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

| | | | |
|---|---|---|---|
| Location: | City Hall | Date: | September 4, 2014 |
| | 834 Main Street | Time: | **7:00 pm** |
| | Ferndale CA 95536 | Posted: | August 28, 2014 |

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

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

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

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

1. CALL MEETING TO ORDER – Mayor
2. PLEDGE ALLEGIANCE TO THE FLAG
3. ROLL CALL – City Clerk: Mayor Stuart Titus; Ken Mierzwa; Daniel Brown; John Maxwell; and Michael Sweeney.
4. REPORT OUT OF CLOSED SESSION
5. CEREMONIAL – None
6. MODIFICATIONS TO THE AGENDA
7. STUDY SESSIONS - REPORT OUT
8. PUBLIC COMMENT. (This time is for persons who wish to address the Council on any matter not on this agenda and over which the Council has jurisdiction. Items requiring Council action not listed on this agenda may be placed on the next regular agenda for consideration, unless a finding is made by at least 2/3rds of the Council that the item came up after the agenda was posted and is of an urgent nature requiring immediate action. This portion of the meeting will be approximately 30 minutes total for all speakers, with each speaker given no more than five minutes.)
9. CONSENT CALENDAR. (All matters listed under this category are considered to be routine by the City Council and will be enacted by one motion. Unless a specific request is made by a Council Member, staff or the public, the Consent Calendar will not be read. There will be no separate discussion of these items. However, if discussion is required, that item will be removed from the Consent Calendar and considered separately under "Call Items.")
    *a.* Approval of Minutes of the August 7, 2014 Regular City Council Meeting ..... Page 5
    *b.* Acceptance of Printed Regular Checks and Checkbook Register for May 21 – June 20, 2014 ..... Page 8

*c.* Acceptance of Printed Regular Checks and Checkbook Register for June 21 – July 20, 2014 ..... Page 23
10. CALL ITEMS REMOVED FROM CONSENT CALENDAR
11. PUBLIC HEARING
*a.* Draft 2014 Housing Element Update and Draft CEQA Document..... Page 37
*b.* Unmet Transit Needs Hearing..... Page 179
*c.* Ordinance No. 2014-07 Amending Sign Ordinance 13-02..... Page 187
12. BUSINESS
*a.* Consider Appointment of Member to Serve on the Design Review Committee ..... Page 191
*b.* Authorize City Manager to Send Support Letter to Bear River Band of Rohnerville Rancheria..... Page 193
*c.* Update from Ad Hoc Committee to Review and Recommend Potential Uses of the Old Nilsen Property ..... Page 196
*d.* Rose Ave Pedestrian Project (Phase 2) Change Orders. 1B and 8A ..... Page 197
*e.* Rose Avenue Pedestrian Project (Phase 2) Progress Payment 4 Final Payment..... Page 203
*f.* Resolution no. 2014-17 Adoption of Gann Appropriations Spending Limitation for Fiscal Year 2014-2015 ..... Page 211
*g.* Approve Response to Grand Jury Report ..... Page 214
*h.* Resolution 2014-18 Authorizing the City to Borrow Funds from North Valley Bank (NVB)..... Page 221
13. CORRESPONDENCE ..... Page 224
14. REPORTS
*a.* City Manager Report ..... Page 227
*b.* Commissions and Committee Reports
i. Planning Commissions Minutes..... Page 237
*c.* Minutes from Joint Power Authorities (JPAs) and Reports
i. Humboldt County Association of Governments (HCAOG) ..... Page 239
ii. Redwood Coast Energy Authority (RCEA)..... Page 241
iii. Humboldt Waste Management Authority (HWMA) ..... Page 243
15. ADJOURN

**This notice is posted in compliance with Government Code §54954.2.**
**The next Regular Meeting of the Ferndale City Council will be held on Thursday, October 2, 2014 in the City Hall at 7:00 p.m.**

## Section 1

## CALL MEETING TO ORDER

## Section 2

## PLEDGE ALLEGIANCE

## Section 3

## ROLL CALL

## Section 4

## CLOSED SESSION REPORT OUT

## Section 5

## CEREMONIAL

## Section 6

## MODIFICATIONS TO THE AGENDA

## Section 7

## STUDY SESSIONS

# ***Section 8***

# ***PUBLIC COMMENT***

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

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

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

# ***Section 9***

# ***CONSENT CALENDAR***

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

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

**City of Ferndale, Humboldt County, California, U.S.A.**
DRAFT Minutes for City Council Meeting of for August 7, 2014

Mayor Titus called the Regular City Council Meeting to order at 7:08 pm. Those present pledged allegiance to the flag. The City Clerk called roll and present were Council Members Ken Mierzwa, John Maxwell, Michael Sweeney and Daniel Brown along with staff City Manager Jay Parrish, City Clerk Elizabeth Conner, Police Chief Bret Smith, Contract City Planner George Williamson and Contract City Engineers Praj White and Yoash Tilles.

Ceremonial: Mayor Titus read aloud and gave a proclamation honoring George Borges for all his volunteer work to help keep Ferndale beautiful to Mr. Borges.

Modifications to the Agenda: City Manager Parrish asked that item d be moved to the first item under business section so that the presenter could leave the meeting after his presentation.

Report Out of Closed Session: None.

Study Sessions - Report Out: Mayor Titus reported that two matters were discussed at the study session: the potential changes to Ferndale's parking requirement and potential amendments to the Sign Ordinance. He said that it was a productive discussion and that the Council will see both of these items coming forward soon.

Public Comment: Mr. Martin commented that the accounts payable item was not included in the agenda packet as it should have been.

Consent Calendar: Both items pulled from Consent because members were absent.

Call Items Removed from Consent Calendar: **MOTION** to approve minutes of July 7, 2014, with meeting ending time corrected from 8:05 to 9:05 **(Brown/Sweeney) 3-0-2** (Mayor Titus and Council Member Mierzwa abstained because they were not present at the meeting). **MOTION:** to approve minutes of July 15, 2014 Special City Council Meeting **(Sweeney/Brown) 4-0-1** (Council Member Maxwell abstained because he was not present at the meeting).

BUSINESS
Item d. PG&E Rule 20A Undergrounding Project Authorization: City Manager Jay Parrish opened the item and said that at this meeting staff hoped that the Council would narrow down the nine potential undergrounding areas listed in the report to one to three choices so the City can then we can go to PG&E and ask them to do estimates for those areas. Michael Warner, who has been working with the City Manager on this project, gave a power point presentation summarizing the public meetings, reviewing the options and summarizing the considerations. City Manager Parrish added that at this time PG&E has provided rough and preliminary estimates for two of the areas under consideration and they are $1.1 million for the Francis end of Main Street area and $1.3 million for the Main Street from Shaw to Herbert Street area. Council Members Sweeney said that contiguousness is an important factor in selecting areas. Council Member Brown added that having continuity would have a greater visual effect and said that Area C has that and gets more traffic than the other areas identified in the report. Council Member Mierzwa commented that perhaps the project should stay close in to the core business district for those reasons. **MOTION:** to focus on Areas B, C, D as identified in the

Undergrouding Options report **(Sweeney/Titus) 4-0-1** (Council Member Maxwell recused himself because he within 300 feet of one of the project areas).

Acceptance of Jack Mays Sculpture for Display on Village Green: City Manager Parrish explained that the City has been putting art sculptures on the Village Green on a rotating-basis for some time. The last sculpture on loan to the City was recently returned to the artist. The City now has the opportunity to obtain another sculpture for the Village Green. The passing of Jack Mays, one of Ferndale's finest artists, has left the family in the mood to let the City display one of Mays' most iconic sculptures on indefinite loan. He added that DCI donated the concrete base for the sculpture so there is no cost to the City. **MOTION:** to accept the indefinite loan of Jack Mays' sculpture for display on Ferndale's Village Green. **(Titus/Mierzwa) 5-0.**

Update from Ad Hoc Committee on Old Nilsen Property: Council Member Sweeney reported that the Committee held another public meeting since the last City Council meeting. He said the group has identified three options and reached a consensus that the proposal from Mr. Ostler to turn the old barn into a garage and storage area where the loan is paid of by the revenue from the project is the preferred option. Council Member Brown added that Mr. Ostler would like some indication of support from the Council so he can continue raising funds for the project. The cost estimate is about $45K and he has raised about half of the money. Members of the public, Mr. Hoolley and Mr. Martin, commented on the item. Council Members present said they support the proposal submitted by Mr. Ostler in concept. Council Members Brown and Sweeney said they would be either requesting a study session on the item and/or bring an action item to the Council at its regular meeting on September 4, 2014.

Review of Options for Sign Ordinance Amendments and Enforcement: City Manager Parrish opened the item by stating that the Council had placed a moratorium on enforcing certain provisions of the sign ordinance relating to internally illuminated signs and had asked staff to come back to the Council with some options on potential amendments and enforcement. Parrish reported that staff has presented three options in the staff report. Option 1 would modify the Sign Ordinance to allow internally illuminated signs regardless of content and restrict the size, number and other variables of the signs. Option 2 would leave the ordinance as it is and direct staff to enforce. Option 3 would not allow internally illuminated signs of any content. Members of the public Mr. Hoolley and Mr. Gregson commented on the item. **MOTION**: direct staff to prepare amendments in line with Option 1 and bring to the Planning Commission and City Council for review and action. **(Mierzwa/Sweeney) 5-0.**

Rose Ave Pedestrian Project (Phase 2) Change Orders. 6, 7 and 8: Contract City Engineer Praj White reviewed the details of the change orders before the council explaining that number 6 is for a 200 foot sanitary sewer clean out; number 7 is paying for pavement of a 1 foot area; and number 8 is to extend the culvert which needed a little extra work and soils. **MOTION:** to approve Change Orders 6, 7 and 8 for the Rose Ave Pedestrian Project (Phase 2) (**Sweeney/Maxwell) 4-0-1** (Council Member Mierzwa recused himself because he lives within the project area being discussed in the change orders).

Rose Avenue Pedestrian Project (Phase 2) Progress Payment 3: Contract City Engineer Praj White reviewed the progress payments to date as well as the current one before the Council. **MOTION:** to approve Progress Payment to V&C Construction or the Rose Ave Pedestrian Project (Phase 2) **(Sweeney/Brown) 5-0.**

DRAFT

Designate a Voting Delegate to League of California Cities Annual Meeting: City Manager Parrish said that in the past the City has decided that it is not worth the expense to travel to and attend the annual meeting. He added that the League does have quarterly regional meetings that have been of more value to the City in the past. Council Member Brown, the City's current representative to the League, commented that he has attended the regional meetings and that they are valuable to the City and that Ferndale really doesn't need to attend the state-wide annual meeting because many of the issues pertain to large cities in urban areas. He added that he would like to see Ferndale host one of the quarterly meetings in the near future.

Mayor Titus adjourned the meeting at 9:48 pm.

Respectfully submitted,

Elizabeth Conner
City Clerk

DRAFT

**City of Ferndale**

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

## Printed Regular Checks

General Checking - Distribution Detail - From 05/21/14 To 06/20/14
Check #: All - Vendor: All - Payee Name: All - By Payee Name - AP Pmt Distribution

| Chk No. | Date / Acct No. | Pay Type | Ven ID | Vendor Name \ Payee Name / Override Description | Distribution Amount | Check Amount |
|---|---|---|---|---|---|---|
| 47849 | 06/09/14 | | ADSTR | ADAM STRICKER | | 316.74 |
| | 10215024 | | | Special department supply | 312.42 | |
| | 10215012 | | | Office expense | 4.32 | |
| 47894 | 06/18/14 | | ADSTR | ADAM STRICKER | | 35.42 |
| | 10215024 | | | Special department supply | 35.42 | |
| | | | **Total for** | **ADAM STRICKER** | | **352.16** |
| 47854 | 06/13/14 | | AQBC | AQUA BEN CORPORATION | | 803.03 |
| | 30515125 | | | Chemicals | 803.03 | |
| | | | **Total for** | **AQUA BEN CORPORATION** | | **803.03** |
| 47801 | 06/02/14 | | ARNKE | ARNOLD C. KEMP | | 1,058.11 |
| | 10435052 | | | Building regulation/inspectio | 1,058.11 | |
| | | | **Total for** | **ARNOLD C. KEMP** | | **1,058.11** |
| 47802 | 06/02/14 | | PHIAY | AYCOCK & EDGMON | | 863.75 |
| | 10165054 | | | Audit and accounting | 863.75 | |
| | | | **Total for** | **AYCOCK & EDGMON** | | **863.75** |
| 47855 | 06/13/14 | | BAKTA | BAKER & TAYLOR | | 473.10 |
| | 10615024 | | | Books | 473.10 | |
| | | | **Total for** | **BAKER & TAYLOR** | | **473.10** |
| 47856 | 06/13/14 | | BAYWE | BAY WEST SUPPLY, INC. | | 587.86 |
| | 10175024 | | | Supplies - public restroom | 145.22 | |
| | 10175024 | | | Supplies - public restroom | 105.88 | |
| | 10315020 | | | Building and ground maint. | 34.96 | |
| | 10625020 | | | Building and ground maint. | 301.80 | |
| | | | **Total for** | **BAY WEST SUPPLY, INC.** | | **587.86** |
| 47850 | 06/09/14 | | BRSMT | BRET SMITH | | 48.69 |
| | 10215012 | | | Office expense | 48.69 | |
| | | | **Total for** | **BRET SMITH** | | **48.69** |
| 47882 | 06/16/14 | | BRIMAR | BRIMAR | | 4,937.75 |
| | 10315021 | | | Street maintenance | 4,937.75 | |
| | | | **Total for** | **BRIMAR** | | **4,937.75** |
| 47883 | 06/16/14 | | CALPO | CALIFORNIA POLICE CHIEFS ASSN. | | 315.00 |
| | 10215044 | | | Meetings and dues | 315.00 | |
| | | | **Total for** | **CALIFORNIA POLICE CHIEFS ASSN.** | | **315.00** |
| 47803 | 06/02/14 | | CALST | CALIFORNIA STATE DISBURSEMENT UNIT | | 278.76 |
| | 10012250 | | | Garnishments payable | 278.76 | |
| | | | **Total for** | **CALIFORNIA STATE DISBURSEMENT UNI** | | **278.76** |
| 47804 | 06/02/14 | | CITFO | CITY OF FORTUNA | | 1,016.66 |
| | 10215035 | | | Dispatch service | 1,016.66 | |
| | | | **Total for** | **CITY OF FORTUNA** | | **1,016.66** |

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|---|---|---|---|---|---|---|
| 47828 | 06/05/14 | | CRAFT | CRAFTSMAN'S MALL | | 54.00 |
| | 21625020 | | | Building and grounds maint | 54.00 | |
| | | | **Total for** | **CRAFTSMAN'S MALL** | | **54.00** |
| 47805 | 06/02/14 | | CRMST | CRIMESTAR CORPORATION | | 600.00 |
| | 10215024 | | | Special department supply | 600.00 | |
| | | | **Total for** | **CRIMESTAR CORPORATION** | | **600.00** |
| 47806 | 06/02/14 | | CRYST | CRYSTAL SPRINGS BOTTLED WATER CO. | | 60.50 |
| | 10215012 | | | Office expense | 60.50 | |
| | | | **Total for** | **CRYSTAL SPRINGS BOTTLED WATER CO.** | | **60.50** |
| 47797 | 05/27/14 | | DAVEGRANDY | DAVE GRANDY | | Void |
| | 30515122 | | | Sewer line maintenance | Void | |
| | | | **Total for** | **DAVE GRANDY** | | **0.00** |
| 47771 | 05/27/14 | | DVLNO | DAVE LENARDO | | 445.00 |
| | 30515055 | | | Contractual services | 445.00 | |
| 47851 | 06/09/14 | | DVLNO | DAVE LENARDO | | 335.00 |
| | 30515055 | | | Contractual services | 335.00 | |
| | | | **Total for** | **DAVE LENARDO** | | **780.00** |
| 47807 | 06/02/14 | | DELOR | DEL ORO WATER CO., FDLE. DIST. | | 486.08 |
| | 24315033 | | | Water | 40.16 | |
| | 10615033 | | | Water | 25.77 | |
| | 10625033 | | | Water | 137.05 | |
| | 10175031 | | | Water - public restroom | 85.07 | |
| | 10155031 | | | Water | 30.75 | |
| | 10215029 | | | Water | 32.28 | |
| | 10635031 | | | Water | 76.92 | |
| | 30515032 | | | Utilities - electric - plant | 58.08 | |
| | | | **Total for** | **DEL ORO WATER CO., FDLE. DIST.** | | **486.08** |
| 47800 | 05/28/14 | | DENNISGRAND | DENNIS GRANDY | | 654.00 |
| | 30515122 | | | Sewer line maintenance | 654.00 | |
| | | | **Total for** | **DENNIS GRANDY** | | **654.00** |
| 47808 | 06/02/14 | | DEPJU | DEPARTMENT OF JUSTICE | | 35.00 |
| | 10215052 | | | Professional services | 35.00 | |
| | | | **Total for** | **DEPARTMENT OF JUSTICE** | | **35.00** |
| 47889 | 06/16/14 | | DEPMO | DEPT. OF MOTOR VEHICLES | | 2,115.00 |
| | 10215024 | | | Special department supply | 2,115.00 | |
| | | | **Total for** | **DEPT. OF MOTOR VEHICLES** | | **2,115.00** |
| 47857 | 06/13/14 | | DOCST | DOCUSTATION INC. \ DOCUSTATION | | 294.29 |
| | 10165078 | | | Copy machine expense | 294.29 | |
| | | | **Total for** | **DOCUSTATION** | | **294.29** |
| 47798 | 05/27/14 | | DONNATIMMER | DONNA TIMMERMAN | | 89.97 |
| | 10125012 | | | Office expense | 89.97 | |

**City of Ferndale**

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| Chk No. | Date / Acct No. | Pay Type | Ven ID | Vendor Name \ Payee Name / Override Description | Distribution Amount | Check Amount |
|---|---|---|---|---|---|---|
| | | | | **Total for DONNA TIMMERMAN** | | **89.97** |
| 47858 | 06/13/14 | | DONRE | DON'S RENT-ALL INC. | | 97.43 |
| | 30515099 | | | Miscellaneous | 97.43 | |
| | | | | **Total for DON'S RENT-ALL INC.** | | **97.43** |
| 47809 | 06/02/14 | | EELRI | EEL RIVER DISPOSAL | | 275.20 |
| | 10155030 | | | Trash service | 30.55 | |
| | 30515030 | | | Garbage/sludge | 244.65 | |
| | | | | **Total for EEL RIVER DISPOSAL** | | **275.20** |
| 47852 | 06/09/14 | | ELIZC | ELIZABETH CONNER | | 9.20 |
| | 10125012 | | | Office expense | 9.20 | |
| | | | | **Total for ELIZABETH CONNER** | | **9.20** |
| 100 | 06/02/14 | EFT | EMPDE | EMPLOYMENT DEVELOPMENT DEPARTMENT | | 910.92 |
| | 10012302 | | | State P/R Tax Deposits | 910.92 | |
| 100 | 06/05/14 | EFT | EMPDE | EMPLOYMENT DEVELOPMENT DEPARTMENT | | 1,484.21 |
| | 10012302 | | | State P/R Tax Deposits | 1,484.21 | |
| | | | | **Total for EMPLOYMENT DEVELOPMENT DEPART** | | **2,395.13** |
| 47859 | 06/13/14 | | FERTR | FERNBRIDGE TRACTOR & EQUIP. CO. | | 236.25 |
| | 24315014 | | | Vehicle expense | 236.25 | |
| | | | | **Total for FERNBRIDGE TRACTOR & EQUIP. CO.** | | **236.25** |
| 47860 | 06/13/14 | | COMAS | FERNDALE TECH. | | 1,695.24 |
| | 10125012 | | | Office expense | 1,424.54 | |
| | 10215012 | | | Office expense | 270.70 | |
| | | | | **Total for FERNDALE TECH.** | | **1,695.24** |
| 47861 | 06/13/14 | | FRWES | FRESHWATER ENVIRONMENTAL SERVICES | | 880.00 |
| | 30515030 | | | Garbage/sludge | 880.00 | |
| | | | | **Total for FRESHWATER ENVIRONMENTAL SERVI** | | **880.00** |
| 47810 | 06/02/14 | | FRONT | FRONTIER | | 1,029.66 |
| | 10155034 | | | Telephone | 276.60 | |
| | 10215034 | | | Telephone | 358.65 | |
| | 24315034 | | | Telephone | 77.43 | |
| | 10615034 | | | Telephone | 158.49 | |
| | 30515034 | | | Telephone | 158.49 | |
| | | | | **Total for FRONTIER** | | **1,029.66** |
| 47862 | 06/13/14 | | GECAP | GE CAPITAL | | 221.34 |
| | 10165078 | | | Copy machine expense | 221.34 | |
| | | | | **Total for GE CAPITAL** | | **221.34** |
| 47811 | 06/02/14 | | HAJCO | Hajoca Corp. | | 169.75 |
| | 30515122 | | | Sewer line maintenance | 169.75 | |
| 47863 | 06/13/14 | | HAJCO | Hajoca Corp. | | 72.15 |
| | 30515122 | | | Sewer line maintenance | 72.15 | |

