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Name	Physical Address	Date
Mammoth Volk	1041 Main St Ferndale	9/17/2011
Sarah Turner	1671 main st	09/17/2011
Jack R. McLaughlin	574 FRED AVE	9-21-2011
Virginia McDonald	514 Juno Ave	9-21-2011
Elizabeth McDonald	950 Grant Ave Ferndale	9-22-11
Steve Styrer	754 Washington	22 Sept 11
Eva Styrer	" "	" " "
Melody Doward	942 Main Street Ferndale	9-23-11
Doris Howard	8150 HOWARD ST	9-23-11
Pat Gilbert	" "	9-23-11
<del>Pat Gilbert</del>	895 HOWARD ST	9-23-11
<del>Pat Gilbert</del>	213 Howard St	9-23-11
<del>Pat Gilbert</del>	203 Howard St	9-23-11
<del>Pat Gilbert</del>	518 4th Street	9-24-11
<del>Pat Gilbert</del>	99 Francis St	9-24-11
<del>Pat Gilbert</del>	99 Francis St	9/24/11
Matt Knowles	1545 Rose Ave	9/25/11
Sarah Knowles	1515 Rose Ave	9-25-2011
William Dwyer	502 Shunsel Ct	9-25-2011
Chris Bayuta	715 Buckley St	9-25-2011
	230 Contra Costa Road	9-27-11

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36-2-0

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Petition

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Name	Physical Address	Date
Patricia Meinhardt	683 - Bedding St. Ferndale	9-16-11
Tara Ridenour	210 Willow Ln. Rio Dell CA 95502	9-17-11
Demetrius DiStefano	273 Shaw Ave Ferndale CA 95536	9-17-11
Dirk E. Luoma	2456 Kuhne St Eureka CA 95501	9-20-11
Travis (Tubrey)	1647 Calif St #B Eureka, Ca 95501	9/20/11
Becky Franke	1201 Redway	9/20/11
RYAN YOUNG	1201 Redway	9/20/11
Shelb Smith	410 4th ave Rio Dell	9/20/11
Adam Smith	410 4th ave Rio Dell	9/20/11
Bob HOFFERT	1303 1st St Eureka	9/20/11
Joe Capozzo	220-2082 Avaker St Rio P	9/20/11
Karley Martin	1648 B St Apt B Eureka CA	9/20/11
Michelle	588 Beverly dr Arcata	9/20/11
Wies Zidar	1976 Myrtle Ave. #3 Eureka	9/20/11
Paul Noel	6321 1st St Arcata, CA	9/20/11
ESSTCA Athmore	1644 Summer St Eureka	9/20/11
Beverly Conner	714 1st Street Eureka CA	9/20
1901 2nd St Eureka, CA		9/20
Angela Johnson	1533 Railroad Dr. McKinleyville CA 95519	9/20/11
Angie C. K.	3781 F St. Eureka 95503	9/21
Sherry Daisy	910 Pacific av. Rio Dell 95762	9/21
Jim Dunn	11	9/21
Aida Schrubatzky	2056 Darm Dr. Arcata CA 95521	9/21
Steve Mund	4715 Mendocino Ave Eureka 95503	9/21
STEPHEN L. SANDERS	6915 SEAVIEW DRIVE EUREKA CA	9/21
Scott M. Cox	1973 Bst Apt A Eureka	9-21
Jeremy W. Cohen	16 W Simpson Eureka 95501	21 Sept
Curtis Schacherer	1303 E St Eureka 95501	22 Sept
Christine	6954 Unit C Arcata CA 95521	9/22

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Name	Physical Address	Date
Maighann Gallagher	11 8th St. Apt. DEKA CA 95501	9/22/11
Dawn A. McLean	2014 Cypress Lane FA 95540	9/22/11
Linda Stansberry	107 Loni Dr #D Fortuna, CA 95540	9/22/11
Bill Bennett	1213 California St Eureka Ca	9/22/11

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Name	Physical Address	Date
Eric Tenkelsen	341 Railroad Ave Wildcat	23 Sept 11
William Tucker	341 Railroad Ave Fortuna Ca	9-23-11
Bruce Fields	341 Railroad Ave Fortuna CA	9-25-11

Meeting Date:	December 1, 2011	Agenda Item Number	11b
Agenda Item Title:	Revised Draft Housing Element Update		
Presented By:	George Williamson, Contract City Planner		
Type of Item:	<input type="checkbox"/>	Action	<input checked="" type="checkbox"/> Information
Action Required:	<input checked="" type="checkbox"/>	No Action	<input type="checkbox"/> Roll Call Vote

- **Open public hearing;**
- **Remind people that they have 3 minutes for comments;**
- **Council listens to all public comments;**
- **Closes public hearing.**
- **City Council comments**
- **City Council makes a decision.**

**RECOMMENDATION:**

Review Draft Housing Element Update October 2011.

**BACKGROUND:**

The Draft Housing Element Update has been prepared to comply with the Department of Housing and Community Development (HCD) requirements. The Housing Element focuses on strategies to preserve and improve housing. A compliant Housing Element allows the City to apply for various housing program grants (CDBG, HOME, etc.); is an effective way to implement regional housing goals; and provides an opportunity to build support for, and review, local housing goals.

Throughout Element preparation public hearings have been held by Planning Commission and City Council. The Draft Housing Element Update contains the following chapters:

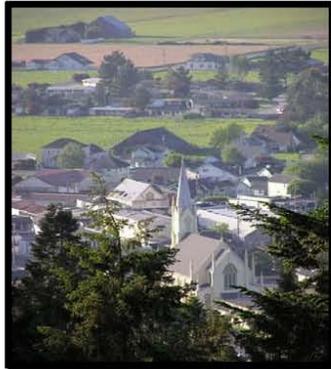
- Chapter 1 Introduction - provides a summary of the Housing Element Update.
- Chapter 2 Housing Needs - housing needs were evaluated based on population, employment, household characteristics, and existing housing stock. A majority of the data came from the U.S. Census Bureau, Department of Finance (DOF), Employment Development Department (EDD), and City records.

- Chapter 3 Resources and Constraints - includes a discussion of Regional Housing Needs Allocation, vacant land inventory, and an analysis of governmental and non-governmental constraints that may be affecting housing opportunities.
- Chapter 4 Review and Revision of Prior Housing Programs - includes a review of previous housing programs and determines what progress has been made in reaching Ferndale housing goals.
- Chapter 5 Housing Goals, Policies and Programs- includes previous, revised, and new goals, policies, and programs as applicable, based on analysis in Chapter 4. Quantified objectives are identified, which specify the maximum number of housing units that can be constructed, rehabilitated, and conserved over a five year period, based on needs, resources, and constraints.

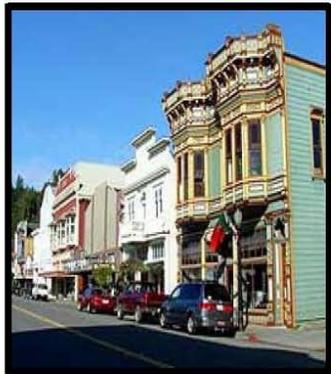
The complete Draft Housing Element Update was submitted to HCD for review May 2010; a comprehensive HCD comment letter was received July 16, 2010. Planwest worked with City staff to address all HCD requirements including additional analysis related to housing needs, resources and constraints, housing programs, and updated Navy Housing information related to accommodating regional housing need. A revised Draft was submitted to HCD in Dec. 2010. A subsequent HCD letter was received on March 1, 2011. Comments from HCD staff indicate that the majority of the element complies with state requirements, but additional unanticipated analysis was needed. This additional work was due to HCD not accepting all former Navy housing units towards RHNA requirements. City Council approved a scope amendment May 2011 for this additional analysis. City staff has been working with HCD staff to address these comments and provided the required analysis.

**DISCUSSION:**

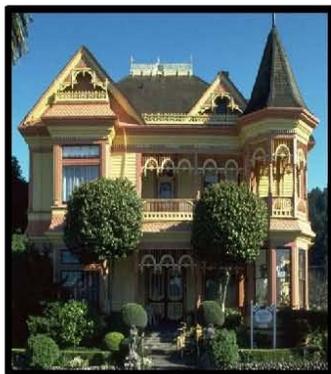
The complete revised Draft Housing Element Update (October 2011) was submitted to HCD staff for review November 15, 2011. This Draft includes responses and additional analysis based on all comments received from HCD to date. City staff will continue to work with HCD during this review period; however substantial comments are not anticipated. When HCD review is complete the Element can be adopted.



# City of Ferndale



## *Draft* Housing Element Update



October 2011

**City of Ferndale**  
***Draft***  
**HOUSING ELEMENT UPDATE**

*Adopted by Resolution No. 11-XX*

*XXXX XX, 2011*

***City Council:***

Jeffrey Farley, Mayor  
Stuart Titus, Vice Mayor  
Niels Lorenzen  
Ken Mierzwa  
John Maxwell

**Former Councilmember:**

Michael Moreland

***Planning Commission:***

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*Prepared by:*

**PLANWEST**  
PARTNERS, INC. 

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**Attachments**

- Attachment A - City of Ferndale Land Use / Zoning Map
- Attachment B - Government Code Section 65583.1(c) Compliance Checklist
- Attachment C - Initial Study for the Housing Element Update (*not attached, in progress*)



## Chapter One: Introduction

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### *Purpose of the Element*

Recognizing the importance of providing adequate housing in all communities, the State of California has mandated a Housing Element, one of seven required, within every General Plan. The rules regarding housing elements are stated in California Government Code §65580-65589. The statewide goal is given as “decent housing and a suitable living environment for every California family.”

The primary purpose of the Housing Element is to:

- Preserve and improve housing and neighborhoods,
- Provide adequate housing sites,
- Assist in the provision of affordable housing,
- Remove governmental constraints to housing investment, and
- Promote fair and equal housing opportunities.

Further, State Housing Element law requires “An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs.” The law requires:

- An analysis of population and employment trends,
- An analysis of the City’s fair share of the regional housing needs,
- An analysis of household characteristics,
- An inventory of suitable land for residential development, and
- An analysis of the governmental and non-governmental constraints on the improvement, maintenance and development of housing.

The City of Ferndale last prepared a Housing Element in 2006 with prior updates in 1989 and 1992. The most recent City adopted and HCD certified Housing Element for the City of Ferndale is from 2006.

The updated Housing Element presented here includes some information from earlier documents, relying heavily on Ferndale’s 2006 update but incorporates updated state guidance and available census data.

### *Public Participation*

Public participation was encouraged throughout the development and implementation of the Housing Element update. Public participation in the development of the Housing Element occurred in several ways. The primary method of assuring that a good cross representation of views was heard was through a study session held by the Planning Commission, which was also

a noticed meeting open to the public. Additionally, the Planning Commission reviewed Housing Element chapters at a series of meetings open to the public. The advice and guidance offered during the formulation of this element were considered in developing programs that comprehensively addresses the needs and intentions of the community with regard to its housing.

To promote public participation and comment on the Housing Element a news release will be provided to the local newspaper summarizing key matters and inviting the public to review the Draft and attend the Planning Commission public hearing. The Planning Commission will forward their comments and recommendations to the City Council, who will hold an additional hearing prior to adoption. Both the Planning Commission and City Council hearings will be advertised in the local newspaper, as well as on the City's Online News Page, inviting the public to review the Draft Housing Element and attend the hearings. Copies of the Housing Element will be available at several locations to facilitate public review and comment, including Ferndale City Hall, 834 Main Street and the Ferndale Library, 807 Main Street. Electronic versions and hard copies will be provided for the public convenience.

### ***Consistency with the General Plan***

Ferndale's General Plan serves as a policy document prepared to guide City growth and development. The City's General Plan provides a framework for guiding the area toward orderly growth. The goals of the General Plan addresses a variety of issues, including: health, public safety, land use, circulation, provision of services and facilities, environmental protection, and open space preservation. The Housing Element is one of the seven elements mandated by State law which comprise the City's General Plan. The other six mandated Plan elements are Land Use, Conservation, Circulation, Noise, Safety, and Open Space.

All general plan elements goals and policies must be internally consistent. Housing Element goals, objectives, and policies have been reviewed for consistency with goals, policies, and implementation measures of the other general plan elements. The Ferndale Housing Element Update is the first step in a complete review and revision of all general plan elements by the City of Ferndale.

The Housing Element bases the City's ability to meet the need for new housing units on the availability of parcels that are planned and zoned for residential development and served by utilities such as sewer and water systems. The Land Use Element provides suitable sites for housing at densities that can support a variety of housing types. The Land Use Element takes into account the development constraints and opportunities of the community, including hazards, resources and open space. The identification of these components of the natural environment guide appropriate locations for housing and are reflected in the holding capacity projections used in the Housing Element. Community goals are supportive of the Housing Element objectives in that they encourage sustainable growth, infill development compatible with existing development, improved public infrastructure and systems, and diversity of housing opportunities for all income groups, while preserving Ferndale's small town character.

The Housing Element addresses all State requirements, including relevant legislation enacted subsequent to adoption of the previous element. It contains information on housing constraints and actions to deal with constraints. The Housing Element includes information on the number of units required to meet Ferndale's housing needs and its share of the regional need. Sites with development potential in accordance with the City's housing needs are evaluated. The revised Housing Element, along with the adopted elements of the General Plan will act as a guide for municipal decisions which affect the quality and quantity of housing; and maintain Ferndale's present quality of life by balancing the availability of housing with other environmental considerations.

The Housing Element update must be submitted to the California Department of Housing and Community Development (HCD) for review. HCD will determine if the update is in compliance with State Housing Element law and may require applicable revisions. Once determined acceptable, HCD will certify the document.



## Chapter Two: Housing Needs

### Population

#### Introduction

Ferndale is located approximately fifteen miles south of Eureka and five miles west of U.S. Route 101 in the rural dairy area of the Eel River Valley of Humboldt County. This small community has traditionally had an agricultural-based economy that has expanded to also include a very successful tourist economy. Specifically, the main industries in Ferndale are dairy farming, cattle ranching, tourism, lumber and wood products, and service. Ferndale is known for its Victorian architecture and Main Street businesses.

#### Population Growth Trends

The City of Ferndale has both grown and lost population annually. Ferndale's population grew by 25.8 percent between 1950 and 2000, with much of that growth occurring during the late 1960's. Ferndale's 2009 population is estimated at 1,441 (Table 1).

**Table 1: Population Growth Trends (1970 - 2009) – City of Ferndale**

Year	Population	Numerical Change	Percent Change
1970	1,352		
1980	1,367	15	1.1
1990	1,331	-36	-2.6
2000	1,382	51	3.8
2004	1,460	78	5.6
2006	1,444	-16	-1.1
2009	1,441	-3	-0.2

Source: Census Bureau (2000 Census, SF3: P1) and (1990 Census, STF3: P001), DOF (Report E-4)

Ferndale's boundaries, limited to one square mile, coupled with the City's remote location six miles from the Highway 101 corridor, contributes to Ferndale's slow growth rate. Over the previous 20-year period, Ferndale lagged behind that of Humboldt County, which grew by 12 percent; Ferndale has grown by 8 percent in the last 20 years.

#### Ethnic Composition

Ferndale's population is predominately white (93.3 percent) according to the 2000 U.S. Census (Table 2). In recent history, Swiss Italians owned many of the dairies surrounding Ferndale, and hired Portuguese workers. Eventually, the Portuguese purchased the dairies, and hired Hispanic workers. Currently, the Hispanic population is increasing. A diverse array of other races and ethnicities reside in Ferndale, although in very low numbers. Humboldt County is also

predominantly white, although numbers of most other races or ethnic groups are somewhat higher.

**Table 2: Ethnic Makeup – Ferndale and Humboldt County**

Ethnicity	Ferndale		Humboldt County	
	Population	Percent	Population	Percent
Total Population	1,382	100.0	126,518	100.0
One Race	1,328	96.1	120,962	95.6
White	1,290	93.3	107,179	84.7
Black or African American	4	0.3	1,111	0.9
American Indian and Alaska Native	7	0.5	7,241	5.7
Asian	8	0.6	2,091	1.7
Native Hawaiian or Pacific Islander	1	0.1	241	0.2
Two or more races	54	3.9	5,556	4.4
Hispanic or Latino (of any race)	59	4.3	8,210	6.5

Source: 2000 Census

### Sex and Age

Ferndale attracts retirees, both of local origin and from larger metropolitan areas. A review of the data indicates that for all age groups below 44 years, Ferndale percentages are below state figures. Over age 45, the trend reverses in that Ferndale consistently has a higher percentage of these residents than the state as a whole. This is generally true of comparison between Ferndale and Humboldt County as well, although the trend is not as strong. Although Ferndale has an older population in comparison to the state or county, the majority of Ferndale's population (53.9 percent) is under 45 years of age, and 16.6 percent are over 65 (Table 3).

**Table 3: Sex and Age of Population – Ferndale, Humboldt County & California**

Sex & Age	Ferndale		Humboldt County		California	
	Number	Percent	Number	Percent	Number	Percent
Male	641	46.4	62,532	49.4	16,874,892	49.8
Female	741	53.6	63,986	50.6	16,996,756	50.2
Under 5 years	79	5.7	7,125	5.6	2,486,981	7.3
5 to 9 years	81	5.9	7,899	6.2	2,725,880	8.0
10 to 14 years	93	6.7	8,817	7.0	2,570,822	7.6
15 to 19 years	84	6.1	10,025	7.9	2,450,888	7.2
20 to 24 years	73	5.3	11,209	8.9	2,381,288	7.0
25 to 34 years	142	10.3	16,016	12.7	5,229,062	15.4
35 to 44 years	192	13.9	18,679	14.8	5,485,341	16.2
45 to 54 years	223	16.1	19,861	15.7	4,331,635	12.8
55 to 59 years	103	7.5	6,313	5.0	1,467,252	4.3
60 to 64 years	82	5.9	4,798	3.8	1,146,841	3.4
65 to 74 years	123	8.9	8,020	6.3	1,887,823	5.6

Sex & Age	Ferndale		Humboldt County		California	
	Number	Percent	Number	Percent	Number	Percent
75 to 84 years	86	6.2	5,754	4.5	1,282,178	3.8
85 years or older	21	1.5	2,002	1.6	425,657	1.3
Under 20		24.4		26.7		30.1
20-44 years		29.5		36.4		38.6
45-64 years		29.5		24.5		20.5
65 and older		16.6		12.4		10.7

Source: 2000 Census

According to 2000 Census figures, females outnumber males in almost all age categories with an overall of 53.6 percent females to 46.4 percent males. This follows the trend in Humboldt County, with 50.6 percent female, 49.4 percent males, and California, with 50.2 percent females to 49.8 percent males (Table 4).

**Table 4: Male to Female Ratios – Ferndale**

SEX and Age	Number			Percent			Males per 100 females
	Both sexes	Male	Female	Both sexes	Male	Female	
<b>Total population</b>	<b>1,382</b>	<b>641</b>	<b>741</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>86.5</b>
50 to 54 years	111	51	60	8.0	8.0	8.1	85.0
55 to 59 years	103	48	55	7.5	7.5	7.4	87.3
60 to 64 years	82	43	39	5.9	6.7	5.3	110.3
65 to 69 years	64	29	35	4.6	4.5	4.7	82.9
70 to 74 years	59	21	38	4.3	3.3	5.1	55.3
75 to 79 years	50	20	30	3.6	3.1	4.0	66.7
80 to 84 years	36	14	22	2.6	2.2	3.0	63.6
85 to 89 years	14	2	12	1.0	0.3	1.6	16.7
90 years and over	7	0	7	0.5	0.0	0.9	0.0

Source: 2000 Census

## Employment

### Employment by Industry

The economy of Ferndale has become more diversified in recent years. Many residents work in a variety of jobs in Eureka or other regional business centers. In Humboldt County, government is now the largest employer. The health service industry is a major employer, as is retail trade. The logging industry continues to play an important but declining role, with the number of logging-related jobs declining substantially in recent years.

**Table 5: Employment by Industry (2000) – City of Ferndale**

Industry Type	2000	
	Number	Percent
Agriculture, forestry, fishing and hunting, and mining:	39	5.9
Construction	37	5.6
Manufacturing	58	8.8
Wholesale trade	16	2.4
Retail trade	87	13.2
Transportation and warehousing, and utilities:	33	5.0
Information	24	3.6
Finance, insurance, real estate and rental and leasing:	27	4.1
Professional, scientific, management, admin.	49	7.4
Educational, health and social services:	137	20.8
Arts, entertainment, recreation, and services:	61	9.3
Other services	39	5.9
Public administration	52	7.9
TOTAL	659	100.0

Source: Census Bureau (2000 Census, SF3: P49)

Ferndale is a tourist center, with businesses on Main Street and several bed and breakfasts serving those drawn by historic architecture or by a variety of regional attractions. Ferndale also serves the needs of the surrounding dairy community. Technology dependent activities including consulting, design, and computer support are a growing segment of the local economy.

### Income

A review of 2000 Census data on household income shows that relative to Humboldt County or the State of California, fewer Ferndale residents fall within the two lowest income categories. A total of 11.2 percent of Ferndale households reported less than \$15,000 of income, compared with 23.7 percent of Humboldt County households, and 14.0 percent of all California households (Table 6). For the \$50,000 to \$75,000 income range Ferndale and statewide percentages are similar, at 20.3 and 19.1 percent, respectively. Only 15.9 percent of county households reported the same level of income. In the four highest brackets, the disparity widens. In Ferndale, 15.7 percent of households reported 1999 income greater than \$75,000, compared with 12.6 percent in Humboldt County, and 28.8 percent statewide. The higher state allocation presumably reflects

the concentration of professional and top management jobs in major urban centers, as well as the higher cost of living there.

**Table 6: Household Income: Ferndale, Humboldt County, & California**

Household Income, 1999 (Source: U.S. Census Bureau)	Ferndale		Humboldt County		California	
	Number	Percent	Number	Percent	Number	Percent
Households	630	100	51,235	100	11,512,020	100
Less than \$10,000	37	5.9	7,059	13.8	967,089	8.4
\$10,000-14,999	46	5.3	5,057	9.9	648,780	5.6
\$15,000-24,999	102	16.2	8,803	17.2	1,318,246	11.5
\$25,000-34,999	100	15.9	7,300	14.2	1,315,085	11.4
\$35,000-49,999	118	18.7	8,411	16.4	1,745,961	15.2
\$50,000-74,999	128	20.3	8,138	15.9	2,202,873	19.1
\$75,000-99,999	53	8.4	3,485	6.8	1,326,569	11.5
\$100,000-149,999	24	3.8	1,911	3.7	1,192,618	10.4
\$150,000-199,999	13	2.1	471	0.9	385,248	3.3
Greater than \$200,000	9	1.4	600	1.2	409,551	3.6
Median Household Income	\$37,955		\$31,226		\$47,493	
Median Family Income	\$49,706		\$39,370		\$53,025	

Source: 2000 Census

A City of Ferndale Community Income Survey was conducted by Redwood Community Action Agency during 2008 and 2009. Notice about the survey was published in the local newspaper and it was distributed with a letter from the City Manager. Although the survey was mailed out with stamped, addresses return envelopes, response was poor. Since response was so limited, the data collected was not representative of Ferndale household incomes.

#### **Employment/Unemployment**

California Employment Development Department (EDD) data indicates there were 600 City of Ferndale residents in the labor force in July 2009 (Table 7). The reported City unemployment rate in July 2009 was 2.6 percent; this figure is slightly higher than the previous planning period of 2.3 percent. When compared to the overall County unemployment of 11.3 percent and all county jurisdictions, Ferndale has the lowest unemployment rate.

The City of Ferndale has relatively few major employers, as most businesses on Main Street are owner operated. The Elementary and High Schools employ approximately 65 permanent and 30 seasonal employees; Del Biaggio Construction employs 35 full time people; Valley Grocery has four full time, nine part time; City Government seven full time, five part time; Nilsen Feed seven full time, six part time; Valley Lumber nine full time; and the two banks employ four full time and six part time. Of course, some of these employees come from outside the city limits of Ferndale.

**Table 7: Unemployment Levels in Humboldt County**

Area Name	Labor Force	Employment	Unemployment	
			Number	Rate
Arcata	9,100	8,100	1,100	11.7%
Blue Lake	600	600	100	9.8%
Eureka	11,700	10,300	1,400	12.0%
Ferndale	600	600	0	2.6%
Fortuna	4,600	4,200	400	9.0%
Rio Dell	1,400	1,200	200	16.7%
Trinidad	200	200	0	9.1%
Humboldt County	59,900	53,200	6,800	11.3%

Source: CA Employment Development Department 2009

### ***Household Characteristics***

#### *Household Growth and Tenure Trends*

The US Census Bureau identified 630 households in Ferndale in 2000. Department of Finance estimates 706 households in Ferndale in 2009, approximately 2.2 persons per household. There are an estimated 603 single family housing units; 83 two to four unit dwellings; and 10 units with five or more dwellings (DOF, 2009, Table 2: E5).

According to the 2000 Census, the percentage of owner-occupied homes is 64.8 percent; renters comprise 35.2 percent of total dwellings units (Table 9). The proportion of renters to owners in the 2000 Census was approximately what it was in the 1980's. During the 1990's, twenty-one minor subdivisions with at least 2 parcels each were approved, along with one major subdivision of 22 lots. During the 1990's, 40 single family residences were built, five secondary dwelling units, four duplexes (8 dwellings) and nine apartments. Ferndale added 29 single family units, six secondary dwelling units and two apartments since 2000. During the last planning period there were two large (for Ferndale) subdivisions in the planning stages. One subdivision created 33 single-family parcels, the other created eight additional single-family parcels. Both of these subdivisions allow secondary-dwelling unit development, should the owners desire. As the above information shows, most new construction involves single-family dwellings, with few apartments, secondary dwelling units and duplexes being constructed. Between 2004 and the end of 2009 the City approved 3 residential subdivisions including one eight lot, one three lot and one two lot subdivision. Full development of these subdivisions is not expected to take place within this planning period.

**Table 8: Household Growth Trends (1980 - 2009) - City of Ferndale**

Year	Households	Numerical Change
1980	541	-
1990	566	25
2000	619	53
2004	623	4
2009	706	83

Source: Census Bureau (2000 Census, SF3: H6), (1990 Census, STF3: H004) and DOF (E-5 Report)

**Table 9: Households by Tenure (1980 – 2000) - City of Ferndale**

	1980		1990		2000	
	Number	Percent	Number	Percent	Number	Percent
Owner	353	65.2%	352	62.2%	401	64.8%
Renter	188	34.8%	214	37.8%	218	35.2%
TOTAL	541	100.0%	566	100.0%	619	100.0%

Source: Census Bureau (2000 Census, SF 3: H7), (1990 Census, STF 3: H008) and 1980 Census

### *Special Housing Needs*

In addition to overall housing needs, cities and counties must plan for the special housing needs of certain groups. Government Code (§65584(a)(6)) requires that several populations with special needs be addressed – homeless people, seniors, people with disabilities, large families, female-headed households, and farmworker households. This Housing Element takes into account any local factors that create an extraordinary need for housing, and quantifies those needs as best as possible.

#### **Seniors**

In 1980, there were 11,103 persons aged 65 and over living in Humboldt County. This was 10.2 percent of the total population. By 1990, 12 percent of the total population was estimated by the Census to be 65 years or older (14,631 persons). The 2000 Census indicates that the senior population had risen to 13 percent of the total population in Humboldt County.

According to the 2000 Census, Ferndale has 185 senior households, which is 29.9 percent of the total households (Table 10). Of the 185 senior households, only 28 were renters, which indicate a strong ownership trend amongst seniors. Further, only nine of the 100 total households under the poverty level were over the age of 65. Seniors in Ferndale make up 16.6 percent of the population, higher than the Humboldt County average.

**Table 10: Householders by Tenure by Age (2000) - City of Ferndale**

Householder Age	Owners	Renters	Total
15-24 years	4	38	42
25-34 years	22	59	81
35-64 years	218	93	311
65-74 years	75	12	87
75 plus years	82	16	98
TOTAL	401	218	619

Source: Census Bureau (2000 Census SF 3: H14 and P87)

**Local Senior Programs**

The Humboldt County Sheriff's Department SWAP program provides free firewood to seniors. The Bertha Russ Lytel Foundation was formed to help seniors stay in their homes as long as possible. They have assisted the Ferndale Senior Resource Agency by providing a minivan for rides to medical appointments, Eureka, Fortuna and Arcata, as well as the Arcata Airport. The van is wheelchair accessible. Again with the help of the Lytel Foundation, the Ferndale Senior Resource Agency is also providing home delivery of hot meals. This foundation, along with the Ferndale Community Chest and local churches offer assistance with monthly bills, help with maintenance costs associated with home-ownership, help out when seniors and others are faced with unforeseen needs. Another group, Total Socialization, offers senior meals on the first and third Thursday of the month.

**Persons with Disabilities**

In order to understand the special needs of a community, it helps to look at the number of people in a community who live with a disability, and the types of facilities that are available to them.

Six of the major disabilities are listed below:

- Sensory disabilities are conditions that affect the sensory organs, such as blindness, deafness, or a severe vision or hearing impairment.
- Physical disabilities are conditions that substantially limit one or more basic physical activities, such as walking, climbing stairs, reaching, lifting, or carrying.
- Mental disabilities are conditions that affect thinking processes, such as learning, remembering, or concentrating.
- Self-care disabilities are conditions in which basic everyday routines are not met, such as bathing and dressing oneself, or getting around inside the home without assistance.
- Going outside the home disabilities are conditions in which people are confined to their home and cannot leave it without assistance.
- Employment disability is an inability to work at a job or business.

**Table 11: Persons with Disability by Employment Status (2000) - City of Ferndale**

	Number	Percent
Age 5-64, Employed Persons with a Disability	44	3.4%
Age 5-64, Not Employed Persons with a Disability	67	5.1%
Persons Age 65 Plus with a Disability	83	6.4%
Total Persons with a Disability	194	14.9%
Total Population (Civilian Non-institutional)	1,306	100.0%

Source: Census Bureau (2000 Census SF 3: P42)

**Table 12: Persons with Disabilities by Disability Type (2000) - City of Ferndale**

	Number	Percent
<i>Total Disabilities Tallied</i>	383	100.0%
<i>Total Disabilities for Ages 5-64</i>	224	58.5%
Sensory Disability	14	3.7%
Physical disability	71	18.5%
Mental disability	47	12.3%
Self-care disability	17	4.4%
Go-outside-home disability	25	6.5%
Employment disability	50	13.1%
<i>Total Disabilities for Ages 65 and Over</i>	159	41.5%
Sensory Disability	26	6.8%
Physical disability	47	12.3%
Mental disability	20	5.2%
Self-care disability	27	7.0%
Go-outside-home disability	39	10.2%

Source: Census Bureau (2000 Census SF 3: P41)

As of 2000, the total number of people living in Humboldt County with reported disabilities was 25,116, a number which represents 20.4 percent of the total population. Statewide, 19.4 percent of the state's total population reported some kind of disability in 2000.

In Ferndale, according to the 2000 Census, 194 persons have a disability, representing 14.9 percent of the population. Most people with disabilities were either employed (3.4 percent) or over the age of 65 (6.4 percent). Only 5.1 percent are prevented from working.

Although there has recently been discussion about bringing bus service into Ferndale, it has been found to be economically infeasible. However, the Ferndale Senior Resource Agency has recently initiated a senior bus service, with service provided to seniors 62 years and over, as well as disabled persons.

#### **Large Families**

Large households are defined as households with more than five persons. In some circumstances, where the housing market does not meet large household housing needs, overcrowding can be a significant result of the lack of adequate housing. As discussed earlier, overcrowding is not a significant housing need in Ferndale. A total of 6.4 percent of households in Ferndale have five or more people (Table 13).

**Table 13: Household Size by Tenure (2000) - City of Ferndale**

	1-4 persons		5+ Persons		Total	
	Number	Percent	Number	Percent	Number	Percent
Owner	386	62.4%	15	2.4%	401	64.8%
Renter	193	31.2%	25	4.0%	218	35.2%
TOTAL	579	93.6%	40	6.4%	619	100.0%
Source: Census Bureau (2000 Census SF 3: H17)						

**Farmworkers**

According to the 2007 Census of Agriculture, there are 1,347 farmworkers in Humboldt County, down from the reported 1,557 farmworkers in 2002 agriculture census. Twenty-four farm operations in Humboldt County are family-held corporations, 735 farms are family or individual operations, and 26 farms are large family operations. Approximately 560 employees work on farms with ten or less employees, while 1,955 workers are employed on farms with 10 or more workers.

According to the 2000 Census, there were 39 persons employed in agriculture, forestry, fishing and hunting, and mining in the City of Ferndale. In the Eel River Valley, farmworker housing needs are not very significant as most farms are managed by owner/occupants. Most farming operations in the City are dairies.

**Female-headed Households**

The Census provides data on the total number of households with a female head and the number of those with children and the number with incomes below the poverty level. The data is not provided separately by owner and renter. The data required includes all female heads of household; those without children may be supporting parents, or a single parent may be supporting an adult child or relative. Female heads of household are often the households most in need of affordable housing, childcare, job training and rehabilitation funds.

In Ferndale, there were 51 female headed households, according to the 2000 Census. Of these 51 female headed households, nine were below the poverty level, which is 52.9 percent of the 17 families found under the poverty level according to the 2000 Census.

**Table 14: Female Headed Households (2000) - City of Ferndale**

Householder Type	Number	Percent
Female Headed Householders	51	13.6%
<i>Female Heads with Own Children</i>	17	4.5%
<i>Female Heads without Children</i>	34	9.1%
Total Family Householders	374	100.0%
Female Headed Householders Under the Poverty Level	9	52.9%
Total Families Under the Poverty Level	17	100.0%
Source: Census Bureau (2000 Census SF 3: P10 and P90)		

### **Families and Persons in Need of Emergency Shelter**

Contact with the local police department and other emergency care personnel indicated that there are no homeless people in Ferndale. A reason for this may be that Ferndale is located six miles from the closest public bus service. The local community church offers help to travelers in need of emergency shelter and food.

### *Overcrowded Households*

The United States Census Bureau defines overcrowding when a housing unit is occupied by more than one person per room (not including kitchens and bathrooms). Units with more than 1.5 persons per room are considered severely overcrowded and indicate a significant housing need.

Overcrowding is not a major housing situation in Ferndale. According to the 2000 Census, there were a total of 12 overcrowded households, representing only 1.9 percent of the total households (Table 15). The number of overcrowded situations has not changed much since the four overcrowded households reported in 1990. To compare, overcrowding is much more significant in California with 15.2 percent of the total households in overcrowded situations in 2000.

Of the total of 12 overcrowded households, nine were renter households and three were owner households. Of the total overcrowded households, six renters reported being severely overcrowded.

**Table 15: Overcrowded Households (2000) - City of Ferndale**

Households	Owners	Renters	TOTAL
TOTAL HOUSEHOLDS	401	218	619
Total Overcrowded Households	3	9	12
1-1.5 Persons per Room	3	3	6
1.5 or More Persons per Room	0	6	6
Statewide Overcrowding Rates	8.6%	23.9%	15.2%
Source: Census Bureau (2000 Census SF 3: H20)			

### *Households Overpaying*

Generally, overpayment for housing considers the total shelter cost for a household compared to their ability to pay. Overpayment is an important measure of the affordability with the City of Ferndale. Specifically, overpayment is defined as monthly shelter costs in excess of 30 percent of a household's income. According to the Census, shelter cost is the monthly owner costs (mortgages, deeds of trust, contracts to purchase or similar debts on the property and taxes, insurance on the property and utilities) or the gross rent (contract rent plus the estimated average monthly cost of utilities).

In 2000, approximately 154 households (29.7 percent) reporting to the 2000 census were in overpayment situations (Table 16). This incidence of overpayment occurs fairly evenly between

owner (54%) and renter (46%) households. Furthermore, of the 236 households reporting incomes less than \$35,000, approximately half were overpaying in 2000.

**Table 16: Households Overpaying (2000) - City of Ferndale**

Households	Owners	Renters	TOTAL
Total Households Overpaying	83	71	154
<b>LOWER INCOME HOUSEHOLDS</b>			
Total Households with Income Less than \$35,000	123	113	236
Households Overpaying with Less than \$35,000	55	69	124
Source: Census Bureau ( 2000 Census SF 3: H69, H73, H94 and H97)			

### *Extremely Low Income Households*

Extremely low income (ELI) is defined as households with income less than 30 percent of the area median income. In 2000 there were 58 ELI households in the City, representing approximately 9 percent of the total households (Table 17). Most ELI households are renters and experience a high incidence of housing affordability problems. Approximately 52 percent ELI households paid more than 50 percent of their income towards housing costs.

**Table 17: Extremely Low-Income Households (2000) - City of Ferndale**

Households	Owners	Renters	TOTAL
Total Number of ELI	20	38	58
Percent with Any Housing Problems	60%	79%	72%
Percent with Cost burden (30% of income)	60%	68%	65%
Percent with Severe Cost Burden (50% of income)	40%	58%	52%
Total Number of Households	218	401	619
Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2000 Data			

## **Housing Stock Characteristics**

### *Housing Units by Type*

In the City, the proportion of single-family units increased significantly from 1990 to 2000, while the availability of multi-family units decreased. Trends slowed in 2009, single family detached units increased while single family attached units decreased, and there was a slight increase in multi-family units. There has been no change in units that have five or more rooms since 2000.

**Table 18: Housing Units by Type (1990-2009) – City of Ferndale**

Housing Unit Type	1990		2000		% Change	2009		% Change
	Number	%	Number	%		Number	%	
Single Family-Detach	472	79.3	538	81.0	14.0	578	81.0	7.4
Single Family-Attach	10	1.7	27	4.1	170.0	25	3.5	-7.5
2-4 units	97	16.3	80	12.0	-17.5	83	11.7	3.8
5 Plus Units	9	1.5	10	1.5	11.1	10	1.4	0
Mobilehome *	7	1.2	9	1.4	28.6	10	1.4	11
<b>TOTAL</b>	<b>595</b>	<b>100</b>	<b>664</b>	<b>100</b>		<b>706</b>	<b>100</b>	

Source: Census Bureau (2000 Census, SF 3: H30) and (1990 Census, STF: H020)  
 \*Mobilehomes includes "Other" (i.e., RV, Campers)

**Vacancy**

Vacancy trends in housing are analyzed using a “vacancy rate” which establishes the relationship between housing supply and demand. For example, if the demand for housing is greater than the available supply, then the vacancy rate is low, and the price of housing will most likely increase. Additionally, the vacancy rate indicates whether or not the City has an adequate housing supply to provide choice and mobility. HUD standards indicate that a vacancy rate of five percent is sufficient to provide choice and mobility. Ferndale’s vacancy rate is fairly stable at 7.65 percent.

**Table 19: Estimated Vacancy Rates, Humboldt County, 2009**

Humboldt County Cities	2009 Vacancy Rate
Arcata	3.05
Blue lake	9.08
Eureka	5.85
Ferndale	7.65
Fortuna	5.21
Rio dell	14.89
Trinidad	26.18

Source: Department of Finance 2009, Table 2:E5

**Table 20: Owners / Renters by Cities in Humboldt County**

Geographic area	Occupied housing units	Specified owners			Specified renters		
		Median value \$	Median selected monthly owner costs (dollars)		Median contract rent	Median gross rent	Percent with meals included in rent
			w/ mortgage	w/o mortgage			
California	11,502,870	211,500	1,478	305	677	747	1.4
Arcata	7,066	149,000	973	262	485	546	0.0
Blue Lake	495	119,000	804	240	500	583	0.0
Eureka	10,942	114,000	875	234	428	495	0.9

Geographic area	Occupied housing units	Specified owners			Specified renters		
		Median value \$	Median selected monthly owner costs (dollars)		Median contract rent	Median gross rent	Percent with meals included in rent
			w/ mortgage	w/o mortgage			
Ferndale	619	162,100	1,148	310	482	559	0.0
Fortuna	4,190	130,700	960	234	462	526	0.0
Rio Dell	1,234	95,800	805	237	415	491	1.2
Trinidad	170	321,200	1,000	294	663	830	0.0

Source: 2000 U.S. Census

**Housing Costs**

Sales prices for homes in Ferndale have risen steadily in concert with the rise in housing across California since 1999. Purchasing a home remains extremely expensive and is out of reach for residents in extremely low, low, and moderate income levels. The housing market has seen a shift in recent years as lending practices have been scrutinized, the global economy is in downturn and national unemployment rates near 10 percent.

Rental units in the area vary from a Studio for \$450 to \$550, one bedroom apartment for \$630, two-bedroom apartment for \$950 and three bedroom house for \$1700. The median cost of rental housing in Ferndale in 2007 was \$828.

**Table 21: Estimated Median Home Sales – Ferndale**

Region	Average \$
United States, 2006	185,200
California, 2006	537,700
Humboldt County, 2006	316,000
Ferndale	
January, 2007	427,419
January, 2003	276,693
January, 2002	230,618
January, 2001	223,019
January, 2000	171,300
January, 1999	166,634
January, 1998	157,088
January, 1997	180,066
January, 1996	149,294
January, 1995	133,000

Source: Ferndale Enterprise. These are houses listed with MLS and include houses in the Ferndale area, not necessarily inside the Ferndale City Limits. The highest and lowest are not included.  
Source: Department of Finance

### *Construction Trends*

As mentioned previously, three new subdivisions were approved between 2004 and 2009. The total new buildable parcels proposed are 13. These are all located in single-family zones. As shown in Table 22 below, in the last 10 years, 42 permits have been issued for single-family dwellings, and only 5 for multi-family units. In the near future, additional single-family dwellings will be built in the subdivisions. There is a potential for Second Dwelling Units in the Residential Single Family and Residential Suburban zones, and some infill spots available, but not for sale. For the most part, single-family dwellings will continue to be prevalent within the city limits.

**Table 22: Housing Permits issued – Ferndale**

Unit Type	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Total
Total Single Family Permits	3	5	5	5	10	4	5	4	0	0	1	42
Total Multi-family Permits	1	1	2	1	0	0	0	0	0	0	0	5

**Table 23: Types of Housing 2009 – Ferndale**

Type of Housing	Number	Percent
Total Housing Units	706	100.0
1-unit, detached	578	81.8
1-unit, attached	25	3.6
2 to 4 units	83	11.8
5 or more units	10	1.4
Mobile home	10	1.4

Source: Department of Finance, 2009, Table 2:E5

### *Housing Stock Conditions*

#### **Housing Condition**

The City of Ferndale has an older housing stock with many structures noted for their historical architecture; almost half of Ferndale's structures date to 1939 or earlier. A majority of these structures are well maintained and many have been rehabilitated and upgraded. Structures in the central core of the city are subject to design review to ensure that rehabilitation efforts are consistent with neighborhood characteristics.

**Table 24: Age of Housing – Ferndale**

Year Built	Number	Percent
1999 to March 2000	6	0.9
1995 to 1998	20	3.0
1990 to 1994	27	4.1
1980 to 1989	26	3.9
1970 to 1979	68	10.2
1960 to 1969	67	10.1
1940 to 1959	123	18.5
1939 or earlier	327	49.2
Source: 2000 US Census Data		

In the final months of 2004 and the early months of 2005, the Planning Department, conducted a walking Housing Condition Survey. All buildings in Ferndale were viewed and scored using a form adapted from the Housing and Community Development Department. Because all buildings were inspected in person, street and sidewalk condition was also catalogued. The form used to collect housing and site condition information is available at the end of this chapter.

There is a need for rehabilitation in the City of Ferndale. Many of the houses requiring rehabilitation need only minor to moderate repairs (14% minor; 13% moderate). Table 25 reveals that only 4 percent of total housing units need substantial rehabilitation and one percent are dilapidated; these dilapidated units need replacement.

**Table 25: Housing Conditions 2005 - City of Ferndale**

Housing Condition	Single Family Dwellings		Multiple Family Dwellings		Total	
	Number	Percent	Number	Percent	Number	Percent
Sound	412	69%	26	37%	438	66%
Minor repairs needed	70	12%	20	29%	90	14%
Moderate repairs needed	80	13%	9	13%	89	13%
Substantial repairs needed	18	3%	8	11%	26	4%
Dilapidated	6	1%	0	0%	6	1%
Not Evaluated	8	2%	7	10%	15	2%
Total Housing Units	594	100%	70	100%	664	100%
Source: City Planner Walking Survey						





## Chapter Three: Resources and Constraints

### *Jurisdictional Share of Regional Housing Need*

A Regional Housing Needs Plan (RHNP) is mandated by the State of California (Government Code (GC), §65584) for regions to address housing issues and needs based on future growth projections for the area. The State of California also establishes the number of total housing units needed for each region. In accordance with State law and to assist local governments in making projections of future housing needs, Humboldt County Association of Governments (HCAOG) with assistance from HCD prepared a regional housing needs plan for Humboldt County covering the period January 1, 2009 to July 1, 2015. The purpose of the plan is to examine housing needs across jurisdictional boundaries and allocate to each local government a “fair” share of the regional housing need. The plan consists of two forms of projections. The first is a projection of the number and distribution of households by income group. The income groups are defined by HCD as follows:

- Extremely low-income: 0 to 30 percent of area median income (AMI);
- Very low-income: 31 to 50 percent of AMI;
- Low-income: 51 to 80 percent of AMI;
- Moderate-income: 81 to 120 percent of AMI; and
- Above moderate-income: 120 percent or more of AMI.

