

STUDY SESSION

Location:	City Hall	Date:	February 20, 2013
	834 Main Street	Time:	6:30 PM
	Ferndale CA 95536	Posted: 2/14/13	

1. CALL STUDY SESSION TO ORDER – Chairman Jorgen Von Frausing Borch. Speaker Judith Warren will make a 30- to 45-minute presentation on community-level response to local emergencies. Judith is co-author of *Living on Shaky Ground: How to Survive Earthquakes and Tsunamis in Northern California* and Regional Coordinator of the Regional Training Institute for Disaster Preparedness. She will be accompanied by Linda Nellist, Lead Instructor/Trainer at RTI.6:30 pm
2. ADJOURN STUDY SESSION

AGENDA

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

Location:	City Hall	Date:	February 20, 2013
	834 Main Street	Time:	7:00pm Regular Meeting
	Ferndale CA 95536	Posted: 2/14/13	

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

1.0	Open meeting / flag salute / roll call	
2.0	Update Agenda	
2.1	Proposed changes, modifications to agenda items	
2.2	Commissioners comments	
3.0	Approval of previous minutes – January 16, 2012	Page 2
4.0	Public Comment	Page 4
5.0	Public Hearing	
5.1	Lot Line Adjustment on existing APNs 031-251-012 & 031-251-015. The subject parcels are located at 400 McKinley Ave and 1167 Grant Ave. The project site is zoned Residential One Family (R1).....	Page 5
6.0	Business	
6.1	Building and Planning Applications.....	Page 13
6.2	Sign Ordinance Committee Section 1004.3, 1004.4, 1004.5, 1004.6, 1004.7, 1005.2	Page 14
6.3	General Plan Safety Element Update Emergency Preparedness.....	Page 31
6.4	General Plan Safety Element Update Draft Goals, Policies, and Implementation Programs.....	Page 90
7.0	Correspondence and Oral Communications	Page 96
8.0	City Planner’s and Deputy City Clerk’s Staff Reports	Page 98
9.0	Design Review Minutes.....	Page 100
10.0	Sign Committee Minutes	Page 102
11.0	Adjournment – Next regular meeting March 20, 2013	Page 104

City of Ferndale, Humboldt County, California USA
Minutes for Planning Commission Meeting of January 16, 2013

Study Session: Chair Jorgen Von Frausing-Borch called the study session to order at 6:29. Planner Melanie Rheaume introduced Troy Nicolini, Warning Coordination Meteorologist, National Weather Service in Eureka California and the Tsunami Program Manager for northwestern California, who gave a presentation about seismic and tsunami hazards and safety in Ferndale. Mr. Nicolini is also the co-chair of the Redwood Coast Tsunami Work Group, a multi-agency organization that promotes efforts to reduce North Coast earthquake and tsunami risks.

Call to Order: Chair Jorgen Von Frausing-Borch called the Regular Planning Commission meeting to order at 7:00pm. Commissioners Uffe Christiansen, Trevor Harper, Lino Mogni and Dean Nielsen along with staff City Clerk Nancy Kaytis-Slocum, Deputy City Clerk Lacy Pedrotti and City Planner Melanie Rheaume were present. Those in attendance pledged allegiance to the flag. Chair Jorgen Von Frausing-Borch announced that Commissioner Trevor Harper has handed in his letter of resignation. Chair Jorgen Von Frausing-Borch took a few minutes to express his gratitude to Commissioner Trevor Harper for his duty of two years and accomplishments. Commissioner Trevor Harper took the time to explain his resignation and if the City Council wants, he would be willing to remain on the Planning Commission until his replacement is found. Harper also stated that he would attend the Sign Ordinance Committee meetings but would not be a voting member.

MOTION: (Harper/Christiansen). The November 15, 2012 minutes were unanimously approved. There was no public comment.

Public Hearing 580 Main Street – Initial Study/Negative Declaration and Design Review Use Permit. The Chairman opened the Public Hearing for 580 Main Street. City Planner Melanie Rheaume gave the project description: Requests for Design Review Use Permit to replace stucco with finger jointed, shiplap style redwood material with 11.25" coverage on the front (Main Street) and north (Shaw Street) side of the building; prime and paint the siding and trim in a contrasting color scheme similar to the original stucco and trim board; replace the existing signs with spacers rather than embedded in the siding; and reinstall the original striped awnings. The existing signage and stucco siding have been removed from the building for safety. The project site is located in the Community Commercial Design Control zone (C-2-D). Planner Rheaume read the staff report, including the findings of fact and conditions of approval (including the need for a building permit); went over the Initial Study and Negative Declaration; discussed the attachments of the design review application, plans and drawings, signs, and photographs. The City Clerk showed the commissioners the paint colors. The applicant showed the commissioners the siding material. MOTION: (Harper/Mogni) "Adopt Resolution No. PC 2013 – 01 making the required finding of fact, listed in Attachment A, for adopting the Negative Declaration and approving the Design Review Use Permit for Assessor Parcel Number 031-143-004, subject to the conditions of approval listed in Attachment B." All in favor.

Building and Planning Applications were listed as the first item of business. The Chair thanked staff for the list, which will be a permanent item on the agenda.

General Plan Safety Element Update Draft Risk Assessment Chapter: The City Planner Melanie Rheaume spoke about the study sessions that the Commission has been a part of (Flooding, Fire Hazards and Hazardous Materials) to the Planning Commission. She discussed the section included in the packet: "Acceptable Risk:" The level of risk that a majority of citizens and insurance companies will accept

without asking for governmental action to provide protection. Rheaume pointed out the critical facilities listed in the charts. The initial draft of the Emergency Preparedness chapter will be prepared for the February 2, 2013 Planning Commission meeting.

General Plan Safety Element Update Risk Assessment Policy Examples: City Planner Melanie Rheaume went over the chapter as presented in the packet. There were no commissioner comments.

Sign Ordinance Committee Section 1004.3, 1004.4, 1004.5, 1004.6, 1005.2: The Sign Ordinance Chairman Michael Bailey was not present at the meeting to present this item to the Planning Commission. Chairman Jorgen Von Frausing Borch (Planning Commission) asked if Commissioner Trevor Harper could present and answer questions on behalf of the Sign Ordinance Committee. Trevor Harper is on the Sign Ordinance Committee and is aware of the sections in question. After a quick discussion on Neon Signage in the city limits, Chairman Jorgen Von Frausing Borch requested that the Sign Ordinance Committee Sections listed above return to the agenda for next Planning Commission Meeting as an Action Item.

The next regular meeting will be February 20, 2013 at 7pm with a Study Session Workshop at 6:30pm. The meeting was adjourned at 8:07 pm.

Respectfully submitted,

Lacy Pedrotti, Deputy City Clerk

Section 4: PUBLIC COMMENT

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

Items requiring Commission action not listed on this agenda will be placed on the next regular agenda for consideration, unless a finding is made by at least 2/3rd of the Commission (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 5: Public Hearing

1. OPEN PUBLIC HEARING
 - a. Announce agenda item number and state the subject
 - b. Invite staff to report on the item, including any recommendation
 - c. Ask members of the Council or Commission if they need clarification. If so, the questions should be asked of the person reporting on the item.
 - d. Invite Public Comment. Mayor or Chair may limit the time for speakers to 3 minutes
2. CLOSE PUBLIC HEARING
 - a. Invite a motion from the governing body and announce the name of the person making the motion
 - b. Invite a second from the governing body and announce the name of the person seconding the motion
 - c. Make sure everyone understands the motion by having it repeated by
 - i. The maker of motion
 - ii. The Chair
 - iii. The Secretary
 - d. Invite discussion by members of the governing body
 - e. Take a vote; ayes and then nays are normally sufficient
 - f. Announce the result of the vote and announce what action (if any) the body has taken.
 - g. Indicate names of members who voted in the minority of the motion

PC Meeting:	February 20, 2013	Case No.: LLA 1232
Applicant:	Dean Renfer	Agenda Items: 70B
Property Address:	400 McKinley Ave & 1167 Grant Ave	APN's 31-251-12, and 31-251-15
Zoning:	Residential One Family (R-1)	

PROJECT DESCRIPTION: The proposed Lot Line Adjustment (LLA) located at 400 McKinley Ave & 1167 Grant Ave covers two adjacent parcels, held under separate ownerships. The LLA would transfer 1,294 sq ft of land from Parcel 1 to Parcel 2, resulting in two reconfigured parcels that meet the required minimum parcel size for the zone. Parcel 1 and Parcel 2 are both developed with existing residences and garages.

Parcel/APN	Existing Size	Proposed Size	Zoning	Min Parcel Size
#1/ 31-251-12	10,000 ft ²	16,152 ft ²	R-1	6,000 ft ²
#2/ 31-251-15	17,850 ft ²	11,698 ft ²	R-1	6,000 ft ²

ENVIRONMENTAL REVIEW: The proposed LLA is subject to environmental review in accordance with the California Environmental Quality Act (CEQA), and qualifies for a Class 5 Categorical Exemption per CEQA Guidelines Section 15305. Class 5 exempts minor alterations to land use limitations, such as Lot Line Adjustments, variances, and encroachment permits on land with a slope of less than 20% that do not result in changes in land use or density.

STAFF CONTACT: Planwest Partners, Contract City Planner. Phone: 707.825.8260, Fax, 707.825.9181 and Email: melanier@planwestpartners.com

STAFF RECOMMENDATION:

Assuming that there are no changes to the project, and that there are no new issues brought forward before or during the public hearing, City Staff intends to approve the Lot Line Adjustment as proposed, subject to the conditions of approval included in this staff report.

The City Planner is holding the Public Hearing on behalf of the City Engineer during a Planning Commission meeting prior to project approval. **The Planning Commission does not act on, or approve the Application and is only involved as the first body of appeal.**

APPLICABLE REGULATIONS:

Ferndale's Subdivision Ordinance 99-04 Section 1.7 Lot Line Adjustments states: "Lot lines between two or more adjacent parcels may be adjusted pursuant to the provisions of this Section and the Subdivision Map Act. The Planning Department shall limit its review and approval to the following determinations:

- (1) The proposed Lot Line Adjustment occurs between two or more existing and adjacent parcels, as defined by the Subdivision Map Act.
- (2) No new parcels are created.

- (3) Parcels involved in the Lot Line Adjustment conform to the City's building and zoning ordinances.

The City shall not impose conditions or exactions on its approval of a Lot Line Adjustment except: a) to conform to local building and zoning ordinances, b) to facilitate the relocation of existing utilities, infrastructure or easements, and c) to require the prepayment of real property taxes. No Tentative Map, Parcel Map, or Final Map shall be required as a condition of approval. The Lot Line Adjustment shall be reflected in a Deed and a Record of Survey or Lot Line Adjustment Plot Plan which shall be recorded. When parcels being adjusted are held in common ownership, no new Deeds shall be required. However, a Lot Line Adjustment Plot Plan shall be required. No record of survey shall be required for a Lot Line Adjustment unless required by Section 8762 of the Business and Professional Code.”

Ferndale Zoning Ordinance, Section 5.03 defines the Residential One-Family or R-1 Zone as 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. The following regulations shall apply in all Residential One-Family of R-1 Zones:

5.03.3 Other regulations:

- a. Minimum lot area: 6,000 square feet.
- b. Minimum lot width: 60 feet.
- c. Maximum lot depth: 3 times lot width.
- d. Minimum yards: front, 20 feet; rear, 15 feet; side, 10% of lot width on each side except that no side yard may be less than 5 feet, or need be more than 12 feet.
- e. Maximum ground coverage: 35%.
- f. Maximum building height: 35 feet.

ANALYSIS:

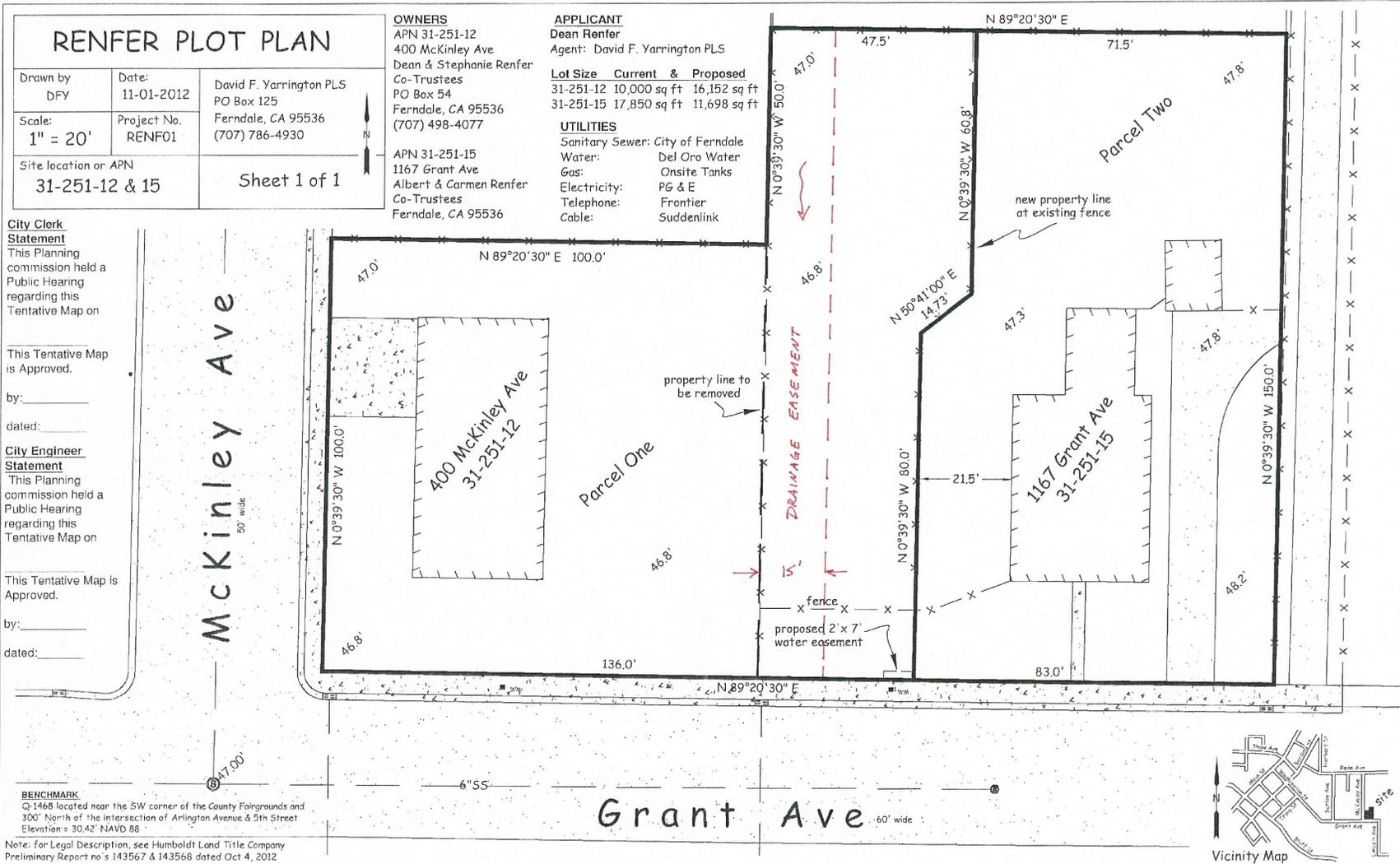
The proposed LLA has been reviewed for conformance with the City's Zoning Ordinance. Based on the submitted Lot Line Adjustment map and application materials the proposed Lot Line Adjustment results in two conforming parcels meeting applicable Zoning Ordinance standards for the R-1 zone; no new parcels are created and there will only be one APN for each proposed parcel.

Though the properties lie within the Renfer family, each property is owned by a separate trust, and so, conveyance of property “changing hands” will need to be conducted by grant deed or quitclaim document. In addition, the Lot Line Adjustment shall be reflected in a Record of Survey or Lot Line Adjustment Plot Plan, one of which will be recorded. If the Lot Line Adjustment Plot Plan is recorded, it should be recorded with Notice of Lot Line Adjustment & Certificate of Subdivision Compliance cover sheet (Ferndale Subdivision Ordinance 1.701).

The Ferndale Drainage Ordinance 94-01, Section 2.108 states that “Necessary easements to construct and maintain drainage facilities shall be required.” Currently, there is an existing swale between the two parcels and the easterly fence on Parcel 1 is built on a block retaining wall. It appears as though this swale serves the parcels to the north and drains into the inlet under the sidewalk on the south Right-of-Way line. This is an existing and necessary drainage easement which was identified in the Drainage Master Plan, updated in 2004. The City Engineer has included a condition of approval to address this issue.

See attached January 15, 2013 Memo from the City Engineer which contains additional analysis and recommended conditions of approval, which are also included below.

Note: The following APN map shows the approximate location of proposed new property line and the existing property line to be removed. The full size Lot Line Adjustment map is available for review at City Hall and will be available at the February 20th public hearing.



FINDINGS OF FACT

1. This project is subject to environmental review in accordance with the California Environmental Quality Act (CEQA), and qualifies for a Class 5 Categorical Exemption per Section 15305 of CEQA Guidelines. Class 5 exempts “minor alterations to land use limitations, such as Lot Line Adjustments, variances, and encroachment permits on land with a slope of less than 20% that do not result in changes in land use or density.”
2. The Lot Line Adjustment is between two adjoining parcels and will not result in the creation of a greater number of parcels than originally existed prior to the Lot Line Adjustment.
3. The proposed project as outlined and conditioned conforms to and is consistent with the Ferndale General Plan and conforms to the Ferndale Zoning Ordinance and the requirements associated with the R-1-D zone.
4. The existing project, as outlined and with conditions,
 - Maintains the integrity and character of the zone (or neighborhood),
 - Is not detrimental to the public health, safety, or welfare,
 - Is compatible with the maintenance of a healthful residential living environment and the predominantly residential character of the area,
 - Does not significantly impact the general peace, safety, comfort, health and welfare of the zone/residential communities, and,
 - Is compatible with and does not detract from the character and aesthetics of the adjacent zones.

CONDITIONS OF APPROVAL

Assuming that there are no changes to the project, and that there are no new issues brought forward before or during the public hearing, City Staff intends to approve the Lot Line Adjustment as proposed, subject to the following conditions:

1. The applicant shall be responsible to pay all applicable fees, deposits or charges associated with the processing and finalizing of the Lot Line Adjustment, and/or otherwise owed to the City of Ferndale. All applicable or other required fees shall be paid to the satisfaction of the City of Ferndale prior to the Notice of Lot Line Adjustment being submitted to the County Recorder for filing.
2. The applicant shall be required to make current (or show proof of payment) the Property Taxes for both parcels. *Note: According to the Title Search, the 1st installment of property taxes was due on December 10th and had not yet been paid.*
3. Since each property is owned by separate trusts, and more than one ownership involved, the Lot Line Adjustment shall be reflected in a deed or deeds for the areas to establish ownership, and a Record of Survey (if required by §8762 Business & Professions Code) OR the Lot Line Adjustment Plot Plan will be recorded. If the Lot Line Adjustment Plot Plan will be recorded, the existing plan will need to be reduced to 8.5" x 11" and should be recorded with Notice of Lot Line Adjustment & Certificate of Subdivision Compliance cover sheet (Ferndale Subdivision Ordinance 1.701 & 1.702).
4. A 15' wide drainage easement shall be required along the existing westerly property line of Parcel 2 to maintain the existing drainage patterns and for future maintenance as necessary (see attached).



Office of the City Engineer
City of Ferndale, CA

MEMORANDUM

Date: January 24, 2013
To: Melanie Rheaume, City Planner
From: David Caisse
 Praj White, PE, City Engineer
Subject: LLA 1232 Renfer Application Review/Staff Report/Conditions of Approval

This office has reviewed the subject application and offers the following comments and/or conditions:

LLA1232 Renfer – Lot Line Adjustment Application

The request is for a Lot Line Adjustment located at 400 McKinley Ave and 1167 Grant Ave covering two adjacent parcels. Parcel 1 (APN 31-251-12) is 10,000 sq ft in size. Parcel 2 (APN 31-251-15) is 17,850 sq ft in size. The Lot Line Adjustment (LLA) would transfer 6,152 sq ft of land from Parcel 2 to Parcel 1, resulting in two reconfigured parcels of 16,152 sq ft (Parcel 1) and 11,698 sq ft (Parcel 2). Parcel 1 and Parcel 2 are both developed with existing residences and garages.

Referrals

The project was circulated to the following local utilities for comments:

Utility	Recommendation/Comments
Ferndale Sewer Operator	No conflicts.
Ferndale Fire Dept.	No response received by the date of this Memo.
Del Oro Water Co.	No conflicts.
PG&E	No conflicts.
Frontier Communications	No response received by the date of this Memo.

Staff Analysis

1. **Application Completeness Check:** The table below identifies the evidence, which supports the finding that the applicant has submitted the information required by the City of Ferndale Subdivision Ordinance Section 1.7.

LLA1232 – Renfer Lot Line Adjustment
City Engineer Report

January 14, 2013
Page 2 of 2

Application Requirements	Submitted	Not Submitted
Completed Signed Standard Application Form	√	
Consent & Certification signed by all owners	√	
Copies of Present Owners Deeds	√	
Title Report	√	
Lot Line Adjustment Plot Plan	√	
Written Statement Explaining Reasons for LLA	√	

Consistency with Subdivision Map Act

Both of these properties were created by Parcel Map in 1986, in compliance with the Subdivision Map Act, and are recognized as two existing and adjacent legal parcels. (*Ferndale Subdivision Ordinance 1.701*)

Informational Notes

1. Though the properties lie within the Renfer family, each property is owned by a separate trust, and so, conveyance of property “changing hands” will need to be conducted by grant deed or quitclaim document. In addition, the lot line adjustment shall be reflected in a Record of Survey or Lot Line Adjustment Plot Plan, one of which will be recorded. If the Lot Line Adjustment Plot Plan is recorded, it should be recorded with Notice of Lot Line Adjustment & Certificate of Subdivision Compliance cover sheet. (*Ferndale Subdivision Ordinance 1.701*)
2. Currently, there is an existing swale between the two parcels and the easterly fence on Parcel 1 is built on a block retaining wall. It appears as though this swale serves the parcels to the north and drains into the inlet under the sidewalk on the south Right-of-Way line.

Recommended Conditions of Approval

1. The applicant shall be responsible to pay all applicable fees, deposits or charges associated with the processing and finalizing of the lot line adjustment, and/or otherwise owed to the City of Ferndale. All applicable or other required fees shall be paid to the satisfaction of the City of Ferndale prior to the Notice of Lot Line Adjustment being submitted to the County Recorder for filing.
2. The applicant shall be required to make current (or show proof of payment) the Property Taxes for both parcels. *Note: According to the Title Search, the 1st installment of property taxes were due on December 10th and had not yet been paid.*
3. Since each property is owned by separate trusts, and more than one ownership involved, the Lot Line Adjustment shall be reflected in a deed or deeds for the areas to establish ownership, and a Record of Survey (if required by §8762 Business & Professions Code) OR the Lot Line Adjustment Plot Plan will be recorded. If the Lot Line Adjustment Plot Plan will be recorded, the existing plan will need to be reduced to 8.5” x 11” and should be recorded with Notice of Lot Line Adjustment & Certificate of Subdivision Compliance cover sheet. (*Ferndale Subdivision Ordinance 1.701 & 1.702*)
4. A 15’ wide drainage easement shall be required along the existing westerly property line of Parcel 2 to maintain the existing drainage patterns and for future maintenance as necessary (see attached).

Section 6: BUSINESS

BUSINESS ITEM 6.1		February 20, 2013
Building Permits		
504	Fern	Reroof
515	Fifth Street	Propane Tank and lines
450	Berding	Gas Furnaces
989	Milton Shop	Electric Meter
515	5th Street	new heater
535	Main	Hardiboard on East Side
124	5th Street	replace furnace
375A	Main	Shelter for doll house
989	Milton	Towers, ATT
	5th Street	Fifth Street Drainage Project
1141	Main	Rot repair exterior walls
724	Main	Garage/Shop
151	Francis	Grading for creek emergency work
291	Shaw	Reroof
1168	Main	Replace Gas Furnace
1182	Rose	SDU
553	Main #1	Replace Gas Furnace
Land Use Permits		
724	Main	2 story attached gar. New wrap around covered porch
400	McKinley	LLA
484	Main	Sign
375A	Main	Cover for Dollhouse
1141	Main	replace redwood siding w/ cement board.

Meeting Date:	February 20, 2013	Agenda Item Number	6.2
Agenda Item Title:	Sign Ordinance: Approve sections as listed: <ul style="list-style-type: none"> • 1004.3 Prohibited or Illegal Sign Characteristics, Locations, Types, and Messages • 1004.4 Nonconforming Signs • 1004.5 Unregulated or Exempt Signs and Exceptions • 1004.6 Illumination and Reflecting Signs • 1004.7 Movement and Wind-driven Signs • 1005.2 Public Message Signs 		
Presented By:	Michael Bailey, Chair of the Sign Ordinance Committee		
Type of Item:	<input checked="" type="checkbox"/> Action	<input type="checkbox"/> Discussion	<input type="checkbox"/> Information
Action Required:	Approve sections 1004.3; 1004.4; 1004.5; 1004.6; 1004.7 and 1005.2		

RECOMMENDATION:

Approve sections 1004.3; 1004.4; 1004.5; 1004.6; 1004.7 and 1005.2

BACKGROUND:

The Sign Committee continues to work on the Sign Ordinance; during their October 18 and November 8 meetings they voted to send the attached to the Planning Commission for their consideration and input. This document represents everything that has been updated and approved to date.

During the January 16, 2013 meeting, the Planning Commission asked that these items be brought back to the February meeting for review and possible approval.

1004.3 Prohibited or Illegal Use Signs – Draft Rev. 1

1004 General Sign Regulations, Requirements & Restrictions – (Continued)

1004.3 Prohibited or Illegal Use Sign Characteristics, Locations, Types, and Messages.

Be aware that the general sign rules outlined in Section 1004.1 will apply where no specific rule is shown in this section and specific rules in this section will override general sign rules. Also be aware that specific sign types listed in this section may also be listed and regulated in other sections of this ordinance ([See Table 1002.2.2 – Sign Categories Matrix](#)), and the most restrictive requirement shall apply.

The intent of this section is to identify prohibited or illegal use sign types and conditions that would prohibit the placement of a sign or cause a sign to be removed. Any prohibited or illegal use sign is by definition illegal.