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|---|---|---|---|---|---|---|
| | | | **Total for** | **Hajoca Corp.** | | **241.90** |
| 47812 | 06/02/14 | | HSBS | HEALTHSMART BENEFIT SOLUTIONS, INC. | | 199.56 |
| | 10215007 | | | Medical insurance - PD | 7.14 | |
| | 10105007 | | | Medical insurance- CM | 35.55 | |
| | 10125007 | | | Insurance Med/Den/Vis - CLERKS | 1.29 | |
| | 25315007 | | | Medical insurance - WW | 61.31 | |
| | 24315007 | | | Medical insurance - TDA | 8.98 | |
| | 10315007 | | | Medical insurance - STREETS | 2.70 | |
| | 22315007 | | | Medical insurance - GAS TAX | 7.08 | |
| | 26315007 | | | Medical insurance - DRAINAGE | 4.78 | |
| | 30515007 | | | Medical insurance - SEWER | 53.42 | |
| | 10635007 | | | Medical insurance - COMMUNITY | 4.27 | |
| | 10012260 | | | Health insurance payable | 13.04 | |
| | | | **Total for** | **HEALTHSMART BENEFIT SOLUTIONS, IN** | | **199.56** |
| 47829 | 06/05/14 | | HUM1 | HUMBOLDT COUNTY LIBRARY | | 697.39 |
| | 10615024 | | | Books | 697.39 | |
| | | | **Total for** | **HUMBOLDT COUNTY LIBRARY** | | **697.39** |
| 47813 | 06/02/14 | | HUMTE | HUMBOLDT TERMITE & PEST | | 49.00 |
| | 10635020 | | | Buildings and grounds maintenance | 49.00 | |
| 47880 | 06/13/14 | | HUMTE | HUMBOLDT TERMITE & PEST | | 65.00 |
| | 10635020 | | | Buildings and grounds maintenance | 65.00 | |
| | | | **Total for** | **HUMBOLDT TERMITE & PEST** | | **114.00** |
| 47881 | 06/13/14 | | JWLIQ | J & W LIQUORS | | 10.00 |
| | 30515122 | | | Sewer line maintenance | 10.00 | |
| | | | **Total for** | **J & W LIQUORS** | | **10.00** |
| 47814 | 06/02/14 | | JAYPA | JAY PARRISH | | 400.00 |
| | 10165096 | | | Car Allowance | 400.00 | |
| | | | **Total for** | **JAY PARRISH** | | **400.00** |
| 47770 | 05/21/14 | | JJACPA | JJACPA, INC. | | 1,500.00 |
| | 10165054 | | | Audit and accounting | 1,500.00 | |
| 47890 | 06/16/14 | | JJACPA | JJACPA, INC. | | 3,813.00 |
| | 10165054 | | | Audit and accounting | 3,813.00 | |
| | | | **Total for** | **JJACPA, INC.** | | **5,313.00** |
| 47884 | 06/16/14 | | KRISTAVARES | KRIS TAVARES | | 68.00 |
| | 10125012 | | | Office expense | 68.00 | |
| | | | **Total for** | **KRIS TAVARES** | | **68.00** |
| 47815 | 06/02/14 | | KRUGER | KRUGER | | 249.47 |
| | 30515121 | | | Sewer plant maintenance | 249.47 | |
| | | | **Total for** | **KRUGER** | | **249.47** |
| 47816 | 06/02/14 | | LMREN | L & M RENNER, INC. | | 332.56 |
| | 24315016 | | | Vehicle Fuel | 332.56 | |

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|---|---|---|---|---|---|---|
| 47864 | 06/13/14 | | LMREN | L & M RENNER, INC. | | 3,796.64 |
| | 10215016 | | | Fuel | 2,012.22 | |
| | 24315016 | | | Vehicle Fuel | 1,328.82 | |
| | 30515016 | | | Vehicle gas | 455.60 | |
| | | | **Total for** | **L & M RENNER, INC.** | | **4,129.20** |
| 47817 | 06/02/14 | | MANHD | MANHARD CONSULTING LTD | | 4,508.75 |
| | 10425052 | | | General engineering | 1,655.00 | |
| | 48515095 | | | Construction | 2,117.00 | |
| | 21625020 | | | Building and grounds maint | 678.75 | |
| | 24315022 | | | Street project | 58.00 | |
| | | | **Total for** | **MANHARD CONSULTING LTD** | | **4,508.75** |
| 47865 | 06/13/14 | | MERFR | MERCER FRASER COMPANY | | 203.84 |
| | 24315021 | | | Street maintenance | 203.84 | |
| | | | **Total for** | **MERCER FRASER COMPANY** | | **203.84** |
| 47826 | 06/02/14 | | MIDCITY | MID CITY MOTOR WORLD | | 23,890.00 |
| | 10215094 | | | Vehicle replacement | 22,141.00 | |
| | 10215024 | | | Special department supply | 1,749.00 | |
| | | | **Total for** | **MID CITY MOTOR WORLD** | | **23,890.00** |
| 47818 | 06/02/14 | | MIRRE | MIRANDA'S RESCUE | | 450.00 |
| | 10225096 | | | Animal control | 450.00 | |
| | | | **Total for** | **MIRANDA'S RESCUE** | | **450.00** |
| 47866 | 06/13/14 | | MISSN | MISSION UNIFORM & LINEN | | 73.42 |
| | 10635020 | | | Buildings & grounds maintenance - Commu | 62.41 | |
| | 10175024 | | | Supplies - public restroom | 11.01 | |
| | | | **Total for** | **MISSION UNIFORM & LINEN** | | **73.42** |
| 47867 | 06/13/14 | | MBDVZ | MITCHELL, BRISSO. DELANEY & VRIEZE | | 1,579.50 |
| | 10145052 | | | Professional services | 1,579.50 | |
| | | | **Total for** | **MITCHELL, BRISSO. DELANEY & VRIEZE** | | **1,579.50** |
| 47827 | 06/02/14 | | NELCA | NELLIS CAB COMPANY | | 10,569.00 |
| | 10215094 | | | Vehicle replacement | 10,569.00 | |
| | | | **Total for** | **NELLIS CAB COMPANY** | | **10,569.00** |
| 47868 | 06/13/14 | | NILCO | NILSEN COMPANY | | 511.15 |
| | 10155020 | | | Building and ground maint. | 100.94 | |
| | 30515121 | | | Sewer plant maintenance | 313.33 | |
| | 10315020 | | | Building and ground maint. | 81.84 | |
| | 10625020 | | | Building and ground maint. | 15.04 | |
| | | | **Total for** | **NILSEN COMPANY** | | **511.15** |
| 47869 | 06/13/14 | | NORCO | NORTH COAST LABORATORIES LTD. | | 160.00 |
| | 30515157 | | | Effluent testing | 160.00 | |
| | | | **Total for** | **NORTH COAST LABORATORIES LTD.** | | **160.00** |

**City of Ferndale**

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

## Printed Regular Checks

General Checking - Distribution Detail - From 05/21/14 To 06/20/14
Check #: All - Vendor: All - Payee Name: All - By Payee Name - AP Pmt Distribution

| Chk No. | Date / Acct No. | Pay Type | Ven ID | Vendor Name \ Payee Name / Override Description | Distribution Amount | Check Amount |
|---|---|---|---|---|---|---|
| 47819 | 06/02/14 | | NORVL | NORTH VALLEY BANK (1) \ NORTH VALLEY BANK | | 1,374.04 |
| | 26315194 | | | Interest-Six Rivers loan | 1,374.04 | |
| | | | **Total for** | **NORTH VALLEY BANK** | | **1,374.04** |
| 47870 | 06/13/14 | | PACECORISK | PACIFIC ECORISK | | 6,244.82 |
| | 30515157 | | | Testing and monitoring | 6,244.82 | |
| | | | **Total for** | **PACIFIC ECORISK** | | **6,244.82** |
| 47820 | 06/02/14 | | PACGA | PACIFIC GAS & ELECTRIC | | 1,226.91 |
| | 22315058 | | | Street lighting | 1,226.91 | |
| 47871 | 06/13/14 | | PACGA | PACIFIC GAS & ELECTRIC | | 8,476.34 |
| | 10175032 | | | Electric - public restroom | 29.98 | |
| | 10155032 | | | Utilities electric | 169.32 | |
| | 10215032 | | | Utilities electric | 168.65 | |
| | 30515032 | | | Utilities - electric - plant | 186.65 | |
| | 24315032 | | | Utilities | 168.16 | |
| | 10615032 | | | Utilities | 162.80 | |
| | 10625032 | | | Utilities - electric | 183.02 | |
| | 30515032 | | | Utilities - electric - plant | 7,024.70 | |
| | 10635032 | | | Utilities | 358.05 | |
| | 22315058 | | | Street lighting | 25.01 | |
| | | | **Total for** | **PACIFIC GAS & ELECTRIC** | | **9,703.25** |
| 47821 | 06/02/14 | | PLANW | PLANWEST PARTNERS, INC. | | 3,407.50 |
| | 10415052 | | | General planning services | 203.00 | |
| | 10415053 | | | Reimbursable fees | 565.50 | |
| | 10415058 | | | Special Planning Projects | 1,928.50 | |
| | 10415055 | | | General plan review fund | 710.50 | |
| | | | **Total for** | **PLANWEST PARTNERS, INC.** | | **3,407.50** |
| 47872 | 06/13/14 | | POREN | PORTLAND ENGINEERING | | 120.00 |
| | 30515121 | | | Sewer plant maintenance | 120.00 | |
| | | | **Total for** | **PORTLAND ENGINEERING** | | **120.00** |
| 47895 | 06/18/14 | | POSTM | POSTMASTER | | 34.00 |
| | 10125012 | | | Office expense | 34.00 | |
| | | | **Total for** | **POSTMASTER** | | **34.00** |
| 47873 | 06/13/14 | | RSLIV | R & S LIVESTOCK SUPPLY | | 22.99 |
| | 30515125 | | | Chemicals | 22.99 | |
| | | | **Total for** | **R & S LIVESTOCK SUPPLY** | | **22.99** |
| 47874 | 06/13/14 | | RESTIF | RESTIF CLEANING SERVICES | | 100.00 |
| | 10635055 | | | Contractual Services | 100.00 | |
| | | | **Total for** | **RESTIF CLEANING SERVICES** | | **100.00** |
| 47822 | 06/02/14 | | ROBSM | ROBIN SMITH | | 154.47 |
| | 10245052 | | | Professional services | 154.47 | |
| | | | **Total for** | **ROBIN SMITH** | | **154.47** |

**City of Ferndale**

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## Printed Regular Checks

General Checking - Distribution Detail - From 05/21/14 To 06/20/14
Check #: All - Vendor: All - Payee Name: All - By Payee Name - AP Pmt Distribution

| Chk No. | Date / Acct No. | Pay Type | Ven ID | Vendor Name \ Payee Name / Override Description | Distribution Amount | Check Amount |
|---|---|---|---|---|---|---|
| 47885 | 06/16/14 | | RWSSE | RWS SERVICES | | 976.56 |
| | 10215088 | | | Equipment repair other | 976.56 | |
| | | | **Total for** | **RWS SERVICES** | | **976.56** |
| 47875 | 06/13/14 | | SEQGA | SEQUOIA GAS COMPANY | | 514.05 |
| | 10155033 | | | Utilities gas | 304.18 | |
| | 10615031 | | | Gas | 202.64 | |
| | 10635033 | | | Gas | 7.23 | |
| | | | **Total for** | **SEQUOIA GAS COMPANY** | | **514.05** |
| 47823 | 06/02/14 | | SDRMA | SPECIAL DISTRICT RISK MANAGEMENT AUT | | 737.91 |
| | 10105007 | | | Medical insurance | 26.72 | |
| | 10125007 | | | Medical insurance | 105.89 | |
| | 25315007 | | | Medical insurance | 4.83 | |
| | 10215007 | | | Medical insurance | 227.97 | |
| | 24315007 | | | Medical insurance | 19.03 | |
| | 10315007 | | | Medical insurance | 16.08 | |
| | 22315007 | | | Medical insurance | 17.43 | |
| | 26315007 | | | Medical insurance | 19.03 | |
| | 30515007 | | | Medical insurance | 166.79 | |
| | 10635007 | | | Medical insurance | 12.87 | |
| | 10012260 | | | Health insurance payable | 121.27 | |
| 47896 | 06/18/14 | | SDRMA | SPECIAL DISTRICT RISK MANAGEMENT AUT | | 11,538.24 |
| | 10105007 | | | Medical insurance | 511.01 | |
| | 10125007 | | | Medical insurance | 1,822.72 | |
| | 25315007 | | | Medical insurance | 92.35 | |
| | 10215007 | | | Medical insurance | 3,930.04 | |
| | 24315007 | | | Medical insurance | 330.72 | |
| | 10315007 | | | Medical insurance | 276.87 | |
| | 22315007 | | | Medical insurance | 384.59 | |
| | 26315007 | | | Medical insurance | 253.82 | |
| | 30515007 | | | Medical insurance | 2,942.98 | |
| | 10635007 | | | Medical insurance | 223.04 | |
| | 10012260 | | | Health insurance payable | 770.10 | |
| | | | **Total for** | **SPECIAL DISTRICT RISK MANAGEMENT A** | | **12,276.15** |
| 47853 | 06/09/14 | | STABO | STATE WATER RESOURCES CONTROL BO (3) \ STATE WATE | | 180.00 |
| | 30515044 | | | Meetings and dues | 180.00 | |
| | | | **Total for** | **STATE WATER RESOURCES CONTROL BO** | | **180.00** |
| 47886 | 06/16/14 | | SUPIN | SUPERIOR INSTALLS | | 4,364.12 |
| | 10215024 | | | Special department supply | 1,826.65 | |
| | 10215024 | | | Special department supply | 2,537.47 | |
| | | | **Total for** | **SUPERIOR INSTALLS** | | **4,364.12** |
| 47887 | 06/16/14 | | TASER | TASER INTERNATIONAL | | 2,815.14 |
| | 10215024 | | | Special department supply | 2,815.14 | |
| | | | **Total for** | **TASER INTERNATIONAL** | | **2,815.14** |

**City of Ferndale**

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## Printed Regular Checks

General Checking - Distribution Detail - From 05/21/14 To 06/20/14
Check #: All - Vendor: All - Payee Name: All - By Payee Name - AP Pmt Distribution

| Chk No. | Date / Acct No. | Pay Type | Ven ID | Vendor Name \ Payee Name / Override Description | Distribution Amount | Check Amount |
|---|---|---|---|---|---|---|
| 47891 | 06/16/14 | | FARSH | THE FARM SHOP | | 175.72 |
| | 30515014 | | | Vehicle expense | 129.81 | |
| | 30515121 | | | Sewer plant maintenance | 45.91 | |
| | | | **Total for** | **THE FARM SHOP** | | **175.72** |
| 47897 | 06/18/14 | | FEREN | THE FERNDALE ENTERPRISE | | 74.75 |
| | 10125012 | | | Office expense | 74.75 | |
| | | | **Total for** | **THE FERNDALE ENTERPRISE** | | **74.75** |
| 47888 | 06/16/14 | | THRSU | THRIFTY SUPPLY COMPANY | | 716.42 |
| | 30515121 | | | Sewer plant maintenance | 716.42 | |
| | | | **Total for** | **THRIFTY SUPPLY COMPANY** | | **716.42** |
| 47876 | 06/13/14 | | TIPMO | TIPPLE MOTORS, INC. | | 98.36 |
| | 10215014 | | | Vehicle expense | 98.36 | |
| | | | **Total for** | **TIPPLE MOTORS, INC.** | | **98.36** |
| 47877 | 06/13/14 | | USBNK | U.S. BANK CORPORATE PAYMENT SYSTEM | | 3,418.40 |
| | 10125012 | | | Office expense | 3.99 | |
| | 30515158 | | | Postage and shipping | 201.36 | |
| | 10215024 | | | Special department supply | 3,213.05 | |
| | | | **Total for** | **U.S. BANK CORPORATE PAYMENT SYSTE** | | **3,418.40** |
| 100 | 06/02/14 | EFT | USTRE | UNITED STATES TREASURY | | 5,758.74 |
| | 10012301 | | | Federal P/R Tax Deposits | 5,758.74 | |
| | | | **Total for** | **UNITED STATES TREASURY** | | **5,758.74** |
| 47878 | 06/13/14 | | VALGR | VALLEY GROCERY | | 107.16 |
| | 30515122 | | | Sewer line maintenance | 107.16 | |
| | | | **Total for** | **VALLEY GROCERY** | | **107.16** |
| 47879 | 06/13/14 | | VALLU | VALLEY LUMBER | | 90.76 |
| | 24315020 | | | Building & ground maintenance | 60.69 | |
| | 30515121 | | | Sewer plant maintenance | 30.07 | |
| | | | **Total for** | **VALLEY LUMBER** | | **90.76** |
| 47830 | 06/05/14 | | VERZN | VERIZON | | 568.94 |
| | 10155034 | | | Telephone | 101.53 | |
| | 10215034 | | | Telephone | 346.61 | |
| | 30515034 | | | Telephone | 94.45 | |
| | 24315034 | | | Telephone | 26.35 | |
| | | | **Total for** | **VERIZON** | | **568.94** |
| 47892 | 06/16/14 | | WELF | WELLS FARGO FINANCIAL LEASING | | 134.38 |
| | 10215024 | | | Special department supply | 134.38 | |
| | | | **Total for** | **WELLS FARGO FINANCIAL LEASING** | | **134.38** |
| 47893 | 06/16/14 | | WYCKO | WYCKOFF'S | | 34.02 |
| | 30515121 | | | Sewer plant maintenance | 34.02 | |
| | | | **Total for** | **WYCKOFF'S** | | **34.02** |

**City of Ferndale**

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## Printed Regular Checks

General Checking - Distribution Detail - From 05/21/14 To 06/20/14
Check #: All - Vendor: All - Payee Name: All - By Payee Name - AP Pmt Distribution

| | | |
|---|---|---|
| **Total for the 85 checks** | **129,576.08** | **129,576.08** |

**City of Ferndale**

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## Printed Regular Checks

General Checking - Distribution Detail - From 05/21/14 To 06/20/14
Check #: All - Vendor: All - Payee Name: All - By Payee Name - AP Pmt Distribution

Account Distributions

| Account No. | Account Description | Amount |
|---|---|---|
| 10012250 | Garnishments payable | 278.76 |
| 10012260 | Health insurance payable | 904.41 |
| 10012301 | Federal P/R Tax Deposits | 5,758.74 |
| 10012302 | State P/R Tax Deposits | 2,395.13 |
| 10105007 | Medical insurance | 573.28 |
| 10125007 | Insurance Med/Den/Vis | 1,929.90 |
| 10125012 | Office expense | 1,704.45 |
| 10145052 | Professional services | 1,579.50 |
| 10155020 | Building and ground maint. | 100.94 |
| 10155030 | Trash service | 30.55 |
| 10155031 | Water | 30.75 |
| 10155032 | Utilities electric | 169.32 |
| 10155033 | Utilities gas | 304.18 |
| 10155034 | Telephone | 378.13 |
| 10165054 | Audit and accounting | 6,176.75 |
| 10165078 | Copy machine expense | 515.63 |
| 10165096 | Car Allowance | 400.00 |
| 10175024 | Supplies - public restroom | 262.11 |
| 10175031 | Water - public restroom | 85.07 |
| 10175032 | Electric - public restroom | 29.98 |
| 10215007 | Medical insurance | 4,165.15 |
| 10215012 | Office expense | 384.21 |
| 10215014 | Vehicle expense | 98.36 |
| 10215016 | Fuel | 2,012.22 |
| 10215024 | Special department supply | 15,338.53 |
| 10215029 | Water | 32.28 |
| 10215032 | Utilities electric | 168.65 |
| 10215034 | Telephone | 705.26 |
| 10215035 | Dispatch service | 1,016.66 |
| 10215044 | Meetings and dues | 315.00 |
| 10215052 | Professional services | 35.00 |
| 10215088 | Equipment repair other | 976.56 |
| 10215094 | Vehicle replacement | 32,710.00 |

**City of Ferndale**

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## Printed Regular Checks

General Checking - Distribution Detail - From 05/21/14 To 06/20/14
Check #: All - Vendor: All - Payee Name: All - By Payee Name - AP Pmt Distribution

| | | |
|---|---|---|
| 10225096 | Animal control | 450.00 |
| 10245052 | Professional services | 154.47 |
| 10315007 | Medical insurance | 295.65 |
| 10315020 | Building and ground maint. | 116.80 |
| 10315021 | Street maintenance | 4,937.75 |
| 10415052 | General planning services | 203.00 |
| 10415053 | Reimbursable fees | 565.50 |
| 10415055 | General plan review fund | 710.50 |
| 10415058 | Special Planning Projects | 1,928.50 |
| 10425052 | General engineering | 1,655.00 |
| 10435052 | Building regulation/inspectio | 1,058.11 |
| 10615024 | Books | 1,170.49 |
| 10615031 | Gas | 202.64 |
| 10615032 | Utilities | 162.80 |
| 10615033 | Water | 25.77 |
| 10615034 | Telephone | 158.49 |
| 10625020 | Building and ground maint. | 316.84 |
| 10625032 | Utilities - electric | 183.02 |
| 10625033 | Water | 137.05 |
| 10635007 | Medical insurance | 240.18 |
| 10635020 | Buildings and grounds maintenance | 176.41 |
| 10635031 | Water | 76.92 |
| 10635032 | Utilities | 358.05 |
| 10635033 | Gas | 7.23 |
| 10635055 | Contractual Services | 100.00 |
| 21625020 | Building and grounds maint | 732.75 |
| 22315007 | Medical insurance | 409.10 |
| 22315058 | Street lighting | 1,251.92 |
| 24315007 | Medical insurance | 358.73 |
| 24315014 | Vehicle expense | 236.25 |
| 24315016 | Fuel | 1,661.38 |
| 24315020 | Building & ground maintenance | 60.69 |
| 24315021 | Street maintenance | 203.84 |
| 24315022 | Street project | 58.00 |
| 24315032 | Utilities | 168.16 |
| 24315033 | Water | 40.16 |