Table 26 provides the Regional Housing Needs Allocation (RHNA) target for the planning period of 2009 to 2014 for each of the four household income groups for the City of Ferndale. Based on these projections, the City of Ferndale needs to provide 52 houses in the years from 2009 to 2014. The allocation is equivalent to a yearly need of six housing units for the eight-year period.

**Table 26: Humboldt County Regional Housing Needs (2009 to 2014) –  
City of Ferndale Allocation**

Income Group	Number	Percent
Extremely Low	7	13.5
Very Low	7	13.5
Low	9	17.3
Moderate	9	17.3
Above Moderate	20	38.4
<b>TOTAL</b>	<b>52</b>	<b>100</b>

Source: HCAOG, Regional Housing Need Plan for Humboldt County, Jan. 2009 - July 2015, Adopted 9-24-09

These projections are to be used as guidelines to ensure that City housing policies and programs focus on a mix of housing types and strategies to meet the housing needs of all economic segments of the community. The intent of the RHNP is to ensure that local jurisdictions address

not only the needs of their immediate area but also provide their share of housing needs for the entire region. Additionally, a major goal of the RHNP is to assure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population. The RHNP jurisdictional allocations are made to ensure that adequate sites and zoning are provided to address existing and anticipated housing demands during the planning period and that market forces are not inhibited in addressing the housing needs for all facets of a particular community.

Projected need for extremely low income (ELI) housing was calculated by presuming that 50 percent of very low-income households qualify as ELI households. This results in a projected need for 7 ELI households.

**Table 27: Progress toward Meeting Regional Housing Need Allocation (2001 to 2008)**

Income Group	Regional Housing Need	Units Constructed	Surplus (Shortfall)
Very Low	2	0	(2)
Low	4	8	4
Moderate	2	0	(2)
Above Moderate	9	29	20
<b>TOTAL</b>	<b>17</b>	<b>37</b>	<b>20</b>
Source: City of Ferndale 2009			

From 2001 - 2008 the City of Ferndale issued 29 building permits for single family homes, 2 apartments and 6 permits for second units. All of these units are market rate. Market rate single family homes are currently being sold around \$428,183 (2008, city-data.com) which is affordable to those households earning above moderate incomes. Multifamily and second units are renting for \$800 or less which is affordable to lower income households based on the Humboldt County Area Median Income of \$31,226 and a family of four persons. Six second dwelling unit (SDU) building permits have been issued since 2001, and at least one per year is expected to be built, based on past trends. These units are likely to be affordable to lower-income households due to their smaller size and lower rent.

## Land Inventory

### Identification of Available Land by Zoning District and Realistic Capacity

Housing Element law requires an inventory of land suitable for residential development. An important purpose of this inventory is to determine whether a jurisdiction has allocated sufficient land for the development of housing to meet the jurisdiction's share of the Regional Housing Needs, including housing to accommodate the needs of all household income levels. The attached Ferndale Land Use/ Zoning Map (Attachment A) shows current land use and zoning within the city boundary.

There is limited land available in Ferndale because the City has maintained its one square mile of city limits; however, according to the Table 28 below, there is still sufficient available land to exceed the City's RHNA. At this time, the City does not plan to annex additional land.

**Table 28: Vacant Land Summary by Zone – Ferndale**

General Plan and Zone Designation	Acres	Density Range (du/ac)	Maximum Dwelling Unit Capacity	Realistic Unit Capacity
Agriculture-Exclusive (AE)	117.8	0-25	29	17*
Split Residential, Ag-Exclusive (R1-AE)	10.8	0-7/ 0-25	18	10
Residential Single Family (R1)	34.06	0-7	238	143
Residential Single Family (R1B1)	0.23	0-7	1	1
Residential Single Family (R1B2)	8.61	0-4	34	20
Residential Single Family (R1B3)	5.71	0-2	11	7
Split Residential, Ag- Exclusive (R2-AE)	8.34	0-14/ 0-25	23	14
Residential Two Family (R2)	0.55	0-14	8	5
Residential Suburban (RS)	12.56	0-1	12	7
Neighborhood Commercial Design Review Qualified (C1DQ)	0.31	0-21	6	4
Community Commercial (C2)	1.56	0-21	32	19
Community Commercial Design Review Qualified (C2DQ)	0.73	0-21	15	9
<b>Total</b>	<b>201.6</b>		<b>427</b>	<b>256</b>

\*Although agriculture land is included in this table, it only represents a small percentage (approx. 7%) of total vacant land. Residences on agriculture land are generally not affordable, therefore growth is not focused in these areas.

For the purpose of this analysis, the estimate of dwelling unit capacity in Table 28 reflects potential units based on "realistic capacity" as well as "maximum" densities for each land use designation. The "realistic" figure reflects a 40 percent density reduction over the potential maximum build-out to reflect average new development density and to account for potential site constraints (infrastructure, floodplain, etc.).

A conservative realistic unit density was also used on sites where accurate development potential is hard to predict. For example, identified sites in non-residential zones (e.g. commercial zones) that allow for residential uses may not be developed for only residential use. Ferndale's Community Commercial zone (C2) principally permits residential uses; therefore the realistic unit capacity reflects the potential for both commercial and residential site uses. Residential uses are encouraged above the ground floor commercial uses in commercial zones.

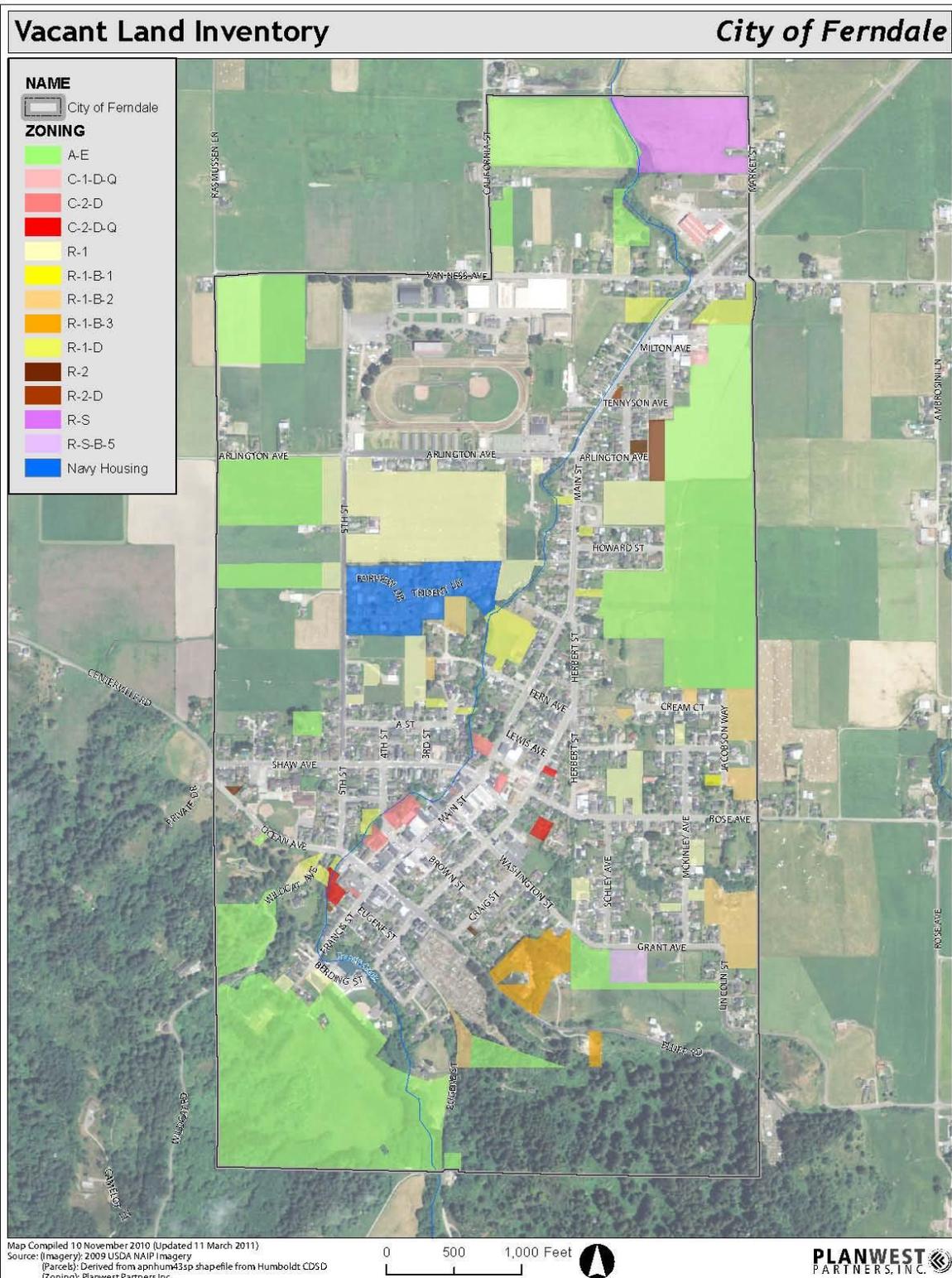
Housing Element law requires a site-by-site inventory of vacant/ underutilized lands sufficient to meet the regional housing need in the next five years. Table 29 provides a vacant land inventory by parcel including acreage, existing use, land use/ zoning designation, realistic capacity and potential constraints. The realistic capacity is a 40 percent density reduction over the potential maximum build-out to reflect average new development density and to account for potential site constraints (infrastructure, floodplain, etc.). Figure 1 shows the vacant land inventory by Land Use/ Zone designation. As shown in Tables 28 and 29, there is sufficient vacant land to accommodate the City's RHNA share. Therefore, non-vacant and underutilized sites were not used to determine Realistic Unit Capacity.

**Table 29: Vacant Land Inventory by Parcel Number – Ferndale**

APN	Land Use/ Zoning	Density Range (du/ac)	Acres	Realistic Unit Capacity	Existing Use	Potential Constraints
030-011-002	AE	0-0.25	5.01	1	fairgrounds	Agricultural land, not for sale
030-031-001	AE	0-0.25	10.79	1	agricultural	Agricultural Land, not for sale
030-041-002	AE	0-0.25	5.03	1	agricultural	Agricultural Land, not for sale
030-051-001	AE	0-0.25	13.09	1	agricultural	Agricultural Land, not for sale
030-061-007	R1/AE	0-7/ 0-0.25	2.39	2	agricultural	Drainage, split zone
030-091-015	R1	0-7	0.20	1	vacant	None
030-091-021	R1	0-7	15.70	66	agricultural	Just subdivided into 29 lots
030-091-024	R1	0-7	1.51	6	agricultural	Just subdivided into 4 lots
030-101-008	R1B2	0-4	1.05	2	agricultural	No access, Agricultural Land, not for sale
030-111-003	AE	0-0.25	1.38	1	agricultural	Agricultural Land, not for sale
030-111-015	R1D	0-7	1.74	7	agricultural	Drainage
030-112-019	R1D	0-7	1.32	2	agricultural	35' entry won't support more than 2 dwellings, creek cuts off Main Street
030-131-006	R1D	0-7	0.24	1	vacant	None
030-131-024	R1	0-7	0.21	1	road	60' row goes through lot to lots behind
030-141-010	R1	0-7	1.49	6	agricultural	To develop must bridge Francis Creek
030-151-006	RS	0-1	11.06	6	agricultural	Agricultural Land, not for sale
030-161-017	R1	0-7	0.43	1	agricultural	Owner uses as orchard
030-161-020	AE	0-0.25	1.31	0	agricultural	Flag Lot, not for sale, existing Ag. building
030-171-002	R2	0-14	0.14	1	vacant	None
030-171-005	C1DQ	0-21	0.31	4	vacant	None
030-171-008	AE	0-0.25	4.32	1	agricultural	Drainage

APN	Land Use/ Zoning	Density Range (du/ac)	Acres	Realistic Unit Capacity	Existing Use	Potential Constraints
030-172-015	R2D	0-14	0.15	1	vacant	None
030-181-004	R2	0-14	0.28	2	vacant	None
030-181-008	R2/AE	0-14/ 0-0.25	5.39	9	agricultural	Agricultural Land, not for sale
030-191-007	R2/AE	0-14/ 0-0.25	2.95	5	agriculture	None
030-191-008	R1/AE	0-7/ 0-0.25	8.41	8	agricultural	Agricultural Land, not for sale
030-201-009	R1D	0-7	0.14	1	vacant	None
030-211-002	R1D	0-7	0.27	1	vacant	None
030-211-008	AE	0-0.25	18.18	3	agricultural	Agricultural Land, not for sale
031-013-004	AE	0-0.25	0.28	0	agricultural	No access
031-013-018	AE	0-0.25	0.54	0	agricultural	No access
031-021-009	R2	0-14	0.13	1	vacant	Triangularly shaped lot, difficult access
031-024-003	AE	0-0.25	0.13	0	vacant	Steep grade, difficult access
031-031-003	R1D/R1	0-7	0.63	2	vacant	Mostly steep grade, difficult access
031-032-007	C2DQ	0-21	0.60	7	vacant	Difficult access, partially in creek
031-032-009	R2D	0-14	0.06	0	vacant	Undersized at 2640, no access
031-032-015	R1D	0-7	0.22	1	vacant	Steep grade
031-032-028	C2D	0-21	0.07	1	vacant	Undersized at 3000 sf, only 30' wide
031-032-029	R1	0-7	1.67	7	agricultural	Odd shaped lot, steep, no access
031-041-005	AE	0-0.25	3.70	1	vacant	Very steep grade
031-051-007	AE	0-0.25	1.87	0	agricultural	Very steep grade, owned by Del Oro Water Co.
031-051-015	AE	0-0.25	14.46	2	agricultural	Agricultural land, not for sale
031-051-017	AE	0-0.25	1.74	0	agricultural	Very steep grade
031-051-018	AE	0-0.25	0.52	0	agricultural	Oddly shaped lot at end of Francis Street
031-061-003	AE	0-0.25	20.00	3	agricultural	Agricultural Land, not for sale
031-071-012	R1	0-7	0.21	1	vacant	None
031-083-002	C2D	0-21	0.45	6	vacant	None
031-082-010	R1D	0-7	0.50	2	vacant	None
031-083-004	C2D	0-21	0.22	3	barn	None
031-085-022	C2D	0-21	0.80	10	vacant	Alley access, creek
031-111-010	AE/ R1B2	0-0.25/ 0-4	2.93	2	vacant	Very steep grade
031-112-001	R1B3	0-2	0.38	1	vacant	Steep access off Bluff Street
031-112-004	R1B3	0-2	0.34	1	vacant	Steep access off Bluff Street
031-121-003	AE	0-0.25	3.13	1	vacant	No access w/o building bridge over creek
031-121-006	AE	0-0.25	0.54	0	vacant	Steep, by creek
031-121-007	AE	0-0.25	0.18	0	agricultural	Undersized AE lot
031-121-009	R1B2	0-4	1.83	4	vacant	Steep, by creek
031-121-011	AE	0-0.25	0.33	0	vacant	Very steep grade
031-131-027	R2D	0-14	0.00	0	vacant	Unbuildable - undersized lot
031-131-048	R1	0-7	1.32	6	vacant	Access thru privately owned road

APN	Land Use/ Zoning	Density Range (du/ac)	Acres	Realistic Unit Capacity	Existing Use	Potential Constraints
031-131-049	R1	0-7	0.45	2	barn	No access
031-131-051	R1B2	0-4	0.31	1	vacant	Access thru privately owned road
031-132-003	C2D	0-21	0.16	2	vacant	None
031-132-017	C2D	0-21	0.16	2	vacant	None
031-142-017	C2D	0-21	0.15	2	vacant	Currently used as parking lot
031-151-020	R1	0-7	0.55	2	vacant	No access
031-162-007	R2	0-14	0.00	0	vacant	Unbuildable - undersized lot
031-163-025	R1B3	0-2	0.58	1	vacant	Odd shaped lot
031-163-027	R1B3	0-2	2.05	2	vacant	Very steep, no access
031-163-028	R1B3	0-2	1.81	2	vacant	None
031-171-017	AE	0-0.25	5.62	1	agricultural	Agricultural Land, not for sale
031-171-018	AE	0-0.25	0.00	0	agricultural	Unbuildable - too narrow at 20' wide
031-171-027	R1	0-7	0.30	1	vacant	Owned by Neighbor, part of yard
031-171-038	R1B2	0-4	0.28	1	vacant	Drainage
031-171-044	R1B2	0-4	0.25	1	vacant	None
031-182-005	C2DQ	0-21	0.13	2	vacant	None
031-183-032	R1	0-7	0.20	1	vacant	None
031-183-033	R1	0-7	1.91	8	vacant	Drainage
031-192-013	R1	0-7	0.25	1	barn	Alley access only
031-202-002	AE	0-0.25	3.57	1	vacant	Agricultural Land, not for sale
031-202-003	RSB5	0-1	1.50	1	vacant	None
031-212-002	R1B3	0-2	0.55	1	vacant	Very steep grade
031-231-006	R1B2	0-4	0.6	1	vacant	None
031-231-007	R1B2	0-4	0.57	1	vacant	None
031-232-016	R1B1	0-5	0.23	1	vacant	None
031-242-018	R1	0-7	0.21	1	vacant	Owned by Neighbor, part of yard
031-251-002	R1B2	0-4	2.81	7	vacant	None
031-251-003	R1B2	0-4	0.46	1	vacant	None
031-251-005	R1B2	0-4	0.45	1	vacant	None
031-251-010	R1	0-7	0.23	1	vacant	None
031-251-016	R1	0-7	0.99	4	vacant	No access



**Non-Vacant Sites**

Underutilized parcels were not used to determine Realistic Unit Capacity in Table 29. The 52-unit Navy housing facility described below was not included in the Vacant Land Inventory and will be rehabilitated to accommodate the City's lower income housing needs. A detailed list of items to rehabilitate has been compiled and the City has had preliminary discussion with a local bank to secure a loan for the necessary improvements. The Navy housing is made up of existing single and multi-family units that have been vacant since 2008; once they are rehabilitated, residential use of the units will be re-established. Additional information is provided below under Navy Housing Acquisition.

**Navy Housing Acquisition**

The City recently acquired (September 2011) a 52-unit former Navy housing facility that was vacated in 2008. The City of Ferndale was presented with the opportunity to take ownership of the Navy housing for low and moderate income individuals, families, and seniors. An *Acquisition Options and Preliminary Feasibility Analysis* (January 2010) report was prepared to assure financial feasibility and to provide the options and requirements for the housing complex and the necessary steps and timeline of acquisition. The City secured the federal appropriation allowing the 11.68 acre site to be transferred to the City at no cost for the purpose of providing affordable housing. The 52 units include; 24 single family homes and 28 multi-family units, currently zoned R1.

The City actively worked to acquire the site and recognizes the importance of providing sites for affordable housing within the City. Per Article 34 of the California Constitution the voters must authorize the "development, construction, or acquisition of low rent housing" by a public agency. Therefore, this issue was scheduled for the November 2010 ballot, and was approved by City voters. The City held numerous public meetings and tours of the site to engage residents, answer their questions, and inform them of the importance of providing affordable housing. Although the current zoning of this site is R1, the existing duplex units are more consistent with the R2 zone standards. The existing units will be rehabilitated and will provide both low and moderate income rentals. A total of 25 units will be low income rentals, which exceeds the City's RHNA allocation for lower income households of 22 units. Table 30 shows the proposed rental distribution of units based on income.

**Table 30: Navy Housing Rental Distribution**

Unit Type & No. Bedrooms	No. of Units
<b>Low Income (&lt;80% AMI)</b>	
<b>Single Family - 2 BRM, 1 BA</b>	1
3 BRM, 2 BA	9
4 BRM, 2BA	1
<b>Townhouse - 2 BRM, 1.5 BA</b>	10
4 BRM, 2.5 BA	4
<b>TOTAL Low Income Units</b>	<b>25</b>
<b>Moderate Income (&lt;120% AMI)</b>	
<b>Single Family - 2 BRM, 1 BA</b>	1

Unit Type & No. Bedrooms	No. of Units
3 BRM, 2 BA	10
4 BRM, 2BA	2
	10
<b>Townhouse - 2 BRM, 1.5 BA</b>	
4 BRM, 2.5 BA	4
<b>TOTAL Moderate Income Units</b>	<b>27</b>

The plan is for the City to transfer the site to a non-profit to oversee the operation and management of the housing complex. The City Council, with input from the public, will develop management policies, financial guidelines, tenant selection policies, and Codes, Covenants, and Restrictions (CC&R's) that will govern the use of the land and its oversight by the non-profit.

Ferndale "may only credit up to 25 percent of [Navy Housing] units in each income category toward the City's regional need." This is because, according to the Department of Finance, these units were considered part of the existing housing stock for purposes of calculating the current regional housing need. This would result in crediting of six units for low-income households and two units for moderate-income households. The City still feels these units are applicable to meeting RHNA because the units have been vacant for three years and when they were occupied - only available to military personnel and not part of the housing stock for the general public. The City has, however, proceeded with additional analysis to identify other sites to address the remaining need of 23 units, of which 16 are for lower-income households.

The Ferndale Navy Housing complex requires substantial rehabilitation to make some of the units habitable. These units result in a net increase in the City's affordable housing stock, since all units are vacant. The City is currently providing committed assistance by hiring consultants to facilitate the housing complex acquisition and guide the City through the next steps of acquisition, conveyance, rehabilitation, tenant selection requirements, and property management options. The City also coordinated a November 2010 ballot measure approved by the community for the acquisition and use of the units for low income housing.

To credit any of the Navy housing units the element must clearly describe how each of the provisions of Government Code 65583.1(c) have been addressed. In addition to the discussion below, see the attached checklist for Government Code Section 65583.1(c) compliance (Attachment B).

The City has provided approximately \$87,000 through a legally enforceable agreement to facilitate the Navy Housing acquisition process over the past three years (\$62,000 plus \$25,000 donation). It is expected that the City will expend more funds to see the project through depending on the City Council approved disposition arrangement (65583.1(c)(4), (1)(A)).

During the previous planning period eight affordable units were constructed and two units have been permitted in the current period. These units are secondary dwelling units which are considered affordable to lower income households due to their small size and low rents. Second

units rent for approximately \$800 or less which is affordable to lower income households based on the 2009 Humboldt County Area Median Income of \$35,985 (65583.1(c)(3)).

The Navy housing facility has a total of 52 units which will provide low to moderate income housing opportunities. The committed funds have been used to facilitate the acquisition of the property. The final disposition of the property has yet to be determined; all options require sufficient funds for the rehabilitation and rental of the units to low to moderate income households (65583.1(c)(1)(B)). The rehabilitation of the Navy housing facility will result in a net increase of 25 units available and affordable to lower income households. If the units are not acquired by the City there would be no guarantee that they would be used for lower income housing; therefore they are at imminent risk of loss to affordable housing stock (65583.1(c)(2)(A), (i)(I)). The units are not currently occupied, therefore relocation assistance would not be required (65583.1(c)(2)(A)(i) (II, III)).

The units have been vacant for three years which has resulted in: (a) extended interruption (non use) of gas, water, and electricity service; (b) lack of adequate heating which has resulted in mold problems in some of the units; (d) deterioration of some of the structures resulting in unsafe and unsanitary conditions; and (e) inadequate numbers of garbage receptacles and service due to non use of the site (65583.1(c)(2)(A)(i) (IV)).

Affordability and occupancy restrictions will be maintained for at least 20 years by recording deed restrictions (65583.1(c)(2)(A)(ii)). Prior to occupancy of the rehabilitated units the City will issue a certificate that finds the units comply with all local and State building and health and safety requirements (65583.1(c)(2)(A)(iii)).

#### *Zoning that Facilitates Development by Income Group*

The California Department of Housing and Community Development (HCD) assumes, in general, that the higher the density, the more affordable the housing. This assumption relies on the fact that many of the costs for new construction, for example, per square foot construction costs, financing, profit and overhead, and utility extensions, remain essentially the same irrespective of whether it is one, four or a dozen units that are constructed on a site. The variable with the greatest influence on the cost of housing is land; hence, the higher the density allowed by the General Plan designation and zoning, the more affordable the housing. By providing for higher densities, the City can encourage and facilitate affordable housing development. Additionally, the land use designations and zoning must accommodate a variety housing types, including opportunities for rental housing.

Housing Element law requires that a city or county provide, through its General Plan, sufficient sites suitable for the production of housing affordable to extremely low, very-low and other-low income households. As these sites are generally higher density designations that support residential development as a primary or mixed-use, this analysis will center on whether sufficient land has been planned in the R2, R3, R4, C1 and C2 designations to meet the needs for the Housing Element planning period.

In the case of Ferndale, 15 units per acre is the appropriate density to meet affordable housing needs. Zones R3, R4, C1 and C2 are appropriately rated for lower income housing. The densities in these zones are 0-21 dwellings per acre. The C1 and C2 zones allow for a variety of housing types including multi-family development, in addition to commercial uses. Because adequate land is available in the C zones for up to 30 additional dwellings, taking into consideration realistic unit capacity, it is not necessary at this time to pursue zone changes. In the future, additional R3 and R4 zones will be set aside to allow for more apartment-style dwellings, thereby creating more affordable housing for lower income residents; however, in the time frame of the current Housing Element, zone changes will not be necessary. Many extremely low income households will seek rental housing and most likely face overpayment, overcrowding, or other housing problems. To address the range of needs of extremely low income households, the City will encourage a variety of housing types, such as single-room occupancy units. In addition, Program I. Adequate Sites will amend the Zoning Ordinance to allow for multi-family dwelling of more than five units in accordance with density standards. The City will also evaluate and identify sites of adequate size for potential rezoning to allow for multifamily uses by right (R3 and/or R4 zones) (Program I).

**Zoning to accommodate lower income households.**

A General Plan and Zoning Amendment (GP/ZA) has been proposed to increase the Residential Two-Family (R2) density from 14 dwelling units per acre to 15 dwelling units per acre. The Ferndale Planning Commission recommended GP/ZA approval to the City Council on October 19<sup>th</sup>, 2011. The GP/ZA has been scheduled for City Council review on December 1, 2011. Per Government Code Section 65583.2(c)(3)(B) the City's zoning must be consistent with 15 du/acre standard for rural jurisdictions to be considered appropriate to accommodate housing for lower-income households. The existing Residential Two-Family (R2) density in Ferndale allows up to 14 dwelling units per acre (du/acre). Increasing this density to 15 du/acre will meet this density standard. As shown in the vacant land inventory there are approximately 1.65 acres of vacant R2 designated land within the City which could be developed with a maximum of 24 units at 15 du/acre. Therefore, adequate land is available to accommodate the City's remaining regional need of 16 units for lower-income households. With the Navy housing acquisition approval discussed above and this GP/ZA, the City has sufficient sites, as projected in the RHNA, to accommodate lower income housing needs, for this planning period.

The C1 and C2 zones allow for a variety of housing types including multi-family development, in addition to commercial uses. Single family and multi-family residential units are allowed and encouraged in both zones. The C1 designation allows for residential uses with a use permit, and residential units are principally permitted in the C2 zone. Lodging including hotels, motels, boarding houses, and mobile home parks are also allowable in the C2 zone. Affordable, high density housing would integrate well in this zone as residents would benefit from the close proximity to services. Combined short term and permanent residential housing is an option. The density of this zone facilitates low income housing options; these areas are also fully served by utilities and have considerable potential for mixed use and higher density development.

As shown in draft Housing Element Tables 28 and 29 and on Figure 1 there is a total of approximately 3.23 acres of vacant C2 zoned land (includes C2D and C2DQ zones) for an estimated realistic unit capacity of 40 units. Three of these sites (APNs 031-083-002, 031-083-

004, and 031-085-022) are within the same vicinity of each other off of 4<sup>th</sup> Street near Main Street and total 1.47 acres. Since these sites are not located directly on Main Street and are adjacent to existing residential uses, affordable units would integrate well in this area as residents would benefit from the close proximity to services. Higher density affordable housing would likely be more desirable at these sites than commercial uses due to setback from Main Street and other commercial areas. Although theoretically based on density standards these sites could fit 30 units, the projected yield of these three sites based on site conditions is 18 units.

Due to Ferndale's small size and historic building patterns, larger low-income housing developments (50-80 units) are not needed or feasible at this time. Hence, the City's low-income housing need can be accommodated through smaller lot development as described above and the estimate of the number of units projected on these sites is feasible. The City will pursue incentives or concessions, where necessary, to maintain economic feasibility of lower income units; to encourage mixed-use commercial and residential development; and to promote multi-family design that preserves community character and provides a sense of connection to the neighborhood.

#### **Existing mixed uses in the downtown area.**

Ferndale Main Street contains many larger Victorian era buildings with commercial and office uses at street level and residential units on the upper floors. These apartment/ studio type units are generally affordable to low/ moderate income residents due to their smaller size. The commercial designations in the downtown area (C1 and C2) allow for a variety of housing types with a maximum density of 21 du/acre. The density of these zones facilitate low income housing options; these areas are also fully served by utilities and have considerable potential for additional mixed use and higher density development.

#### **Second Units**

Consistent with Chapter 1062, Statutes of 2002 (AB 1866), the City amended its second-unit ordinance and permitting process to allow second units by right in the R-1 and R-S single-family residential zones. However, permit approval is subject to a planning staff level review of the site and building plans to ensure compliance with height, setbacks, maximum floor area, and parking requirements. Depending on workload, the administrative plan check process can be completed within a few weeks. A summary of these standards is as follows (Z.O. Section 7.21):

- 1) The maximum gross floor area of the secondary dwelling unit (SDU) shall not exceed 640 square feet.
- (2) The SDU may either be attached to, or detached from the principal dwelling.
- (3) A SDU attached to the principal dwelling shall comply with the applicable development standards for additions to a single-family residence; a detached SDU shall conform to the applicable development standards for an accessory structure.
- (4) The lot on which the SDU is sited shall be developed with at least two parking spaces, one per dwelling, as noted in Z.O. section 7.16.

According to City building permit records, eight second dwelling unit (SDU) building permits have been issued since 2001. Based on this and the most recent trends, at least one SDU per year is expected to be built during the current planning period. Current rental prices for second units and apartments of similar size were researched in local property listing publications. Based on

this review of available SDU's, typical rents are less than \$800 per month, depending on the unit size and number of bedrooms. Due to their smaller size and lower rents, these units are generally affordable to lower-income households (considering the 2009 Humboldt County Annual Median Income of \$35,985. 00). Considering this track record, in concert with local housing needs and development trends second units are being applied towards the City's adequate sites requirement.

#### *Environmental Constraints*

Some properties in Ferndale are considered unbuildable because of steep slopes and drainage constraints. These properties are accounted for by using the realistic unit capacity for analysis. The City's existing Public Safety and Unique Resources (Conservation) Elements contain analysis and policies regarding flood hazards and management in compliance with GC Section 65302. The City has also adopted a Floodplain Ordinance (Ordinance 08-02) to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas within the City. The areas of special flood hazard are identified by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM). The City designated Floodplain Administrator reviews all development permits within the flood hazard area for conformance with Floodplain Ordinance requirements.

#### *Availability of Infrastructure*

During the previous planning period the City was under a sewer moratorium due to Regional Water Quality Control Board (RWQCB) water quality concerns associated with the City's wastewater treatment facility. Therefore, no new sewer hook-ups were allowed, which has been the biggest constraint on further housing development in Ferndale. The City has spent considerable time, effort and resources to comply with RWQCB requirements and to work towards the permitting and construction of WWTF upgrades. The WWTF project will upgrade aging facilities, improve treatment and disinfection methods, and increase efficiency. All upgrades are designed to meet RWQCB standards and modified waste discharge requirements (WDRs). The RWQCB approved new WDRs for the City in July 2009. Proposed facility upgrades will not increase capacity of the WWTF; existing capacity is sufficient for current and anticipated future growth. The facility upgrades have been designed and permitted and the project is on schedule to begin construction in 2010. It is anticipated that WWTF upgrades will be completed within this Housing Element planning period. As sewer hookups become available, priority shall be granted to proposed developments that include housing units affordable to lower income households (GC 65589.7).

Del Oro Water Company supplies water within the City of Ferndale. The City of Ferndale water supply system's maximum capacity is 518,000 gallons per day. Current production average is approximately 208,000 gallons per day. Seventy percent of the water is pulled from springs on the southern end of Ferndale. The springs run at full capacity, with back up production from the Van Ness Street Well. Del Oro Water Company has no plans to expand water services, as current operating levels of approximately 40% of capacity are sufficient.

*Zoning that Facilitates Transitional Housing, Emergency Shelters, and Housing for Farmworkers*

State law requires that local land use regulations accommodate a range of housing types, as well as facilities for people in need of emergency shelter and transitional housing. New State law takes this a step further with the recently signed Senate Bill 2 (SB2). This law addresses the housing needs of the homeless population by requiring every jurisdiction to identify potential sites where new emergency shelters can be located without discretionary review by the local government. It also increases the protections for providers seeking to open a new emergency shelter, transitional housing or supportive housing development, by limiting the instances in which local government can deny such developments. The Housing Element incorporates these new requirements by eliminating the CUP required for permitting emergency shelters and transitional housing facilities in specific zones. Additionally, the zone identified as appropriate for emergency shelters must be analyzed to demonstrate that it is suitable for the use and includes sufficient capacity to meet the City's need.

Emergency shelters are defined as housing with minimal supportive services for homeless persons that require a limited occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of the inability to pay. Transitional housing is rental housing that is operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. Supportive housing has no limit on the length of stay, is occupied by a target population, and is linked to on-site or off-site services that assist the supportive housing resident in retaining housing, improving his/her health status, and maximizing his/her ability to live, and when possible, work in the community.

In a city of one square mile, and with the high cost of land, the population base needed to support the cost of building transitional housing, or permanent emergency shelters, is not available. Homelessness is a minor issue in Ferndale. Emergency shelter for Eel River valley residents is available during floods and earthquakes at the Humboldt County Fairgrounds. The City has not had any requests for homeless shelters or other forms of homeless assistance. A new policy is proposed to make homeless shelters principally permitted in specific zoning districts. A recommendation to allow emergency shelters and transitional facilities at the County fairgrounds in the PF zone without a use permit will be introduced. Existing principally permitted uses in the PF zone include public fairgrounds and related uses, public buildings including, auditoriums, hospitals, and similar uses. Hence, if needed, a year-round emergency shelter would be considered a similar public facility type use and would be appropriate in this zone. Additionally, the fairgrounds has a number of large structures on-site that would have the capacity to accommodate a year-round emergency shelter if required.

The City's existing zoning districts do not currently allow for emergency shelters facilities by right. However, the Public Facility zone has been initially reviewed and is appropriate to accommodate these uses. This element includes a program that identifies specific zones and amends the zoning code within one year of housing element adoption to comply with SB2 regulation. See Chapter 5 for specific programs.

Beginning in April 2005, the Multiple Assistance Center (MAC) in Eureka providing shelter and services to at-risk and homeless persons began operation. Currently, the MAC is Humboldt County's highest prioritized homeless project, receiving broad based support from government, public, private, nonprofit and community sectors. The MAC is designed to address the major gap in homeless services in Humboldt County. However, while the City would be supportive of such services if a local need was demonstrated, creation of a permanent shelter in Ferndale given opening of the MAC in 2005 would appear duplicative of the County-wide effort to consolidate services and focus available community resources. Consequently, the City has no plans for operating an emergency shelter at this time but could locate such a facility if conditions were to warrant.

Transitional and supportive housing provides intermediate housing opportunities for persons not presently capable of living in a fully independent setting. These facilities are residential uses similar in nature to rooming and boarding houses but also include a component of counseling and support often provided by a resident facility manager. Group homes for six or fewer persons are permitted in all zones where single-family residences are a use by right (per State law). In other zones, and for group homes supporting more than six individuals, the City permits the location of transitional housing facilities where uses of similar type (e.g., rooming and boarding), size and density are permitted under the General Plan and zoning. Transitional and supportive housing is permitted by right in the RS, R1, R2, R3, R4, and C2 land use designations and zones. The City would need to work closely with the non-profit organization or persons seeking to develop such a facility to ensure that the siting and operational aspects of the use were similar to uses of the same type in the same zone. In the City, transitional and supportive housing are considered a residential use and are only subject to those restrictions that apply to other residential uses of the same type in the same zone.

In the Eel River Valley, farmworker housing needs are not significant as most farms are managed by owner/occupants. Most farming operations in the City are owner operated dairies with workers either housed on employer's farms or in rental housing in the region.

### ***Analysis of Governmental Constraints***

It is in the public interest for the government to regulate development to protect the general welfare of the community. At the same time, government regulations can potentially constrain the supply of housing available in a community if the regulations limit opportunities to develop housing, impose requirements that unnecessarily increase the cost to develop housing, or make the development process so arduous as to discourage housing developers. State law requires housing elements to contain an analysis of the governmental constraints on housing maintenance, improvement, and development (GC §65583(a)(4)).

### *Land Available for Residential Development*

The General Plan Land Use Element guides the physical development of the City. The Land Use Element balances the need for available land with the desire to efficiently provide services and infrastructure and to limit public exposure to natural hazard areas, such as hillsides and the flood plain. The local planning direction advocated by the Land Use Element development is not to restrict growth but to guide it in an efficient and cost effective manner.

As described in above, the Land Use Element has designated sufficient land to accommodate future growth projections. By analyzing vacant and underutilized land, the holding capacity of the General Plan, conservatively estimated at 253 dwelling units, is more than sufficient to accommodate the projected population increase through the planning period. This estimate does not include second units on residentially zoned parcels or density bonuses authorized by Government Code Section 65915.

### *Land Use Controls*

Land use controls consist of the General Plan, Zoning Ordinance, Building Code and Subdivision regulations. Local land use policies and regulations can impose costs upon development. While these measures are often necessary to protect the public health, safety or welfare, the effect of any particular requirement must be weighed carefully to ensure that it does unduly burden the ability to provide for the housing needs of the community.

### **General Plan**

The General Plan establishes policies that guide new development including residential development. These policies, along with zoning regulations, control the amount and distribution of land allocated for different land used in the City. The land use designations established by the General Plan allow single-family and multiple-family residential developments. To reflect a variety of living environments and infrastructure and service limitations, the Land Use and Unique Resources Element and Map provide for both urban and rural designations. The characteristics of the land use designations found in the Land Use and Unique Resources Element are as follows:

Residential Suburban: This designation is intended to be applied in areas of the City which are particularly suited to large lot development of single family homes.

Residential One-Family Building Site Combing: This designation is intended to be applied to those areas generally suited for single family home development, but where sound and orderly planning indicates that lot area and yard requirements should be modified.

Residential One-Family: This designation is intended to be applied in areas of the City where topography, access, utilities, public services and general conditions make the area suitable and desirable for single family home development.

**Residential Two-Family:** This designation is intended to be applied in areas of the City close to urban centers where all utilities and services are available and where housing demand justifies a density of two families on each building site.

**Residential Multi-family:** This designation is intended to be applied in areas of the City where it is reasonable to permit and protect low-density apartment developments.

**Apartment-Professional:** This designation is intended to apply in areas of the City suitable for higher density residential uses and for professional and business offices and instructional uses. Density is to be determined by community character.

**Neighborhood Commercial:** This designation is intended to provide for neighborhood shopping centers which will provide convenient sales and service facilities for residential areas, without detracting from the residential desirability of such areas.

**Community Commercial:** This designation is intended to be applied to areas of the City where more complete commercial facilities are necessary for community convenience.

**Agricultural Exclusive:** This designation is intended to be applied in areas where agricultural use is and should be the desirable predominant use of land and in which it is desired to protect agricultural operations from incompatible or detrimental uses.

**Public Facility:** This designation is intended to be applied to lands owned by public agencies or to lands upon which such agencies operate public facilities.

### Zoning Ordinance

The Zoning Ordinance further describes the land use designations. These land use designations provide for a range of residential densities ranging from one residence per acre to 21 residences per acre.

**Table 31: Zoning District Descriptions**

Zone	Lot Size	Allowable Uses	With Use Permit
Agriculture-Exclusive (AE)	4 acre minimum	Farm Dwellings	B&B
Residential-Suburban (R-S)	1 acre minimum	1 family dwelling, guest house	B&B, SDUs
Residential One-Family (R-1)	6,000sf minimum	1 family dwelling	Guest house, B&B, SDUs
Residential Single Family (R1B1)	8,000sf minimum	1 family dwelling	Guest house, B&B, SDUs
Residential Single Family (R1B2)	10,000sf minimum	1 family dwelling	Guest house, B&B, SDUs
Residential Single Family, (R1B3)	20,000sf minimum	1 family dwelling	Guest house, B&B, SDUs
Residential Two-Family (R-2)	6,000sf minimum	1 or 2 family dwellings	Guest house, B&B

<b>Zone</b>	<b>Lot Size</b>	<b>Allowable Uses</b>	<b>With Use Permit</b>
Residential Multiple Family (R-3)	6,000sf minimum	1 to 4 family dwellings, B&B	Hotels, mobile home parks, boarding houses
Apartment-Professional (R-4)	6,000sf minimum	1 family dwelling, boarding houses, hotels, B&B	Mobile home parks
Neighborhood Commercial (C1DQ)	2,000sf minimum	1 family dwelling	2 to 4 family dwellings, B&B, boarding houses
Community Commercial (C2)	2,000sf minimum	Dwellings, hotels, boarding houses, mobile home parks	No residential uses
Community Commercial (C2DQ)	2,000sf minimum	1 family dwelling	2 to 4 family dwellings, B&B, boarding houses

In the City's Zoning Ordinance, a 'farm dwelling' is defined as a dwelling on farm premises for permanent residents of the farm, such as the owner, lessee, foreman, or others whose principal employment is the operation of the farm, as distinguished from quarters for seasonal labor.

Single-family dwellings are principally permitted in all the residential zones, as are two-family dwellings in the R-2 zone. Secondary Dwelling Unit permits are approved ministerially in either the Residential Suburban or Residential Single Family zones. Although multiple dwellings up to four-family are allowed in the R-3 zone, and boarding houses in the R-4 zone, at this time Ferndale does not have any land zoned R3, and a very small section zoned R4.

Mobile homes shall be considered compatible in those areas outside of the Design Control Combining or -D zones, as shown on the City of Ferndale Zoning Map. The designated Design Control district is of significant historical value and overall unique architectural character, warranting protection of preservation efforts and infill development of comparable nature. Therefore, mobile homes, as defined here, are not found to be compatible with these areas, but shall be permitted in all other areas of the City where single-family dwellings are a principal permitted use of land.

Private institutions, including group homes, are permitted with a use permit in all residential zones, except the Residential One Family Zone (R1). The Zoning Ordinance defines family as: A person living alone, or two (2) or more persons related by blood, marriage or adoption, or a group of not more than five (5) unrelated persons living together as a single non-profit housekeeping unit in a dwelling unit, as distinguished from a group occupying a boarding house, motel, hotel or fraternity or sorority house. This definition is restrictive in allowing a residential care facility in a single-family zone unless limited to five unrelated persons.

The City of Ferndale allows group homes (greater than 6 people) in the R4 zone and the C2 zone as a principally permitted use. The C1 zone allows a group home with a use permit. Private institutions are allowed with a use permit in the R2, R3, and R4 zones.

**Table 32: Housing Types Permitted by Zoning District - City of Ferndale**

Housing Types Permitted	R1	R2	R3	R4	RS
Single Family Attached	P	P	P	P	P
Single Family Detached	P	P	P	P	P
Duplexes to Fourplexes	No	P-2	P-4	P-4	No
Multifamily (5+ Units per Structure)	No	No	No	No*	No
Mobile Homes**	P	P	P	C	P
Manufactured Homes	P	P	P	P	P
Second Units	C	No	No	No	C
Source: Local Zoning Code					
Notes: P = Permitted Use C = Conditional Use Permit					

\* Although the R4 zone is named Apartment-Professional, neither the principal permitted uses nor the uses permitted with a Use Permit include apartments or anything for 5+ units. In other words, there are no places in Ferndale where 5+ multifamily apartment units are allowed.

\*\* Mobile Homes on individual lots: A mobile home shall be permitted on an individual lot as a single-family dwelling unit, only if it meets the following requirements: The mobile home must be certified under the National Mobile Home Construction and Safety Standards Act of 1974; The mobile home must be installed on a permanent foundation system designed in accordance with the provisions of Chapter 29 of the Uniform Building Code, 1979 Edition, or applicable provisions of subsequent editions adopted for use by the City; The mobile home must comply with all development standards specified in the zone in which the mobile home is to be placed; The mobile home must be located within an area of the City determined to be compatible with mobile home use.

**Development Standards**

The requirements for building heights, set-backs, design, parking and other property development standards are comparable to other communities in the region, and do not pose undue constraint to the development of housing in Ferndale. Allowable lot coverage ranges from 35 to 60 percent, depending on zoning density, with allowable heights ranging from 35 feet to 45 feet.

**Table 33: Development Standards - City of Ferndale**

Zoning District	R1	R2	R3	R4	RS
Density Range	0-7 per acre	0-14 per acre	0-21 per acre	0-21 per acre	0-1 per acre
Setbacks	F 20'; R 15'; S 10%	F 20'; R 15'; S 10%	F 20'; R 10'; S 5'	F 20'; R 10'; S 5'	F 20'; R 15'; S 10%
Lot Coverage	35%	40%	60%	60%	None
Minimum Lot Size	6,000 sf	6,000 sf	6,000 sf	6,000 sf	1 acre

Zoning District	R1	R2	R3	R4	RS
Minimum Unit Size	None	None	600 sf	600 sf	None
Parking	1 per dwelling				
Height Maximum	35'	35'	45'	45'	35'

### *Codes and Enforcement*

New construction in Ferndale must comply with the Uniform Building Code (UBC). The City adopted the UBC with no major revisions, meaning that there are no extraordinary building regulations that would adversely affect the ability to construct housing in Ferndale. Enforcement in the City of Ferndale is conducted on a complaint basis.