The City completely prohibits the construction, erection or use of any of the signs listed below and the City will take immediate enforcement or abatement action against any of these listed signs constructed or maintained in violation of this policy

1004.3.1 Generally Prohibited Signs – Some general sign features, characteristics, locations, types or messages that may not be attached to a specific sign type as defined in Section 1002 Definitions are hereby prohibited and listed as follows:

1. Signs which emit odor, noise, smoke, flame or visible matter other than light.
2. Signs or portions of signs that move except flags, banners, streamers or pennants. This includes sign walkers.
3. No sign shall use a beacon, strobe light or exposed light bulb which exceeds seventy five (75) watts.
4. No sign shall be erected in such a manner that any portion of the sign or its support is attached to, or will interfere with, the free use of any fire escape, entrance, exit, stairway, door ventilator, window or standpipe. This includes any sign that obstructs any opening intended to provide light, air or ingress and egress for any building.
5. No sign shall be erected or placed within 15 feet of a fire hydrant, on utility poles, traffic control signs or in the public right-of-way, except as specifically authorized by this ordinance or by government authority.
6. Signs burned into, cut, or otherwise marked on or affixed to a rock, tree, or other natural feature of the landscape.
7. Portable signs are considered temporary or special purpose signs, which because of their manner of construction, design and use create unique problems of safety, regulation and enforcement. Due to the aforementioned conditions, the use of portable signs is prohibited except for those specific cases permitted elsewhere in this ordinance.
8. Signs placed on vehicles or trailers which are parked or located for the primary purpose of displaying said sign.
9. Signs indicating a home occupation, including child care.
10. Abandoned signs or any sign structure or frame no longer containing a sign and classified as abandoned.

11. Any sign erected without a permit that is required to have a permit is an illegal sign. Upon notice a use permit for said sign shall be submitted to City Hall staff for determination if a permit may be issued.

12. Any sign not lawfully existing prior to the enactment of this ordinance shall not become a legal sign by the enactment of this ordinance and remains an illegal sign and subject to abatement.

13. No sign shall contain statements, words, pictures, or other representations which are in reference to obscene matter which violate the Cal. Penal Code §§ 311 et seq.

14. A sign supported in whole or in part by cables or guy wires, or that has cables or guy wires extending to or from it cannot legally be erected.

15. Any sign that meets the definition of Illegal Use contained in this ordinance, has had a nonconforming Change Of Status to Illegal Use issued, or any other sign not expressly permitted by this Sign Ordinance.

1004.3.2 Specifically Prohibited Signs – The signs listed below are defined in Section 1002 Definitions and are specifically prohibited from being erected or maintained within the city limits.

1. Animated or Moving Message Signs –

2. Billboard or Poster-board Signs – .

3. Derelict Signs –

4. Flashing Signs –.

5. Inflatable Sign –

6. Misleading or Misdirecting Signs –

7. Public Menace or Peril Signs –

8. Revolving or Rotating Signs –

9. Roof Signs –

1004.3.3 Illegally Erected Signs – Any sign that is erected, constructed or otherwise displayed, without an existing nonconforming status, which the Administrative Official determines to be in direct violation of this ordinance, may be removed by City personnel after due process. The permit holder, owner of the sign or owner of the site on which the sign is located shall be charged a sign recovery fee in accordance with the City fee schedule to recover such signs from the City. Any such sign removed by City personnel may be held for a period of seventy-two (72) hours and upon expiration of such time may be disposed of by an appropriate method. The City is not required to notify the permit holder or owner of the sign that it has been picked up or that disposal of the sign is imminent. For permanent signs, the sign must be removed by the permit holder, owner of the sign, or owner of the site on which the sign is located within a reasonable time period as determined by the Administrative Official. Upon failure to comply with such notice or to file an appeal of the decision in accordance with this ordinance, the Administrative Official is authorized to cause the removal of such sign, and any expense incident thereto shall be paid by the permit holder, owner of the sign or owner of the site on which the sign is located.

1004.4 Nonconforming Signs – Draft Rev. 1**1004 General Sign Regulations, Requirements & Restrictions – (Continued)**

1004.4 Nonconforming Signs. Be aware that the general sign rules outlined in Section 1004.1 will apply where no specific rule is shown in this section and specific rules in this section will override general sign rules. Also be aware that specific sign types listed in this section may also be listed and regulated in other sections of this ordinance ([See Table 1002.2.2 – Sign Categories Matrix](#)), and the most restrictive requirement shall apply.

1004.4.1 Intent – The intent of this section is to encourage the eventual elimination of signs that, as a result of the adoption of this ordinance, become nonconforming, and to identify Nonconforming Sign types and conditions that would cause a sign to be declared abandoned, and to regulate the use and removal of Nonconforming, unlawful and abandoned signs. Any Nonconforming sign is by definition an “Illegal Use Sign” once it has exceeded its authorized amortization period. The following sign types were defined in Section 1002.1 as Nonconforming Signs;

1. Abandoned or Obsolete Signs
2. Grandfathered Signs
3. Historically Significant Signs [that do not comply with the current requirements of this ordinance.](#)
4. Any sign lawfully existing with permit prior to the effective date of this ordinance, which does not comply with the current requirements of this ordinance.

1004.4.2 Change of Status – A Change of Status (COS) will be issued by the City Manager for any Nonconforming Sign when one or more of the following occurs:

1. A change in ownership of the business or property, or a different business name will result in a COS to abandon or obsolete.
2. The sign is damaged, destroyed, expanded, relocated, replaced, structurally altered, deteriorated by any means or has face changes where the cost of the work/repair exceeds fifty (50) percent of the replacement cost of the sign, as determined by the City Building Inspector, and/or result in a greater degree of nonconformity, will result in a COS to Illegal Use.
3. If a sign or sign structure is removed for maintenance for more than sixty (60) days it ~~will~~ [may](#) result in a COS to Abandoned [if the city is not notified in writing, by the sign or property owner, of an extenuating circumstance.](#)
4. When the use of the premises or individual tenant space, upon which the sign is located or based, changes it will result in a COS to abandoned.
5. The modification, use or maintenance of Nonconforming Signs without obtaining a use permit from the City, or failure to properly maintain the sign will result in a COS to Illegal Use.
6. When the sign’s amortization period has expired it will result in a COS to Illegal Use.

[7. Any sign lawfully existing with permit prior to the effective date of this ordinance, which does not comply with the current requirements of this ordinance, once](#)

identified by a city official, will result in a COS to Nonconforming Use being issued by the City Manager.

8. Any property or business owner affected by a COS may apply for an exemption to the Planning Commission based upon the claim that the subject sign meets the definition of a Grandfathered or Historically Significant Sign listed in Section 1002.1 within 30 days of notification. If the exception is granted, a new COS will be issued by the City Manager for the appropriate nonconforming status.

1004.4.3 Modifications – Changes in sign copy, area reduction, and height reduction to Nonconforming Signs are allowed, with use permit, as long as the intended purpose is to reduce the extent to which the sign does not comply, and eventually bring the sign into compliance with the existing sign ordinance or does not trigger a COS. The City will take immediate enforcement or abatement action against any violation of this policy. . No modification of a Nonconforming Sign shall have any effect on the length of the amortization period for the sign.

1004.4.4 Duration of Nonconforming Signs – The duration of a Nonconforming Sign shall be known as an amortization period. The amortization period will end when a COS is triggered or as specified below, at which time the sign will be declared unlawful and removed.

1. Nonconforming Signs – A legally conforming sign that becomes nonconforming shall be a nonconforming sign for five years as long as its condition does not trigger a COS. Once nonconforming signs are removed completely, or they have been repaired substantially, as outlined in Section 1004.4.2 above, any right to the continuation of the nonconformity terminates.

2. Grandfathered Signs – A Nonconforming Sign can be grandfathered by the Planning Commission upon submission of a Use Permit stating a financial hardship or an architectural or aesthetic benefit to the cityscape. Once declared grandfathered, the sign shall be a nonconforming sign for 15 years as long as its condition does not trigger a COS.

3. Historically Significant Signs – A nonconforming sign that has been declared, by the Planning Commission or City Council, to have historical significance will remain nonconforming indefinitely as long as its condition does not trigger a COS.

1004.4.5 Mailing of Notices – The City Manager or designee shall mail a notice by certified return receipt mail or email to the occupant business, if known, and to the owner (as shown on the last equalized assessment roll) of the land where each nonconforming sign is located. The notice shall contain:

1. A description of the land where the sign is located and a description of the sign, both in terms reasonably sufficient for the owner to identify the sign.
2. A statement that the sign is or has become a nonconforming sign along with its amortization period and maturity date.
3. Within six months of the date when a sign becomes a nonconforming sign, the City Manager or designee shall add the sign to the master list of nonconforming signs and mail notices in the manner specified above and such notices shall have the same effects as the notices provided for other nonconforming signs.

4. Information concerning more than one sign and information concerning separate amortization dates for different characteristics of one or more single signs, separately stated, may be included in a single notice.

5. If the City Manager or designee subsequently learns that for any reason notice has not been given in a timely manner, or that notice given is defective in any way, the City Manager or designee shall promptly mail a proper notice to the occupant and owner, even if the regular time for notification has expired.

6. Notice mailed as provided above is deemed to be notice to the owners of nonconforming signs and to all persons having any right, title, or interest therein. The mailing of notices is intended as a convenience to sign owners. However, ~~no~~ any failure to give notice shall not invalidate any proceeding to enforce this section to abate any sign, or to punish any sign violation.

1004.4.6 Removal of Unlawful and Abandoned Signs – Any sign erected or maintained contrary to the provision of this Section or any other ordinance of the City including unlawfully erected signs, and formerly nonconforming signs whose nonconforming status has terminated, is in its entirety an unlawful sign and must be removed by the owner or City Personnel (See Section 1004.3).

The owner must have all copy removed from an abandoned sign and the sign shall remain blank until a new entity has occupied the premises. Further, if any sign has been abandoned for a period of one hundred and eighty (180) days or more the owner shall remove the sign and any appurtenant structures.

1004.5 Unregulated or Exempt Signs – Draft Rev. 1

1004 General Sign Regulations, Requirements & Restrictions – (Continued)

1004.5 Unregulated or Exempt Signs. Be aware that the general sign rules outlined in Section 1004.1 will apply where no specific rule is shown in this section and specific rules in this section will override general sign rules. Also be aware that specific sign types listed in this section may also be listed and regulated in other sections of this ordinance ([See Table 1002.2.2 – Sign Categories Matrix](#)), and the most restrictive requirement shall apply.

The intent of this section is to specify unregulated or exempt signs and any restraints on their size, area, location, number or duration. In the event that a sign fails to meet any criteria, condition or qualification established below for exemption, the sign shall be subject to and governed by all of the requirements of this Ordinance.

Except as specifically provided otherwise in this Section, no sign shall be constructed or maintained on a site if that sign, together with all other signs on the site (including all freestanding and building signs), exceeds the maximum allowable sign area as specified in Section 1004.1.

Generally exempt signs are identified as follows: signs not visible beyond the boundaries of the lot or parcel of land upon which they are situated or from any public thoroughfare or right-of-way; “No Trespassing” or similar signs regulating the use of property, if no more than four (4) square feet (ft²) in area; Signs attached to or lettered on a vehicle used to conduct commercial business and not used primarily to advertise that business. Signs meeting these specifications do not require a permit in any zone district.

In addition to any sign that is specifically exempted by the Planning Commission, the following sign types and definitions are hereby exempt from application and permit requirements of this ordinance in any zoning district, but are subject to other applicable portions of this Ordinance and the City Code, including design review, and may require building and electrical permits:

1004.5.1 Accessory and Affiliation – These signs can be permanent or temporary, but are limited to one (1) square foot each in size and must be attached to the glass surface of a window, transom or door. These signs are exempt from design review.

1004.5.2 Building/Site Address or House Numbers (Street Address) – Site address numbers, building numbers or approved building identification are required to be posted in a position that is plainly legible and visible from the street or road fronting the property on all parcels within the city limits as a means of identifying the physical location of a building for the purpose of fire protection and as a benefit to the general public. They are also required by California law in California Residential Code of Regulations Title 24, Part 2.5. Specific address number requirements are listed below;

1. Address numbers must contrast with their background, and shall be Arabic numbers and/or alphabetical letters.
2. Address numbers shall not exceed twelve (12) inches in height ~~located in non-residentially zoned parcels, and not exceeding six (6) inches in height for residentially zoned parcels.~~
3. Address numbers shall not be smaller than four (4) inches in height nor have a stroke width of less than one-half (1/2) inch..

4. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure.

1004.5.3 Directional On-site Sign – Specific rules for size and location of Directional Signs are located in Section 1004.2.1.

1004.5.4 Flags bearing an official design – This exemption does not apply to corporate or commercial flags or pennants bearing emblems, logos or copy unless flown on the same staff as a sign displaying a non-commercial image. Flags are subject to the following restrictions;

1. Only one flag pole is permitted per individual use or building complex.
2. A maximum of three flags can be flown on one pole.
3. Flags not within this exemption are deemed freestanding signs.
4. The length of a flag shall not exceed one-third (1/3) the length of the flag pole. [Flags with an aspect ratio \(hoist to fly, or height to width\) greater than 1:1 are not permitted.](#)
5. The height of the flag pole shall not exceed ~~twenty-five (25)~~ [thirty-five \(35\)](#) feet within a residential [any](#) zoning district, and ~~thirty-five (35)~~ feet within a nonresidential zoning district.
6. No private flag pole shall be located within a public right-of-way or required setback.

1004.5.5 Garage and Yard Sale Signs – These signs are exempt from application and permit requirements, including design review, provided, that such garage/yard sale signs shall comply with the following regulations;

1. Signs must first comply with requirements of Section 1004.2.1 (Directional On & Off-Site signs).
2. No directional sign shall be placed on a vehicle of any kind.
3. No directional sign shall be placed in the public right-of-way or on public property.
4. No more than four (4) off-site and one (1) on-site sign may be posted for more than forty-eight (48) hours before or after the sale.

1004.5.6 Government and Gasoline Price Signs – : Signs required by federal, state, or city law on private property, or signs owned and maintained by federal or state agencies or the City of Ferndale on public property as long as they are no larger than the minimum required by law are also exempt from design review.

1004.5.7 Historic Significance, Marker or Historic Plaque – Historic Plaques and Markers erected and maintained by non-profit organizations, building cornerstones, and date-constructed stones and plaques, provided that none of these exceed four (4) square feet or six (6) feet in height.

1004.5.8 Informational signs such as restrooms, telephone location or direction of door opening. – These signs are also exempt from design review.

1004.5.9 Interior Business Signs > 5' from exterior surface of building. – These signs are also exempt from design review.

1004.5.10 Nameplate, Memorial or Commemorative Plaque or Tablets – One sign, not illuminated, bearing no advertising message or logo, appurtenant to any permitted use, not exceeding two (2) square feet for Nameplates or four (4) square feet for Memorial or Commemorative Plaques or Tables..

1004.5.11 Parking Information Signs – Incidental informational signs identifying accessible parking spaces, tenant parking, customer parking only, etc., and/or noting that unauthorized vehicles may be towed or any other parking restriction, provided that each sign does not exceed two (2) square feet in area. This includes all parking signs required or authorized by city ordinance or by law.

1004.5.12 Political, Social Issue, Special Event, and Seasonal or Public Interest Event Signs – These non-illuminated signs are allowed without a sign permit, are also exempt from design review, and shall not be prohibited by any other development restrictions (i.e., CC&R's), provided that the signs meet the following requirements;

1. They are placed on private property with the property owner's consent or are placed on public property used for traditional public forums. They cannot be placed on city property such as the Police Station or City Hall without permission of a city official.
2. They shall not exceed a total aggregate area of twelve (12) square feet on a single site within a residential zoning district, and thirty-two (32) square feet within a nonresidential zoning district.
3. Are not placed within fifteen (15) feet of a fire hydrant, street sign, telephone pole, or traffic signal, or interfere with, confuse, obstruct, or mislead traffic.
4. If the signs are related to an event that has a specific date or period they cannot be posted more than 30 days prior and must be removed within 48 hours after the conclusion of the event to which they relate. A sign that is not removed will be removed by the City at the expense of the candidate, organization or person responsible for posting the sign.

1004.5.13 Public Message – These signs are also exempt from design review and must not exceed two (2) square feet in size or six (6) feet in height or the minimum size required by the government entity that erected the sign.

1004.5.14 Real estate Signs – These signs are exempt and are also exempt from design review provided, however, that such Real estate signs shall comply with the following regulations;

1. Individual homes or a vacant lot for an individual home is permitted one (1) on-site freestanding or wall real estate sign and one (1) off-site freestanding real estate sign, not to exceed six (6) square feet in area and six (6) feet in height per sign, with the consent of the off-site real property owner..
2. All other property either developed or vacant is permitted one (1) on-site freestanding real estate sign and one (1) off-site freestanding real estate sign, for every 1000 lineal feet of street frontage or portion thereof, not to exceed thirty-two (32) square feet in area and six (6) feet in height per sign with the consent of the off-site real property owner.

3. All signs must be removed upon sale or rental of the property and/or close of escrow.

1004.5.15 Seasonal Signs and Decorations – Seasonal signs, lights and displays not advertising a product or sale are also exempt from design review when erected no sooner than 60 calendar days before the holiday and removed within 14 calendar days following the holiday. [provided that such decorations may not be used for advertising purposes.](#)

1004.5.16 Traffic Signs or Signals – Signs lawfully erected in the public right-of-way are also exempt from design review when erected in accordance with applicable state and local laws and regulations, including public utility signs, traffic signs and traffic control devices.

1004.5.17 Window Signs – Miscellaneous window signs are also exempt from design review when not greater than two (2) square feet per sign and do not exceed the aggregate signage allowed for the window.

1004.6 Illumination and Reflecting Signs Rev 2 – Draft Rev. 2

1004 General Sign Regulations, Requirements & Restrictions – (Continued)

1004.6 Illumination & Reflective Signs. Be aware that the general sign rules outlined in Section 1004.1 will apply where no specific rule is shown in this section and specific rules in this section will override general sign rules. Also be aware that specific sign types listed in this section may also be listed and regulated in other sections of this ordinance (See Table 1002.2.2 – Sign Categories Matrix), and the most restrictive requirement shall apply.

The intent of this section is to specify illuminated and reflective signs and any restraints on their size, area, location, number or duration. In the event that a sign fails to meet any criteria, condition or qualification established below for exemption, the sign shall be subject to and governed by all of the requirements of this Ordinance.

Except as specifically provided otherwise in this Section, no sign shall be constructed or maintained on a site if that sign, together with all other signs on the site (including all freestanding and building signs), exceeds the maximum allowable sign area as specified in Section 1004.1.

General guidelines for illumination of signs are specifically located in Section 1004.1.6 – Lighting. Any indirect exterior illuminated sign shall substantially comply with the average light levels listed in Table 1004.6 below.

Color/Hue	Surroundings	Intensity in fc or lm/ft ²
Light	Dark	20 ^b
Dark	Dark	50 ^b
Light	Bright	50 ^b
Dark	Bright	100 ^b

NOTES: a. Engineering Society of North America (IESNA)

b. fc = Foot-candles, lm/ft² = lumens per square foot = fc

Sign lighting shall be designed to minimize light and glare on surrounding rights-of-way and properties while adhering to the following additional requirements.

1. Projected Signs and internally illuminated external signs are prohibited except where required for government use. Internally illuminated signs inside a store-front facing a frontage window are considered to be external signs if they are within five (5) feet of the window, and are therefore prohibited.
2. Indirect exterior illumination shall be permitted for any sign provided the light source is entirely shielded from view. External light sources shall be directed so that they do not produce glare on any object other than the sign, and/or off the site of the sign. Reflective-type bulbs that exceed 15 watts shall not be used so as to expose the face of the bulb or lamp to a public right-of-way or adjacent property.

1004.6 Illumination and Reflecting Signs Rev 2 – Draft Rev. 2

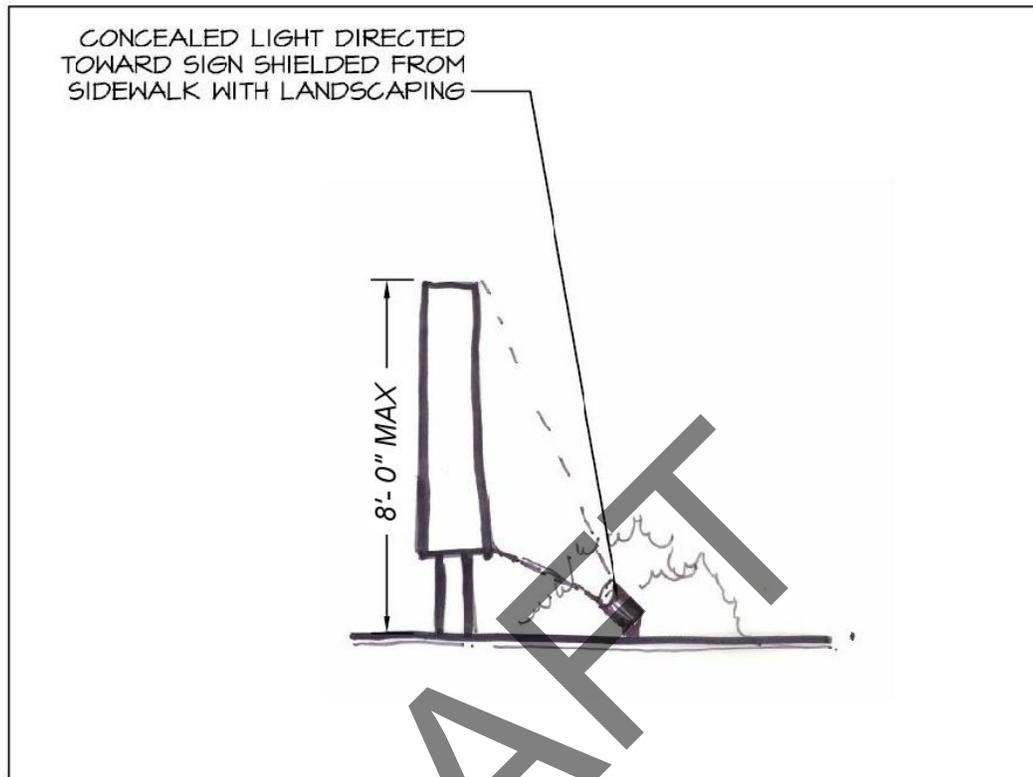


Figure 1004.1.6 - Indirect Exterior Illumination

3. The light illuminating a sign shall not be of an intensity or brightness that will interfere with the reasonable enjoyment of residential properties, or create annoying or hazardous glare, or an annoying halo effect. Illumination of a sign that either directly or indirectly from reflection causes illumination on residential properties in excess of a measurement of one half (0.5) lumen per square foot (lm/ft^2) is considered too bright when measured at the property line.
4. Sign illumination shall be maintained constant in intensity and not blink, flash, flutter, move or use illumination to create the optical illusion of motion, rotate, strobe or pulsate, or change brightness, or color, or changing of copy shall not be permitted where illumination exceeds 10 lumens per square foot (lm/ft^2).
5. Colored lights shall not be used at a location or in a manner so as to be confused or construed as traffic control devices.
6. No sign shall employ the use of mirrors or any other highly reflective surfaces so as to direct or reflect any natural or artificial light onto any public right-of-way or adjoining property.
7. Neither the direct nor reflected light from primary light sources shall create hazards for pedestrians or operators of motor vehicles.
8. Indirect light sources for signs should utilize hard-wired fluorescent, Light-emitting Diodes (LED's), or Compact Fluorescent Lamps (CFL's), or other lighting technology that is of equal or greater energy efficiency. They should use

1004.6 Illumination and Reflecting Signs Rev 2 – Draft Rev. 2

timers or photo-electric cells for purposes of activation and deactivation. The following types of sign lighting are prohibited: xenon, metal halide, mercury vapor, sodium vapor and all unshielded light sources that emit extremely high light intensity.

9. Permanently installed illuminated panels or strings of lights outlining all or a portion of a structure or architectural feature are permitted and are not considered signs.

10. As a condition of sign permit approval, the Design Review Committee may require and perform a post-installation intensity inspection to occur within sixty (60) days of installation completion, and the Design review Committee may require alteration of the light intensity or the method of illumination if found necessary to implement these illumination limitations.

1004.6.1 Animated or Moving Message Signs – These signs are prohibited from display.

1004.6.2 Awning, Canopy or Marquee Signs – These sign types can be indirectly illuminated if they follow the guidance provided in Section 1004.6 above and in Section 1004.1.6 – Lighting.

1004.6.3 Flashing Signs – These signs are prohibited from display.

1004.6.4 Neon Signs – These signs are considered to be internally illuminated and are therefore highly regulated, or in most cases prohibited. Signs that use Light-emitting Diodes (LED's), fiber optic, or plasma displays are considered equivalent to Neon Signs and therefore are not allowed.

1004.6.5 Product Signs – These signs cannot be indirectly illuminated effectively and are traditionally used by business to identify the availability of specific product to the public. The uncontrolled proliferation of Product Signs would be distracting to the historic character of Ferndale and add to the problem of light pollution in the business district. Product signs must adhere to the general guidelines provided in Section 1004.6.1 above, and the sign area restrictions imposed by Section 1004.2.8, as well as the additional restrictions listed below;

1. No storefront will exhibit more than a total of three (3) Product signs in their windows, no more than two per continuous window area, and none are allowed to be installed on entry doors, the outside of the building or in second floor windows.
2. No Product sign shall be larger than four Sq. Ft. (4 ft.²) or three Cu. Ft. (3 ft.³) in size and this sign area must be included when computing the total aggregate area of permitted window signs.
3. Internal lighting of these signs will be restricted to Neon only (No LED's, fiber optic, or plasma displays that mimic neon).
4. All product signs will require an individual use permit.
5. Product Signs can only be lighted during business hours and must be extinguished when the business is closed.

1004.6.6 Reader-board, Multiple or Electronic Variable Message, or Copy-change Signs – These type signs may employ and be illuminated by the use of

1004.6 Illumination and Reflecting Signs Rev 2 – Draft Rev. 2

internal Light-emitting Diode (LED) back lighting. For purposes of this Ordinance, an electronic variable message sign is an illuminated sign. Electronically controlled changeable text reader boards, which change copy or design in time periods of less than thirty (30) minutes, shall not be permitted. They cannot flash or vary light intensity or be displayed externally to a building if they are internally illuminated.

1004.6.7 Revolving and Rotating Signs – . These signs are prohibited from display.

1004.6.8 Time and Temperature Signs – For purposes of this Ordinance, an electronic Time or Temperature Sign, is an internally illuminated sign. A Time or Temperature Sign with mechanical display and indirect lighting can be permitted, even though the internal movement of the sign may be electronically driven.

DRAFT

1004.7 Movement and Wind-driven Signs Rev 0 – Draft Rev. 0

1004 General Sign Regulations, Requirements & Restrictions – (Continued)

1004.7 Movement & Wind-driven Signs – Be aware that the general sign rules outlined in Section 1004.1 will apply where no specific rule is shown in this section and specific rules in this section will override general sign rules. Also be aware that specific sign types listed in this section may also be listed and regulated in other sections of this ordinance (See Table 1002.2.2 – Sign Categories Matrix), and the most restrictive requirement shall apply.