**City of Ferndale**

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## Printed Regular Checks

General Checking - Distribution Detail - From 05/21/14 To 06/20/14
Check #: All - Vendor: All - Payee Name: All - By Payee Name - AP Pmt Distribution

| | | |
|---|---|---|
| 24315034 | Telephone | 103.78 |
| 25315007 | Medical insurance | 158.49 |
| 26315007 | Medical insurance | 277.63 |
| 26315194 | Interest-Six Rivers loan | 1,374.04 |
| 30515007 | Medical insurance | 3,163.19 |
| 30515014 | Vehicle expense | 129.81 |
| 30515016 | Vehicle gas | 455.60 |
| 30515030 | Garbage/sludge | 1,124.65 |
| 30515032 | Utilities - electric - plant | 7,269.43 |
| 30515034 | Telephone | 252.94 |
| 30515044 | Meetings and dues | 180.00 |
| 30515055 | Contractual services | 780.00 |
| 30515099 | Miscellaneous | 97.43 |
| 30515121 | Sewer plant maintenance | 1,509.22 |
| 30515122 | Sewer line maintenance | 1,013.06 |
| 30515125 | Chemicals | 826.02 |
| 30515157 | Testing and monitoring | 6,404.82 |
| 30515158 | Postage and shipping | 201.36 |
| 48515095 | Construction | 2,117.00 |
| | | **129,576.08** |

**City of Ferndale**

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

**Checkbook Register**

General Checking

From 05/21/14 To 06/20/14 - By Check Number

| Number | Date | Payee\Description | Vendor Name | Checks \ Payments | Deposits \ Additions | Balance |
|---|---|---|---|---|---|---|
| | | Beginning balance | | | | 406,930.95 |
| Deposit | 05/31/14 | AR Deposit | | | 476,093.49 | 883,024.44 |
| Deposit | 06/12/14 | AR Deposit | | | 48,702.20 | 931,726.64 |
| Deposit | 06/13/14 | AR Deposit | | | 14,650.34 | 946,376.98 |
| Deposit | 06/18/14 | AR Deposit | | | 7,269.41 | 953,646.39 |
| 100 | 06/02/14 | EMPLOYMENT DEVELOPMENT D | | 910.92 | | 952,735.47 |
| 100 | 06/02/14 | UNITED STATES TREASURY | | 5,758.74 | | 946,976.73 |
| 100 | 06/05/14 | EMPLOYMENT DEVELOPMENT D | | 1,484.21 | | 945,492.52 |
| 47770 | 05/21/14 | JJACPA, INC. | | 1,500.00 | | 943,992.52 |
| 47771 | 05/27/14 | DAVE LENARDO | | 445.00 | | 943,547.52 |
| 47775 | 05/27/14 | MARY ELLEN BOYNTON | | 83.20 | | 943,464.32 |
| 47776 | 05/27/14 | KEVIN BRADSHAW | | 255.78 | | 943,208.54 |
| 47777 | 05/27/14 | WILLIAM O. BRIGGS | | 119.28 | | 943,089.26 |
| 47778 | 05/27/14 | STEVE L. COPPINI | | 1,754.48 | | 941,334.78 |
| 47779 | 05/27/14 | JOHNNY F. HOPPIS | | 1,054.82 | | 940,279.96 |
| 47780 | 05/27/14 | TYLER JAMES | | 902.73 | | 939,377.23 |
| 47781 | 05/27/14 | TIMOTHY W. MIRANDA | | 993.88 | | 938,383.35 |
| 47782 | 05/27/14 | JAY D. PARRISH | | 2,040.95 | | 936,342.40 |
| 47783 | 05/27/14 | DIANNA L. RICHARDSON | | 83.21 | | 936,259.19 |
| 47784 | 05/27/14 | MARIA A. ROSA | | 217.64 | | 936,041.55 |
| 47785 | 05/27/14 | BRET A. SMITH | | 1,344.65 | | 934,696.90 |
| 47786 | 05/27/14 | ADAM D. STRICKER | | 1,178.57 | | 933,518.33 |
| 47787 | 05/27/14 | KRISTENE M. TAVARES | | 1,044.49 | | 932,473.84 |
| 47788 | 05/27/14 | STEVE A. THRAP | | 1,252.82 | | 931,221.02 |
| 47789 | 05/27/14 | DONNA E. TIMMERMAN | | 1,293.18 | | 929,927.84 |
| 47790 | 05/27/14 | BONNIE K. VON BRAUN | | 19.90 | | 929,907.94 |
| 47791 | 05/27/14 | ROBERT A. WIDEMAN | | 1,066.72 | | 928,841.22 |
| 47792 | 05/27/14 | CHRISTOPHER D. WILLIAMS | | 1,081.68 | | 927,759.54 |
| 47797 | 05/27/14 | DAVE GRANDY | | Void | | 927,759.54 |
| 47798 | 05/27/14 | DONNA TIMMERMAN | | 89.97 | | 927,669.57 |
| 47799 | 05/27/14 | ELIZABETH CONNER | | 1,233.99 | | 926,435.58 |
| 47800 | 05/28/14 | DENNIS GRANDY | | 654.00 | | 925,781.58 |
| 47801 | 06/02/14 | ARNOLD C. KEMP | | 1,058.11 | | 924,723.47 |
| 47802 | 06/02/14 | AYCOCK & EDGMON | | 863.75 | | 923,859.72 |
| 47803 | 06/02/14 | CALIFORNIA STATE DISBURSEM | | 278.76 | | 923,580.96 |
| 47804 | 06/02/14 | CITY OF FORTUNA | | 1,016.66 | | 922,564.30 |
| 47805 | 06/02/14 | CRIMESTAR CORPORATION | | 600.00 | | 921,964.30 |
| 47806 | 06/02/14 | CRYSTAL SPRINGS BOTTLED WA | | 60.50 | | 921,903.80 |
| 47807 | 06/02/14 | DEL ORO WATER CO., FDLE. DI | | 486.08 | | 921,417.72 |
| 47808 | 06/02/14 | DEPARTMENT OF JUSTICE | | 35.00 | | 921,382.72 |
| 47809 | 06/02/14 | EEL RIVER DISPOSAL | | 275.20 | | 921,107.52 |
| 47810 | 06/02/14 | FRONTIER | | 1,029.66 | | 920,077.86 |
| 47811 | 06/02/14 | Hajoca Corp. | | 169.75 | | 919,908.11 |
| 47812 | 06/02/14 | HEALTHSMART BENEFIT SOLUT | | 199.56 | | 919,708.55 |
| 47813 | 06/02/14 | HUMBOLDT TERMITE & PEST | | 49.00 | | 919,659.55 |

**City of Ferndale**

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

**Checkbook Register**

General Checking

From 05/21/14 To 06/20/14 - By Check Number

| Number | Date | Payee\Description | Vendor Name | Checks \ Payments | Deposits \ Additions | Balance |
|---|---|---|---|---|---|---|
| 47814 | 06/02/14 | JAY PARRISH | | 400.00 | | 919,259.55 |
| 47815 | 06/02/14 | KRUGER | | 249.47 | | 919,010.08 |
| 47816 | 06/02/14 | L & M RENNER, INC. | | 332.56 | | 918,677.52 |
| 47817 | 06/02/14 | MANHARD CONSULTING LTD | | 4,508.75 | | 914,168.77 |
| 47818 | 06/02/14 | MIRANDA'S RESCUE | | 450.00 | | 913,718.77 |
| 47819 | 06/02/14 | NORTH VALLEY BANK | NORTH VALLEY B | 1,374.04 | | 912,344.73 |
| 47820 | 06/02/14 | PACIFIC GAS & ELECTRIC | | 1,226.91 | | 911,117.82 |
| 47821 | 06/02/14 | PLANWEST PARTNERS, INC. | | 3,407.50 | | 907,710.32 |
| 47822 | 06/02/14 | ROBIN SMITH | | 154.47 | | 907,555.85 |
| 47823 | 06/02/14 | SPECIAL DISTRICT RISK MANAGE | | 737.91 | | 906,817.94 |
| 47826 | 06/02/14 | MID CITY MOTOR WORLD | | 23,890.00 | | 882,927.94 |
| 47827 | 06/02/14 | NELLIS CAB COMPANY | | 10,569.00 | | 872,358.94 |
| 47828 | 06/05/14 | CRAFTSMAN'S MALL | | 54.00 | | 872,304.94 |
| 47829 | 06/05/14 | HUMBOLDT COUNTY LIBRARY | | 697.39 | | 871,607.55 |
| 47830 | 06/05/14 | VERIZON | | 568.94 | | 871,038.61 |
| 47831 | 06/10/14 | MARY ELLEN BOYNTON | | 36.98 | | 871,001.63 |
| 47832 | 06/10/14 | KEVIN BRADSHAW | | 255.78 | | 870,745.85 |
| 47833 | 06/10/14 | WILLIAM O. BRIGGS | | 119.29 | | 870,626.56 |
| 47834 | 06/10/14 | ELIZABETH CONNER | | 1,108.62 | | 869,517.94 |
| 47835 | 06/10/14 | STEVE L. COPPINI | | 1,889.94 | | 867,628.00 |
| 47836 | 06/10/14 | JOHNNY F. HOPPIS | | 801.87 | | 866,826.13 |
| 47837 | 06/10/14 | TYLER JAMES | | 1,262.23 | | 865,563.90 |
| 47838 | 06/10/14 | NANCY S. KAYTIS-SLOCUM | | 46.22 | | 865,517.68 |
| 47839 | 06/10/14 | TIMOTHY W. MIRANDA | | 1,196.66 | | 864,321.02 |
| 47840 | 06/10/14 | JAY D. PARRISH | | 2,040.96 | | 862,280.06 |
| 47841 | 06/10/14 | DIANNA L. RICHARDSON | | 36.98 | | 862,243.08 |
| 47842 | 06/10/14 | BRET A. SMITH | | 1,380.26 | | 860,862.82 |
| 47843 | 06/10/14 | ADAM D. STRICKER | | 1,398.12 | | 859,464.70 |
| 47844 | 06/10/14 | KRISTENE M. TAVARES | | 1,128.20 | | 858,336.50 |
| 47845 | 06/10/14 | STEVE A. THRAP | | 1,212.48 | | 857,124.02 |
| 47846 | 06/10/14 | DONNA E. TIMMERMAN | | 1,295.29 | | 855,828.73 |
| 47847 | 06/10/14 | ROBERT A. WIDEMAN | | 1,307.76 | | 854,520.97 |
| 47848 | 06/10/14 | CHRISTOPHER D. WILLIAMS | | 1,109.31 | | 853,411.66 |
| 47849 | 06/09/14 | ADAM STRICKER | | 316.74 | | 853,094.92 |
| 47850 | 06/09/14 | BRET SMITH | | 48.69 | | 853,046.23 |
| 47851 | 06/09/14 | DAVE LENARDO | | 335.00 | | 852,711.23 |
| 47852 | 06/09/14 | ELIZABETH CONNER | | 9.20 | | 852,702.03 |
| 47853 | 06/09/14 | STATE WATER RESOURCES CON | STATE WATER R | 180.00 | | 852,522.03 |
| 47854 | 06/13/14 | AQUA BEN CORPORATION | | 803.03 | | 851,719.00 |
| 47855 | 06/13/14 | BAKER & TAYLOR | | 473.10 | | 851,245.90 |
| 47856 | 06/13/14 | BAY WEST SUPPLY, INC. | | 587.86 | | 850,658.04 |
| 47857 | 06/13/14 | DOCUSTATION | DOCUSTATION I | 294.29 | | 850,363.75 |
| 47858 | 06/13/14 | DON'S RENT-ALL INC. | | 97.43 | | 850,266.32 |
| 47859 | 06/13/14 | FERNBRIDGE TRACTOR & EQUI | | 236.25 | | 850,030.07 |
| 47860 | 06/13/14 | FERNDALE TECH. | | 1,695.24 | | 848,334.83 |

**City of Ferndale**

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

**Checkbook Register**

General Checking

From 05/21/14 To 06/20/14 - By Check Number

| Number | Date | Payee\Description | Vendor Name | Checks \ Payments | Deposits \ Additions | Balance |
|---|---|---|---|---|---|---|
| 47861 | 06/13/14 | FRESHWATER ENVIRONMENTA | | 880.00 | | 847,454.83 |
| 47862 | 06/13/14 | GE CAPITAL | | 221.34 | | 847,233.49 |
| 47863 | 06/13/14 | Hajoca Corp. | | 72.15 | | 847,161.34 |
| 47864 | 06/13/14 | L & M RENNER, INC. | | 3,796.64 | | 843,364.70 |
| 47865 | 06/13/14 | MERCER FRASER COMPANY | | 203.84 | | 843,160.86 |
| 47866 | 06/13/14 | MISSION UNIFORM & LINEN | | 73.42 | | 843,087.44 |
| 47867 | 06/13/14 | MITCHELL, BRISSO. DELANEY & | | 1,579.50 | | 841,507.94 |
| 47868 | 06/13/14 | NILSEN COMPANY | | 511.15 | | 840,996.79 |
| 47869 | 06/13/14 | NORTH COAST LABORATORIES L | | 160.00 | | 840,836.79 |
| 47870 | 06/13/14 | PACIFIC ECORISK | | 6,244.82 | | 834,591.97 |
| 47871 | 06/13/14 | PACIFIC GAS & ELECTRIC | | 8,476.34 | | 826,115.63 |
| 47872 | 06/13/14 | PORTLAND ENGINEERING | | 120.00 | | 825,995.63 |
| 47873 | 06/13/14 | R & S LIVESTOCK SUPPLY | | 22.99 | | 825,972.64 |
| 47874 | 06/13/14 | RESTIF CLEANING SERVICES | | 100.00 | | 825,872.64 |
| 47875 | 06/13/14 | SEQUOIA GAS COMPANY | | 514.05 | | 825,358.59 |
| 47876 | 06/13/14 | TIPPLE MOTORS, INC. | | 98.36 | | 825,260.23 |
| 47877 | 06/13/14 | U.S. BANK CORPORATE PAYMEN | | 3,418.40 | | 821,841.83 |
| 47878 | 06/13/14 | VALLEY GROCERY | | 107.16 | | 821,734.67 |
| 47879 | 06/13/14 | VALLEY LUMBER | | 90.76 | | 821,643.91 |
| 47880 | 06/13/14 | HUMBOLDT TERMITE & PEST | | 65.00 | | 821,578.91 |
| 47881 | 06/13/14 | J & W LIQUORS | | 10.00 | | 821,568.91 |
| 47882 | 06/16/14 | BRIMAR | | 4,937.75 | | 816,631.16 |
| 47883 | 06/16/14 | CALIFORNIA POLICE CHIEFS AS | | 315.00 | | 816,316.16 |
| 47884 | 06/16/14 | KRIS TAVARES | | 68.00 | | 816,248.16 |
| 47885 | 06/16/14 | RWS SERVICES | | 976.56 | | 815,271.60 |
| 47886 | 06/16/14 | SUPERIOR INSTALLS | | 4,364.12 | | 810,907.48 |
| 47887 | 06/16/14 | TASER INTERNATIONAL | | 2,815.14 | | 808,092.34 |
| 47888 | 06/16/14 | THRIFTY SUPPLY COMPANY | | 716.42 | | 807,375.92 |
| 47889 | 06/16/14 | DEPT. OF MOTOR VEHICLES | | 2,115.00 | | 805,260.92 |
| 47890 | 06/16/14 | JJACPA, INC. | | 3,813.00 | | 801,447.92 |
| 47891 | 06/16/14 | THE FARM SHOP | | 175.72 | | 801,272.20 |
| 47892 | 06/16/14 | WELLS FARGO FINANCIAL LEA | | 134.38 | | 801,137.82 |
| 47893 | 06/16/14 | WYCKOFF'S | | 34.02 | | 801,103.80 |
| 47894 | 06/18/14 | ADAM STRICKER | | 35.42 | | 801,068.38 |
| 47895 | 06/18/14 | POSTMASTER | | 34.00 | | 801,034.38 |
| 47896 | 06/18/14 | SPECIAL DISTRICT RISK MANAGE | | 11,538.24 | | 789,496.14 |
| 47897 | 06/18/14 | THE FERNDALE ENTERPRISE | | 74.75 | | 789,421.39 |
| | | | | **164,225.00** | **546,715.44** | |

**City of Ferndale**

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

## Printed Regular Checks

General Checking - Distribution Detail - From 06/21/14 To 07/20/14
Check #: All - Vendor: All - Payee Name: All - By Payee Name - AP Pmt Distribution

| Chk No. | Date / Acct No. | Pay Type | Ven ID | Vendor Name \ Payee Name / Override Description | Distribution Amount | Check Amount |
|---|---|---|---|---|---|---|
| 47919 | 07/01/14 | | ARNKE | ARNOLD C. KEMP | | 2,114.73 |
| | 10435052 | | | Building regulation/inspectio | 2,114.73 | |
| | | | **Total for** | **ARNOLD C. KEMP** | | **2,114.73** |
| 47960 | 07/14/14 | | PHIAY | AYCOCK & EDGMON | | 1,996.25 |
| | 10165054 | | | Audit and accounting | 1,996.25 | |
| | | | **Total for** | **AYCOCK & EDGMON** | | **1,996.25** |
| 47961 | 07/14/14 | | BAKTA | BAKER & TAYLOR | | 413.73 |
| | 10615024 | | | Books | 413.73 | |
| | | | **Total for** | **BAKER & TAYLOR** | | **413.73** |
| 47962 | 07/14/14 | | BAYWE | BAY WEST SUPPLY, INC. | | 271.68 |
| | 10175024 | | | Supplies - public restroom | 169.94 | |
| | 10175024 | | | Supplies - public restroom | 101.74 | |
| | | | **Total for** | **BAY WEST SUPPLY, INC.** | | **271.68** |
| 47927 | 07/03/14 | | BRSMT | BRET SMITH | | 59.53 |
| | 10215024 | | | Special department supply | 59.53 | |
| 47992 | 07/14/14 | | BRSMT | BRET SMITH | | 51.45 |
| | 10215012 | | | Office expense | 51.45 | |
| | | | **Total for** | **BRET SMITH** | | **110.98** |
| 47963 | 07/14/14 | | CBSCO | CALIFORNIA BUILDING STANDARDS COMMSN | | 18.90 |
| | 10425056.1 | | | Building product review | 18.90 | |
| | | | **Total for** | **CALIFORNIA BUILDING STANDARDS COM** | | **18.90** |
| 47958 | 07/07/14 | | CALST | CALIFORNIA STATE DISBURSEMENT UNIT | | 278.76 |
| | 10012250 | | | Garnishments payable | 278.76 | |
| | | | **Total for** | **CALIFORNIA STATE DISBURSEMENT UNI** | | **278.76** |
| 47964 | 07/14/14 | | CAMEL | CAMPTON ELECTRIC SUPPLY, INC. | | 73.34 |
| | 10155020 | | | Building and ground maint. | 73.34 | |
| | | | **Total for** | **CAMPTON ELECTRIC SUPPLY, INC.** | | **73.34** |
| 47920 | 07/01/14 | | CHACO | CHAMBER OF COMMERCE | | 4,766.04 |
| | 10175072 | | | Chamber of Commerce | 4,766.04 | |
| | | | **Total for** | **CHAMBER OF COMMERCE** | | **4,766.04** |
| 47965 | 07/14/14 | | CIG | CIG | | 40.00 |
| | 10165063 | | | Insurance (Fire Bldg.) | 40.00 | |
| | | | **Total for** | **CIG** | | **40.00** |
| 47921 | 07/01/14 | | CITFO | CITY OF FORTUNA | | 1,016.66 |
| | 10215035 | | | Dispatch service | 1,016.66 | |
| 47966 | 07/14/14 | | CITFO | CITY OF FORTUNA | | 1,025.00 |
| | 30515157 | | | Testing and monitoring | 1,025.00 | |
| | | | **Total for** | **CITY OF FORTUNA** | | **2,041.66** |
| 47928 | 07/03/14 | | CRAFT | CRAFTSMAN'S MALL | | 54.00 |
| | 21625020 | | | Building and grounds maint | 54.00 | |