### *On/Off-site Improvement Standards*

Site improvements such as frontage improvements, street work, storm drainage, street lights, utilities and landscaping may be required for new development to ensure conformity to, and implementation of, the Ferndale General Plan, any adopted specific plans, and/or any applicable Ordinances of the City of Ferndale. All utilities within a subdivision and along peripheral streets shall be placed underground except those facilities exempted by the Public Utilities Commission regulations. Site improvements are required as a condition prior to Final Map or Parcel Map approval and must either be completed or the developer must have an agreement with the City to do such work. Improvements shall be constructed in accordance with the City of Ferndale Standard Specifications and/or when applicable with standards as adopted by local utility companies and approved by the City Engineer.

All subdivision projects are required to construct onsite and offsite improvements according to approved standards adopted by the City, or as otherwise determined by the City Engineer. Improvements may include frontage, storm drainage, sewer, street lights, water lines, and other utilities as deemed appropriate. Site improvements are an important component of new development in order to ensure a safe and well-planned community. Improvement standards are established by the City's Improvement Standards and Specifications. The City's Improvement Standards for subdivisions identify types of streets for new developments. Typical residential development will include provisions for minor streets and collector streets, each of which have a right-of-way between 40 and 50 feet, and include pavement, curbs, gutters, and sidewalks. The pavement width is the generally accepted minimum necessary to provide for one lane of vehicular traffic in each direction and on-street parking on one or two sides.

Providing streets for new residential developments add to land development costs, but are necessary to ensure safe access to comply with City standards. Smaller infill projects typically are only required to improve adjacent street frontages, including the installation of curb, gutters, and sidewalks. In most of Ferndale's urbanized area, streets and other improvements are already in place. Therefore, development of Ferndale's vacant residential infill sites requires few or no

frontage or off-site improvements and costs of such improvements would not substantially impact the cost of the housing supply.

### *Fees and Exactions*

Similar to other City and County jurisdictions, Ferndale collects development fees to recover the costs of providing public services and the administrative costs associated with application processing. The City collected fees are important to ensure new development does not result in inadequate public facilities. If new development occurs without improving public facilities, the long-term costs for maintenance and upgrades would be much greater. The approach the City has taken is to have new development pay its fair share of the cost of the public infrastructure needed to accommodate it so that the costs are not borne by the existing residents through general fund subsidies. Line item fees related to processing, inspections and installation services are limited by California law to the cost to the agencies of performing these services. The City of Ferndale does not charge impact fees that are commonplace in larger California jurisdictions except for a drainage fee. The table below describes City fees for typical planning permits. The fees are comparable or less than those charged by other jurisdictions in Humboldt County and are not considered a barrier to residential development.

The following discussion of fees does not take into consideration land costs or other mitigation fees outside the control of the City. There are several planning and development fees that are charged for the review and approval of general plan amendments, zone changes, conditional use permits, variances, subdivision maps, site plans and service requests. Depending on the complexity of the requests, these fees can total several hundred to several thousand dollars per unit.

**Table 34: Planning and Development Fees - City of Ferndale**

Fee Category	Fee Amount
<b>BUILDING, PLANNING AND APPLICATION FEES</b>	
Variance	\$510.00
Conditional Use Permit	\$630.00
Home Occupation Permit	\$190.00
General Plan Amendment	\$1,325.00
Zone Change	\$1,325.00
Lot Line Adjustments	\$705.00
Minor Subdivision (cost varies on number of lots and complexity)	\$1,975.00
Major Subdivision (cost varies on number of lots and complexity)	\$2852.50 + \$104.35/lot
Plan Check, Single Family Residence	\$ cost
Design Review	\$190.00
Plot Plan Review	\$38.00

Fee Category	Fee Amount
Sewer Hookup Fees- First new hookup; (each additional hookup up to 4 units \$400, over 4 units \$200)	\$5180.16
Drainage Fee for new Single Family Residence	\$1500.00

New housing typically requires payment of the following fees: sewer and water connection, building permit, and drainage. In addition, subdivisions and multifamily projects may incur the cost of preparing environmental documents, soils reports, and tentative and final map filing fees. Typical fees for a new single family home would be approximately \$9,913 and fees would be approximately \$13,030 for a four-plex. This represents about 4.4 percent of the total development cost for a single family unit and 3.3 percent for a four-plex. While fees increase residential construction costs, Ferndale's fees are generally lower than those charged throughout the County and do not act as an undue constraint on development.

**Table 35: Typical Fees for New Residential Development**

Development Cost	Single Family	4-unit Multi-family
Total Estimated Fees	\$ 9,913	\$ 13,030
Typical Estimated Cost	\$ 223,389*	\$ 400,000**
Estimated proportion of fee cost to overall cost	4.4%	3.3 %

\* Based on average of seven houses constructed in Ferndale between 2004 and 2010.

\*\* Based on 1,000 square foot units and \$100/square foot development costs.

### *Processing and Permit Procedures*

Developers must negotiate several steps to secure all necessary approvals to build housing on a given parcel of land. From the standpoint of the City, this process is necessary to ensure that new development adequately complies with local regulations that are meant to protect the health, safety, and welfare of the community. From the developer's standpoint, this process can complicate and lengthen the development process, increasing difficulty and cost to develop new housing.

Often, the building permit process can act as a governmental constraint. In the last five years, city staff has endeavored to streamline the building and land use permit processes. The application guide for development permits continues to be revised and standardized, and all permits and procedures are now available on the city's web page <http://ci.ferndale.ca.us>. This has made it easier for citizens to obtain applications and to understand the period of time involved in processing the application.

The City currently contracts for Planning and Engineering services; all planning and development application are reviewed and processed by the contract City Planner and Engineer as applicable. The City also contracts for Building Inspection services, which are conducted on an as needed basis.

The City Clerk and City Manager have revised the filing system and entered previous permits on a database. This has made previous permit information more accessible and has streamlined the permit process. City staff has developed a long-term plan to re-write and standardize all city ordinances. As the ordinances are adopted by the City Council, they are posted to the City's web page.

#### **Use Permits**

Use permits may be granted by the Planning Commission for any use for which the City of Ferndale Zoning Ordinance requires a use permit. The purpose of the use permit process is to ensure consistency of a proposed land use with City regulations and compatibility of the use with surrounding properties. Use permits are required for any use permitted with a use permit as specified in the Zoning Ordinances Regulations for the Principal Zones. Applications are filed at the office of the City Clerk and are accompanied by such information as may be required to describe fully the proposed use for which the permit is sought. A Public Hearing date shall be set. Staff prepares a report outlining the proposed project and recommends conditions for approval as necessary.

The Planning Commission may impose whatever conditions it deems appropriate or necessary in approving a Use Permit and may periodically review a use which was granted in a Use Permit to ensure that the use continues to operate in accordance with conditions of approval.

#### **Home Occupation**

A home occupation is any use which, as determined by the Zoning Ordinance, is customarily carried on within a dwelling or unattached structure by the inhabitants thereof, and which is clearly incidental and secondary to the residential use of the dwelling.

Home occupations shall be permitted as appurtenant and accessory uses to any residential uses. If applicant complies with Zoning Ordinance Section 7.11, the permit will be issued administratively (over the counter). The Home Occupation Permit shall:

- Be a legal and lawful business.
- Produce no evidence of its existence in the external appearance of the dwelling or premises including but not limited to exterior displays such as signs, or in the creation of offensive noise, vibration, smoke, dust, odors, heat or glare, parking or traffic, or other nuisances to a degree greater than normal for the neighborhood.
- Is confined completely within the dwelling or unattached structure and occupies not more than twenty five percent (25%) of the total floor space of the main dwelling (or its equivalent in an unattached structure).
- Be an owner- or renter-occupied home and business.
- Meet the requirements of the building inspector and fire district of jurisdiction.
- Possess a current business license.
- At time of business license renewal, produce a copy of the applicant's Liability Insurance on which a rider has been placed for the Home Occupation.

**Lot Line Adjustment**

The Lot Line Adjustment process is intended solely for adjustments in the boundary lines between two or more parcels in instances where no additional parcels are created. This process may also be used to dissolve property lines.

Due to the relatively simple nature of lot line adjustments, applications may be handled administratively (i.e. principally the City Engineer and City Planner) in order to expedite processing. Referral to the Planning Commission and City Council is not required, except in instances of an appeal of an administrative determination, in which case the application will be referred to the Planning Commission.

**Plan Check/ Plot Plan Review**

Plan Check for a Single Family Residence is an administrative approval process. The plans are reviewed by the City Planner for land use issues, and by the Plan Checker for construction issues. As noted elsewhere, the plan check process is about a week.

The Plot Plan Review is performed by the in-house Planner and generally takes no more than a day. The Planner prepares a memo for the file and for the plan checker outlining any land use issues discovered during the review.

**Design Review**

All external changes to any structure within the Design Control Combining Zone (-D) require a Design Review Use Permit granted by the Design Review Committee (DRC) or Planning Commission. Per Zoning Ordinance Section 6.05 a Design Review Use Permit must be obtained before any structure may be erected, structurally altered, or in any way remodeled or improved so as to change the outward appearance. The DRC is made up of two Planning Commissioners and three Ferndale residents, preferably with design background in planning, architecture, landscape architecture, historical restoration, or other similar experience.

Design Review Use Permit applications are reviewed by the DRC; if three members approve the project, the City Clerk issues the permit; if three members deny the project the applicant can change the design, or request that the application go to the Planning Commission at a fee as set by the Fees and Fines Schedule. The Design Review procedures are established to:

- Ensure that new structures and/or modification, alteration, enlargement of existing structure occur in a manner consistent with Ferndale General Plan policies.
- Preserve the natural beauty of the town's site and setting.
- Ensure that the architectural design of structures and their materials and colors are visually harmonious with and conceptually consistent in character and scale with surrounding area.
- Ensure that the design and location of signs and their material and colors are visually harmonious with surrounding development.
- Allow the City to make appropriate determination of environmental effects.

**Subdivisions**

The Subdivision process and procedures apply to all land divisions governed by the City of Ferndale Subdivision Ordinance, including Parcel Maps and Tentative Subdivision Maps. Requirements for Tentative Subdivision Maps and requirements for Final and Parcel Maps are described in the Application Process. Requirement checklists for tentative and parcel/final maps are also included, as well as a timeline.

Tentative Parcel Maps require action by the Planning Commission only, except where public dedications are offered or when action is appealed to the City Council. Tentative Subdivision maps are considered by the City Council, following advisory action by the Planning Commission. A legislative body of a city or county (or advisory agency (i.e. Planning Commission)) shall deny approval of a tentative map if it makes any of the following findings:

- That the proposed map is not consistent with applicable general and specific plans.
- That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
- That the site is not physically suitable for the proposed density of development.
- That the site is not suitable for the type of development.
- That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- That the design of the subdivision or the type of improvements is likely to cause serious public health problems.
- That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

**Variances**

Variations are required in instances where strict application of the terms of the zoning regulations, other than regulations directly pertaining to the use of land and buildings which are not existing nonconforming uses, may be granted upon certain findings:

- That any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privilege, inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated, and
- That because of special circumstances applicable to subject property, including size, shape, topography, location or surroundings, the strict application of the zoning regulations is found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification, or
- That any variance granted will not be contrary to the intent of the zoning regulations or to the public interest, safety, health and welfare, and,
- Where due to special conditions or exceptional characteristics of such property, or its location or surroundings, a literal enforcement of the zoning regulations would result in practical difficulties or unnecessary hardships.

A variance can only be approved by the Planning Commission following a noticed Public Hearing. Staff prepares a report outlining the proposed project. Conditions may be imposed in the approval of a variance in order to reduce or eliminate potentially adverse impacts of proposed development allowed by the variance.

#### **Zone Change and General Plan Amendment**

The Zoning Ordinance may be amended as other ordinances are adopted or amended; regulations may be amended by changing the boundaries of zones, changing property from one zone to another, and by removing or modifying adopted regulations whenever the public necessity, convenience, and welfare require such amendment, in accordance with the procedures set forth in the Zoning Ordinance, or by action of the Planning Commission, or the City Council.

General Plan amendments may only be initiated by the City Council based upon a recommendation by motion of the Planning Commission or requested by members of the public. Applications by the public are submitted on forms provided by the Planning Department. Fees are established by the City Council.

All amendments must follow the procedures outlined in the California Government Code. An amendment to the General Plan constitutes a project under the California Environmental Quality Act (CEQA) and, therefore, must be evaluated for its effect on the environment. In addition, proposed amendments should be referred to all interested government agencies for comment prior to adoption. As with adoption of General Plan elements themselves, a legally noticed Public Hearing is required before both the Planning Commission and City Council prior to adoption of any plan amendment. Any changes made by the City Council must have been considered previously by the Planning Commission, or the City Council must refer the amendment back to the Commission for its consideration and report.

#### *Timeliness*

The City processes various permits related to residential development. It must be recognized that State law dictates much of the time required for permit processing. Statutory time frames are specified for noticing of discretionary permits and environmental review under the California Environmental Quality Act (CEQA). Additionally, the time frames are dependent upon factors beyond the control of the City, including the completeness of the application, whether the application requires submittal of technical studies (e.g." geological reports), and the applicant's ability to respond promptly to requests for clarification or supplemental materials.

The City continually evaluates how to streamline permit processing procedures and updates handouts that clearly explain the process and requirements. The estimated time for processing is largely dictated by the complexity of the individual project application. However, minimum processing timeframes do apply since the City must comply with procedural requirements set forth in State law as noted above. These requirements are not only mandatory but require a specific sequence of processing steps, including public notification and review periods for various actions which local governments must comply with. The following table describes typical timelines for permit procedures.

The City maintains a tracking system of permits and development applications based on a system that shows where projects are within the review process from submittal date, to application completion date, to approval date. The City's Zoning Ordinance defines the residential types permitted, permitted with a use permit, or prohibited in each zoning district. Permitted uses are those uses allowed without discretionary review except for design review, in designated areas, as long as the project complies with all development standards. Conditional use permits are approved by the Planning Commission. Typical use permit findings include that the project is consistent with the General Plan, the use is compatible with surrounding uses, and the project does not impact public health, safety, and general welfare.

For a typical project, an initial pre-application meeting with City staff can be arranged to discuss the development proposal. Then an application with a description of project and a site plan must be filed, which is first reviewed for application completeness and then by the City staff and other agencies such as public works for consistency with City ordinances and General Plan guidelines. If design review is required the project is forwarded to the Design Review Committee which meets once per month. Depending on the complexity of the project, a single-family project is approved in 4 to 6 weeks from date of plan submission; if no variances, exceptions, or zone changes are needed. After the project is approved, the building official performs plan checks and issues building permits. Larger projects requiring use permits are sent to the Planning Commission. Use permit hearings are publicly noticed and generally take place at the regular Planning Commission meetings which occur once per month. This process does not seem to put an undue time constraint on most developments.

There have been no multi-family development projects in the recent past, therefore a typical or average permit processing and City review time is not available. With the inclusion of the new program to allow for more than 4 units in the R3 and R4 zones (Program I) and revision of the zoning ordinance, review procedures for multi-family development would expect to be similar to single-family development, depending on the number of units, site constraints and project complexity.

As noted previously, changes in the review process and personnel has reduced the turn-around time on building permits; due to the relatively small number of permits applied for in Ferndale, the City's processing and permit procedures have effectively been reduced to about a week including building plan review, plot plan review, and design review.

**Table 36: Timelines for Permit Procedures - City of Ferndale**

Type of Approval or Permit	Typical Processing Time
Conditional Use Permit	30-60 days
Zone Change	60-90 days
General Plan Amendment	60-90 days
Plot Plan Review	7 days
Plan Check	7 days
Design Review	7 - 14 days

Type of Approval or Permit	Typical Processing Time
Tract Maps / Major Subdivision	90 days
Parcel Maps / Minor Subdivision	90 days
Initial Environmental Study	30-60 days
Environmental Impact Report	90-180 days

### *Constraints on Persons with Disabilities*

Government Code §65583(a)(4) requires an analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing.

The 2000 Census notes a total of 383 persons with a disability, including 159 individuals 65 years of age or older. This represents 27.7 percent of the total population in the City.

**Table 37: Persons with Disabilities by Type and Age – Ferndale**

	Number	Percent
<i>Total Disabilities Tallied</i>	383	100.0%
<i>Total Disabilities for Ages 5-64</i>	224	58.5%
Sensory Disability	14	3.7%
Physical disability	71	18.5%
Mental disability	47	12.3%
Self-care disability	17	4.4%
Go-outside-home disability	25	6.5%
Employment disability	50	13.1%
<i>Total Disabilities for Ages 65 and Over</i>	159	41.5%
Sensory Disability	26	6.8%
Physical disability	47	12.3%
Mental disability	20	5.2%
Self-care disability	27	7.0%
Go-outside-home disability	39	10.2%
Source: Census Bureau (2000 Census SF 3: P41)		

This section analyzes the governmental constraints that may exist on the development of housing for persons with disabilities. Recent legislation (SB520) requires the City to analyze the governmental constraints on the development of housing for persons with disabilities and demonstrate the City's efforts to remove such constraints, including accommodating procedures for the approval of group homes, ADA retrofit efforts, and evaluation of the Zoning Code for ADA compliance or other measures that provide flexibility in development of housing for persons with disabilities. Constraints can take many forms including inflexibility within zoning

and land use regulations, unduly restrictive permit processing or procedures, and outdated building codes. The City's analysis of actual and potential governmental constraints in each of these areas is discussed below.

The City has analyzed its land use, zoning and building code provisions and processes to determine what accommodations and constraints exist relative to housing for persons with disabilities. Persons with disabilities may reside in residential units in any zoning district that allows residential uses. Some may choose to reside in a residential facility or group home designed for occupancy by or with supportive services for persons with disabilities. Six or fewer unrelated persons inhabiting a residence are treated as a matter of right in all zoning districts that permit single family residences in accordance with state law. There is no limit to the number of group homes that may be located in an area.

Larger group homes may also locate in the zoning districts that allow group homes (private institutions), subject to approval of a conditional use permit. Conditional use permits require a public hearing and are subject to conditions of approval that may be imposed by the Planning Commission in order to ensure compatibility with the surrounding neighborhood. There are no established standards for group homes in the City, so the Planning Commission looks to the individual circumstances of each group home and its particular neighborhood context. The requirement for a conditional use permit for large group homes is an appropriate requirement because the impacts of such a home would generally be greater than that for a principally permitted residential use and therefore warrants a determination of the adequacy of the facility and improvements to ensure compatibility with the residential neighborhood.

The State has removed any City discretion for review of small group homes for persons with disabilities (six or fewer residents). The City does not impose additional zoning, building code, or permitting procedures other than those allowed by State law. The City zoning ordinance facilitates access for persons with disabilities by allowing uncovered porches, fire escapes, landings, and ramps to extend into setbacks. The City has not identified any zoning or other land-use regulatory practices that could discriminate against persons with disabilities and impede the availability of such housing. Additionally, the element includes a program (Program V.1) which states that the City will adopt reasonable accommodation procedures to provide people with disabilities reasonable accommodation in rules, policies, practices and procedures that may be necessary to ensure equal access to housing. No unique restrictions are in place for disabled housing, such as minimum distances, special conditions for disabled housing, or other such regulations that could constrain the development, maintenance, improvement, or alteration of housing for disabled persons.

In an effort to bring the city's sidewalks and curb corners up to date, any sidewalk replacement in the city must be ADA compliant. During the walking tour, intersections were identified that need ADA corners, and these have been entered in a request for funding using Transportation Funds. ADA requires one handicap-parking stall for up to 25 parking spaces where parking is provided for the public, guests, or employees.

Residential parking standards for persons with disabilities are the same as other parking standards. There is no policy or program for the reduction of parking requirements for special needs housing if a project proponent can demonstrate a reduced need for parking.

### ***Analysis of Non-Governmental Constraints***

The ability to address the underserved needs of the citizens of the City of Ferndale is challenging, especially since so many of the impediments to providing services are beyond the scope of municipal governments. Funding limitations exist at all levels. All resources needed to develop housing in Ferndale are subject to the laws of supply and demand, meaning that these resources may not always be available at prices that make housing development attractive. Thus, cost factors are the primary non-governmental constraint upon development of housing in Ferndale. This is particularly true in the case of housing for low- and moderate-income households, where the basic development cost factors such as the cost of land, required site improvements, and basic construction are critical in determining the income a household must have in order to afford housing.

#### *Land Costs*

The cost of raw, developable land has a direct impact on the cost of a new home and is, therefore, a potential non-governmental constraint. The higher the raw land cost, the higher the price of a new home. Normally, developers will seek to obtain City approval for the largest number of lots obtainable on a given parcel of raw land. This allows the developer to spread the costs for off-site improvements over the maximum number of lots.

#### *Construction Costs*

The costs of labor and materials have a direct impact on the price of housing and are the main components of housing costs. Residential construction costs vary greatly depending upon the quality, size, and the materials being used. In 2005, residential construction costs are on average \$150 to \$200 per square foot.

#### *Financing Availability*

An important consideration in the assessment of the housing needs in Ferndale is the availability of financing. This issue raises several concerns: the ability of homebuilders to obtain construction financing, the ability of households to obtain single-family home loans, and the opportunity for all households of similar economic characteristics to have equal access to financing. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render a housing project infeasible that could have been successfully developed or marketed at lower interest rates. Over the past few years, the interest rate has been very low, dipping to between 5 and 6 percent over the last year. Persons who would be unable to purchase housing at a higher interest rate can now qualify for a home loan. However, housing prices in the City remain too high for persons of lower incomes, even with the low interest rate.

### ***Units At-risk of Converting to Market Rate Uses***

According to California Housing Partnership Corporation (CHPC) and USDA Rural Development, there are no State or Federally assisted units in Ferndale at risk of converting to market rate uses in the planning period. Further, there are no locally assisted units at risk of converting to market rate uses in the planning period.

### ***Energy Conservation***

The purpose of this analysis is to ensure localities consider the long- and short-term benefits of energy conservation in residential development, including how energy conservation requirements can contribute to reducing overall development costs and monthly payments for households.

Major Subdivisions in Ferndale are required to provide a solar-shading map to assist lot purchasers and homebuilders to site their homes to make best use of natural light. Pacific Gas and Electric Company (PG&E), Ferndale's regional utility company, has several programs that help homeowners and renters with energy conservation. PG&E customers have expressed great interest in being part of the solution to the energy situation in California. The utility has developed a simple 3-step program to make saving energy easy. Customers can reduce energy consumption if they take advantage of the information and incentives available for:

1. Taking **no-cost**, energy-saving actions.
2. Installing **low-cost**, energy-saving measures.
3. **Investing** in energy-efficient equipment, appliances and building shell retrofits.

In addition, "Energy Partners" is Pacific Gas and Electric Company's free weatherization program. Utility-approved contractors work with low-income customers to make their homes more energy efficient.

On a local level, the Redwood Coast Energy Authority (RCEA) was formed in 2003 as a Joint Powers Association, representing seven municipalities including the Cities of Arcata, Blue Lake, Eureka, Ferndale, Fortuna, Trinidad and Rio Dell, and Humboldt County. 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.

**References**

City-data.com, 2008. Ferndale, CA Houses and Residents, median house value.

Ferndale General Plan, 1986. City of Ferndale.

Zoning Ordinance 02-02. City of Ferndale.

## Chapter Four: Review and Revision of Prior Housing Programs

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### *Review and Revise*

The review and revise requirement is an important feature of the housing element update. The review analyzes the City's accomplishments over the past planning period. This information provides the basis for continuing to develop a more effective housing program. Generally, the City has made progress implementing the policies of the previous Housing Element including significant progress towards the construction of wastewater treatment facility (WWTF) improvements; creating a Design Review Committee with defined roles and responsibilities to review projects subject to design review requirements; and the City is finalizing the acquisition of 52 Navy housing units for rehabilitation as affordable housing in the City. The 2006 Housing Element programs/policies, along with progress, effectiveness and appropriateness of each program/policy are detailed below.

**Adequate Sites Program.** Provide sites for all residential dwelling types.

- Amend zoning ordinance to allow for apartments and rezone to include R3 and R4 zones that allow multi-family dwellings to be principally permitted.
- Resolve any "manufactured" vs. "mobile" homes definition disparities.
- Amend zoning ordinance to allow for emergency shelters, transitional housing and employee housing per Health and Safety Codes Sections 17021.5 and 17021.6.

**Progress/ Effectiveness:** The R3 zone (Residential multi-family) principally permits up to four dwelling units; and the R4 zone (Apartment Professional) principally permits hotels and motels and bed and breakfasts. The Land Use/ Zoning Map show three parcels with R4 zoning on Shaw Avenue. In addition, dwellings (including multi-family) are principally permitted in the C2 zone. There was not a documented need for additional multi-family dwelling unit sites during the previous housing element planning period. Therefore, the Zoning Ordinance was not amended.

Mobile homes are allowed on individual lots as a single family dwelling unit if it meets the applicable Zoning Ordinance standards including being installed on a permanent foundation; manufactured homes are not specifically addressed in the Zoning Ordinance. The Zoning Ordinance was not amended to resolve any "manufactured" vs. "mobile" home definition disparities.

City staff reviewed the Zoning Ordinance and available lands for compatibility with emergency shelters and transitional housing facilities. A recommendation to allow for these facilities in the public facility zone without a use permit will be recommended with this Housing Element Update.

**Appropriateness:** The City has adequate sites available for all types of residential dwellings. Existing R4 and C2 zoned lands allow for sufficient multi-family units in the City at this time. The need for additional land for multi-family dwellings and apartments will be re-evaluated during this Housing Element planning period, and land may be rezoned to allow for increased density if deemed necessary. The City will continue to pursue the Navy housing acquisition which would make an additional 28 multi-family units available within the City.

The City will amend its Zoning Ordinance to include a definition and any applicable requirements for manufactured housing. The following definitions will be incorporated into the zoning ordinance:

§3.49 Mobile homes/ manufactured housing:

Mobile home: A trailer, transportable in one or more sections, that is certified under the National Manufactured Housing Construction and Safety Standards Act of 1974, which is over eight feet in width and 40 feet in length, is tied down (a) to a permanent foundation on a lot either owned or leased by the homeowner or (b) is set on piers, with wheels removed and skirted, in a mobile home park and not including recreational vehicle, commercial coach or factory-built housing.

Manufactured housing: Residential structures that are constructed entirely in the factory, and which since June 15, 1976, have been regulated by the Federal Manufactured Home Construction and Safety Standards Act of 1974 under the administration of the U.S. Department of Housing and Urban Development (HUD). Manufactured housing shall be allowed in all residential zoning districts, subject to applicable requirements, including design review.

The City has not had any requests for homeless shelters or other forms of homeless assistance. A new Housing Element policy is proposed to make homeless shelters principally permitted in specific zoning districts. A recommendation to allow emergency shelters and transitional facilities at the County fairgrounds in the PF zone without a use permit will be introduced and incorporated into the Zoning Ordinance as applicable.

**Programs to assist in the development of housing for low - moderate incomes.**

- Develop and present a density bonus ordinance to the City Council per GC Section 65915.
- Annually contact and meet with developers of housing for lower-income households, assist with site identification and entitlement processing, support funding application.
- Apply for CDBG funding and implement the Federal HOME first time homebuyers assistance program (FTHAP).

**Progress/Effectiveness:** The City has not adopted a procedure for the implementation of density bonuses or other incentives for projects that include specified percentages of units affordable to low and moderate-income households. The City should evaluate whether

density bonuses and/or other incentives are an effective way to increase affordable housing opportunities.

The City is looking into available housing rehabilitation grants for the 52 former Navy housing units the City is in the process of acquiring. The City has not developed or implemented a first-time homebuyers program.

**Appropriateness:** This program will be continued to ensure that density bonuses are incorporated into the City's General Plan and Zoning Ordinance (consistent with State requirements) that will incentivize the provision of units affordable to low- and moderate income households. The City will determine how to permit density bonuses and what aspects of development should be given consideration for an increase in density bonus percentage. The City will continue to pursue participation in a home rehabilitation program administered through Redwood Community Action Agency (RCAA). The City will pursue housing programs available through the state including the HOME program. In addition, state housing program funds and the Navy housing acquisition will be pursued to provide affordable housing options for residents. The goal of the Navy housing acquisition is to provide affordable housing for seniors and working families.

**Programs to address and remove governmental constraints on housing.**

- Under Building and Zoning Section, review, consolidate and re-write the Subdivision Ordinance 99-04, Ordinances 68, 307, 308A, and 99-03. Under Infrastructure and Utilities Section, review, consolidate and re-write Ordinances 73, 86, 154, 198, 210, 227, 264, 251, 297, 314, 94-01, 03-05, 04-03, 04-04.
- Rewrite the section of the Zoning Ordinance that deals with Design Review so that the Design Review coordinators will have better defined criteria to analyze projects.
- Comply with the Waste Discharge Requirements Order R1-2000-0092. As hookups become available, priority will be granted to developments that include housing units affordable to lower income households (GC65589.7).
- Revise the Zoning Ordinance regarding persons with disabilities and establish reasonable accommodation procedures.
- Revise the Zoning Ordinance regarding manufactured housing in residential zones.

**Progress/ Effectiveness:** The City revises ordinance as necessary for clarity and to limit governmental constraints on development. A number of ordinances and an updated Drainage Master Plan have been adopted by the City Council to address improvements to drainage and sewer; to minimize construction in areas where flooding occurs; to encourage flood damage prevention; and to establish requirements for drainage facility improvements. The most recent Drainage Master Plan (DMP) was adopted by the City Council in 2004.

The City has revised the Design Review section of the Zoning Ordinance so that the project reviewers will have better defined criteria to analyze projects. This revision created a Design Review Committee to review all projects subject to design review requirements.

The City is on schedule for meeting Regional Water Quality Control Board (RWQCB) Waste Discharge Requirements. WWTF improvements have been designed and permitted and it is on track to go out to bid and begin construction during 2010.

The City will continue to promote equal housing opportunities and has posted education information from the State Department of Fair Employment and Housing on the community bulletin board. Formal reasonable accommodation procedures have not been established.

The Zoning Ordinance was not amended to resolve any “manufactured” vs. “mobile” home definition disparities. Manufactured homes are not specifically addressed in the zoning ordinance; mobile homes are allowed on individual lots as a single family dwelling unit if it meets the applicable Zoning Ordinance standards including being installed on a permanent foundation.

**Appropriateness:** The City will continue to rewrite and standardize all City ordinances and post online. The City will continue to work with the Design Review Committee to clarify roles and responsibilities and streamline the design review permit process. WWTF construction will take at least 18-24 months, as hookups become available, priority will be granted to developments that include housing units affordable to lower income households (GC65589.7). The City will give special consideration in housing programs to the needs of special groups, including the handicapped, large families, the elderly and families with low incomes and promote handicapped access in new housing development.

The City will continue to permit single family mobile home placement on private parcels. These units are generally affordable to lower income residents. The City will amend its Zoning Ordinance to include a definition and any applicable requirements for “manufactured” homes as described above. The City will ensure its zoning ordinance meets statutory requirements relating to manufactured housing on single-family lots.

**Programs to conserve and improve existing affordable housing stock.**

- Adopt a rehabilitation loan program, tenant based assistance, such as Section 8 vouchers and certificates, and efforts to conserve housing such as weatherization programs.
- Assuming the city is eligible for \$500,000 in grants every two years, the City should be able to rehabilitate 27 dwellings in the next five years. It is estimated that one dwelling can be replace in the next five years.

**Progress/ Effectiveness:** As discussed previously, the City is in the process of acquiring 52 Navy housing units. These units include single family and multi-family residences that are in need of significant rehabilitation. The goal of the acquisition is to provide affordable housing for seniors and working families.

**Appropriateness:** The City will seek funding from Federal and State sources to initiate a housing rehabilitation loan and grant program for eligible units including the Navy

housing units. The City will evaluate the feasibility of adopting a rehabilitation program that includes tenant-based assistance, such as Section 8 vouchers and certificates. However, at this time the Eureka Housing Authority handles the City of Eureka, as well as the rest of Humboldt County in administering Federal Rent Subsidies. According to the Eureka Housing Authority, only those people who are eligible for Section 8 funding would receive Federal Rent Subsidies. The City of Ferndale will continue to refer renters who need help to the Eureka Housing Authority.

The City will post and make available information on currently available weatherization and self-help housing programs including programs operated by Pacific Gas and Electric Company and the Redwood Community Action Agency.

**Programs to promote equal housing opportunities for all persons.**

- Offer incentives to developers to build senior housing and moderate income housing. Set up a committee to study feasibility of senior housing in Ferndale.
- Disseminate fair housing information throughout the City in a variety of public locations. Resolve fair housing complaints.

**Progress/ Effectiveness:** With the proposed acquisition of the Navy housing, the feasibility of developing a senior center was analyzed in the Acquisition Options and Feasibility Analysis report. The goal of this acquisition is to provide affordable housing for seniors and working families. The City has not offered incentives to developers to build senior housing.

The City will continue to promote equal housing opportunities and has posted education information from the State Department of Fair Employment and Housing on the community bulletin board.

**Appropriateness:** The Navy housing units would provide affordable housing for seniors. The City will give special consideration in housing programs to the need of special groups, including the handicapped, large families, the elderly and families with low incomes.

### ***Housing Needs Summary***

The table below summarizes housing needs, resources and constraints and incorporates what was learned from the prior housing element review. The combination of the housing needs summary synthesized with what was learned from the past planning period provides a meaningful framework for developing the housing program strategy for the current planning period.

**Table 38: Summary of Conclusions**

<b>Category</b>	<b>Statement</b>	<b>Need</b>
Population	For all age groups below 44 years of age, Ferndale percentages run below state figures. Because of the cost of real estate in Ferndale, younger families might be less able to afford to live in here. Ferndale's ethnic makeup is predominantly white.	Help for First Time Homeowners. Supply fair housing information throughout the city.
Employment	Technology dependent activities including consulting, design, and computer support are a growing segment of the local economy.	Support for Home Based Businesses and Long Distance work offices.
Income	Relative to Humboldt County or the State of California, fewer Ferndale residents fall within the two lowest income categories.	Low Income Housing.
Seniors	Seniors in Ferndale make up 16.6 percent of the population, higher than the Humboldt County percentage.	Senior Housing for when our Seniors can no longer live in their homes.
Female-headed Households	In Ferndale, there were 51 female-headed households, according to the 2000 Census. Of these 51 female-headed households, nine were below the poverty level, which is 52.9 percent of the 17 families found under the poverty level according to the 2000 Census.	Assistance for low-income, single heads of household.
Persons with Disabilities	Residential parking standards for persons with disabilities are the same as other parking standards. There is no policy or program for the reduction of parking requirements for special needs housing if a project proponent can demonstrate a reduced need for parking.	Evaluate parking standards for persons with disabilities.
Group Homes	The Land Use Element does not regulate the siting of special need housing in relationship to one another.	Evaluate need for policy addressing group homes.
Households Overpaying	In 2000, approximately 154 households (29.7 percent) reporting to the 2000 census were in overpayment situations. This incidence of overpayment occurs fairly evenly between owner (54%) and renter (46%) households. Further, of the 236 households reporting incomes less than \$35,000, approximately half were overpaying in 2000.	Rental Assistance, additional low to moderate income houses.
Housing Units by Type	The proportion of single-family units increased significantly since 1990, while the proportion of 5+ unit-housing structures (i.e., multifamily) has decreased in the City of Ferndale.	Additional Multi-Unit Construction.
Government Constraints	Ferndale's Zoning Ordinance should be amended to allow for persons with disabilities, emergency shelters, and transitional housing. A Density Bonus	Allow for persons with disabilities, emergency shelters, and transitional

<b>Category</b>	<b>Statement</b>	<b>Need</b>
	Ordinance would increase the availability of permanent housing for all community residents.	housing without a use permit. Adopt a Density Bonus Ordinance.
Vacancy	HUD standards indicate that a vacancy rate of five percent is sufficient to provide choice and mobility. The homeowner vacancy rate was 1.8 percent, and the rental vacancy rate was 3.8 percent.	More housing.
Housing Condition	Many Housing Elements use age of housing stock to infer condition and need for rehabilitation. This approach is not totally valid in Ferndale, which is noted for its historic architecture. However, minor to substantial rehabilitation is needed on 30% of the housing stock.	A rehabilitation program.
Land Use Controls	In Ferndale, land use designations provide for a range of residential densities ranging from one residence per acre to 21 residences per acre.	Encourage multi-family dwellings.
Realistic Capacity	The City received new waste discharge requirements from Regional Water Quality Control Board to comply with a Cease and Desist Order.	Construct a new wastewater treatment plant.
Land Costs	Cost factors are the primary non-governmental constraint upon development of housing in Ferndale. This is particularly true in the case of housing for low- and moderate-income households, where the basic development cost factors such as the cost of land, required site improvements, and basic construction are critical in determining the income a household must have in order to afford housing.	Work with/ offer incentives to developers / contractors to build multiple dwellings.
Financing Availability	Over the past few years, the interest rate has been very low, dipping to between 5 and 6 percent over the last year. Persons who would be unable to purchase housing at a higher interest rate can now qualify for a home loan. However, housing prices in the City remain too high for persons of lower incomes, even with the low interest rate.	Look into CDBG and HOME funding and development of a First Time Buyer program.  Housing Rehab program.
Housing Types	Although the R4 zone is named Apartment-Professional, neither the principal permitted uses nor the Uses permitted with a Use Permit include apartments, or anything for 5+ units. In other words, there are no places in Ferndale where apartments are allowed.	Zoning Ordinance Amendment to include apartment dwellings and a Rezone to include R3 zones at some time in the future.



## Chapter Five: Housing Goals, Policies and Programs

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The purpose of this section is to formulate a housing program that will guide the City of Ferndale and all of its housing stakeholders toward the preservation, improvement and development of housing for all economic levels. It is the City's intent to encourage quality, varied, affordable housing development by both the public and private sectors. The following are goals, policies and programs for specific activities.

**Goals** are general statements of values or aspirations held by the community in relation to each issue area. They are the ends toward which the jurisdiction will address its efforts.

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

Implementing **Programs** present specific actions that the city or other identified entity will undertake to address policy issues and move closer to the community's goals. These might include ongoing programs sponsored by the city (e.g. a rehabilitation loan program), discrete time-specific actions (e.g. adopt an ordinance or establish a housing trust fund), or further planning action (e.g. develop a specific plan).

Quantified **Objectives** establish short-range targets to achieve the goals by identifying the maximum number of housing units by income category that can be constructed, rehabilitated and conserved over the five-year period. They should represent "realistic yet aggressive targets that will guide program implementation and serve as the basis for ongoing monitoring and evaluation."

### **Goals and Policies**

*GOAL A: Provide adequate sites for all types of residential dwellings*

#### **POLICIES:**

A-1: Preserve existing ordinances that allow mixed-use of commercial/residential development in various zones.

A-2: Ensure that the City's Housing Element policies are in compliance with SB2 by identifying potential sites where new emergency shelters can be located without discretionary review by the local government.

A-3: Develop and update, on a regular basis, an accurate and current inventory of the City's housing stock, building permit activity and vacant lands.

A-4: Encourage the development of presently available vacant and under-utilized parcels served by sewer and water to full potential under the Zoning Ordinance.

*GOAL B: Increase the availability of permanent housing for all community residents.*

POLICIES:

B-1: Adopt a Density Bonus Ordinance.

B-2: Encourage a density bonus for developments containing at least 10% of the units set aside for lower income households, or at least 5% of the units for very low-income households, or 50% of the units for qualifying residents (i.e., seniors) as provided in Government Code Section 65915 and where consistent with local regulations. Allow additional concessions/incentives with increased affordable units (GC 65915) and where necessary to maintain economic feasibility of the lower income units.

B-3: Encourage low to moderate income housing development by the private sector.

B-4: Explore financial alternatives to promote low-income housing in new development projects.

B-5: Encourage infill development.

B-6: Encourage senior housing developments.

*GOAL C: Review and revise ordinances addressing housing supply and affordability.*

POLICIES:

C-1: Continue to revise and standardize all City ordinances and make available online.

*GOAL D: Develop and define criteria for Design Review*

POLICIES:

D-1: Research historical preservation guidelines, techniques, and best practices to clarify design review process.

D-2: Supplement design guidelines with information on affordable housing design.

*GOAL E: Address infrastructure needs in a timely manner; lift sewer hookup moratorium.*

POLICIES:

E-1: Complete Wastewater Treatment Facility upgrade.

E-2: Minimize housing construction in environmentally hazardous areas.

E-3: Seek Federal and State funding for sewer and drainage facility improvements and expansion throughout the City.

E-4: Periodically review and update the city-wide drainage master plan and drainage impact fee ordinance.

*GOAL F: To promote equal opportunity to secure safe, sanitary, and affordable housing for everyone in the community regardless of race, color, religion, sex, marital status, familial status, national origin, ancestry, sexual orientation or disability.*

POLICIES:

F-1: Reduce parking requirements, setbacks and other zoning provisions that may interfere with ramp construction for disabled persons where it is the only feasible design and provides a “reasonable accommodation” consistent with the Americans with Disabilities Act.

F-2: Ensure that the City’s definition of ‘family’ provides equal access to housing.

F-3: Give special consideration in housing programs to the needs of special groups, including the handicapped, large families, the elderly, and families with low incomes.

F-4: Promote handicapped access in new housing development.

F-5: Encourage equal housing opportunities per CG Section 65583(c)(5).

F-6: Promote the enforcement activities of the State Fair Employment and Housing Commission.

*GOAL G: Clarify the City’s commitment to manufactured homes.*

POLICIES:

G-1: Ensure that the City’s Zoning Ordinance meets statutory requirements under GC Section 65852.3

*GOAL H: Encourage maintenance, preservation, rehabilitation and improvement of housing units.*

POLICIES:

H-1: Increase low-income housing stock.

H-2: Support efforts to maintain and improve housing supply.

H-3: Determine income levels of occupants in those houses that need rehabilitation and apply for CDBG funding to maintain, preserve, and improve those houses.

H-4: Apply for federal and state funding for rehabilitation of housing for lower income households.

H-5: Encourage compliance with State and local building codes in conjunction with the availability of federal and state programs for rehabilitation.

H-6: Use state and federal funding assistance to the extent these subsidies exist and are needed to develop affordable housing in Ferndale.

H-7: Pursue those housing finance programs that do not require Article 34 Referendum.

H-8: Increase the City's capacity to package federal and state loans and grants.

H-9: Encourage the formation of, or partner with an existing local non-profit housing sponsor to make maximum use of federal and state programs for new housing construction and rehabilitation. The non-profit housing sponsor will assist the City with preparation of a strategy for development of affordable housing in Ferndale.

H-10: Assist developers in taking full advantage of state and federally funded programs, when feasible.

H-11: Allow for the use of the State Historical Building Code for rehabilitation of eligible units.

H-12: Pursue acquisition of Navy Base Housing for rehabilitation as affordable housing for seniors and working families.

GOAL I: *Encourage energy efficiency in all new and existing housing and reduce green house gas emissions.*

POLICIES:

I-1: Promote the use of energy conservation features in the design of all new residential structures.

I-2: Promote the use of weatherization programs for existing residential units, including the programs operated by Pacific Gas and Electric Company and the Redwood Community Action Agency.

I-3: Ensure that the City's Housing Element policies are in compliance with SB 375.

## **Programs**

### **I. Adequate Sites**

This program is designed to sufficiently accommodate regional housing need for all levels of household income.

- 1) Encourage the acquisition of housing by lower income persons to achieve a greater balance of affordable owner- and renter-households by ensuring sites are available and/or zoned to allow owner-occupied and rental multifamily residential uses by right.
- 2) Research and analyze governmental and non-governmental constraints to providing affordable housing to City residents.
- 3) Maintain GIS database to reflect all vacant and underutilized parcels in the City so that information is easily accessible for developers.
- 4) Amend Zoning Ordinance to include definitions of an emergency shelter, transitional housing, and supportive housing and to allow for emergency shelters by right in specific land use designations/zones. The City is currently considering the Public Facility (PF) land use designation/zone where emergency shelters could be allowed without discretionary approval for compliance with SB2.
- 5) The City will amend the Zoning Ordinance to permit multi-family housing with more than four units by right in the R3 and R4 zones.
- 6) The City will evaluate and identify sites of adequate size for potential rezoning to allow for multifamily uses by right (R3 and/or R4 zones).

Policies Addressed: A-1, A-2, A-3, A-4

Responsible Agency: City Manager, City Planner

Funding Source: City Council Budget

Time Frame: Encourage affordable housing - Ongoing. Maintain GIS database - Ongoing. Amend Zoning Ordinance for SB2 compliance and multi-family housing by right in R3 and R4 zones - 2012. Multi-family site evaluation and potential rezoning for multi-family use (R3 and/or R4) - Ongoing.

### **II. Permanent Housing Availability**

This program is designed to address permanent housing needs in the City and ensure that there is permanent housing available to all household income levels through the use of incentives and grants.

- 1) Evaluate whether density bonuses or a mix of density bonuses and other concessions and/or incentives should be used.
- 2) Determine aspects of development that should be given consideration for an increase in density bonus percentage or additional incentives.
- 3) Support site identification for lower-income housing, including ELI households, and assist with entitlement processing, and funding applications.
- 4) Consider applying for CDBG funding.