The intent of this section is to specify any restrictions on signs that exhibit physical movement by wind or mechanical means, rather than apparent movement by electronic means such as flashing changeable copy signs. Many of the signs that exhibit movement below are restricted or prohibited, but the ones that are allowed are generally used during special events and are restricted as to size and duration of posting.

Attention getting devices such as streamers, banners, balloons, flares, flags, pennants, wigglers, and twirlers are prohibited except for the following situations;

1. One (1) commercial or corporate flag upon a flagpole.
2. Holiday decorations, in season.
3. Grand opening and special event displays, which comply with the regulations of this Ordinance as temporary signs.

1004.7.1 Animated or moving message signs – These signs are prohibited from display (See Section 4004.2.1 and 4004.6.1).

1004.7.2 Banner, Flag or Pennant – These signs require a use permit and are hereby restricted to four (4) feet in height and fifty (50) feet in length. They must provide at least fifteen (15) feet of clearance above the street surface, if strung over the street, eight (8) feet clearance above any pedestrian right-of-way, and cannot be displayed for more than thirty (30) consecutive days prior to the event and must be removed not later than five (5) days following the event, or displayed more than ninety (90) days in any twelve (12) month period starting with the first permit. Temporary flagpoles and additional flags shall be permitted on national holidays or on a model home site following the flag restrictions imposed in Section 4004.5.4. All banners, flags or pennants must be kept in good repair at all times. No words, logos, icons, copywrited symbols or trademarks are permitted.

1004.7.3 Flags bearing an official design – Restrictions on these are outlined in Section 4004.5.4.

1004.7.4 Inflatable Signs – These signs are prohibited from display (See Section 4004.2.5).

1004.7.5 Pendent String or Ground-wiggler – These signs are prohibited from display.

1004.7.6 Projecting, Swinging, Overhanging or Vertical Signs – Projecting signs are permissible, but may be restricted if other alternatives (wall, window, door, and awning) signs are also present or proposed. If a projected sign is authorized, it shall meet the specifications of this section as listed below;

1004.7 Movement and Wind-driven Signs Rev 0 – Draft Rev. 0

Figure 1004.7.6 -
Projecting Sign

1. Projecting signs are typically placed near the entry door.
2. Projecting signs shall project perpendicularly from the building.
3. Projecting signs shall be secured in place with a frame mount assembly.
4. Projecting signs do not necessarily have to be entirely stationary; they may be suspended from an awning or similar type structure or be affixed to a bracket-mount to the building or structure in a manner where the sign face sways; such motion shall not make a Swinging Sign a prohibited animated sign, but a Movement or Wind-driven Sign. (See Figure 1004.7.6)

5. Any sign that is suspended from the underside of a canopy (including awnings), shall be located perpendicular to the wall surface of the building.
6. All projecting signs shall have a ground clearance of no less than eight (8) feet above the lowest ground elevation, project no more than forty-eight (48) inches from the building face nor closer than twelve (12) inches to the vertical plane of the street curb line, and shall not exceed an area of nine (9) square feet per sign face..
7. The top of a projecting sign shall not exceed the lesser of fourteen (14) feet, eave height, parapet height, or sill height of a second floor window. No portion of the sign shall project above the eave line of a sloped roof or the top of the parapet on a flat roof.

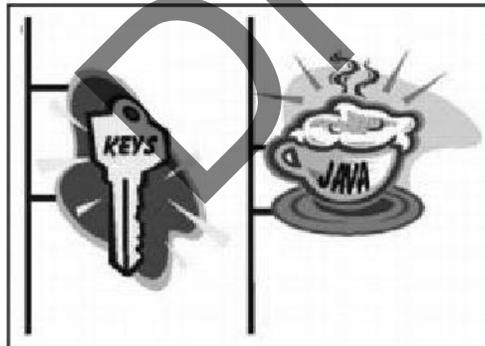


Figure 1004.7.6, 2 -
Signs Using Icons

8. Signs using icons, shapes, symbols uniquely suited to the business, creative shapes or three-dimensional signs are encouraged.

9. Projecting signs shall be limited to one (1) per business or establishment façade and shall not be illuminated, but the aggregate area of all Projecting Signs on a building shall not exceed eighteen (18) square feet. A Projecting Sign

cannot be installed on the same frontage as a Freestanding Sign.

1004.7.7 Reader-board, Multiple or Electronic Variable Message, or Copy-change Signs – These signs are highly restricted in Section 4004.6.6.

1004.7.8 Revolving or Rotating Signs – These signs are prohibited from display (See Section 4004.2.8).

1005.2 Public Message Signs

1005 Other Sign Regulations – (Continued)

1005.2 Public Message Signs. Be aware that the general sign rules outlined in Section 1004.1 will apply where no specific rule is shown in this section and specific rules in this section will override general sign rules. Also be aware that specific sign types listed in this section may also be listed and regulated in other sections of this ordinance (See Table 1002.2.2 – Sign Categories Matrix), and the most restrictive requirement shall apply.

The intent of this section is to identify and specify Public Message signs and any restraints on their size, area, location, number or duration. These signs are generally identified in Section 1004.5 as unregulated since many of them are established by government regulation. Public message Signs can take many forms however and must also adhere to the following additional requirements.

1. No commercial messages, logos or symbols are allowed on these signs.
2. Unless specifically regulated below, these signs must not exceed three (3) square feet in size or six (6) feet in height or the minimum size required by the government entity that erected the sign.
3. Public Message Signs are permitted in any zone, but may require a use permit in the Design Control Combining Zone (-D) if they are not a governmental sign required by a valid and applicable federal, state, or local law, regulation, or ordinance..

1005.2.1 Public Interest or Protective Signs – These signs shall be allowed in all zones subject to the provisions listed in Section 1005.2 above.

1005.2.2 Public Notice or Bulletin Board Signs – Public Notice signs shall be allowed in all zones subject only to the provisions listed in Section 1005.2 above. Bulletin Board signs, due to their nature, will be subject to the additional restrictions listed below;

1. A permit will be required.
2. Size shall not exceed twenty square feet. (20 ft.²) and not more than ten feet (10 ft.) in height, on the site of a school or other institution,
3. The sign content must relate to an activity conducted at, or sponsored by, the school, subdivision, or institution.
4. The Bulletin Board may be located on a wall, freestanding, ground, or monument sign, but may not be affixed to a fence.
5. Only one such sign is allowed per school, institution, or subdivision.

1005.2.3 Public Purpose, Traffic, Utility or Public Information Signs – These signs shall be allowed in all zones subject to the provisions listed in Section 1005.2 above.

1005.2.4 Public Street Signs – These signs shall be allowed in all zones subject to the provisions listed in Section 1005.2 above.

1005.2.5 Warning Signs – These signs shall be allowed in all zones subject to the provisions listed in Section 1005.2 above, except that they are limited to pole, wall or fence type signs.

Meeting Date:	February 20, 2013	Agenda Item Number	6 . 3
Agenda Item Title:	General Plan Safety Element Update: Chapter 9.0 Emergency Preparedness		
Presented By:	Melanie Rheaume, Contract City Planner		
Type of Item:	<input type="checkbox"/> Action	<input checked="" type="checkbox"/> Discussion	<input checked="" type="checkbox"/> Information
Action Required:	Review and file		

RECOMMENDATION: Review the attached Safety Element Update Draft Chapter 9.0 Emergency Preparedness (beginning on page 9.1 of the attached Draft Safety Element Update) and provide input.

BACKGROUND: On June 7, 2012 the City Council approved the General Plan Safety Element Update Scope of Work. Since August 2012, the Planning Commission has reviewed and provided input on the following Safety Element draft chapters (see attached):

- | | |
|--------------------------------|---------------------------------|
| 1.0 Introduction | 5.0 Flooding & Drainage Hazards |
| 2.0 Definitions | 6.0 Fire Hazards |
| 3.0 Setting and Context | 7.0 Hazardous Materials |
| 4.0 Geologic & Seismic Hazards | 8.0 Acceptable Risk |

The Commission has heard the following study session presentations:

- Flooding Hazards by Sherry Constancio, Department of Water Resources Division of Flood Management, and Reginald Kennedy, National Weather Service.
- Fire Hazards by Mark Rodgers, Pre-Fire Planning Battalion Chief for CAL FIRE, and Cybelle Immitt, staff support for the Humboldt County Fire Safe Council.
- Hazardous Materials by Larry Lancaster, Program Supervisor, Humboldt County Division of Environmental Health Hazardous Materials Unit, and Captain Ed Laidlaw, Eureka Fire Department's Hazardous Materials Response Team.
- Seismic and Tsunami Hazards by Troy Nicolini, Warning Coordination Meteorologist for the National Weather Service in Eureka California and the tsunami program manager for northwestern California.

DISCUSSION: Emergency preparedness involves the community in planning to identify resources, provide public awareness, and formulate plans for emergency situations. The goal is for government, businesses, and local groups to coordinate emergency response, ensure the functioning of critical facilities, facilitate post-disaster relief, and expedite recovery operations.

This section considers the City's responsibility and resources for coping with major emergencies such as a major earthquake, extensive flooding, or large scale threats to the public health and safety. It is consistent with the Humboldt County Operational Area Multi-Agency Multi-Hazard Mitigation Plan, which is in the process of being updated.

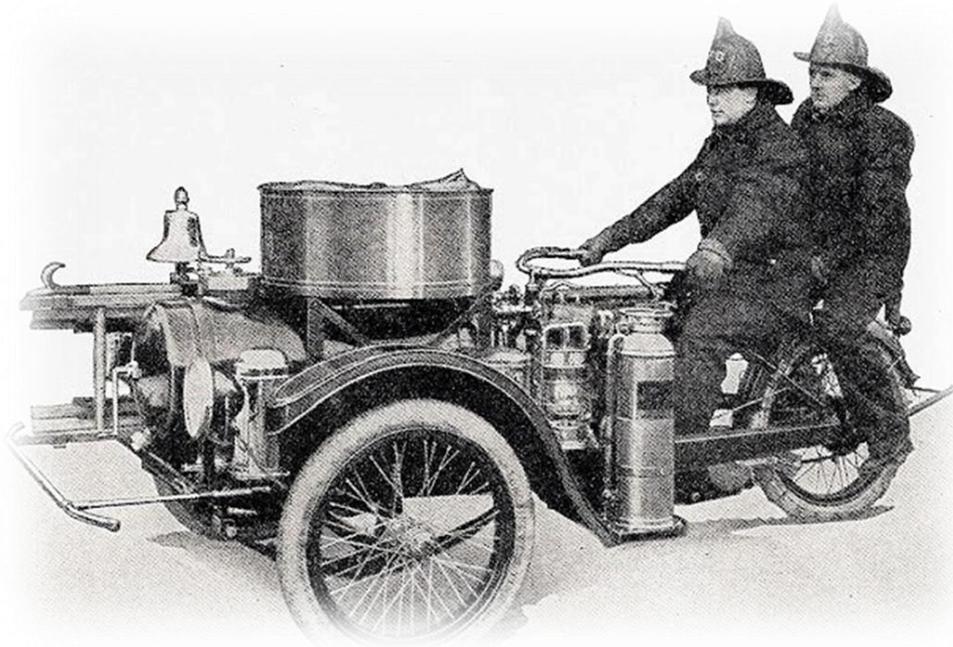
NEXT STEPS: The completion of this draft section marks the end of the data gathering phase of the Safety Element Update. The initial draft of Chapter 10.0 Goals, Policies, and Implementation Programs will be reviewed at the March 20, 2013 Planning Commission meeting. The entire Draft Safety Element to date is attached.



City of Ferndale

DRAFT

Safety Element



February 2013

City of Ferndale

SAFETY ELEMENT

Adopted by Resolution No. 2013-XX

XXXXXXXX, 2013

City Council:

Stuart Titus, Mayor
Ken Mierzwa
John Maxwell
Michael Sweeney
Daniel Brown

Planning Commission:

Jorgen Von Frausing-Borch, Chair
Uffe Christiansen
Trevor Harper
Lino Mogni
Dean Nielsen

City Staff:

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

Prepared by:



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City of Ferndale Safety Element

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1.0 Introduction

The purpose of the Safety Element is to provide a policy basis for measures Ferndale can take to reduce the potential risk of death, injuries, property damage, and economic and social dislocation resulting from fires, floods, earthquakes, landslides, and other natural and man-made hazards. The Element summarizes potential hazards including: seismically induced surface rupture, ground shaking, and ground failure; slope instability leading to landslides; subsidence, liquefaction and other seismic hazards; flooding; and wildland and urban fires. The Safety Element also addresses evacuation routes, peak load water supply requirements, and minimum road widths and clearances around structures as those items relate to fire and geologic hazards. The Safety Element is one of the seven mandated general plan elements listed in California Government Code §65302.

This element is important because the Town of Ferndale is susceptible to natural hazards, such as earthquakes, floods and fires, and man-made hazards such as the handling and transport of hazardous materials. The City and its residents must understand the risks associated with these hazards and devise a plan for an acceptable level of community safety. Although risks and threats cannot be eliminated, damage levels can be reduced through community preparedness, individual and community action to reduce or eliminate long-term risks (mitigation efforts), and sound development practices.

Given that the community is fairly isolated, Ferndale's challenge is to improve safety through a variety of systematic, ongoing, and well planned actions. These actions to reduce risk are based on sound analysis of hazardous conditions and include economically realistic interventions and incentives.

Ferndale's police and public works departments are first responders in the event of many natural and/or man-made disasters. Coordination with other agencies, such as the Ferndale Volunteer Fire Department, Humboldt County Office of Emergency Services, and even local service organizations, is critical. The ability of the City of Ferndale to prepare for, and respond to disaster events in a coordinated manner is essential to community health and safety.

Coordinating with other agencies for responding to fires, seismic events, hazardous materials releases and floods in and around Ferndale are critical. For example wildfires can ignite in adjacent forested and rangeland areas and threaten Ferndale structures, making CALFIRE and Ferndale Volunteer Fire Department coordination critical. Also flooding on the Eel River can affect Ferndale residents, making coordinated notification and evacuation efforts with County, State and Federal agencies critical as well. The regional interdependence of medical, transportation, communications, emergency response, and other systems necessitates these types of coordination as well as constant preparedness.

The Safety Element defines and maps the different types of potential public safety hazards, including known faults, steep slopes, areas subject to erosion, flood zones, high fire hazard areas, and locations of known hazardous materials. The Safety Element contributes to developing land use standards and policies to guide local decisions related to zoning, subdivisions, and entitlement permits. These will relate type and intensity of use to the level of risk from fire, geologic, and other hazards, to the effect of development upon that risk, and to the availability of

services and facilities to combat them. The Element contains general hazard and risk reduction strategies and policies.

During Element preparation, the city will collaborate with agencies, districts, and organizations including but not limited to: Ferndale Volunteer Fire Department, Humboldt County Office of Emergency Services, CALFIRE, FEMA, and California Geological Survey. The Element will be reviewed for consistency with other relevant plans such as the County Hazard Mitigation Plan and Master Fire Protection Plan.

Lastly, but most importantly, the community must be prepared if the City is to reduce the risks to safety. Neighborhood and business groups need to be trained on how to prepare for and respond to all types of disaster. If the citizens of Ferndale are prepared, the risk to life and property will be significantly reduced. A major focus of the City's mitigation efforts articulated in this element must be the preparation and training of the community to help itself.

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 Safety Element goals and policies were reviewed for consistency with other general plan elements including but not limited to the Land Use and Unique Resources Element and the Transportation and Public Facilities Element.

2.0 Definitions

This section provides definitions of terms used throughout the Element.

Acceptable Risk: The level of risk that the majority of citizens will accept without asking for governmental action to provide protection.

Building: A building is defined as a structure that is walled and roofed, principally aboveground, and permanently fixed to a site. The term includes manufactured homes on permanent foundations on which the wheels and axles carry no weight.

Critical Facility: A Critical Facility is infrastructure or a facility that is critical to the health and welfare of the population. These become especially important after any hazard/natural disaster event occurs. Critical Facilities include:

- **Medical and Shelter Facilities and Vulnerable Populations**—Facilities likely to be used as a sheltering or community assembly location, and structures likely to contain occupants who may not be sufficiently mobile to avoid death or injury during and after a hazard/natural disaster event including but not limited to: Hospitals, schools, skilled nursing facilities, board and care homes, pharmacies, clinics, fairgrounds, community centers, ambulance services, and veterinary hospitals.
- **Emergency Response**—Facilities and emergency operations centers that are needed for response and recovery activities before, during, and after a hazard/natural disaster event including but not limited to: Police stations, fire stations, local, state and federal vehicle and equipment storage facilities, and emergency response staging sites.
- **Utility Services**—Public and private utility facilities and essential services that are vital to maintaining or restoring normal services to impacted areas before, during, and after a hazard/natural disaster event including but not limited to: All primary and secondary transportation infrastructure, municipal water pumps and wells, water treatment plants, water storage, sewage treatment facilities, lift stations, water and sewer mainlines, substations, electric power generating and transmission infrastructure, retail and wholesale fuel transmission infrastructure and transport and storage facilities, telecommunications, repeater stations, radio stations and towers, aviation control towers, standby power-generating equipment, and grocery stores.

Dam: Any artificial barrier or controlling mechanism that can or does impound 10 acre-feet or more of water.

Dam Failure: Dam failure refers to a partial or complete breach in a dam (or levee) that impacts its integrity. Dam failures occur for a number of reasons, such as flash flooding, inadequate spillway size, mechanical failure of valves or other equipment, freezing and thawing cycles, earthquakes, and intentional destruction.

Debris Flow: Rapidly moving mass of water-saturated debris (suspended earth materials).

Design Earthquake Ground Motion: The earthquake ground motion that buildings and structures are specifically designed to resist in the adopted California Building Code Section 1613.

Erosion: The gradual wearing away of rock or soil by the action of water, wind, or ice.

Expansive Soils/Bedrock: Soils or bedrock that contains minerals that expand when they absorb water and shrink when they dry out. This change in volume can exert enough force to damage buildings and other structures.

Fault: A fracture in the earth's crust resulting from the displacement of one side with respect to the other.

Faulting: Fracturing of bedrock caused by displacement resulting from the action of tectonic forces.

Fault, Active: A fault that has had surface displacement within Holocene time (about the last 11,000 years).

Fault, Potentially Active: A fault which shows evidence of surface displacement during Quaternary time (the last 2 million years).

Fault Trace: The line formed by the intersection between a fault plane and the ground surface; it is graphically portrayed as a line plotted on geological maps.

Fault Zone: An area of faulting or an area of related faults that may have some width which commonly are braided, but may which may be branching.

Federal Emergency Management Agency (FEMA): FEMA is an independent agency (now part of the Department of Homeland Security) created in 1978 to provide a single point of accountability for all federal activities related to disaster mitigation and emergency preparedness, response, and recovery.

Fire Behavior: Fire behavior refers to the physical characteristics of a fire and is a function of the interaction between the fuel characteristics (such as type of vegetation and structures that could burn), topography, and weather. Variables that affect fire behavior include the rate of spread, intensity, fuel consumption, and fire type (such as underbrush versus crown fire).

Fire Frequency: Fire frequency is the broad measure of the rate of fire occurrence in a particular area. An estimate of the areas most likely to burn is based on past fire history or fire rotation in the area, fuel conditions, weather, ignition sources (such as human or lightning), fire suppression response, and other factors.

Flood or Flooding: Flooding is a general and temporary condition of rising and overflowing water resulting in partial or complete inundation of normally dry land areas. Floods result from (1) the overflow of inland or tidal waters, (2) the unusual and rapid accumulation of runoff of surface water from any source, and (3) mudflows or the sudden collapse of shoreline land.

Flood Insurance Rate Map (FIRM): FIRMs are the official maps on which the Federal Emergency Management Agency (FEMA) has delineated the Special Flood Hazard Area (SFHA).

Floodplain: Any land area susceptible to being inundated by flood waters from any source. A flood insurance rate map identifies most, but not necessarily all, of a community's floodplain as the Special Flood Hazard Area (SFHA).

Floodway: Floodways are areas within a floodplain that are reserved for the purpose of conveying flood discharge without increasing the base flood elevation more than one-foot. Generally speaking, no development is allowed in floodways, as any structures located there would block the flow of floodwaters.

General Plan: California state law requires that every county and city prepare and adopt a comprehensive long-range plan to serve as a guide for community development. The plan must consist of an integrated and internally consistent set of goals, policies, and implementation measures. In addition, the plan must focus on issues of the greatest concern to the community and be written in a clear and concise manner. City actions, such as those relating to land-use allocation, annexations, zoning, subdivision and design review, redevelopment, and capital improvements, must be consistent with such a plan.

Geographic Information System (GIS): GIS is a computer software application that relates data regarding physical and other features on the earth to a database for mapping and analysis.

Goal: A goal is a general guideline that explains what is to be achieved. Goals are usually broad-based, long-term, policy-type statements and represent global visions. Goals help define the benefits that a plan is trying to achieve. The success of the HMP, once implemented, should be measured by the degree to which its goals have been met (that is, by the actual benefits in terms of actual hazard mitigation).

Ground Failure: Ground destabilization, by mudslide, landslide, rockslide, soil liquefaction, earth subsidence, cracking, surface faulting, differential settlement and lateral spreading.

Ground Settlement: The sinking of an area of land is caused by the withdrawal of water from the ground or the gradual settlement of unconsolidated alluvial deposits or artificial fill.

Ground Shaking: Surface ground movement caused by an earthquake. The intensity of ground shaking is affected by the tectonic structure framework and near-surface geology in the location of the earthquake. Ground shaking can be measured by a seismometer. Measurements include seismic acceleration, which can be further broken down into vertical measurements (up-down shaking) and two horizontal measurements (east-west and north-south shaking).

Hazard: A hazard is a source of potential danger or adverse condition that could harm people and/or cause property damage. Natural hazards include floods, winds, and earthquakes. Man-made hazards include acts of terrorism and hazardous material spills.

Hazard Mitigation Grant Program (HMGP): Authorized under Section 202 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act, the HMGP is administered by FEMA and provides grants to states, tribes, and local governments to implement hazard mitigation actions after a major disaster declaration. The purpose of the program is to reduce the loss of life and property due to disasters and to enable mitigation activities to be implemented as a community recovers from a disaster.

Hazard Mitigation Plan: A hazard mitigation plan is a collaborative document that identifies hazards that could affect a community, assesses vulnerability to hazards, and represents consensus decisions reached on how to minimize or eliminate the effects of hazards.

Hazardous Material: A hazardous material is a substance or combination of substances that (1) can cause or contribute to an increase in mortality or serious irreversible or incapacitating reversible illnesses, or (2) pose a present or potential hazard to human life, property, or the environment. Hazardous materials could cause these effects because of their quantity, concentration, or physical, chemical, or infectious characteristics.

Hydraulics: Hydraulics is the branch of science or engineering that addresses fluids (especially water) in motion in rivers or canals, works and machinery for conducting or raising water, the use of water as a prime mover, and other fluid-related areas.

Hydrology: Hydrology is the analysis of waters of the earth. For example, a flood discharge estimate is developed by conducting a hydrologic study.

Intensity: For the purposes of this plan, intensity refers to the measure of the effects of a hazard.

Landslide: Landslides can be described as the sliding movement of masses of loosened rock and soil down a hillside or slope. Fundamentally, slope failures occur when the strength of the soils forming the slope exceeds the pressure, such as weight or saturation, acting upon them.

Landslide Deposit: Earthen materials deposited through the landsliding process.

Liquefaction: Liquefaction is the complete failure of soils, occurring when soils lose shear strength and flow horizontally. It is most likely to occur in fine grain sands and silts, which behave like viscous fluids when liquefaction occurs. This situation is extremely hazardous to development on the soils that liquefy, and generally results in extreme property damage and threats to life and safety.

Magnitude: Magnitude is the measure of the strength of an earthquake, and is typically measured by the Richter scale. As an estimate of energy, each whole number step in the magnitude scale corresponds to the release of about 31 times more energy than the amount associated with the preceding whole number value.

Mitigation: A preventative action that can be taken in advance of an event that will reduce or eliminate the risk to life or property.

National Flood Insurance Program (NFIP): In 1968, Congress created the NFIP in response to the rising cost of taxpayer-funded disaster relief for flood victims and the increasing amount of damage caused by floods. The Mitigation Division is the FEMA section that manages the NFIP and oversees the floodplain management and mapping components of the program. Nearly 20,000 communities across the United States and its territories participate in NFIP by adopting and enforcing floodplain management ordinances to reduce future flood damage. In exchange, NFIP makes federally backed flood insurance available to homeowners, renters, and business owners in these communities. FEMA contracted the U.S. Army Corps of Engineers to map the floodplains, floodways, and floodway fringes.

Peakload Water Supply: The supply of water available to meet both domestic water and fire fighting needs during the particular season and time of day when domestic water demand on a water system is at its peak.

Planning Area: The geographical area covered in a General Plan element. For this element, the Planning Area extends approximately one half mile to the east and west of the city boundary, north to the Salt River, and includes the immediate steep slope areas to the south of town.

Preparedness: Preparedness refers to actions that strengthen the capability of government, citizens, and communities to respond to disasters.

Recovery: Recovery refers to actions taken by an individual or community after a catastrophic event to restore order and community lifelines.

Risk: Risk is the estimated impact that a hazard would have on people, services, facilities, and structures in a community. Risk measures the likelihood of a hazard occurring and resulting in an adverse condition that causes injury or damage. Risk is often expressed in relative terms such as a high, moderate, or low likelihood of sustaining damage above a particular threshold due to occurrence of a specific type of hazard. Risk also can be expressed in terms of potential monetary losses associated with the intensity of the hazard.

Risk Assessment: Risk assessment is the process of measuring potential loss of life, personal injury, economic injury, and property damage resulting from hazards. This process assesses the vulnerability of people, buildings, and infrastructure to hazards and focuses on (1) hazard identification; (2) impacts of hazards on physical, social, and economic assets; (3) vulnerability identification; and (4) estimates of the cost of damage or costs that could be avoided through mitigation.

Sedimentation: The process by which soil particles are suspended in water and redeposited further downstream.

Seiche: An earthquake-induced wave from oscillation in an enclosed body of water.

Seismic Induced Landslides: Slope failure caused by an earthquake.

Stafford Act: The Robert T. Stafford Disaster Relief and Emergency Assistance Act, Public Law 100-107, was signed into law on November 23, 1988. This law amended the Disaster Relief Act of 1974, Public Law 93-288. The Stafford Act is the statutory authority for most federal disaster response activities, especially as they pertain to FEMA and its programs.

State Responsibility Area: Section 4102 of the Public Resources Code (PRC) defines "state responsibility areas" as those areas of the state for which the State has the financial responsibility of preventing and suppressing fires. The SRA roughly corresponds to areas outside incorporated cities with vegetated lands that have watershed value.