**City of Ferndale**

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

## Printed Regular Checks

General Checking - Distribution Detail - From 06/21/14 To 07/20/14
Check #: All - Vendor: All - Payee Name: All - By Payee Name - AP Pmt Distribution

| Chk No. | Date / Acct No. | Pay Type | Ven ID | Vendor Name \ Payee Name / Override Description | Distribution Amount | Check Amount |
|---|---|---|---|---|---|---|
| | | | **Total for** | **CRAFTSMAN'S MALL** | | **54.00** |
| 47929 | 07/03/14 | | CRYST | CRYSTAL SPRINGS BOTTLED WATER CO. | | 25.25 |
| | 10215012 | | | Office expense | 25.25 | |
| | | | **Total for** | **CRYSTAL SPRINGS BOTTLED WATER CO.** | | **25.25** |
| 47918 | 06/23/14 | | DVLNO | DAVE LENARDO | | 280.00 |
| | 30515055 | | | Contractual services | 280.00 | |
| 47956 | 07/07/14 | | DVLNO | DAVE LENARDO | | 260.00 |
| | 30515055 | | | Contractual services | 260.00 | |
| | | | **Total for** | **DAVE LENARDO** | | **540.00** |
| 47930 | 07/03/14 | | DELOR | DEL ORO WATER CO., FDLE. DIST. | | 527.79 |
| | 24315033 | | | Water | 34.23 | |
| | 10615033 | | | Water | 21.87 | |
| | 10625033 | | | Water | 103.98 | |
| | 10175031 | | | Water - public restroom | 88.89 | |
| | 10155031 | | | Water | 134.21 | |
| | 10215029 | | | Water | 27.87 | |
| | 10635031 | | | Water | 68.16 | |
| | 30515032 | | | Utilities - electric - plant | 48.58 | |
| 47967 | 07/14/14 | | DELOR | DEL ORO WATER CO., FDLE. DIST. | | 90.00 |
| | 10175031 | | | Water - public restroom | 90.00 | |
| | | | **Total for** | **DEL ORO WATER CO., FDLE. DIST.** | | **617.79** |
| 47968 | 07/14/14 | | DEPCO | DEPARTMENT OF CONSERVATION | | 28.50 |
| | 10425056 | | | Building plan check | 28.50 | |
| | | | **Total for** | **DEPARTMENT OF CONSERVATION** | | **28.50** |
| 47969 | 07/14/14 | | DRYCREEK | DRYCREEK | | 579.60 |
| | 30515030 | | | Garbage/sludge | 579.60 | |
| | | | **Total for** | **DRYCREEK** | | **579.60** |
| 47970 | 07/14/14 | | EELRI | EEL RIVER DISPOSAL | | 290.95 |
| | 10155030 | | | Trash service | 30.55 | |
| | 30515030 | | | Garbage/sludge | 244.65 | |
| | 10315020 | | | Building and ground maint. | 15.75 | |
| | | | **Total for** | **EEL RIVER DISPOSAL** | | **290.95** |
| 100 | 07/14/14 | EFT | EMPDE | EMPLOYMENT DEVELOPMENT DEPARTMENT | | 2,971.64 |
| | 10012302 | | | State P/R Tax Deposits | 973.68 | |
| | 10012302 | | | State P/R Tax Deposits | 968.48 | |
| | 10012302 | | | State P/R Tax Deposits | 1,029.48 | |
| | | | **Total for** | **EMPLOYMENT DEVELOPMENT DEPART** | | **2,971.64** |
| 47971 | 07/14/14 | | FERGU | FERGUSON ENTERPRISES, INC. #3021 | | 86.05 |
| | 10625020 | | | Building and ground maint. | 86.05 | |
| | | | **Total for** | **FERGUSON ENTERPRISES, INC. #3021** | | **86.05** |

**City of Ferndale**

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

## Printed Regular Checks

General Checking - Distribution Detail - From 06/21/14 To 07/20/14
Check #: All - Vendor: All - Payee Name: All - By Payee Name - AP Pmt Distribution

| Chk No. | Date / Acct No. | Pay Type | Ven ID | Vendor Name \ Payee Name / Override Description | Distribution Amount | Check Amount |
|---|---|---|---|---|---|---|
| 47972 | 07/14/14 | | FERTR | FERNBRIDGE TRACTOR & EQUIP. CO. | | 714.43 |
| | 24315021 | | | Street maintenance | 714.43 | |
| | | | **Total for** | **FERNBRIDGE TRACTOR & EQUIP. CO.** | | **714.43** |
| 47931 | 07/03/14 | | FRONT | FRONTIER | | 1,055.59 |
| | 10155034 | | | Telephone | 285.00 | |
| | 10215034 | | | Telephone | 369.46 | |
| | 24315034 | | | Telephone | 73.89 | |
| | 10615034 | | | Telephone | 163.62 | |
| | 30515034 | | | Telephone | 163.62 | |
| | | | **Total for** | **FRONTIER** | | **1,055.59** |
| 47957 | 07/07/14 | | CHAPMAN | GARY CHAPMAN | | 520.00 |
| | 10165054 | | | Audit and accounting | 520.00 | |
| | | | **Total for** | **GARY CHAPMAN** | | **520.00** |
| 47973 | 07/14/14 | | GECAP | GE CAPITAL | | 221.31 |
| | 10165078 | | | Copy machine expense | 221.31 | |
| | | | **Total for** | **GE CAPITAL** | | **221.31** |
| 47932 | 07/03/14 | | HSBS | HEALTHSMART BENEFIT SOLUTIONS, INC. | | 199.56 |
| | 10215007 | | | Medical insurance - PD | 61.31 | |
| | 10105007 | | | Medical insurance- CM | 7.14 | |
| | 10125007 | | | Insurance Med/Den/Vis - CLERKS | 35.55 | |
| | 25315007 | | | Medical insurance - WW | 1.29 | |
| | 24315007 | | | Medical insurance - TDA | 8.98 | |
| | 10315007 | | | Medical insurance - STREETS | 2.70 | |
| | 22315007 | | | Medical insurance - GAS TAX | 7.08 | |
| | 26315007 | | | Medical insurance - DRAINAGE | 4.78 | |
| | 30515007 | | | Medical insurance - SEWER | 53.42 | |
| | 10635007 | | | Medical insurance - COMMUNITY | 4.27 | |
| | 10012260 | | | Health insurance payable | 13.04 | |
| | | | **Total for** | **HEALTHSMART BENEFIT SOLUTIONS, IN** | | **199.56** |
| 47974 | 07/14/14 | | HORBU | HORIZON BUSINESS SERVICES | | 21.05 |
| | 10125012 | | | Office expense | 21.05 | |
| | | | **Total for** | **HORIZON BUSINESS SERVICES** | | **21.05** |
| 47975 | 07/14/14 | | HUMAS | HUMBOLDT COUNTY ASSESSOR | | Void |
| | 10125012 | | | Office expense | Void | |
| | | | **Total for** | **HUMBOLDT COUNTY ASSESSOR** | | **0.00** |
| 47933 | 07/03/14 | | HUMTE | HUMBOLDT TERMITE & PEST | | 49.00 |
| | 10215020 | | | Building and gounds maint. | 49.00 | |
| 47976 | 07/14/14 | | HUMTE | HUMBOLDT TERMITE & PEST | | 114.00 |
| | 10635020 | | | Buildings and grounds maintenance | 65.00 | |
| | 10215020 | | | Building and gounds maint. | 49.00 | |
| | | | **Total for** | **HUMBOLDT TERMITE & PEST** | | **163.00** |

**City of Ferndale**

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

## Printed Regular Checks

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

| Chk No. | Date / Acct No. | Pay Type | Ven ID | Vendor Name \ Payee Name / Override Description | Distribution Amount | Check Amount |
|---|---|---|---|---|---|---|
| 47922 | 07/01/14 | | JAYPA | JAY PARRISH | | Void |
| | 10012100 | | | Accounts payable | Void | |
| | | | | **Total for JAY PARRISH** | | **0.00** |
| 47993 | 07/14/14 | | KRISTAVARES | KRIS TAVARES | | 92.59 |
| | 10011102 | | | Petty cash | 92.59 | |
| | | | | **Total for KRIS TAVARES** | | **92.59** |
| 47977 | 07/14/14 | | LMREN | L & M RENNER, INC. | | 1,893.79 |
| | 10215016 | | | Fuel | 1,003.71 | |
| | 24315016 | | | Vehicle Fuel | 662.83 | |
| | 30515016 | | | Vehicle gas | 227.25 | |
| | | | | **Total for L & M RENNER, INC.** | | **1,893.79** |
| 47978 | 07/14/14 | | MANHD | MANHARD CONSULTING LTD | | 16,841.50 |
| | 10425052 | | | General engineering | 684.00 | |
| | 10425053 | | | Developer engineering | 29.00 | |
| | 24315022 | | | Street project | 210.00 | |
| | 40315052 | | | Plans, specs & estimates | 15,312.50 | |
| | 30515095 | | | Capital outlay | 527.25 | |
| | 21625020 | | | Building and grounds maint | 78.75 | |
| | | | | **Total for MANHARD CONSULTING LTD** | | **16,841.50** |
| 47923 | 07/01/14 | | MIRRE | MIRANDA'S RESCUE | | 450.00 |
| | 10225096 | | | Animal control | 450.00 | |
| | | | | **Total for MIRANDA'S RESCUE** | | **450.00** |
| 47979 | 07/14/14 | | MISSN | MISSION UNIFORM & LINEN | | 73.42 |
| | 10635020 | | | Buildings & grounds maintenance - Commu | 62.41 | |
| | 10175024 | | | Supplies - public restroom | 11.01 | |
| | | | | **Total for MISSION UNIFORM & LINEN** | | **73.42** |
| 47980 | 07/14/14 | | MBDVZ | MITCHELL, BRISSO. DELANEY & VRIEZE | | 1,301.50 |
| | 10145052 | | | Professional services | 1,301.50 | |
| | | | | **Total for MITCHELL, BRISSO. DELANEY & VRIEZE** | | **1,301.50** |
| 47981 | 07/14/14 | | NILCO | NILSEN COMPANY | | 192.94 |
| | 10155020 | | | Building and ground maint. | 12.57 | |
| | 10175024 | | | Supplies - public restroom | 45.10 | |
| | 10635020 | | | Buildings and grounds maintenance | 1.71 | |
| | 24315021 | | | Street maintenance | 15.35 | |
| | 30515122 | | | Sewer line maintenance | 118.21 | |
| | | | | **Total for NILSEN COMPANY** | | **192.94** |
| 47982 | 07/14/14 | | NORCO | NORTH COAST LABORATORIES LTD. | | 160.00 |
| | 30515157 | | | Effluent testing | 160.00 | |
| | | | | **Total for NORTH COAST LABORATORIES LTD.** | | **160.00** |
| 100 | 07/14/14 | EFT | NORVA | NORTH VALLEY BANK | | 253.66 |
| | 10125012 | | | Office expense | 253.66 | |

**City of Ferndale**

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

## Printed Regular Checks

General Checking - Distribution Detail - From 06/21/14 To 07/20/14
Check #: All - Vendor: All - Payee Name: All - By Payee Name - AP Pmt Distribution

| Chk No. | Date / Acct No. | Pay Type | Ven ID | Vendor Name \ Payee Name / Override Description | Distribution Amount | Check Amount |
|---|---|---|---|---|---|---|
| 47934 | 07/03/14 | | NORVL | NORTH VALLEY BANK (1) \ NORTH VALLEY BANK | | 1,374.04 |
| | 26315194 | | | Interest-Six Rivers loan | 1,374.04 | |
| | | | **Total for** | **NORTH VALLEY BANK** | | **1,627.70** |
| 47935 | 07/03/14 | | PACGA | PACIFIC GAS & ELECTRIC | | 1,237.08 |
| | 22315058 | | | Street lighting | 1,237.08 | |
| 47983 | 07/14/14 | | PACGA | PACIFIC GAS & ELECTRIC | | 7,618.04 |
| | 10175032 | | | Electric - public restroom | 31.44 | |
| | 10155032 | | | Utilities electric | 181.50 | |
| | 10215032 | | | Utilities electric | 150.48 | |
| | 30515032 | | | Utilities - electric - plant | 6,321.21 | |
| | 24315032 | | | Utilities | 149.21 | |
| | 10615032 | | | Utilities | 156.54 | |
| | 10625032 | | | Utilities - electric | 85.16 | |
| | 22315058 | | | Street lighting | 23.15 | |
| | 10635032 | | | Utilities | 336.20 | |
| | 30515032 | | | Utilities - electric - plant | 183.15 | |
| | | | **Total for** | **PACIFIC GAS & ELECTRIC** | | **8,855.12** |
| 47984 | 07/14/14 | | PLANW | PLANWEST PARTNERS, INC. | | 2,945.10 |
| | 10415052 | | | General planning services | 716.60 | |
| | 10415053 | | | Reimbursable fees | 275.50 | |
| | 10415058 | | | Special Planning Projects | 1,837.00 | |
| | 10415055 | | | General plan review fund | 116.00 | |
| | | | **Total for** | **PLANWEST PARTNERS, INC.** | | **2,945.10** |
| 47994 | 07/14/14 | | POSTM | POSTMASTER | | 294.00 |
| | 10125012 | | | Office expense | 294.00 | |
| | | | **Total for** | **POSTMASTER** | | **294.00** |
| 47924 | 07/01/14 | | ROBSM | ROBIN SMITH | | 153.47 |
| | 10245052 | | | Professional services | 153.47 | |
| | | | **Total for** | **ROBIN SMITH** | | **153.47** |
| 47985 | 07/14/14 | | SAMARAREST | SAMARA RESTORATION INC | | 1,303.68 |
| | 30515024 | | | Special department supply | 1,303.68 | |
| | | | **Total for** | **SAMARA RESTORATION INC** | | **1,303.68** |
| 47925 | 07/01/14 | | SCOUTS | SCOUTS | | 450.00 |
| | 10165099 | | | Miscellaneous | 450.00 | |
| | | | **Total for** | **SCOUTS** | | **450.00** |
| 47986 | 07/14/14 | | SEQGA | SEQUOIA GAS COMPANY | | 100.71 |
| | 10635033 | | | Gas | 100.71 | |
| | | | **Total for** | **SEQUOIA GAS COMPANY** | | **100.71** |

**City of Ferndale**

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

## Printed Regular Checks

General Checking - Distribution Detail - From 06/21/14 To 07/20/14
Check #: All - Vendor: All - Payee Name: All - By Payee Name - AP Pmt Distribution

| Chk No. | Date / Acct No. | Pay Type | Ven ID | Vendor Name \ Payee Name / Override Description | Distribution Amount | Check Amount |
|---|---|---|---|---|---|---|
| 47936 | 07/03/14 | | SDRMA | SPECIAL DISTRICT RISK MANAGEMENT AUT | | 737.91 |
| | 10105007 | | | Medical insurance | 26.72 | |
| | 10125007 | | | Medical insurance | 134.17 | |
| | 25315007 | | | Medical insurance | 4.83 | |
| | 10215007 | | | Medical insurance | 228.32 | |
| | 24315007 | | | Medical insurance | 34.78 | |
| | 10315007 | | | Medical insurance | 31.47 | |
| | 22315007 | | | Medical insurance | 38.99 | |
| | 26315007 | | | Medical insurance | 24.19 | |
| | 30515007 | | | Medical insurance | 190.96 | |
| | 10635007 | | | Medical insurance | 23.48 | |
| | | | | **Total for SPECIAL DISTRICT RISK MANAGEMENT A** | | **737.91** |
| 47987 | 07/14/14 | | TIPMO | TIPPLE MOTORS, INC. | | 118.45 |
| | 10215014 | | | Vehicle expense | 57.03 | |
| | 24315014 | | | Vehicle expense | 61.42 | |
| | | | | **Total for TIPPLE MOTORS, INC.** | | **118.45** |
| 47988 | 07/14/14 | | USBNK | U.S. BANK CORPORATE PAYMENT SYSTEM | | 2,020.41 |
| | 10125012 | | | Office expense | 205.86 | |
| | 10215024 | | | Special department supply | 1,783.20 | |
| | 30515121 | | | Sewer plant maintenance | 31.35 | |
| | | | | **Total for U.S. BANK CORPORATE PAYMENT SYSTE** | | **2,020.41** |
| 100 | 07/14/14 | EFT | USTRE | UNITED STATES TREASURY | | 18,513.84 |
| | 10012301 | | | Federal P/R Tax Deposits | 6,119.36 | |
| | 10012301 | | | Federal P/R Tax Deposits | 6,040.99 | |
| | 10012301 | | | Federal P/R Tax Deposits | 6,353.49 | |
| | | | | **Total for UNITED STATES TREASURY** | | **18,513.84** |
| 47959 | 07/08/14 | | VCCON | V&C CONSTRUCTION | | 125,190.45 |
| | 40315052 | | | Plans, specs & estimates | 125,190.45 | |
| | | | | **Total for V&C CONSTRUCTION** | | **125,190.45** |
| 47989 | 07/14/14 | | VALLU | VALLEY LUMBER | | 98.46 |
| | 10155020 | | | Building and ground maint. | 22.20 | |
| | 24315021 | | | Street maintenance | 22.98 | |
| | 30515121 | | | Sewer plant maintenance | 13.43 | |
| | 10625020 | | | Building and ground maint. | 39.85 | |
| | | | | **Total for VALLEY LUMBER** | | **98.46** |
| 47990 | 07/14/14 | | VERZN | VERIZON | | 581.31 |
| | 10155034 | | | Telephone | 49.42 | |
| | 10215034 | | | Telephone | 474.18 | |
| | 30515034 | | | Telephone | 45.88 | |
| | 24315034 | | | Telephone | 11.83 | |
| | | | | **Total for VERIZON** | | **581.31** |
| 47991 | 07/14/14 | | WILSA | WILDWOOD SAW | | 32.20 |
| | 24315020 | | | Building & ground maintenance | 32.20 | |

**City of Ferndale**

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

## Printed Regular Checks

General Checking - Distribution Detail - From 06/21/14 To 07/20/14
Check #: All - Vendor: All - Payee Name: All - By Payee Name - AP Pmt Distribution

| | | |
|---|---|---|
| **Total for WILDWOOD SAW** | | **32.20** |
| **Total for the 60 checks** | **204,243.34** | **204,243.34** |

**City of Ferndale**

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

## Printed Regular Checks

General Checking - Distribution Detail - From 06/21/14 To 07/20/14
Check #: All - Vendor: All - Payee Name: All - By Payee Name - AP Pmt Distribution

Account Distributions

| Account No. | Account Description | Amount |
|---|---|---|
| 10011102 | Petty cash | 92.59 |
| 10012100 | Accounts payable | 0.00 |
| 10012250 | Garnishments payable | 278.76 |
| 10012260 | Health insurance payable | 13.04 |
| 10012301 | Federal P/R Tax Deposits | 18,513.84 |
| 10012302 | State P/R Tax Deposits | 2,971.64 |
| 10105007 | Medical insurance | 33.86 |
| 10125007 | Insurance Med/Den/Vis | 169.72 |
| 10125012 | Office expense | 774.57 |
| 10145052 | Professional services | 1,301.50 |
| 10155020 | Building and ground maint. | 108.11 |
| 10155030 | Trash service | 30.55 |
| 10155031 | Water | 134.21 |
| 10155032 | Utilities electric | 181.50 |
| 10155034 | Telephone | 334.42 |
| 10165054 | Audit and accounting | 2,516.25 |
| 10165063 | Insurance (Fire Bldg.) | 40.00 |
| 10165078 | Copy machine expense | 221.31 |
| 10165099 | Miscellaneous | 450.00 |
| 10175024 | Supplies - public restroom | 327.79 |
| 10175031 | Water - public restroom | 178.89 |
| 10175032 | Electric - public restroom | 31.44 |
| 10175072 | Chamber of Commerce | 4,766.04 |
| 10215007 | Medical insurance | 289.63 |
| 10215012 | Office expense | 76.70 |
| 10215014 | Vehicle expense | 57.03 |
| 10215016 | Fuel | 1,003.71 |
| 10215020 | Building and gounds maint. | 98.00 |
| 10215024 | Special department supply | 1,842.73 |
| 10215029 | Water | 27.87 |
| 10215032 | Utilities electric | 150.48 |
| 10215034 | Telephone | 843.64 |
| 10215035 | Dispatch service | 1,016.66 |

**City of Ferndale**

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## Printed Regular Checks

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

| | | |
|---|---|---|
| 10225096 | Animal control | 450.00 |
| 10245052 | Professional services | 153.47 |
| 10315007 | Medical insurance | 34.17 |
| 10315020 | Building and ground maint. | 15.75 |
| 10415052 | General planning services | 716.60 |
| 10415053 | Reimbursable fees | 275.50 |
| 10415055 | General plan review fund | 116.00 |
| 10415058 | Special Planning Projects | 1,837.00 |
| 10425052 | General engineering | 684.00 |
| 10425053 | Developer engineering | 29.00 |
| 10425056 | Building plan check | 28.50 |
| 10425056.1 | Building product review | 18.90 |
| 10435052 | Building regulation/inspectio | 2,114.73 |
| 10615024 | Books | 413.73 |
| 10615032 | Utilities | 156.54 |
| 10615033 | Water | 21.87 |
| 10615034 | Telephone | 163.62 |
| 10625020 | Building and ground maint. | 125.90 |
| 10625032 | Utilities - electric | 85.16 |
| 10625033 | Water | 103.98 |
| 10635007 | Medical insurance | 27.75 |
| 10635020 | Buildings and grounds maintenance | 129.12 |
| 10635031 | Water | 68.16 |
| 10635032 | Utilities | 336.20 |
| 10635033 | Gas | 100.71 |
| 21625020 | Building and grounds maint | 132.75 |
| 22315007 | Medical insurance | 46.07 |
| 22315058 | Street lighting | 1,260.23 |
| 24315007 | Medical insurance | 43.76 |
| 24315014 | Vehicle expense | 61.42 |
| 24315016 | Fuel | 662.83 |
| 24315020 | Building & ground maintenance | 32.20 |
| 24315021 | Street maintenance | 752.76 |
| 24315022 | Street project | 210.00 |
| 24315032 | Utilities | 149.21 |
| 24315033 | Water | 34.23 |

**City of Ferndale**

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## Printed Regular Checks

General Checking - Distribution Detail - From 06/21/14 To 07/20/14
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| | | |
|---|---|---|
| 24315034 | Telephone | 85.72 |
| 25315007 | Medical insurance | 6.12 |
| 26315007 | Medical insurance | 28.97 |
| 26315194 | Interest-Six Rivers loan | 1,374.04 |
| 30515007 | Medical insurance | 244.38 |
| 30515016 | Vehicle gas | 227.25 |
| 30515024 | Special department supply | 1,303.68 |
| 30515030 | Garbage/sludge | 824.25 |
| 30515032 | Utilities - electric - plant | 6,552.94 |
| 30515034 | Telephone | 209.50 |
| 30515055 | Contractual services | 540.00 |
| 30515095 | Capital outlay | 527.25 |
| 30515121 | Sewer plant maintenance | 44.78 |
| 30515122 | Sewer line maintenance | 118.21 |
| 30515157 | Testing and monitoring | 1,185.00 |
| 40315052 | Plans, specs & estimates | 140,502.95 |
| | | **204,243.34** |