- 5) Consider implementing the Federal HOME first time homebuyers assistance program (FTHAP)
- 6) Consider offering incentives such as density bonuses, permit streamlining and/or permit fee reductions/ waivers to developers to build senior housing and low-moderate income housing.
- 7) Prioritize funding and regulatory concessions to encourage the development of Single Room Occupancy (SRO) and Family Room Occupancy (FRO) units, and other units affordable to low income, such as supportive and multifamily housing. Implement incentive based programs (e.g. fee reductions, fee waivers, flexible development standards, density bonuses, streamlining permit process, etc.) to encourage development of ELI housing.

Policies Addressed: B-1, B-2, B-3, B-4, B-6  
 Responsible Agency: City Manager, City Planner  
 Funding Source: City Council Budget, CDBG, FTHAP  
 Time Frame: Evaluate density bonus - 2012; outreach to developers- ongoing; apply for grant funding - annually.

### III. Design Review

This program is intended to strengthen the design review process in the City.

- 1) Research and analyze best practices in design guidelines and Design Review Committee roles.
- 2) Clarify design guidelines so that Design Review Committee members will have clearly defined criteria to analyze projects.

Policies Addressed: D-1, D-2  
 Responsible Agency: City Manager, City Planner  
 Funding Source: City Council Budget  
 Time Frame: Research best practices in design guidelines - 2012; clarify design review process - 2011.

### IV. Infrastructure Needs

This program is intended to address infrastructure needs, specifically associated with the sewer hookup moratorium.

- 1) Construct WWTF upgrades to comply with Waste Discharge Requirements.
- 2) As hookups become available, priority will be granted to developments that include housing units affordable to lower income households (GC65589.7).

Policies Addressed: E-1, E-3  
 Responsible Agency: City Manager, City Planner, City Engineer  
 Funding Source: USDA Rural Development grant/loans and rate payers  
 Time Frame: Construct WWTF upgrades - 2010-2012.

### **V. Housing Equity**

This program is designed to address accessibility to safe, sanitary and affordable housing for all City residents regardless of race, color, religion, sex, marital status, familial status, national origin, ancestry, sexual orientation or disability.

- 1) Revise the Zoning Ordinance regarding persons with disabilities and establish reasonable accommodation procedures. Pursuant to the Fair Housing Amendments Act of 1988 and the requirements of Chapter 671, Statutes of 2001(SB520), the City will adopt reasonable accommodation procedures to provide people with disabilities reasonable accommodation in rules, policies, practices and procedures that may be necessary to ensure equal access to housing.
- 2) Research and identify definitions, such as “family” that may act to limit access to housing due to familial status, age or disability. Amend the City’s definition of ‘family’ to ensure that equal access to housing is provided.
- 3) Disseminate fair housing information throughout the City in a variety of public locations (e.g. City Hall, City website, library, and post office).
- 4) The City will work with affordable housing providers and managers and other social service and non-profit tenant and landlord rights advocacy groups to inform the public of their responsibilities and rights under the law and to improve access to landlord and tenant mediation and fair housing services to resolve fair housing complaints. Additionally, the City will maintain State complaint forms and refer fair housing complaints to appropriate agencies such as California Department of Fair Employment and Housing.

Policies Addressed: F-1, F-2, F-4, F-5, F-6

Responsible Agency: City Planner

Funding Source: City Council Budget

Time Frame: Amend Zoning Ordinance to include reasonable accommodation procedures - 2012; disseminate fair housing information -2012 and Ongoing; and resolve fair housing complaints - Ongoing.

### **VI. Manufactured Housing**

This program will determine and clarify the City’s commitment to mobile and manufactured housing as part of providing affordable housing to residents.

- 1) Address the use of “manufactured housing” vs. “mobile home” terminology and amend Zoning Ordinance accordingly. Add the following definitions to the Zoning Ordinance:

§3.49 Mobile homes/ manufactured housing:

Mobile home: A trailer, transportable in one or more sections, that is certified under the National Manufactured Housing Construction and Safety Standards Act of 1974, which is over eight feet in width and 40 feet in length, is tied down (a) to a permanent foundation on a lot either owned or leased by the homeowner or (b) is set on piers, with wheels removed and skirted, in a mobile home park and not including recreational vehicle, commercial coach or factory-built housing.

Manufactured housing: Residential structures that are constructed entirely in the factory, and which since June 15, 1976, have been regulated by the Federal Manufactured Home Construction and Safety Standards Act of 1974 under the administration of the U.S. Department of Housing and Urban Development (HUD). Manufactured housing shall be allowed in all residential zoning districts, subject to applicable requirements, including design review.

- 2) Revise the Zoning Ordinance to permit manufactured homes in certain residential zones.

Policies Addressed: G-1  
 Responsible Agency: City Planner  
 Funding Source: City Council Budget  
 Time Frame: Amend Zoning Ordinance - within one year of element adoption.

#### **VII. Housing Unit Preservation and Rehabilitation**

This program highlights the necessity for housing preservation and rehabilitation and identifies methods to achieve these housing goals.

- 1) The City will explore the potential to adopt and implement a rehabilitation loan program to income-qualified households to correct Health and Safety Code violations and make essential repairs.
- 2) Apply for Federal and State grants to address housing rehabilitation needs.
- 3) There are currently no housing units at risk of conversion, but if this issue is presented in the future, the City will work to preserve at-risk housing units.
- 4) Partner with RCAA to take advantage of their Housing Rehabilitation program.

Policies Addressed: H-1, H-2, H-3, H-4, H-6, H-9, H-12  
 Responsible Agency: City Manager, City Planner  
 Funding Source: State and Federal Government  
 Time Frame: Explore City adoption of a rehabilitation loan program - 2013.  
 Research and apply for rehabilitation funding grants - Ongoing.

#### **VIII. Energy Conservation and Weatherization**

This program is designed to encourage energy efficiency in new and existing housing developments and make energy efficiency and weatherization techniques available to City residents.

- 1) Research and analyze information on how to incorporate energy saving features and materials into new and existing housing units that either meet or exceed Title 24 energy efficiency standards for California.
- 2) Post and distribute information on energy conservation and weatherization techniques.
- 3) Develop and update a referral listing of public and private grant/loan assistance programs for weatherization.
- 4) The City will research and analyze conservation incentives for the building industry and residents including services offered by local organizations (e.g. Redwood Coast Energy Authority (RCEA)). RCEA services include compact fluorescent light bulb exchanges and energy conservation awareness campaigns.

- 5) The City shall support RCEA efforts to provide community education on energy issues, including reduced energy consumption and increased energy efficiency benefits.
- 6) The City will promote energy conservation educational programs and sustainable building techniques such as construction waste recycling and energy efficient retrofits. Research and compile information on how to incorporate energy saving features and materials, and energy efficient systems and designs into residential development and retrofits and make the information available to the public (e.g. at City Hall and the library).

Policies Addressed: I-1, I-2, I-3

Responsible Agency: City Manager, City Planner

Funding Source: City Council Budget, Other grants

Time Frame: Research and promote energy conservation strategies - 2011 and Ongoing.  
Develop grant/loan assistance program list - 2013 and update as necessary.

#### **IX. Ferndale Housing Project**

This program is intended to facilitate and acknowledge the City's commitment to the Ferndale Housing Project.

- 1) The City will enter in to an Agreement for operation, management, and maintenance of the units as affordable housing for individuals and families earning low to moderate incomes. The City will require rehabilitation of the housing units, where necessary, prior to occupancy.
- 2) The Agreement will contain specific restrictions on who can occupy the units based on income standards.
- 3) Support rehabilitation and occupancy of the units by the end of 2011.
- 4) All units will be available for occupancy within two years of this Agreement.

Policies Addressed: H-1, H-2, H-12

Responsible Agency: City Manager, City Planner

Funding Source: City Council Budget

Time Frame: Within two years of City agreement with property manager.

#### ***Quantified Objectives***

Under State law, the Housing Element must include quantified objectives which estimate the number of units likely to be constructed, rehabilitated conserved, or preserved by income level during the planning period.

While ideally the housing objectives will equal the housing needs identified in the Housing Element, the identified needs in many cases exceed available resources. Realistically, most of the factors are beyond the control of local government. However, this Housing Element

addresses regional housing needs by setting City housing allocations based on needs, resources and constraints.

The HCAOG new construction estimates under the Housing Needs Plan call for the development of 52 new housing units: 13 for growth, 0 for replacement, 9 rental, and 0 to increase vacancy by 2015. This projection is based on Ferndale's share of the County's estimated housing needs. However, this projection does not (nor would it have any method to) account for economic and market trends.

This projected rate of construction necessary to meet this allocation (10 units per year) exceeds the 5 units per year average for the last decade. Accordingly, the Quantified Objectives in Table 39 estimate that the City will likely develop approximately 24 of the 52 units identified in the HCAOG Regional Housing Needs Plan for the period 2009 to 2014. This figure factors in historical growth and economic trends.

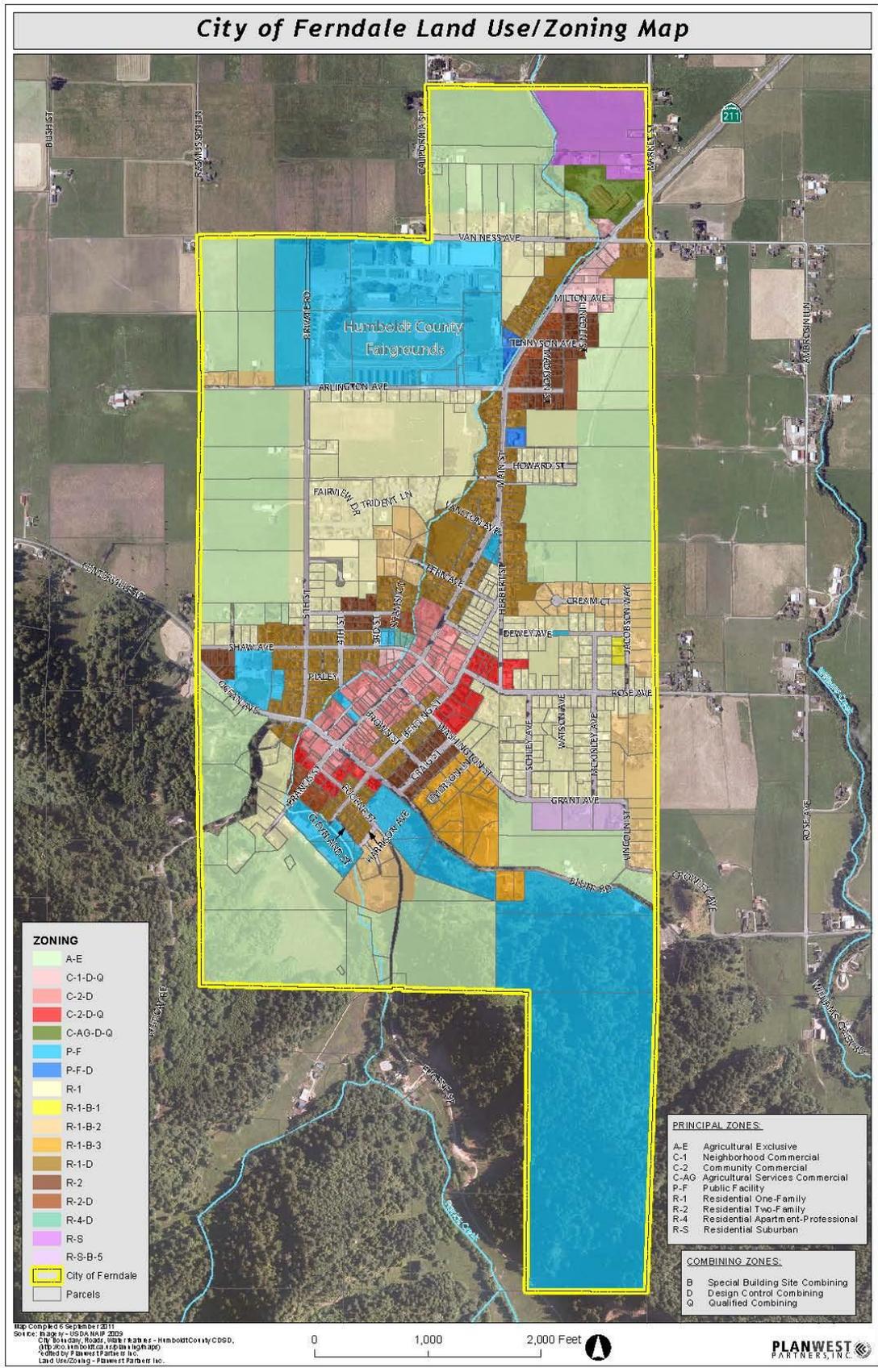
Based on the trends, goals, policies and action plan outlined in Chapter 5, the City anticipates new construction of 24 new units, rehabilitation assistance with 52 units, and conservation/preservation of 0 units over the next planning period. The Navy Housing rehabilitation would result in an additional 52 affordable housing units including 25 low income rentals and 27 moderate income rentals. The projected unit conservation/preservation is 0 because no dwellings are at threat of being converted during the planning period.

**Table 39: Quantified Objectives - City of Ferndale**

Income Group	New Construction	Rehabilitation	Conservation and Preservation
Extremely Low	2	0	0
Very Low	2	0	0
Low	5	25	0
Moderate	2	27	0
Above Moderate	13	0	0
TOTAL	24	52	0

## **ATTACHMENT A**

City of Ferndale Land Use / Zoning Map



## **ATTACHMENT B**

Government Code Section 65583.1 (c) Compliance Checklist

<b>GENERAL REQUIREMENTS</b> <i>Note: If you cannot answer "yes" to all of the general requirements questions listed below, your jurisdiction is not eligible to utilize the alternate adequate sites program provisions set forth in Government Code Section 65583.1(c).</i>	
<b>65583.1(c)(4)</b> Is the local government providing, or will it provide "committed assistance" within the first 2 years of the planning period? See the definition of "committed assistance" on page 4.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>65583.1(c)(1)(A)</b> Has the local government identified the specific source of "committed assistance" funds?  If yes: specify the amount and date when funds will be dedicated through a (legally enforceable agreement). \$ 62,000.00 date: <u>already provided</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>65583.1(c)(3)</b> Has at least some portion of the regional share housing need for very low-income (VL) or low-income (L) households been met in the current or previous planning period?  Specify the number of affordable units permitted/constructed in the previous period.  Specify the number affordable units permitted/constructed in the current period and document how affordability was established.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  <div style="text-align: center;">                         8  <hr style="width: 50px; margin: 0 auto;"/> </div> <div style="text-align: center;">                         2  <hr style="width: 50px; margin: 0 auto;"/> </div>
<b>65583.1(c)(1)(B)</b> Indicate the total number of units to be assisted with committed assistance funds and specify funding source.	52
<b>65583.1(c)(1)(B)</b> Will the funds be sufficient to develop the identified units at affordable costs or rents?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>65583.1(c)(1)(C)</b> Do the identified units meet the substantial rehabilitation, conversion, or preservation requirements as defined? Which option? <u>rehabilitation</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

<b>SUBSTANTIAL REHABILITATION (65583.1(c)(2)(A))</b>	
Include reference to specific program action in the housing element.	Program
<p><b>65583.1(c)(2)(A)</b>                      Will the rehabilitation result in a net increase in the number of housing units available and affordable to very low- and lower-income households?</p> <p>If so, how many units?</p>	<p><input checked="" type="checkbox"/> Yes  <input type="checkbox"/> No</p> <p># of VLI units _____                      # of LI units <u>25</u></p>
<p><b>65583.1(c)(2)(A)(i) (I)</b>                      Are units at imminent risk of loss to affordable housing stock?</p>	<p><input checked="" type="checkbox"/> Yes  <input type="checkbox"/> No</p>
<p><b>65583.1(c)(2)(A)(i) (II)</b>                      Is the local government providing relocation assistance consistent with Health and Safety Code Section 17975, including rent and moving expenses equivalent to four (4) months, to those occupants permanently or temporarily displaced?</p>	<p><input type="checkbox"/> Yes  <input type="checkbox"/> No n/a</p>
<p><b>65583.1(c)(2)(A)(i) (III)</b>                      Will tenants will have the right to reoccupy units?</p>	<p><input type="checkbox"/> Yes n/a  <input type="checkbox"/> No</p>
<p><b>65583.1(c)(2)(A)(i) (IV)</b>                      Have the units been determined to be unfit for human habitation due the <u>at least four</u> (4) of the following violations?                      (a) Termination, extended interruption or serious defects of gas, water or electric utility systems provided such interruptions or termination is not caused by the tenant's failure to pay such gas, water or electric bills.                      (b) Serious defects or lack of adequate space and water heating.                      (c) Serious rodent, vermin or insect infestation.                      (d) Severe deterioration, rendering significant portions of the structure unsafe or unsanitary.                      (e) Inadequate numbers of garbage receptacles or service.                      (f) Unsanitary conditions affecting a significant portion of the structure as a result of faulty plumbing or sewage disposal.                      (g) Inoperable hallway lighting.</p>	<p><input checked="" type="checkbox"/> Yes  <input type="checkbox"/> No</p>
<p><b>65583.1(c)(2)(A)(ii)</b>                      Will affordability and occupancy restrictions be maintained for at least 20 years?</p>	<p><input checked="" type="checkbox"/> Yes  <input type="checkbox"/> No</p>
<p><b>65583.1(c)(2)(A)(iii)</b>                      Note: Prior to occupancy of the rehabilitated units, the local government must issue a certificate that finds the units comply with all local and State building and health and safety requirements.</p>	

Meeting Date:	December 1, 2011	Agenda Item Number	11c
Agenda Item Title:	Draft Historical & Cultural Resources Element		
Presented By:	George Williamson, Contract City Planner		
Type of Item:	<input checked="" type="checkbox"/> Action	<input checked="" type="checkbox"/> Discussion	<input type="checkbox"/> Information
Action Required:	<input type="checkbox"/> No Action	<input checked="" type="checkbox"/> Voice Vote	<input type="checkbox"/> Roll Call Vote

- **Open public hearing;**
- **Remind people that they have 3 minutes for comments;**
- **Council listens to all public comments;**
- **Closes public hearing.**
- **City Council comments**
- **City Council makes a decision.**

#### **RECOMMENDATION:**

Review Draft Historical & Cultural Resources Element and approve additional work to include a photograph representation from Ferndale of each architectural style described in Chapter 3, as recommended by Planning Commission.

#### **BACKGROUND:**

The comprehensive Ferndale General Plan Update was authorized as a multi-year process starting with the Historical and Cultural Resources Element. This Element was selected first because the issue of managing historical resources is important to the City and can be clarified through inclusion in the General Plan.

The purpose of the Historical and Cultural Resources Element is to preserve and enhance the community's historic resources for heritage tourism, economic development and a continued source of community identity and pride. The Element also addresses new development to ensure compatibility with existing historical resources and encourages both public and private stewardship. The Historical and Cultural Resources Element of the City's General Plan sets goals, policies and implementation strategies for the City's role in planning for the unique historical aspects of Ferndale and its regional cultural setting in the Eel River Valley. This

Element is part of the City's General Plan because preserving community character, history, and architectural features is important to Ferndale. The Historical and Cultural Resources Element contains the following Chapters and goals:

Element Contents:

Preface

Chapter 1 Introduction

Chapter 2 Historical and Cultural Setting and Context

Chapter 3 Historical Resources and Design Review

Chapter 4 Goals, Policies, and Implementation Strategies

Chapter 5 References

GOAL 1 Preserve Ferndale's distinctive and valued historic district, structures, and sites representing various periods of the City's history.

GOAL 2 Highlight the City's historic resources for promoting heritage tourism as a means of economic development.

GOAL 3 Educate the community and visitors about the value of the City's historical resources through promotional materials.

GOAL 4 Guide new development design and context to be compatible with existing historic resources, community character and livability of Ferndale. This guidance will minimize potential for demolition of existing structures and sites through preservation practices.

Under each HCRE Goal are the guiding policies and implementation strategies associated with each goal. See the draft Element for policies and implantation strategies.

During Element preparation the Ferndale Planning Commission held study sessions, conducted public outreach, and held public hearings. The draft Element was also circulated for public review and comment. The City received one set of comments from Design Review Committee (DRC) members. The Planning Commission reviewed these comments and made recommendations as to if each comment should be incorporated into the Element. The recommended comments have been incorporated into the October 2011 Draft Element.

One DRC recommendation that was also supported by the Planning Commission would require additional work beyond the scope of the current agreement. The additional work involves including a photograph representation from Ferndale of each architectural style described in Chapter 3. The Planning Commission recommended a scope and budget amendment so staff can complete this work and incorporate it into the Element. The cost for this additional work would not exceed \$825.00 and could be completed within 30 days of approval.

*DRAFT*

# City of **FERNDALE**

## Historical and Cultural Resources Element

October 2011



Cover Photos:

Top left - Shaw House

Top right - Victorian Inn

Bottom left - Ferndale Museum

Bottom right - Gingerbread Mansion

**City of Ferndale  
Historical and Cultural Resources Element**

**City Council**

Jeffrey Farley, Mayor  
Stuart Titus, Vice Mayor  
Niels Lorenzen  
Ken Mierzwa  
John Maxwell

**Planning Commission**

Jorgen Von Frausing-Borch, Chair  
Daniel Brown  
Trevor Harper  
Lino Mogni

**Design Review Committee**

Daniel Brown, Chair  
Lino Mogni  
Michael Bailey  
Dane Cowan  
Michael Sweeney

**City of Ferndale Staff**

Jay Parrish, City Manager  
Nancy Kaytis-Slocum, City Clerk

Prepared By

**PLANWEST**  
PARTNERS, INC. 



## City of Ferndale Historical and Cultural Resources Element

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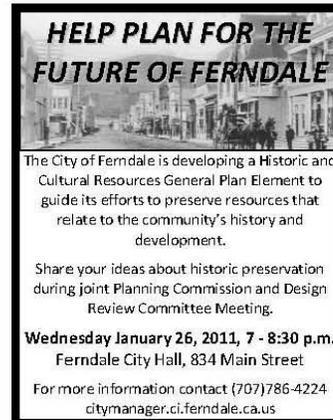
## Appendices

- Appendix A - Glossary of Terms Used in the California Register of Historical Resources
- Appendix B - Online Resources for Historic Preservation in California
- Appendix C - Incentives for Historic Preservation in California

## PREFACE

### Historical & Cultural Resources Element Preparation

Managing historical resources important to the City prompted the preparation of this element. Community engagement and participation during Element preparation and review was key to setting direction for preserving existing resources and maintaining the community's vision for the future. The Ferndale Planning Commission held a number of study sessions and public meetings with the Design Review Committee to gather input on historic preservation goals. Public meetings were advertised with notices in the Ferndale Enterprise, flyers, information posted on the City website, and public service announcements on a local radio station. The community was encouraged to participate in these meetings and to share their ideas about historic preservation.



The Planning Commission and Design Review Committee held a public meeting that began with an overview of the Element's purpose and outline presented by the City's Contract Planner (CP). Then the executive director of the Humboldt County Convention and Visitors Bureau spoke about the importance of tourism to the City and local economies and the reasons why tourists come to Ferndale. Next a Design Review Committee Member and historic restoration expert discussed the importance of maintaining materials and features of historic structures. Then the meeting was opened up to gather input from attendees about their historic preservation ideas. An overview of the next steps closed the meeting.

The CP and City staff worked with the Planning Commission, Design Review Committee, and public input to craft goals and policies to protect historical and cultural resources that will allow for the continued vitality of the town. The Draft Element was prepared based on relevant research and input received; and it will be presented to the Planning Commission for review and action at a public hearing. Planning Commission requested revisions will be incorporated and the Element will be forwarded to the City Council, who will conduct their own public hearings prior to adopting this Element and the associated California Environmental Quality Act document.

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## 1.0 INTRODUCTION

The Historical and Cultural Resources Element of the City's General Plan sets goals, policies and implementation strategies for the City's role in planning for the unique historical aspects of Ferndale and its regional cultural setting in the Eel River Valley. This Element is part of the City's General Plan because preserving community character, history, and architectural features is important to Ferndale. While not specifically mandated under state planning law, 126 California counties/cities have historic preservation general plan elements. Many of Ferndale's most defining features are its buildings and public spaces. Historical resources include individual structures, the National Register District along Main Street, and the architectural themes found throughout the City. This element also sets goals, policies, and implementation strategies for managing the qualifying historical resources and better defining historic district maintenance.

### **Purpose of Historical & Cultural Resources Element**

The purpose of the Historical and Cultural Resources Element is to preserve and enhance the community's historic resources for heritage tourism, economic development and a continued source of community identity and pride. The Element also addresses new development to ensure compatibility with existing historical resources and encourages both public and private stewardship. Although the adopted General Plan contains historic preservation goals and polices, the City felt it is important to develop a long-term plan to integrate historic preservation within the context of land use development.

*Historic Resources include sites, buildings, places, structures, objects, traditional cultural properties, landscapes, and districts containing a concentration of resources.*

Historic preservation is the protection, rehabilitation, restoration, and reconstruction of historical and cultural resources. The basic intent of preservation is "not to arrest time but to mediate sensitively with the forces of change, to understand the present as a product of the past and a modifier of the future" (Bernstein n.d.). Ferndale retains many commercial and residential structures that are examples of the City's early history. These historic structures enhance community character and identity and are valued both individually and as part of the whole town; which is one aspect of why Ferndale is such a special place to both residents and visitors. Historic resource preservation is not only educational, but also supports economic development by attracting heritage tourists for its authentic streetscape.

### **Economic Development and Historic Preservation**

Historic preservation is a sound investment, in that preserving a historic building or resource is often more efficient and profitable than new construction. Groupings of individual buildings increase value as well, through distinctive common characteristics associated with architectural styles and time periods. Promoting districts, such as

Ferndale's Main Street and distinctive individual buildings complement and enhance individual and community property values. Voluntary preservation of historic and cultural resources can yield significant economic value to the Ferndale community and the region, through heritage tourism as well as an increase in property values.

The Element acknowledges that historic preservation requires a public and private partnership with both monetary and nonmonetary contributions from the participating parties. In economic terms, historic preservation has value in that the economic activity stimulates a range of goods and services for sale and trade along with real estate and tourism. On the other hand, it is also a public good, with benefits for government or nonprofit groups. This Element provides the policy and strategy to maximize the value of these important resources, applying different methods for City government, other local agencies, and building and property owners to work collectively and cooperatively to build value for the community.

#### **Relationship to the Rest of the General Plan**

All general plan elements goals and policies must be internally consistent and are interdependent and related to each other. No single element of the plan should be used in isolation without consideration of all other component elements as an integrated general plan. The Historical and Cultural Resources Element goals and policies were reviewed for consistency with other general plan elements including but not limited to the following Land Use and Unique Resources Element goals and policies:

- To encourage the maintenance and preservation of structures having Victorian, historic, or unique architectural features (Goal 2510.4).
- To preserve and protect the existing architectural and historic features of Ferndale and its surroundings (Goal 2550.2).
- Any alteration of buildings or new construction in the Central Business District should be in keeping with the existing Victorian architecture and historic features (Policy 2540.5).
- Design control should be maintained for the portion of the City with Victorian structures and Main Street (Policy 2560.6).

The existing areas surrounding the City, as shown on the General Plan Land Use Map, are open agricultural/ dairy lands to the north, east, and west and forested hillsides to the south. These types of land use patterns help preserve historical and cultural resources by maintaining the historical use of the agricultural lands and extremely low density of development allowed outside the City boundary.

## 2.0 HISTORICAL AND CULTURAL SETTING AND CONTEXT

Prior inhabitants, ancestors and historical figures have shaped the land and community of Ferndale. Documenting and acknowledging their contributions is an important part of preserving Ferndale's history.

### **Native American (pre-1852)**

Prior to European-American settlement, the north coast of California was sparsely populated by Native Americans cultures. The most prominent tribe of the Humboldt Bay region and south to the Eel River Valley was the Wiyot people. The region supported a pre contact Wiyot population estimated at between 1,500 and 2,000 (Wiyot Tribe 2011). The abundant terrestrial, riverine, estuarine, and marine resources sustained the Wiyot people who lived in permanent villages along the waterways which also served as travel and trade routes.

Humboldt Bay was first visited by European-Americans in 1859. Wiyot contact with white explorers and fur trappers prior to the California gold rush changed the character of northwestern California forever and led to the decimation and displacement of the Wiyot. From 1850 to 1865, the territory of the Wiyots became the center for the largest concentration of European-Americans in California north of San Francisco. The Wiyot were forcibly relocated to reservations at Klamath, Hoopa, Smith River and Round Valley during this time period. Today, the Wiyots are, for the most part, associated with three Humboldt Bay area Rancherias. They are involved in various tribal economic projects and in the revitalization of cultural traditions such as languages, basket weaving, ceremonies, and reclaiming ancestral lands.

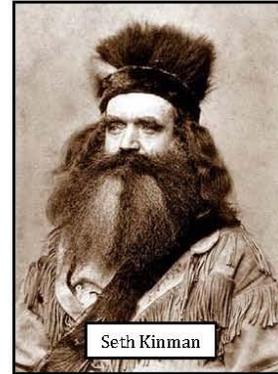
Cultural resources can include: archeological sites, waterways, travel routes, and cultural landscapes. Many of these resources were lost before much was understood about the culture, or disturbed by commercial, industrial and residential development from the settlement period through the present day. No known significant Wiyot archaeological sites or artifacts have been found within the city limits of Ferndale. But their connection to, and influence on the development of the city, and its early residents, must be noted.

### **Early Settlement (1850-1870's)**

The first European-American settlers to the Eel River Valley arrived around 1850. Within a few years the Gold Rush boom had subsided, and agricultural settlements were beginning to spread out over the open lands around Humboldt Bay and into the interior prairies and coastal valleys. The Eel River Valley was then characterized by small scattered settlements. A number of small settlements were already developed prior to Ferndale's initial establishment including Arlynda Corners, Port Kenyon, Grizzly Bluff, and Centerville. These small communities were situated in the outskirts of Ferndale and contributed to its development and prosperity.

The original vegetation of the lower Eel River valley consisted of dense thickets of alder, scattered forests of spruce and redwood, and fields of ferns, some taller than a man on a horse. It was formidable land to farm, but represented abundant opportunities for hard working immigrants (Chamber 2011). Many early settlers devoted their land to crops and orchards, but it became evident that the cleared land produced a lush, natural pasturage that made the land ideal for dairying or cattle raising.

Seth Kinman was one of the original 12 men (including the Shaw brothers discussed below) who in 1852-1853 spent the winter in what became known as Fern Dale due to the numerous huge ferns along Francis Creek. Kinman made his claim in the vicinity of where Fern Cottage now stands, and lived there until 1855 when he moved to Table Bluff. This is where he made his home until he died in 1888 (Times Standard 2010). Kinman was arguably the most nationally known resident of Humboldt County as he made several trips to the East Coast to personally present chairs he made from elk horns and grizzly bear skins to several presidents including, James Buchanan, Abraham Lincoln, Andrew Johnson and Rutherford B. Hayes. At various times, Kinman operated a "museum of curiosities" in Eureka, San Francisco, Sacramento, and Los Angeles. In the 1880's he ran the Pioneer Saloon at the Table Bluff Hotel where he displayed his curiosities (Times Standard 2010). In 2010 the Ferndale Museum received a donation of several Kinman artifacts from his great-great granddaughter.



The reason for Ferndale's early prosperity was the same reason it came into being in the first place; namely, agriculture and farming. In the summer of 1852, Willard Allard, Seth Louis Shaw, and Stephen William Shaw were assessing the expanse of the Eel River Valley from atop Table Bluff. They located two claims in a level area at the base of the hills, and by winter had cleared several acres of land, built a road from the river, and constructed a crude cabin. In 1854 Seth Louis Shaw began construction on the first large house in the area, which was completed in 1866. Shaw's house became Ferndale's first post office in 1860.



### **Dairy Farming and Incorporation (1870s- Present)**

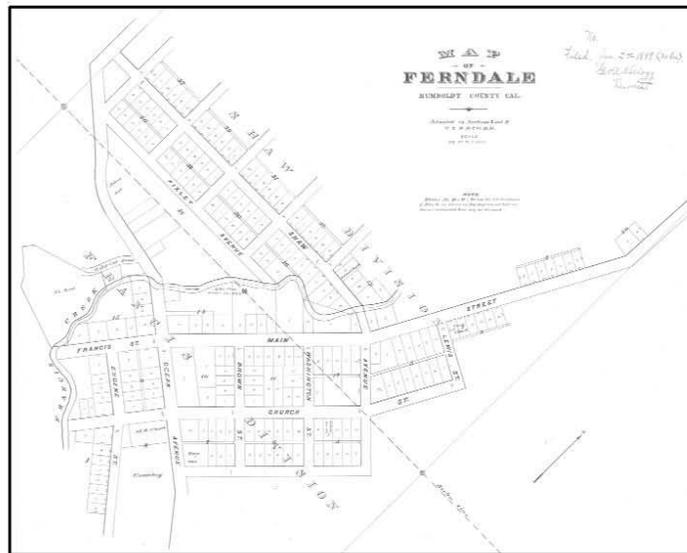
Between 1852 and 1915 Ferndale was populated by Danes, Swiss, Canadians, Americans, Italians, English, Chinese, Irish, Germans, Italian-Swiss, and Portuguese in various numbers. They all pursued their individual businesses - dairying, cattle and sheep ranching, crop

growing, road building and the railroad. Dairy farming in the Eel River Valley began with the Danes who arrived in the 1870's and brought practices from their homeland. Each small neighborhood of dairymen formed its own cooperative creamery. By 1890 there were eleven separate creameries operating in the immediate Ferndale area (Chamber 2011).

Ferndale butter was considered the finest in the state, bringing premium prices in San Francisco. Ferndale acquired its first nickname, 'Cream City.' Shortly after 1900 many of the small creameries consolidated into larger creameries. The Central Creamery, located on north Main Street, became the mother plant of the Golden State Creamery, one of the largest in the state. Ferndale's pioneer creameries were responsible for a number of innovations in dairy processing and dairy management which helped revolutionize the dairy industry. Dairying is still one of the largest local industries.

Dairying gave Ferndale a stable industry, but it was not the sole reason for the town's growth and prosperity. During the last half of the 19th century, Ferndale became an important transportation center. It had its own port for sea-going vessels on the Salt River and was the terminus for stagecoach lines to the Bear River and Mattole regions to the south, with other daily stages going to Eureka and towns to the north and east (Chamber 2011).

The figure on the following page shows an 1889 'Map of Ferndale' by J.N. Lentell which shows all of the streets, blocks and lots of the City at the time. Ferndale was incorporated in 1893. In 1911 Fernbridge was constructed, connecting Ferndale with the rest of the county. Prior to that the only way to cross the Eel River was by ferry or temporary bridges during the summer when the river was low.



Throughout the 20th century, the dairy industry remained strong and a mainstay of the local economy as it moved to produce more value added products such as ice cream, butter, and organic options.

During the Cold War Years following World War II, housing was developed by the Navy in support of the Centerville Naval Station. Many current residents of Ferndale were originally stationed at the Naval base and returned to Ferndale upon exiting the military or retirement. Following closure of the Centerville base, the housing was utilized by the Coast Guard for several more years. Most recently, the community voted to accept the housing from the Navy and make affordable housing for low and moderate income residents.

Over time the demographics of the Ferndale community have continued to change with many people moving to Ferndale from out of the area slowly adding to the multigenerational origins of native residents. Most recently, people of Hispanic origins have moved here to work on the dairy farms, in construction trades, and other fields adding many of their traditions (i.e. Cinco de Mayo) to the cultural diversity that makes up modern Ferndale.

### **Landscape**

The regional landscape played a significant role in Ferndale's growth and development and continues to be an important piece of the City's character. Ferndale's unique cultural landscape represents the combined work of nature and humans. The City of Ferndale is located on the southern edge of the Eel River Valley, just above the historical flood limits of the Eel River. The City is situated on the alluvial plain created by Francis Creek, which runs through the heart of the City. Francis Creek originates in steep, mountainous terrain to the south and flows northerly to the Salt River. The City is surrounded by flat agricultural lands to the west, north, and east, and forested mountainsides to the south. Ferndale's rich cultural landscape includes not only the natural landscape elements, but also the agricultural landscape shaped by people over many generations including fields, barns, and homesteads.

### **Historic Preservation Law**

#### *Federal*

The primary federal statute that addresses historic preservation is the National Historic Preservation Act (NHPA) 16 U.S.C. § 470 et seq. The NHPA sets forth a comprehensive program to carry out the national policy of protecting America's historic and cultural resources. It provides the authority for a number of activities that implement the federal historic preservation program, including (1) the National Register of Historic Places, (2) the matching grants-in-aid program, encouraging preservation activities at the state and

local levels, (3) the Advisory Council on Historic Preservation, providing information on historic properties, and (4) the “section 106” review process.

#### *State*

Public Resources Code section 5020 et seq. is California’s state historic preservation statute. This statute does not prohibit local control of historic properties. Rather, it assists local entities in encouraging historic preservation. Public Resources Code section 5020.1 established the California Register of Historic Resources, which is the authoritative listing and guide to be used by cities to identify existing historic resources deserving of protection. Once an historic site is included in the register, any project that may have an adverse impact on the site is subject to heightened scrutiny under the California Environmental Quality Act (CEQA). CEQA defines historic resources more broadly than does federal law, and includes both procedural and substantive project review requirements and imposes stricter environmental review requirements than required for federal review under NEPA.

#### **Historic Preservation Incentives**

Effective preservation practices can have economic benefits for property owners, local businesses and residents, in addition to maintaining a city’s distinctive character. A wide variety of incentives have been created at the Federal and State levels. These include federal tax credits for rehabilitation of qualified historical resources, property tax incentive programs, alternative building codes, and tax deductions for preservation easements.

**Incentives** for historic preservation include, but are not limited to:

*Mills Act Property Tax Abatement Program* - The Mills Act is a state sponsored legislation that grants local governments the authority to participate in a locally based preservation incentive program. Private property owners receive property tax relief in exchange for agreeing to preserve, rehabilitate, and maintain their historic properties for a specified period. The City could create a Mills Act program by adopting an ordinance that meets State established program standards. Private property owners would receive property tax relief in exchange for agreeing by contract to preserve, rehabilitate, and maintain their historic properties for a specified period. In exchange for the reduction in property taxes, the Contract requires the property owner to agree to use the tax savings to finance certain property improvements. The Mills Act Contract is for an initial period of ten years and is automatically renewed annually. The Contract runs with the land and is transferred to future property owners. Although the Mills Act Property Tax Abatement Program allows for both residential and income producing properties to be eligible for tax relief, the City of Ferndale, in adopting the program, may establish specific criteria of eligibility. Rehabilitation projects must comply with the Secretary of the Interior’s Standards for Rehabilitation.

*Federal Rehabilitation Tax Cuts* - This program fosters private sector rehabilitation of historic buildings and promotes economic revitalization by providing tax credits to property owners for qualified historic property rehabilitation projects. The Federal Historic Preservation Tax incentives are available for buildings that are National Historic Landmarks, that are listed in the National Register, and that contribute to National Register

Historic Districts and certain local historic districts. Properties must be income producing and must be rehabilitated according to standards set by the Secretary of the Interior. The Federal historic preservation tax incentives program (the 20% credit) is jointly administered by the U. S Department of the Interior and the Department of the Treasury, in partnership with the California State Office of Historic Preservation (OHP).

*Charitable Contributions for Historic Preservation Purposes* - The Tax Reform Act of 1986 retains the provisions established by Section 6 of the Tax Treatment Extension Act of 1980 (IRC Section 170) that permit income and estate tax deductions for charitable contributions of partial interest in historic property. Generally, the IRS considers that a donation of a qualified real property interest to preserve a historically important land area or a certified historic structure meets the test of charitable contribution for conservation purposes. For purposes of the charitable contribution provisions only, a certified historic structure need not be depreciable to qualify. It may be a structure other than a building and may also be a remnant of a building such as a façade, if that is all that remains, and may include the land area on which it is located. The IRS definition of historically important land areas includes (Code of Federal Regulations at 26 CFR 1.170A-1-(d)(5)) :

- Independently significant land areas including any related historic resources that meet National Register Criteria for Evaluation.
- Land areas within registered historic districts including any buildings that contribute to the significance of the historic district; and
- Land areas adjacent to a property individually listed in the National Register of Historic Places (but not within a historic district) where physical or environmental features of the land area contribute to the historic or cultural integrity of the historic property.

*California Heritage Fund Grant* - This is a program of the California State Office of Historic Preservation. It provides grant funding for the acquisition, rehabilitation, restoration or interpretation of historic properties that are listed on, or formally determined eligible for listing in, the National Register of Historic Places or the California Register of Historical Resources.

*State Historical Building Code* - One of California's most valuable tools for the preservation of historic resources is the State Historical Building Code (SHBC). While the California Building Code (CBC, section 3403.5) makes provisions for the special treatment of qualified historic buildings, the SHBC codifies this protection under statutory law and regulation. The SHBC governs all other statutes or regulations as they may apply to qualified historical buildings (H&S 19956). The SHBC provides reasonable alternatives in situations where strict compliance with established statutes or regulations would impair the integrity or significance of a historic resource or jeopardize its economic viability.

*Certified Local Government* - This program is a preservation partnership between local governments, the State of California Office of Historic Preservation, and the Nation Park Service's National Historic Preservation Program focused on promoting historic

preservation. The benefits of becoming a CLG include but are not limited to: credibility, technical assistance, streamlined environmental review, funding, and economic benefits. To become a Certified Local Government (CLG) a community must address the following minimum goals to demonstrate to the State and NPS that they are committed to historic preservation.

- Establish a qualified historic preservation commission.
- Enforce appropriate State or local legislation for the designation and protection of historic properties. In most cases this is done in the form of a local ordinance.
- Maintain a system for the survey and inventory of local historic resources.
- Provide for public participation in the local historic preservation program, including participation in the National Register process.

Follow any addition requirements as outline in the State's Procedures for Certification.

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### 3.0 HISTORICAL RESOURCES AND DESIGN REVIEW

#### Historical Resources

This section defines what is (and what is not) a historical resource. This type of resource can include sites, buildings, places, structures, objects, traditional cultural properties, landscapes, or even districts containing a concentration of many or all of the above.

#### Definition of Terms

**Historical Resources** - This term includes properties that are:

- Listed in, or determined eligible by the State Historical Resources Commission for listing in the California Register of Historical Resources.
- Included in a public local register of historic resources.
- Determined by the City of Ferndale to be historically significant or significant in the architectural, engineering, scientific, economic, agriculture, educational, social, political, military, or cultural annals of California.
- That embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- Yields information important in the prehistory or history.

(See the United States Secretary of Interior *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* and the Secretary of Interior's *Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes*.)

**Period of Significance** - The date or span of time within which significant events transpired, or significant individuals made their important contributions.

#### Architectural Themes

Well known as the "Victorian Village," Ferndale also contains a variety of other architectural styles. Ferndale is known for well-preserved Victorian buildings, which are also known as "Butterfat Palaces" due to their construction during an epoch wherein considerable wealth was generated in the dairy industry, especially during the 1880s.

**Victorian architecture** refers collectively to several architectural styles employed predominantly during the middle and late 19th century (1860-1900). Gothic Revival and Italianate, while not uniquely Victorian are part of revivals that began before the era; these styles are associated strongly with the 19th century due to the large number of examples that were erected during that period. A summary of the main architectural styles found in Ferndale and identifying features of each style follows (Paradis n.d.).

### ***Early National and Romantic Styles***

**Gothic Revival (1840-1890's, Churches through 1940s)** Identifying features include: steeply pitched roof, cross-gabled, decorated vergeboards, pointed-arch windows, sometimes stained glass, like churches. Gothic window above entry, one-story porch with flattened, Gothic arches. The first appearance of picturesque (asymmetrical and unpredictable) floor plans, indicating the rise of the Romantic Era in America.

**Italianate (1850-1890)** Identifying features include: 2 or 3 stories, rarely 1 story; low-pitched roof, widely overhanging eaves; large, decorative brackets beneath eaves; tall, narrow windows (most often on commercial buildings), commonly arched or curved above; some with square cupola or tower (campanile), elaborate wrap-around porch (or smaller entry porch) with decorative Italianate double columns and other details.

### ***Victorian-Era Styles***

**Second Empire (1860s - 1890s)** Identifying features include: Italianate style/forms with Dormer windows, sometimes a square (not round) tower, decorative brackets, molded cornice, similar to Italianate detail on windows and doors, floor plan often includes pavilions: outward projection of a building's center or side.

**Romanesque Revival (1870-1900)** Identifying features include: round arches over windows and/or entryways; thick, cavernous entryways and window openings; thick masonry walls, rounded towers with conical roof; façades are asymmetrical; variable stone and brick façade. On elaborate examples, polychromatic façades with contrasting building materials.

**Queen Anne, Eastlake-Stick, Shingle (1880s - 1905)** Identifying features include: Steeply pitched, irregular roof shapes; dominant, front-facing gable; patterned shingles, bay windows, picturesque massing (see Gothic Revival), polychromatic and decorative ornamentation; partial or full-width porches of one story; multiple gables and dormers; occasional towers and turrets, rounded or square. Differing wall textures are their "hallmark." This is the most eclectic style of the Victorian era.



### ***Modern Styles***

**Neoclassical (1890-1940)** Identifying features include: classical symmetry, full-height porch with columns and temple front, and various classical ornament such as dentil cornices. Basically, this is the revival of the Greek Revival style that dominated the first half of the 19th century.