Stream Bank Erosion: Stream bank erosion is common along rivers, streams and drains where banks have been eroded, sloughed or undercut. However, it is important to remember that a stream is a dynamic and constantly changing system. It is natural for a stream to want to meander, so not all eroding banks are "bad" and in need of repair. Generally, stream bank erosion becomes a problem where development has limited the meandering nature of streams, where streams have been channelized, or where stream bank structures (like bridges, culverts, etc.) are located in places where they can actually cause damage to downstream areas. Stabilizing these areas can help protect watercourses from continued sedimentation, damage to adjacent land uses, control unwanted meander, and improvement of habitat for fish and wildlife.

Subsidence: The gradual, local settling or sinking of the earth's surface with little or no horizontal motion (subsidence is usually the result of gas, oil, or water extraction, hydrocompaction, or peat oxidation, and not the result of a landslide or slope failure).

Wildland Fire: A fire occurring in a suburban or rural area which contains uncultivated lands, timber, range, watershed, brush or grasslands. This includes areas where there is a mingling of developed and undeveloped lands.

3.0 Setting and Context

Much of Ferndale is situated on an alluvial plain created by Francis Creek as it leaves the steep terrain to the south and flows northerly across the Salt River and Eel River flood plains, Figure 1. This places the City just above the flood plain of the Eel River with prime agricultural lands to the west, north and east and steep forest lands to the south. Ferndale's location makes the city susceptible to geologic, flood and fire hazards, and risks associated with transportation and storage of hazardous materials. The combination of sound planning practices, continued public education, and community preparedness will minimize risks to the community and protect the health, safety, and welfare of Ferndale residents and visitors.

The Disaster Mitigation Act (DMA; Public Law 106-390) is federal legislation enacted to promote proactive pre-disaster planning as a condition of receiving financial assistance under the Robert T. Stafford Act. The DMA emphasizes planning for disasters before they occur. It established a Pre-Disaster Mitigation Program and new requirements for the national post-disaster Hazard Mitigation Grant Program. The DMA encourages state and local authorities to work together on pre-disaster planning. The enhanced planning network helps local government's articulate accurate needs for mitigation, resulting in faster allocation of funding and more cost-effective risk-reduction projects. A planning partnership made up of the County of Humboldt, local cities, and special purpose districts worked together to create the Humboldt Operational Area Hazard Mitigation Plan (HMP), fulfilling the DMA requirements for all participating partners, including the City of Ferndale.

This element further addresses safety issues for the Ferndale Planning Area, which extends approximately one half mile to the east and west of the city boundary, north to the Salt River, and includes the immediate steep slope areas to the south of town (City of Ferndale 1975). The following presents an overview of geologic, flood, fire, and other potential hazards in the Ferndale Planning Area.

Geologic & Seismic Hazards

The western portions of Humboldt County, and adjoining offshore areas, are regions of moderate to high seismicity. Cape Mendocino (southwest of Ferndale) experiences the highest concentration of earthquake events in the continental United States (Humboldt County 2012). The area near Cape Mendocino is a complex region where three crustal plates, the Pacific Plate, the Gorda Plate, and North American Plate intersect to form the Mendocino Triple Junction. Seismic hazards in the Planning Area include earthquake ground shaking, surface fault rupture, liquefaction, and tsunami potential. Geologic hazards in the Planning Area not specifically related to earthquakes include landslides and soil stability.

Historically, earthquakes have caused extensive damage to structures in Ferndale. The 1906 San Francisco Earthquake damaged more than 40 structures in Ferndale's downtown and toppled 98 percent of the town's chimneys (Dengler 2008). On January 22, 1923, a 7.2 earthquake, centered off Cape Mendocino, caused damage to Ferndale structures. On April 25 and 26, 1992, a series of three earthquakes (a 7.2-magnitude main shock and two strong aftershocks measuring magnitude 6.5 and 6.7) struck about 35 miles south of Eureka, causing the brick facade of Valley Grocery to collapse and damage to an estimated 80 percent of the other downtown buildings



Valley Grocery after 1992 Cape Mendocino Earthquakes.
Photo credit: Lindie Brewer, U.S. Geological Survey.

(Christensen 2011). Damages in Ferndale were estimated at \$10.4 million (NOAA). On January 9, 2010 a magnitude 6.5 earthquake occurred about 25 miles offshore of Ferndale, it was the largest local earthquake since the 1992 Cape Mendocino Earthquakes.

Flooding & Drainage Hazards

Flood related hazards in the Planning Area include river and creek

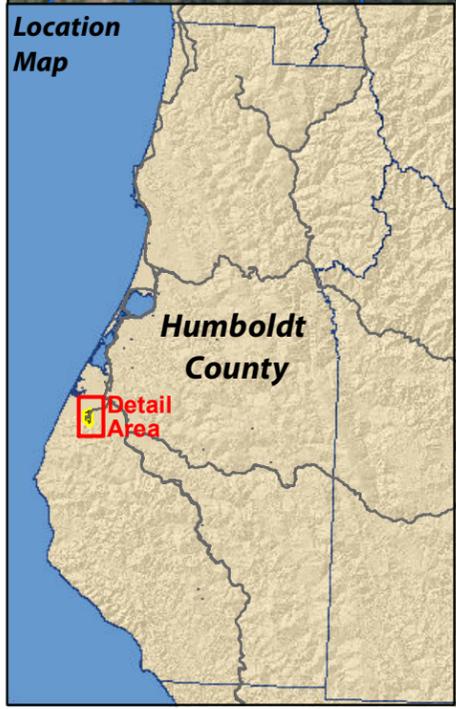
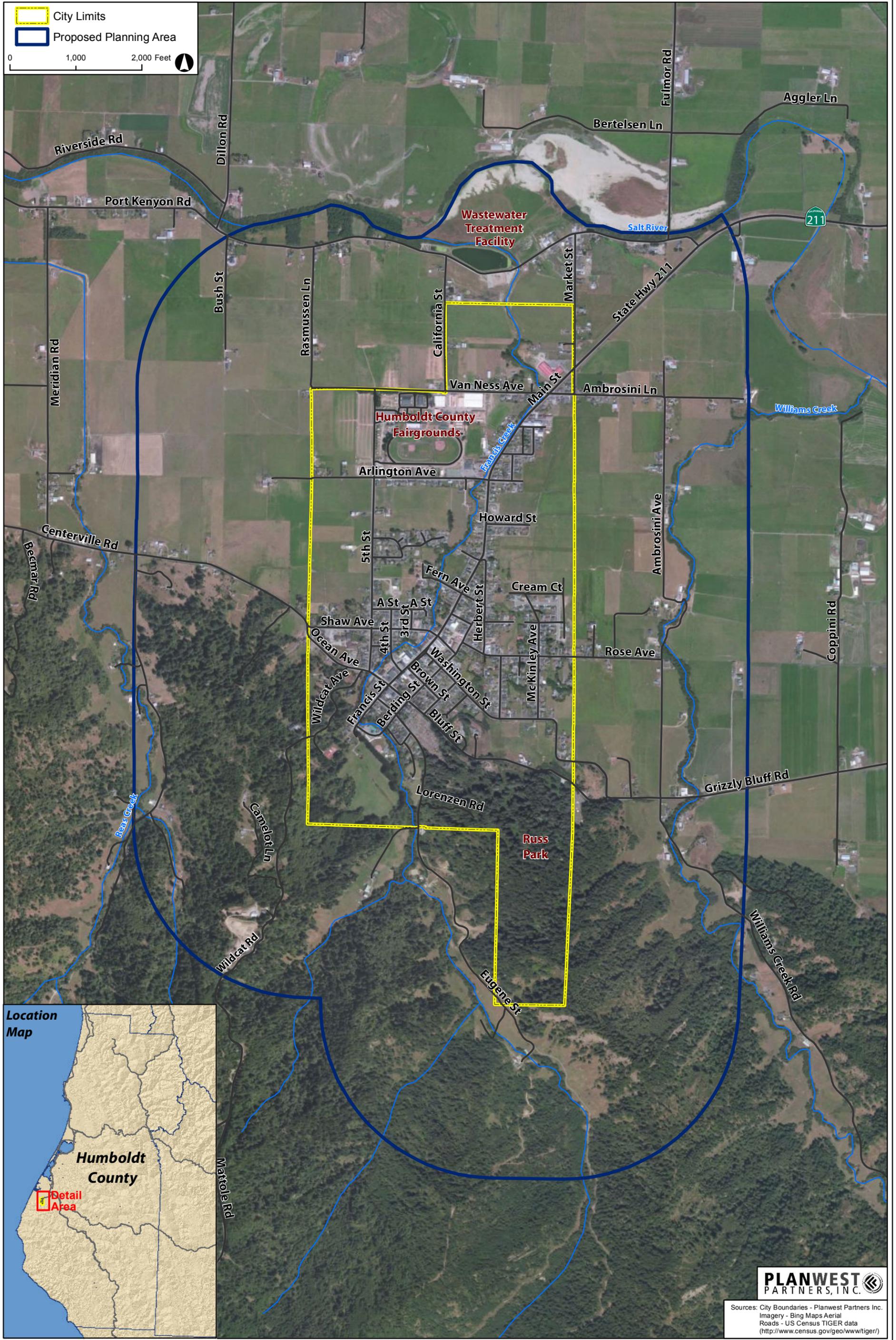
flooding and drainage system overflows. Francis Creek runs through the heart of the city and presents a periodic flooding problem in the business district and in the residential area along Main Street to the north. Flood prone areas have been mapped by the Federal Emergency Management Agency (FEMA). The maps provide the basis for regulating flood plains in conformance with the National Flood Insurance Program. The City has adopted flood plain regulations (Floodplain Management Ordinance 08-02) in order to continue participation in the federal flood insurance program. Drainage management becomes increasingly important as new development converts additional areas in a watershed to impermeable surfaces. These impervious surfaces reduce infiltration and convey stormwater faster, increasing peak flows. Increased peak flows can accelerate erosion or require the conversion of natural drainage ways into higher capacity conveyances that can more rapidly transport stormwater.

The Eel River has flooded a number of times. In 1955, 1964 and 1986 floods caused extensive damage in the region; although damage was catastrophic elsewhere, these floods did not affect Ferndale's business district (Schneider 1995). In January of 1995 Francis Creek burst out of its banks throughout downtown Ferndale causing flooding along Main Street, damaging businesses and homes, and killing livestock.

Fire Hazards

The City of Ferndale faces an ongoing threat from urban and wildland fire, caused by human activity and natural conditions. Fires in the historic district along Main Street pose a risk due to the proximity of the buildings to each other; many of the buildings share walls and are constructed of wood and other combustible materials. Wildland fire is a threat to the hillside areas in southern Ferndale where the wildland and residential areas intermix. The potential for wildland fires arises from the combination of ground cover and vegetation, the combustibility of building materials, ground slope, weather patterns, and adequacy of access, water supply, and water pressure. Structures built with combustible materials, such as wood siding, shake roofs, and surrounded by flammable landscaping heighten the vulnerability of residents.

City of Ferndale General Plan Safety Element: Figure 1 - Location Map



Sources: City Boundaries - Planwest Partners Inc.
 Imagery - Bing Maps Aerial
 Roads - US Census TIGER data
 (<http://www.census.gov/geo/www/tiger/>)

Hazardous Materials

Hazardous materials have the potential to cause injury, and can include flammable liquids and gases, poisons, corrosives, explosives, radioactive materials, and improperly used medical supplies and wastes. The clean-up (remediation) of hazardous waste is regulated by a series of federal, state and local agencies, including the U.S. Environmental Protection Agency, Cal EPA, the State Department of Toxic Substance Control and the Humboldt County Division of Environmental Health's Certified Unified Program Agency (CUPA). The State currently has no listed hazardous waste sites in Ferndale (California 2012). However, the State has identified nine contamination sites in Ferndale, most of which involve issues of leaking underground storage tanks (LUST's) typically associated with past automobile-related activities.

Humboldt County Division of Environmental Health monitors facilities handling or producing hazardous materials in Ferndale. Because of a general lack of significant industrial operations, Ferndale does not currently experience a significant threat from hazardous materials use or storage. The transport of hazardous materials, particularly along the S.R. 211/ Main Street corridor, presents possible hazards in the event of a materials leak or if a transport truck experiences an accident.

4.0 Geologic & Seismic Hazards

Primary seismic hazards in the Planning Area include earthquake ground shaking, surface fault rupture, liquefaction, and tsunami potential. Geologic hazards not specifically related to earthquakes include landslides and soil stability.

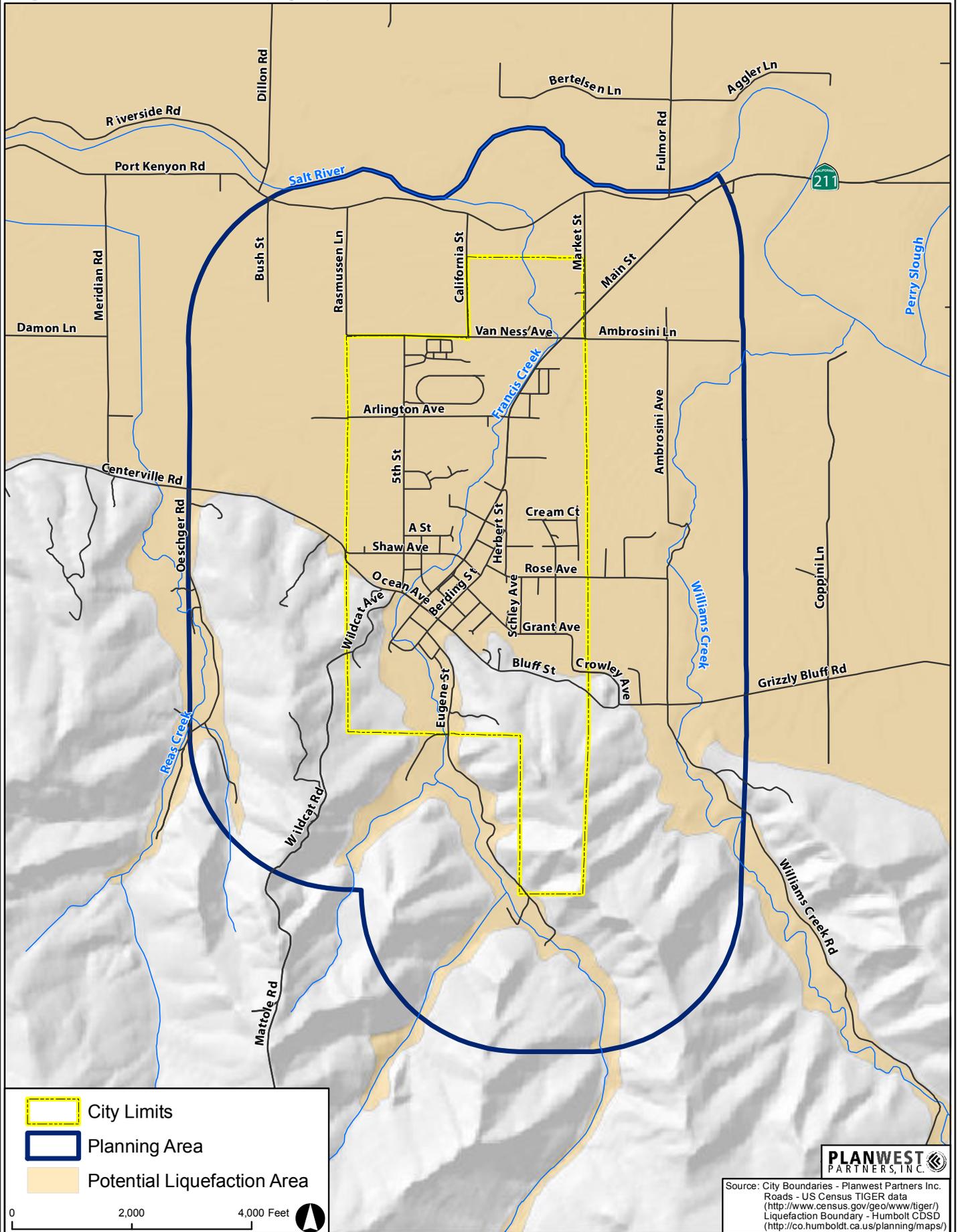
The severity of the impact of an earthquake on a community depends on the intensity and duration of **ground shaking** and on the occurrence of other seismically-induced phenomena. Factors related to severity include the magnitude of the seismic event, the distance between the community and the event fault, and on local geologic and soil conditions. The greatest source of earthquake damage is caused by ground shaking, particularly horizontal ground acceleration. The City is susceptible to ground shaking caused by multiple nearby earthquake fault zones including the Little Salmon, Russ, Bear River, and Mendocino fault zones.

The Alquist-Priolo Earthquake Fault Zoning Act (formerly the Alquist-Priolo Special Studies Zone Act), signed into law in December 1972, requires the delineation of zones along active faults in California. The purpose of the Alquist-Priolo Act is to regulate development on or near active fault traces to reduce the hazard of **surface fault rupture** and to prohibit the location of most structures for human occupancy across these traces. Cities and counties must regulate certain development projects within the zones, which includes the withholding of permits until geologic investigations demonstrate that development sites are not threatened by future surface displacement. Surface fault rupture is not necessarily restricted to the area within an Alquist-Priolo Zone. The City of Ferndale is not located within an Alquist-Priolo Fault Rupture Zone. The closest Alquist-Priolo Zone is the Little Salmon Fault Zone located approximately 6 miles northeast of Ferndale.

Some soils in the Planning Area may be subject to **liquefaction** as a result of seismic activity. Liquefaction occurs when earthquakes cause soils to become almost like quicksand and lose their ability to support structures. Fine unconsolidated sand or silt saturated with water is particularly subject to liquefaction; Ferndale's location on an alluvial plain means it may be underlain by layers of such materials and thus subject to potential liquefaction during a strong earthquake. Liquefaction may result in sinking, tilt, distortion, or destruction of buildings and bridges, rupture of underground utility lines, and ground surface cracking and spreading. A majority of the Planning Area is located in a potential liquefaction area (see Figure 2).

Soils in the Planning Area may also be subject to the sudden or gradual sinking of land, called **Ground settlement**. Ground settlement may be caused by water removal or by gradual settlement of unconsolidated alluvial deposits or artificial fill. Earthquakes may also cause ground settlement. Because the sedimentary materials underlying Ferndale may contain layers of unconsolidated material, there is potential in the Planning Area for ground settlement during strong seismic shaking. Ground settlement may lead to tilting of buildings or differential settlement of structures, and has been a major source of property damage in other areas of the world. Geologic information is not sufficient to determine whether or not the alluvial areas of Ferndale would be subject to substantial ground settlement in the event of an earthquake.

Figure 2 - Potential Liquefaction



-  City Limits
-  Planning Area
-  Potential Liquefaction Area



Source: City Boundaries - Planwest Partners Inc.
 Roads - US Census TIGER data
<http://www.census.gov/geo/www/tiger/>
 Liquefaction Boundary - Humboldt CDSD
<http://co.humboldt.ca.us/planning/maps/>

Earthquakes can trigger a sudden mass downslope movement of material, called a slope failure or **landslide**. Landslides may also be triggered by other, non-seismic events or conditions, and are most common on steep natural or artificial slopes with high water content. Landslides may be rapid, as in a rock-fall or debris flow, or very slow and gradual, as in a creep. Cutting away the toe of slope in grading for site development or road construction may trigger slope failure, as might adding weight to an area by fill, construction, or water from very heavy rain. In general, continued modification of the topography by further cut and fill would increase the landslide potential in areas such as the hilly southern end of the Planning Area. A landslide may cause rocks to fall onto roadways, buildings, utilities, and other developments below the slope, potentially causing both physical harm and property damage. In general, slopes steeper than about 15 degrees are less stable and thus more prone to landslides. A majority of the Planning Area is relatively flat and therefore not susceptible to landslides. The southern portion of the Planning Area contains steeper slopes with moderate instability (see Figure 3).

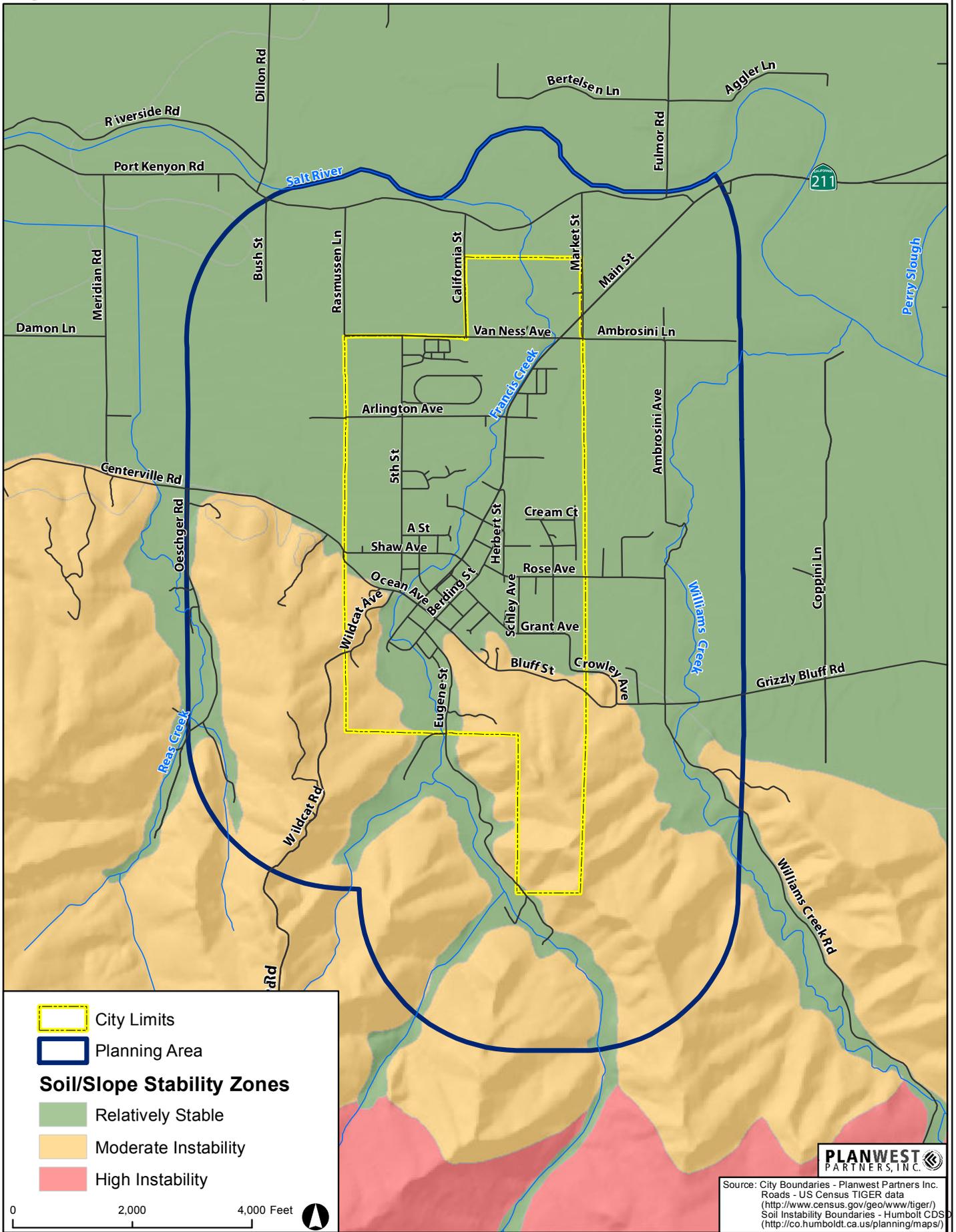


1992 Cape Mendocino Earthquake. Landslide on Mattole Road. Many small landslides occurred along Mattole Road between Ferndale and Petrolia. The slides hampered rescue and relief efforts.
Photo credit: Lindie Brewer, U.S. Geological Survey

The oscillation produced by an earthquake may generate a wave, known as a **seiche**, within enclosed or restricted bodies of water such as lakes or reservoirs. There are no lakes or reservoirs within close enough proximity to the City of Ferndale to present a likely hazard.

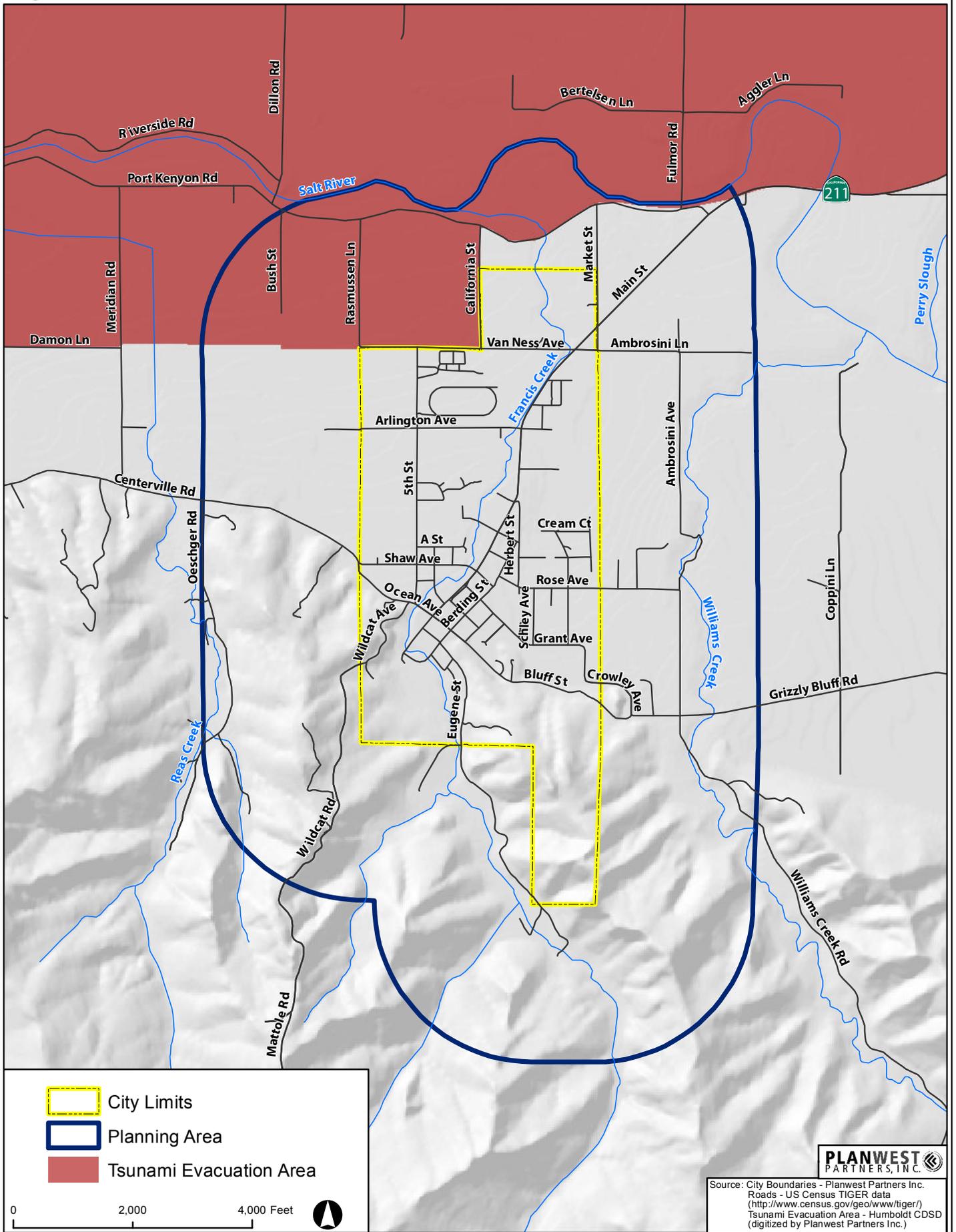
A **tsunami** is a large sea wave generated by any large-scale disturbance of the ocean floor that occurs in a short period of time, such as an earthquake, volcanic eruption, or coastal landslide, which can cause a sudden displacement of water. Though local earthquakes may cause tsunamis, most past tsunamis in California were associated with distant earthquakes that traveled great distances across the Pacific Ocean basin. The north western portion of the Planning Area is located in a tsunami inundation and evacuation area (see Figure 4).