**City of Ferndale**

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

**Checkbook Register**

General Checking

From 06/21/14 To 07/20/14 - By Check Number

| Number | Date | Payee\Description | Vendor Name | Checks \ Payments | Deposits \ Additions | Balance |
|---|---|---|---|---|---|---|
| | | Beginning balance | | | | 789,421.39 |
| Deposit | 06/25/14 | AR Deposit | | | 11,949.69 | 801,371.08 |
| Deposit | 06/30/14 | AR Deposit | | | 3,720.20 | 805,091.28 |
| Deposit | 06/30/14 | AR Deposit | | | 11,081.87 | 816,173.15 |
| Deposit | 07/02/14 | AR Deposit | | | 19,499.21 | 835,672.36 |
| Deposit | 07/17/14 | AR Deposit | | | 22,043.77 | 857,716.13 |
| Deposit | 07/17/14 | AR Deposit | | | 20,288.43 | 878,004.56 |
| Deposit | 07/17/14 | AR Deposit | | | 5,000.00 | 883,004.56 |
| Deposit | 07/17/14 | AR Deposit | | | 3,324.07 | 886,328.63 |
| 100 | 07/14/14 | EMPLOYMENT DEVELOPMENT D | | 2,971.64 | | 883,356.99 |
| 100 | 07/14/14 | NORTH VALLEY BANK | | 253.66 | | 883,103.33 |
| 100 | 07/14/14 | UNITED STATES TREASURY | | 18,513.84 | | 864,589.49 |
| 47899 | 06/24/14 | MARY ELLEN BOYNTON | | 83.21 | | 864,506.28 |
| 47900 | 06/24/14 | KEVIN BRADSHAW | | 246.64 | | 864,259.64 |
| 47901 | 06/24/14 | WILLIAM O. BRIGGS | | 146.94 | | 864,112.70 |
| 47902 | 06/24/14 | ELIZABETH CONNER | | 1,215.09 | | 862,897.61 |
| 47903 | 06/24/14 | STEVE L. COPPINI | | 1,960.25 | | 860,937.36 |
| 47904 | 06/24/14 | JOHNNY F. HOPPIS | | 1,054.83 | | 859,882.53 |
| 47905 | 06/24/14 | TYLER JAMES | | 1,033.24 | | 858,849.29 |
| 47906 | 06/24/14 | TIMOTHY W. MIRANDA | | 1,009.90 | | 857,839.39 |
| 47907 | 06/24/14 | JAY D. PARRISH | | 2,040.95 | | 855,798.44 |
| 47908 | 06/24/14 | DIANNA L. RICHARDSON | | 83.20 | | 855,715.24 |
| 47909 | 06/24/14 | MARIA A. ROSA | | Void | | 855,715.24 |
| 47910 | 06/24/14 | BRET A. SMITH | | 1,340.25 | | 854,374.99 |
| 47911 | 06/24/14 | ADAM D. STRICKER | | 1,284.17 | | 853,090.82 |
| 47912 | 06/24/14 | KRISTENE M. TAVARES | | 1,128.20 | | 851,962.62 |
| 47913 | 06/24/14 | STEVE A. THRAP | | 1,252.82 | | 850,709.80 |
| 47914 | 06/24/14 | DONNA E. TIMMERMAN | | 1,347.96 | | 849,361.84 |
| 47915 | 06/24/14 | BONNIE K. VON BRAUN | | 39.78 | | 849,322.06 |
| 47916 | 06/24/14 | ROBERT A. WIDEMAN | | 1,066.73 | | 848,255.33 |
| 47917 | 06/24/14 | CHRISTOPHER D. WILLIAMS | | 1,020.32 | | 847,235.01 |
| 47918 | 06/23/14 | DAVE LENARDO | | 280.00 | | 846,955.01 |
| 47919 | 07/01/14 | ARNOLD C. KEMP | | 2,114.73 | | 844,840.28 |
| 47920 | 07/01/14 | CHAMBER OF COMMERCE | | 4,766.04 | | 840,074.24 |
| 47921 | 07/01/14 | CITY OF FORTUNA | | 1,016.66 | | 839,057.58 |
| 47922 | 07/01/14 | JAY PARRISH | | Void | | 839,057.58 |
| 47923 | 07/01/14 | MIRANDA'S RESCUE | | 450.00 | | 838,607.58 |
| 47924 | 07/01/14 | ROBIN SMITH | | 153.47 | | 838,454.11 |
| 47925 | 07/01/14 | SCOUTS | | 450.00 | | 838,004.11 |
| 47926 | 06/24/14 | MARIA A. ROSA | | 245.51 | | 837,758.60 |
| 47927 | 07/03/14 | BRET SMITH | | 59.53 | | 837,699.07 |
| 47928 | 07/03/14 | CRAFTSMAN'S MALL | | 54.00 | | 837,645.07 |
| 47929 | 07/03/14 | CRYSTAL SPRINGS BOTTLED WA | | 25.25 | | 837,619.82 |
| 47930 | 07/03/14 | DEL ORO WATER CO., FDLE. DI | | 527.79 | | 837,092.03 |
| 47931 | 07/03/14 | FRONTIER | | 1,055.59 | | 836,036.44 |

**City of Ferndale**

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

**Checkbook Register**

General Checking

From 06/21/14 To 07/20/14 - By Check Number

| Number | Date | Payee\Description | Vendor Name | Checks \ Payments | Deposits \ Additions | Balance |
|---|---|---|---|---|---|---|
| 47932 | 07/03/14 | HEALTHSMART BENEFIT SOLUT | | 199.56 | | 835,836.88 |
| 47933 | 07/03/14 | HUMBOLDT TERMITE & PEST | | 49.00 | | 835,787.88 |
| 47934 | 07/03/14 | NORTH VALLEY BANK | NORTH VALLEY B | 1,374.04 | | 834,413.84 |
| 47935 | 07/03/14 | PACIFIC GAS & ELECTRIC | | 1,237.08 | | 833,176.76 |
| 47936 | 07/03/14 | SPECIAL DISTRICT RISK MANAGE | | 737.91 | | 832,438.85 |
| 47939 | 07/08/14 | MARY ELLEN BOYNTON | | 64.71 | | 832,374.14 |
| 47940 | 07/08/14 | WILLIAM O. BRIGGS | | 119.29 | | 832,254.85 |
| 47941 | 07/08/14 | ELIZABETH CONNER | | 1,358.50 | | 830,896.35 |
| 47942 | 07/08/14 | STEVE L. COPPINI | | 1,863.03 | | 829,033.32 |
| 47943 | 07/08/14 | JOHNNY F. HOPPIS | | 1,103.03 | | 827,930.29 |
| 47944 | 07/08/14 | TYLER JAMES | | 1,133.56 | | 826,796.73 |
| 47945 | 07/08/14 | TIMOTHY W. MIRANDA | | 961.87 | | 825,834.86 |
| 47946 | 07/08/14 | JAY D. PARRISH | | 2,040.96 | | 823,793.90 |
| 47947 | 07/08/14 | DIANNA L. RICHARDSON | | 101.70 | | 823,692.20 |
| 47948 | 07/08/14 | BRET A. SMITH | | 1,340.26 | | 822,351.94 |
| 47949 | 07/08/14 | ADAM D. STRICKER | | 1,398.12 | | 820,953.82 |
| 47950 | 07/08/14 | KRISTENE M. TAVARES | | 1,223.50 | | 819,730.32 |
| 47951 | 07/08/14 | STEVE A. THRAP | | 1,359.92 | | 818,370.40 |
| 47952 | 07/08/14 | DONNA E. TIMMERMAN | | 1,459.82 | | 816,910.58 |
| 47953 | 07/08/14 | BONNIE K. VON BRAUN | | 53.06 | | 816,857.52 |
| 47954 | 07/08/14 | ROBERT A. WIDEMAN | | 1,182.96 | | 815,674.56 |
| 47955 | 07/08/14 | CHRISTOPHER D. WILLIAMS | | 1,200.21 | | 814,474.35 |
| 47956 | 07/07/14 | DAVE LENARDO | | 260.00 | | 814,214.35 |
| 47957 | 07/07/14 | GARY CHAPMAN | | 520.00 | | 813,694.35 |
| 47958 | 07/07/14 | CALIFORNIA STATE DISBURSEM | | 278.76 | | 813,415.59 |
| 47959 | 07/08/14 | V&C CONSTRUCTION | | 125,190.45 | | 688,225.14 |
| 47960 | 07/14/14 | AYCOCK & EDGMON | | 1,996.25 | | 686,228.89 |
| 47961 | 07/14/14 | BAKER & TAYLOR | | 413.73 | | 685,815.16 |
| 47962 | 07/14/14 | BAY WEST SUPPLY, INC. | | 271.68 | | 685,543.48 |
| 47963 | 07/14/14 | CALIFORNIA BUILDING STANDA | | 18.90 | | 685,524.58 |
| 47964 | 07/14/14 | CAMPTON ELECTRIC SUPPLY, I | | 73.34 | | 685,451.24 |
| 47965 | 07/14/14 | CIG | | 40.00 | | 685,411.24 |
| 47966 | 07/14/14 | CITY OF FORTUNA | | 1,025.00 | | 684,386.24 |
| 47967 | 07/14/14 | DEL ORO WATER CO., FDLE. DI | | 90.00 | | 684,296.24 |
| 47968 | 07/14/14 | DEPARTMENT OF CONSERVATI | | 28.50 | | 684,267.74 |
| 47969 | 07/14/14 | DRYCREEK | | 579.60 | | 683,688.14 |
| 47970 | 07/14/14 | EEL RIVER DISPOSAL | | 290.95 | | 683,397.19 |
| 47971 | 07/14/14 | FERGUSON ENTERPRISES, INC. # | | 86.05 | | 683,311.14 |
| 47972 | 07/14/14 | FERNBRIDGE TRACTOR & EQUI | | 714.43 | | 682,596.71 |
| 47973 | 07/14/14 | GE CAPITAL | | 221.31 | | 682,375.40 |
| 47974 | 07/14/14 | HORIZON BUSINESS SERVICES | | 21.05 | | 682,354.35 |
| 47975 | 07/14/14 | HUMBOLDT COUNTY ASSESSOR | | Void | | 682,354.35 |
| 47976 | 07/14/14 | HUMBOLDT TERMITE & PEST | | 114.00 | | 682,240.35 |
| 47977 | 07/14/14 | L & M RENNER, INC. | | 1,893.79 | | 680,346.56 |
| 47978 | 07/14/14 | MANHARD CONSULTING LTD | | 16,841.50 | | 663,505.06 |

**City of Ferndale**

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

**Checkbook Register**

General Checking

From 06/21/14 To 07/20/14 - By Check Number

| Number | Date | Payee\Description | Vendor Name | Checks \ Payments | Deposits \ Additions | Balance |
|---|---|---|---|---|---|---|
| 47979 | 07/14/14 | MISSION UNIFORM & LINEN | | 73.42 | | 663,431.64 |
| 47980 | 07/14/14 | MITCHELL, BRISSO. DELANEY & | | 1,301.50 | | 662,130.14 |
| 47981 | 07/14/14 | NILSEN COMPANY | | 192.94 | | 661,937.20 |
| 47982 | 07/14/14 | NORTH COAST LABORATORIES L | | 160.00 | | 661,777.20 |
| 47983 | 07/14/14 | PACIFIC GAS & ELECTRIC | | 7,618.04 | | 654,159.16 |
| 47984 | 07/14/14 | PLANWEST PARTNERS, INC. | | 2,945.10 | | 651,214.06 |
| 47985 | 07/14/14 | SAMARA RESTORATION INC | | 1,303.68 | | 649,910.38 |
| 47986 | 07/14/14 | SEQUOIA GAS COMPANY | | 100.71 | | 649,809.67 |
| 47987 | 07/14/14 | TIPPLE MOTORS, INC. | | 118.45 | | 649,691.22 |
| 47988 | 07/14/14 | U.S. BANK CORPORATE PAYMEN | | 2,020.41 | | 647,670.81 |
| 47989 | 07/14/14 | VALLEY LUMBER | | 98.46 | | 647,572.35 |
| 47990 | 07/14/14 | VERIZON | | 581.31 | | 646,991.04 |
| 47991 | 07/14/14 | WILDWOOD SAW | | 32.20 | | 646,958.84 |
| 47992 | 07/14/14 | BRET SMITH | | 51.45 | | 646,907.39 |
| 47993 | 07/14/14 | KRIS TAVARES | | 92.59 | | 646,814.80 |
| 47994 | 07/14/14 | POSTMASTER | | 294.00 | | 646,520.80 |
| | | | | **239,807.83** | **96,907.24** | |

# ***Section 10***

# *CALL ITEMS*

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

# ***Section 11***

# *PUBLIC HEARING*

| Meeting Date: | September 4, 2014 | | | Agenda Item Number | | 11.a |
|---|---|---|---|---|---|---|
| Agenda Item Title | Draft 2014 Housing Element Update and CEQA Document | | | | | |
| Presented By: | City Manager or Contract City Planner | | | | | |
| Type of Item: | x | Action | | Discussion | | Information |
| Action Required: | | No Action | x | Voice Vote | | Roll Call Vote |

**RECOMMENDATION:** Review the Draft 2014 Housing Element Update and Addendum to the CEQA Initial Study/Negative Declaration and consider adoption.

**DISCUSSION:** The City Council reviewed the Draft 2014 Housing Element Update and Addendum to the Initial Study/Negative Declaration at a regularly scheduled meeting on June 5, 2014. The Council recommended revisions to the Draft, which were incorporated. The Draft was then sent to the Department of Housing and Community Development (HCD) for review. HCD required minor revisions to the Draft (see list in Attachment B). HCD has accepted the revisions and notified the City of the Draft's compliance with State housing regulations in the attached letter (Attachment A).

The Planning Commission reviewed the Draft 2014 Housing Element Update and Addendum to the Initial Study/Negative Declaration at a regularly scheduled meeting on July 16, 2014. The Commission recommended that staff alter wording to allow rather than encourage mobile and manufactured homes. The Draft was also sent to stakeholder groups, including the Ferndale Coalition for Senior Housing, which recommended changes to the section of the Element discussing the Ferndale Housing (former Navy Housing) to reflect current conditions. The proposed changes were presented to HCD for review. HCD verified that the changes would not compromise the agency's certification of the Element. The Planning Commission reviewed the Draft again at a public hearing at the August 20, 2014 meeting and recommended the Update to the Council for adoption. The Commission also asked staff to verify the use of "programmatically" in the CEQA documents. Staff reviewed the use and recommends keeping the document as is. The Revised Draft Housing Element (Attachment C) shows revisions made since June 5, 2014 in red strikeout/underline to allow the Council to focus on the changes since the previous review.

**BACKGROUND:** State housing regulations require that local governments plan to meet the existing and projected housing needs of all socioeconomic segments of the community by preparing a General Plan Housing Element. HCD reviews each Housing Element for compliance with state housing regulations and certifies compliant elements. A certified Housing Element makes the City eligible for various grants (CDBG, HOME, etc.); is an effective way to implement housing goals; and provides an opportunity to analyze housing needs and to review, and build support for, local housing goals.

Because the City put considerable effort into preparing the 2012 Housing Element Update to HCD's standards, staff was able to use the current element as a basis for the update. Rather than create a new element, staff has simply updated the current element to reflect changes in housing, employment, population, and other demographic conditions. HCD's streamlined review looked only at the changes to the element, as the prior text has already been approved. The Initial Draft was been updated with current data provided by HCD and based on 2010 Census data. The changes to the element are mainly to update the data and resulting analyses. No rezoning is required for the 2014 Update. With the exception of state-required policy additions, such as a policy to encourage agricultural worker housing, the only changes to the element's goals, policies and programs were deletions to reflect the exceptional progress the City made in implementing those contained in the 2012 Housing Element.

**ENVIRONMENTAL REVIEW:** On December 1, 2011, the City Council adopted an Initial Study and Negative Declaration that programmatically evaluated the Housing Element Update 2012. An

Addendum to the Initial Study has been prepared per California Environmental Quality Act (CEQA) Guidelines §15164. CEQA requires the Council to consider the Addendum along with the Initial Study/Negative Declaration (attached) prior to adopting the Housing Element.

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY EDMUND G. BROWN JR., *Governor*

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**
**DIVISION OF HOUSING POLICY DEVELOPMENT**
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July 3, 2014

Mr. Jay Parrish, City Manager
City of Ferndale
P. O. Box 1095
Ferndale, CA 95536

Dear Mr. Parrish:

**RE: City of Ferndale's 5th Cycle (2014-2019) Draft Housing Element**

Thank you for submitting the Ferndale's draft element update that was received for review on June 12, 2014, along with additional revisions received on July 1, 2014. Pursuant to Government Code (GC) Section 65585(b), the Department is reporting the results of its review. Our review was facilitated by a telephone conversation on June 26, 2014 with the City's consultant, Ms. Melanie Rheaume, Planwest Partners.

The Department conducted a streamlined review of the draft housing element based on the City meeting all eligibility criteria detailed in the Department's Housing Element Update Guidance. The City utilized HCD's pre-approved housing element data.

The revised draft element meets the statutory requirements of State housing element law. The element will comply with State housing element law (GC, Article 10.6) when adopted and submitted to the Department, in accordance with GC, Section 65585(g).

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

The Department appreciates the hard work and dedication of Ms. Melanie Rheaume, Planwest Partners, in preparation of the housing element and looks forward to receiving Ferndale's adopted housing element. If you have any questions or need additional technical assistance, please contact Robin Huntley, of our staff, at (916) 263-7422.

Sincerely,

Paul McDougall
Housing Policy Manager

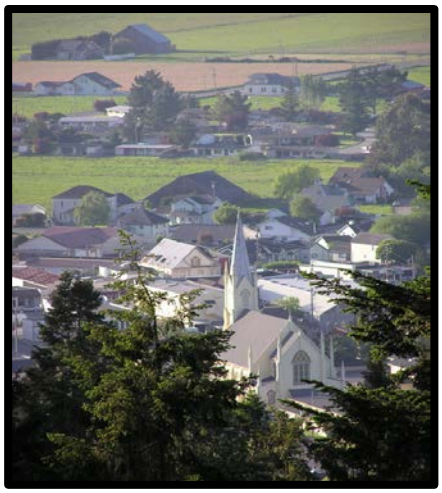
# ATTACHMENT B

## FERNDALE DRAFT HOUSING ELEMENT UPDATE 2014

### REVISIONS MADE IN RESPONSE TO PHONE CONVERSATION WITH ROBIN HUNTLEY (HCD) ON 6.27.2014, PLANNING COMMISSION INPUT, AND INPUT FROM CITY MANAGER AND THE FERNDALE COALITION FOR SENIOR HOUSING

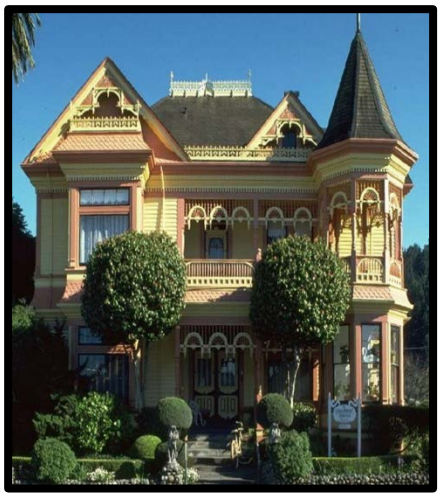
| REVISION | PAGE NUMBER |
|---|---|
| List stakeholders sent a copy of the Draft Element | 1-2 |
| Identify disadvantaged unincorporated communities | 2-1 |
| Specify date homeless count information obtained | 2-12 |
| Change “Navy Housing” to “Ferndale Housing” | 3-2, 3-3, 4-10 |
| Revise Ferndale Housing numbers to reflect required vs. actual | 3-2, 3-3, 4-10, 4-11 |
| Transitional and supportive housing clarification | 3-15 |
| Add housing types permitted by zone for mixed use | 3-19 |
| Add development standards for mixed use | 3-20 |
| Add analysis of Building Code amendments | 3-21, 3-23 |
| Add analysis of changes to Design Review ordinance and procedures | 3-23, 3-24 |
| Specify date of determination for at-risk units | 3-31 |
| Remove ”encourage” from discussion | 4-12 |
| Add timeframe for Program I.2 | 5-4,5-5 |
| Add quantification for Program I.5* | 5-4 |
| Add program to facilitate mixed use development | 5-4 |
| Add timeframe for Program II.7 | 5-6 |
| Add timeframes for Program IV.1-3 | 5-6 |
| Add program addressing accessibility for residents with developmental disability | 5-6 |
| Add timeframe/quantification for Program VI.2 | 5-7 |
| Add Quantified Objectives for Rehabilitation | 5-10 |

*In the C1 and C2 zone, the number of dwelling units allowed per building is not specified. This means that multifamily dwellings with 5+ units are allowed with a use permit in the C1 and by right in the C2; therefore, this program is no longer necessary and has been revised.



# City of Ferndale

# Housing Element Update



*Draft*

September 2014

# City of Ferndale

# HOUSING ELEMENT UPDATE

***Revised Draft July 2014***

***City Council:***

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

***Planning Commission:***

Jorgen Von Frausing-Borch, Chair
Doug Brower
Dean Nielsen
Lino Mogni
Michael Warner
**Former Commissioner:**
Uffe Christiansen

***City Staff:***

Jay Parrish, City Manager
Elizabeth Conner, City Clerk

***Prepared by:***

PLANWEST PARTNERS, INC.