**Craftsman/ Bungalow (1900-1930)** Identifying features include: Low-pitched, gabled roof, wide overhang of eaves, exposed rafters (rafter tails) under eaves, decorative brackets (knee braces or corbels), incised porch (beneath main roof), tapered or square columns supporting roof or porch, 4-over-1 or 6-over-1 sash windows, hand-crafted stone or woodwork, often mixed materials throughout structure. Bungalows can either be front-gabled, side-gabled, or cross-gabled.

**Mission (1900-1940)** The Mission style originated in southern California and was the first style to diffuse eastward from the West. The style includes Mission-shaped dormers and/or roof parapet; wide, overhanging eaves, exposed rafters, red-tiled roof, stucco walls, arched windows/doors on ground level.

**Ranch Style (1940-1970)** The ranch house is noted for its long, close-to-the-ground profile, and minimal use of exterior and interior decoration. Features include: single story, low pitched gable roof, deep-set eaves, horizontal, rambling layout: Long, narrow, and low to the ground, rectangular, L-shaped, or U-shaped design, large windows: double-hung, sliding, and picture, sliding glass doors leading out to patio, attached garage, simple floor plans, emphasis on openness (few interior walls) and efficient use of space, and built from natural materials: Oak floors, wood or brick exterior.

**Victorian Revival Movement (1970-1979)** Disastrous floods in 1955 and 1964 all but ruined Lower Eel River Valley dairy ranches. Though the town of Ferndale was spared, store after store was empty. During this time, many communities were replacing their historic storefronts with modern facades or demolishing older buildings all together. New was in...old was out!

Over the years, in many towns, countless historic buildings have been destroyed by fire. A significant factor in the preservation of Ferndale's historic buildings is the fact that the fire station is located downtown enabling rapid response to fire hazard as witnessed by the recent fires in the Candy Stick and Nilsen's feed barn.

During the 1970's, the Victorian Revival movement swept historic preservation efforts. Thanks to Viola Russ McBride (granddaughter of Zipporah and Joseph Russ and local artist/ activist) and others, many of the "shuttered" buildings were purchased and converted to art galleries. This "revival" encouraged other owners to preserve the historic character of their buildings.

### Churches and the Ferndale Cemetery

Ferndale is home to five churches which were constructed prior to 1940 and are still in use today; three of which were constructed before 1900. Each of these churches was established by a different group of immigrant based upon country and denomination.

- The First Congregational Church was built in the style of New England Congregational churches and was constructed in 1881. Over the years, this church has been the home of a variety of denominations to finally become a community church. It is known today as the Ferndale Community Church and is located on the corner of Main Street and Lewis Court (across Main Street from Shaw House).
- The Assumption Catholic Church was constructed in 1896 at its current location off the corner of Washington and Berding Streets.
- Our Savior's Lutheran Church was constructed in 1899 on Shaw Avenue near 4<sup>th</sup> Street and has an 80 foot tall steeple.
- Saint Mary's Episcopal Church was built in 1909 and is the oldest standing Episcopal structure between Garberville and the Oregon border. It is located on the corner of 4<sup>th</sup> Street and Shaw Avenue, across from Our Savior's Church.
- St. Mark's Lutheran Church was constructed in its present location on the corner of Berding and Fern Streets in 1938 after moving from its original location between 3<sup>rd</sup> and 4<sup>th</sup> Streets.



The **Ferndale Cemetery**, located on a hill in the southern part of the City, has historic markers dating back to the last century. Overlooking Ferndale and the Eel River Valley to the east and the Pacific Ocean to the West, the Cemetery is a popular tourist attraction. **St Mary's Cemetery**, located east on Bluff Road from the Ferndale Cemetery, is dedicated to the Catholic Assumption Church.

## Historic Designations

### State Historic Landmark

The City of Ferndale was designated as a State Historic Landmark (No. 883) in 1975 by the California State Parks Office of Historic Preservation.

*"[This] pioneer agricultural community, settled in 1852, helped feed the booming population of mid-century San Francisco. Long known as "Cream City" Ferndale made innovative and lasting contributions to the dairy industry. Local creameries and the town's role as a transportation and shipping center in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, fostered prosperity that produced Ferndale's outstanding Victorian Gothic residences and false-front commercial architecture."*

### Main Street Historic District

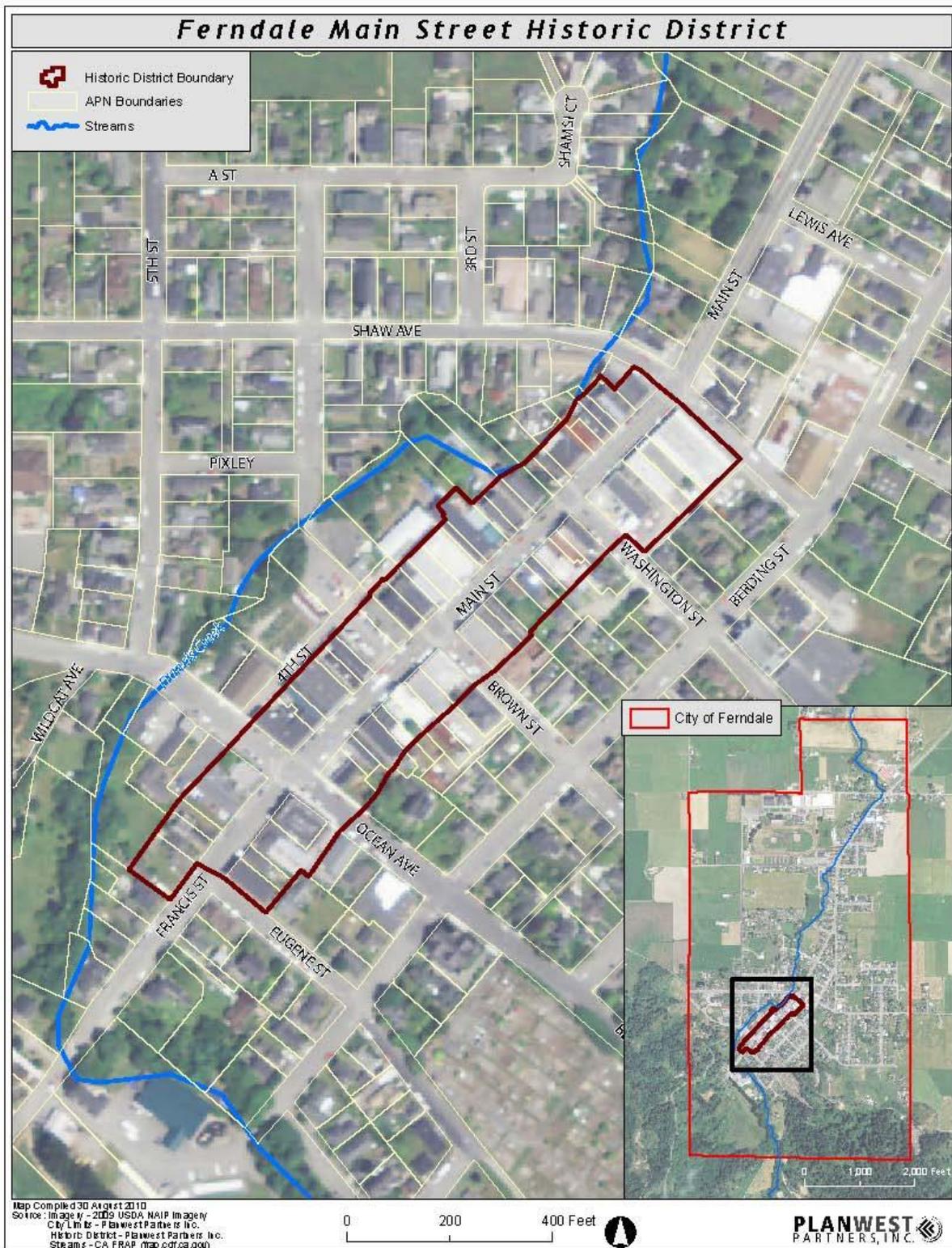
The City of Ferndale's Main Street was designated as a Historic District in 1994 by the National Park Service and placed on the National Register of Historic Places.

*"Buildings within the City's Main Street Historic District represent two distinct architectural periods: 1) the late Victorian era of the 19th century (1880-1900) and the early Modernistic period in the 20th century (1920-1936). Other styles include Italianate, Queen Anne, Neo-Classic, Bungalow, and Mission."*

The period of significance is 1872-1936 beginning with the construction of the earliest extant building, the 1877 Alford's Drug Store (Poppa Joe's). The Main Street Historic District includes 39 contributing buildings that best represent a particular architectural style or are the works of local architect T.J. Frost. 13 buildings are considered non-contributing. Since the Historic District was established in 1994, some of these non-contributing structures may now qualify as contributing (current Red Front Store, Lentz's Department Store among others due to their age being older than 50 years.

Historic districts are a concentration of historic buildings, structures, objects, or sites within precise boundaries that share a common historical, cultural, or architectural background. (See Figure 1 for current boundaries.) Individual resources within an historic district may lack individual significance, but be considered a contributor to the significance of the historic district. In terms of this assessment, significant resources that are components of the district are referred to as "contributing." "Non-contributing" sites, although located in a district, do not possess integrity within the period of significance.

Currently, there are numerous historically significant structures (residential dwellings, barns, and other agricultural outbuildings) scattered throughout the City limits which are outside of the historic district and the Design Control Combining Zone (D-zone), but of historical interest nonetheless.



**Table 1. Ferndale Main Street Historic District Contributing Buildings\***

<i>Name</i>	<i>Address</i>	<i>Year Built</i>	<i>Architectural Style</i>	<i>Year Listed</i>
Alford House	207 Francis St	1884	Victorian-Second Empire	1994
Masonic Temple	212 Francis St	1891	Victorian - Eastlake-Stick	1994
Enterprise Office	219 Francis St	1881	Victorian - Commercial False Front	1994
Faulkner House	230 Francis St	1899	Bungalow	1994
Russ Bank Building	290 Francis St and 400 Ocean Ave	1891	Victorian - Eastlake-Stick	1994
Robert's Hotel/Ferndale Hotel	315 Main St.	1875	Victorian	1994
Taylor Building	325-327 Main St	1898	Victorian	1994
Enterprise Building	334 Main St	1923	Modernistic	1994
Post Office/ Drug Store Building	337 Main St	1889	Victorian - Commercial False Front	1994
M.H. Donnelly Building	341-353 Main St	1902	Victorian - Commercial False Front	1994
Loewenthal's Ferndale Reliable Store	344 Main St	1900	Victorian - Commercial False Front	1994
Brown's Office Building	350 Main St	1902	Victorian - Commercial False Front	1994
Rose Mullady's Millinery & Art Needle Store	358 Main St	1928	Victorian - Commercial False Front	1994
D.A. Bransetter Building	361 Main St	1902	Victorian - Commercial False Front	1994
Rings Pharmacy	362 Main St	1896	Victorian - Eastlake-Stick	1994
Russ & Sons Meet Market	376 Main St	1900	Victorian - Eastlake-Stick	1994
Town Clock	385 Main St	1923	n/a	1994
P.F. Hart Building	393 Main St	1896	Victorian - Eastlake-Stick	1994
Ferndale Bank	394 Main St	1911	Neoclassical	1994
New Hart Building	399-405 Main St	1924	Mission	1994
Alford's Drug/Michel Drug Store	409 Main St	1877	Italianate	1994
Mullady Building	424 Main St	1894	Victorian - Commercial False Front	1994

<i>Name</i>	<i>Address</i>	<i>Year Built</i>	<i>Architectural Style</i>	<i>Year Listed</i>
Masonic-Odd Fellows Hall	425-431 Main St	1875	Victorian - Commercial False Front	1994
Meng Building	430-436 Main St	1891	Victorian - Commercial False Front	1994
Hart Theatre	441-451 Main St	1920	Modernistic	1994
Gill House/Blackburn Building	444 Main St	1876	Commercial False Front	1994
Grangreen-Ward-Gill House	452 Main St	1870	Residence joined to storefront	1994
G.W. Williams Building	455 Main St	1888	Commercial False Front	1994
Eel River & Southern Telephone Co. Building	460 Main St	1924	Commercial False Front	1994
Dahlquist Plumbing & Electrical Shop	468 Main St	1936	Modernistic	1994
New York Cash Store/Red Star Clothing Store	475 Main St	1898	Victorian - Eastlake-Stick	1994
Gill Building/Hiller Building	476 Main St	1891	Commercial False Front	1994
Paine Building	484 Main St	1901	Victorian	1994
Old Red Front Store	505 Main St	1900	Italianate	1994
Kemp Building	513-525 Main St	1930	Mission	1994
Petersen's Service Station	524 Main St	1930	Modernistic	1994
R.H. Edwards Building	535 Main St	1901	Commercial False Front	1994
Hiram Hatch Building	543 Main St	1901	Commercial False Front	1994
Charles A. Doe Building	561-563 Main St	1901	Neoclassical	1994
S&E Garage and Ford Dealership	580 Main St	1927	Commercial False Front	1994

### Other Listed Historic Landmarks in Ferndale\*\*

Shaw House	703 Main St	1854	Gothic	1984
Berding House (Gum Drop Tree House)	455 Ocean Ave	1875	Gothic	1983
Catholic Church of the Assumption Rectory	563 Ocean Ave	1896	Queen Anne	1982
Ferndale Public Library	807 Main St	1909	Neoclassical	1990
Alford-Nielson House	1299 Main St	1874	Victorian - Second Empire	1986

\*According to Survey conducted for 1994 Main Street Historic District Designation

\*\* National Register of Historic Places

**Design Review**

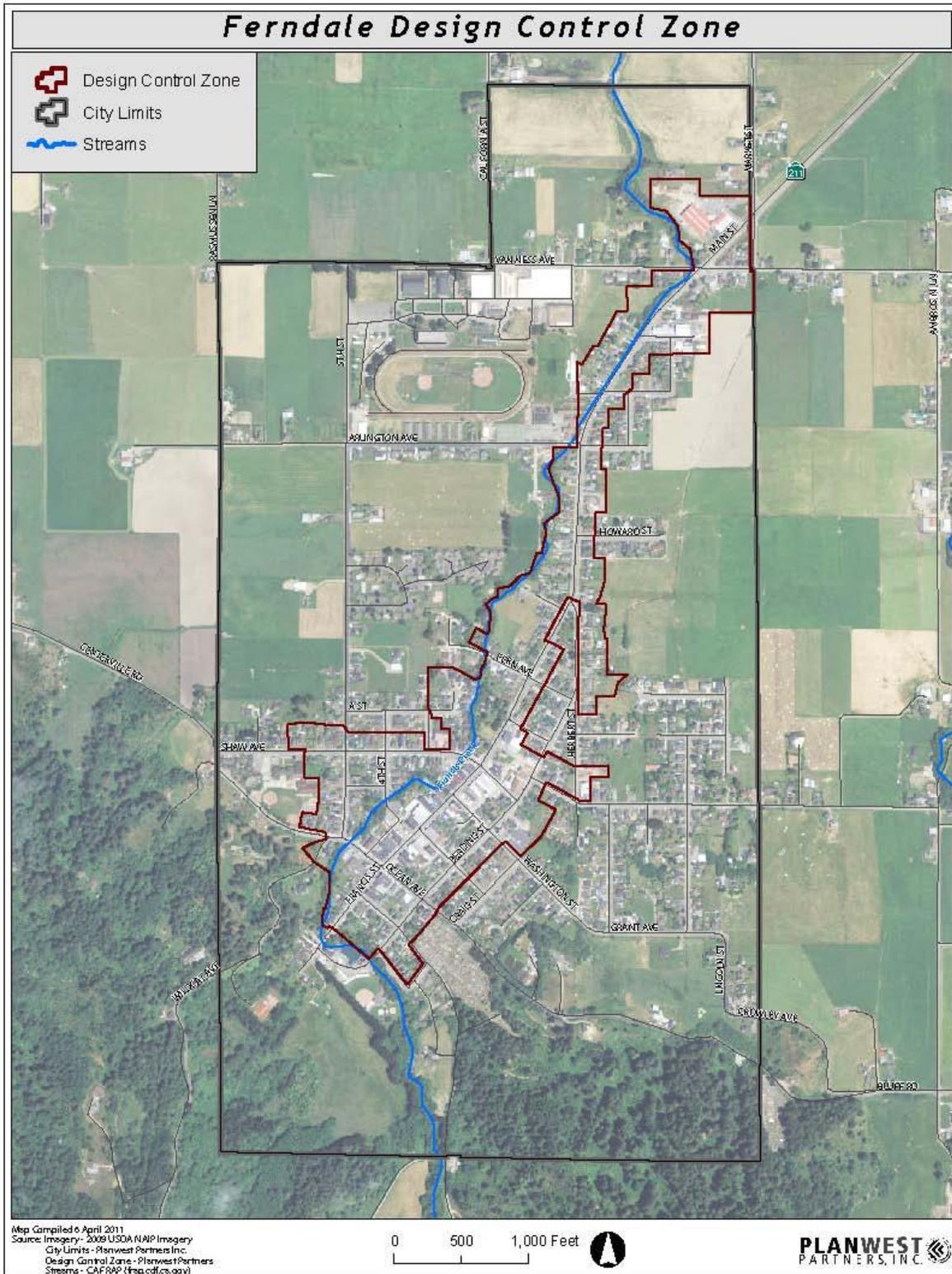
The City adopted provisions by ordinance to preserve the City's historic resources including defining a Design Control Combining Zone (D-zone) and creating a design review process. The D-zone is intended to be applied where the appearance and design of buildings and structures form a substantial contribution to the desirability of the area and to protect significant examples of early-California architecture and the overall Victorian appearance of the area by regulating the design of buildings and structures (Ferndale Zoning Ordinance Section 6.05). Design Review is required for external alterations to structures located in the City's Design Control Zone (Figure 2).

Design Review Use Permit applications are reviewed by the City's Design Review Committee members, which is made up of two Planning Commissioners and three community members appointed by the City Council.

The Design Review procedures are established to:

- Ensure that new structures and/or modification, alteration, enlargement of existing structures occur in a manner consistent with Ferndale General Plan policies.
- Preserve the natural beauty of the town's site and setting.
- Ensure that the architectural design of structures and their materials and colors are visually harmonious with and conceptually consistent in character and scale with surrounding area.
- Ensure that the design and location of signs and their material and colors are visually harmonious with surrounding development.
- Allow the City to make appropriate determination of environmental effects.

Design Review is currently guided by codes, ordinances, and procedures and could be improved with the preparation of a historic preservation design manual. A historic preservation design manual can include an illustrated guide of preservation codes and ordinances which can be an effective tool in the design process and can assist owners of historic properties in retaining the historic integrity of their properties. The format and instructions should be understandable to property owners, rather than contractors, developers or engineers. The manual could use local examples to help explain and resolve issues related to historic preservation. It could explain the benefits of historic designation and use photos and examples to explain in simple terms the Secretary of the Interior's Standards.



## 4.0 GOALS, POLICIES AND IMPLEMENTATION STRATEGIES

This section contains a resources preservation program for ongoing preservation, maintenance, and rehabilitation of historical and cultural resources in Ferndale. The goals, policies and strategies guide specific activities related to historic preservation and are intended to encourage voluntary community participation and education. City staff, Planning Commission, and Design Review Committee as applicable, are responsible for implementing the goals, policies, and strategies at the direction of the City Council.

**Goals** are end results toward which effort is directed. They are expressed in general terms and are timeless. In the context of this document goals are general statements of values or aspirations held by the community in relation to each issue area. They are the timeless ends toward which the community will address its efforts.

**Policies** are direction statements that guide future decisions with specific actions intended to realize a goal. In the context of this document policies are more precise expressions of the community's position on particular issues, or how particular goals will be interpreted or implemented. Policies may include guidelines, standards, objectives, maps, diagrams, or a combination of these components.

Implementation **Strategies** present specific actions and practices that the city will undertake to address policy issues and move closer to the community's goals. These might include ongoing programs sponsored by the city (e.g. a façade renovation program), discrete time-specific actions (e.g. adopt an ordinance), or further planning action (e.g. develop a specific plan).

### GOAL 1

*Preserve Ferndale's distinctive and valued historic district, structures, and sites representing various periods of the City's history.*

Policy 1.1 - Use state recommended and federally established guidelines for designation of potential historic and cultural resources.

Policy 1.2 - Maintain a database of identified historic and cultural resources.

Policy 1.3 - Develop a program to identify and document historic buildings, structures, and sites. There shall be a clear process for both adding and removing identified resources.

Policy 1.4 - Encourage the use of the Secretary of Interior Standards and the State Historic Building Code as guidelines for the preservation and rehabilitation of historic properties.

Policy 1.5 - Encourage the City to apply for designation as a Certified Local Government.

#### Implementation Strategies

- Strategy 1.a - Maintain the City's existing archival databases of identified historic and cultural resources and update periodically.
- Strategy 1.b - Provide links on the City's website to historic preservation related websites including but not limited to the California State Office of Historic Preservation (<http://ohp.parks.ca.gov/>), the National Register of Historic Places (<http://www.cr.nps.gov/nr/index.htm>) and the California Preservation Foundation (<http://www.californiapreservation.org/>).
- Strategy 1.c - Provide links on the City's website to the State Historic Building Code ([http://www.chris.ca.gov/?page\\_id=21410](http://www.chris.ca.gov/?page_id=21410)) and Secretary of Interior's Standards ([http://www.nps.gov/history/local-law/arch\\_stnds\\_8\\_2.htm](http://www.nps.gov/history/local-law/arch_stnds_8_2.htm)).
- Strategy 1.d - Conduct an annual Planning Commission and City Council study session to review the Element strategies and progress.
- Strategy 1.e - Review "non-contributing" buildings within the Historic District to determine their possible status as "contributing" buildings.

#### GOAL 2

*Highlight the City's historic resources for promoting heritage tourism as a means of economic development.*

- Policy 2.1 - Encourage the Ferndale Chamber of Commerce, Ferndale Museum, and other similar organizations to prepare informational materials related to Ferndale's most significant historical resources.
- Policy 2.2 - Recognize Ferndale's historic and cultural resources as an asset and encourage programs that preserve, protect and promote these resources.
- Policy 2.3 - Encourage the Ferndale Chamber of Commerce, Ferndale Museum, and other similar organizations to conduct events with heritage themes to attract tourists/ visitors to Ferndale.

#### Implementation Strategies

- Strategy 2.a - The Ferndale Chamber of Commerce in coordination with the Ferndale Museum could combine the Ferndale Museum's existing website walking tour and the Ferndale Enterprise's print walking tour guide into a print color brochure that can be distributed to visitors. In addition, regularly scheduled docent lead walking tours of the downtown area could be made available. Another choice would be to consider producing a DVD of the walking tour guide for purchase by visitors and residents alike.

- Strategy 2.b - Coordinate with the Ferndale Enterprise to start a "Historic Property of the Month" newspaper feature. The City will request that the Enterprise publish a monthly feature for little to no cost. The City would send out a request to historic property owners within the City for a photo and unique/little known facts about their property. The City would submit one property each month to be featured in the Enterprise and on City's website.
- Strategy 2.c - The Ferndale Chamber of Commerce and the Ferndale Museum should coordinate an annual event that emphasizes Ferndale's history and historic resources. The event could be a celebration of Ferndale's birthday (observance) and could coincide with the City's existing July 4<sup>th</sup> Parade and celebrations. The event could include historic home tours, historic car shows, and other similar activities.
- Strategy 2.d - Promote local participation in state and national events such as *Historic Preservation Week*, an annual event held in May created in 1971 by the National Trust for Historic Preservation, to foster public awareness of the historical significance of the City's historic resources.
- Strategy 2.e - Consider establishing a vintage equipment/ furniture/ clothing rummage sale with the opportunity for people to get their items appraised. Could be conducted in coordination with Bargain Lovers Weekend.

### GOAL 3

*Educate the community and visitors about the value of the City's historical resources through promotional materials.*

- Policy 3.1 - Provide information and educational materials related to historic preservation to the public and work with other groups to sponsor preservation related trainings and workshops.
- Policy 3.2 - Support and encourage the creation and distribution of educational and interpretive materials related to historic preservation for residents and visitors.
- Policy 3.3 - Support the development and production of educational and interpretive materials that promote Ferndale's history and historic resources.
- Policy 3.4 - Encourage Ferndale Elementary and High School teachers and students to incorporate historic preservation in class instruction and assignments.

### Implementation Strategies

- Strategy 3.a - Develop a list of speakers with knowledge about Ferndale's History and historic resources. The list could be distributed to local schools and civic organizations with the intent of educating students and the community about Ferndale's history. Speakers who impersonate historic figures (for example Seth Kinman) could be included on the list.

- Strategy 3.b - Coordinate with the College of the Redwoods Historic Preservation and Restoration Technology Program to assist in preservation related workshops and to bring their interpretive display and other educational materials to community events.
- Strategy 3.c - Become a member of the California Preservation Foundation and budget for at least one Planning Commission member to attend one conference/workshop per year related to historic preservation.
- Strategy 3.d - Obtain and/or develop informational brochures/ guides on preservation incentives, protection of historic resources, and the design review process to assist property owners.

#### GOAL 4

*Guide new development design and context to be compatible with existing historic resources, community character and livability of Ferndale. This guidance will minimize potential for demolition of existing structures and sites through preservation practices.*

- Policy 4.1 - Support and encourage new construction that is compatible in scale and character with nearby cultural resources and historic districts.
- Policy 4.2 - Effectively utilize the City's Design Review process when permitting projects in the Design control combining zone. This process includes clear review and appeal procedures.
- Policy 4.3 - Evaluate the need for a demolition permitting process taking into consideration potential impacts resulting from demolition of historic resources and the impact on property owners resulting from potential added expense and regulatory delay in issuing demolition permits.

#### Implementation Strategies

- Strategy 4.a - Develop guidelines for new construction within the Main Street Historic District.
- Strategy 4.b - Review demolition history within the City and determine if a demolition permit process should be established to set clear review standards and establish findings required for proposed demolition approval within the Design control zone.

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Meeting Date:	December 1, 2011	Agenda Item Number	11d
Agenda Item Title:	Residential Two-Family (R2) Density General Plan and Zoning Amendment and Ferndale Housing Combining Zone Overlay Zoning Amendment		
Presented By:	George Williamson, Contract City Planner		
Type of Item:	<input checked="" type="checkbox"/> Action	<input type="checkbox"/> Discussion	<input type="checkbox"/> Information
Action Required:	<input type="checkbox"/> No Action	<input checked="" type="checkbox"/> Voice Vote	<input type="checkbox"/> Roll Call Vote

**Mayor Farley**

- **Open public hearing;**
- **remind people that they have 3 minutes for comments;**
- **Council listens to all public comments;**
- **Mayor Farley closes public hearing.**
- **City Council comments**
- **City Council makes a decision.**

**RECOMMENDATION:**

Approve Resolution 2011- 44 General Plan/ Zoning Amendments for Residential Two-Family (R2) Density and Ferndale Housing Combining Zone:

**SUMMARY:**

General Plan and Zoning Amendment to increase the Residential Two-Family (R2) density from 14 dwelling units per acre to 15 dwelling units per acre to meet Department of Housing and Community Development (HCD) density threshold for Housing Element Update compliance.

Zoning Ordinance Amendment approval to add a Combining Zone overlay covering the existing duplex units at the Ferndale Housing project on Fairview Drive and Trident Lane; with a text amendment allowing existing duplexes as permitted uses.

This is the first Resolution reading and the Council can take separate action on these items if desired.

**DISCUSSION:**

The Ferndale Planning Commission recommended approval of the above actions on October 19, 2011.

**Housing Element Compliance**

Pursuant to California Government Code Section 65583.2(c)(3)(A) and (B) the Housing Element must demonstrate zoning and densities appropriate to encourage and facilitate the development of housing for lower-income households based on factors such as market demand, financial feasibility and development experience within zones. For communities with densities that meet specific standards (at least 15 units per acre for Ferndale) this analysis is not required.

The existing Residential Two-Family (R2) density in Ferndale allows up to 14 dwelling units per acre (du/acre). Increasing this density to 15 du/acre will meet the HCD density standards for General Plan and Zoning to encourage and facilitate housing for lower-income households. Therefore, with the proposed density change, additional analysis for this issue may not be required for Housing Element compliance.

Recommendation is to amend General Plan Section 2620.4 Residential Two-Family as follows:

Density Range: ~~0-14~~ 0-15 dwelling units per acre.

All other provisions remain in effect.

**Ferndale Housing Project**

The entire Ferndale Housing project area on Fairview Drive and Trident Lane is zoned Residential Single Family (R1). Therefore, the existing duplex units located within the site are an existing non-conforming use. The residential use of the site has not lapsed due to the

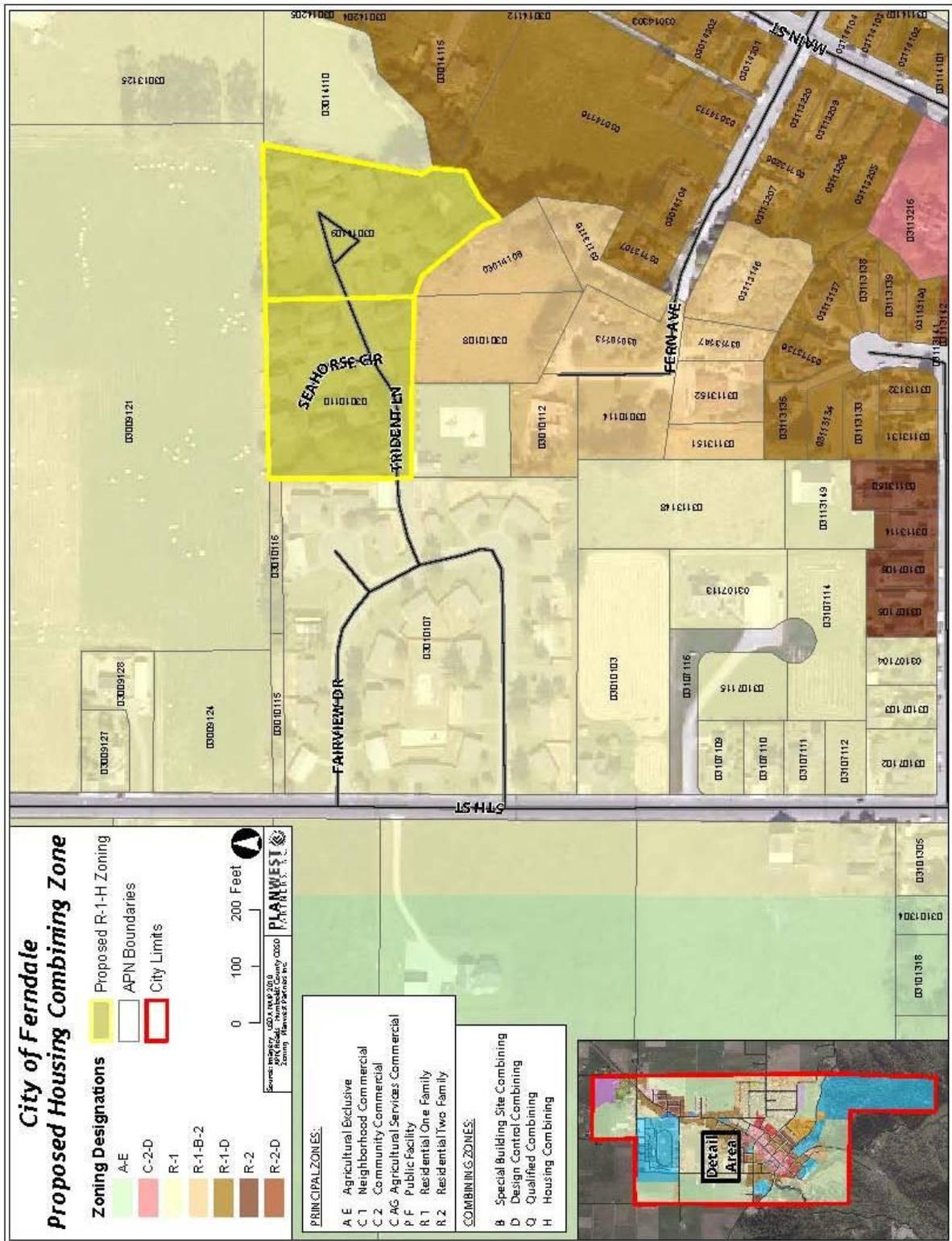
continued basic maintenance and upkeep. Additionally, the utilities have remained connected and operational and the bills have continued to be paid. Because of this, the occupancy and non-conforming residential use of the duplex units can continue. However, a Combining Zone overlay covering only the existing duplex units would make these units conforming.

Non-conformity has limitations that could affect the long-term use of the units for intended low/moderate income families. Making these existing units conforming with specific overlay facilitates the intended use without affecting other areas of the City designated/ zoned R1. (See attached figure).

Amend the Zoning Ordinance as follows:

- 6.07 Housing Combining Zone or -H Zone. The H Zone is intended to cover the existing duplex units on a portion of the Ferndale Housing Project site located on Fairview Drive and Trident Lane. This combining zone principally permits the existing duplex units.

All other applicable provisions remain in effect.



**RESOLUTION 2011-44**  
**THE CITY COUNCIL OF THE CITY OF FERNDALE**  
**APPROVES GENERAL PLAN/ ZONING AMENDMENTS FOR RESIDENTIAL TWO-FAMILY DENSITY**  
**AND FERNDALE HOUSING COMBINING ZONE**

**WHEREAS**, the City of Ferndale will amend the General Plan Residential Two-Family (R2) Density and add a Ferndale Housing Combining Zone Overlay covering the existing duplex units at the Ferndale Housing project on Fairview Drive and Trident Lane; and

**WHEREAS**, the Planning Commission conducted a public hearing on the General Plan/ Zoning Amendments on October 19, 2011 and the City Council held a public hearing and conducted the first adoption reading on December 1, 2011; and

**WHEREAS**, the General Plan Elements and General Plan/ Zoning Amendments are a discretionary Act Subject to the California Environmental Quality Act (CEQA); and

**WHEREAS**, a Negative Declaration (SCH# 2011112001) for the General Plan/ Zoning Amendments was adopted by City Council December 1, 2011; and

**WHEREAS**, the City Council made the General Plan/ Zoning Amendments available, held noticed public hearings, and heard testimony as part of those hearings, prior to taking action.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Ferndale approves the General Plan Residential Two-Family (R2) Density and Ferndale Housing Combining Zone Overlay.

**PASSED AND ADOPTED** on this 5<sup>th</sup> day of January, 2012 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
 Jeffrey Farley, Mayor

**Attest:**

\_\_\_\_\_  
 Brianna Smith, Deputy City Clerk

Meeting Date:	December 1, 2011	Agenda Item Number	11e
Agenda Item Title:	Initial Study and Negative Declaration for the Ferndale Housing Element, Historical & Cultural Resources Element and General Plan/ Zoning Amendments		
Presented By:	George Williamson, Contract City Planner		
Type of Item:	<input checked="" type="checkbox"/> Action	<input type="checkbox"/> Discussion	<input type="checkbox"/> Information
Action Required:	<input type="checkbox"/> No Action	<input checked="" type="checkbox"/> Voice Vote	<input type="checkbox"/> Roll Call Vote

- **Open public hearing;**
- **Remind people that they have 3 minutes for comments;**
- **Council listens to all public comments;**
- **Closes public hearing.**
- **City Council comments**
- **City Council makes a decision.**

**RECOMMENDATION:**

Adopt Resolution 2011-45 for the Housing Element, Historical and Cultural Resources Element, and General Plan/ Zoning Amendments Negative Declaration (SCH#2011112001).

**DISCUSSION:**

The Initial Study (IS) and Negative Declaration (ND) programmatically evaluates the City of Ferndale Housing Element Update (Housing Element), Historical & Cultural Resources Element (HCRE), and General Plan / Zoning Amendments (GP/ZAs). It evaluates the effects that goals, policies, and related implementation measures proposed in the Elements would potentially have on the environment. The IS focuses on the secondary effects from adoption of the Elements and GP/ZAs and is not as detailed as a project-level IS. Project-level CEQA review will be required for development to occur, to be prepared when applicable development permits are sought. The Housing Element, Historical & Cultural Resources Element and General Plan/ Zoning Amendments have been discussed in the previous agenda items.

Consultation with Bear River Band of Rohnerville Rancheria Tribal Historic Preservation Officer (THPO) was conducted about the General Plan Update. The THPO had no comments at this time and there are no known Tribal resources within City Limits. Public hearing and CEQA notices were sent to keep the Tribe informed about the General Plan Update progress.

As a result of the Initial Study prepared by the City of Ferndale, it has been found that the proposed project will not have any significant effects on the environment. The Initial Study and Negative Declaration were circulated for a 30-day review period which ended on November 30, 2011. No comments have been received as of posting of this agenda.

Since the Initial Study determined the project would have no significant environmental impacts, a No Effect Determination request was submitted to the California Department of Fish and Game (DFG), which would waive their CEQA filing fee. If DFG determines the project may have environmental impacts a \$2,044.00 fee must be submitted when the Notice of Determination is filed with the County Clerk. The \$50.00 County Clerk filing fee will also be required.

# **Initial Study and Draft Negative Declaration**

For the  
**City of Ferndale California:**

**Housing Element Update,  
Historical & Cultural Resources Element and  
General Plan/ Zoning Amendments**

Prepared for the:

**City of Ferndale**

By:



**October 2011**

**CITY OF FERNDALE****Initial Study**

834 Main Street, P.O. Box 1095, Ferndale, CA 95536

Phone 707.786.4224, Fax 707.786.9314

**PROJECT TITLE:** City of Ferndale Housing Element Update, Historical & Cultural Resources Element and General Plan/ Zoning Amendments

**LEAD AGENCY:** City of Ferndale  
Jay Parrish, City Manager  
834 Main Street  
Ferndale, CA 95536  
(707) 786-4224

**PREPARED BY:** Planwest Partners, Inc.  
George Williamson, AICP  
1125 16<sup>th</sup> Street, Suite 200  
Arcata, CA 95521  
(707) 825-8260

**PROJECT LOCATION:** City of Ferndale, Humboldt County, CA

**GENERAL PLAN DESIGNATION(s):** Various

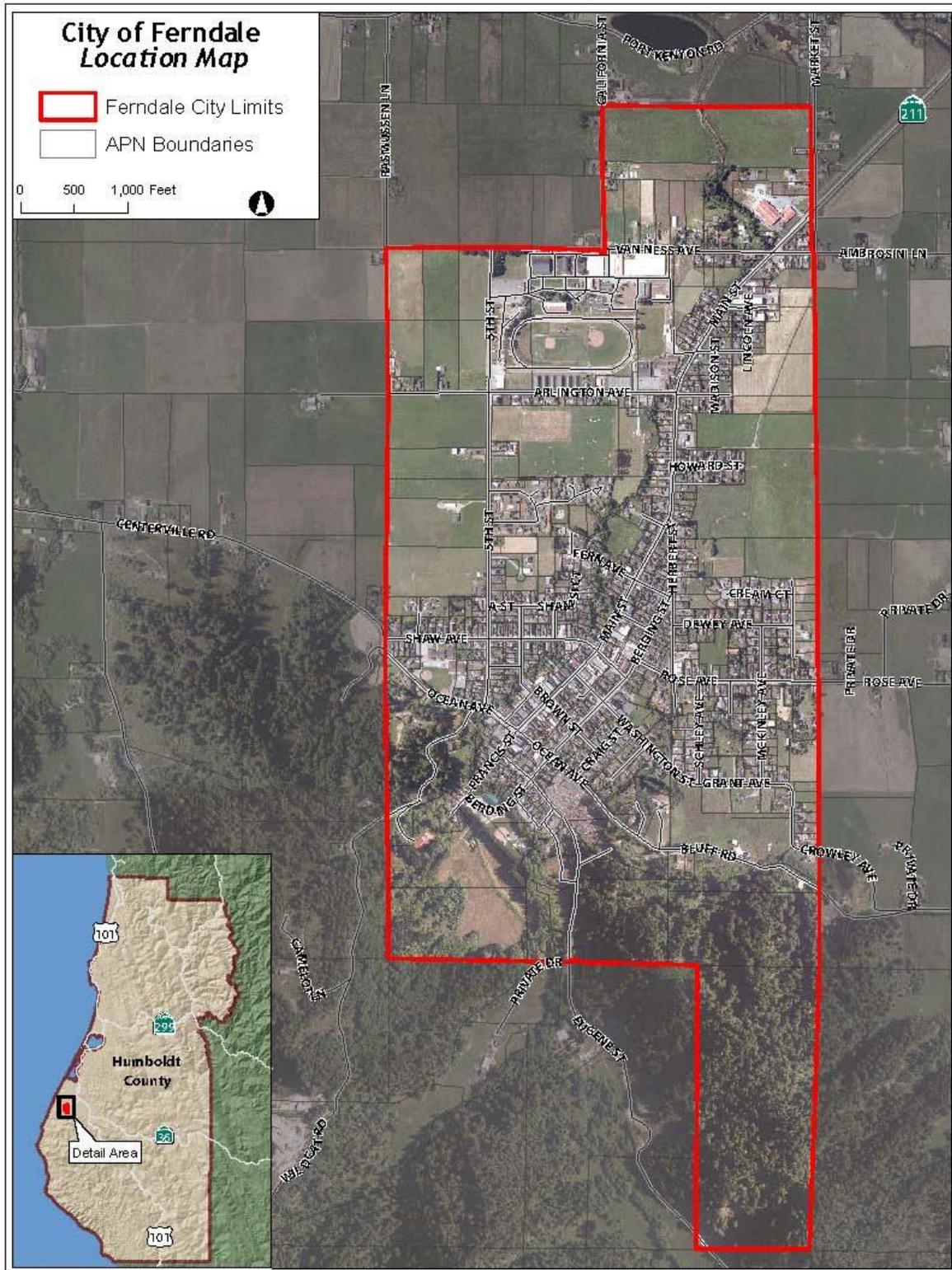
**ZONING DESIGNATION(s):** Various

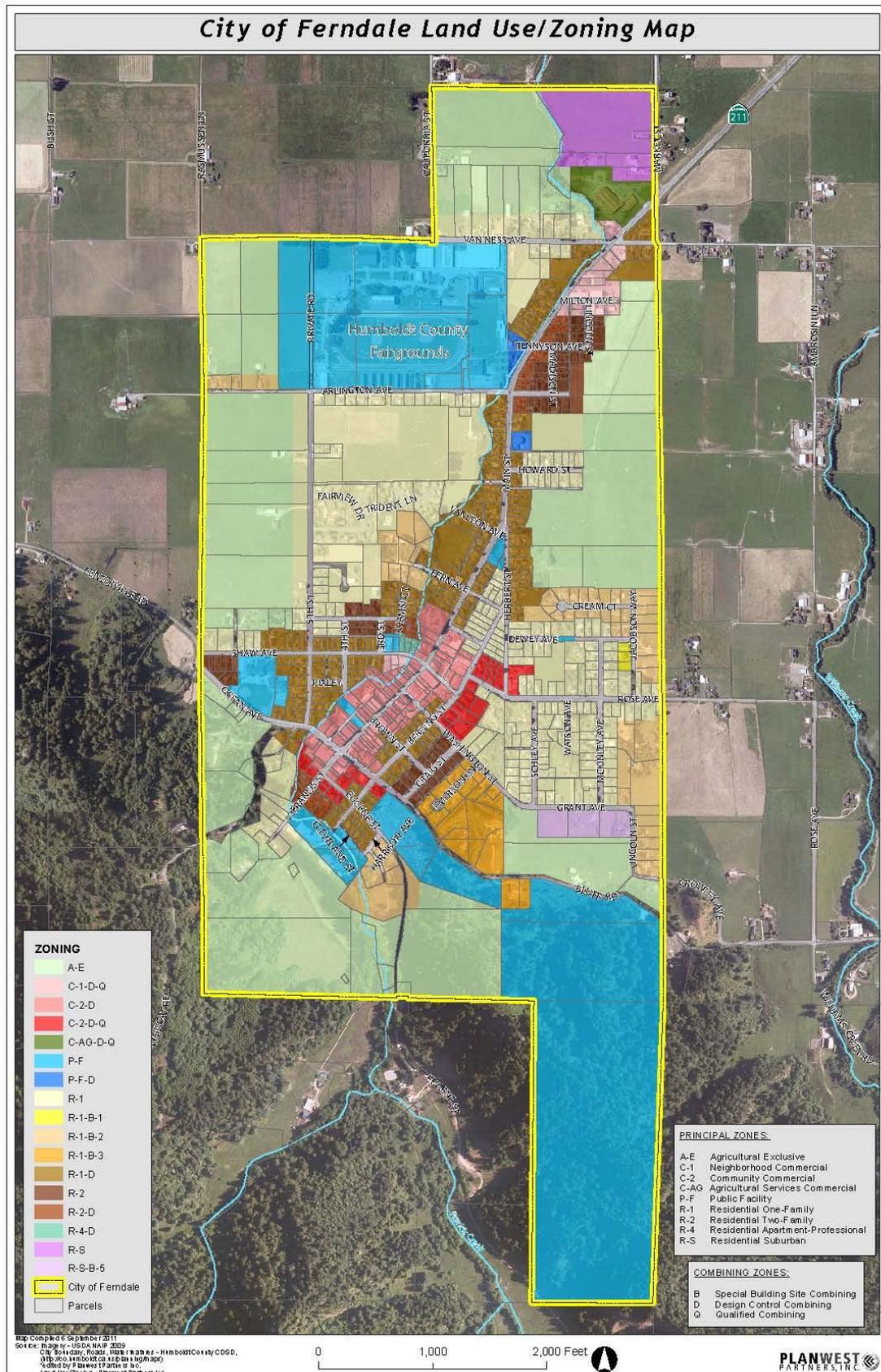
**PROJECT SUMMARY**

This Initial Study (IS) and Negative Declaration (ND) programmatically evaluates the City of Ferndale Housing Element Update (Housing Element), General Plan / Zoning Amendments (GP/ZAs) described below, and the Historical & Cultural Resources Element (HCRE). It evaluates the effects that goals, policies, and related implementation measures proposed in the Elements would potentially have on the environment. The IS focuses on the secondary effects from adoption of the Elements and GP/ZAs and is not as detailed as a project-level IS. Project-level CEQA review will be required for development to occur, to be prepared when applicable development permits are sought.