Figure 3 - Soil Instability



Source: City Boundaries - Planwest Partners Inc.
 Roads - US Census TIGER data
 (<http://www.census.gov/geo/www/tiger/>)
 Soil Instability Boundaries - Humbolt CDS
 (<http://co.humboldt.ca.us/planning/maps/>)

Figure 4 - Tsunami Evacuation Area



Source: City Boundaries - Planwest Partners Inc.
 Roads - US Census TIGER data
 (<http://www.census.gov/geo/www/tiger/>)
 Tsunami Evacuation Area - Humboldt CDSO
 (digitized by Planwest Partners Inc.)

MINIMIZING RISKS

To reduce the hazards associated with seismic activity, the City requires that all new development and significant renovations abide by the most recently adopted City and State seismic and geotechnical requirements to protect injury and structural damage due to geologic and seismic hazards.

Historically, the greatest structural damage from earthquakes has been to unreinforced masonry buildings, especially in areas of artificial fill or water soaked alluvium. Appropriate earthquake design for projects in Ferndale should be in accordance with the California Building Code seismic standards.

In areas of potential slope instability, appropriate geotechnical investigation and slope stability analyses should be performed for both static and dynamic (earthquake) conditions. For deeper slides, mitigation typically includes such measures as buttressing slopes or re-grading the slope to a different configuration. Protection from rock falls or surface slides can often be achieved by protective devices such as barriers, retaining structures, catchment areas, or a combination of these. The runout area of the slide at the base of the slope and the potential bouncing of rocks must also be considered. If it is not feasible to mitigate unstable slope conditions, building setbacks should be imposed.

A considerable part of the City is in a potential liquefaction area and is already built upon, mostly with residential and commercial development. A nearby moderate to strong earthquake could cause extensive damage to buildings and infrastructure and injury to occupants. Since retrofitting measures are generally not feasible due to cost, the City should be prepared to respond to damage and disruption in the event of an earthquake. Future construction of critical structures should be preceded by borings sufficient to assess liquefaction potential.

In the event of a large earthquake or tsunami warning, residents in the tsunami evacuation area located in the southern portion of the Planning Area should evacuate to higher ground as fast as possible. Due to the low population density and the multiple access routes in this area there is not a defined evacuation route or gathering site.

5.0 Flooding & Drainage Hazards

Primary flood related hazards in the Planning Area include river and creek flooding and drainage system overflows, mostly due to storm waters. Annual average rainfall in Ferndale is 40 to 60 inches, with 80% of that falling in the six-month period of November through April (Humboldt County 2007).

Ferndale and parts of the Planning Area have historically experienced storm water and drainage issues. Runoff associated with heavy winter rains has caused chronic flooding and sedimentation problems in the relatively flat terrain in the City, as well as in the area north of the City near the Salt River. The City has recognized that continued growth can only take place in or adjacent to those portions of the city experiencing chronic flooding, and that management of storm water runoff is in the public interest (City of Ferndale 2004).

Drainage management becomes increasingly important as new development converts additional areas in a watershed to impermeable surfaces. Though Ferndale is growing at a relatively slow rate, each additional unit adds impervious surfaces to the City's total. These impervious surfaces reduce infiltration and convey stormwater faster, increasing peak flows. Increased peak flows can accelerate erosion or require the conversion of natural drainage ways into higher capacity conveyances that can more rapidly transport stormwater.

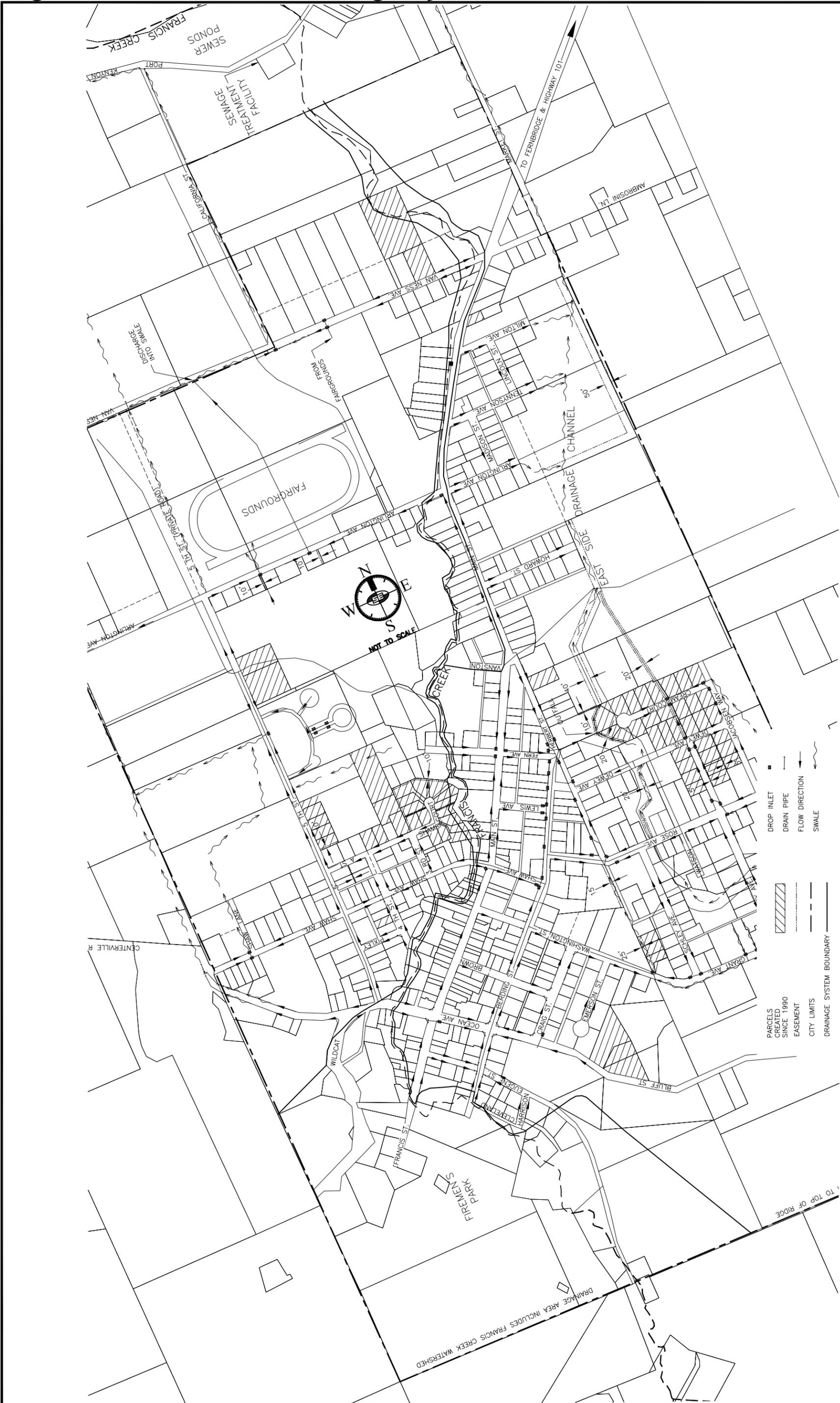
To address these issues, the City Council formed a Drainage Committee in 1989. In 1990 the City adopted a Drainage Master Plan, updated in 2003, which recognized the need to complete many major drainage improvements within the City limits. The Plan established a list of recommended drainage improvement projects, addressed drainage revenues and the drainage fee rate structure, and recommended changes to the City's drainage ordinance to better address the City's current needs. The Drainage Master Plan also recognized the limits imposed by both the Salt River and the Eel River estuary, in that these areas greatly influence drainage within the City (City of Ferndale 2004).

There are three storm drainage watersheds that affect Ferndale and the Planning Area: the Francis Creek Watershed, the East Side Drainage Watershed, and the West Side Drainage Watershed. These in turn contribute to the Salt River Watershed and then on to the Eel River Watershed (City of Ferndale 2004).

Francis Creek's flood carrying capacity is restricted by culverts, bridges, sediment build-up, and debris (see Figure 5). Sediment erosion in the upland areas south of Ferndale contributes to the flooding problem by filling local streams and the Salt River with silt, reducing their capacity to carry peak storm runoff. While flooding and sedimentation are natural processes, the frequency and rate of sediment deposition have increased because of land use activities in the Wildcat Hills (City of Ferndale 2004).

Flooding from Francis Creek has been historically documented at regular intervals and varying intensities. In the winter of 1995-96, Francis Creek overflowed its banks, flooding Main Street and spreading silt over the city's streets and sidewalks and causing extensive damage to buildings.

Figure 5 - Ferndale Drainage Systems



<p>SPENCER ENGINEERING & CONSTRUCTION MANAGEMENT, INC. 1000 W. WASHINGTON ST., SUITE 100 FERNDALE, CA 95738 PHONE (707) 861-4434 FAX (707) 861-4432</p>	<p>Project: J. BROWN Client: J. BAKER Checker: T. S. KELLY</p>	<p>Prepared For: CITY OF FERNDALE</p>	<p>Sheet No. 03106 of 15</p>
	<p>Figure No. FRANCIS-1a Date: 8/27/03</p>	<p>Scale: 1" = 100' 0' 10' 20' 30' 40' 50' 60' 70' 80' 90' 100'</p>	<p>FIGURE 6. FRANCIS CREEK DRAINAGE CITY OF FERNDALE</p>

Spurred by this flood damage, the City obtained funding from the Federal Emergency Management Agency (FEMA), Caltrans, and the state Office of Emergency Services for the Francis Creek Hazard Mitigation Project, a \$3 million public works project consisting of removing or widening bridges and widening the creek bed to allow for higher flow rates without flooding. The project began in the year 2000 and was completed just before the extreme storm events of December 16 and 27, 2002. The December 16 storm produced peak flows in Francis Creek that were estimated to be at least 850 cubic feet per second (cfs). The December 27 storm was even greater; over 8 inches of rain fell on the Francis Creek watershed in a 24 hour period, producing flows in Francis Creek estimated to be at least 1,000 cfs. Francis Creek was able to handle the December 16 storm flow without any problems. At least one foot of clearance was reported at all creek banks and bridges. The December 27 storm event produced some minor overtopping of Francis Creek; but no property damage was reported (City of Ferndale 2004).

The **East Side Drainage System** (see Figure 5) consists of a network of street gutters, storm sewers, culverts, and drainage channels that convey runoff to a natural low profile drainage swale referred to as the East Side Channel. The East Side Channel lies about 2,000 feet east of Francis Creek and flows north to Market Street and Van Ness Street where it converges with a County maintained ditch. This Channel drains the easterly portion of the City and collects overflows from both Francis Creek to the west and Williams Creek to the east (City of Ferndale 2004).

The flood mitigation projects completed on Francis Creek in 2000-2002 should alleviate some of the previous flooding problems experienced in East Side Drainage watershed (City of Ferndale 2004).

The **West Side Drainage System** (see Figure 5) consists of a network of street gutters, drainage channels, and culverts. The west side drainage area is absent of any storm sewers except for the former Navy housing and a small internal drainage system at the County Fairgrounds. The remaining acreage contains a series of drainage channels all running northerly to Port Kenyon road (City of Ferndale 2004).

According to the City of Ferndale 2004 Drainage Master Plan, the West Side drainage channels are draining at maximum capacity and any increase in storm water will only contribute to additional unmanaged run-off. In addition, the drainage ditches are densely vegetated, especially during the spring months. This vegetation significantly decreases the hydraulic efficiency of the channels and their capacity to convey stormwater runoff (City of Ferndale 2004).

The **Salt River** Ecosystem Restoration Project is a multi-year, multi-agency, landowner-driven endeavor that addresses drainage issues in the Salt River Watershed. Prompted by the increasingly frequent flooding, reduced drainage capacity, and sediment deposition that has negatively impacted water quality and agricultural endeavors, the Salt River Ecosystem Restoration Project includes a large tidal wetland restoration component that will improve the health of the estuary system while also improving the hydrology of the river.

The Humboldt County Resource Conservation District (HCRCD) is overseeing the Salt River restoration project, managing relations between the many agencies and property owners involved, and procuring funding. The project would also involve channel restoration for lower Francis Creek, with other improvements on Williams, Coffee and Reas creeks (HCRCD 2010).



Salt River Ecosystem Restoration Project.
Photo Credit: NCIWMP 2009.

The **Eel River** experiences periodic flooding which affects the Planning Area. The 1955 and 1964 floods caused extensive damage to the floodplain, although Ferndale's historic and business districts were not affected (Schneider 1995). Ferndale resident Viola Russ McBride (1906-96) wrote the following of the 1964 flood:

“Although Ferndale had been spared, it had become a ghost town. The dairy ranchers who supported the town had been all but ruined. Store after store was empty. Buildings were for sale for almost nothing. The old Red Front Store, now Abraxas, sold for less than \$1,000!” (Ferndale Enterprise 2012).

The Eel River and other flood prone areas have been mapped by FEMA. The maps provide the basis for regulating flood plains in conformance with the **National Flood Insurance Program** (NFIP). The National Flood Insurance Act, adopted by the U.S. Congress in 1968, made federally subsidized flood insurance available to property owners if their communities participate in the NFIP. A community establishes its eligibility to participate in the NFIP in two ways: by adopting and enforcing floodplain management measures to regulate new construction and by ensuring that substantial improvements within Special Flood Hazard Areas (SFHA's) are designed to eliminate or minimize future flood damage.

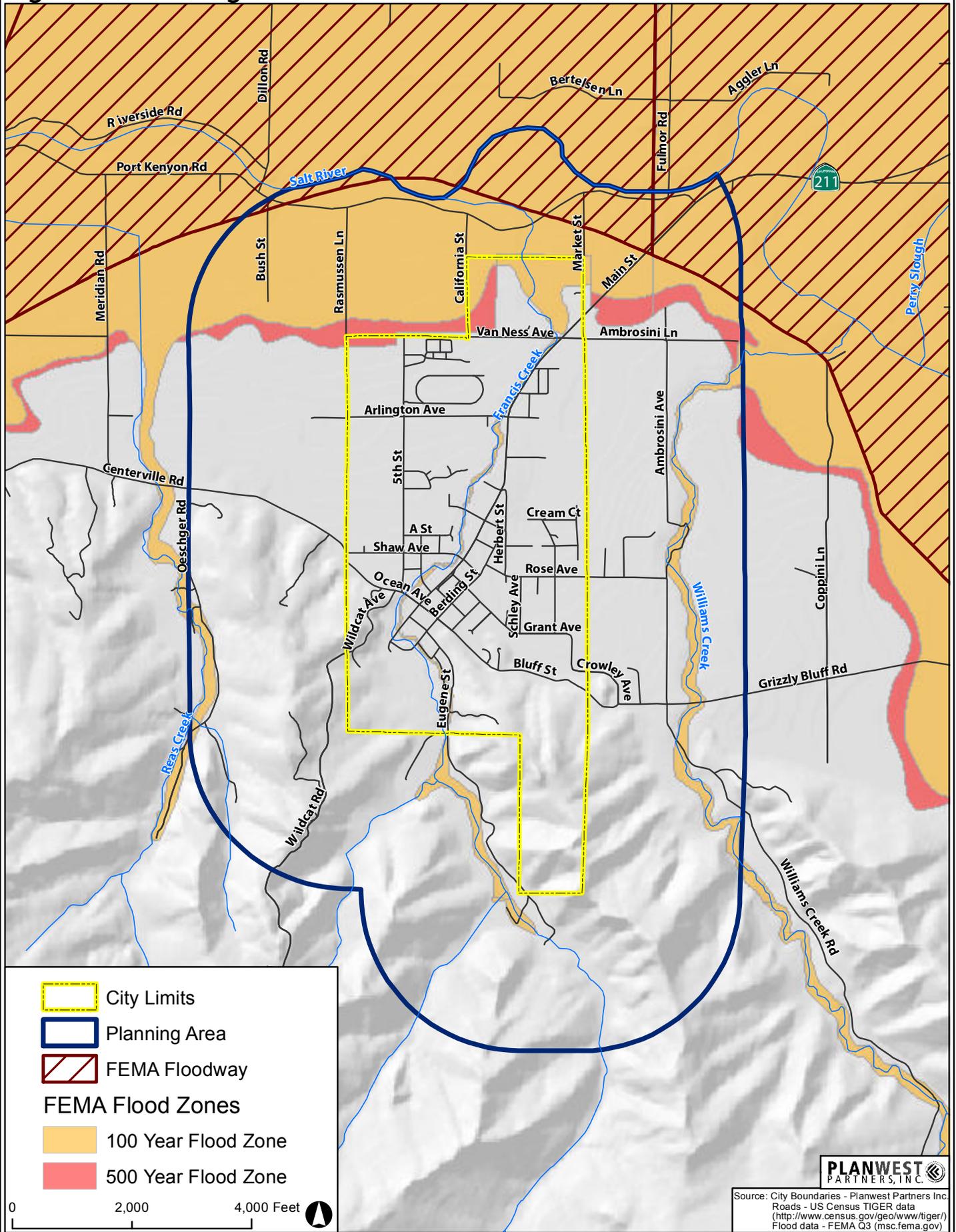
An SFHA is an area within a floodplain having a 1 percent or greater chance of flood occurrence within any given year. SFHAs are delineated on flood hazard boundary maps issued by FEMA for individual communities. The Flood Disaster Protection Act of 1973 and the National Flood Insurance Reform Act of 1994 make flood insurance mandatory for most properties in SFHAs.

Flood Insurance Rate Maps, also prepared by FEMA, delineate potential flood zones. Flood hazards related to storm events generally are described in terms of 100- or 500-year flood. A 100-year flood is defined as a major flood event that has a one percent or greater chance of occurring during any one year. Flood hazard planning practices addresses such storms, as well as 500-year events. As implied, the 100- and 500-year floods are the largest flood events that may be expected to occur within 100-year and 500-year periods, respectively. These floods are considered severe but ones which can be reasonably predicted and therefore reasonably mitigated.

Figure 6 shows the extent of flooding potential in the Planning Area. The northern portion of the Planning Area is within the 100-year and 500-year flood zones, as are portions of the Planning Area along Reas, Williams, and Francis creeks. Sea level rise due to global warming is expected to expose more of the City to flood hazards. In particular, the 100-year and 500-year flood zones are expected to extend farther south into the City (Pacific Institute 2009).

The hazards associated with **dam inundation or failure** are not considered a significant threat to Ferndale (Humboldt County 2007). Dam inundation occurs when structural damage to a dam results in a flood, and can be caused by earthquake, erosion, design flaw, or storm water overflow. Scott Dam, which creates Lake Pillsbury on the Eel River, is located more than 100 miles southeast of the City. Over this distance, water surges created by dam failure would disperse considerably before reaching the Planning Area (Humboldt County 2007). Although failure of this dam would increase water levels downstream, it is expected that the levels would remain below the 100-year flood level and damage would be minor (Humboldt County 2007). The County maintains an emergency response plan for Scott Dam.

Figure 6 - Flooding Hazards



MINIMIZING RISKS

The City requires that all new development and significant renovations abide by the most recently adopted City, State, and Federal flooding and drainage requirements to protect injury and structural damage due to floods.

To prepare and mitigate hazards from flooding, both Humboldt County and the City of Ferndale participate in the National Flood Insurance Program. In order to maintain compliance with the requirements of the program, the City has encoded floodplain management regulations in Ordinance 08-02. The Ordinance specifies flood damage prevention measures for the regulation of land use and development in areas subject to flood inundation and establishes a development permit for any development within an area of special flood hazard, as defined in the Ordinance.

Property owners in potential flood areas can make modifications to their houses to reduce the impacts of flooding. FEMA has identified several flood protection measures that can be implemented by property owners to reduce flood damage. These include installing waterproof veneers on the exterior walls of buildings; putting seals on all openings, including doors, to prevent the entry of water; raising electrical components above the anticipated water level improvements; and installing backflow valves that prevent sewage from backing up into the house through the drainpipes.

The City should continue to improve and maintain storm drain systems to convey water flows and minimize damage from flood events as suggested by the Drainage Master Plan. The Plan established a list of recommended drainage improvement projects, addressed drainage revenues and the drainage fee rate structure, and recommended changes to the City's drainage ordinance to better address the City's current needs.

6.0 Fire Hazards

Fire hazards fall into two general categories: wildland fires, which emanate from forest, grassland, or coastal scrub; and structural fires, which damage homes and workplaces. Both bring risk of spreading to other areas. In general, structural fire protection is the responsibility of local agencies, such as fire protection districts and volunteer fire companies; wildland fire protection is the responsibility of federal and state agencies.

Urban Fire Hazard

Structure fires account for a high percentage of the yearly losses in Ferndale. Structural fires are especially an issue in high-density areas, where there is a higher potential for fire to spread from one structure to the next. Furthermore, the narrow spaces between the structures and the property lines in medium- to high-density areas provide limited room for emergency access. In the older section of downtown Ferndale, including the Main Street Historic District, streets and alleys make it difficult to maneuver and position response vehicles to be most effective in fighting a fire. Structure fires in this older section — where many buildings date from the late 1800's to



Nilsen Barn Fire. Christmas night, 2007.
Photo courtesy of Jim Richards.

1930s, were built to older building standards and fire codes, are very close together, and are made from non-fire resistive construction materials with no internal sprinklers and other fire safety systems in place — present higher risks.

Founded in 1897, the Ferndale Volunteer Fire Department (FVFD) is responsible for the preservation and protection of life and property for the City of Ferndale and the surrounding rural area. The Ferndale Fire Protection District (FFPD) is a special district responsible for

providing fire protection services, through the FVFD, to the City of Ferndale and the unincorporated communities of Grizzly Bluff, Arlynda Corners, Centerville, Port Kenyon, Wildcat Ridge, and the remainder of the Eel River bottoms south of the Eel River. The FFPD was formed in 1934 and was subsequently reorganized under the provisions of the California Health and Safety Code in January 1964 (LAFCo 2008).

The active powers of the FFPD include structural fire protection and suppression, rescue, and emergency medical services. Latent powers include water supply and storage for fire suppression purposes. While the FFPD is responsible for structural fire protection and emergency medical responses, CDF retains responsibility for grass and forest fires. The FFPD has joint responsibility for grass and forest fires within the District through a mutual aid agreement with the California Department of Forestry and Fire Protection (CAL FIRE). The FFPD also has mutual aid

agreements with the Loleta and Fortuna Fire Protection Districts. These mutual aid agreements allow the districts to enter into agreements for services, including emergencies which have the potential to overwhelm the resource capabilities within a single district. This enables the FFPD to maintain preparedness for a disaster beyond their capacity, without the need to expand and create an additional facility.

The FFPD has a district boundary of 44.2 square miles and a total response area of 115.7 miles. The District's current boundaries encompass the area from the Pacific Ocean on the west to the Eel River on the north and east, and to Upper Bear River Road on the southern border. This encompasses all of the City and Planning Area. The FVFD has one rescue truck, three fire engines (pumpers), two water tenders, a utility truck and other assorted equipment (FVFD 2012). The Department also has 12 volunteers trained for Firefighter 1 and Wildland fires, 4 first responders, 10 EMTs, and 4 volunteers trained for Hazardous Materials. The largest facilities within the FFPD include downtown Ferndale, the Humboldt County Fairgrounds, and Ferndale's Elementary and High Schools. Water wells serving the FFPD are owned by a private water company, and within the FFPD water resources have not been identified as deficient (LAFCo 2008).



The historic Ferndale Fire Hall, built in 1910.
Photo courtesy of Ferndale Volunteer Fire Department

Wildland Fire Hazard

Residential development in areas with high risk for wildfire has complicated the fire-protection mission of federal, state and local agencies. Decades of wildland fire-suppression has led to increasing fire fuel levels, percentages of dead fire fuel per wildland acre, and fuel ladders that allow fires to reach large conflagration sizes quicker and more frequently. Wildfire protection agencies are experiencing a change in the type and effects of wildland fire. Though fires are not necessarily larger, they are burning much more intensely, are more costly to control, and create greater risks and losses to the resources and citizens in the wildland areas.

A review of past urban/wildland interface fires in the United States shows many common contributors to major loss of life, property, and natural resources. The most common characteristics of these fires include:

- Poor access for emergency and evacuation vehicles;
- Hot, windy, dry conditions;
- Sloping topography;
- A buildup of flammable vegetation;
- Lack of defensible space;
- Use of combustible construction materials;
- Lack of public education and information;

- Inadequate developer planning; and,
- Underequipped and undertrained firefighters (IAFC and WFC1996).

Steeply sloped hills covered with coniferous forest and understory are located within and around the southern portion of the Planning Area. Specifically, the forested slopes south of Centerville Road west of the City and south of Bluff Road east of the City have considerable fuel loads. Prevailing winds from the west have potential to spread wildfire from those areas into Ferndale.

The Humboldt County Fire History map 1908-2001, prepared by Humboldt County Community Development Services in October 2002, indicates that there have been no major wildfires in the Planning Area in the last century. According to the Humboldt County Community Development Services Department (now the Building and Planning Department), the entire Planning Area is within a High Fire Rating Zone (see Figure 7).

The Humboldt County Fire Safe Regulations are contained in Title III - Division 11, Land Use and Development, are known as the "SRA Fire Safe Regulations" and constitute the wildland fire protection standards of the County for lands within State Responsibility Areas (SRA).