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## *Attachments**

Attachment A - City of Ferndale Land Use / Zoning Map
Attachment B – Addendum and Initial Study/Negative Declaration for the Housing Element Update

*Attachments bound separately

# Chapter One: Introduction

## *Purpose of the Element*

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

The primary purpose of the Housing Element is to:

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

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

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

The City of Ferndale last prepared a Housing Element in 2012 with prior updates in 1989 and 1992. The most recent City adopted and HCD certified Housing Element for the City of Ferndale is from 2012.

The updated Housing Element presented here includes some information from earlier documents, relying heavily on Ferndale's 2012 update, but incorporates updated state guidance and available census data.

## *Public Participation*

Public participation will be encouraged throughout the development and implementation of the Housing Element update. Public participation in the development of the Housing Element will occur in several ways. The primary method of assuring that a good cross representation of views is heard will be through a study session held by the Planning Commission, which will also be a noticed meeting open to the public. This study session will be posted on the City's website, in several places throughout the City and advertised in the Ferndale Enterprise. Additionally, the Planning Commission will review Housing Element chapters at a series of regularly scheduled meetings open to the public. The advice and

guidance offered during the formulation of this element will be considered in developing programs that comprehensively addresses the needs and intentions of the community with regard to its housing.

To promote public participation and comment on the Housing Element, a news release summarizing key matters and inviting the public to review the Draft and attend the Planning Commission public hearing will be provided to the local newspaper and posted on the City's website. The Planning Commission will forward their comments and recommendations to the City Council, who will hold an additional hearing prior to adoption. Both the Planning Commission and City Council hearings will be advertised in the local newspaper, as well as on the City's Online News Page, inviting the public to review the Draft Housing Element and attend the hearings. Copies of the Housing Element will be available at several locations to facilitate public review and comment, including Ferndale City Hall, 834 Main Street and the Ferndale Library, 807 Main Street. Electronic versions and hard copies will be provided for the public convenience. The draft was also distributed to the Redwood Community Action Agency and the Ferndale Senior Housing Coalition. The Coalition consists of representatives from the Area 1 Agency on Aging, the Lytel Foundation, the Senior Resource Agency, and the City Planning Department, as well as the property manager for the newly renovated Ferndale Housing, a local developer, and the City Manager.

## *Consistency with the General Plan*

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

All General Plan elements, goals and policies must be internally consistent. Housing Element goals, objectives, and policies have been reviewed for consistency with goals, policies, and implementation measures of the other General Plan elements. The City of Ferndale has undertaken a multi-year, multi-element General Plan Update in May 2012, and is in the process of updating the Safety Element and Noise & Air Quality Element, with expected adoption in 2014.

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

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

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

# Chapter Two: Housing Needs

## *Population*

### *Introduction*

Ferndale is located approximately fifteen miles south of Eureka and five miles west of U.S. Route 101 in the rural dairy area of the Eel River Valley of Humboldt County. Pursuant to SB 244, no disadvantaged unincorporated communities exist within the City's sphere of influence. This small community has traditionally had an agricultural-based economy that has expanded to also include a very successful tourist economy. Specifically, the main industries in Ferndale are dairy farming, cattle ranching, tourism, lumber and wood products, and professional, government and retail services. Ferndale is known for its Victorian architecture and Main Street businesses.

### *Population Growth Trends*

The City of Ferndale has both grown and lost population annually. Ferndale's population grew by 25.8% between 1950 and 2000, with much of that growth occurring during the late 1960's. Between 2000 and 2013, Ferndale's population was reduced by an average of 1.1% annually. Ferndale's 2013 population is estimated at 1,366 (Table 1).

**Table 1: Population Growth Trends (1970 - 2013) – City of Ferndale**

| Year | Population | Numerical Change | Percent Change |
|---|---|---|---|
| 1970 | 1,352 | | |
| 1980 | 1,367 | 15 | 1.1 |
| 1990 | 1,331 | -36 | -2.6 |
| 2000 | 1,382 | 51 | 3.8 |
| 2004 | 1,460 | 78 | 5.6 |
| 2006 | 1,444 | -16 | -1.1 |
| 2009 | 1,441 | -3 | -0.2 |
| 2013* | 1,366 | -75 | -5.2 |

Source: Census Bureau (2000 Census, SF3: P1) and (1990 Census, STF3: P001), DOF (Report E-4)
* Source: HCD 5th Housing Element Data Package – Humboldt County

Ferndale's boundaries, limited to one square mile, coupled with the City's remote location six miles from the Highway 101 corridor, contributes to Ferndale's slow growth rate. Ferndale's average annual population change between 2010 and 2013 was minus 0.1%, which is comparable to that of Humboldt County as a whole, which averaged 0.1%.

**Ethnic Composition**

Ferndale's population is predominately white (93.3%) according to the 2000 U.S. Census (Table 2). In recent history, Swiss Italians owned many of the dairies surrounding Ferndale, and hired Portuguese

workers. Eventually, the Portuguese purchased the dairies, and hired Hispanic workers. Currently, the Hispanic population is increasing. A diverse array of other races and ethnicities reside in Ferndale, although in very low numbers. Humboldt County is also predominantly white, although numbers of most other races or ethnic groups are somewhat higher.

**Table 2: Ethnic Makeup (2000) – Ferndale and Humboldt County**

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

Source: 2000 Census

## Sex and Age

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

**Table 3: Sex and Age of Population (2000) – Ferndale, Humboldt County & California**

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

| Sex & Age | Ferndale | | Humboldt County | | California | |
|---|---|---|---|---|---|---|
| | Number | Percent | Number | Percent | Number | Percent |
| 65 to 74 years | 123 | 8.9 | 8,020 | 6.3 | 1,887,823 | 5.6 |
| 75 to 84 years | 86 | 6.2 | 5,754 | 4.5 | 1,282,178 | 3.8 |
| 85 years or older | 21 | 1.5 | 2,002 | 1.6 | 425,657 | 1.3 |
| Under 20 | | 24.4 | | 26.7 | | 30.1 |
| 20-44 years | | 29.5 | | 36.4 | | 38.6 |
| 45-64 years | | 29.5 | | 24.5 | | 20.5 |
| 65 and older | | 16.6 | | 12.4 | | 10.7 |

Source: 2000 Census

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

**Table 4: Male to Female Ratios (2000) – Ferndale**

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

Source: 2000 Census

## *Employment*

### *Employment by Industry*

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

**Table 5: Employment by Industry (2000-2011) – City of Ferndale**

| Industry Type | 2000[1] | | 2007-2011[2] | |
|---|---|---|---|---|
| | Number | Percent | Number | Percent |
| Agriculture, forestry, fishing and hunting, and mining: | 39 | 5.9 | 52 | 7.0 |
| Construction | 37 | 5.6 | 55 | 7.4 |
| Manufacturing | 58 | 8.8 | 32 | 4.3 |
| Wholesale trade | 16 | 2.4 | 28 | 3.8 |
| Retail trade | 87 | 13.2 | 68 | 9.1 |
| Transportation and warehousing, and utilities: | 33 | 5.0 | 33 | 4.4 |
| Information | 24 | 3.6 | 12 | 1.6 |
| Finance, insurance, real estate and rental and leasing: | 27 | 4.1 | 73 | 9.8 |
| Professional, scientific, management, admin. | 49 | 7.4 | 61 | 8.2 |
| Educational, health and social services: | 137 | 20.8 | 133 | 17.9 |
| Arts, entertainment, recreation, and hospitality (accommodation) | 61 | 9.3 | 109 | 14.7 |
| Other services, except public administration | 39 | 5.9 | 32 | 4.3 |
| Public administration | 52 | 7.9 | 56 | 7.5 |
| TOTAL | 659 | 100.0 | 744 | 100 |

Source: [1]Census Bureau (2000 Census, SF3: P49)
[2]HCD 5th Housing Element Data Package – Humboldt County

Ferndale is a tourist center, with businesses on Main Street and several bed and breakfasts serving those drawn by historic architecture or by a variety of regional attractions. Ferndale also serves the needs of the surrounding dairy community. Technology dependent activities including consulting, design, and computer support are a growing segment of the local economy. Arts, entertainment, recreation and hospitality (accommodation) services have expanded over the last decade, as have finance, insurance and real estate services.

## Income

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

**Table 6: Household Income (2000) – Ferndale, Humboldt County, & California**

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

Source: 2000 Census

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

## Employment/Unemployment

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

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

**Table 7: Unemployment Levels (2009) – Humboldt County**

| Area Name | Labor Force | Employment | Unemployment | |
|---|---|---|---|---|
| | | | Number | Rate |
| Arcata | 9,100 | 8,100 | 1,000 | 11.0% |
| Blue Lake | 600 | 600 | 0 | 0.0% |
| Eureka | 11,700 | 10,300 | 1,400 | 12.0% |
| Ferndale | 600 | 600 | 0 | 0.0% |
| Fortuna | 4,600 | 4,200 | 400 | 8.7% |
| Rio Dell | 1,400 | 1,200 | 200 | 14.3% |
| Trinidad | 200 | 200 | 0 | 0.0% |
| Humboldt County | 59,900 | 53,200 | 6,700 | 11.2% |

Source: CA Employment Development Department 2009

## *Household Characteristics*

### *Household Growth and Tenure Trends*

The US Census Bureau identified 663 households in Ferndale in 2000, with approximately 2.3 persons per household: 564 of the units were single family units, 90 were multiple family units, and 9 were mobile homes. 52 of the units were vacant, for a 7.84% vacancy rate. In 2010, DOF estimated 717 housing units in Ferndale, with approximately 2.2 persons per household: 608 single family units, 109 multiple family units, and zero mobile home units. 106 of the total units were vacant, for a 14.78% vacancy rate (HCD 5th Housing Element Data Package – Humboldt County). Over the ten year period, the vacancy rate increased by 88.5% (see Table 8).

According to the 2010 Census, the percentage of owner-occupied homes was 63.5%; rentals comprised 36.5% of total dwellings units (Table 9). The proportion of renters to owners has remained fairly constant since the 1980's. During the 1990's, twenty-one minor subdivisions with at least 2 parcels each were approved, along with one major subdivision of 22 lots. During the 1990's, 40 single family residences were built, five secondary dwelling units, four duplexes (8 dwellings) and nine apartments. Ferndale added 29 single family units, six secondary dwelling units and two apartments from 2000 to 2012. Two planning periods ago there were two large (for Ferndale) subdivisions in the planning stages. One subdivision created 33 single-family parcels, the other created eight additional single-family parcels. Both of these subdivisions allow secondary-dwelling unit development, should the owners desire. As the above information shows, most new construction involves single-family dwellings, with few apartments, secondary dwelling units and duplexes being constructed. Between 2004 and the end of 2009 the City approved 3 residential subdivisions including one eight lot, one three lot and one two lot subdivision. Full development of these subdivisions is not expected to take place within this planning period.

**Table 8: Household Growth Trends (–2000-2010) - City of Ferndale**

| E-8 City/County/State Population and Housing Estimates, 2000 and 2010 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| HOUSING UNITS | | | | | | | | |
| Year | Total Units | Single | Multiple | Mobile Homes | Households | Vacant Units | Vacancy Rate | Persons Per Household |
| 2000 | 663 | 564 | 90 | 9 | 611 | 52 | 7.84% | 2.262 |
| 2010 | 717 | 608 | 109 | 0 | 611 | 106 | 14.78% | 2.244 |
| Change | 8.1% | 7.8% | 21.1% | -100.0% | 0.0% | 103.8% | 88.5% | -0.8% |

Source: HCD 5th Housing Element Data Package – Humboldt County

**Table 9: Households by Tenure (1980 – 2010) - City of Ferndale**

| | 1980 | | 1990 | | 2000 | | 2010 | |
|---|---|---|---|---|---|---|---|---|
| | Number | Percent | Number | Percent | Number | Percent | Number | Percent |
| Owner | 353 | 65.2% | 352 | 62.2% | 385 | 63.0% | 388 | 63.5% |
| Renter | 188 | 34.8% | 214 | 37.8% | 226 | 37.0% | 223 | 36.5% |
| TOTAL | 541 | 100.0% | 566 | 100.0% | 611 | 100.0% | 611 | 100% |

Source: HCD 5th Housing Element Data Package – Humboldt County, Census Bureau (2000 Census, SF 3: H7), (1990 Census, STF 3: H008) and 1980 Census

## *Special Housing Needs*

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

### Seniors

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

According to the 2000 Census, Ferndale had 185 senior households, which was 29.9% of the total households (Table 10). Between 2007-2011, Ferndale had an estimated 193 senior households. Of these, only 13 were renters, which indicates a strong ownership trend amongst seniors.

**Table 10: Householders by Tenure by Age (2007-2011) - City of Ferndale**

| Householder Age | Owners | Renters | Total |
|---|---|---|---|
| 15-24 years | 0 | 0 | 0 |
| 25-34 years | 23 | 34 | 57 |
| 35-64 years | 249 | 111 | 360 |
| 65-74 years | 123 | 9 | 132 |

| Householder Age | Owners | Renters | Total |
|---|---|---|---|
| 75 plus years | 57 | 4 | 61 |
| TOTAL | 452 | 158 | 610 |

Source: HCD 5th Housing Element Data Package – Humboldt County )

## Local Senior Programs

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

A Coalition for Senior Housing formed in late 2013 to address to local seniors' housing needs, with the ultimate goal of planning, securing funding for, and implementing a senior housing development within Ferndale. The Coalition consists of representatives from the Area 1 Agency on Aging, the Lytel Foundation, the Senior Resource Agency, and the City Planning Department, as well as the property manager for the newly renovated Ferndale Housing, a local developer, and the City Manager. The group has monthly meetings to discuss needs, obstacles, and progress, and has been looking at properties and development designs to assist in defining the scope of the development.

## Persons with Disabilities

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

- Developmental disabilities are conditions that originate before an individual becomes 18 years old, continue, or can be expected to continue, indefinitely, and constitute a substantial disability for that individual. This includes Mental Retardation, Cerebral Palsy, Epilepsy, and Autism.
- Sensory disabilities are conditions that affect the sensory organs, such as blindness, deafness, or a severe vision or hearing impairment.
- Physical disabilities are conditions that substantially limit one or more basic physical activities, such as walking, climbing stairs, reaching, lifting, or carrying.
- Mental disabilities are conditions that affect thinking processes, such as learning, remembering, or concentrating.
- Self-care disabilities are conditions in which basic everyday routines are not met, such as bathing and dressing oneself, or getting around inside the home without assistance.
- Going outside the home disabilities are conditions in which people are confined to their home and cannot leave it without assistance.
- Employment disability is an inability to work at a job or business.

**Table 11: Persons with Physical Disability by Employment Status (2010) - City of Ferndale**

| | Number | Percent |
|---|---|---|
| Age 5-64, Employed Persons with a Disability | 27 | 22.9% |
| Age 5-64, Not Employed Persons with a Disability | 43 | 36.4% |
| Persons Age 65 Plus with a Disability | 47 | 39.8% |
| Total Persons with a Disability | 118 | 100.0% |
| % of Total Population over Age 5(Civilian Non-institutional) | 0.0% | |

Source: HCD 5th Housing Element Data Package – Humboldt County

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

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

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

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

According to the 2000 Census, 194 persons in Ferndale had a disability, representing 14.9% of the population. Most people with disabilities were either employed (3.4%) or over the age of 65 (6.4%). Only 5.1% of the Ferndale population had a disability and was prevented from working.

According to the Department of Developmental Services, Ferndale has 21 individuals determined to be developmentally disabled, eligible for regional center services and currently receiving services. 18 of these individuals are living at home with a parent or guardian. Only one is living independently, and two are living in a licensed 24-hour non-medical residential care facility (HCD 5th Housing Element Data Package – Humboldt County).

People with disabilities, including the developmentally disabled, have special needs in that many earn very low incomes, have higher health costs, and may be dependent on supportive services. These special

needs may include accessible and affordable housing near public transportation, services, and community facilities

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

Ferndale can help meet the housing need for people with disabilities by facilitating independent living through in-home modifications, providing suitable housing opportunities, allowing for supportive services, and implementing existing state and federal law. For people with physical or mobility limitations, the California Administrative Code Title 24 sets forth access and adaptability requirements that apply to public buildings, employee housing, manufactured housing, and privately funded and newly constructed apartment houses. Although home modifications can improve the ability of people to live in independent housing, many individuals may require more extensive care, such as a group living environment that provides supervision. Severely affected individuals may require an institutional environment that provides medical attention and physical therapy.

### Large Families

Large households are defined as households with more than five persons. In some circumstances, where the housing market does not meet large household housing needs, overcrowding can be a significant result of the lack of adequate housing. Overcrowding is not a significant housing need in Ferndale. A total of 5.2% of households in Ferndale have five or more people (Table 13).

**Table 13: Household Size by Tenure (2007-2011) - City of Ferndale**

| | 1 persons | | 2-4 persons | | 5+ Persons | | Total | |
|---|---|---|---|---|---|---|---|---|
| | # | % | # | % | # | % | # | % |
| Owner | 109 | 60.6% | 315 | 91.0% | 28 | 87.5% | 452 | 81.0% |
| Renter | 71 | 39.4% | 31 | 9.0% | 4 | 12.5% | 106 | 19.0% |
| **TOTAL** | **180** | **29.5%** | **346** | **56.7%** | **32** | **5.2%** | **558** | **100.0%** |

Source: HCD 5th Housing Element Data Package – Humboldt County

### Farmworkers

According to the 2007 Census of Agriculture, there were 1,347 farmworkers in Humboldt County, down from the reported 1,557 farmworkers in the 2002 agriculture census. Twenty-four farm operations in Humboldt County were family-held corporations, 735 farms were family or individual operations, and 26 farms were large family operations. Approximately 560 employees worked on farms with ten or less employees, while 1,955 workers were employed on farms with 10 or more workers. According to the 2007 Census of Farmworkers, there were 2,552 farmworkers on 315 farms in Humboldt County (HCD 5th Housing Element Data Package – Humboldt County).

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

Although there is little need for additional farmworker housing in Ferndale, California Health and Safety Code Sections 17021.5 and 17021.6 require agricultural employee housing to be permitted by-right, without a conditional use permit (CUP), in single-family zones for six or fewer persons and in agricultural zones with no more than 12 units or 36 beds:

> 17021.6 (b) Any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use for the purposes of this section. For the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee housing in a zone allowing agricultural uses shall include agricultural employees who do not work on the property where the employee housing is located.
>
> 17021.5 (b) Any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation for the purposes of this section. For the purpose of all local ordinances, employee housing shall not be included within the definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling. No conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone. Use of a family dwelling for purposes of employee housing serving six or fewer persons shall not constitute a change of occupancy for purposes of Part 1.5 (commencing with Section 17910) or local building codes.

## Female-headed Households

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

In Ferndale, there were 39 female headed households, according to the 2011 Census. None of those female headed households were below the poverty level.

**Table 14: Female Headed Households (2011) - City of Ferndale**

| Householder Type | Number | Percent |
|---|---|---|
| Female Headed Householders | 39 | 9.4% |
| *Female Heads with Own Children* | *17* | *4.1%* |
| *Female Heads without Children* | *22* | *5.3%* |
| Total Family Householders | 417 | 100.0% |
| Female Headed Householders Under the Poverty Level | 0 | 0.0% |
| Total Families Under the Poverty Level | 21 | 5.0% |

Source: HCD 5th Housing Element Data Package – Humboldt County

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

Contact with the Ferndale Police Chief and Director of Emergency Services indicated that, as of February 2014, there are no homeless people in Ferndale. A reason for this may be that Ferndale is located six miles from the closest public bus service. In February 2014, the Ferndale City Council found that there are no un-met transit needs which are reasonable to meet within Ferndale. The local community church offers help to travelers in need of emergency shelter and food.

## *Overcrowded Households*

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

Overcrowding is not an issue in Ferndale. According to the 2011 Census, there were no overcrowded or severely overcrowded households in Ferndale (Table 15).

**Table 15: Overcrowded Households (2011) - City of Ferndale**

| Households | Owners | Renters | TOTAL |
|---|---|---|---|
| TOTAL HOUSEHOLDS | 452 | 158 | 610 |
| 0.50 or less occupants per room | 379 | 102 | 381 |
| 0.51 to 1.00 or less occupants per room | 73 | 56 | 129 |
| 1.01 to 1.50 occupants per room | 0 | 0 | 0 |
| 1.51 to 20.. occupants per room | 0 | 0 | 0 |
| 2.01 or more occupants per room | 0 | 0 | 0 |

Source: HCD 5th Housing Element Data Package – Humboldt County

## *Households Overpaying*

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

In 2011, approximately 218 households (41.1%) were considered overpaying for housing. (Table 16). This incidence of overpayment occurs fairly evenly between owner (39.9%) and renter (45.4%) households. However, for households with lower incomes, overpayment among renters is far more prevalent (86.9%) than among owners (47.3%). All extremely low and very low income renters were overpaying for housing in 2011.