**ENVIRONMENTAL SETTING**

The City of Ferndale is located approximately fifteen miles south of Eureka and six miles west of U.S. Route 101 in the rural dairy area of the Eel River Valley of Humboldt County (Figure 1, Location Map). This small community has traditionally had an agricultural-based economy that has expanded to also include a very successful tourist economy. Specifically, the main industries in Ferndale are dairy farming, cattle ranching, tourism, lumber and wood products, and service. Ferndale is known for its Victorian architecture and Main Street businesses.





The City's existing General Plan Land Use Map is included as Figure 2. As indicated, the majority of the City is currently designated for residential (single family and rural residential) and agricultural use, with smaller areas designated for commercial and public uses.

The City of Ferndale population and growth rate has fluctuated over the last 60 years. Ferndale's population grew by 25.8 percent between 1950 and 2000, with much of that growth occurring during the late 1960's. Ferndale's estimated 2009 population was 1,441 persons. Ferndale's boundaries, limited to one square mile, coupled with the City's location six miles from the Highway 101 corridor, contributes to the slow growth rate. Over the previous 20-year period, Ferndale lagged behind that of Humboldt County, which grew by 12 percent; Ferndale has grown by 8 percent in the last 20 years.

### **Housing Element Update**

The City of Ferndale Housing Element Update is designed to address the projected housing needs of current and future City of Ferndale residents and comply with State law requiring amendment of county and city Housing Elements. The Housing Element is the City's policy document guiding the provision of housing to meet housing needs for all economic segments of Ferndale, including housing affordable to lower-income households. The Housing Element works toward the preservation, improvement, and development of housing for Ferndale. It includes several components, such as the establishment of goals, objectives and programs, which together provide a foundation upon which detailed housing activities can be developed and implemented.

The Housing Element identifies goals and implementation measures that the City would implement to ensure that housing in Ferndale is affordable, safe, and decent. It addresses housing needs by encouraging the provision of an adequate quantity of sites designated for housing (including affordable housing), by assisting in affordable housing development, and through the preservation and maintenance of existing affordable housing stock.

No specific development projects are proposed as part of the Element. Also, the Element is consistent with the land uses in the current Ferndale General Plan Land Use Map.

#### ***Ferndale Housing Element Goals***

The Housing Element Update contains the following goals:

*GOAL A: Provide adequate sites for all types of residential dwellings.*

*GOAL B: Increase the availability of permanent housing for all community residents.*

*GOAL C: Review and revise ordinances addressing housing supply and affordability.*

*GOAL D: Develop and define criteria for Design Review.*

*GOAL E: Address infrastructure needs in a timely manner; lift sewer hookup moratorium.*

*GOAL F: To promote equal opportunity to secure safe, sanitary, and affordable housing for everyone in the community regardless of race, color, religion, sex, marital status, familial status, national origin, ancestry, sexual orientation or disability.*

*GOAL G: Clarify the City's commitment to manufactured homes.*

*GOAL H: Encourage maintenance, preservation, rehabilitation and improvement of housing units.*

*GOAL I: Encourage energy efficiency in all new and existing housing and reduce green house gas emissions.*

Under each Housing Goal are the guiding policies and programs (implementation measures) associated with each goal that will be implemented during the time period covered by the Element (2009-2014) to accomplish the goal. Detailed descriptions of each guiding policy and program, as well as specific time frames, responsibilities for programs, and funding sources, are provided in the Element. The Element is included in its entirety as Appendix A of this Initial Study.

#### ***Regional Housing Needs Assessment***

California law requires that counties and cities in the State include housing policies and programs in their Housing Elements that enable each jurisdiction to meet its "fair-share" allocation of regional housing demand. The fair-share allocation includes not only the needs of each individual jurisdiction, but each jurisdiction's fair-share of the housing needs for the entire region. Fair-share allocations of regional housing demand are made by the California Department of Housing and Community Development (HCD), and are adopted by local Council of Governments (COGs) as part of their Regional Housing Needs Plans (RHNPs).

Whether each local jurisdiction can meet its fair-share allocation is based on a number of factors, including but not limited to: (1) whether there is adequate residentially zoned land in the jurisdiction to accommodate the residential demand; (2) whether existing residential growth rates in the jurisdiction make it likely that the required number of residential units will be built within the five-year timeframe of both the RHNP and the local Housing Element; and (3) whether the local housing Element contains policies and programs adequate to encourage the development of the required housing (including low income housing).

Per State law, a Regional Housing Needs Assessment is required in each jurisdiction's General Plan that demonstrates that the jurisdiction's fair-share allocation of regional housing demand can be met. The required Regional Housing Needs Assessment for Ferndale is included in Chapter 3 of the Element. Table 1 identifies Ferndale's fair-share allocation of regional housing demand for extremely low, very low, low, moderate, and above moderate income units based on the Humboldt County Association of Government's (HCAOG's) 2009 RHNP.

**Table 1 Humboldt County Regional Housing Needs (2009 to 2014) – City of Ferndale Allocation** (Housing Element Update Table 27)

Income Group	Number of Units	Percent
Extremely Low (0-30% of median)	7	12.9
Very Low (31-50% of median)	7	12.9
Low (51-80% of median)	9	16.1
Moderate (81-120% of median)	9	17.2
Above Moderate (>121% of median)	20	40.8
<b>TOTAL</b>	<b>52</b>	<b>100</b>
Source: HCAOG, Regional Housing Need Plan for Humboldt County, Jan. 2009 - July 2015, Adopted 9-24-09		

### General Plan/ Zoning Amendments

#### *Residential Two-Family (R2) Density Text Amendment*

Pursuant to California Government Code Section 65583.2(c)(3)(A) and (B) the Housing Element must demonstrate zoning and densities appropriate to encourage and facilitate the development of housing for lower-income households based on factors such as market demand, financial feasibility and development experience within zones. For communities with densities that meet specific standards (at least 15 units per acre for Ferndale) this analysis is not required.

The existing Residential Two-Family (R2) density in Ferndale allows up to 14 dwelling units per acre (du/acre). Increasing this density to 15 du/acre will meet the HCD density standards for General Plan and Zoning to encourage and facilitate housing for lower-income households. Therefore, with the proposed density change, additional analysis for this issue may not be required for Housing Element compliance.

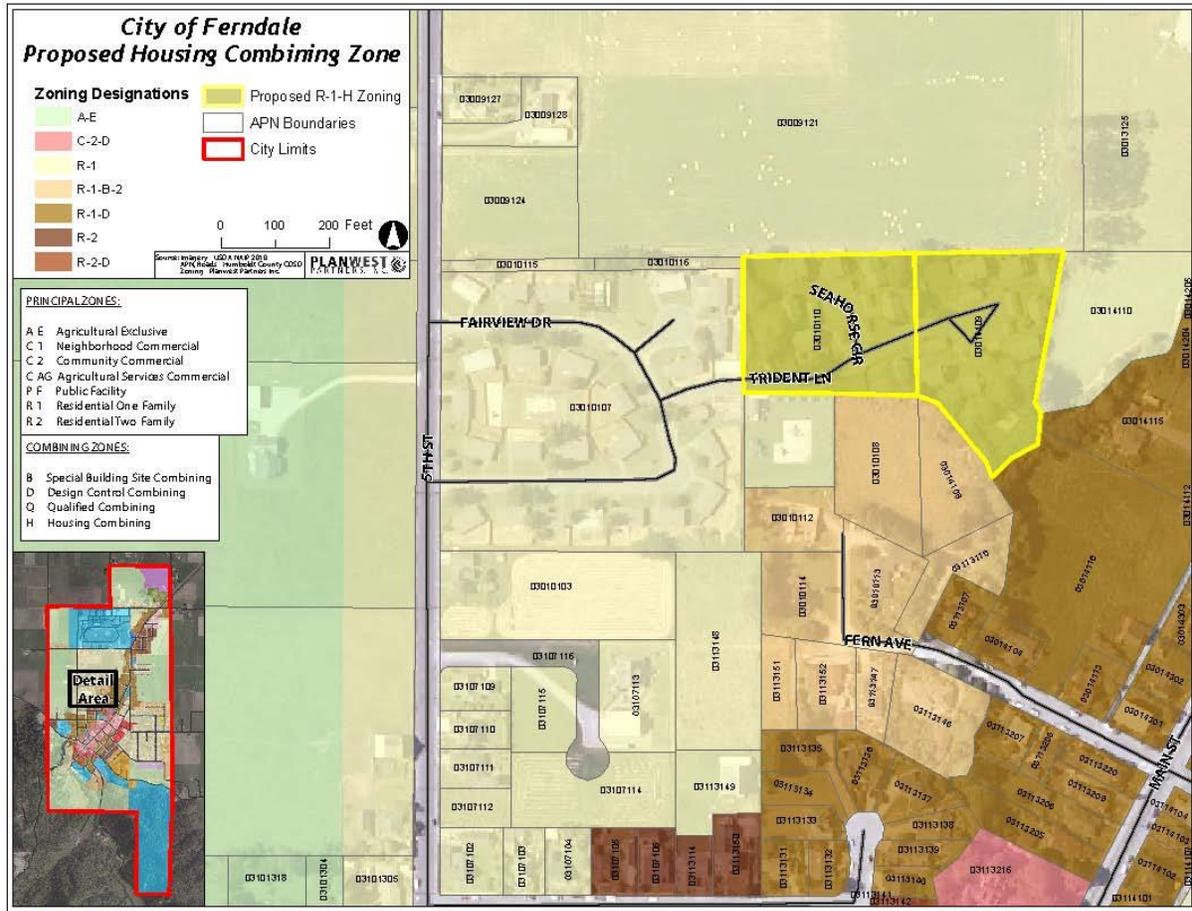
The project proposes to amend General Plan Section 2620.4 Residential Two-Family as follows:

Density Range: ~~0-14~~ 0 -15 dwelling units per acre.

All other provisions will remain in effect and the Land Use / Zoning Map would not change.

#### *Ferndale Housing Combining Zone (H-zone)*

The City recently acquired a 52-unit former Navy Housing facility. The City secured the federal appropriation allowing the 11.68 acre site to be transferred to the City at no cost for the purpose of providing affordable housing. The City is currently in negotiations to transfer the site to a local non-profit who will manage site maintenance and operations. The 52 units include 24 single family homes and 28 multi-family units (duplexes). The entire site located on Fairview Drive and Trident Lane is zoned Residential Single Family (R1). Therefore, the existing duplex units located within the site are an existing non-conforming use. The residential use of the site has not lapsed due to the continued basic maintenance and upkeep. Additionally, the utilities have remained connected and operational and the bills have continued to be paid. Because of this, the occupancy and non-conforming residential use of the duplex units can continue. However, a Combining Zone overlay covering only the existing duplex units would make these units conforming.



Non-conformity has limitations that could affect the long-term use of the units for intended low/moderate income families. Making these existing units conforming with a specific overlay facilitates the intended use without affecting other areas of the City designated/ zoned R1.

The project proposes to amend the Zoning Ordinance as follows:

- 6.07 Housing Combining Zone or -H Zone. The H zone is intended to cover the existing duplex units within the Ferndale Housing Project site located on Fairview Drive and Trident Lane. This combining zone principally permits the existing duplex units.

All other applicable provisions remain in effect. The H zone would be added to the Ferndale Land Use/ Zoning Map as shown on Figure 3.

### **Historical & Cultural Resources Element**

The Historical and Cultural Resources Element of the City General Plan sets goals, policies and implementation strategies for the City's role in planning for the unique historical aspects of Ferndale and its regional cultural setting in the Eel River Valley. This Element is part of the City General Plan because preserving community character, history, and architectural features is important to Ferndale. While not specifically mandated under state planning law, 126 California counties/cities have historic preservation general plan elements. Many of Ferndale's most defining features are its buildings and public spaces. Historical resources include individual structures, the National Register District along Main Street, and the architectural themes found throughout the City. This element sets goals, policies, and implementation strategies for managing the qualifying historical resources and better defining historic district maintenance.

Ferndale's historical and cultural resources are prominently featured in the Element. The Element's purpose is to preserve and enhance these resources for heritage tourism, economic development and a continued source of community identity and pride. Also, the Element strives to guide new development to be compatible with existing historical resources and encourages both public and private stewardship. Although the adopted General Plan contains historic preservation goals and policies, the City felt it is important to develop a long-term plan to integrate historic preservation within the context of land use development.

The Historical and Cultural Resources Element contains the following Chapters:

- Preface
- Chapter 1 Introduction
- Chapter 2 Historical and Cultural Setting and Context
- Chapter 3 Historical Resources and Design Review
- Chapter 4 Goals, Policies, and Implementation Strategies
- Chapter 5 References

***Historical & Cultural Resources Element Goals***

The Historical & Cultural Resources Element contains the following goals:

*GOAL 1 Preserve Ferndale's distinctive and valued historic district, structures, and sites representing various periods of the City's history.*

*GOAL 2 Highlight the City's historic resources for promoting heritage tourism as a means of economic development.*

*GOAL 3 Educate the community and visitors about the value of the City's historical resources through promotional materials.*

*GOAL 4 Guide new development design and context to be compatible with existing historic resources, community character and livability of Ferndale. This guidance will minimize potential for demolition of existing structures and sites through preservation practices.*

Under each HCRE Goal are the guiding policies and implementation strategies associated with each goal. Detailed descriptions of each guiding policy and implementation strategy are provided in the Element. The Element is included in its entirety as Appendix B of this Initial Study.

**OTHER REQUIRED AGENCY APPROVALS**

There are no other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement) for the Elements. The California Department of Housing and Community Development (HCD) reviews Housing Elements and determines the degree to which they comply with State law; however, HCD approval is not required for adoption by the City. The City is currently coordinating with HCD for Housing Element certification.

**ANALYSIS METHODOLOGY / ASSUMPTIONS**

This Initial Study is based on the following analysis methodology and assumptions:

- a. Ensuring that an adequate supply of housing, including affordable housing, is available in the City of Ferndale over the next five years to meet the City's 2009-2014 fair-share allocation of regional housing demand is a goal of the Housing Element. This demand is specified in Humboldt County Association of Government's (HCAOG's) 2009 Regional Housing Needs Plan (RHNP). This fair-share allocation includes 52 residential units, including 7 extremely low income, 7 very low income, 9 low income, 9 moderate income, and 20 above moderate income units.
- b. The Housing Element includes a set of policies and programs designed to encourage and help facilitate the development of the housing units required to meet the City's 2009-2014 fair-share allocation of regional housing demand. Chapter 3 of the Element, Resources & Constraints, also identifies the acres of residentially-designated/zoned land in the City by designation/zone that is vacant and readily available for residential development. However, the Element does not include specific proposals for new development or associated entitlements, and thus would not result in direct physical effects on the environment.
- c. The Housing and HCR Elements are consistent with the City's existing General Plan Land Use Map. Adequate residential designated/zoned land exists in the City to accommodate the above identified housing demand.
- d. The City's existing General Plan Land Use Element and Land Use Map define housing in terms of residential one-family (R-1), residential two family (R-2), residential multiple family (R-3), residential apartment-professional (R-4), and suburban residential (R-S) rather than in terms of affordability (e.g., extremely low income, low income, etc.). In order to provide a conservative analysis, this Initial Study assumes that housing permitted under the R-S and R-1 designations, and residentially designated land where second units are permitted which are ancillary to the primary unit, would represent moderate and above moderate income units, while housing permitted under the R-2, R-3, and R-4 designation would represent low and extremely low income units.
- e. This Initial Study evaluates the environmental effects of the Elements and GP/ZAs at a programmatic level consistent with the programmatic nature of the General Plan Elements. If and/or when new development projects are proposed in the City, the City will evaluate whether each proposal represents a project subject to CEQA, and if yes, will carry out the requisite project-level CEQA review and identify mitigation, as required.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Aesthetics                        | <input type="checkbox"/> Greenhouse Gas Emissions      | <input type="checkbox"/> Population/Housing                 |
| <input type="checkbox"/> Agricultural & Forestry Resources | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Air Quality                       | <input type="checkbox"/> Hydrology/Water Quality       | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Biological Resources              | <input type="checkbox"/> Land Use/Planning             | <input type="checkbox"/> Transportation/Traffic             |
| <input type="checkbox"/> Cultural Resources                | <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Utilities/Service Systems          |
| <input type="checkbox"/> Geology/Soils                     | <input type="checkbox"/> Noise                         | <input type="checkbox"/> Mandatory Findings of Significance |

**DETERMINATION**

On the basis of this initial evaluation:

- I find that the Element **WOULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the Element could have a significant effect on the environment, there will not be a significant effect in this case because either: (1) revisions in the project have been made by or agreed to by the project proponent; or (2) mitigation measures have been identified to reduce the impacts to less-than-significant levels. A MND will be prepared.
- I find that the proposed **MAY** have a significant effect on the environment and an EIR is required.
- I find that the Element **MAY** have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect: (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An EIR is required, but it must analyze only the effects that remain to be addressed.
- I find that the Element **MAY** have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect: (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been avoided or mitigated pursuant to that earlier EIR or ND, including revisions or mitigation measures that are imposed upon the Element, nothing further is required.



October 31, 2011

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

George Williamson  
\_\_\_\_\_  
Printed Name

City of Ferndale  
\_\_\_\_\_  
For

## EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each questions. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, “Earlier Analyses,” may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are “Less Than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
- 9) The analysis of each issue should identify:
  - a) the significance criteria or threshold used to evaluate each question; and
  - b) the mitigation measure identified, if any, to reduce the impact to less than significance.

Issues and Supporting Information	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<b>AESTHETICS:</b> Would the project:				
a) Have a substantial adverse effect on scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X

**Setting**

Ferndale is located in the Eel River Valley surrounded by open agricultural lands to the north, east and west, and steep hillsides to the south. Ferndale is known as the “Victorian Village” due to the presence of Victorian architecture throughout the city. Ferndale’s Main Street business district is a designated historic resource on the National Register of historic places.

Ferndale’s Design Review Committee oversees development proposals within the City. The utilization of the City’s Zoning Ordinance and the issuance of Design Review Permits ensure that commercial and residential development meet basic design criteria. Design review procedures are intended to promote orderly and harmonious development in the City, including the protection and enhancement of its visual resources.

**Housing Element Discussion**

**a-d)** The Housing Element will not: have a substantial adverse effect on a scenic vista, substantially damage scenic resources such as trees, rock outcroppings, or historic buildings within a scenic highway; substantially degrade the existing visual character or quality of the site and its surrounding; or create new sources of substantial light or glare.

The Housing Element goals, policies and programs encourage and facilitate housing development, redevelopment and rehabilitation in Ferndale. However, the Element would not result in aesthetics or lighting impacts because: (1) it does not include proposals for new development or associated entitlements; (2) it is consistent with the City’s existing General Plan Land Use Map and zoning (e.g., no GPAs or rezones, and growth encouraged by the Element could be accommodated under the existing General Plan); (3) new residential projects would be subject to City Zoning Ordinance requirements and Design Review Permit standards which have been formulated to avoid significant aesthetics impacts; and (4) new discretionary residential projects would be subject to project-level environmental review and mitigation under CEQA. Therefore, **no impact** would occur.

**GP/ZAs Discussion**

**a-d)** The proposed R2 General Plan text amendment would increase the allowable density by one du/acre, which is not a substantial increase and would not lead to significant growth or

development impacts. The mapped R2 designated areas throughout the City would not change and these areas are already designated for residential development. The proposed Housing Combing Zone (H zone) would make the existing duplex units on the Navy Housing site conforming, which facilitates the intended use without affecting other areas of the City designated/ zoned R1. Residential density/use of the site would not change. The GP/ZAs would not result in aesthetics or lighting impacts because: (1) they do not include proposals for new development or associated entitlements (2) new residential projects would be subject to City Zoning Ordinance requirements and Design Review Permit standards which have been formulated to avoid significant aesthetics impacts; and (3) new discretionary residential projects would be subject to project-level environmental review and mitigation under CEQA. Therefore, **no impact** would occur.

**Historical and Cultural Resources Element Discussion**

**a-d)** The HCRE sets goals, policies, and implementation strategies for the City’s role in planning for Ferndale’s unique historical and protected cultural features and its regional cultural setting in the Eel River Valley. For the same reasons as stated above for the Housing Element, the HCRE is a program level document and would not have a substantial adverse effect on a scenic vista, substantially damage scenic resources such as trees, rock outcroppings, or historic buildings within a scenic highway; substantially degrade the existing visual character or quality of the site and its surrounding; or create new sources of substantial light or glare. Therefore, **no impact** would occur.

Issues and Supporting Information	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<b>AGRICULTURE AND FOREST RESOURCES:</b> Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by PRC section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forestland to non-forest use?				X

**Setting**

The Lower Eel River Basin is an agricultural area containing soils that are generally highly productive agricultural lands. Applicable City and County General Plan policies protect these agricultural lands from conversion to non-agricultural uses. The agricultural activities currently practiced within the City (and in the surrounding area) include cattle grazing, cattle and dairy production, and the growing of small amounts of food crops. The City of Ferndale contains approximately 220 acres of agricultural land designated in the General Plan as Agricultural Exclusive (AE); approximately 30% of the City's land area. The AE designated lands are generally located along portions of the north, east, south and west city boundaries.

**Housing Element Discussion**

**a-b)** The Housing Element goals, policies and programs encourage and facilitate housing development, redevelopment and rehabilitation in Ferndale. Housing development is focused to lands which are currently residentially zoned. The Element would not convert prime farmland to non-agricultural use or conflict with existing agricultural zoning because: (1) it does not include proposals for new development or associated entitlements; (2) it is consistent with the City's existing General Plan Land Use Map and zoning (e.g., no GPAs or rezones); and (3) new discretionary residential projects would be subject to project-level environmental review and mitigation under CEQA. Therefore, **no impact** would occur.

**c-d)** There are no timber zoned lands or existing forest lands within the City. Although, adjacent to the southern City boundary there are some forested hillsides that are zoned for agricultural use. The Element would not conflict with this zoning, or result in the loss of forest land or conversion of forest land to non-forest use because: (1) it does not include proposals for new development or associated entitlements; (2) it is consistent with the City's existing General Plan Land Use Map and zoning (e.g., no GPAs or rezones); and (3) new discretionary residential projects would be subject to project-level environmental review and mitigation under CEQA. Therefore, **no impact** would occur.

**e)** Agriculture lands are located adjacent to residential land uses throughout the City. The development of non-agricultural uses adjacent to agricultural uses could result in agriculture-urban interface conflicts. These conflicts could include inconveniences or discomforts associated with dust, smoke, noise, and odor from agricultural operations, restrictions on agricultural operations (such as pesticide application) along interfaces with urban uses, and farm equipment and vehicles using roadways.

However, the Element does not include proposals for new development or associated entitlements. If future land use or development proposals encouraged by the Element include residential land uses or housing adjacent to agricultural land uses, the City would: (1) consider potential agricultural-urban interface conflicts as part of the appropriate CEQA review; and (2) consider the proposals in light of existing General Plan goals and policies agricultural lands. Therefore, the Element would not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or forestland to non-forest use. **No impact** would occur.

**GP/ZAs Discussion**

**a-e)** The GP/ZA areas do not contain prime farmland, do not include agricultural zoning, are not currently covered by Williamson Act contracts, and do not include forest or timberland. Therefore, these GP/ZAs would not convert prime farmland to non-agricultural use or conflict with existing agricultural zoning; conflict with existing zoning for, or cause rezoning of, forest land or timberland; or involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forestland to non-forest use. **No impact** would occur.

**Historical and Cultural Resources Element Discussion**

**a-e)** The HCRE sets goals, policies, and implementation strategies for the City’s role in planning for Ferndale’s unique historical and protected cultural features and its regional cultural setting in the Eel River Valley. For the same reasons as stated above for the Housing Element, the HCRE is a program level document and would not: convert prime farmland to non-agricultural use or conflict with existing agricultural zoning; conflict with existing zoning for, or cause rezoning of, forest land or timberland; or involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forestland to non-forest use. Therefore, **no impact** would occur.

Issues and Supporting Information	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AIR QUALITY:</b> Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct Implementation of the applicable air quality plan?			X	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?				X
e) Create objectionable odors affecting a substantial number of people?				X

**Setting**

The City of Ferndale consists of a commercial core surrounded by residential neighborhoods, farmland, and timberland. Sensitive air receptors include residential uses and schools. The City is located in the Eel River Delta air shed of the North Coast Air Basin (NCAB) and is subject to North Coast Unified Air Quality Management District (NCUAQMD) regulations. The NCAB is in “attainment” for the majority of criteria pollutants (CO, NO2, ROG, etc.), but is in “non-

attainment” for PM<sub>10</sub> and subject to the dust- and other emission-reduction requirement of the North Coast Unified Air Quality Management District’s (NCUAQMD’s PM<sub>10</sub> Attainment Plan). Furthermore, California, has enacted new requirements under AB 32 for analysis of greenhouse gas (GHG) emissions, and has enacted SB 375 which requires: (1) coordinating land use planning between regional and local agencies through regional fair-share housing assessments to ensure that housing is provided where needed, thereby avoiding long commutes and reducing GHG emissions; and (2) reducing GHG emissions by avoiding and reducing urban sprawl.

The Elements do not include specific proposals for new development or associated entitlements, and thus would not result in the direct generation of air emissions. However, the Housing Element would encourage and help facilitate the development of up to 52 new residential dwelling units in the City between 2009 and 2014 to meet the City’s fair-share allocation of regional housing need, and thus could indirectly generate air emissions. Evaluation of the potential air quality impacts of this development would be conducted as part of the CEQA review for any such development.

#### **Housing Element Discussion**

**a-c)** The NCUAQMD has adopted a PM<sub>10</sub> Attainment Plan for the NCAB which represents the applicable air quality plan. The Element does not include proposals for new development or associated entitlements, but would encourage the development of up to 52 new or rehabilitated residential units in the City between 2009 and 2014. Because construction and operation of these residential units would be subject to project-level environmental review and mitigation under CEQA, are not expected to substantially contribute to PM<sub>10</sub> emissions, and would occur consistent with the dust- and other emission-reduction requirement of the PM<sub>10</sub> Attainment Plan as required by NCUAQMD, the Element would not conflict with or obstruct implementation of the applicable air quality plan. In addition, the Element would not contribute substantially to an existing air quality violation, or result in a cumulatively considerable net increase in criteria pollutants for which the region is in non-attainment. Thus, a **less than significant impact** would occur.

**d)** Given the relatively low density of development and low traffic volumes in Ferndale, the potential for the Element to contribute to substantial pollutant concentrations at area roads and intersections is considered less than significant. At such time as specific development proposals are made, the City will determine whether the proposals are subject to CEQA review, and if yes, will evaluate and mitigate any substantial concentration impacts. The Element does not include specific proposals for new development or associated entitlements, and thus would not expose sensitive receptors to substantial pollutant concentrations. Therefore, **no impact** would occur.

**e)** The Element would encourage residential units and would not include the type of uses (e.g., industrial, restaurant, landfill, etc.) that would create objectionable odors. Therefore, **no impact** would occur.

#### **GP/ZAs Discussion**

**a-c)** The proposed R2 General Plan text amendment would increase the allowable density by one du/acre, which is not a substantial increase and would not lead to significant growth or development impacts. The mapped R2 designated areas throughout the City would not change

and these areas are already designated for residential development. The proposed H zone would make the existing duplex units on the Navy Housing site conforming, which facilitates the intended use without affecting other areas of the City designated/ zoned R1. Residential density/use of the site would not change. The GP/ZAs would not conflict with or obstruct implementation of the applicable air quality plan. For the same reasons as stated above for the Housing Element, the GP/ZAs would not contribute substantially to an existing air quality violation, or result in a cumulatively considerable net increase in criteria pollutants for which the region is in non-attainment. Thus, a **less than significant impact** would occur.

**d, e)** For the same reasons as stated above for the Housing Element, the GP/ZAs would not expose sensitive receptors to substantial pollutant concentrations and would not create objectionable odors. Therefore, **no impact** would occur.

**Historical and Cultural Resources Element Discussion**

**a-c)** The HCRE sets goals, policies, and implementation strategies for the City’s role in planning for Ferndale’s unique historical and protected cultural features and its regional cultural setting in the Eel River Valley. For the same reasons as stated above for the Housing Element, the HCRE is a program level document and would not contribute substantially to an existing air quality violation, or result in a cumulatively considerable net increase in criteria pollutants for which the region is in non-attainment. A **less than significant impact** would occur.

**d, e)** For the same reasons as stated above for the Housing Element, the HCRE is a program level document and would not expose sensitive receptors to substantial pollutant concentrations and would not create objectionable odors. Therefore, **no impact** would occur.

Issues and Supporting Information	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<b>BIOLOGICAL RESOURCES:</b> Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X

Issues and Supporting Information	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

### Setting

The City of Ferndale is located in the Eel River Valley, however no direct Eel River tributaries flow through the City. Francis Creek flows through the center of the City and is a tributary to the Salt River which flows into the Eel River delta near its entrance to the Pacific Ocean. Riparian and wetland habitats associated with Francis Creek are located along the watercourse in addition to providing potential habitat for special status fish species including coho salmon and steelhead. Other occurrences of sensitive habitat and special status species are limited within City boundaries due to existing urban development and disturbed lands.

### Housing Element Discussion

a-c) The Housing Element goals, policies and programs encourage and facilitate housing development, redevelopment and rehabilitation in Ferndale. While the City of Ferndale contains special-status species and their habitat, riparian habitat, and jurisdictional wetlands, the Element would not impact these resources because: (1) it does not include proposals for new development or associated entitlements; (2) it is consistent with the City's existing General Plan Land Use Map and zoning (e.g., no GPAs or rezones), and the residential development encouraged by the Element could be accommodated in these residentially designated/zoned areas; and (3) new discretionary residential projects would be subject to project-level environmental review and mitigation under CEQA. In addition, any development encouraged under the Element would be required to be designed and constructed in accordance with the biological resource conservation policies set forth in the General Plan including but not limited to the following Unique Resource Policies (Section 2560):

- 2560.1) The Francis Creek privately owned riparian corridor shall be maintained or improved to permit free flow and prevent flooding, and to maintain its use as natural habitat where appropriate.
- 2560.2) Natural features such as streams and trees should be preserved whenever possible.
- 2560.3) Developed and potential spring and surface water sources shall be protected within the Francis Creek watershed.
- 2560.12) Land use and development activities proposed within the Francis Creek watershed shall demonstrate that no risk of contamination to the water supply area could occur due to the land use or development activity.

The Housing Element update would not have substantial adverse effects on special status species, riparian habitat, or wetlands. Therefore, **no impact** would occur.

**d)** The City of Ferndale does not contain large expanses of open space or ridges which are most often associated with wildlife movement corridors. Also, the City is largely developed and is not known to contain native wildlife nursery sites. The City does contain Francis Creek which may be used by sensitive fish species as spawning transit routes and/or spawning grounds. However, the Element does not include proposals for new development. Because of this, and because of the other reasons discussed under a) above, the Element would not interfere substantially with the movement of native fish or wildlife species, substantially impact migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, **no impact** would occur.

**e)** The City of Ferndale does not have specific ordinances protecting biological resources, but the City's General Plan does contain policies protecting biological resources as discussed under a-c) above. Any residential development encouraged by the Element would be required to comply with these policies. Hence, the Element would not conflict with local policies or ordinances protecting biological resources. **No impact** would occur.

**f)** The City of Ferndale is not subject to an adopted Habitat Conservation Plan (HCP) or Natural Community Conservation Plan (NCCP). However, certain creeks in the City may be subject to the California Department of Fish and Game's Recovery Strategy for California Coho Salmon (CDFG 2004). In addition, the City contains sensitive species and their habitat, jurisdictional wetlands, and waters of the U.S. which are subject to regional, State and federal laws and regulations protecting these resources. However, the Element does not include proposals for new development, and any development that is encouraged under the Element would be subject to City General Plan policies and State and federal regulations protecting biological resources. Therefore, the Element would not conflict with an adopted HCP, NCCP, or other approved local, regional or state habitat conservation plans. **No impact** would occur.

#### **GP/ZAs Discussion**

**a-f)** The proposed R2 General Plan text amendment would increase the allowable density by one du/acre, which is not a substantial increase and would not lead to significant growth or development impacts. The mapped R2 designated areas throughout the City would not change and these areas are already designated for residential development. The proposed H zone would make the existing duplex units on the Navy Housing site conforming, which facilitates the intended use without affecting other areas of the City designated/ zoned R1. Residential density/use of the site would not change. The GP/ZAs would not result in biological resource impacts because: (1) they do not include proposals for new development or associated entitlements and (2) new discretionary residential projects would be subject to project-level environmental review and mitigation under CEQA. For similar reasons as stated above for the Housing Element, the GP/ZAs would not: have substantial adverse effects on special status species, riparian habitat, or wetlands; interfere substantially with the movement of native fish or wildlife species; conflict with local policies or ordinances protecting biological resources; and would not conflict with an adopted HCP, NCCP, or other approved local, regional or state habitat conservation plans. Therefore, **no impact** would occur.

**Historical and Cultural Resources Element Discussion**

**a-f)** The HCRE sets goals, policies, and implementation strategies for the City’s role in planning for Ferndale’s unique historical and protected cultural features and its regional cultural setting in the Eel River Valley. For the same reasons as stated above for the Housing Element, the HCRE is a program level document and would not: have substantial adverse effects on special status species, riparian habitat, or wetlands; interfere substantially with the movement of native fish or wildlife species; conflict with local policies or ordinances protecting biological resources; and would not conflict with an adopted HCP, NCCP, or other approved local, regional or state habitat conservation plans. Therefore, **no impact** would occur.

Issues and Supporting Information	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<b>CULTURAL RESOURCES:</b> Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?				X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d) Disturb any human remains, including those interred outside of formal cemeteries?				X

**Setting**

Ferndale is known for its Victorian architecture and Main Street businesses. Victorian buildings are distributed throughout the City, some of which are listed as historic resources on the National Register of Historic Places. The Ferndale Main Street Historic District was placed on the National Register of Historic Places January 10, 1994. In addition, the City is listed as a California State Historical Landmark. The following Ferndale General Plan policies are intended to reduce or avoid impacts to historic resources:

- 2520.3) Rehabilitation of existing structure should be encouraged so as to preserve the City’s Victorian character and to increase housing options where the zoning is appropriate.
- 2540.4) Any alteration of buildings or new construction in the Central Business District should be in keeping with the existing Victorian architecture and historic features.
- 2560.6) Design control should be maintained for the portion of the City with Victorian structures and Main Street.

In addition to the General Plan policies above, the Ferndale Zoning Ordinance includes design review procedures applicable to all structures within the Design Control Combining (D) zone. These procedures were established to ensure that new buildings and structures and/or the modification, alteration, and/or enlargement of existing buildings or structures occur in a manner consistent with General Plan policies (Zoning Ordinance Section 6.05).

**Housing Element Discussion**

**a )** The Housing Element goals, policies and programs encourage and facilitate housing development, redevelopment and rehabilitation in Ferndale. However, the Element would not result in impacts to historic resources because: (1) it does not include proposals for new development or associated entitlements; (2) it is consistent with the City's existing General Plan Land Use Map and zoning (e.g., no GPAs or rezones, and growth encouraged by the Element could be accommodated under the existing General Plan); and (3) new discretionary residential projects would be subject to project-level environmental review and mitigation under CEQA. Therefore, a **less than significant impact** would occur.

**b-d)** The Housing Element goals, policies and programs encourage and facilitate housing development, redevelopment and rehabilitation in Ferndale. However, the Element would not result in impacts to cultural resources, including archaeological, paleontological, and historic resources, as well as human remains, because: (1) it does not include proposals for new development or associated entitlements; (2) it is consistent with the City's existing General Plan Land Use Map and zoning (e.g., no GPAs or rezones, and growth encouraged by the Element could be accommodated under the existing General Plan); and (3) new discretionary residential projects would be subject to project-level environmental review and mitigation under CEQA. Therefore, **no impact** would occur.

**GP/ZAs Discussion**

**a-d)** The proposed R2 General Plan text amendment would increase the allowable density by one du/acre, which is not a substantial increase and would not lead to significant growth or development impacts. The mapped R2 designated areas throughout the City would not change and these areas are already designated for residential development. The proposed H zone would make the existing duplex units on the Navy Housing site conforming, which facilitates the intended use without affecting other areas of the City designated/ zoned R1. Residential density/use of the site would not change. The GP/ZAs would not result in cultural resource impacts because: (1) they do not include proposals for new development or associated entitlements and (2) new discretionary residential projects would be subject to project-level environmental review and mitigation under CEQA. For similar reasons as stated above for the Housing Element, the GP/ZAs would not: cause a substantial adverse change in the significance of a historical resource, cause a substantial adverse change in the significance of an archaeological resource, directly or indirectly destroy a unique paleontological resource or site or unique geologic feature; or disturb any human remains. Therefore, **no impact** would occur.

**Historical and Cultural Resources Element Discussion**

**a-d)** The purpose of the HCRE is to preserve and enhance the community's historic resources for heritage tourism, economic development and a continued source of community identity and pride. The HCRE sets goals, policies, and implementation strategies for the City's role in planning for the unique historical aspects of Ferndale and its regional cultural setting in the Eel River Valley. For similar reasons as stated above for the Housing Element, the HCRE is a program level document and would not cause a substantial adverse change in the significance of a historical resource; cause a substantial adverse change in the significance of an archaeological resource; directly or indirectly destroy a unique paleontological resource or site or unique geologic feature; or disturb any human remains. Therefore, **no impact** would occur.

Issues and Supporting Information	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<b>GEOLOGY AND SOILS:</b> Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				X
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a know fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?				X
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X
c) Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in onsite or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

**Setting**

California’s northern coastal region is one of North America’s most seismically active areas, with numerous seismic events annually. The greatest seismic risks are from the Cascadia Subduction Zone, faults within the North American Plate, the northern end of the San Andreas Fault, the Mendocino Fault, and earthquakes associated with the triple junction of the Pacific, Gorda, and North American tectonic plates near Cape Mendocino. Recent and ongoing research into the seismicity of the Pacific Northwest has shown that the Cascadia subduction zone is capable of generating major earthquakes in the region. The Cascadia subduction zone marks the boundary between the North American plate and the subducting Gorda and Juan De Fuca plates. The Cascadia subduction zone, which extends from offshore of Cape Mendocino in Humboldt County, California, to Victoria Island in British Columbia. The Coast Range Province is characterized by subparallel northwest trending faults. The Little Salmon and Yager Faults lie approximately six miles to the northeast of the City, the Goose Lake Fault Zone lies approximately thirteen miles to the southeast, and the Russ Fault lies approximately thirteen miles to the south-southwest. Of these faults, the State of California Alquist-Priolo Earthquake Fault Zoning Act considers only the Little Salmon Fault active; none of this fault is located within the City.

The Eel River is the third largest river system in California, with a 3,680-square-mile watershed that includes portions of Trinity, Mendocino, Humboldt, Glenn, and Lake Counties. The watershed's dominant geologic formation is the Franciscan Formation, which is prone to landslides and is highly erodable, particularly on steep slopes. Thus, this area is underlain by alluvial deposits consisting of fine-grained fluvial and flood deposits composed of interbedded silts, clays, and fine sands derived from nearby watercourses (Salt River, Francis Creek, and Eel River). These deposits are young and as such are generally poorly consolidated and susceptible to liquefaction during strong ground shaking.

#### **Housing Element Discussion**

**a-d)** The Housing Element goals, policies and programs encourage and facilitate housing development, redevelopment and rehabilitation in Ferndale. However, the Element would not result in geologic or soils impacts because: (1) it does not include proposals for new development or associated entitlements; (2) it is consistent with the City's existing General Plan Land Use Map and zoning (e.g., no GPAs or rezones, and growth encouraged by the Element could be accommodated under the existing General Plan); and (3) new discretionary residential projects would be subject to project-level environmental review and mitigation under CEQA. In addition, any development encouraged under the Element would be required to be designed and constructed in accordance with the geologic and slope stability policies set forth in Ferndale's General Plan and the California Building Code. The Housing Element would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving the rupture of a known earthquake fault, strong seismic ground shaking, liquefaction, or landslides and would not result in substantial soil erosion or the loss of topsoil, or be located on a geologic unit or soil that is subject to instability, lateral spreading, subsidence, or collapse. Therefore, **no impact** would occur.

**e)** The majority of development in the City of Ferndale is served by the City's wastewater treatment facility (WWTF). While the Housing Element goals, policies and programs encourage and facilitate housing development, redevelopment and rehabilitation in Ferndale, it would not result in septic tanks or alternative wastewater disposal systems impacts because: (1) it does not include proposals for new development or associated entitlements; and (2) new discretionary residential projects would be subject to project-level environmental review and mitigation under CEQA. Furthermore, all new development would comply with the City's Sewer Ordinance 03-05. Therefore, **no impact** would occur.

#### **GP/ZAs Discussion**

**a-d)** The proposed R2 General Plan text amendment would increase the allowable density by one du/acre, which is not a substantial increase and would not lead to significant growth or development impacts. The mapped R2 designated areas throughout the City would not change and these areas are already designated for residential development. The proposed H zone would make the existing duplex units on the Navy Housing site conforming, which facilitates the intended use without affecting other areas of the City designated/ zoned R1. Residential density/use of the site would not change. The GP/ZAs would not result in geology and soils impacts because: (1) they do not include proposals for new development or associated entitlements and (2) new discretionary residential projects would be subject to project-level environmental review and mitigation under CEQA. For similar reasons as stated above for the

Housing Element, the GP/ZAs would not: expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving the rupture of a known earthquake fault, strong seismic ground shaking, liquefaction, or landslides and would not result in substantial soil erosion or the loss of topsoil, or be located on a geologic unit or soil that is subject to instability, lateral spreading, subsidence, or collapse. Therefore, **no impact** would occur.

**Historical and Cultural Resources Element Discussion**

**a-e)** The HCRE sets goals, policies, and implementation strategies for the City’s role in planning for Ferndale’s unique historical and protected cultural features and its regional cultural setting in the Eel River Valley. For the same reasons as stated above for the Housing Element, the HCRE is a program level document and would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving the rupture of a known earthquake fault, strong seismic ground shaking, liquefaction, or landslides and would not result in substantial soil erosion or topsoil loss, or be located on a geologic unit or soil that is subject to instability, lateral spreading, subsidence, or collapse. Therefore, **no impact** would occur.

Issues and Supporting Information	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<b>GREENHOUSE GAS EMISSIONS:</b> Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				X
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X

**Setting**

In 2002 the California legislature declared that global climate change was a matter of increasing concern for the state’s public health and environment, and enacted law requiring the state Air Resources Board (ARB) to control GHG emissions from motor vehicles (Health & Safety Code §32018.5 et seq.). CEQA Guidelines define greenhouse gases to include carbon dioxide (CO<sub>2</sub>), nitrous oxide (N<sub>2</sub>O), hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. The California Global Warming Solutions Act of 2006 (Assembly Bill 32) definitively established the state’s climate change policy and set GHG reduction targets (Health & Safety Code §38500 et seq.). The State set its target at reducing greenhouse gases to 1990 levels by 2020.

**Housing Element Discussion**

**a-b)** Short-term construction, long-term operational, and emissions associated with new residential development in the City could contribute to the City’s overall GHG emissions. However, the Housing Element would not individually have an impact on climate change. In addition, when compared to the overall State reduction goal set forth in AB 32, the GHG emissions associated with the Element would be exceedingly small. Finally, the Element would be consistent with the fair-share allocation of regional housing need and would encourage

development of housing within an existing urban area close to jobs, thereby avoiding/reducing urban sprawl and associated GHG emissions as required by SB 375. In addition, Goal I of the Element is to “encourage energy efficiency in all new construction and existing housing and reduce greenhouse emissions.” Related policies include the following:

- I-1: Promote the use of energy conservation features in design of new residential structures.
- I-2: Promote the use of weatherization programs for existing residential units, including the programs operated by PG&E and the RCAA.
- I-3: Ensure that the City’s Housing Element policies are in compliance with SB 375.

Therefore the Element would not generate greenhouse gas emissions, and would not conflict with applicable plans, policies or regulations adopted for the purpose of reducing GHG emissions. **No Impact** would occur.

**GP/ZAs Discussion**

**a-d)** The proposed R2 General Plan text amendment would increase the allowable density by one du/acre, which is not a substantial increase and would not lead to significant growth or development impacts. The mapped R2 designated areas throughout the City would not change and these areas are already designated for residential development. The proposed H zone would make the existing duplex units on the Navy Housing site conforming, which facilitates the intended use without affecting other areas of the City designated/ zoned R1. Residential density/use of the site would not change. The GP/ZAs would not result in greenhouse gas emissions because: (1) they do not include proposals for new development or associated entitlements and (2) new discretionary residential projects would be subject to project-level environmental review and mitigation under CEQA. For similar reasons as stated above for the Housing Element, the GP/ZAs would not: generate greenhouse gas emissions, and would not conflict with applicable plans, policies or regulations adopted for the purpose of reducing GHG emissions. **No Impact** would occur.