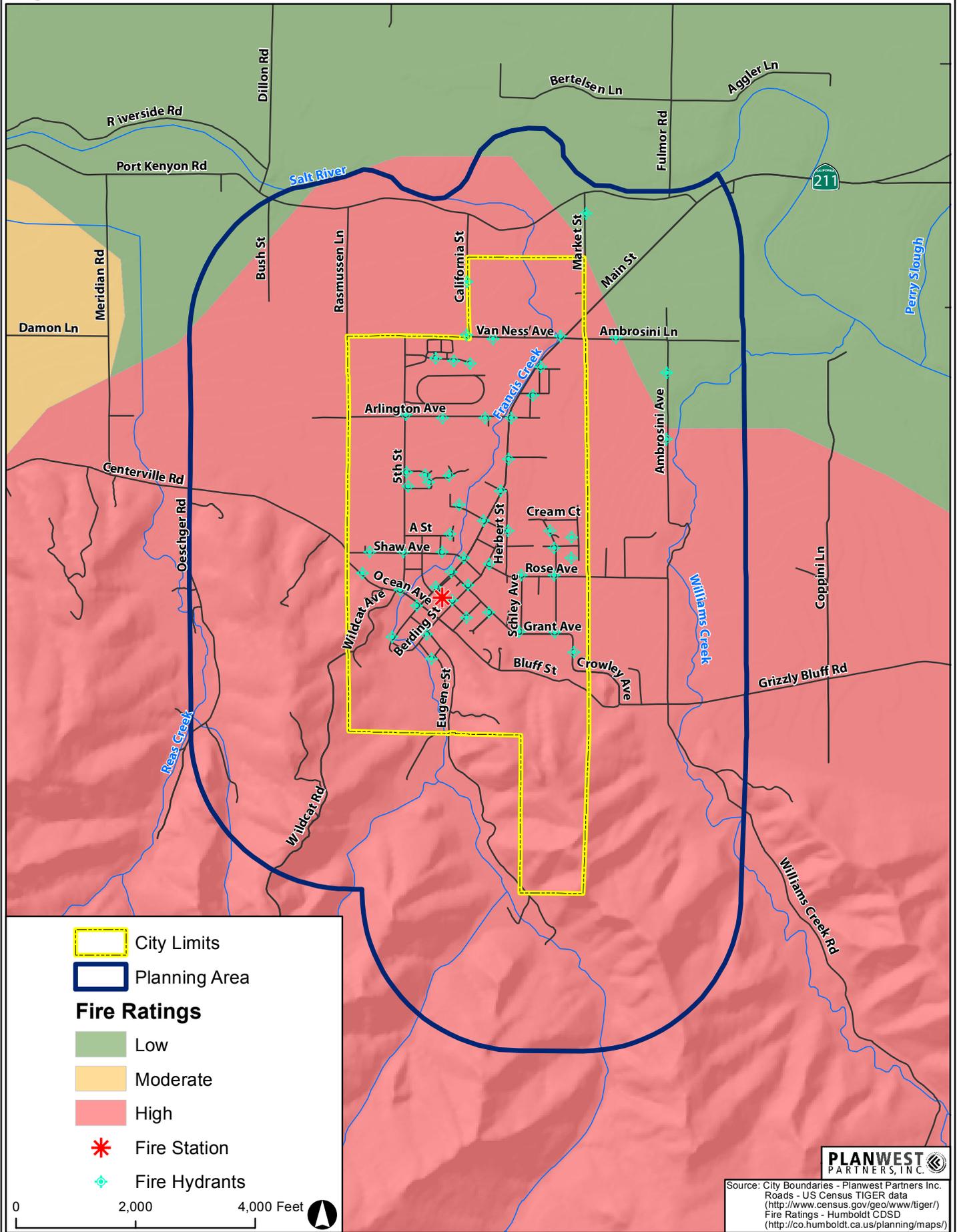
CAL FIRE has responsibility for wildland fires on SRA's, which includes most of the steeply sloped and forested areas in the southern portion of the Planning Area. When staffed, CAL FIRE provides emergency response for wildland fires, structure fires, vehicle accidents and medical aid calls, and support for local fire agencies as needed. CAL FIRE and the Forest Service are at peak staffing from July through October. During the off-peak part the year, CAL FIRE responds as available (Humboldt County 2011).

The wildfire hazard in the Planning Area has been analyzed using the methodology of CAL FIRE's Fire and Resource Assessment Program (FRAP). This method takes into account fuels, terrain, weather, and other relevant factors. These zones, referred to as Fire Hazard Severity Zones, provide the basis for application of various mitigation strategies to reduce risks to buildings associated with wildland fires. Specifically, the zone determines the requirements for unique building codes designed to reduce the ignition potential to buildings. According to the 2007 FRAP map, the southern portion of the Planning Area that is within the SRA is a High Fire Hazard Severity Zone.

In 2006, the Humboldt County Board of Supervisors approved the Master Fire Protection Plan (MFPP), as a resource to assist in the development of appropriate policies in the County General Plan. The MFPP was developed for use as a framework for fire coordination, prevention, and protection throughout the county. The MFPP also makes significant findings and recommendations relating to fire protection capability, fire safe education, fire risk and hazard assessment, fire risk reduction and management, community preparedness and response, and fiscal issues relating to fire protection.

The MFPP Plan contains a wildland fire risk/hazard assessment that was prepared for eleven fire planning compartments covering the entire County using the Risk Assessment and Management System (RAMS) computer model. Planning compartments were developed based on watershed

Figure 7 - Fire hazards



- City Limits
- Planning Area
- Fire Ratings**
- Low
- Moderate
- High
- * Fire Station
- ◆ Fire Hydrants

0 2,000 4,000 Feet



Source: City Boundaries - Planwest Partners Inc.
 Roads - US Census TIGER data
 (<http://www.census.gov/geo/www/tiger/>)
 Fire Ratings - Humboldt CDS
 (<http://co.humboldt.ca.us/planning/maps/>)

and planning boundaries and were designed to include areas with similar fire planning characteristics. The Planning Area is located within the Humboldt Bay Planning Compartment, which extends from Trinidad in the north to Rio Dell and Carlotta in the south.

The RAMS analysis evaluated five factors that contribute to the overall risk of catastrophic fire. The five factors are:

- fire-related fuels hazard and topography;
- resources and economic assets at risk;
- wildland ignition risk;
- wildfire history; and
- fire protection capacity.

Based on the RAMS analysis, the risk of catastrophic fire for the Humboldt Bay Planning Compartment is considered moderate.

Property damage from wildfires can be severe and can significantly alter entire communities. Structures, above-ground infrastructure, critical facilities and natural environments are vulnerable. Some land uses are more vulnerable to wildfire, such as single-family rural residential, while others are less vulnerable, such as agricultural land, gravel mining, and cemeteries. Critical facilities that are of wood frame construction are especially vulnerable during wildfire events.

MINIMIZING RISKS

Ferndale has adopted the 2010 California Fire Code. These provisions include construction standards and sprinkler and fire hydrant requirements in new structures and remodels, road widths and configurations designed to accommodate the passage of fire trucks and engines, and requirements for minimum fire flow rates for water mains.

Providing Ferndale residents, property owners, and business operators with a better education about fire risks and the potential liabilities they face is a proven low cost method to prepare for – and even avoid – fires. The City and the FFPD could facilitate this effort. The FFPD could undertake a proactive and aggressive approach with the owners of private properties who fail to meet minimum maintenance standards from a fire hazards standpoint in its role as enforcement agency for the fire code.

Adopting an annual and ongoing clean-up program to minimize or eliminate fire fuel accumulations on City-owned properties and in the public rights-of-way would allow the City to reduce fire risk while setting an example for other property owners by proactively addressing its own fire safety hazards.

Developing policies to protect existing water supplies, develop additional water supplies and maintain and/or enhance the integrity of the delivery systems would ensure access and availability of water supply in case of a fire.

7.0 Hazardous Materials

This section focuses on those hazards associated with the use, exposure, storage, or release of hazardous materials; provides an overview of federal, state, and local hazardous material regulations; and describes existing known hazardous materials in the Planning Area.

The California Health and Safety Code Section 25501 defines a Hazardous Material as "any material that because of its quantity, concentration, or physical or chemical characteristics poses a significant present or potential hazard to human health and safety or the environment if released into the work-place or environment." Hazardous materials may be associated with transportation accidents or occur in a fixed production or storage facility. Both accidental and sabotage-related releases are possible. Short-term and long-term contamination of an affected area is possible depending upon the situation.

Regulatory Setting

The storage and clean-up (remediation) of hazardous sites is regulated by a series of federal, state and local agencies, including the U.S. Environmental Protection Agency, Cal EPA, the State Department of Toxic Substance Control and Humboldt County's Certified Unified Program Agency (CUPA).

The Humboldt County Department of Health & Human Services Division of Environmental Health (HCDEH) has a Hazardous Materials Area Plan (HMAP) that covers the County, including the City of Ferndale and its surroundings. The HMAP establishes the following:

- Policies, responsibilities, and procedures required for protecting the health and safety of Humboldt County's population, the environment, and the public and private property from the effects of hazardous materials incidents;
- Emergency response organization for hazardous materials incidents occurring within Humboldt County; and
- Operational concepts and procedures associated with the Eureka Fire Departments Regional Hazardous Materials Response Team (EFD HMRT).

The City of Ferndale has adopted Humboldt County's Integrated Waste Management Plan (IWMP). The goals of the IWMP are to reduce the amount of household hazardous waste generated through reuse and recycling, diversion from landfills, promoting alternatives to toxic household products and educating the public regarding household hazardous waste management.

Existing Conditions

This section includes a summary of known regulated hazardous material sites currently listed within the Planning Area.

The Humboldt County Department of Health and Human Services, Division of Environmental Health maintains a database of sites that handle, generate, or store hazardous materials. Such sites within the Planning Area are listed in Figure 8. The majority of these facilities are associated with the agricultural industry, including 19 dairies.

Figure 8 - Hazardous Material Facilities in the Planning Area

FACILITY ID	FACILITY NAME AND SITE ADDRESS	CITY	STATUS
FA0004839	Alexandre Acres 210 Sage RD	Ferndale	Active
FA0000616	Asbury Environmental Services - Chico II, LLC 989 Milton Ave	Ferndale	Active
FA0000189	AT & T Mobility (CA253) - Ferndale (99397) 989 Milton AVE Site A	Ferndale	Active
FA0000159	AT & T Mobility (CA254) - Eel River Sawmill (99391) 110 Weymouth	Ferndale	Active
FA0004558	Bancrest Dairy 509 Coppini LN	Ferndale	Active
FA0004546	Boldrini Dairy 225 Sage RD	Ferndale	Active
FA0004561	Brazil Dairy 5736 Grizzly Bluff RD	Ferndale	Active
FA0004671	Bunker Hill Ranch 655 Bear River Ridge RD	Ferndale	Active
FA0004550	Cahill Dairy 1073 Fulmore AVE	Ferndale	Active
FA0000670	City of Ferndale - Public Works Yard 48 Francis St	Ferndale	Active
FA0005045	City of Ferndale - Wastewater Treatment Plant 606 Port Kenyon RD	Ferndale	Active
FA0000641	Citizens Telecom - Bunker Hill Microwave Site Bear River Ridge Rd	Ferndale	Active
FA0004789	Coffee Creek Dairy 2824 Grizzly Bluff RD	Ferndale	Active
FA0004573	Coppini Lane Jerseys 720 Coppini LN	Ferndale	Active
FA0004691	Darren Hansen Dairy 3784 Grizzly Bluff RD	Ferndale	Active
FA0000820	Del Oro Water Company 995 Eugene St	Ferndale	Active
FA0000819	Del Oro Water Co - Van Ness Ave Well 1400 Van Ness Ave	Ferndale	Active
FA0000808	Dennis DelBiaggio 3078 Grizzly Bluff Rd	Ferndale	Active
FA0000837	Diamond Point Dairy 1312 Pleasant Point Rd	Ferndale	Active
FA0004791	Diamond R Ranch Inc 100 Price Creek Rd	Ferndale	Active
FA0001092	Fernbridge Tractor & Equipment 20 Depot Rd	Fernbridge	Active
FA0004692	Fern Valley Goats 2027 Waddington RD	Ferndale	Active
FA0000644	Frontier Telecommunications Co of CA 550 Shaw Ave	Ferndale	Active
FA0001382	HCDPW - Ferndale Maintenance Station Arlington St & 5	Ferndale	Active
FA0001564	Humboldt County Fair Association 1250 5th St	Ferndale	Active
FA0001572	Humboldt Creamery - Fernbridge Facility 572 Highway 1 HWY	Fortuna	Active
FA0001670	Jack Tipple Motors Inc 524 Main St	Ferndale	Active
FA0001814	L & M Renner Inc - Fernbridge Cardlock 597 Fernbridge Dr	Fernbridge	Active
FA0001836	Larry Denning DDS 460 Ocean Ave	Ferndale	Active
FA0004840	Larry Nicholson Dairy 4431 Grizzly Bluff RD `	Ferndale	Active
FA0004624	Leonardi Dairy 1291 Waddington RD	Ferndale	Active
FA0001917	Lost Coast Communications 982 Bear River Ridge RD Site 2	Ferndale	Active
FA0004780	Miranda Dairy 965 Waddington RD	Ferndale	Active
FA0002457	PG & E - Eel River Substation 295 Substation Rd	Ferndale	Active
FA0004599	Pleasant Point Dairy 890 Pleasant Point RD	Ferndale	Active
FA0004793	Radelfinger Dairy 2001 State Highway 211 HWY	Ferndale	Active
FA0002587	Redding Dairy 387 Price Creek School Rd	Ferndale	Active
FA0002610	Redwood Broadcasting Co MW 655 Bear River Ridge Rd	Ferndale	Active
FA0004662	Regli Jersey's Dairy 500 Witman LN	Ferndale	Active

FACILITY ID	FACILITY NAME AND SITE ADDRESS	CITY	STATUS
FA0004607	Robert Hansen Dairy 6950A Grizzly Bluff RD	Ferndale	Active
FA0004838	Shinn Dairy 1990 Waddington RD	Ferndale	Active
FA0003292	The Farm Shop 650 Herbert St	Ferndale	Active
FA0004850	Tom Losa Dairy 199 Saottini LN	Ferndale	Active
FA0004697	Vevoda Dairy 255 Price Creek School RD	Ferndale	Active
FA0004694	William Tunzini Dairy 487 Aggler LN	Ferndale	Active

Source: Humboldt County Division of Environmental Health. Received August 14, 2012.

The Department of Toxic Substances Control (DTSC) lists sites that have known contamination or sites for which there may be reasons to investigate further. It also identifies facilities that are authorized to treat, store, dispose or transfer hazardous waste. The DTSC has no listed sites within the Planning Area (DTSC 2012).

The State Water Resources Control Board has identified over 36 hazardous waste sites in the Planning Area that involve issues of leaking underground storage tanks (LUST's). These are typically associated with past automobile-related activities, such as service stations and automobile repair shops. The primary risk they pose is leaking gasoline and diesel fuel hydrocarbons and related compounds into the soil and groundwater. Most of the sites have undergone successful remediation, which usually involves removal of the underground tanks and any contaminated soil. There are currently eight open LUST cases in the Planning Area (see Figure 9).

Databases regarding hazardous and toxic materials use and storage are maintained by the following agencies:

- Cal-DHS - California Department of Health Services
- Cal-EPA - California Environmental Protection Agency
- CIWMB - California Integrated Waste Management Board
- CORRACTS - Corrective Action Report
- DOG - California Division of Oil and Gas
- DTSC - Department of Toxic Substances Control
- HCDEH - Humboldt County Department of Health and Human Services, Division of Environmental Health
- NPL - Environmental Protection Agency's National Priorities List
- ODW - Cal-DHS, Office of Drinking Water
- OEHHA - Office of Environmental Health Hazard Assessment
- RCRIS-TSD - Resource Conservation and Recovery Information System
- RWQCB - Regional Water Quality Control Board, North Coast Region
- SWRCB - California (State) Water Resources Control Board

Figure 9 - Leaking Underground Storage Tanks (LUSTs) in the Planning Area

FACILITY ID	SITE NAME	CLEANUP STATUS	ADDRESS	CITY
T0602300448	Bank Of America	Completed - Case Closed	394 Main Street	Ferndale
T0602300180	Bar Ale Of Humboldt	Completed - Case Closed	989 Milton Ave	Ferndale
T0602393478	Bar Ale Of Humboldt	Open - Verification Monitoring	989 Milton Ave	Ferndale
T0602311174	Candy Stick Gallery	Completed - Case Closed	361 Main St	Ferndale
T0602300182	Citizen's Mortuary	Completed - Case Closed	470 Ocean Ave	Ferndale
T0602300409	Crane Residence	Completed - Case Closed	117 Berding St	Ferndale
T0602300230	Farley Property	Completed - Case Closed	1677 Market St	Ferndale
T0602300264	Farm Shop, The	Completed - Case Closed	817 Rose Ave	Ferndale
T0602300284	Fern Cafe	Completed - Case Closed	606 Main St	Ferndale
T0602300029	Ferndale Elementary	Completed - Case Closed	164 Shaw Ave	Ferndale
T0602300220	Ferndale High School /Bus Garage	Completed - Case Closed	1231 Main St	Ferndale
T0602300262	Ferndale Motors	Open - Site Assessment	638 Main St	Ferndale
T0602300043	Ferndale Museum	Open - Site Assessment	515 Shaw Ave	Ferndale
T0602300232	Ferndale Public Works Dept.	Completed - Case Closed	48 Francis St	Ferndale
T0602300340	Ferndale Union High School Gym	Completed - Case Closed	1231 Main St	Ferndale
T0602300509	Ferndale Veterans Memorial Bldg	Open - Site Assessment	1100 Main St	Ferndale
T0602300390	Fuller Property	Completed - Case Closed	1050 Van Ness	Ferndale
T0602300126	HCDPW Ferndale Maint. Station	Completed - Case Closed	Arlington St	Ferndale
T0602300299	Laffranchi Refrigeration	Completed - Case Closed	520 Mckinley Ave	Ferndale
T0602300474	Linos Service	Open - Inactive	318 Main St	Ferndale
T0602300072	Lorenzo's Gas & Grocery	Open - Site Assessment	1392 Main St	Ferndale
T0602300484	Mary Gomes Trust	Completed - Case Closed	1154 Port Kenyon	Ferndale
T0602300445	Mcbride Estate	Completed - Case Closed	951 Van Ness	Ferndale
T0602300063	Nilsen Company	Completed - Case Closed	424 Main St	Ferndale
T0602300274	Nobles Grocery	Open - Site Assessment	2028 Market St.	Ferndale
T0602300164	Peers Motor Sales	Completed - Case Closed	580 Main St	Ferndale
T0602300500	Private Res.	Completed - Case Closed	Private Res.	Ferndale
T0602326726	Private Res.	Completed - Case Closed	Private Res.	Ferndale
T0602330151	Private Res.	Completed - Case Closed	Private Res.	Ferndale
T0602350415	Private Res.	Completed - Case Closed	Private Res.	Ferndale
T0602393589	Private Res.	Open - Verification Monitoring	Private Res.	Ferndale
T0602300392	Rutherford Residence	Completed - Case Closed	563 Ocean Ave	Ferndale
T0602300070	Silva, Maurice	Completed - Case Closed	1348 Lincoln St	Ferndale
T0602300046	Tipple Motors, Jack	Completed - Case Closed	524 Main St	Ferndale
T0602300749	Us Bank Ferndale	Completed - Case Closed	330 Ocean Ave	Ferndale
T0602300335	Wiser, Ray	Completed - Case Closed	942 Main St	Ferndale

Source: State Water Resources Control Board Geotracker 2012

Hazardous Material Incident Response

The primary responder for hazardous material-related calls within the Planning Area is the Ferndale Volunteer Fire Department (FVFD). Several members of the Ferndale Volunteer Fire Department have training and certifications in hazardous materials incident response, including Hazardous Materials Technician, Hazardous Materials Decontamination, Meth Lab Fire Scene Preservation, and Hazardous Materials: First Responder Awareness/Operations.

The Humboldt County Health Department, Division of Environmental Health is the Certified Unified Program Agency (CUPA) with oversight of hazardous materials for Humboldt County. The City responds to calls related to hazardous material spills or releases and calls on the Humboldt County Environmental Health Department for support, if needed.

The purpose of the CUPA program is to provide hazardous material information about facilities to emergency responders and the general public. Facilities are required to disclose all hazardous material and waste above certain designated quantities that are used, stored, or handled at their facility. Facilities are also required to train their employees to safely handle chemicals and to take appropriate emergency response actions. Inspections are conducted periodically to verify a facility's inventory and other information on the Business Plan.

The Eureka Fire Department's Regional Hazardous Material Response Team (HMRT) was established in 1993 to respond to emergencies involving hazardous materials. The HMRT is funded primarily through a Joint Powers Agreement (JPA) between Humboldt County, Del Norte County, City of Eureka, City of Crescent City, City of Arcata, City of Blue Lake, City of Ferndale, City of Rio Dell, and City of Trinidad. The JPA establishes the Humboldt/Del Norte Hazardous Material Response Authority (HMRA). The HMRA Board consists of elected officials of each member agency and meets quarterly to provide oversight to the Team.

Humboldt County Department of Environmental Health (DEH) provides staff functions for the HMRA. DEH is the regulatory authority relative to hazardous materials and supports the HMRT at emergency incidents. DEH and HMRT maintain a close working relationship to ensure public safety and effective response to emergencies.

The HMRT consists of twelve members of the Eureka Fire Department, each of which is certified as Hazardous Material Specialists by the State of California. HMRT members are "non-dedicated," meaning that they have other duties within the fire department but also function as hazardous material specialists. The HMRT meets monthly for training and members are required to maintain their skills and competencies to fulfill their mission. The HMRT also conducts quarterly drills at various facilities within its response area to maintain skills and to interface with local industry. All members of the Eureka Fire Department are trained and State certified to the First Responder Operational and Decontamination for Hazardous Materials (City of Eureka 2012).

MINIMIZING RISKS

Requiring that all land uses that transport, generate, use, handle, store, dispose of, and/or emit hazardous materials or waste be in compliance with all applicable, federal, state, County and local hazardous materials safety laws and regulations, as well as enforcing all building and fire codes adopted by the State, will minimize potential harm to the public from hazardous materials.

Continuing to coordinate with the County, the Regional Water Quality Control Board, Environmental Protection Agency, and State Department of Toxic Substance Control would minimize the risk of hazardous materials impacting people and property from sites that store, handle and/or use hazardous materials above local, State, and Federal thresholds.

The Ferndale Volunteer Fire Protection District's continued maintenance of state-of-the art first responder equipment and trained personnel within the Ferndale Volunteer Fire Department would help to minimize the impacts of hazardous material releases within the Planning Area.

8.0 Acceptable Risk

The General Plan Safety Element establishes mechanisms to reduce the risk of bodily harm and property damage from natural and human-caused hazards. Hazards are an unavoidable aspect of life, and the Safety Element does not eliminate risk. Instead, the Element contains policies to minimize the effects of hazards and hazardous events and acknowledge an acceptable risk level.

The Element takes a two-tiered approach to minimizing risk associated with natural and man-made hazards. On one level, the Element examines ways in which the community can prepare for and respond to the effects of hazardous events. For example, citizens may utilize sandbags during a 100-year storm event to prevent flooding damage to an existing building. Community-level response to hazardous events will be covered in Chapter 9.0 Emergency Preparedness.

On another level, the Element establishes land use and development policies to prevent or minimize the effects of hazards. For instance, the City may regulate what type of land use is allowed in a 100-year floodplain, prohibiting such uses as power plants or hazardous material storage. The City may also require mitigation for development that is allowed in the floodplain. The following are typical policies for flooding hazards:

Review all proposed development to ensure that structures designed for human occupancy are accessible in the event of a 100-year storm and are protected from the 100-year storm by setting lowest habitable floor elevations one foot above the floodplain.

Request a drainage study of proposed development in the 100-year floodplain to ensure adequate protection and that implementation of the development will not create new downstream flood hazards.

Using information on the potential for man-made or natural hazards from chapters 4.0-7.0 of this Element, the City may establish policies such as these to prevent or mitigate damage from hazardous events before those events occur. High-level hazards that present the greatest risk to life and property are generally addressed by City policies. Lower-level hazards, with less risk of causing catastrophic damage, are generally addressed at the neighborhood and individual levels. In order to develop effective policies, an acceptable level of risk above which City action is required to provide protection to life and property must be established.

This section defines the term ‘acceptable risk’ as the level of risk that a majority of citizens and insurance companies will accept without asking for governmental action to provide protection. Using this definition, various structures and land uses were classified according to how the population of Ferndale would be affected in the event of loss or failure of each facility, and a level of acceptable damage was established for each facility type. This information was used to identify optimal locations for the various land uses in relation to Ferndale’s hazard areas. Regulating land use and development accordingly will enable the City to avoid or mitigate the effects of natural hazards in order to protect lives and property.

Risk Determination

The idea of risk evaluation is the central concept in planning for safety. The concept can be applied to all kinds of hazards, both natural and man-made. Although a hazard-free environment will never exist, an important initial step is to determine a level of acceptable risk. This involves determining the degree of risk, deciding how much risk is acceptable, and implementing measures to reduce the negative effects to a lower level.

The criteria for determination of risk are based on:

- Reduction or prevention of bodily harm
- Reduction or prevention of property damage
- Reduction or prevention of economic and social dislocations

Based on these criteria a risk may be categorized as acceptable, unacceptable, or avoidable. The determination of acceptable and unacceptable risk requires judgments based on weighing several factors including the nature of the hazard, the frequency or risk of a damaging event associated with the hazard, and the relative number of persons exposed to the risk. The degree or intensity of any specific hazard is a major consideration in public mitigation efforts. Thus, hazards with a high life-loss potential are less acceptable than hazards which primarily affect property, and hazards which could impact the entire community are less acceptable than hazards which may impact relatively few persons. Only minimal risk to critical facilities and functions (including water supply, emergency services, evacuation routes, and medical and mass care facilities) is considered acceptable since these facilities and functions are critical to disaster recovery for entire communities.

The Council on Intergovernmental Relations (CIR) has composed Safety Element guidelines. Central to these guidelines is the concept of acceptable risk. CIR defines acceptable risk as the level of risk below which no specific action by local government is deemed necessary, other than making the risk known and suggesting remedial measures for the public to take if they desire on their own to lessen the risk.

Critical Facilities

The determination of acceptable risk from hazardous events involves differentiating among man-made structures according to their potential effect on the loss of life and their importance in terms of emergency response and continued community functioning. If essential services are not functional after a disaster, the magnitude of the disaster can be much larger.

The term “critical facilities” is used to describe those structures or land uses which are especially important for the preservation of life, the protection of property, and the continuing functioning of society. For the purposes of planning for hazard avoidance or mitigation, structures, occupancies, and land uses in the Ferndale Planning Area are classified as indicated in Figure 10. Classes 1-A through 3-B in this table are considered to be critical facilities.