**Table 16: Households by Income Category Paying in Excess of 30% of Income Toward Housing Cost (Overpayment by Income Category) (2011) – Ferndale**

| Household | Extreme Low | Very Low | Low | Moderate | Above Moderate | Total | Lower income |
|---|---|---|---|---|---|---|---|
| Ownership Households | 56 | 22 | 75 | 68 | 190 | 411 | 153 |
| Overpaying owner households | 35 | 13 | 25 | 48 | 43 | 164 | 73 |
| Percentage of overpaying owners | 61.5% | 60.1% | 33.0% | 71.4% | 22.6% | 39.9% | 47.3% |
| Renter Households | 30 | 11 | 11 | 35 | 32 | 119 | 52 |
| Overpaying renter households | 30 | 11 | 4 | 0 | 9 | 54 | 45 |
| Percentage of overpaying renters | 100.0% | 100.0% | 39.5% | 0.0% | 28.1% | 45.4% | 86.9% |
| Total Households | 86 | 33 | 87 | 103 | 222 | 530 | 205 |
| Overpaying households | 64 | 24 | 29 | 48 | 52 | 218 | 118 |
| Percentage of overpaying households | 74.7% | 73.5% | 33.9% | 47.0% | 23.4% | 41.1% | 57.3% |

Source: HCD 5th Housing Element Data Package – Humboldt County

## *Extremely Low Income Households*

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

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

| Households | Owners | Renters | TOTAL |
|---|---|---|---|
| Total Number of ELI | 20 | 38 | 58 |
| Percent with Any Housing Problems | 60% | 79% | 72% |
| Percent with Cost burden (30% of income) | 60% | 68% | 65% |
| Percent with Severe Cost Burden (50% of income) | 40% | 58% | 52% |
| Total Number of Households | 218 | 401 | 619 |

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2000 Data

# ***Housing Stock Characteristics***

## *Housing Units by Type*

In Ferndale, the proportion of single-family units increased significantly from 1990 to 2000, while the availability of multi-family units decreased. Trends slowed in 2009, single family detached units increased while single family attached units decreased, and there was a slight increase in multi-family units. There was no change in units that have five or more rooms between 2000 and 2009. In 2013, single family attached and mobile homes decreased significantly from 2009 levels, while multi-family units increased by 140%.

**Table 18: Housing Units by Type (1990-2013) – City of Ferndale**

| Housing Unit Type | 1990 | | 2000 | | | 2009 | | | 2013 | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | # | % | # | % | % Change | # | % | % Change | # | % | % Change |
| Single Family-Detach | 472 | 79.3 | 538 | 81.0 | *14.0* | 578 | 81.0 | *7.4* | 593 | 82.5 | *2.6* |
| Single Family-Attach | 10 | 1.7 | 27 | 4.1 | *170.0* | 25 | 3.5 | *-7.5* | 17 | 2.4 | *-32.0* |
| 2-4 units | 97 | 16.3 | 80 | 12.0 | *-17.5* | 83 | 11.7 | *3.8* | 85 | 11.8 | *2.4* |
| 5 Plus Units | 9 | 1.5 | 10 | 1.5 | *11.1* | 10 | 1.4 | *0* | 10** | 1.4 | *0* |
| Mobilehome * | 7 | 1.2 | 9 | 1.4 | *28.6* | 10 | 1.4 | *11* | 0 | 0.0 | *-100.0* |
| **TOTAL** | **595** | **100** | **664** | **100** | | **706** | **100** | | **719** | **100** | |

Source: Census Bureau (2000 Census, SF 3: H30), (1990 Census, STF: H020) and HCD 5th Housing Element Data Package – Humboldt County

*Mobilehomes includes "Other" (i.e., RV, Campers)

**Data provided by HCD indicate that there are 24 5-plus units in Ferndale in 2013, constituting a 140% increase from 2009 to 2013. There have been no building permits issued in Ferndale for such units since 2009. An informal survey of the City, as well as conversations with City staff, indicates that no 5-plus units have been constructed or rehabilitated in Ferndale in the past decade. HCD's data comes from the Department of Finance, which seems to have overestimated households in general for Ferndale. Census data indicates 610 households in the City; DOF data indicates 719.

## Vacancy

Vacancy trends in housing are analyzed using a "vacancy rate" which establishes the relationship between housing supply and demand. For example, if the demand for housing is greater than the available supply, then the vacancy rate is low, and the price of housing will most likely increase. Additionally, the vacancy rate indicates whether or not the City has an adequate housing supply to provide choice and mobility. HUD standards indicate that a vacancy rate of 5% is sufficient to provide choice and mobility. Until 2009, Ferndale's vacancy rate had been fairly stable at 7.65%. By the 2010 Census, Ferndale's vacancy rate had risen to 14.8%.

**Table 19: Estimated Vacancy Rates (2009-2010) – Humboldt County**

| Humboldt County Cities | 2009 Vacancy Rate | 2010 Vacancy Rate |
|---|---|---|
| Arcata | 3.05% | 4.4% |
| Blue lake | 9.08% | 5.2% |
| Eureka | 5.85% | 6.2% |
| Ferndale | 7.65% | 14.8% |
| Fortuna | 5.21% | 6.1% |
| Rio dell | 14.89% | 5.2% |
| Trinidad | 26.18% | 25.8% |

Source: Department of Finance 2009, Table 2:E5 and HCD 5th Housing Element Data Package – Humboldt County

**Table 20: Owners / Renters by Cities (2000) – Humboldt County**

| Geographic area | Occupied housing units | Specified owners | | | Specified renters | | |
|---|---|---|---|---|---|---|---|
| | | Median value $ | Median selected monthly owner costs (dollars) | | Median contract rent | Median gross rent | Percent with meals included in rent |
| | | | w/ mortgage | w/o mortgage | | | |
| California | 11,502,870 | 211,500 | 1,478 | 305 | 677 | 747 | 1.4 |
| Arcata | 7,066 | 149,000 | 973 | 262 | 485 | 546 | 0.0 |
| Blue Lake | 495 | 119,000 | 804 | 240 | 500 | 583 | 0.0 |
| Eureka | 10,942 | 114,000 | 875 | 234 | 428 | 495 | 0.9 |
| Ferndale | 619 | 162,100 | 1,148 | 310 | 482 | 559 | 0.0 |
| Fortuna | 4,190 | 130,700 | 960 | 234 | 462 | 526 | 0.0 |
| Rio Dell | 1,234 | 95,800 | 805 | 237 | 415 | 491 | 1.2 |
| Trinidad | 170 | 321,200 | 1,000 | 294 | 663 | 830 | 0.0 |

Source: 2000 U.S. Census

## Housing Costs

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

Rental units in the area vary from a Studio for $550, one bedroom apartment for $650 to $750, two-bedroom apartment for $695, two-bedroom detached unit for $895 and two to three bedroom houses for $1095 to $1400 (Humboldt Craigslist, accessed 3/13/2014). The median cost of rental housing in Ferndale in 2011 was $918 (2007-2011 American Community Survey 5-Year Estimates).

**Table 21: Estimated Median Home Sales**

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

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

## *Construction Trends*

As mentioned previously, three new subdivisions were approved between 2004 and 2009. The total new buildable parcels proposed are 13. These are all located in single-family zones. As shown in Table 22 below, in the last 10 years, 42 permits have been issued for single-family dwellings, and only 5 for multi-family units. In the near future, additional single-family dwellings will be built in the subdivisions. There is a potential for Second Dwelling Units in the Residential Single Family and Residential Suburban zones, and some infill spots available. For the most part, single-family dwellings will continue to be prevalent within the city limits.

**Table 22: Housing Permits issued (1998-2013) – Ferndale**

| Unit Type | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Total Single Family Permits | 3 | 5 | 5 | 5 | 10 | 4 | 5 | 4 | 0 | 0 | 1 | 0 | 4 | 0 | 1 | 2 | 49 |
| Total Multi-family Permits | 1 | 1 | 2 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 6 |

**Table 23: Types of Housing 2010 to 2013 – Ferndale**

| Type of Housing | 2010 | 2013 | Percent Change |
|---|---|---|---|
| Total Housing Units | 717 | 719 | 0.3% |
| 1-unit, detached | 591 | 593 | 0.0% |
| 1-unit, attached | 17 | 17 | 0.0% |
| 2 to 4 units | 85 | 85 | 0.0% |
| 5 or more units | 24 | 24 | 0.0% |
| Mobile home | 0 | 0 | 0.0% |

Source: HCD 5th Housing Element Data Package – Humboldt County

## *Housing Stock Conditions*

### Housing Condition

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

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

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

Source: 2000 US Census Data

In the final months of 2004 and the early months of 2005, the Planning Department conducted a walking Housing Condition Survey. All buildings in Ferndale were viewed and scored using a form adapted from the Housing and Community Development Department. Because all buildings were inspected in person, street and sidewalk condition was also catalogued. The form used to collect housing and site condition information is available at the end of this chapter. This survey was updated in 2014 with estimates from the building department.

There is a need for rehabilitation in the City of Ferndale. Many of the houses requiring rehabilitation need only minor to moderate repairs (14% minor; 13% moderate). Table 25 reveals that only 4% of total housing units need substantial rehabilitation and 1% are dilapidated; these dilapidated units need replacement.

**Table 25: Housing Conditions (2014) - City of Ferndale**

| Housing Condition | Single Family Dwellings | | Multiple Family Dwellings | | Total | |
|---|---|---|---|---|---|---|
| | Number | Percent | Number | Percent | Number | Percent |
| Sound | 428 | 70% | 65 | 60% | 493 | 69% |
| Minor repairs needed | 70 | 11% | 20 | 18% | 90 | 13% |
| Moderate repairs needed | 80 | 13% | 9 | 8% | 89 | 12% |
| Substantial repairs needed | 18 | 3% | 8 | 7% | 26 | 4% |
| Dilapidated | 6 | 1% | 0 | % | 6 | 1% |
| Not Evaluated | 8 | 1% | 7 | 6% | 15 | 2% |
| Total Housing Units | 610 | 100% | 109 | 100% | 719 | 100% |

Source: City Planner Walking Survey

**STRUCTURE TYPE**

- ☐ Single Family
- ☐ Garage Detached / Attached
- ☐ Duplex
- ☐ Multi-family _____ units
- ☐ Other

**CONSTRUCTION TYPE**

- ☐ Wood Frame
- ☐ Masonry
- ☐ Other

**FOUNDATION** Pier / Perimeter-Slab / Unknown

| | |
|---|---|
| 0 | Existing foundation good condition |
| 5 | No ventilation |
| 10 | Repairs needed |
| 15 | Needs partial foundation |
| 25 | No foundation or needs new |

**ROOFING**

| | |
|---|---|
| 0 | No repair needed |
| 5 | Shingles missing/wavy/moss |
| 5 | Chimney needs repair |
| 10 | Needs re-roof |
| 25 | Roof structure needs replace and re-roof |

**SIDING / STUCCO**

| | |
|---|---|
| 0 | No repair needed |
| 1 | Needs re-paint |
| 5 | Needs patched and re-paint |
| 10 | Needs replace and painting |
| 10 | Asbestos / Lead-based |

**WINDOWS** Historic / Old / New

| | |
|---|---|
| 0 | No repair needed |
| 1 | Broken window panes |
| 5 | In need of repair |
| 10 | In need of replacement |

**ELECTRICAL**

| | |
|---|---|
| 0 | No repair needed |
| 5 | Minor repair |
| 10 | Replace main panel |

**DILAPIDATED**

| | |
|---|---|
| 56 | extreme neglect; bldg appears structurally unsound and maint nonexistent, not fit for human habitation in current condition; may be considered for demo or major rehab |

**SCORING SYSTEM**

| | |
|---|---|
| Sound | 9 or less |
| Minor | 10 – 15 |
| Moderate | 16 – 39 |
| Substantial | 40 – 55 |
| Dilapidated | 56+ |
| **TOTAL Points** | |

**HOUSING CONDITION SURVEY**

Address: _____

☐ Vacant ☐ For Sale

APN# _____

Owner _____

POB _____

Zone: _____

**HEALTH & SAFETY**

| | |
|---|---|
| 5 | Mildew Smell |
| 15 | Mold visible |
| 15 | Dilapidated outbuildings |
| | |
| | Dead Cars, Junk in yard |
| | Overgrown |
| | Vegetation touching house |

**STREETS / SIDEWALKS**

| OK | NOT | | |
|---|---|---|---|
| | | House walk, tree wells level w/sidewalk | |
| | | Driveway approach | |
| | | Curbs | |
| | | Gutters | |
| | | Site drainage | |
| | | Paved street | |
| | | Corner cut ADA compliant | |
| | | Sidewalks | |
| | | | Vertical displace less ¾” |
| | | | Vertical displace more ¾” |
| | | | Sensitive Location |
| | | | Cracks/holes more ½” |
| | | | Damage around Utility poles, lights, signs |
| | | Other Hazards | |

Comments

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

Surveyor_____Date:_____

# Chapter Three: Resources and Constraints

## *Jurisdictional Share of Regional Housing Need*

A Regional Housing Needs Plan (RHNP) is mandated by the State of California (Government Code (GC), §65584) for regions to address housing issues and needs based on future growth projections for the area. The State of California also establishes the number of total housing units needed for each region. In accordance with State law and to assist local governments in making projections of future housing needs, Humboldt County Association of Governments (HCAOG) with assistance from HCD prepared a regional housing needs plan for Humboldt County covering the period January 1, 2014 to June 30, 2019. The purpose of the plan is to examine housing needs across jurisdictional boundaries and allocate to each local government a "fair" share of the regional housing need. The plan consists of two forms of projections. The first is a projection of the number and distribution of households by income group. The income groups are defined by HCD as follows:

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

Table 26 provides the Regional Housing Needs Allocation (RHNA) target for the planning period of 2014 to 2019 for each of the four household income groups for the City of Ferndale. Based on these projections, the City of Ferndale needs to provide 21 houses in the years from 2014 to 2019. The allocation is equivalent to a yearly need of roughly four housing units for the five-year period.

**Table 26: Regional Housing Needs Allocation (2014-2019) – Ferndale**

| Income Group | Number | Percent |
|---|---|---|
| Extremely Low | 3 | 14.3 |
| Very Low | 3 | 14.3 |
| Low | 3 | 14.3 |
| Moderate | 4 | 19.0 |
| Above Moderate | 8 | 38.1 |
| **TOTAL** | **21** | **100** |

Source: HCAOG Humboldt County Regional Housing Needs Allocation Plan January 1, 2014 – June 30, 2019 Adopted December 2013

These projections are to be used as guidelines to ensure that City housing policies and programs focus on a mix of housing types and strategies to meet the housing needs of all economic segments of the community. The intent of the RHNP is to ensure that local jurisdictions address not only the needs of their immediate area but also provide their share of housing needs for the entire region. Additionally, a major goal of the RHNP is to assure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population. The RHNP jurisdictional allocations are

made to ensure that adequate sites and zoning are provided to address existing and anticipated housing demands during the planning period and that market forces are not inhibited in addressing the housing needs for all facets of a particular community.

Projected need for extremely low income (ELI) housing was calculated by presuming that 50% of very low-income households qualify as ELI households. This results in a projected need for 3 ELI households.

**Table 27: Progress toward Meeting Regional Housing Need Allocation (2009 to 2014)**

| Income Group | Regional Housing Need | Units Constructed | Surplus (Shortfall) |
|---|---|---|---|
| Very Low | 14 | 0 | (14) |
| Low | 8 | 10 | 2 |
| Moderate | 9 | 2 | (7) |
| Above Moderate | 21 | 3 | (18) |
| **TOTAL** | **52** | **15** | **(37)** |

Source: City of Ferndale Annual Housing Element Progress Report 1/1/2013-12/31/2013

From 2009-2014 the City of Ferndale issued 3 building permits for single family homes and 4 permits for second units. The remaining 8 units listed in Table 27 were rehabilitated units. All of these units are market rate. Current rental prices for second units and apartments of similar size were researched in local property listing publications. Based on this review of available second units, typical rents are less than $800 per month depending on the unit size and number of bedrooms. Due to their smaller size and lower rents, these units are generally affordable to lower-income households (considering the 2011 Humboldt County Annual Median Income of $40,376). Market rate single family homes are currently being sold around $387,913 (2011, city-data.com) which is affordable to those households earning above moderate incomes.

## ~~*Navy*~~ *Ferndale Housing Acquisition*

In 2011, the City acquired a 52-unit former Navy housing facility that was vacated in 2008. The City of Ferndale took ownership of the Navy housing for low and moderate income individuals, families, and seniors, and renamed it Ferndale Housing. An *Acquisition Options and Preliminary Feasibility Analysis* (January 2010) report was prepared to assure financial feasibility and to provide the options and requirements for the housing complex and the necessary steps and timeline of acquisition. The City secured the federal appropriation allowing the 11.68 acre site to be transferred to the City at no cost for the purpose of providing affordable housing. The 52 units include 24 single family homes and 28 multi-family units, currently zoned R1H.

The City actively worked to acquire the site and recognizes the importance of providing sites for affordable housing within the City. The existing units were rehabilitated and now provide both low and moderate income rentals. Under a Memorandum of Understanding (MOU) with the City, Ferndale Housing was required to provide 25 low income and 22 moderate income units. In actual operations, a~~A~~ total of ~~25~~ 48 units are low income rentals, which exceeds the City's 4th cycle RHNA allocation for lower income households of 22 units. Table 28 shows the rental distribution of units based on income.

**Table 28: ~~Navy~~ Ferndale Housing Rental Distribution 2014***

| Unit Type & No. Bedrooms | No. of Units |
|---|---|
| **Low Income ( <80% AMI)** | |
| **Single Family** - 2 BRM, 1 BA | ~~1~~2 |
| 3 BRM, 2 BA | ~~9~~15 |
| 4 BRM, 2BA | ~~1~~4 |
| **Townhouse** - 2 BRM, 1.5 BA | ~~10~~19 |
| 4 BRM, 2.5 BA | ~~4~~8 |
| **TOTAL Low Income Units** | ~~25~~48 |
| **Moderate Income ( <120% AMI)** | |
| **Single Family -** 2 BRM, 1 BA | ~~1~~0 |
| 3 BRM, 2 BA | ~~10~~2 |
| 4 BRM, 2BA | ~~2~~1 |
| **Townhouse -** 2 BRM, 1.5 BA | ~~10~~1 |
| 4 BRM, 2.5 BA | ~~4~~0 |
| **TOTAL Moderate Income Units** | ~~27~~3 |

*These numbers differ from those used to meet the 4th cycle RHNA, as more units than originally anticipated were allocated for low income housing.
**One 3 BRM, 2 BA unit reserved by law for Resident Manager

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

Ferndale "may only credit up to 25% of [~~Navy~~ Ferndale Housing] units in each income category toward the City's regional need." This is because, according to the Department of Finance, these units were considered part of the existing housing stock for purposes of calculating the current regional housing need. This resulted in crediting six units for low-income households and two units for moderate-income households (based on the MOU between the City and Ferndale Housing). The City still feels these units are applicable to meeting RHNA because the units have been vacant for three years and when they were occupied - only available to military personnel and not part of the housing stock for the general public. The City, however, proceeded with additional analysis to identify other sites to address the remaining 4th cycle need of 23 units, of which 16 were for lower-income households.

The Ferndale ~~Navy~~ Housing complex required substantial rehabilitation to make some of the units habitable. These units resulted in a net increase in the City's affordable housing stock. All 52 units have been rehabilitated and are now occupied. Affordability and occupancy restrictions will be maintained for at least 20 years by recorded deed restrictions (65583.1(c)(2)(A)(ii)).

When considering only the units HCD allows to be credited towards meeting the RHNA, 37 of the 52 needed units were provided. Over the RHNA planning period, however, 59 units were permitted, constructed, or rehabilitated. Table 27 shows units provided for each income category.

## *Land Inventory*

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

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

This inventory has been revised for the 2014 Housing Element Update. Although the City issued three building permits for construction of new single-family residences during the 4th cycle planning period (2009-2014), only one of these was issued for a parcel listed on the Vacant Land Inventory by Parcel Number in Table 31. Tables 29 and 31 and the Vacant Land Inventory Map have been updated accordingly. Table 30 Vacant Land Summary by Income Category incorporates the updated data.

There is limited land available in Ferndale because the City has maintained its one square mile of city limits; however, according to the Table 29 below, there is still sufficient available land to exceed the City's RHNA. At this time, the City does not plan to annex additional land.

**Table 29: Vacant Land Summary by Zone – Ferndale**

| General Plan and Zone Designation | Acres | Density Range (du/ac) | Maximum Dwelling Unit Capacity | Realistic Unit Capacity** |
|---|---|---|---|---|
| Agriculture-Exclusive (AE) | 117.8 | 0-.25 | 29 | 17* |
| Split Residential, Ag-Exclusive (R1-AE) | 10.8 | 0-7/ 0-.25 | 18 | 10 |
| Residential Single Family (R1) | 34.06 | 0-7 | 238 | 143 |
| Residential Single Family (R1B1) | 0.23 | 0-7 | 1 | 1 |
| Residential Single Family (R1B2) | 8.61 | 0-4 | 34 | 20 |
| Residential Single Family (R1B3) | 5.71 | 0-2 | 11 | 7 |
| Split Residential, Ag- Exclusive (R2-AE) | 8.34 | 0-14/ 0-.25 | 23 | 14 |
| Residential Two Family (R2) | 0.55 | 0-15 | 8 | 5 |
| Residential Suburban (RS) | 11.06 | 0-1 | 11 | 7 |

| | | | | |
|---|---|---|---|---|
| Neighborhood Commercial Design Review Qualified (C1DQ) | 0.31 | 0-21 | 6 | 4 |
| Community Commercial (C2) | 1.56 | 0-21 | 32 | 19 |
| Community Commercial Design Review Qualified (C2DQ) | 0.73 | 0-21 | 15 | 9 |
| **Total** | **199.8** | | **426** | **256** |

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

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

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

**Table 30: Vacant Land Summary by Income Category – Ferndale**

| Income Group | Total RHNA | Minimum Density Guidelines | Vacant Site Inventory Capacity |
|---|---|---|---|
| Very Low | 6 | 20 units/acre | 32 |
| Low | 3 | | |
| Moderate | 4 | ≥15 units/acre | 5 |
| Above Moderate | 8 | <15 units/acre | 219 |
| **Total** | **21** | | **256** |

Housing Element law requires a site-by-site inventory of vacant/ underutilized lands sufficient to meet the regional housing need in the next five years. Table 29 provides a vacant land inventory by parcel including acreage, existing use, land use/ zoning designation, realistic capacity and potential constraints. The realistic capacity is a 40% density reduction over the potential maximum build-out to reflect average new development density and to account for potential site constraints (infrastructure, floodplain, etc.). Figure 1 shows the vacant land inventory by Land Use/ Zone designation. As shown in Tables 29, 30 and 31, there is sufficient vacant land to accommodate the City's RHNA share. Therefore, non-vacant and underutilized sites were not used to determine Realistic Unit Capacity.