**Historical and Cultural Resources Element Discussion**

**a-b)** The HCRE sets goals, policies, and implementation strategies for the City’s role in planning for Ferndale’s unique historical and protected cultural features and its regional cultural setting in the Eel River Valley. For the same reasons as stated above for the Housing Element, the HCRE is a program level document and would not generate greenhouse gas emissions, and would not conflict with applicable plans, policies or regulations adopted for the purpose of reducing GHG emissions. **No Impact** would occur.

Issues and Supporting Information	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<b>HAZARDS AND HAZARDOUS MATERIALS:</b> Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X

Issues and Supporting Information	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

### Setting

According to the State Water Resources Control Board GeoTracker website there are nine open Leaking Underground Tank (LUST) cleanup sites located in Ferndale. These sites are monitored regularly by the County of Humboldt. There are approximately 37 closed cleanup sites within the City. The project is not located within an airport land use plan, public airport, or in the vicinity of a private airstrip and will not affect any emergency response plans.

Humboldt County is the primary agency responsible for emergency response and evacuation planning in the County. Local agencies, such as the City of Ferndale, are required to coordinate emergency planning with the Humboldt County Department of Environmental Health (HCDEH). The Humboldt County Emergency Operations Plan (EOP) and Operational Area Hazard Mitigation Plan (OAHMP) serve to address planned response to extraordinary emergency situations associated with natural disasters, technological incidents, and national security emergencies in or affecting Humboldt County. These plans establish the organization, responsibilities, and procedures to adequately respond to natural and man-made emergencies.

The City of Ferndale has not experienced any recent wildland fires. The Ferndale Volunteer Fire Department provides emergency response services within the City and to the surrounding area. The Humboldt County Master Fire Protection Plan was prepared to serve as the guiding document for reducing the risk of fire to Humboldt County communities.

#### **Housing Element Discussion**

**a - c)** The Housing Element does not include proposals for new development and does not include any feature that would create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. In addition, while the Element would encourage and help facilitate the development, redevelopment and rehabilitation of housing in the City, residential uses do not involve the transportation, use, or disposal of hazardous materials, nor do they emit hazardous emissions. Therefore, **no impact** would occur.

**d)** While the Housing Element goals, policies and programs encourage and facilitate housing development, redevelopment and rehabilitation in Ferndale, it would not result in the release of hazardous materials because: (1) it does not include proposals for new development or associated entitlements; and (2) new discretionary residential projects would be subject to project-level environmental review and mitigation under CEQA. The Housing Element would not create a significant hazard to the public or the environment. Therefore, **no impact** would occur.

**e-f)** The Element encourages and helps facilitate the development, redevelopment and rehabilitation of housing in the City, however, it would not do so within the vicinity of a public airport or private airstrip as no such facilities occur in or adjacent to the City. Additionally, the City is not located within an airport land use plan. Therefore, the Element would not result in a safety hazard associated with development adjacent to a public airport or private airstrip. **No impact** would occur.

**g)** The Element would encourage and help facilitate the development of residential uses, and thus would contribute to more development and population potentially requiring emergency response and evacuation during an emergency. However, because the Element would not close existing streets, create barriers to circulation, develop new uses within floodways, create substantial new hazards (such as may occur with new industrial facilities that could result in hazardous materials release accidents), or otherwise create special challenges during an emergency, it would not impair or physically interfere with the EOP or OAHMP. Therefore, **no impact** would occur.

**h)** The Ferndale Volunteer Fire Department provides emergency response services within the City and to the surrounding area. The Housing Element goals, policies and programs encourage and facilitate housing development, redevelopment and rehabilitation in Ferndale. However, the Element would not impact any adopted emergency response plan or expose people or structures to a significant risk of loss, injury or death involving wildland fires because: (1) it does not include proposals for new development or associated entitlements; (2) it is consistent with the City's existing General Plan Land Use Map and zoning (e.g., no GPAs or rezones, and growth encouraged by Element could be accommodate under the existing General Plan); and (3) new

discretionary residential projects would be subject to project-level environmental review and mitigation under CEQA. In addition, the Humboldt County Master Fire Protection Plan was prepared to serve as the guiding document for reducing the risk of fire to Humboldt County communities. Therefore, **no impact** would occur.

**GP/ZAs Discussion**

**a-h)** The proposed R2 General Plan text amendment would increase the allowable density by one du/acre, which is not a substantial increase and would not lead to significant growth or development impacts. The mapped R2 designated areas throughout the City would not change and these areas are already designated for residential development. The proposed H zone would make the existing duplex units on the Navy Housing site conforming, which facilitates the intended use without affecting other areas of the City designated/ zoned R1. Residential density/use of the site would not change. For the same reasons as stated above for the Housing Element, the GP/ZA would not: involve the transportation, use, or disposal of hazardous materials, nor do they emit hazardous emissions; create a significant hazard to the public or the environment; would not result in a safety hazard associated with development adjacent to a public airport or private airstrip; impair or physically interfere with the EOP or OAHMP; expose people or structures to a significant risk of loss, injury or death involving wildland fires. Therefore, **no impact** would occur.

**Historical and Cultural Resources Element Discussion**

**a-h)** The HCRE sets goals, policies, and implementation strategies for the City’s role in planning for Ferndale’s unique historical and protected cultural features and its regional cultural setting in the Eel River Valley. For the same reasons as stated above for the Housing Element, the HCRE is a program level document and would not: involve the transportation, use, or disposal of hazardous materials, nor do they emit hazardous emissions; create a significant hazard to the public or the environment; would not result in a safety hazard associated with development adjacent to a public airport or private airstrip; impair or physically interfere with the EOP or OAHMP; expose people or structures to a significant risk of loss, injury or death involving wildland fires. Therefore, **no impact** would occur.

Issues and Supporting Information	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<b>HYDROLOGY AND WATER QUALITY:</b> Would the project:				
a) Violate any water quality standards or waste discharge requirements?			X	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	

Issues and Supporting Information	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
c) Substantially alter the existing drainage pattern of the site or area, including through stream or river course alteration, in a manner which would result in substantial erosion or siltation onsite or offsite?			X	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding onsite or offsite?			X	
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
f) Otherwise substantially degrade water quality?			X	
g) Place housing within a 100-year flood hazard Area 1as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			X	
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			X	
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X	
j) Inundation by seiche, tsunami, or mudflow?				X

**Setting**

The City of Ferndale is within the lower Eel River Watershed. The Eel River watershed has a total drainage area of approximately 3,680 square miles and extends from the headwaters in the mountains to the east, to the mouth of the river at the Pacific Ocean. Ferndale is located approximately 4 miles southeast of the Eel River mouth. Francis Creek is a tributary to the Salt River, which discharges into the Eel River slough at the river mouth. Francis Creek is a perennial stream with a small watershed, and stream flow quickly subsides after moderate rain events. Flooding events occur periodically during large storm events. Severe flooding has deposited significant silt in Francis Creek near Port Kenyon Road just south of the City boundary. Additional flooding of the lower Francis Creek has occurred annually for the past several years.

The Eel River basin is the largest source of groundwater in the greater Eureka area. Groundwater is tapped in the lower eight miles of the Eel River Valley for agricultural, industrial, and domestic use. River terrace deposits are important sources of groundwater. The river terrace deposits consisting of recent alluvium are important aquifers where they are lower than the Eel River, are hydraulically connected to the river, and are recharged by high water events.

Recharge of groundwater to the lowest terrace deposits and recent alluvial deposits is by underflow from the Eel River and infiltration by rainwater. Recharge of these units can occur rapidly during periods of heavy precipitation or flooding.

Surface water flows generally follow natural waterways but have also been altered by constructed features (e.g. drainage channels, detention basins). Federal, State, County and City regulations, plans and permits are in place to control and minimize pollutants in stormwater runoff and treated wastewater discharges, including but not limited to the federal Clean Water Act, State Quality Control Plan for the North Coast Basin (Basin Plan) State Water Resources Control Board NPDES Permit and Waste Discharge requirements for WWTF discharge, State TMDLs for the Eel River, Ferndale Drainage Master Plan (2004), and Floodplain Management Ordinance 08-02. These regulations, plans and permits have been designed to avoid significant water quality impacts associated with development. In addition, new discretionary residential projects would be subject to project-level environmental review and mitigation under CEQA. The following General Plan policies were established to avoid/ minimize development impacts to hydrology and water quality:

- 2520.8) The cost of improvements to existing off-site drainage facilities made necessary by new development shall be the responsibility of the developer.
- 2520.9) All new residential and commercial development proposals shall be evaluated for their impact upon local or neighborhood drainage areas.
- 2560.2) Natural features such as streams and trees should be preserved whenever possible.
- 2560.3) Developed and potential spring and surface water sources shall be protected within the Francis Creek watershed.
- 2560.9) Land use, density and development controls should be adopted for the Francis Creek watershed to assure the long term protection of Ferndale's domestic water supply, and to control flooding and sedimentation of Francis Creek.
- 2560.12) Land use and development activities proposed within the Francis Creek watershed shall demonstrate that no risk of contamination to the water supply area could occur due to the land use or development activity proposed.
- 2560.13) All development should be designed to minimize erosion and sedimentation.

#### **Housing Element Discussion**

**a, c, e & f)** The Housing Element does not include proposals for new development. Because the Element would encourage and help facilitate the development, redevelopment and rehabilitation of housing in the City, there is the potential that such activities could generate sediment and erosion during construction, and urban runoff and wastewater from use. However, this sediment, erosion, urban runoff and wastewater would not violate water quality standards/waste discharge requirements or provide substantial additional sources of polluted runoff. because federal, State, County and City regulations, plans and permits are in place to control and minimize pollutants in stormwater runoff and treated wastewater discharges, including but not limited to the federal Clean Water Act, State Quality Control Plan for the North Coast Basin (Basin Plan), State Water Resources Control Board General Permit for Storm Water Associated with Construction

Activity. These regulations, plans and permits have been designed to avoid water significant water quality impacts associated with development.

In addition, any future residential development in the City would be subject to the above General Plan policies and associated City ordinances require drainage capacity review for new development projects and implementation of erosion/sedimentation minimization measures and drainage improvements as necessary. Lastly, new discretionary residential projects would be subject to project-level environmental review and mitigation under CEQA. For all the above reasons, a **less than significant** water quality impact would occur.

b) The Element does not include proposals for new development. Because the Element would encourage and help facilitate the development, redevelopment and rehabilitation of housing in the City, there is the potential that such activities could both consume some groundwater supplies and marginally reduce groundwater recharge through the development of impervious surfaces. However, current Regional water extraction from the Eel River Valley Groundwater Basin is only at about 50 percent of the annual usable storage capacity of the Basin, meaning that there is a substantial excess of groundwater. Furthermore, the Eel River Valley Groundwater Basin covers an area of 73,700 acres and any residential development encouraged under the Element would cover tens of acres at most with impervious surfaces (less than one-third of one percent of the groundwater basin area). Therefore, the Element would not result in a substantial depletion of groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or lowering of the local groundwater table. A **less than significant impact** would occur.

d) The Element would encourage and help facilitate the development of housing in the City, and there is the potential that these activities could alter localized drainage patterns or increase the rate or amount of surface runoff in excess of stormwater drainage systems. However, any such occurrences would not result in flooding because residential development consistent with the Element would be required to comply with the City's flood control requirements, including but not limited to the Floodplain Management Ordinance and the General Plan policies stated in the discussion above and following:

- 2560.1) The Francis Creek privately owned riparian corridor shall be maintained or improved to permit free flow and prevent flooding, and to maintain its use as natural habitat where appropriate.

With compliance with the above, the Element would not lead to localized flooding, and a **less than significant impact** would occur.

g-i) Northern portions of the City are located within the Eel River's 100-year and 500-year floodplains (FEMA FIRM Map 060445, Revised January 7, 1998). In addition, the Francis Creek 100-year and 500-year floodplains are designated through the City. Hence, there is the potential that new housing encouraged under the Element would be developed in these floodplains.

New housing encouraged under the Element could have the potential to impede or redirect flood

flows, however since new development would be subject to the City's Floodplain Management Ordinance 08-02, potential impacts would not be substantial for the following reasons. First, the portion of the Eel River floodplain within the City represents an extremely small portion of the river's total floodplain. Second, the City's floodplain management regulations include, but are not limited to, requiring that new uses vulnerable to flooding be protected against flood damage at the time of initial construction. Third, urban development already occurs in those portions of the City located within the 100-year floodplain of Francis Creek, so the pattern of existing flood flows in the City is already well established. Furthermore, new discretionary residential projects would be subject to project-level environmental review and mitigation under CEQA, including mitigation of any significant flooding impacts. Therefore, the Element would not expose people or structures to a significant risk involving flooding; a **less than significant** impact would occur.

j) The City of Ferndale is not subject to inundation by seiches, tsunamis or mudflows. Therefore, **no impact** would occur.

#### **GP/ZAs Discussion**

a-i) The proposed R2 General Plan text amendment would increase the allowable density by one du/acre, which is not a substantial increase and would not lead to significant growth or development impacts. The mapped R2 designated areas throughout the City would not change and these areas are already designated for residential development. The proposed H zone would make the existing duplex units on the Navy Housing site conforming, which facilitates the intended use without affecting other areas of the City designated/ zoned R1. Residential density/use of the site would not change. For the same reasons as stated above for the Housing Element, the GP/ZA would not: violate any water quality standards or waste discharge requirements; substantially alter the existing drainage pattern of the site or area; create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. The GP/ZAs would not otherwise substantially degrade water quality; or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or lowering of the local groundwater table; would not lead to localized flooding; and would not expose people or structures to a significant risk involving flooding. Therefore, a **less than significant** impact would occur.

j) The City of Ferndale is not subject to inundation by seiches, tsunamis or mudflows. Therefore, **no impact** would occur.

#### **Historical and Cultural Resources Element Discussion**

a-i) The HCRE sets goals, policies, and implementation strategies for the City's role in planning for Ferndale's unique historical and protected cultural features and its regional cultural setting in the Eel River Valley. For the same reasons as stated above for the Housing Element, the HCRE is a program level document and would not: violate any water quality standards or waste discharge requirements; substantially alter the existing drainage pattern of the site or area; create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. The HCRE would not otherwise substantially degrade water quality; or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or lowering of the local

groundwater table; would not lead to localized flooding; and would not expose people or structures to a significant risk involving flooding. Therefore, a **less than significant** impact would occur.

**j)** The City of Ferndale is not subject to inundation by seiches, tsunamis or mudflows. Therefore, **no impact** would occur.

Issues and Supporting Information	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<b>LAND USE AND PLANNING:</b> Would the project:				
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

**Setting**

Predominant land uses in the City are single family residential surrounded by agriculture, commercial along Main Street, and public and open space uses. The General Plan Land Use Element guides growth and development. The Land Use Element includes: (1) a set of goals and policies which guide land use decisions; (2) a set of land use designations which identify the type, density and development standards of permitted/planned land uses; and (3) a General Plan Land Use Map which identifies the distribution of permitted/planned land uses by land use designation.

**Housing Element Discussion**

**a, b)** The Housing Element goals, policies and programs encourage and facilitate housing development, redevelopment and rehabilitation in Ferndale. However, the Element would not physically divide an established community or conflict with an established land use plan because: (1) it does not include proposals for new development or associated entitlements; (2) it is consistent with the City’s existing General Plan Land Use Map and zoning; (3) it does not propose, and would not encourage or help facilitate, the types of uses most often associated with dividing an established community such as large industrial complexes, highways, rail lines, and levees; (4) does not propose the closure of existing streets, pedestrian crossing, bike paths, transit lines, or other circulation routes; and (5) new discretionary residential projects would be subject to project-level environmental CEQA review. Therefore, **no impact** would occur.

**c)** The City of Ferndale is not subject to a habitat conservation plan or natural community conservation plan. Furthermore, any residential development encouraged under the Element would be subject to all federal, State, County, and local regulations adopted to protect biological resources, wetland resources, and Waters of the U.S. Therefore, **no impact** would occur.

**GP/ZAs Discussion**

a-c) The proposed R2 General Plan text amendment would increase the allowable density by one du/acre, which is not a substantial increase and would not lead to significant growth or development impacts. The mapped R2 designated areas throughout the City would not change and these areas are already designated for residential development. The proposed H zone would make the existing duplex units on the Navy Housing site conforming, which facilitates the intended use without affecting other areas of the City designated/ zoned R1. Residential density/use of the site would not change. For the same reasons as stated above for the Housing Element, the GP/ZAs would not physically divide an established community or conflict with an established land use plan. The City of Ferndale is not subject to a habitat conservation plan or natural community conservation plan. Therefore, **no impact** would occur.

**Historical and Cultural Resources Element Discussion**

a-c) The HCRE sets goals, policies, and implementation strategies for the City’s role in planning for Ferndale’s unique historical and protected cultural features and its regional cultural setting in the Eel River Valley. For the same reasons as stated above for the Housing Element, the HCRE is a program level document and would not physically divide an established community or conflict with an established land use plan. The City of Ferndale is not subject to a habitat conservation plan or natural community conservation plan. Therefore, **no impact** would occur.

Issues and Supporting Information	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<b>MINERAL RESOURCES:</b> Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

**Setting**

Aggregate (sand and gravel) resources in Humboldt County are concentrated along the Eel and Van Duzen Rivers. The nearest sand and gravel extraction activities to Ferndale are located at Fernbridge on the Worswick Bar. There are no known mineral resources located in the City.

**Housing Element Discussion**

a-b) The Housing Element goals, policies and programs encourage and facilitate housing development, redevelopment and rehabilitation in Ferndale. The Element would not result in impacts to mineral resources because: (1) it does not include proposals for new development or associated entitlements; (2) it is consistent with the City’s existing General Plan Land Use Map and zoning (e.g., no GPAs or rezones); and (3) new discretionary residential projects would be subject to project-level environmental review and mitigation under CEQA. In addition, the City is not identified as containing minerals of regional or local importance in applicable plans, is not

located immediately adjacent to the Eel River where aggregate is plentiful, and no mineral extraction occurs within the City boundaries. Therefore, **no impact** would occur.

**GP/ZAs Discussion**

**a-b)** The proposed R2 General Plan text amendment would increase the allowable density by one du/acre, which is not a substantial increase and would not lead to significant growth or development impacts. The mapped R2 designated areas throughout the City would not change and these areas are already designated for residential development. The proposed H zone would make the existing duplex units on the Navy Housing site conforming, which facilitates the intended use without affecting other areas of the City designated/ zoned R1. Residential density/use of the site would not change. For similar reasons as stated above for the Housing Element, the GP/ZAs would not result in impacts to mineral resources. Therefore, **no impact** would occur.

**Historical and Cultural Resources Element Discussion**

**a-b)** The HCRE sets goals, policies, and implementation strategies for the City’s role in planning for Ferndale’s unique historical and protected cultural features and its regional cultural setting in the Eel River Valley. For the same reasons as stated above for the Housing Element, the HCRE is a program level document and would not result in impacts to mineral resources. Therefore, **no impact** would occur.

Issues and Supporting Information	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<b>NOISE:</b> Would the project:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
b) Exposure of persons to or generation of excessive groundborne noise levels?				X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

### Setting

Community noise is commonly described in terms of the “ambient” noise level, which is defined as the all-encompassing noise level associated with a given noise environment. A common statistical tool to measure the ambient noise level is the average, or equivalent sound level ( $L_{eq}$ ), which corresponds to a steady-state sound level containing the same total energy as a time varying signal over a given period (usually one hour). The  $L_{eq}$  is the foundation of the composite noise descriptors such as Ldn and CNEL, and shows very good correlation with community response to noise. The California Department of Health Services’ (DHS’s) Office of Noise Control has studied the correlation of noise levels and their effects on various land uses and has published land use compatibility guidelines for the noise elements of local general plans. The guidelines are the basis for most noise element land use compatibility guidelines. The recommended maximum acceptable noise levels for various land uses are shown below.

#### Maximum Allowable Ambient Noise Exposure

Land Use	Suggested Maximum
Residential - Low Density	60 Ldn
Residential - High Density	65 Ldn
Transient Lodging	65 Ldn
Schools Libraries Churches Hospitals	70 Ldn
Auditoriums	70 Ldn
Playgrounds Parks	70 Ldn
Commercial	70 Ldn
Industrial	75 Ldn

Note: Ldn = day-night average sound level.

Source: State of California, Office of Planning & Research 2000

As shown in the table above, persons in low-density residential settings are most sensitive to noise intrusion, with noise levels of 60 dBA community noise equivalent level (CNEL) and below considered “acceptable”. For land uses such as schools, libraries, churches, hospitals, and parks, acceptable noise levels go up to 70 Ldn CNEL. For persons in commercial and industrial settings, acceptable levels of noise go up to 70 and 75 Ldn CNEL respectively. Land uses such as residences, health care facilities, public libraries, schools, and parks are typically considered sensitive to noise (sensitive receptors).

The City of Ferndale is a small (e.g., 1,440 residents) rural City consisting of several noise generators typical of such a community, including commercial corridors, residential neighborhoods, schools and parks, and agricultural areas. Overall, the City can be defined as having low ambient noise levels.

### Housing Element Discussion

**a-d)** Although the Element facilitates the development of housing within the City, it does not propose new development. Furthermore, because development allowed under the Element could occur anywhere in the City (within appropriate land use designations), the lever and location of any noise impacts cannot be identified at this programmatic level of planning.

At the time that specific residential projects are proposed, the environmental effects of those improvements would be evaluated and mitigated, as required, in accordance with CEQA. In

addition, any new development and redevelopment or rehabilitation activities under the Element would be subject to existing City’s General Plan noise requirements.

The Housing Element Update will not expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, will not expose persons to or generate excessive ground borne vibration or ground borne noise levels, will not cause a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, and will not cause a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. Therefore, **no impact** would occur.

**e-f)** The City of Ferndale is not located within an airport land use plan, within two miles of a public airport, or in the vicinity of a private airstrip, and thus any residential development encouraged or facilitated under the Element would not have a potential to be exposed to excessive noise from these uses. Therefore, **no impact** would occur.

**GP/ZAs Discussion**

**a-f)** The proposed R2 General Plan text amendment would increase the allowable density by one du/acre, which is not a substantial increase and would not lead to significant growth or development impacts. The mapped R2 designated areas throughout the City would not change and these areas are already designated for residential development. The proposed H zone would make the existing duplex units on the Navy Housing site conforming, which facilitates the intended use without affecting other areas of the City designated/ zoned R1. Residential density/use of the site would not change. For similar reasons as stated above for the Housing Element, the GP/ZAs would not result in noise impacts. Therefore, **no impact** would occur.

**Historical and Cultural Resources Element Discussion**

**a-f)** The HCRE sets goals, policies, and implementation strategies for the City’s role in planning for Ferndale’s unique historical and protected cultural features and its regional cultural setting in the Eel River Valley. For the same reasons as stated above for the Housing Element, the HCRE is a program level document and would not result in noise impacts. Therefore, **no impact** would occur.

Issues and Supporting Information	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<b>POPULATION AND HOUSING:</b> Would the project:				
a) Induce substantial population growth in the area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Not meet the City’s fair-share of regional housing needs, and not promote the provision of adequate housing for all economic groups (e.g., affordable housing)?			X	

**Setting**

The City of Ferndale has both grown and lost population annually since 1970. Overall the City has a slow growth rate, approximately 8 percent in the last 20 years, compared to the County's growth of 12 percent in the last 20 years. The City's 2009 population was 1,441. This slow growth is expected to continue during the Housing Element planning period (2009-2014).

**Population Growth Trends (1970 - 2009) – City of Ferndale**

Year	Population	Numerical Change	Percent Change
1970	1,352		
1980	1,367	15	1.1
1990	1,331	-36	-2.6
2000	1,382	51	3.8
2004	1,460	78	5.6
2006	1,444	-16	-1.1
2009	1,441	-3	-0.2

Source: Census Bureau (2000 Census, SF3: P1) and (1990 Census, STF3: P001), DOF (Report E-4)

Between 1980 and 2000, the Census reported that the number of housing units in Ferndale increased from 541 to 706, or by 165 units. The type of housing and percentage of the overall housing stock is shown below.

**Household Growth Trends (1980 - 2009) - City of Ferndale**

Year	Households	Numerical Change
1980	541	-
1990	566	25
2000	619	53
2004	623	4
2009	706	83

Source: Census Bureau (2000 Census, SF3: H6), (1990 Census, STF3: H004) and DOF (E-5 Report)

California law requires that counties and cities in the State include housing policies and programs in their Housing Elements that enable each jurisdiction to meet its "fair-share" allocation of regional housing demand. The fair-share allocation includes not only the needs of each individual jurisdiction, but each jurisdiction's fair-share of the housing needs for the entire region. Five-year fair-share allocations of regional housing demand are made by the California Department of Housing and Community Development (HCD), and are adopted by local Council of Governments (COGs) as part of their Regional Housing Needs Plans (RHNPs).

**Housing Element Discussion**

a) The Housing Element Update will not induce substantial population growth, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure) as the Element does not propose new development or associated infrastructure. However, the Element facilitates the provision of residential housing

consistent with historical growth rates and allows for development that is consistent with the City's General Plan and Land Use diagram. A **less than significant impact** would occur.

b) The Housing Element Update will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; although the Element does not propose new development, it facilitates housing development through goals, policies and programs. The Element has the potential to improve housing conditions and affordability on the City, therefore reducing displacement and the need to replacement housing elsewhere. Therefore, **no impact** would occur.

c) The Housing Element meets the City's fair share of regional housing needs, and promotes the provisions of adequate housing for all economic groups. The Element identifies the City's existing need for housing based on current affordability levels, overcrowding, and overpayment. Projections are used as guidelines to ensure that housing policies and programs focus on a mix of housing types and strategies to meet community housing needs of all economic segments.

The table below identifies Ferndale's fair-share allocation of regional housing demand for the current planning period (e.g., 2009-2014) based on the HCAOG's 2009 RHNP. As indicated, the City will require 52 new or rehabilitated residential units during the planning period, including 7 extremely low, 7 very low, 9 low, 9 moderate, and 20 above moderate income units.

#### Humboldt County Regional Housing Needs (2009 - 2014) – City of Ferndale Allocation

Income Group	Number	Percent
Extremely Low	7	12.9
Very Low	7	12.9
Low	9	16.1
Moderate	9	17.2
Above Moderate	20	40.8
<b>TOTAL</b>	<b>52</b>	<b>100</b>
Source: HCAOG, Regional Housing Need Plan for Humboldt County, Jan. 2009 - July 2015, Adopted 9-24-09		

The Housing Element Update provides for 52 additional units during the planning period by analyzing vacant and underutilized land that is readily available for single- and multi-family housing. There are an estimated 77.5 developable residential acres in the City limits (not including Agricultural lands). In addition, there are an estimated 2.5 developable mixed-use/commercial/other acres available for residential use in the City limits. Given these acreages and using the assumed buildout densities for each land use designation, the estimated developable land area consisting of vacant and underdeveloped land in the City could support approximately 239 units (at mid-point). This is based on typical development densities, less 40% for development constraints such as inadequate infrastructure and undevelopable areas (e.g. wetlands, floodplains, and steep slopes). The sites listed demonstrate an adequate supply of residentially designated/zoned land under the existing General Plan to meet the City's fair share allocation of regional housing demand during the 2009-14 planning period.

In addition to the available developable residential land, the City recently acquired surplus Navy housing for the purpose of providing housing for low and moderate income residents. The

housing is expected to be turned over to a local non-profit for operation and management of the site. A total of 52 single family and duplex units will be made available including 25 low income units and 27 moderate income units.

The Element identifies policies and programs meant to encourage the provision of affordable housing in the City during the planning period. The analysis in the Housing Element shows that the proposed policies and programs, together with the availability of adequate residentially designated/zoned residential land in the City under the existing General Plan would be adequate to provide the affordable units required to meet the City’s fair-share allocation of regional affordable housing demand. Therefore, a **less than significant impact** would occur.

**GP/ZAs Discussion**

**a, c)** The proposed R2 General Plan text amendment would increase the allowable density by one du/acre, which is not a substantial increase and would not lead to significant growth or development impacts. The mapped R2 designated areas throughout the City would not change and these areas are already designated for residential development. The proposed H zone would make the existing duplex units on the Navy Housing site conforming, which facilitates the intended use without affecting other areas of the City designated/ zoned R1. Residential density/use of the site would not change. For similar reasons as stated above for the Housing Element, the GP/ZAs would not induce substantial population growth, or have a substantial adverse impact on the City’s ability to meet its fair-share of regional housing needs for affordable housing. Therefore, a **less than significant impact** would occur.

**b)** The GP/ZAs would not displace existing housing, necessitating the construction of replacement housing elsewhere. Therefore, **no impact** would occur.

**Historical and Cultural Resources Element Discussion**

**a, c)** The HCRE sets goals, policies, and implementation strategies for the City’s role in planning for Ferndale’s unique historical and protected cultural features and its regional cultural setting in the Eel River Valley. For the same reasons as stated above for the Housing Element, the HCRE is a program level document and would result in **less than significant impacts** to population and housing.

**b)** The HCRE Element Update would not displace existing housing, necessitating the construction of replacement housing elsewhere. Therefore, **no impact** would occur.

Issues and Supporting Information	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<b>PUBLIC SERVICES:</b> Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?				X
b) Police protection?				X
c) Schools?				X

Issues and Supporting Information	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
d) Parks?				X
e) Other public facilities?				X

**Setting**

Within the City limits, police protection services, traffic patrol and animal services are provided by the Ferndale Police Department (FPD). The City is within the Ferndale Fire Protection District (FFPD) which is staffed by the Ferndale Volunteer Fire Department (FVFD). The City is served by the Ferndale Unified School District (FUSD) which is comprised of Ferndale Elementary School (grades K-8) and Ferndale High School (grades 9-12). The City owns two parks located at the southern end of town including Fireman’s Park, which has a community building, picnic area, ball field, playground, and bocce ball courts; and Russ Park, which is a forested parcel of land with four trails through it. The City also has a library that is a branch of the Humboldt County Public Library system.

**Housing Element Discussion**

**a-e)** Adoption of the Housing Element would not affect the FFPD’s ability to provide fire protection services, FUSD’s ability to provide school services, or the City/ FPD’s ability to provide police protection and park and recreation service. The Element would not require new or physically altered fire stations, police stations, schools, or park and recreational facilities.

Although the Housing Element would remove potential obstacles to residential development, it does not include proposals for new development or changes to existing General Plan land use designations/zoning, and would not increase the quantity or location of development beyond the amount already permitted by the General Plan. Thus, any increase in service calls associated with the Element has already been considered through the General Plan process. In addition, existing General Plan policies require that the City adopt regulations and fees to provide for adequate public services and facilities. Therefore, **no impact** would occur.

**GP/ZAs Discussion**

**a-e)** The proposed R2 General Plan text amendment would increase the allowable density by one du/acre, which is not a substantial increase and would not lead to significant growth or development impacts. The mapped R2 designated areas throughout the City would not change and these areas are already designated for residential development. The proposed H zone would make the existing duplex units on the Navy Housing site conforming, which facilitates the intended use without affecting other areas of the City designated/ zoned R1. Residential density/use of the site would not change. For similar reasons as stated above for the Housing Element, the GP/ZAs would not result in substantial adverse impacts to public services including fire and police protection, schools, and parks. Therefore, **no impact** would occur.

**Historical and Cultural Resources Element Discussion**

**a-e)** The HCRE sets goals, policies, and implementation strategies for the City’s role in planning for Ferndale’s unique historical and protected cultural features and its regional cultural setting in the Eel River Valley. For the same reasons as stated for the Housing Element, the HCRE is a

program level document and would not result in substantial adverse impacts to public services including fire and police protection, schools, and parks. Therefore, **no impact** would occur.

Issues and Supporting Information	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<b>RECREATION:</b>				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

**Setting**

In addition to the two parks listed in the public services discussion above, Fireman’s Park and Russ Park, the City contains the Humboldt County Fairgrounds which is used for a variety of regional activities, including but not limited to fairs, horse racing, and bicycle races. Although the City does not have a park standard or park dedication requirements, the City’s existing park to population ratio exceeds the State’s recommended Quimby Act guideline of 3-5 acres of parkland per 1,000 residents.

**Housing Element Discussion**

**a-b)** See Public Services discussion above. **No impact** would occur with respect to the provision of adequate park and recreational facilities.

**GP/ZAs Discussion**

**a-b)** See Public Services discussion above. **No impact** would occur with respect to the provision of adequate park and recreational facilities.

**Historical and Cultural Resources Element Discussion**

**a-b)** See Public Services discussion above. **No impact** would occur with respect to the provision of adequate park and recreational facilities.

Issues and Supporting Information	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<b>TRANSPORTATION/TRAFFIC:</b> Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation systems, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and transit.				X

Issues and Supporting Information	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				X
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X

#### Setting

The City is located approximately 6 miles off Highway 101 on State Route 211, which turns into Main Street as it enters the City. Aside from Main Street, a majority of the City's roads are used for local residential traffic. The City does not have adopted level of service standards or other significance criteria for local roadways. The City is also not subject to a County congestion management program. The City of Ferndale has no adopted policies to support alternative transportation options and is not currently served by mass transit operators.

#### Housing Element Discussion

**a, b)** The proposed Housing Element and its related action programs would not directly result in development, would not change General Plan land use designations or zoning, and would not significantly impact Ferndale traffic. Furthermore, the City's General Plan and Municipal Code (Traffic Ordinance 04-01) contain policies and standards to mitigate and/or avoid significant traffic impacts, including providing safety and structural improvements to City streets based on existing travel needs. The City does not have adopted level of service standards or other significance criteria for local roadways. Humboldt County does not have a Congestion Management Agency (CMA) or an associated Congestion Management Program (CMP). At such time as any discretionary residential projects are proposed, associated traffic impacts will be evaluated and mitigated, as required, in accordance with CEQA. Therefore, the proposed Housing Element would not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system and would not have the potential to conflict with a congestion management plan. **No impact** would occur.

**c)** The City is not located within an airport land use plan or in the vicinity of a private airstrip. The Housing Element would not result in a change in air traffic patterns or an increase in air traffic levels. Therefore, **no impact** would occur.

**d, e)** The proposed Housing Element would not substantially increase hazards due to a design feature or incompatible uses (e.g., farm equipment), and would not result in inadequate emergency access. It does not include proposals for new development, new roads, or changes in existing General Plan land use designations and zoning, and would not introduce new traffic, including incompatible traffic such as farm equipment, to the City's road system. It would simply help implement the City's General Plan by removing potential obstacles to residential development in areas already designated for such development. In addition, the Housing Element would reinforce adopted policies and the City's General Plan Land Use Diagram which encourage/designate higher density residential development in the existing urban core and as second units throughout the City – these areas are already served by an existing grid street system developed to City standards. Finally: (1) City design standards set forth required roadway cross-section dimensions, turning radii requirements which have been formulated to provide adequate emergency access; (2) new development projects are reviewed by the FPD and FFPD to ensure adequate emergency access; and (3) the Safety Element of the City General Plan includes policies requiring the provision of adequate emergency access and adequate site distance. Therefore, **no impact** would occur.

**f)** The Element does not include specific development proposals or other proposals that could conflict with adopted policies, plans, or programs supporting alternative transportation. City General Plan policies require that new development include sidewalks and curbs. The Housing Element would not conflict with policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance of such facilities. Therefore, **no impact** would occur.

#### **GP/ZAs Discussion**

**a-f)** The proposed R2 General Plan text amendment would increase the allowable density by one du/acre, which is not a substantial increase and would not lead to significant growth or development impacts. The mapped R2 designated areas throughout the City would not change and these areas are already designated for residential development. The proposed H zone would make the existing duplex units on the Navy Housing site conforming, which facilitates the intended use without affecting other areas of the City designated/ zoned R1. Residential density/use of the site would not change. For similar reasons as stated above for the Housing Element, the GP/ZAs would not result in traffic/ transportation impacts. Therefore, **no impact** would occur.

#### **Historical and Cultural Resources Element Discussion**

**a-f)** The HCRE sets goals, policies, and implementation strategies for the City's role in planning for Ferndale's unique historical and protected cultural features and its regional cultural setting in the Eel River Valley. For the same reasons as stated above for the Housing Element, the HCRE is a program level document and would not result in traffic/ transportation impacts. Therefore, **no impact** would occur.

Issues and Supporting Information	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<b>UTILITIES AND SERVICE SYSTEMS:</b> Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X

### Setting

The City owns and operates a WWTF located just north of the City boundary within unincorporated Humboldt County. Treated wastewater discharges are regulated by the RWQCB Waste Discharge Requirements (WDR's). The RWQCB approved new WDRs for the City in July 2009, which allowed for a variance to Basin Plan requirements for the City's proposed WWTF upgrades. The City spent considerable time, effort and resources to comply with RWQCB requirements and to work towards the permitting and construction of WWTF upgrades.

The current WWTF project will upgrade aging facilities, improve treatment and disinfection methods, and increase efficiency. All upgrades are designed to meet RWQCB standards and modified WDRs. Proposed facility upgrades will not increase capacity of the WWTF; existing capacity is sufficient for current and anticipated future growth. The facility upgrades have been designed, permitted and construction is expected to be complete by 2012. The City was under a sewer moratorium due to RWQCB water quality concerns associated with the City's wastewater treatment facility for much of the previous Housing Element planning period. It is anticipated that WWTF upgrades will be completed within this Housing Element planning period. As sewer hookups become available, priority would be granted to proposed developments that include housing units affordable to lower income households (GC 65589.7).

The City's storm drain system includes drainage structures, drainage ditches, pipeline facilities and stream clearance activities. Del Oro Water Company supplies municipal water within the City of Ferndale. The City of Ferndale has franchised municipal solid waste collection services to Eel River Disposal and Resource Recovery (ERD). ERD offers Ferndale residents weekly garbage pickup and bi-weekly curbside recycling and greenwaste. Currently, ERD sends its waste to the Anderson Landfill in Shasta County (CalRecycle 2009). The landfill has an existing permitted capacity of 16.0 million cubic yards and is currently at approximately 50 percent of capacity (Ibid).

#### **Housing Element Discussion**

**a, b, e)** The City has received funding and permits and is scheduled to complete construction on the planned WWTF upgrades by 2012. Potential environmental impacts associated with the WWTF upgrades were evaluated in an Initial Study/Mitigated Negative Declaration prepared for the project (SCH#2006062115). Although the upgrades would maintain the existing 1 million gallon per day treatment capacity, the new system is more efficient and is sufficient for existing as well as projected future needs. Because the Element does not include specific development proposals, it would not directly require the construction of new wastewater conveyance or wastewater treatment facilities. However, the Element would encourage and help facilitate the development, rehabilitation, and redevelopment of housing in the City of Ferndale during the planning period (2009-2014). Thus, it could potentially indirectly require the construction of new utility conveyance infrastructure during the planning period. Because (1) WWTF upgrades are planned and (2) there is sufficient capacity for projected future needs, the Element would not exceed RWQCB wastewater treatment requirements and would not require the construction of new wastewater treatment facilities. In addition, at the time that specific discretionary residential development projects are proposed, the environmental effects of those proposals would be evaluated in accordance with CEQA and applicable City ordinances. Therefore, a **less than significant impact** would occur.

**c)** Because the Element does not include specific development proposals, it would not directly require the construction of new stormwater drainage facilities. The Element emphasizes infill development. Because utility infrastructure is typically already present at infill parcels, it is unlikely that infill development encouraged under the Element would require the construction of new utility infrastructure, including storm drainage facilities. However, the Element would also encourage residential development in more outlying areas where utility infrastructure may not yet exist. It may also indirectly contribute to the need to upsize downstream utility infrastructure. While the development of such new utility infrastructure could potentially result in environmental effects, the location, nature, extent, and significance of any such effects cannot be identified at this time given the current programmatic nature of planning and lack of specific development proposal. At the time that specific discretionary residential development projects are proposed, the environmental effects of those proposals would be evaluated in accordance with CEQA and relevant City policies including compliance with the Drainage Master Plan. Thus, a **less than significant impact** would occur.

**d)** The City of Ferndale water supply system's maximum capacity is 518,000 gallons per day. Current production average is approximately 208,000 gallons per day. Seventy percent of the water is pulled from springs on the southern end of Ferndale. The springs run at full capacity,

with back up production from the Van Ness Street Well. Del Oro Water Company has no plans to expand water services, as current operating levels of approximately 40% of capacity are sufficient. Given this, and given that the Element would encourage and/or help facilitate the construction of only 52 new residential units (e.g., 52 new water connections); the City has sufficient water supplies and water entitlements available to serve housing under the Element. No new or expanded water entitlements would be required. Thus, a **no impact** would occur.

**f, g)** Adoption of the Housing Element would have no impact on solid waste disposal needs, and would not result in violations of federal, state and local statutes and regulations related to solid waste. This is because: (1) the Element does not proposed new development which would increase solid waste generation in the City; and (2) the Element does not propose changes to existing land use designations or zoning which would increase the development potential and thus increase future solid waste generation in the City. Thus, a **no impact** would occur.

#### **GP/ZAs Discussion**

**a, b, c, e)** The proposed R2 General Plan text amendment would increase the allowable density by one du/acre, which is not a substantial increase and would not lead to significant growth or development impacts. The mapped R2 designated areas throughout the City would not change and these areas are already designated for residential development. The proposed H zone would make the existing duplex units on the Navy Housing site conforming, which facilitates the intended use without affecting other areas of the City designated/ zoned R1. Residential density/use of the site would not change. For similar reasons as stated above for the Housing Element, the GP/ZAs would not result in significant impacts to utilities and service systems. The GP/ZAs would not: exceed wastewater treatment requirements, result in the construction of new wastewater or water treatment facilities, result in the construction of new stormwater facilities, or exceed wastewater treatment capacity. Therefore, a **less than significant impact** would occur.

**d, f, g)** The GP/ZAs would not result in substantial additional water usage and would not require new or expanded water entitlements needed. Adoption of the GP/ZAs would have no substantial impact on solid waste disposal needs, and would not result in violations of federal, state and local statutes and regulations related to solid waste. Therefore, a **no impact** would occur.

#### **Historical and Cultural Resources Element Discussion**

**a, b, c, e)** The HCRE sets goals, policies, and implementation strategies for the City's role in planning for Ferndale's unique historical and protected cultural features and its regional cultural setting in the Eel River Valley. For the same reasons as stated above for the Housing Element, the HCRE is a program level document and would not result in significant impacts to utilities and service systems. The HCRE would not: exceed wastewater treatment requirements, result in the construction of new wastewater or water treatment facilities, result in the construction of new stormwater facilities, or exceed wastewater treatment capacity. Therefore, a **less than significant impact** would occur.

**d, f, g)** The HCRE would not result in additional water usage and would not require new or expanded water entitlements needed. Adoption of the HCRE would have no impact on solid waste disposal needs, and would not result in violations of federal, state and local statutes and regulations related to solid waste. Therefore, a **no impact** would occur.

Issues and Supporting Information	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<b>MANDATORY FINDINGS OF SIGNIFICANCE:</b>				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?				X
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			X	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X

**Discussion**

Certain mandatory findings of significance must be made to comply with CEQA Guidelines §15065. The Element has been analyzed, and it has been determined that it would not:

- Substantially degrade environmental quality;
- Substantially reduce fish or wildlife habitat;
- Cause a fish or wildlife population to fall below self-sustaining levels;
- Threaten to eliminate a plant or animal community;
- Reduce the numbers or range of a rare, threatened, or endangered species;
- Eliminate important examples of the major periods of California history or pre-history;
- Achieve short term goals to the disadvantage of long term goals;
- Have environmental effects that will directly or indirectly cause substantial adverse effects on human beings; or
- Have possible environmental effects that are individually limited but cumulatively considerable when viewed in connection with past, current, and reasonably anticipated future projects.

**Housing Element Discussion**

a) The Housing Element goals, policies and programs encourage and facilitate housing development, redevelopment and rehabilitation in Ferndale. While the City of Ferndale contains special-status species and their habitat, riparian habitat, and jurisdictional wetlands, the Element would not impact these resources because: (1) it does not include proposals for new development or associated entitlements; (2) it is consistent with the City's existing General Plan Land Use Map and zoning (e.g., no GPAs or rezones), and the residential development encouraged by the Element could be accommodated in these residentially designated/zoned areas; and (3) new discretionary residential projects would be subject to project-level environmental review and mitigation under CEQA. The Housing Element update would not have substantial adverse effects on special status species, riparian habitat, or wetlands and would not eliminate important examples of California's history or prehistory. Therefore, **no impact** would occur.

b) Many of the items reviewed as part of this initial study would result in No Impact. Many other topics were considered to have less than significant impacts, and where appropriate, findings were made with reference made to the Ferndale General Plan. The proposed project would not contribute to any significant cumulative impacts which may occur in the area in the future. Therefore, the impact would be **less than significant**.

c) The Element is consistent with General Plan policies and zoning requirements. In addition, the proposed project would not displace existing residents or employees, generate substantial pollution, or generate a substantial demand for public services or utilities. Therefore, the proposed project would not cause substantial adverse effects on human beings, either directly or indirectly and a **no impact** would occur.