These critical facilities are vital to the community's ability to respond to a major disaster and to minimize loss of life and property. At minimum, all structures which could have a significant effect on the loss of life should be designed to remain standing in the event of a major disaster,

even if rendered useless. Critical facilities, on the other hand, should not only remain standing, but in the event of a disaster should be able to operate at peak efficiency.

Risk Ratings

Figure 10 lists structures and land uses for the purpose of risk classification. Figure 11 classifies the structures, occupancies, and land uses as described in Figure 10 and establishes general levels of acceptable risk in terms of risks to health and safety, risks to continuity of service, and risks of fire or structural damage. The column in Figure 11 titled “Level of Acceptable Risk” identifies the general levels of risk that are considered appropriate for each category of structure, occupancy, or land use. Tolerance levels for risk range from “near zero” for facilities whose failure might be catastrophic, such as nuclear plants and natural gas transmission lines, to “high” for open space lands with no development and low intensity occupancy. Exposure of the critical facilities to frequent or occasional hazard is not tolerable because the possibility of injuries to persons, losses of life and property, or disruption of disaster response capabilities could be so great in the event of damage to any of these facilities. On the other hand, a greater probability of damage to non-critical facilities can be tolerated because exposure to the hazard either affects relatively few people or properties, or causes relatively little personal injury or property damage. The basic premise for this table is that the City wishes to avoid all loss of life from foreseeable hazards, and to prevent personal injury and reasonably avoidable property damage.

Acceptable damage to facilities is correlated with risk levels and provides a guide to structural design requirements for all facilities and fire resistant characteristics for buildings in the several risk classes. Figure 12 provides a general guide to siting development with respect to the various hazard areas.

Figure 10 – Risk Classifications of Structures, Occupancies, and Land Uses

CLASS	GENERAL CATEGORY	GENERAL EXAMPLES*	PLANNING AREA EXAMPLES
1-A	Facilities whose failure might be catastrophic	Nuclear reactors, large dams	None
1-B	Facilities whose continuing function is critical	Power plants, power intertie systems	Water/wastewater treatment systems
2-A	Facilities critically needed for services after disaster	Hospitals, fire stations, telephone exchanges	City Hall Fire Hall Telecommunications systems
2-B	Critical transportation links	Regional highways, bridges, rail lines, overpasses, tunnels	State Route 211, Wildcat Road
2-C	Major local utility lines and facilities	Power substations, gas and water mains	Wastewater treatment lines Del Oro Water Co. lines
2-D	Small dams	Small dams	None
3-A	High occupancy structures	High-rise apartments and offices, schools	Ferndale High and Elementary School
3-B	Facilities highly desirable for shelter after disaster	Schools, churches	Schools, County Fairgrounds
3-C	Local roads, utilities, and communication facilities	Local roads, local utility lines	Local roads and bridges, local utility lines, telephone services, roadways that could slide out
4-A	Medium occupancy structures	Most commercial and industrial buildings, apartments	Navy Housing complex
4-B	Low occupancy structures	Single family homes	Single family homes
5-A	Open space lands, high intensity occupancy or development	Recreation areas, orchards, vineyards	Fireman’s Park
5-B	Open space lands with no development, low intensity occupancy	Grazing lands, forest	Ferndale Bottoms

CRITICAL FACILITIES

*Some of the general examples given in this table are for purposes of illustration only, and are not anticipated in the Planning Area

Adapted from Town of Woodside General Plan 2012 Natural Hazards and Safety Element

Figure 11 – Levels of Acceptable Risk for Structures, Occupancies, and Land Uses

CLASS	GENERAL CATEGORY	POPULATION AFFECTED IN EVENT OF FAILURE	ACCEPTABLE DAMAGE TO FACILITY	TOLERANCE FOR RISK*	
CRITICAL FACILITIES	1-A	Facilities whose failure might be catastrophic	Vast	None which would result in exposing affected population to death or injury	Near Zero
	1-B	Facilities whose continuing function is critical	Vast	None which would impair facility or disrupt function	Extremely Low
	2-A	Facilities critically needed for services after disaster	Substantial	None which would impair facility or disrupt function	Extremely Low
	2-B	Critical transportation links	Substantial	Minor non-structural; facility should remain operational and safe, or be susceptible to quick restoration of service	Low
	2-C	Major local utility lines and facilities	Substantial	Minor non-structural; facility should remain operational and safe, or be susceptible to quick restoration of service	Low
	2-D	Small dams	Moderate	None which would expose "downstream" population to injury	Extremely Low
	3-A	High occupancy structures	Varies	No structural damage; minor nonstructural damage, but structures should remain safe and usable	Low
	3-B	Facilities highly desirable for shelter after disaster	Varies	No structural damage; minor nonstructural damage, but structures should remain safe and usable	Low
	3-C	Local roads, utilities, and communication facilities	Moderate	Damage should be susceptible to reasonably rapid repair (or utility shut-off)	Moderate
	4-A	Medium occupancy structures	Moderate	Structural integrity must be retained; damage should not unduly endanger safety of occupants.	Low
	4-B	Low occupancy structures	Few	Structural integrity must be retained; damage should not unduly endanger safety of occupants.	Ordinary
	5-A	Open space lands, high intensity occupancy or development	Varies	Structural integrity must be retained; damage should not unduly endanger safety of occupants.	Moderate
	5-B	Open space lands, no development, low intensity occupancy	Few	Not applicable	High

*Levels of acceptable risk range from lowest to highest as follows: Near Zero, Extremely Low, Low, Ordinary, Moderate, and High

Adapted from Town of Woodside General Plan 2012 Natural Hazards and Safety Element

Figure 12 – Location of Structures and Land Uses in Relation to Defined Hazard Areas

CLASS	GENERAL CATEGORY	HAZARDS									
		FIRE		FLOOD		EARTH SHAKING		LANDSLIDES			
		HIGH FIRE HAZARD ZONE	LOW FIRE HAZARD ZONE	100 YEAR FLOOD ZONE	OCCASIONAL FLOODING	LIQUEFACTION AREA	TSUNAMI EVACUATION AREA	RELATIVELY STABLE	MODERATE INSTABILITY	HIGH INSTABILITY	
CRITICAL FACILITIES	1-A	Facilities whose failure might be catastrophic	OK	OK	X	X	X	X	OK	M	X
	1-B	Facilities whose continuing function is critical	OK	OK	X	X	X	X	OK	M	X
	2-A	Facilities critically needed for services after disaster	OK	OK	X	X	X	X	OK	M	X
	2-B	Critical transportation links	OK	OK	M	M	M	M	OK	M	X
	2-C	Major local utility lines and facilities	OK	OK	M	M	M	M	OK	M	X
	2-D	Small dams	OK	OK	M	M	M	M	OK	M	X
	3-A	High occupancy structures	OK	OK	X	X	M	X	OK	M	X
	3-B	Facilities highly desirable for shelter after disaster	OK	OK	X	X	M	X	OK	M	X
	3-C	Local roads, utilities, and communication facilities	OK	OK	M	M	M	M	OK	M	X
	4-A	Medium occupancy structures	OK	OK	X	X	M	X	OK	M	X
	4-B	Low occupancy structures	OK	OK	M	X	M	M	OK	M	X
	5-A	Open space lands, high intensity occupancy or development	OK	OK	M	M	M	M	OK	M	X
5-B	Open space lands, no development, low intensity occupancy	OK	OK	OK	OK	OK	OK	OK	OK	OK	

OK – Use usually OK without special design or construction measures required

M – Use may be appropriate if mitigating measures are taken adequate to the function of structure or occupancy

X – Use is usually NOT APPROPRIATE in a location with these characteristics

Adapted from Town of Woodside General Plan 2012 Natural Hazards and Safety Element

MINIMIZING RISKS

Regulating land use and development using the risk assessment completed in this Safety Element will enable the City to avoid or mitigate the effects of natural hazards in order to protect lives and property.

Designating and constructing development on lands in such a manner that levels of acceptable risk defined in Figure 11 are not exceeded will enable the City to avoid or mitigate unacceptable damage to lives and property. Development in hazardous areas should, in general, be limited to structures and improvements which would not threaten human life or cause substantial financial loss in the event of damage. Where hazards are identified, mitigating measures should be taken at the time of development. Mitigation measures could include providing adequate fire egress from the development and ensuring that there are no lengthy, one-way streets. Development should provide adequate water supplies, roads which are suitable for the safe passage of emergency vehicles, and legible street name signs and house numbers.

9.0 Emergency Preparedness

Emergency preparedness involves the community in planning to identify resources, provide public awareness, and formulate plans for emergency situations. The goal is for government, businesses, and local groups to coordinate emergency response, ensure the functioning of critical facilities, facilitate post-disaster relief, and expedite recovery operations.

Emergency preparedness improves the ability of local forces, such as the Ferndale Volunteer Fire Department, the Ferndale Police Department, City staff, and local citizens, to deal with emergencies quickly and effectively. Major disasters and emergencies also require outside assistance, from nearby cities, the County, the State, or from federal sources.

Whenever other agencies are involved, coordination is critical. The ability of the City and neighboring jurisdictions to prepare for and respond to emergency conditions in a coordinated manner is essential to the community's health and safety. Wildfires can ignite in neighboring jurisdictions and spread quickly into Ferndale. Hazardous material spills or explosions outside of City limits can affect Ferndale residents. Other municipalities, public and private utilities and transportation systems, hospitals, and special districts provide vital resident-serving services that are highly vulnerable to earthquakes and other hazards. This regional interdependence of medical, transportation, communications, emergency response, and other systems necessitates active coordination and a consistent level of mitigation and preparedness.

It is well documented that community preparation reduces the risks associated with a major disaster. Neighborhoods and businesses need to be trained on how to prepare for and respond to a major disaster. When Ferndale citizens are prepared, the risk to life and property from a major disaster is significantly reduced. A major focus of the City's mitigation efforts should be the preparation and training of the community to help itself.

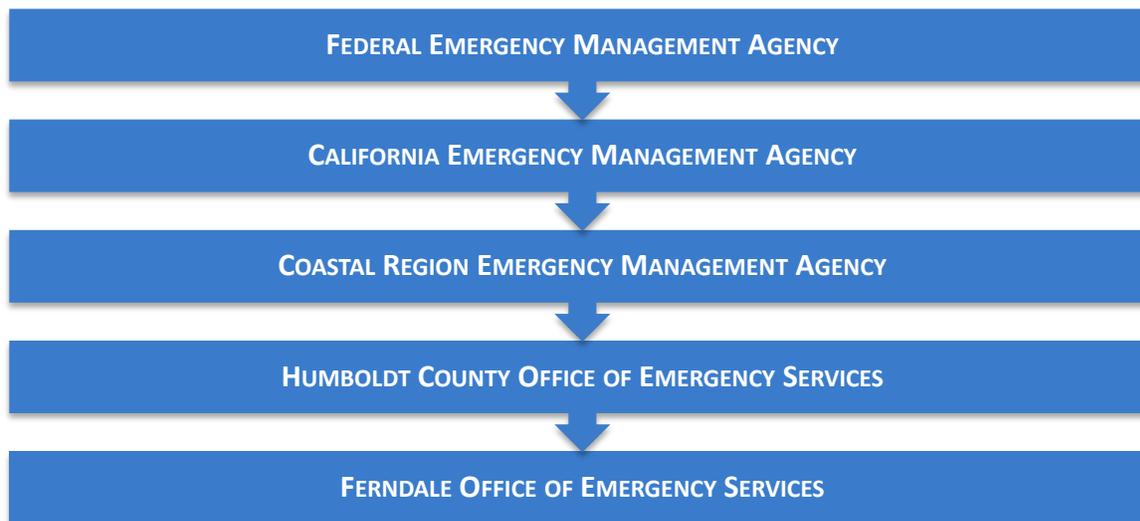
Emergency Management Hierarchy

An emergency management hierarchy has been established to assist in the event that local governments require aid in dealing with emergencies (see Figure 13). At the federal level, the Federal Emergency Management Agency (FEMA) oversees United States government response efforts. At the state level, the California Emergency Management Agency (Cal EMA) oversees state organization response efforts. At the county level, the Operational Area (OA) oversees coordinated response for the county and the cities and special districts within. This hierarchy is in place to assist the organization and movement of resources to areas of need. At each level - federal, state, and local - the response organization has the statutory power to requisition resources and assistance from other governmental entities at that level (OES 2003).

The response hierarchy works in the following manner: When a city or special district cannot effectively handle a crisis with their own available resources and organization, they request county OA assistance. The county OA provides whatever available resources and assistance which can be mobilized locally from county assets and from other cities and special districts within the county. Should additional resources and assistance not available locally be needed, the county OA will request help from the Cal EMA. The state, in turn, will provide whatever resources and assistance that can be procured from state assets. FEMA is contacted when the

state needs assistance to handle the crisis. In California, Cal EMA is divided into three response support regions. The Coastal Region is comprised of the sixteen coastal counties from Del Norte to Monterey. Any assistance requests from the Humboldt County OA go directly to the Coastal Region which immediately canvasses the sixteen coastal counties for needed resources and assistance. Should more assistance be needed, the Coastal Region contacts the Cal EMA in Sacramento which, in turn, canvasses the other Regions in the State (OES 2003).

Figure 13 – Emergency Management Hierarchy



Source: Humboldt County Office of Emergency Services 2003.

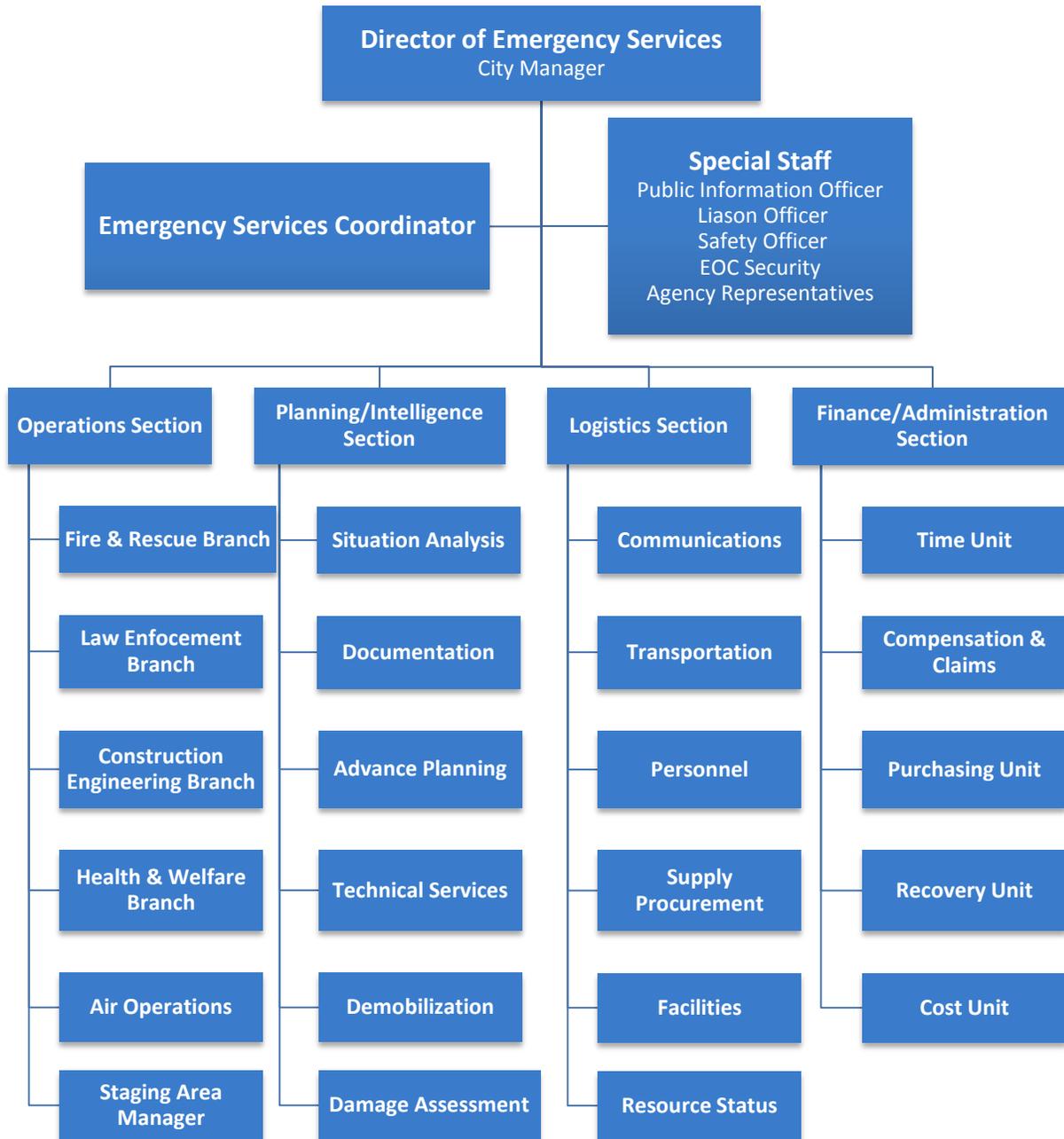
The Humboldt County Office of Emergency Services (OES) manages the county OA response from the county Emergency Operations Center (EOC). The EOC contains an extensive and varied communications system that allows for instant information transfer anywhere inside and outside the county. The EOC can operate independently of external power sources. Previously identified and trained personnel with expert knowledge and expertise from county departments, state and federal agencies, and other local governments, agencies, and organizations meet and efficiently coordinate the county OA response from the EOC. All responders are trained in the use of the National Incident Management System, the Standardized Emergency Management System, and in the Incident Command System to best facilitate a coordinated response from all levels of government (OES 2003).

City of Ferndale Emergency Operations

Under the emergency management hierarchy described above, the City serves as first responder in the event of a local emergency. The City is charged with the responsibility to provide effective emergency preparedness operations under State law and Federal Emergency Management Administration (FEMA) directives (Woodside 2012). This responsibility requires the City to ensure the effective direction of resources involved in preparing for and responding to situations associated with natural disasters, man-made technological incidents, or national defense emergencies. The City must be prepared to respond to emergencies that might occur within its limits and must be able to assess whether it is capable of responding effectively.

The City accomplishes this in part through its Emergency Operations Plan (EOP), prepared in 2004 and updated in 2006 by the County OES for the City of Ferndale. The EOP identifies the City’s emergency planning, organization, policies, procedures, and response to extraordinary emergency situations associated with natural disasters, technological incidents, and national security emergencies. The plan also addresses integration and coordination with other governmental levels when required (OES 2006). Figure 14 shows Ferndale’s emergency management organization as per the EOP.

Figure 14 – City of Ferndale Emergency Management Organization

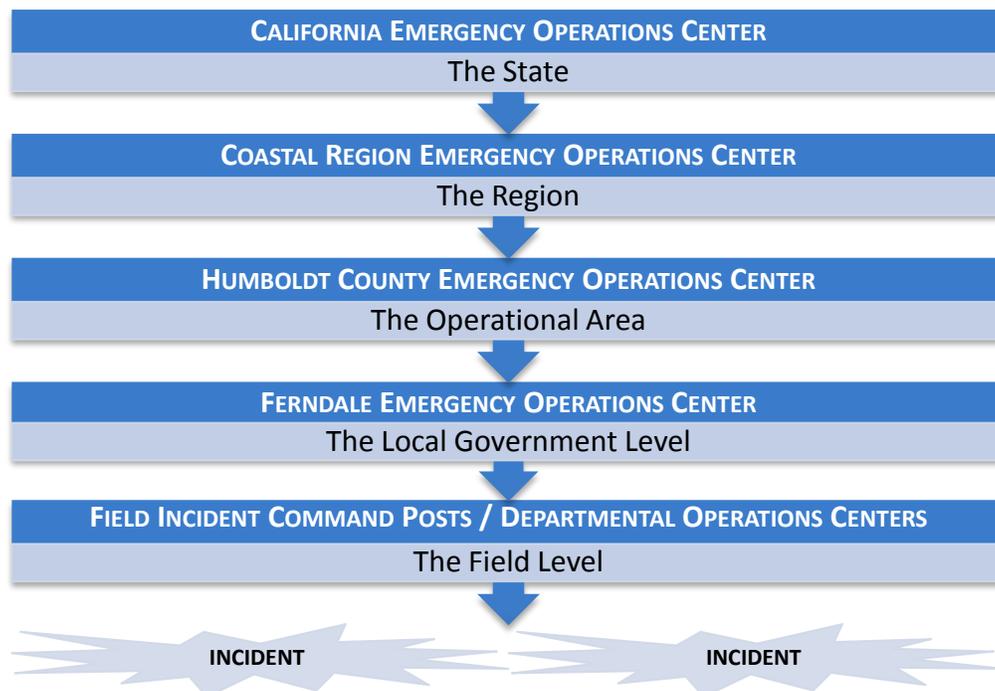


Source: Humboldt County Office of Emergency Services 2006.

The Ferndale EOP establishes the emergency management organization required to mitigate any significant emergency or disaster affecting the City; identifies the responsibilities, policies and procedures required to protect the health and safety of residents and property and to minimize the environmental effects of natural and technological emergencies and disasters; and establishes the operational concepts and procedures associated with field response to emergencies, City Emergency Operations Center (EOC) activities, and the recovery process (OES 2006).

The EOP is based on the functions and principles of the California Standardized Emergency Management System (SEMS), the California Incident Command System, and the National Incident Management System (NIMS), which identifies how the Ferndale emergency operational system fits in the overall California emergency management system during response and recovery operations (OES 2006). Figure 15 depicts the five levels of emergency response organization under SEMS.

**Figure 15 - Standardized Emergency Management System
Five Level Emergency Response Organization**



Source: Humboldt County Office of Emergency Services 2006.

Under the EOP, the City's response to disasters is based on four phases:

- Increased readiness;
- Initial response operations;
- Extended response operations; and
- Recovery operations.

During each phase, specific actions are taken to reduce and/or eliminate the threat of specific disaster situations. In coordination with the City and Incident Commanders, the OES Coordinator will determine the phase and initiate the appropriate level of alert for response agencies, including the activation of the Emergency Operations Center (EOC) as required. Ferndale EOC is located in the City Hall at 834 Main Street (OES 2006).

According to the EOP, the overall objective in managing emergency operations is to ensure that effective direction is maximized for those emergency forces involved in preparing for and responding to situations associated with natural disasters, technological incidents, or national defense emergencies. The specific purposes of the EOC are to facilitate overall management and coordination of emergency operations; coordination and liaison with appropriate federal, state, and other local government agencies and private sector resources; management of mutual aid resources; establishment of priorities; and collection, evaluation, and dissemination of damage information and other essential data (OES 2006).

Emergency Management Authority

The following provides emergency management laws and authorities for conducting and/or supporting emergency operations (OES 2006):

City

- Ordinance No. 267 adopting the City of Ferndale Emergency Organization and Functions by the City of Ferndale City Council dated June 3, 1974.
- Ordinance No. 462 adopting City of Ferndale Emergency Procedures for expenditures and delegating of power to the City Manager dated April 9, 2002.
- Resolution No. 04-30 of the City of Ferndale, City Council adopting the City of Ferndale Emergency Operations Plan dated November 4, 2004.

County

- Ordinance No. 2203, relating to Emergency Organization and Functions of the Humboldt County Disaster Council, by the Board of Supervisors, dated March 21, 2000.
- Resolution No. 370 of the Board of Supervisors of the County of Humboldt relative to Workers' Compensation Insurance for Registered Volunteer Disaster Service Workers, dated June 27, 1949.
- Resolution of the Board of Supervisors of the County of Humboldt adopting the California Disaster and Civil Defense Master Mutual Aid Agreement dated December 1, 1950.
- Resolution of the Board of Supervisors of the County of Humboldt adopting the Humboldt County Emergency Operations Plan dated June 25, 2002.

State

- California Emergency Services Act (California Government Code, Title 2, Division 1, Chapter 7).
- Standardized Emergency Management Systems regulations (California Code of Regulations, Title 19, Division 2, Chapter 1 and California Government Code § 8607).

- Hazardous Materials Area Plan Regulations (California Code of Regulations, Title 19, Division 2, Chapter 4, Article 3, § 2720 – 2728 and California Health and Safety Code, Division 20, Chapter 6.95, § 25503.5).
- California Department of Water Resources Flood Control (California Water Code § 128).
- Orders and Regulations, which may be selectively promulgated by the Governor during a *STATE OF EMERGENCY*.
- Orders and regulations, which may be selectively promulgated by the Governor during a *STATE OF WAR*.

Federal

- Federal Civil Defense Act of 1950 (Public Law, as amended).
- Robert T. Stafford Disaster Relief and Emergency Assistance Act of 1988 (Public Law 93-288, as amended).
- Army Corps of Engineers Flood Fighting (Public Law 84-99).

Community Emergency Preparedness Training (CERT)

Despite extensive local, state, and federal planning and coordination, emergency services may be overwhelmed in the immediate aftermath of a major disaster. First responders may be hindered by impassable roads, offline utilities, damaged communications facilities, and lack of personnel. Depending on the severity of the emergency, it could take several days before basic services are restored. Emergency preparedness planning recognizes that residents must be prepared to be self-sufficient for 72 hours or more after the occurrence of a major disaster.

Formed in 2011 in response to this need for community self-sufficiency, Humboldt State University's Regional Training Institute (RTI) is an information center for disaster preparedness training. With a focus on regional coordination, RTI provides educators, individuals, neighborhood groups, businesses and social groups the tools necessary to strengthen their disaster response capabilities. RTI offers a Community Emergency Response Team (CERT) course with the goal of helping citizens become self-sufficient in the event of a major disaster by acquiring hands-on disaster training. CERT is based on a



foundation of training modules that educates individuals about disaster preparedness for hazards that may impact their area, and trains them in basic disaster response skills, such as fire safety, light search and rescue, team organization, and disaster medical operations. Using the training learned in the classroom and during exercises, CERT members can assist others in their neighborhood or workplace following an event when professional responders are not immediately available to help. CERT members also are encouraged to support emergency response agencies by taking a more active role in emergency preparedness projects in their community (RTI 2013).

The CERT concept was developed and implemented by the Los Angeles City Fire Department (LAFD) in 1985. The Whittier Narrows earthquake in 1987 underscored the area-wide threat of a major disaster in California. Further, it confirmed the need for training civilians to meet their immediate needs. As a result, the LAFD created the Disaster Preparedness Division with the purpose of training citizens and private and government employees (FEMA 2012). The success of the LAFD training program prompted FEMA to adopt and expand the CERT program in 1993, making the training available nationally. Since then, communities in 28 States and Puerto Rico have conducted the training (FEMA 2012).