**GP/ZAs Discussion**

a, c.) For similar reasons as stated above for the Housing Element, the GP/ZAs would not impact these resources because: (1) it does not include proposals for new development or associated entitlements and (2) new discretionary residential projects would be subject to project-level environmental review and mitigation under CEQA. The GP/ZAs would not have substantial adverse effects on special status species, riparian habitat, or wetlands and would not eliminate important examples of California's history or prehistory; and would not cause substantial adverse effects on human beings, either directly or indirectly. Therefore **no impact** would occur.

b) Many of the items reviewed as part of this initial study would result in No Impact. Many other topics were considered to have less than significant impacts, and where appropriate, findings were made with reference made to the Ferndale General Plan. The GP/ZAs would not have impacts that are cumulatively considerable. Therefore, the impact would be **less than significant**.

**Historical and Cultural Resources Element Discussion**

a, c) For the same reasons as stated above for the Housing Element, the HCRE is a program level document and would not have substantial adverse effects on special status species, riparian habitat, or wetlands and would not eliminate important examples of California's history or

prehistory; and would not cause substantial adverse effects on human beings, either directly or indirectly. Therefore **no impact** would occur.

**b)** Many of the items reviewed as part of this initial study would result in No Impact. Many other topics were considered to have less than significant impacts, and where appropriate, findings were made with reference made to the Ferndale General Plan. The HCRE would not have impacts that are cumulatively considerable. Therefore, the impact would be **less than significant**.

#### **REFERENCES**

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California Integrated Waste Management Board (CALRECYCLE), 2009.

<http://CalRecycle.ca.gov/profiles/juris/>. Accessed September 2, 2009.

City of Ferndale, 1986. Ferndale General Plan.

City of Ferndale Zoning Ordinance 02-02.

GeoTracker, State Water Resources Control Board.

<http://geotracker.waterboards.ca.gov/map/Default.asp?CMD=runreport&myaddress=Ferndale%2C+ca> Accessed October 11, 2011.

**RESOLUTION 2011-45**  
**THE CITY COUNCIL OF THE CITY OF FERNDALE**  
**ADOPTS A NEGATIVE DECLARATION FOR HOUSING ELEMENT UPDATE, HISTORICAL AND**  
**CULTURAL RESOURCES ELEMENT AND GENERAL PLAN/ ZONING AMENDMENTS**

**WHEREAS**, the Planning Commission conducted public hearings on the Draft Housing Element Update, Draft Historical and Cultural Resources Element and General Plan/ Zoning Amendments and the City Council held a public hearing on December 1, 2011; and

**WHEREAS**, the General Plan Elements and General Plan/ Zoning Amendments are a discretionary Act Subject to the California Environmental Quality Act (CEQA); and

**WHEREAS**, as a result of the CEQA Initial Study prepared by the City of Ferndale, as lead agency, it has been found that the proposed project will not have any significant effects on the environment; and

**WHEREAS**, A Notice of Intent was filed with the County Clerk, and the Draft Negative Declaration was circulated to the public, local agencies and State Clearinghouse (SCH# 2011112001); and

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Ferndale adopts a Negative Declaration (SCH#2011112001) for the Housing Element, Historical and Cultural Resources Element, and General Plan/ Zoning Amendments and directs the City Clerk to File a Notice of Determination with the County Clerk.

**PASSED AND ADOPTED** on this 1<sup>st</sup> day of December, 2011 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
 Jeffrey Farley, Mayor

**Attest:**

\_\_\_\_\_  
 Brianna Smith, Deputy City Clerk

Meeting Date:	December 1, 2011	Agenda Item Number	11f
Agenda Item Title:	Resolution 2011-46 for 16 <sup>th</sup> Progress Pay Request for Management and Construction Related Costs for the WWTP		
Presented By:	Jay Parrish, City Manager		
Type of Item:	<input checked="" type="checkbox"/> Action	<input type="checkbox"/> Discussion	<input type="checkbox"/> Information
Action Required:	<input type="checkbox"/> No Action	<input checked="" type="checkbox"/> Voice Vote	<input type="checkbox"/> Roll Call Vote

**RECOMMENDATION:**

Approve Resolution 2011-46 16<sup>th</sup> Progress Pay Request for Management and Construction Related Costs for the WWTP.

**BACKGROUND:**

Work on our WWTP began on August 2, 2010 and this is the 16<sup>th</sup> draw down from the USDA loan. The costs associated with this draw down include costs from Wahlund Construction for \$93,959.30

**FISCAL IMPACT:**

\$93,959.30 from the USDA loan account.



November 22, 2011

Mr. Jay Parrish  
City Manager  
City of Ferndale  
834 Main Street  
Ferndale, CA 95536

**RE: City of Ferndale Wastewater Treatment Plant Additions**

Dear Mr. Parrish:

The Wastewater Treatment Plant Project has begun the 17th month of construction and the treatment plant site is nearly ready for paving. All equipment has now been through start up commissioning and testing. The belt filter press which creates the sludge cake for disposal was operated for the first time in early November and the UV disinfection system completed all performance testing at that same time. Both pieces of equipment operated as expected with no issues of concern. The Regional Water Board has authorized the plant to begin operation without the use of chlorine for disinfection. The pipe that returns sewage from the treatment pond has been installed and the motor operated valve in that line is in operation.

The contractor has begun work on the wetlands area. All material stockpiled on site has been placed within the wetlands footprint inside the treatment pond. The staging and stockpile area on the west side of the filter building has been restored to the original elevations and seeded for revegetation. The material on site filled approximately sixty percent of the wetland area and the contractor has begun importing additional material to complete the work. Despite a significant amount of precipitation, the contractor has continued to make progress.

The contractor has submitted the sixteenth partial payment estimate. I have reviewed the estimate and find it acceptable and appropriate for the work completed at the time the estimate was prepared. The current pay estimate includes the following:

- Contractor Operational Costs
- Wetlands Earthwork
- Equipment Installation and Testing
- Site Grading
- Filter Building Finishing

The retention required by the USDA contract specifications has been withheld from previous pay requests. Retention will no longer be withheld from partial payment requests.

Civil Engineers  
Surveyors  
Water Resources Engineers  
Water & Wastewater Engineers  
Construction Managers  
Environmental Scientists  
Landscape Architects  
Planners

A summary of the current construction contract is included below

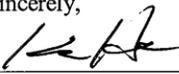
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Original Contract Amount \$	8,265,088.00
Net Total Change Orders \$	128,221.01
Total Contract + Change Orders \$	8,393,309.01
Contract Work + Change Order Work Completed To Date \$	8,121,187.59
Work To Date Minus 10% Retention \$	7,694,177.39
Previous Billed \$	7,600,218.09
Work To Date Minus Previous Billed \$	93,959.30
<b>TOTAL AMOUNT DUE \$</b>	<b>93,959.30</b>

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In the coming month, the wetlands earthwork within the pond will be completed along with all plantings and irrigation. Paving on Port Kenyon Road and at the treatment plant site will be completed and the remaining site improvements including fencing, signage, striping and grading will be finished. If you have any questions, please feel free to contact me.

Sincerely,

  
\_\_\_\_\_  
Kent Hanford  
Resident Project Representative

**RESOLUTION 2011-46**  
**THE CITY COUNCIL OF THE CITY OF FERNDALE**  
**APPROVES THE SIXTEENTH PARTIAL PAYMENT REQUEST TO WAHLUND CONSTRUCTION, MANHARD**  
**CONSULTING FOR THE WASTEWATER TREATMENT FACILITY PROJECT**

**WHEREAS,** Wahlund Construction began Work on our Wastewater Treatment Plant on August 2, 2010;  
and

**WHEREAS,** Manhard Consulting is supplying Construction Administration for this project; and

**WHEREAS,** The City of Ferndale will be processing partial pay requests on a monthly basis, as well as  
periodic individual bills; and

**WHEREAS,** The City Council has received the sixteenth partial payment request of \$93,959.30 for  
Wahlund. This all falls within the parameters of our WWTP budget.

**NOW THEREFORE BE IT RESOLVED** that the City Council of the City of Ferndale hereby approves  
payment of the Sixteenth partial payment request in the amount of \$93,959.30 for Wahlund.

**PASSED AND ADOPTED** on this 1<sup>st</sup> day of December, 2011 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Jeffrey Farley, Mayor

ATTEST:

\_\_\_\_\_  
Brianna Smith, Deputy City Clerk

Meeting Date:	December 1, 2011	Agenda Item Number	11g
Agenda Item Title:	Approve Wastewater Treatment Plant Change Order number 13.		
Presented By:	Jay Parrish, City Manager		
Type of Item:	<input checked="" type="checkbox"/> Action	<input type="checkbox"/> Discussion	<input type="checkbox"/> Information
Action Required:	<input type="checkbox"/> No Action	<input checked="" type="checkbox"/> Voice Vote	<input type="checkbox"/> Roll Call Vote

**RECOMMENDATION:**

Approve Wastewater Treatment Plant Change Order number 13.

**BACKGROUND:**

The City Council will have a study session prior to this meeting, and will now vote on the change order as presented during the study session.

**FISCAL IMPACT:**

To be presented at the study session.

Meeting Date:	November 3, 2011	Agenda Item Number	11h
Agenda Item Title:	Change the Design Review Zoning Ordinance from 3 votes to a majority vote. (2 <sup>nd</sup> reading)		
Presented By:	Jay Parrish, City Manager		
Type of Item:	x	Action	Discussion
Action Required:		No Action	x
			Information
			Roll Call Vote

**RECOMMENDATION:**

Approve the Design Review Zoning Ordinance change from 3 votes to a majority vote.

**BACKGROUND:**

A recent vote by the Design Review Committee revealed that our Zoning Ordinance requires a super majority vote to pass a design review application. Even the Planning Commission does not require a super majority vote on most applications. Section 6.05.4d could be changed to reflect the following:

- 6.05.4 Design Review Use Permits for structural or building alterations, remodeling or improvements so as to change the outward appearance of the structure or building, including changes in exterior paint color, shall be subject to the following procedures:
- a. The Planning Commission shall appoint two of its members as Design Review Committee Members.
  - b. The Planning Commission shall interview and recommend to the City Council appointment of three members from the 95536 zip code, preferably with design background in planning, architecture, landscape architecture, historical restoration, or other similar experience related to the design of physical improvements and buildings in the following manner:
    - i. The City Clerk shall advertise the vacancy(ies) (via notice in newspaper, public posting) and notify Ferndale residents to contact the City Clerk for an application, which can be picked up at City Hall or mailed to the applicant.
    - ii. Applications must be received by the City Clerk by ten (10) calendar days from the date of posting of the vacancy. Applications must be forwarded to the members of the Planning Commission by the next regular or special meeting. The Planning Commission will interview applicants and make appointments at their next regular or special meeting.

- iii. A priority ranking of the Commission's recommendations as well as reasons supporting the ranking will be forwarded to the City Council for their next regular or special meeting.
- iv. The first person(s) that receives a majority will be selected to fill the vacancy. If a majority is not obtained, or if there are no applicants, the vacancy will be re-advertised and the clock resets.
- c. The Design Review Committee is a sub-committee of, and reports to the Planning Commission.
- d. Design Review Use Permit applications shall be forwarded to and reviewed by the Design Review Committee Members. No discussion between committee members shall take place, unless in a duly noticed meeting of the Committee.
  - i. If ~~3~~ a majority of the members present approve, the City Clerk shall issue a Design Review Permit.
  - ii. If ~~3~~ a majority of the members present deny, the applicant can change the design, or can ask that the application go to the Planning Commission at a fee as set by the Fees and Fines Schedule.

Meeting Date:	December 1, 2011	Agenda Item Number	11i
Agenda Item Title:	TTS Station		
Presented By:	Jay Parrish, City Manager		
Type of Item:	x	Action	Discussion
Action Required:	No Action	x	Voice Vote
			Information
			Roll Call Vote

**RECOMMENDATION:**

Approve contribution of \$2000.00 for the continuation of the TTS station on Francis Creek at Van Ness.

**BACKGROUND:**

The purpose of this Turbidity Threshold Sampling (TTS) monitoring station is to provide guidance on how much suspended sediment can be expected to enter the Salt River dredge areas over time from the Francis Creek watershed. The Salt River Ecosystem Restoration Project is a joint effort by various agencies to improve riparian and fish habitat, reduce flooding, enhance sediment routing and lessen sewer plant impacts on Francis Creek and the Salt River. Suspended sediment yields from the Francis Creek watershed will continue to be quantified to provide planning data for future dredging downstream. (FRC Report 2011)

Some of the things gained from the TTS station:

- Baseline flow and suspended sediment data
- Info for grants for restoration
- Info for grant applications
- Fisheries habitat information
- Info for Salt River channel excavation and restoration
- Data for Francis Creek dilution of sewer plant outfall
- On-line real time Francis Creek flooding info
- Monitoring of large slide suspended sediment plumes through downtown Ferndale
- Quantification of suspended sediment inputs into Francis Creek from cattle operations
- Info for progress of HCRCD efforts on Francis Creek
- Data for documentation of landowner water pumping from Francis Creek

**FISCAL IMPACT:**

\$2000.00

Meeting Date:	December 1, 2011	Agenda Item Number	11j
Agenda Item Title:	Letter to CPUC in Support of the Scotia Power Plant		
Presented By:	Jay Parrish, City Manager		
Type of Item:	<input checked="" type="checkbox"/> Action	<input type="checkbox"/> Discussion	<input type="checkbox"/> Information
Action Required:	<input type="checkbox"/> No Action	<input checked="" type="checkbox"/> Voice Vote	<input type="checkbox"/> Roll Call Vote

**RECOMMENDATION:**

Authorize Mayor to sign Letter of Support for Scotia Power Plant to CPUC.

**BACKGROUND:**

Greenleaf Power, LLC and PG&E have reached mutual agreement on an amendment to their existing Power Purchase Agreement for the Eel River Power plant in Scotia. The amendment will insure that PG&E will continue to receive reliable, renewable energy for the next 3 years. This letter will ask The CPUC to approve the amendment.



Suzannah E. Mellon ©1992

City of Ferndale POB 1095  
Ferndale, CA 95536  
November 16, 2011  
RE: PG&E Advice 3944-E (Service List R.11-05-005)

California Utilities Commission  
Tariff Unit, Fourth Floor  
505 Van Ness Avenue  
San Francisco, CA 94102  
FAX: 415-703-2200  
[mas@cpuc.ca.gov](mailto:mas@cpuc.ca.gov) and [jnj@cpuc.ca.gov](mailto:jnj@cpuc.ca.gov)

Attention: Tariff Unit

It has come to my attention that Greenleaf Power, LLC and PG&E have reached mutual agreement on an amendment to their existing Power Purchase Agreement for the Eel River Power plant in Scotia, California. This agreed amendment will ensure that PG&E will continue to receive reliable, renewable energy for the next three years and help meet the state's 33% renewable portfolio standard. Though this agreed amendment is awaiting CPUC approval, it is in the best interest of Humboldt County and I strongly urge the CPUC to approve this amendment.

Unemployment in Humboldt County is near record levels, the population of 134,600 has a jobless rate approaching 12%. Therefore, we must do everything in our power to maintain existing jobs. The Eel River Power plant employs over 30 people and supports more than 85 other indirect jobs in the forestry, agriculture, and trucking industries that provide fuel to the plant. In addition, there are dozens of indirect jobs in the service sector that rely upon the plant, including consulting engineers, plant maintenance contractors, equipment suppliers, and many local businesses, all of which are vital to Humboldt County's economic future.

The agreed amendment ensures the supply of 28 megawatts of reliable, renewable energy for the region. Unlike other forms of renewable energy that rely on weather conditions, biomass power plants can provide electricity 24 hours a day, seven days a week, by using discarded wood wastes, agricultural by-products and various green wastes for fuel, while also providing beneficial soil amendments to local farmers from the wood ash that is produced during the combustion process.

Biomass power plants also preserve the environment by producing lower emissions profiles than conventional fossil fuel power plants. The Scotia facility is carbon neutral and will help Humboldt County meet the AB 32 greenhouse gas emissions goals through the reduction of open burning of

wastes from agriculture and forestry industries that would otherwise occur should the plant cease to operate, as well as avoid landfill disposal of these wastes; which produce methane, the strongest of all greenhouse gases.

To summarize; the agreed amendment provides clean renewable energy, sustains local jobs, and preserves the environment through lower emissions, all to the long term economic benefit of Humboldt County. Therefore, I/we support this amendment and urge the CPUC to do the same. If you have any questions or would like to discuss this further, please feel free to contact me at: ###-###-####.

Sincerely,

Jeffrey Farley  
Mayor

Cc: California Utilities Commission  
Director of Energy, Room 4004  
505 Van Ness Avenue  
San Francisco, CA 94102  
FAX: 415-703-2200  
[mas@cpuc.ca.gov](mailto:mas@cpuc.ca.gov) and [jnj@cpuc.ca.gov](mailto:jnj@cpuc.ca.gov)

Honesto Gatchalian, Energy Division  
California Utilities Commission  
505 Van Ness Avenue  
San Francisco, CA 94102  
FAX: 415-703-2200

Brian K. Cherry  
Vice President, Regulation and Rates  
Pacific Gas and Electric Company  
77 Beale Street, Mail Code BIOC  
PO Box 770000  
San Francisco, CA 94177  
FAX: 415-973-6520

## **Section 12**

### **CORRESPONDENCE**

***Correspondence Files are available for review at City Hall during regular business hours, Monday through Thursday, 9am to 4pm.***

## **Section 13**

### **REPORTS**

#### ***Section 13a: City Manager Staff Report***

##### **CITY MANAGER:**

##### **Meetings:**

- Kiwanis meeting 1<sup>st</sup> and 3<sup>rd</sup> Tuesday of the month at 4:30 pm
- City Council- November 3<sup>rd</sup> - 5:30-9:00 pm
- City Manager meeting- November 17<sup>th</sup> - 3:00-5:00 pm
- RCEA Board meeting – Nov 21<sup>st</sup> 3:15- 5:00 pm cancelled
- Conversations with ERD numerous meetings and discussions regarding universal pickup and greenwaste. Program started at the beginning of November. We have over a hundred properties signed up.
- Weekly meeting on WWTF progress with Manhard project manager.
- Daily meetings with chief regarding police activities.
- Daily interaction with Staff regarding daily workload. We continue to look at organizational changes to adjust for City Clerk absences. She will be off on family leave for an undetermined period of time. I am very proud of the job staff has been doing to keep up with what has been a very frenetic pace for the last several months.
- Met with construction manager, Wahlund construction representative and USDA representative, to go over monthly pay request. Also went over construction progress and possible change orders. We are putting the finishing touches on the wastewater facility and working on the wetland site.
- Continuing discussions with Fresnel lens committee members to go over a project to move Lens from fair to museum. On August 1<sup>5th</sup> we sent a proposal to the Coast Guard and are waiting to hear back from them. We have not heard from Attorney General regarding our proposal. Funding proposal should go before the nonprofit in January for renovation costs.
- Numerous conversations regarding Salt River Project with Watershed Council members, NRC representatives, council members and citizens. We continue work with property owners in effort to get support for project. Hope to have work start next spring. The project remains very important to the City because of the location next to our wastewater facility and the health of Francis Creek and our whole drainage system. It should be noted that without all the property owners signing on to the project we will not be able to move forward. We are trying to get all the required signatures by the end of this month.
- Numerous meetings with individual councilmen and the mayor regarding City issues.
- The EECBG grant is moving forward. Remember this is a grant that the City gave to the schools to do energy upgrades. Both the grammar school and high school are receiving new lighting systems that will save them a pretty substantial amount every year. The City will be required to supply the financing and then be reimbursed for those costs within 45 days. The County representative is attempting to receive funds from the CEC that will limit the time the City waits for reimbursement. Still moving forward as planned.

- Daily meetings with Public Works in morning to go over daily activities. We are still waiting for an agreement from Martinek with the Silva regarding our access to Russ Park off Eugene Street. Francis Creek Farms has started building the cyclone fence the length of Firemen's Park. The cement work and galvanized posts should be done in a few weeks. The fence is of very high quality and be a very nice addition to the park, and is built to last for a very long time. Remember that Francis Creek Farm is paying for the entire cost of the fence as well as the new fence that runs along the Public Works bordering Bocce courts. We have completed some grading work at the Bluff Street Russ Park parking lot as well as some cement pads for a bicycle rack and garbage and recycling bin. Drainage ditches around town have been cleaned in anticipation of winter weather.
- Sculpture in City Green looks great!
- Daily discussions and updates on City Council agenda items and city issues with Treasurer and administrative assistant. Most of our time related to reviewing past procedures to make sure that everyone is aware of what needs to be done and which one of us is taking care of it. We continue to improve the interaction between design review, planning department and office personnel. The Sign Ordinance Committee is making good progress. The current ordinance and procedures are still in effect and businesses must still go through design review and procedures for placement of signs and related issues.
- Discussions with City Planner regarding design review and planning issues. Most of time spent on Housing Element, Historical and Cultural Element, the General Plan update and city budget, and changes that we need for the Ferndale housing area to comply with our zoning element. We will have public hearings for these items at our December meeting.
- Navy Housing: We have finished the process of transfer of the Navy housing complex to the O'Rourke Foundation and all documents have been recorded with the County. It is our understanding that they are working very hard to renovate the dwellings in hopes that they will be occupied as soon as possible. It is already looking very better.
- Met with Councilmen Titus to collaborate a letter to the CHRA in support of non-overlapped racing during annual county fair.
- Number of meetings with members of the SRWC regarding the operation and maintenance of the Salt River watershed after the project's completion. This will be the area we focus on in the next few months and years. The Board voted to increase the size of the Board at the last meeting in anticipation of getting some of the sub committees up and going and to increase representation of the watershed on the board.
- Met with Scott Bauer of F&G and Tom Stevens regarding last year's landslide. Scott has agreed to contact landowner to gain access to area. We will continue to plan some sort of monitoring program during the winter weather season.
- Met with Supervisor Smith and Mayor regarding the SRRP.
- Discussions with John Driscoll related to SRRP.
- November 30<sup>th</sup> and December 1<sup>st</sup> I will be attending a strategic planning session and Parsac board meeting in Sacramento. Chief Smith will be filling in for me at the City Council meeting.
- Discussions with John Miller, senior planner for county regarding wind turbine project. John was very helpful and provided me with estimated timeline of the project. Discussions with RCEA as to information that they have received regarding the turbine project.

**FINANCIAL MANAGER/DEPUTY CITY CLERK:**

**Meetings:**

- Meeting with Public Works on Vehicle List and Street Lights
- Conference call with PARSAC on Office Issues
- Meeting with City Manager on various Office Issues

**Projects:**

- Payroll
- Accounts Payable
- Accounts Receivable
- Answer Phones/Greet Visitors
- Purchase Various Supplies
- Receive and File October Financial Reports
- TDA Audit
- Receive and File Quarterlies
- State Controller's Wage Report
- State Controller's Streets Report
- Prepare Multi Year Budget Comparison

**DEPUTY CITY CLERK:****MEETINGS:**

- Sign Committee Meeting- 11/3/2011
- City Council Meeting- 11/3/2011
- Design Review Meeting-11/10/2011
- Planning Commission Meeting- 11/16/2011
- Various meeting with CM on daily office activities.

**PROJECTS:**

- Assembled Sign Committee Packet.-11/3/2011
- Assembled City Council Packet.-11/3/2011
- Assembled Design Review Packet.-11/10/2011

- Assembled Planning Commission Packet-11/16/2011
- Uploaded Council Packet to web.
- Uploaded Planning Packet to web.
- Set-up for City Council Meeting Meetings-11/3/2011
- Set-up for Planning Commission Meeting-11/16/2011
- Typed Minutes for Sign Committee Meeting.
- Typed Minutes for Design Review Meeting.
- Typed Minutes for Planning Commission Meeting..
- Answer Phones/ Messages/Greet Visitors & helping to answer various questions.
- Go over mail with City Manager/Make Copies/Distribute Mail.
- Business Licenses.
- Dog Licenses.
- Coordinated with City Planner on Use Permit for 393 Main Street.
- Coordinated with Building Inspector on Building Permits.
- Made Electronic Deposits.
- Filled out Field Observation Complaint Forms.
- Faxed List of all Finalized Building Permits and Sent to Assessor.
- Various Filing.
- Reservations for the Community Center and City Hall.
- Training on new remote deposit program

**Building and Encroachment Permits Issued**

960	Rose	Replace Siding
740	Herbert	Re-roof
740	Vanston	Install new furnace

**CITY PLANNER:**

**Meetings & Planning**

- Coordinated with City Manager and Deputy City Clerk on planning and development projects.
- Prepared public notice and staff report for proposed General Plan/ Zoning Amendments (GP/ZA) for R2 density change for Housing Element compliance and Ferndale Housing (H) Combing Zone overlay for existing duplex units on the Navy Housing site. Scheduled for 12/1 City Council (CC) hearing.
- Attended 11/16 Planning Commission (PC) meeting.

**Projects**

- 393 Main Street - Use Permit for showroom and wood/metal workshop. Prepared public notices for newspaper and sent to property owners within 300 feet. Prepared staff report for 11/16 PC hearing.
- General Plan Update - Historical & Cultural Resources Element (HCRE) - Incorporated final comments based on Planning Commission 9/28 review including adding architectural style column to Table 1. Finalized draft for City Council review. Prepared public notice and staff report for 12/1 CC hearing.
- General Plan Update - Housing Element Update - Completed revised draft for City Council review and submitted redline/strikeout version to Dept. of Housing and Community Development for final review. Prepared public notice and staff report for 12/1 CC hearing.
- California Environmental Quality Act (CEQA) compliance - Continued preparation of CEQA Initial Study and Draft Negative Declaration (IS/DND) for HCRE, Housing Element Update, and proposed GP/ ZA for R2 density change and H- Combining Zone. Prepared Notice of Intent; filed with County Clerk and sent to Bear River and Wiyot Tribes. Prepared Notice of Completion and submitted IS/DND to State Clearinghouse; public review period is Nov. 1 - 30.

**CITY ENGINEER:**

## Sewer Projects: –

- New Sewer Manholes Located in Main Street with Cleanouts at various locations
  - Work is Proceeding with coordination between Sewer Operator and Contractor

## Pedestrian Improvement Project –

- Based on request by the Office of City Engineer Council Authorized the Project to be awarded to the lowest responsive bidder.
- Instructions to bidders allowed Bidder #4 the opportunity to complete UDBE paperwork upon request. Bidder #4 responded timely with properly filled out compliant documentation per the specification documents.
- Bidder #4 is the lowest responsive bidder.
- Project Award Process is underway.

## Applications –

- LLA1120 Christiansen – has been recorded.
- Inspected completed improvements for the Hamper subdivision. A conditional occupancy was issued in coordination with the Building Inspector for Matt Pigeon
- Correct Keyes LLA, revisions to Notice of LLA per Assessor's Office

## General Engineering –

- HCAOG – attended TAC meeting
  - Meeting Summary
    - TAC was asked to recommend to the HCAOG Board one of three options regarding support of the Eureka Arcata Corridor Project.
      1. Support Full Build – est. \$24 Million

2. Support Partial Build – est \$16 Million
3. No Support

- TAC after much deliberation voted for Opt. 2.
- City of Ferndale was granted the opportunity to apply for \$275,000.00 from the TE to complete pedestrian improvements.
  - Coordinating DBE, ARRA and Misc. details for Federal Projects with Caltrans Local Assistance
  - WWTF Construction Permit Compliance - updated Storm water Pollution and Prevention Plan to maintain compliance with the State's permit.
  - ARRA reporting for Pedestrian Improvement Project
  - Review opportunities for new transportation projects funded by State or Federal sources
  - Matt Pidgeon Construction Support
  - Working on a capital improvement priority list (roads and drainage)
  - Research and correspondence with City and County staff regarding Francis Creek sediment deposition and dredging.
  - Navy Housing title transfer assistance
  - Master Planning - Strategize potential drainage projects, that won't increase flow downstream, in the current Drainage Plan that could be included in CIP

#### Meetings and Committees –

- Attend HCOAG TAC Meeting

#### Reporting and Correspondence –

- Prepared monthly staff report
- General correspondence and meetings with City Staff

### **WASTEWATER OPERATIONS:**

#### New Plant Startup and Training:

- Aeromod was in to start up the belt press. This is the last piece of equipment to start up. The digester weren't quite at the solids level desirable to get the best waste product but we were able to run for about 3 hours and the press produced solids at 13% which is within the design parameter of 12-18%. It will only get better as we let the loading on the digesters get higher. It was about half of the optimum level that we need to produce a cake in the 15-18% range.
- CPO spent time refining the SEMS operational software program to fit our particular process and format. This program streamlines a lot of what we do in operations. As we input the data for our daily and monthly lab and test results, those results are populated and imported into the new electronic monthly report that is uploaded directly to the Water Boards website. The software also keeps track of regular maintenance performed on equipment and, based on user inputs, alerts staff when routine maintenance is required.
- The plant is running well above expectations this early in the process. All our lab results are well below the required levels. Adjustments to the process regarding our return activated sludge (RAS) rates and our waste activated sludge (WAS) rates have improved performance immensely. The most significant process change we have made is to put the system in "Auto

- DO” mode. Dissolved Oxygen is probably the single biggest parameter in the system that controls the efficiency of the process. We set the system to maintain a desired DO and the blowers react to that level. If the DO is too high in the aerators the blowers ramp down even to the point of shutting off completely if needed. If the DO is too low the blowers ramp up. This is a process that will save on energy costs in the long run. The biggest change we see is in the new treatment is our removal of Biological Oxygen Demand(BOD) and Total Suspended Solids (TSS). Our current permit requires us to remove 65% of both and the new permit says 85%. In our first month of full operation, before the plant was really even dialed in, we had a removal of 97% and 99% respectively for both parameters. The UV is providing the proper disinfection of the bacteria. No measurable counts of bacteria have been found in the samples we took in October.
- The foot print of wetland area of the former aerated lagoon is nearly completed. There is still construction of the actual wetland put all the excess piles of dirt material around the construction site has been applied.
  - DCI has nearly completed the Main Street portion of the manhole job. Pre-field work was done to locate the main lines so we would know where to place the manholes. Upon inspecting the line at Fern there was already a manhole at this location but it was buried under 4 inches of asphalt and concrete. Once the manhole cover was exposed it was found that the existing infrastructure was sufficient to accomplish the needs intended by the city so all that was needed was a little rehabilitation at ground level and a new lid. Seeing that there was a possibility of needing two manholes at this location this was a huge savings in the cost of the project. As planned, a manhole was installed at Lewis. All that is left is the manhole at Harrison and Cleveland and the project will be complete.
  - Staff continued to receive new inventory for the lab.
  - Additional process testing done to monitor efficiency of treatment.
  - Staff researching best and most cost effective options for disposing of dewatered sludge. CPO met with ERD and they have tentatively agreed to take the sludge ‘as is’ off the press dumped directly into their refuse pile for transport to end landfill. Staff is still developing a dewatering schedule and strategy which will in reality be dictated by the loading on the digesters and could change from month to month. Staff has a lot of control over this process so it’s not seen as a difficult issue to figure out.
  - Staff discuss punch list with Kent Hanford
  - CPO provided USDA with invoices needed for partial reimbursement once the project is complete.
  - CPO and City Manager discussed the addition of enclosures over the pump panels.
  - Staff assisted Wycoff Plumbing with sewer lateral blockage on Washington. The problem was on the customer’s side but the plumber was unable to clear the blockage. The city assisted to make sure nothing was being pushed into the collection system. The city was able to clear the blockage with their equipment.
  - Staff realized that sometime during the month that a small generator and high power washer hose was stolen from the old sewer plant site. PD was notified and is investigating.
  - CPO had conversation with Lisa Bernard regarding dewatering and discharge strategies.
  - Staff installed rubber covers on the UV channel. This reduces the noise in the filter building and also reduces any odor that may occur.
  - Contacted PD regarding setting up electronic sign during the road closure.
  - Staff performed numerous routine process tests in new lab. This will be a weekly routine to keep operators informed on the condition of the process and assist us in making any changes needed.

- Trojan was in to perform Bioassay on UV system. This extensive test is not needed immediately to run the UV but when complete it will be Title 22 certified meaning that if we ever found the need to irrigate on public land we would not have to go through this certification again.
- CPO assisted surveyor at Navy Housing in locating portions of the collection system.
- New desk installed in lab. Lab computer system set up.
- CPO updated collection system data for the Water Board website.
- CPO refined the design of the operation forms applicable to new process.
- CPO did shopping for CWEA installation banquet.
- CPO attended the CWEA annual installation and awards banquet in Eureka. The CPO is on the board of the North Coast chapter of CWEA.
- Video inspection at 835 Howard Ave.
- CPO input data in SEMS data base
- CPO filled out POs
- Prepared monthly sample containers
- Filled out POs for monthly invoices
- CPO attended monthly meeting with Debbie Coggins, USDA
- Began draining lagoon through the newly installed flow pipe from the lagoon to the master lift station and eventually through the plant. Staff is monitoring the effects of the addition of this flow on the existing process. The plan is to be able to empty the lagoon completely and treat that water through the new facility.
- Chlorine and Sulfur Dioxide disinfection and dechlorination system taken off line with respect to the UV system. All the equipment will remain in place and be used as a backup. Staff will return the bulk of the chemicals and keep on hand only what may be needed in the case of an emergency if the UV system should malfunction. This is highly unlikely but precautionary measures are good to plan for.
- Took care of sewer tax issues for a few customers
- Monthly samples picked up by NCL
- CPO train operator Coppini on SEMS software management
- CPO reviewed and signed daily operation sheets for WWTF
- CPO performed the daily operation of WWTP during operator Coppini's scheduled day off.
- The state has gone to a mandatory online Electronic Self Monitoring Report (eSMR) system. All reporting is now done online.
- Operator Coppini performed general maintenance around the facility
- Operator Coppini filed online SSO report.
- Operator Coppini performed the normal in-house weekly and monthly testing and scheduled lab work to be done.

<b>Oct 2011 Flows</b>	<b>Total</b>	<b>Average</b>	<b>Minimum</b>	<b>Maximum</b>
Influent MGD	5.620	.181	.065	.371
Effluent MGD*	30.245	1.139	.094	1.77

\*This includes pumping down the pond and running to irrigation also.

### **PUBLIC WORKS:**

#### **CITY PROPERTY**

- Firemen's Park
  - Routine Maintenance, i.e. Mowing Park and Baseball Field.
  - Routine daily walk through to pick-up garbage.
  - Mowed the Bocce area and BB Field.
- Park Restrooms
  - Routinely cleaned every day of the week including weekends.
  - Installed new paper towel dispensers.
- Russ Park
  - Routine maintenance: Pulling out trash from trash & recycle bins daily.
  - Picked-up loose garbage from Russ Park.
  - Poured two pads of concrete at Russ Park. One for a bike rack and the other for garbage can.
  - Hauled rebar and 4x4 posts for Russ Park – CCC working on it.
  - Working with Jim Stretch on Russ Park projects.
- Town Hall
  - Routine mowing and weedeating
  - Pull out trash daily
  - Worked on the base for the sculpture on the lawn at Town Hall
  - Helped set up the sculpture.
  -
- Library
  - Routine mowing and weed eating
- City Parking Lot
  - Picked up garbage – Routinely as least once a week unless otherwise warranted.
- Main Street Restrooms
  - Routine maintenance: Daily cleaning and stocking of Main Street Restrooms – 7 days a week.
- Community Center
  - Routine checking of CC when the facility is rented before and after.
  - Showing CC to potential renters as needed
  - Richard – 25 chairs for CC
  - Ongoing repair of the tables at the CC.
  - Received the estimates for the CC kitchen roof.
  - Reinstalled a new eyewash station in the CC Kitchen.
  - **CHILDRENS CENTER**
  - Installing new metal core door at the Children's Center plus new locks.
- Police Department

- Routine mowing and weed eating
  
- Scout Hall - Routine mowing and weed eating
- 
- Roadsides - Routine mowing and weed eating
- Wet Well –
- .
- 
- Public Works –
- Working with Katie from Redwood Coast Energy Authority on greenhouse gas reduction.

Children's Center –

### **Storm Drains**

Removed debris from all the drains around town. –

### Sewers

Helped unload chemicals

Lateral estimates for 1182 Rose Ave. (Dedini).

### **STREETS AND SIDEWALKS**

- Routine maintenance: Regular maintenance of roadside mowing.
- Routine picking up trash at the edge of town.
- Routine maintenance: Continuing to pick-up piles around town as resident call and request removal.
- Routine maintenance: Sweep Main St., Monday, Wednesday and Friday mornings.
- Marked out USA locates throughout town. – When needed.
- Removing piles.
- Ordered new street signs for throughout town plus the hardware.
- Cut brush covering the speed limit sign on Bluff St.
- Cut overhanging vegetation at Arlington and Main covering the NO PARKING and STOP signs.
- PW has been removing all old or broken street signs and replacing them.
- Picked up garbage at Coast Guard housing.
- Cold patch on Bluff St.

**VEHICLE / EQUIPMENT MAINTENANCE**

- Routine monthly maintenance and weekly maintenance on frequently used equipment.
- 
- **MISCELLANEOUS**
- Routine paperwork.
- Dealing with daily work orders as residents call.
- Viewed Safety videos.
- Went to Bay West to pick up supplies.
- Picked up orders at Eureka Rubber Stamp.

**POLICE DEPARTMENT:**

Through a joint investigation, Fortuna and Ferndale Police Departments recovered the Milk Can Trophy taken in the burglary from Ferndale HS. Three juveniles have confessed and will be referred to Juvenile Probation.

Officer Lee Haldorson has been proceeding through his Field Training Program on the weekends.

Officer Frank attended a POST-approved Background Investigator's course.

Chief Smith attended Kiwanis meetings/functions.

Chief Smith attended the monthly LECAH meeting.

Chief Smith attended the monthly Community Corrections Partnership Executive Committee.

Officer Diaz attended the monthly LETMA meeting.

**Police Statistics – October 2011**

SERIOUS CRIMES	Number	Cleared
Homicide	0	
Rape	0	
Robbery	0	
Larceny	0	
Assault	0	
Burglary	2	1
Vehicle Theft	0	

TOTAL	0
SECONDARY CRIMES	3
Calls for Service	55
Reports Written	11
Traffic Citations	26
Other Citations	0
Parking Citations	1
Warnings	39
ARRESTS	1
AGENCY ASSISTS	13
TRAFFIC COLLISIONS	1

**Section 13b: Commissions, Committees and Others****City of Ferndale, Humboldt County, California USA**

Regular Design Review Minutes for the 11/10/11 8:30am meeting

Vice Chairman Dane Cowan opened the meeting at 8:34. Committee members Lino Mogni, Michael Sweeney and Michael Bailey were present along with staff Deputy City Clerk Brianna Smith. Applicant Marc Daniels was also present. Chairman Dan Brown was absent.

No public comment.

393 Main Street- If the configuration of the sign changes resubmitting the application is not necessary as long as the basic content stays the same. MOTION: Approve applicants sign. (Sweeney/Bailey). All in favor.

No committee comments.

The next regular meeting will be on November 21, 2011. The meeting was adjourned at 8:54 am.

Respectfully Submitted,

Brianna Smith  
Deputy City Clerk

**City of Ferndale, Humboldt County, California USA**  
Minutes for Planning Commission Meeting of October 19, 2011

Call to Order: Chair Jorgen Von Frausing-Borch called the Planning Commission meeting to order at 7:00p.m. Commissioners Dan Brown, Trevor Harper and Lino Mogni as well as staff Deputy City Clerk Brianna Smith and City Planner's George Williamson and Melanie Rheaume were present. Those in attendance pledged allegiance to the flag. MOTION: (Jorgen/Brown). The October 19,2011 minutes were unanimously approved as amended. No public comment.

Public Hearing- Use Permit (393 Main Street): City Planner George Williamson gave an update. MOTION: Adopt Resolution No. PC 2011-43 making the required findings of fact listed in Attachment A, and approve the Use Permit, subject to the conditions of approval listed in Attachment B, to allow for wood and metal workshop for handicraft manufacture and a showroom at 393 Main Street. (Harper/Brown). All in favor.

Proposed Expectations Statement and Proposed Action Plan: Commissioner Harper gave an update on the Sign Committee and went through the expectation statement and the action plan with the Planning Commission. MOTION: Approve the Purposed Expectation Statement and the Purposed Action Plan. (Von Frausing-Borch/Brown). All in favor.

The next regular meeting will be November 16, 2011. The meeting was adjourned at 7:22 pm.

Respectfully submitted,

Brianna Smith  
Deputy City Clerk

**City of Ferndale, Humboldt County, California USA**

## Sign Ordinance Committee Minutes for the 11/16/11 2:30pm meeting

Michael Bailey opened the meeting at 2:36 pm. Committee Members Michael Sweeney, Karen Pingitore, Phil Ostler, and Trevor Harper were present along with staff City Manager Jay Parrish and Deputy City Clerk Brianna Smith. No public comment.

October 13, 2011 Minutes: MOTION: Approve minutes from October 13, 2011 with grammar corrections. (Sweeney/Pingitore). All in favor.

Meeting time: MOTION: Approve 2:30 to be new meeting time. (Pingitore/Sweeney). All in favor.

Expectations: MOTION: Approve Expectations with the following changes:

As a committee, we see our assigned task ~~as a choice between writing a new or modifying~~ **is to review** the existing sign ordinance **for possible changes** for the Planning Commission and send to the Planning Commission for approval. (Sweeney Harper). All in favor.

Action Plan: MOTION: Approve Action Plan with following changes:

**8. Legal Review-Send initial draft out for legal review and incorporate required changes.(2 weeks-1 month)**

~~8-9.~~ **9. Final Review-Provide a draft copy of the committee's work to the Chamber of Commerce members, community, building owners, and business owners** for review and input. (2 months)

~~9~~ **10. Submit Final Draft of Sign Ordinance to the Planning Commission-Incorporate all approved comments from the Chamber of Commerce- community, building owners, and business owners** and forward to final draft of the Sign Ordinance to the Planning Commission(1 meeting)

(Sweeney/Pingitore). All in favor.

Existing Ordinance Evaluation: Discussed were a number of problems with the existing Sign Ordinance including missing sign definitions, the coverage of "Sandwich Boards" is inadequate. Many businesses have them and a few use them, but there is no governing regulation as to their size, they have never been approved, not defined, no rules preventing the impediment of pedestrian, or vehicle traffic, nor how many can be used. Also discussed was the genuine desire to change the rules for computing the size of business signs to include the total square footage of the front of the building in some way. Small signs tend to get lost on the front of a large building and several business owners feel that our current is 20 sq. ft. limit is too small. In addition our sign regulations and issues being scattered all over our ordinance system and they need to be consolidated into one section which would make it easier to use.

The next regular meeting will be November 3, 2011 at 3:30pm. The meeting was adjourned at 4:30pm

Respectfully submitted,

Brianna Smith, Deputy City Clerk

## ***Section 13c: Council Reports and Comments***

### **ABSTRACT**

HWMA Meeting of the Board of Directors  
November 10, 2011 6:30 p.m.  
Eureka City Council Chambers

Boardmember Atkins could not be in attendance for the meeting. Boardmember Jack Thompson was introduced as the new representative from Rio Dell. Following a brief discussion of the agenda, the Board convened to closed session to discuss negotiations with ACRC. Results from the first closed session were the retirement of the Executive Director from the ACRC negotiating team, and direction to the Board Chair to contact ACRC to consider short-term options to continue operation of the Samoa Facility.

Chairman Maxwell provided a brief update from the Strategic Planning Subcommittee. He spoke of the upcoming workshop on November 17<sup>th</sup>, his goals for that workshop, and his approval of the work being done in conjunction with Authority staff in preparation for the event.

Susan Rigge, Controller, introduced Kim McReynolds, the Authority's auditor. The Board discussed comments made by the auditor about various facets of operations, and certain deficiencies noted from year to year inherent in all small district governments.

Public comment focused on the recently announced closure of the ACRC Samoa Facility, and the potential loss of local jobs and negative impact on local business. Comment on the upcoming strategic planning workshop also noted a lack of advertising and urged the entire Board to attend. However, members of the Board noted a variety of methods by which the meeting had been noticed around the County and the problems inherent in the entire Board attending, which was the impetus for creating the Strategic Planning Subcommittee.

After briefly discussing the consent calendar, the Board moved on to discussion of an interim organizational chart. The chart is intended for establishing operations during the hiring of a new Executive Director following the retirement of Executive Director Test at the end of December. Boardmember Thompson expressed a desire to keep the Executive Director in his current role while the hiring process was completed; however, the Board agreed that a number of changes being considered would most likely be reorganized with a new Executive Director, and as such decided to move forward with the interim plan to ensure stable operations during the transition period.

The Board also approved a six-month contract with the Executive Director to provide Special Projects Management following his retirement, in which he would continue to oversee the closure of the landfill, the organics digester project, and work as part of the Executive Director hiring team in order to prevent overwhelming the interim Executive Director. At such time as a new Executive Director is chosen, Mr. Test recommended ending the contract.

Discussion of a potential hiring process for the new Executive Director resulted in staff being given direction to distribute an RFP for hiring firms, such that the Board can hopefully choose a company and begin the hiring process at the December meeting. Executive Director Test and Legal Counsel will serve as the local liaisons to the hiring firm, and the Executive Committee – the City Managers and CAO of the Member Agencies – will assist in the initial interviews of potential candidates for the Executive Director position.

The Board set December 8<sup>th</sup>, 2011 as the date for a special meeting to cover ongoing projects that staff feels need attention before the transition in January. A brief discussion and update on the plastic bag ban suggested that language would be brought before the Board in January for approval, with provisions that take advantage of recent court rulings in favor of those bans. The Board moved to Closed Session following the discussion and adjourned for the evening.

**Section 14**  
**ADJOURNMENT**