There is currently only one CERT program within 20 miles of Ferndale. The Eel River Valley CERT program, started in 2009 with funding from a federal Readiness and Emergency Management for Schools (REMS) grant, serves the Fortuna Union Elementary School District (ERV-CERT 2011), as well as covering Carlotta, Ferndale, Fortuna, Hydesville, Loleta, Rio Dell, and Scotia (Citizen Corps 2013). The group held CERT training courses from May 2010 to January 2011 to achieve the following goals:

- To expand the number of school personnel and community members trained to respond to emergencies
- To assist local schools during emergencies
- To be an advocate for emergency preparedness in the Eel River Valley and beyond
- To support the work of first responders during disasters
- To support the development and continued existence of other CERT programs in Humboldt County (ERV-CERT 2011)

Eel River Valley CERT is part of the Eel River Valley Emergency Preparedness Team (ERV-EPT), a multi-agency team of volunteers working to enhance emergency preparedness in the Eel River Valley. Participating agencies include Humboldt County Sheriff's Office of Emergency Services; Cal Fire; St. Joseph Hospital; Redwood Memorial Hospital; City Ambulance; Volunteer Fire Departments, including Fortuna, Ferndale, Scotia, and Rio Dell; Police Departments, including Fortuna, Ferndale, and Rio Dell; Ferndale Mayor and City Manager; Loleta CSD; Humboldt County Dept. of Health & Human Services; North Coast Schools' Insurance Group (NCSIG); Eel River Valley Readiness and Emergency Management for Schools (ERV-REMS); Eel River Valley schools, including: Academy of the Redwoods, Fortuna Middle School, Fortuna High School, Ferndale Elementary, Ferndale H.S., Toddy Thomas Middle School, Loleta Elementary, Fortuna Elementary (South), Rio Dell Elementary; and community groups, including Loleta Chamber of Commerce, Loleta Community Church, Loleta Community Resource Center, Fortuna Community Services, and Hydesville Community Church.

MINIMIZING RISK

Taking a three-tiered approach to emergency preparedness will best enable the City to prepare for adequate emergency response and recovery, ensure the continued functioning of critical facilities, and facilitate post-disaster relief and recovery operations. On a broad level, coordinating with other agencies, from FEMA to neighboring jurisdictions, is key to ensuring that the City will have the resources it needs in the event of a major disaster. On a local level, planning for disaster response, including such measures as continuing to refine and update the City's EOP, will facilitate coordination among first-responders and City staff, thus streamlining the response to and recovery from an emergency. And finally, training the citizens of Ferndale on how to prepare for and respond to all types of disaster will greatly reduce loss of life and property in the initial hours of a major disaster.

10.0 Goals, Policies and Implementation Programs

NOTE: To be developed per schedule.

SCOPE: Goals, policies, and implementation programs will be developed to provide a policy basis for measures Ferndale can take to prevent loss of life, reduce injuries and property damage, and minimize economic and social dislocations which could result from earthquake, fire, or other natural and man-made disasters. The contract planner and City staff will work with the Planning Commission and City Council to craft policies and implementation strategies for reduction of risk and mitigation or abatement of those hazards and for emergency preparedness and disaster response through land use planning. Policies may address the intensity of development in hazardous areas, clearly define the scope of hazard mitigation measures by type of land use, requirements (if any) for geotechnical and geologic investigations to mitigate geologic hazards and clear procedures for geotechnical and geologic report review.

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Meeting Date:	February 20, 2013	Agenda Item Number	6.4
Agenda Item Title:	General Plan Safety Element Update: Draft Goals, Policies, and Implementation Programs		
Presented By:	Melanie Rheaume, Contract City Planner		
Type of Item:	<input type="checkbox"/> Action	<input checked="" type="checkbox"/> Discussion	<input type="checkbox"/> Information
Action Required:	Review and discuss		

RECOMMENDATION: Review and discuss the attached Draft General Plan Safety Element Goals, Policies, and Implementation Programs.

BACKGROUND: At the Planning Commission's request, planning staff has provided examples of General Plan Safety Element policies corresponding to the Safety Element Update draft chapter under consideration. To date, the Commission has reviewed example policies for the following chapters:

- Chapter 6.0 Fire Hazards
- Chapter 7.0 Hazardous Materials
- Chapter 8.0 Acceptable Risk

In addition, staff has developed example policies for the remaining chapters, including:

- Chapter 4.0 Geologic and Seismic Hazards
- Chapter 5.0 Flooding and Drainage Hazards
- Chapter 9.0 Emergency Preparedness

Based on these examples and the input provided by the Commission, planning staff has crafted draft goals, policies, and implementation programs for Safety Element chapters 4.0-6.0. The policies and programs are integrated with Ferndale's portion of the Humboldt Operational Area Multi-Agency Multi-Hazard Mitigation Plan Update.

DISCUSSION: The attached draft will provide a basis for the overall General Plan Safety Element Chapter 10.0 Goals, Policies, and Implementation Programs. Staff has provided this draft in order to enable the Commission to review the first three Safety Element goals along with their correlating policies and programs, to provide input that will shape the development of the culminating chapter of the Safety Element, and to prepare for the March 20th Planning Commission meeting, at which the entire Draft Chapter 10.0 will be reviewed.

10.0 Goals, Policies and Implementation Programs

Safety Element goals and policies provide a policy basis for measures Ferndale. They're developed to prevent loss of life, reduce injuries and property damage, and minimize economic and social dislocations which could result from earthquake, fire, or other natural and man-made disasters. Policies address the intensity of development in hazardous areas, define the scope of hazard mitigation measures by type of land use, requirements for geotechnical and geologic investigations to mitigate geologic hazards and clear procedures for geotechnical and geologic report review. The contract planner and City staff worked with the Planning Commission, City Council, and agency representatives to craft policies and implementation strategies for reduction of risk and mitigation or abatement of those hazards and for emergency preparedness and disaster response through land use planning.

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

Policies are more precise expressions of the community's position on particular issues, or how particular goals can be reached. Policies may include guidelines, standards, 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 Community Emergency Response Team program), discrete time-specific actions (e.g., adopt an ordinance), or further planning action (e.g., develop a specific plan).

GOAL 1 - Geologic and Seismic Hazards

Minimize the risk to public health and safety and loss of social, economic, and environmental welfare resulting from seismic and geologic activities.

Policies

- Policy 1.1 Update City zoning regulations for seismic setbacks, structural requirements, and hillside development standards.
- Policy 1.2 Require geotechnical evaluation for development projects with the potential for geological hazards, such as slope failures or soil subsidence.
- Policy 1.3 In areas with identified geotechnical hazards, development shall conform to geotechnical report mitigation measures and/or project and site modifications to respond to site-specific hazards and conditions.
- Policy 1.4 Improve drainage, plant soil-stabilizing vegetation, and provide structural reinforcements in landslide-prone areas.
- Policy 1.5 Continue to collect and maintain current geologic data to identify hazardous areas.
- Policy 1.6 Ensure that public facilities are structurally sound and able to withstand seismic shaking and the effects of seismically-induced ground failure.

Implementation Programs

- Program 1.a Require development applications for projects on slopes of 30% or more to submit a geologic investigation and report by a qualified engineering geologist. The report shall address potential for slope failure, soil subsidence and related geologic events, and recommend measures to minimize hazards.
- Program 1.b Prohibit development on excessively steep hillsides where slope stability mitigations are not deemed feasible by the City Engineer and where a significant hazard to Ferndale residents may result.
- Program 1.c Where known landslide areas exist, require mitigation actions for slope stability. This can include, with affected property owner support, landslide repair extending beyond the boundaries of a proposed development project site. Encourage planting of vegetation on unstable slopes to protect structures at lower elevations. Native plants may be required for landscaping in areas with landslide potential to eliminate the need for supplemental watering and to reduce the risk of landslide.
- Program 1.d Prepare and adopt a City grading ordinance to include contents of a grading plan, anticipated grades before and after construction, the total amount of soil to be moved, significant vegetation or other natural features to be removed, location and design of retaining walls, erosion control standards, preparation of erosion control plans, recommended erosion control methods, when a grading permit is required, soil disposal, revegetation, drainage, requirements for erosion and sedimentation control plans and other elements, as identified.
- Program 1.e Enforce California Building Code requirements, including seismic design provisions, as part of building permit issuance and inspection.
- Program 1.f Review existing critical and emergency structures identified in Figure 10 for any significant siting, design, or construction problems that would make them vulnerable in an earthquake, and incorporate findings of the review into the City's Emergency Operations Plan and long-term programs for upgrading or relocating vulnerable facilities.
- Program 1.g Continue to monitor new building materials used for earthquake stability and incorporate such materials into plan checks when applicable.
- Program 1.h Adopt the Uniform Code for the Abatement of Dangerous Buildings.

GOAL 2 - Flood Protection

Reduce the risk to life and minimize physical injury, property damage, and public health hazards from the effects of flooding.

Policies

- Policy 2.1 Continue to participate with a national flood insurance program.

- Policy 2.2 Continue to work with the County and the United States Army Corps of Engineers to receive and implement updated flood control measures and information.
- Policy 2.3 Assess and keep appraised of the potential risks to persons and property from flooding within the Planning Area, including updated floodplain mapping.
- Policy 2.4 Periodically update the City of Ferndale Drainage Master Plan.
- Policy 2.5 Implement a public outreach program to increase public awareness of stormwater management issues and techniques for stormwater management.
- Policy 2.6 Inform citizens of potential risks associated with flooding within the Planning Area and provide preparation and response guidance.
- Policy 2.7 Require development in areas subject to flooding to minimize or eliminate flooding hazards.
- Policy 2.8 Encourage development to balance or enhance the natural landscape features of a site to reduce impervious surfaces.
- Policy 2.9 Utilize flood control methods that are consistent with Regional Water Quality Control Board Policies and Best Management Practices.

Implementation Programs

- Program 2.a In conjunction with the FEMA mandated updates to the Humboldt Operational Area Multi-Agency Multi-Hazard Mitigation Plan (HMP), identify funding sources for and facilitate mapping of the City's flood zones.
- Program 2.b Complete and implement provisions of the HMP, consistent with FEMA requirements.
- Program 2.c Continue to coordinate with FEMA and other agencies in the evaluation and mitigation of future flooding hazards that may occur as a result of sea level rise.
- Program 2.d Ensure that local regulations comply with FEMA standards.
- Program 2.e Coordinate flood hazard mitigation efforts with the County to seek compliance with the Disaster Management Act 2000 to ensure eligibility for funding through FEMA grant programs.
- Program 2.f Request that the County refer development projects located within the City's watersheds to the City for comment. Continue to comment on County projects with the potential to increase runoff and flood hazards within the City. Standardize mitigation requirements to offset cumulative impacts of individual projects with potential to increase runoff and flood hazards within the City.
- Program 2.g Continue to evaluate the compatibility of critical, essential, high occupancy, and normal to low risk uses in areas within the 100-year floodplain during the review of all discretionary and ministerial actions.
- Program 2.h Continue to pursue sources of funding to ensure ongoing maintenance of the City's storm drains.
- Program 2.i Construct levees surrounding at-risk facilities.
- Program 2.j Perform preventative maintenance to maintain flow capacity of Francis Creek.

- Program 2.k Identify areas subject to flooding, steps to reduce potential property damage, and flooding emergency evacuation procedures on the City's website.
- Program 2.l Review development plans of existing sites to ensure necessary upgrades are provided to the City's storm drainage system.
- Program 2.m Review development proposals to ensure that structures designed for human occupancy are accessible during and protected from a 100-year storm by elevating lowest habitable floor one foot above the floodplain.
- Program 2.n Request a drainage study for development in the 100-year floodplain to ensure adequate protection and no net increase in downstream flood hazards.
- Program 2.o Require that development comply with Regional Water Quality Control Board discharge permit requirements.

GOAL 3 - Wildland and Urban Fires

Prevent the loss of lives, injuries, and property damage due to wildland and urban fires.

Policies

- Policy 3.1 Continue to coordinate with the Ferndale Volunteer Fire District to maintain adequate fire protection staffing levels, equipment and facilities to protect persons and property within the City from urban and wildland fires. Mitigate impacts of new development on the city's ability to maintain adequate service levels.
- Policy 3.2 Ensure adequate water supplies for fire suppression within the Planning Area.
- Policy 3.3 Require fire safe construction practices, such as fire preventive site design, landscaping and building materials, clear and legible street and address signs, and installation of sprinklers on development projects.
- Policy 3.4 Reduce fire hazard risks in existing developments by promoting defensible space standards.
- Policy 3.5 Provide fire safety information to residents, non-residents, and the construction, insurance, real estate, landscaping and building supply industries. This could include information about non-combustible roofing, fire safe construction, adequate emergency water supplies, visible address and road identification/signage, road clearances, and emergency evacuation procedures.
- Policy 3.6 Disseminate fire prevention education programs to neighborhoods, businesses, and schools. Foster a proactive fire prevention approach, emphasizing the relationship between fire prevention/hazard reduction and forestry and ecological restoration.
- Policy 3.7 Promote the goals and objectives of CAL FIRE and the Humboldt Fire Safe Council.
- Policy 3.8 Promote smoke detector and fire extinguisher installation in all habitable structures.

Implementation Programs

- Program 3.a Request annual hydrant fire flow tests for both pressure and volume, especially in areas of high fire hazard, by local water providers. System deficiencies shall be addressed as soon as possible.
- Program 3.b Study the secondary water supplies for emergency fire flow needs in an emergency.
- Program 3.c Continue to enforce the California Fire Code.
- Program 3.d Continue to require access for emergency vehicles and firefighting equipment on all development projects.
- Program 3.e Continue to monitor new building materials used for fire resistance and incorporate such materials into plan checks when applicable.
- Program 3.f Provide information on methods for reducing fire hazards through the City's website, including clearing of plant debris and using fire-safe landscaping.
- Program 3.g Refer development proposals to the Ferndale Volunteer Fire Department for comment on measures necessary to mitigate or reduce fire hazards which may result from new development.
- Program 3.h Update and implement the City's weed abatement regulations.
- Program 3.i Continue to work cooperatively with CAL FIRE and neighboring fire districts in matters of mutual aid.
- Program 3.j Participate in the planning efforts of and work cooperatively with the Humboldt Fire Safe Council.
- Program 3.k Require street and clear and legible address signs with building permits.
- Program 3.l Require the installation of smoke detectors and fire extinguishers as a condition for granting a permit on any development projects.

SECTION 7: CORRESPONDENCE

Trevor Harper
P.O. Box 491
Ferndale, CA 95536

January 16, 2013

Stuart Titus
Mayor
City of Ferndale
834 Main Street
P.O. Box 1095
Ferndale, CA 95536

Dear Mayor Titus,

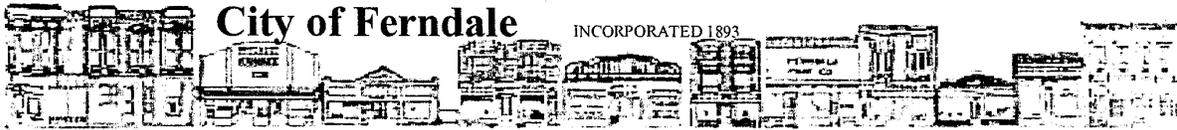
This letter serves as notice of my resignation from the Planning Commission of the City of Ferndale. I have a home outside the city in which I am now spending most of my time. Although I do and am planning on continuing to own and use my home in Ferndale, I cannot consider it my primary place of residence. I feel that it would better suit the City of Ferndale to have a planning commissioner in my place that resides within the city full-time. At the will of the City Council I would be happy to continue to serve on the commission until such time as you are able to get a commissioner in my place. I have greatly enjoyed my time on the commission. Thank you for allowing me to serve the City of Ferndale.

Respectfully,



Trevor Harper

CC: Jorgen Von Frausing Borch, Jay Parrish



February 13, 2013

Nancy Trujillo, Building Manager
Gable Properties LLC
P.O. Box 1044
Ferndale CA 95536

Re: 580 Main Street Sewer Lateral Inspection and Building Permit

Dear Ms. Trujillo:

Thank you for the information you sent us about change in ownership of 580 Main Street dated February 8, 2013. As building manager, please be advised that when property changes hands in Ferndale, a Sewer Lateral Inspection must be performed, per Sewer Ordinance 03-05, section 8.01 "Lateral Testing Upon Sale." A copy of pertinent pages of the ordinance is attached, along with "Sewer Testing Procedures."

Now that the Design Review Permit for siding has been approved for 580 Main Street (see our January 23, 2013 letter, attached), you are now ready to move to the next step, which is to obtain a building permit for replacement siding with finger jointed, shiplap style redwood material with 11.25" coverage on the front (Main Street) and north (Shaw Street) sides of the building; priming and painting the siding and trim in the approved colors; replacing the existing signs with spacers rather than embedded in the siding and reinstalling the original striped awnings.

We are open Monday through Thursday 9 to 4.

If you have any questions, please don't hesitate to call me.

Sincerely,



Jay Parrish
City Manager

File: Correspondence
✓ 580 Main Street

Section 8: Staff Reports

CITY PLANNER:

Meetings, Planning & Coordination

- Coordinated with City Manager and City Clerk on planning and development projects.
- Continued review of Sign Ordinance Update materials and progress.
- Continued coordination with City Manager and HCAOG on Regional Housing Needs Allocation Process. Conducted analysis of proposed alternatives.
- Continued coordination on the Humboldt Operational Area Multi-Agency Multi-Hazard Mitigation Plan (HMP) Update. Continued integration of the HMP with the City of Ferndale General Plan Safety Element Update. Initiated cost estimate for City involvement in HMP update process.
- Continued coordination with City Clerk on Design Review Use Permit application and associated CEQA process for stucco replacement at 580 Main Street.
- Attended 1/16 Planning Commission meeting and study session. Arranged for and introduced study session speaker on tsunami and seismic hazards. Prepared and presented project report, Negative Declaration/Initial Study, and resolution for DR Use Permit application for replacing stucco with redwood material at 580 Main Street. Presented Safety Element Update Draft Chapter 8.0 Acceptable Risk and staff report as well as staff report regarding Safety Element Update sample goals, policies, and implementation programs.
- Continued coordination with City Clerk and City Engineer on Lot Line Adjustment at 400 McKinley Ave.
- Coordinated with City Clerk to determine the possibility of installing a trailer as a Secondary Dwelling Unit in an R1B2 Zone at 300 Lincoln Ave.

Projects

- General Plan Update – Prepared Draft General Plan Safety Element Acceptable Risk chapter and presented at 1/16 Planning Commission meeting. Arranged study session presentation by Troy Nicolini, Warning Coordination Meteorologist for the National Weather Service in Eureka California and the tsunami program manager for northwestern California. Continued coordination for presentation at February 20 study session. Prepared and presented Safety Element Update goals, policies, and implementation program samples and staff report at 1/16 PC meeting.

CITY CLERK ACTIVITY:

Meetings

- Daily meetings with City Manager regarding work schedule.
- City Council meeting 1/3/13.
- Drainage Meeting 1/10/13.

Projects

- Counter and phones.
- Pick up mail, copy, distribute and file.
- Filed October report of Building or Zoning Permits issued for new privately-owned housing units.

- Prepared City Council Agenda packet for 1/3/13
- City Council Meeting Follow-up
 - Reviewed Deputy Clerk's minutes
 - Updated Committees and Commissions lists; placed openings on February agenda
 - Personnel Policy Manual update approval, copy to Finance.
 - In-House hire of Chief Plant Operator; filed copy in Steve Coppini's personnel file.
 - Transportation Development Act Funds; filed copy of audit and minutes.
 - Filed Resolution No. 2013-02 Establishing City Council Meeting Schedule from February 2013 through January 2014
 - Filed Resolution No. 2013-03 Annual Events and Parades Street Closures, copy in Parade book. Will contact parade organizers to submit parade permit applications to forward to CalTrans.
 - Mailed letter to the Humboldt County Board of Supervisors regarding airport name change.
- Cleaned and tidied room behind stage so that boxes of old files could be destroyed, and boxes of files to be saved could be stored on shelves.
- Ordered locked shred box from Eel River Disposal for shredding of old files.
- Wrote PW Staff report using notes on calendar.
- City Council Meeting follow-up
 - Updated Appointments to Board and Committees list, transferred to February
 - Filed Resolution No. 2013-02 Establishing City Council Meeting Schedule from February 2013 through January 2014
 - Filed Resolution No. 2013-03 Annual Events and Parades Street Closures
 - Mailed letter to Board of Supervisors regarding airport name change.

Section 9: Design Review

City of Ferndale, Humboldt County, California USA

Special Design Review Minutes for the 1/17/13 - 8:30am meeting

Dane Cowan opened the meeting at 8:35 a.m. Committee Members Lino Mogni and Mark Giacomini were present along with staff Deputy City Clerk Lacy Pedrotti. There were no modifications to the agenda.

1141 Main Street – Siding. Alana Clark owner of 1141 Main Street or Daron Luster (contractor) were not in attendance to present their project. Design Review Application states that the 8” smooth beveled redwood siding would be replaced with 8” smooth Hardi siding along with the 1x4 redwood corner trim be replaced with Azek trim that is also 1x4. Samples of the product to be used were present along with the paint chips.

MOTION: (Giacomini/Mogni) Approve removal of redwood siding and corner to be replaced with Hardi and Azek material. All in favor.

Meeting adjourned at 8:45am

Respectfully submitted, Lacy Pedrotti; Deputy City Clerk

City of Ferndale, Humboldt County, California USA

Special Design Review Minutes for the 1/31/13 - 8:30am meeting

Chairman Dane Cowan opened the meeting at 8:30 a.m. Committee Members Lino Mogni and Mark Giacomini were present along with staff Deputy City Clerk Lacy Pedrotti. Michael Bailey was absent. There were no modifications to the agenda.

MOTION (Mogni/Giacomini) The minutes from the 12/13/12 meeting was unanimously accepted.

MOTION (Cowan/Mogni) The minutes from the 12/20/12 meeting was unanimously accepted.

543 Main Street-New Business. Sign for The Ferndale Pie Company 2’x3’ sign, new blue awning with 6” letters 3’ long, paint chips of blue and white were proposed. Paint chips and sample of the awning were present. Allotted signage for this building is 7.5feet.

MOTION: (Giacomini/Mogni) Approve the signage, awning and paint colors as presented. All in favor.

Meeting adjourned at 8:45am

Respectfully submitted, Lacy Pedrotti, Deputy City Clerk

Section 10: Sign Committee

City of Ferndale, Humboldt County, California USA
Sign Ordinance Committee Minutes for the 1/17/13 2:30 pm meeting

Chairman Michael Bailey opened the meeting at 2:30 pm. Committee members Michael Sweeney, Phil Ostler, Trevor Harper and Karen Pingitore were present.

No modifications to agenda

December 6, 2012 Minutes: MOTION: Approve minutes. (Pingitore/ Ostler). All in favor.

PUBLIC COMMENT: None

Under old business, Committee discussion ensued on language presented in Section 1004.6.5 Product Signs at the December 6, 2012 meeting. The language pertaining to item 4 was further edited as follows:

4. All product signs will require an ~~individual~~ use permit.

Discussion clarified that if a business owner has 3 product signs they can request approval with one permit application that includes all three signs. However, the fee schedule will require that they pay for 3 permits. This should reduce the paperwork that would result if the owner needed to submit 3 use permit applications (one for each sign) and staff would need to process them separately.

BUSINESS

- A. Review and Approve the following:
 - i. 1005.1 Temporary Signs
 - ii. 1005.3 Situational Signs

The sign standards in Sections 1005.1 were reviewed at the 12/1/12 meeting and it was determined that minor changes needed to be made. Section 1005.3 was reviewed by the committee without comment. All known changes have been incorporated into the proposed sign codes and the effected sections are now put forward for approval prior to sending them to the Planning Commission for consideration and feedback.

Under further review and discussion, the Committee approved additional edits (in red type) to Section 1005.1.1 as follows:

1005.1.1 Construction, Development Project, or Contractor Signs –

Construction identification signs may be allowed in all zoning districts without permit from the date of Building Permit issuance to thirty (30) days after the later of Building Permit Final Inspection, Project Completion or Building Occupancy, and in compliance with the following exceptions and additional requirements:

Under further review and discussion, the Committee approved additional edits to Section 1005.1.6 as follows:

1005.1.6 Political Signs – ~~Every effort will be made to contact political candidates in advance to inform them of sign regulations.~~ The City Manager will attempt to identify candidates for upcoming elections and notify them in writing of the political sign criteria. If time does not allow for this procedure, the City Manager will contact campaign headquarters verbally and inform them of regulations. General Political Sign Criteria are provided in Sections 1005.1 above and specifically in Section 1004.5.12. Some exceptions for Political and Opinion Signs are listed below:

MOTION: Approve forwarding of draft ordinance section 1005.1 to the Planning Commission as amended. (Pingitore/ Ostler). All in favor.

The Committee discussed language in draft section 1005.3 Situational Signs without additional changes.

MOTION: Approve forwarding of draft ordinance section 1005.3 to the Planning Commission. (Harper/Pingitore). All in favor.

B. Review Committee Inputs on the following:

i. 1005.4 Identification Signs

Discussion ensued on the different types of Identification Signs. Chairman Bailey noted that specific sign types listed in this section may also be listed and regulated in other sections of this ordinance. In such cases the most restrictive requirements will apply. Further discussion focused on Home Occupation Signs. Whereas draft language under section 1005.4.6 allows signs for “nameplate” purposes only in all zones, Committee member Harper pointed out that the Home Occupation Ordinance does not allow business ID signs. Chairman Bailey pointed out that legally we cannot restrict putting up a person’s name or business name [on the inside of a window in a private residence](#), but we can restrict number of signs and size. Language in section 1005.4.6 limits the number of signs to 1 per building frontage at or near the entrance and the size is limited to 1 square foot each which must be attached to the inside glass surface of a window, transom or door. Committee member Harper expressed concern that this language would conflict with the language in the Home Occupation ordinance. Chairman Bailey believed that this section did not “necessarily” conflict with the Home Occupation ordinance that explicitly does not allow “business” signs in that section 1005.4.6 allows signs for “nameplate” purposes only. Committee member Harper requested that the City Attorney provide a legal opinion on this matter to ensure that a regulation (as set forth in section 1005.4.6) does not conflict or contradict with another regulation (Home Occupation ordinance) and [that the current ordinance is actually enforceable in this situation](#).

The request for approval of this section and subsequent forward to the Planning Commission will await the legal opinion and will be addressed at the next meeting.
CORRESPONDENCE

There was no correspondence.

Committee member Sweeney noted that at the December meeting the Committee requested that a letter be sent to the Kitchen Store reminding them that a Design Review Permit will be necessary for the new lights installed adjacent to the Kitchen Store sign. Committee member Pingitore stated that she spoke with Kitchen Store owners about the very bright and glaring lights they have installed. She noted that the original lights have been replaced with lower wattage and less glaring lights. But she reminded the owners that they still need to apply for a Design Review Permit. Chairman Bailey will follow-up on this issue and ask the City Manager to prepare and deliver a letter reminding the Kitchen Store owners that they need to apply for a Design Review permit for the new lights.

The next meeting will be February 21, 2013 at 2:30 pm. The meeting was adjourned at 3:56 pm.

Respectfully submitted by:

Michael Sweeney

SECTION 11: ADJOURN