**Table 31: Vacant Land Inventory by Parcel Number – Ferndale**

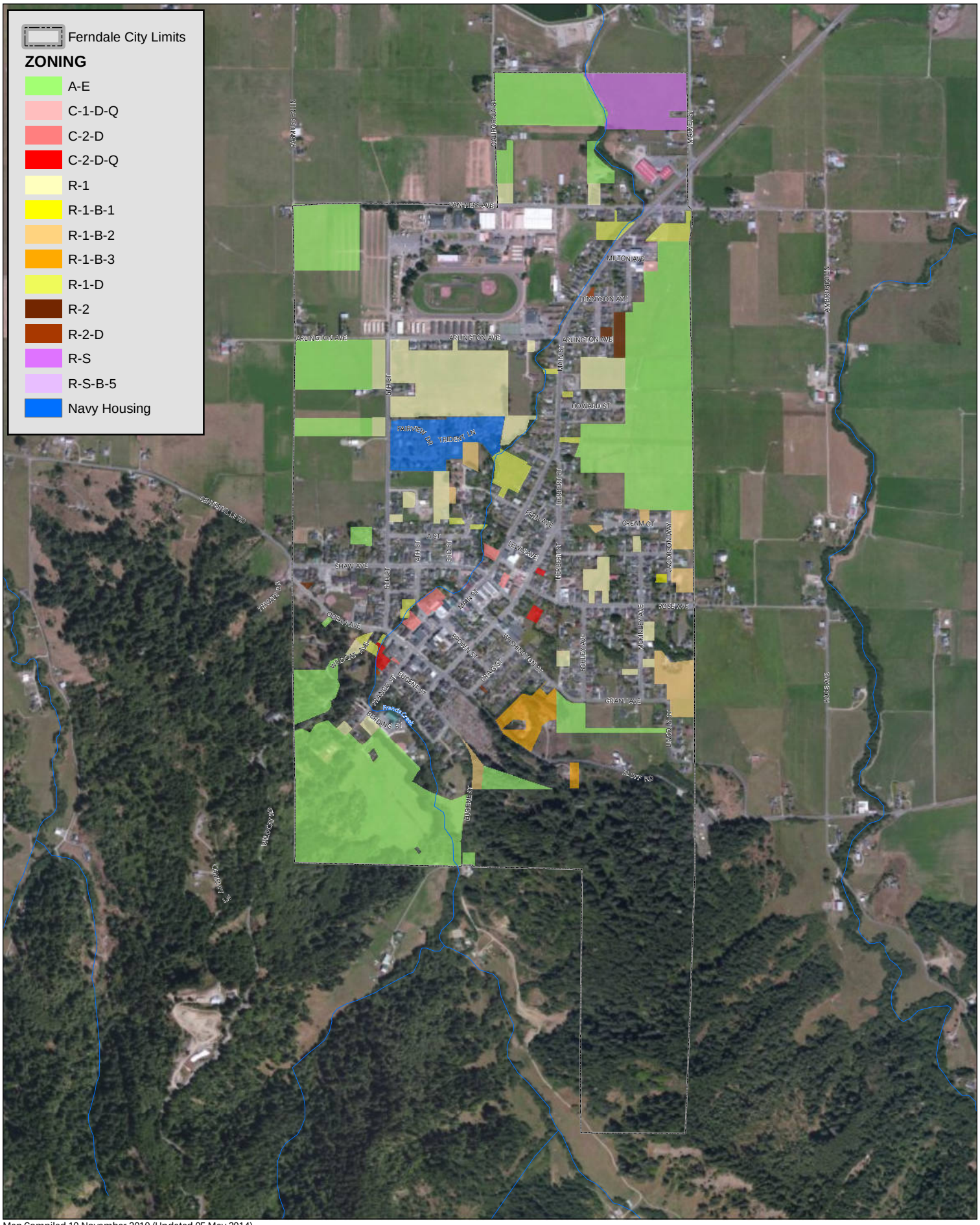
| APN | Land Use/ Zoning | Density Range (du/ac) | Acres | Realistic Unit Capacity | Existing Use | Potential Constraints |
|---|---|---|---|---|---|---|
| 030-011-002 | AE | 0-0.25 | 5.01 | 1 | fairgrounds | Agricultural land, not for sale |
| 030-031-001 | AE | 0-0.25 | 10.79 | 1 | agricultural | Agricultural Land, not for sale |
| 030-041-002 | AE | 0-0.25 | 5.03 | 1 | agricultural | Agricultural Land, not for sale |
| 030-051-001 | AE | 0-0.25 | 13.09 | 1 | agricultural | Agricultural Land, not for sale |
| 030-061-007 | R1/AE | 0-7/ 0-0.25 | 2.39 | 2 | agricultural | Drainage, split zone |
| 030-091-015 | R1 | 0-7 | 0.20 | 1 | vacant | None |
| 030-091-021 | R1 | 0-7 | 15.70 | 66 | agricultural | Just subdivided into 29 lots |
| 030-091-024 | R1 | 0-7 | 1.51 | 6 | agricultural | Just subdivided into 4 lots |
| 030-101-008 | R1B2 | 0-4 | 1.05 | 2 | agricultural | No access, Agricultural Land, not for sale |
| 030-111-003 | AE | 0-0.25 | 1.38 | 1 | agricultural | Agricultural Land, not for sale |
| 030-111-015 | R1D | 0-7 | 1.74 | 7 | agricultural | Drainage |
| 030-112-019 | R1D | 0-7 | 1.32 | 2 | agricultural | 35' entry won't support more than 2 dwellings, creek cuts off Main Street |
| 030-131-006 | R1D | 0-7 | 0.24 | 1 | vacant | None |
| 030-131-024 | R1 | 0-7 | 0.21 | 1 | road | 60' row goes through lot to lots behind |
| 030-141-010 | R1 | 0-7 | 1.49 | 6 | agricultural | To develop must bridge Francis Creek |
| 030-151-006 | RS | 0-1 | 11.06 | 6 | agricultural | Agricultural Land, not for sale |
| 030-161-017 | R1 | 0-7 | 0.43 | 1 | agricultural | Owner uses as orchard |
| 030-161-020 | AE | 0-0.25 | 1.31 | 0 | agricultural | Flag Lot, not for sale, existing Ag. building |
| 030-171-002 | R2 | 0-15 | 0.14 | 1 | vacant | None |
| 030-171-005 | C1DQ | 0-21 | 0.31 | 4 | vacant | None |
| 030-171-008 | AE | 0-0.25 | 4.32 | 1 | agricultural | Drainage |
| 030-172-015 | R2D | 0-15 | 0.15 | 1 | vacant | None |
| 030-181-004 | R2 | 0-15 | 0.28 | 2 | vacant | None |
| 030-181-008 | R2/AE | 0-15/ 0-0.25 | 5.39 | 9 | agricultural | Agricultural Land, not for sale |
| 030-191-007 | R2/AE | 0-15/ 0-0.25 | 2.95 | 5 | agriculture | None |
| 030-191-008 | R1/AE | 0-7/ 0-0.25 | 8.41 | 8 | agricultural | Agricultural Land, not for sale |
| 030-201-009 | R1D | 0-7 | 0.14 | 1 | vacant | None |
| 030-211-002 | R1D | 0-7 | 0.27 | 1 | vacant | None |
| 030-211-008 | AE | 0-0.25 | 18.18 | 3 | agricultural | Agricultural Land, not for sale |
| 031-013-004 | AE | 0-0.25 | 0.28 | 0 | agricultural | No access |
| 031-013-018 | AE | 0-0.25 | 0.54 | 0 | agricultural | No access |
| 031-021-009 | R2 | 0-15 | 0.13 | 1 | vacant | Triangularly shaped lot, difficult access |
| 031-024-003 | AE | 0-0.25 | 0.13 | 0 | vacant | Steep grade, difficult access |
| 031-031-003 | R1D/R1 | 0-7 | 0.63 | 2 | vacant | Mostly steep grade, difficult access |

| APN | Land Use/ Zoning | Density Range (du/ac) | Acres | Realistic Unit Capacity | Existing Use | Potential Constraints |
|---|---|---|---|---|---|---|
| | | | | | | |
| 031-032-007 | C2DQ | 0-21 | 0.60 | 7 | vacant | Difficult access, partially in creek |
| 031-032-009 | R2D | 0-15 | 0.06 | 0 | vacant | Undersized at 2640, no access |
| 031-032-015 | R1D | 0-7 | 0.22 | 1 | vacant | Steep grade |
| 031-032-028 | C2D | 0-21 | 0.07 | 1 | vacant | Undersized at 3000 sf, only 30' wide |
| 031-032-029 | R1 | 0-7 | 1.67 | 7 | agricultural | Odd shaped lot, steep, no access |
| 031-041-005 | AE | 0-0.25 | 3.70 | 1 | vacant | Very steep grade |
| 031-051-007 | AE | 0-0.25 | 1.87 | 0 | agricultural | Very steep grade, owned by Del Oro Water Co. |
| 031-051-015 | AE | 0-0.25 | 14.46 | 2 | agricultural | Agricultural land, not for sale |
| 031-051-017 | AE | 0-0.25 | 1.74 | 0 | agricultural | Very steep grade |
| 031-051-018 | AE | 0-0.25 | 0.52 | 0 | agricultural | Oddly shaped lot at end of Francis Street |
| 031-061-003 | AE | 0-0.25 | 20.00 | 3 | agricultural | Agricultural Land, not for sale |
| 031-071-012 | R1 | 0-7 | 0.21 | 1 | vacant | None |
| 031-083-002 | C2D | 0-21 | 0.45 | 6 | vacant | None |
| 031-082-010 | R1D | 0-7 | 0.50 | 2 | vacant | None |
| 031-083-004 | C2D | 0-21 | 0.22 | 3 | barn | None |
| 031-085-022 | C2D | 0-21 | 0.80 | 10 | vacant | Alley access, creek |
| 031-111-010 | AE/ R1B2 | 0-0.25/ 0-4 | 2.93 | 2 | vacant | Very steep grade |
| 031-112-001 | R1B3 | 0-2 | 0.38 | 1 | vacant | Steep access off Bluff Street |
| 031-112-004 | R1B3 | 0-2 | 0.34 | 1 | vacant | Steep access off Bluff Street |
| 031-121-003 | AE | 0-0.25 | 3.13 | 1 | vacant | No access w/o building bridge over creek |
| 031-121-006 | AE | 0-0.25 | 0.54 | 0 | vacant | Steep, by creek |
| 031-121-007 | AE | 0-0.25 | 0.18 | 0 | agricultural | Undersized AE lot |
| 031-121-009 | R1B2 | 0-4 | 1.83 | 4 | vacant | Steep, by creek |
| 031-121-011 | AE | 0-0.25 | 0.33 | 0 | vacant | Very steep grade |
| 031-131-027 | R2D | 0-15 | 0.00 | 0 | vacant | Unbuildable - undersized lot |
| 031-131-048 | R1 | 0-7 | 1.32 | 6 | vacant | Access thru privately owned road |
| 031-131-049 | R1 | 0-7 | 0.45 | 2 | barn | No access |
| 031-131-051 | R1B2 | 0-4 | 0.31 | 1 | vacant | Access thru privately owned road |
| 031-132-003 | C2D | 0-21 | 0.16 | 2 | vacant | None |
| 031-132-017 | C2D | 0-21 | 0.16 | 2 | vacant | None |
| 031-142-017 | C2D | 0-21 | 0.15 | 2 | vacant | Currently used as parking lot |
| 031-151-020 | R1 | 0-7 | 0.55 | 2 | vacant | No access |
| 031-162-007 | R2 | 0-15 | 0.00 | 0 | vacant | Unbuildable - undersized lot |
| 031-163-025 | R1B3 | 0-2 | 0.58 | 1 | vacant | Odd shaped lot |
| 031-163-027 | R1B3 | 0-2 | 2.05 | 2 | vacant | Very steep, no access |
| 031-163-028 | R1B3 | 0-2 | 1.81 | 2 | vacant | None |

| APN | Land Use/ Zoning | Density Range (du/ac) | Acres | Realistic Unit Capacity | Existing Use | Potential Constraints |
|---|---|---|---|---|---|---|
| 031-171-017 | AE | 0-0.25 | 5.62 | 1 | agricultural | Agricultural Land, not for sale |
| 031-171-018 | AE | 0-0.25 | 0.00 | 0 | agricultural | Unbuildable - too narrow at 20' wide |
| 031-171-027 | R1 | 0-7 | 0.30 | 1 | vacant | Owned by Neighbor, part of yard |
| 031-171-038 | R1B2 | 0-4 | 0.28 | 1 | vacant | Drainage |
| 031-171-044 | R1B2 | 0-4 | 0.25 | 1 | vacant | None |
| 031-182-005 | C2DQ | 0-21 | 0.13 | 2 | vacant | None |
| 031-183-032 | R1 | 0-7 | 0.20 | 1 | vacant | None |
| 031-183-033 | R1 | 0-7 | 1.91 | 8 | vacant | Drainage |
| 031-192-013 | R1 | 0-7 | 0.25 | 1 | barn | Alley access only |
| 031-202-002 | AE | 0-0.25 | 3.57 | 1 | vacant | Agricultural Land, not for sale |
| | | | | | | |
| 031-212-002 | R1B3 | 0-2 | 0.55 | 1 | vacant | Very steep grade |
| 031-231-006 | R1B2 | 0-4 | 0.6 | 1 | vacant | None |
| 031-231-007 | R1B2 | 0-4 | 0.57 | 1 | vacant | None |
| 031-232-016 | R1B1 | 0-5 | 0.23 | 1 | vacant | None |
| 031-242-018 | R1 | 0-7 | 0.21 | 1 | vacant | Owned by Neighbor, part of yard |
| 031-251-002 | R1B2 | 0-4 | 2.81 | 7 | vacant | None |
| 031-251-003 | R1B2 | 0-4 | 0.46 | 1 | vacant | None |
| 031-251-005 | R1B2 | 0-4 | 0.45 | 1 | vacant | None |
| 031-251-010 | R1 | 0-7 | 0.23 | 1 | vacant | None |
| 031-251-016 | R1 | 0-7 | 0.99 | 4 | vacant | No access |

# Vacant Land Inventory

## City of Ferndale




Map Compiled 10 November 2010 (Updated 05 May 2014)
Source: (Imagery): esri World Imagery
(Parcels): Derived from apnhum43sp shapefile from Humboldt CDSD
(Zoning): Planwest Partners Inc.

0 700 1,400 Feet

PLANWEST PARTNERS, INC.

## *Non-Vacant Sites*

Underutilized parcels were not used to determine Realistic Unit Capacity in Table 29.

## *Zoning that Facilitates Development by Income Group*

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

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

In the case of Ferndale, 15 units per acre is the appropriate density to meet affordable housing needs. Zones R3, R4, C1 and C2 are appropriately rated for lower income housing. The densities in these zones are 0-21 dwellings per acre. The C1 and C2 zones allow for a variety of housing types including multi-family development, in addition to commercial uses. Because adequate land is available in the C zones for up to 30 additional dwellings, taking into consideration realistic unit capacity, it is not necessary at this time to pursue zone changes. In the future, additional R3 and R4 zones will be set aside to allow for more apartment-style dwellings, thereby creating more affordable housing for lower income residents; however, in the time frame of the current Housing Element, zone changes will not be necessary. Many extremely low income households will seek rental housing and most likely face overpayment, overcrowding, or other housing problems. To address the range of needs of extremely low income households, the City will encourage a variety of housing types, such as single-room occupancy units. In addition, Program I. Adequate Sites will amend the Zoning Ordinance to allow for multi-family dwelling of more than five units in accordance with density standards. The City will also evaluate and identify sites of adequate size for potential rezoning to allow for multifamily uses by right (R3 and/or R4 zones) (Program I). This program has been carried over from the 2012 Housing Element Update.

### Zoning to accommodate lower income households

The Ferndale City Council unanimously approved a General Plan and Zoning Amendment (GP/ZA) on December 1st, 2011 to increase the Residential Two-Family (R2) density from 14 dwelling units per acre to 15 dwelling units per acre.

Per Government Code Section 65583.2(c)(3)(B) the City's zoning must be consistent with 15 du/acre standard for rural jurisdictions to be considered appropriate to accommodate housing for lower-income

households. The previous Residential Two-Family (R2) density in Ferndale allowed up to 14 dwelling units per acre (du/acre). Increasing this density to 15 du/acre meets this density standard. As shown in the vacant land inventory there are approximately 1.65 acres of vacant R2 designated land within the City which could be developed with a maximum of 24 units at 15 du/acre. Therefore, adequate land is available to accommodate the City's regional need of 9 units for lower-income households. The City has sufficient sites, as projected in the RHNA, to accommodate lower income housing needs for this planning period.

The R2 zone is appropriate to accommodate housing development for lower income households. Attached residential units of single or multi-story construction provide housing opportunities for lower income households. As with second units, land costs, utilities and construction costs for attached versus detached construction can be shared making these units more affordable. While the affordability of these units is ultimately a function of a number of variables, including land and financing costs, many units could rent at or below market rates. Existing R2 build densities in Ferndale average approximately 10 du/acre.

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

## Small Sites

Ferndale will need to rely on small sites to accommodate its remaining regional need for lower-income households. The discussion below demonstrates suitability of these small sites and that Ferndale has the zoning and densities appropriate to encourage and facilitate the development of housing for lower-income households. Because capacity for housing production exceeds Ferndale's total need for new housing during the planning period ending in 2019, a primary objective for the City will be to provide adequate sites to accommodate the housing needs of extremely low, very low and other lower income households.

As shown in Tables 29, 30 and 31 and on Figure 1 there is a total of approximately 3.23 acres of vacant C2 zoned land (includes C2D and C2DQ zones) for an estimated realistic unit capacity of 40 units. Three of these sites (APNs 031-083-002, 031-083-004, and 031-085-022) are within the same vicinity of each other off of 4$^{th}$ Street near Main Street and total 1.47 acres. Since these sites are not located directly on Main Street and are adjacent to existing residential uses, affordable units would integrate well in this area as residents would benefit from the close proximity to services. Higher density affordable housing would likely be more desirable at these sites than commercial uses due to setback from Main Street and other commercial areas. Although theoretically based on density standards these sites could fit 30 units, the projected yield of these three sites based on site conditions is 18 units.

To increase development potential of small, individual lots the City will research effective methods to develop small lots to their greatest potential (e.g. small lot consolidation, flexible development

standards) by reviewing best practices adopted by other jurisdictions. The City will also identify small lots that may be appropriate for lot consolidation and will encourage the use of infill for the development of all housing types.

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

### Existing mixed uses in the downtown area

Ferndale Main Street contains many larger Victorian era buildings with commercial and office uses at street level and residential units on the upper floors. These apartment/ studio type units are generally affordable to low/ moderate income residents due to their smaller size. Current rental prices for apartments were researched in local property listing publications. Based on this review of available units, typical rents are less than $800 per month, depending on the unit size and number of bedrooms. Due to their smaller size and lower rents, these units are generally affordable to lower-income households (considering the 2011 Humboldt County Annual Median Income of $40,376).The commercial designations in the downtown area (C1 and C2) allow for a variety of housing types with a maximum density of 21 du/acre. The density of these zones facilitate low income housing options; these areas are also fully served by utilities and have considerable potential for additional mixed use and higher density development.

### Second Units

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

1) The maximum gross floor area of the secondary dwelling unit (SDU) shall not exceed 1,200 square feet.
(2) The SDU may either be attached to or detached from the existing dwelling.
(3) A SDU attached to the principal dwelling shall comply with the applicable development standards for additions to a single-family residence; a detached SDU shall conform to the applicable development standards for an accessory structure.
(4) The lot on which the SDU is sited shall be developed with at least two parking spaces, one per dwelling, as noted in Z.O. section 7.16.

According to City building permit records, six second dwelling unit (SDU) building permits have been issued since 2009. Based on this and the most recent trends, at least one SDU per year is expected to be built during the current planning period. Current rental prices for second units and apartments of similar size were researched in local property listing publications. Based on this review of available SDU's,

typical rents are less than $800 per month, depending on the unit size and number of bedrooms. Due to their smaller size and lower rents, these units are generally affordable to lower-income households (considering the 2011 Humboldt County Annual Median Income of $40,376). Considering this track record, in concert with local housing needs and development trends second units are being applied towards the City's adequate sites requirement.

## *Environmental Constraints*

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

## *Availability of Infrastructure*

During the previous planning period the City was under a sewer moratorium due to Regional Water Quality Control Board (RWQCB) water quality concerns associated with the City's wastewater treatment facility. Therefore, no new sewer hook-ups were allowed, creating a significant constraint on housing development in Ferndale. The City spent considerable time, effort and resources to comply with RWQCB requirements and to work towards the permitting and construction of a new WWTF. Completed in 2010, the new million gallon per day WWTF is a state-of-the-art tertiary treatment plant with an unprecedented 1:1 dilution ratio that meets RWQCB standards and modified waste discharge requirements (WDRs).The RWQCB approved new WDRs for the City in July 2009. The new WWTF maintained the capacity of the previous facility; existing capacity is sufficient for current and anticipated future growth.

Del Oro Water Company supplies water within the City of Ferndale. The City of Ferndale water supply system's maximum capacity is 518,000 gallons per day. 2012 production average was approximately 208,000 gallons per day. Seventy percent of the water is pulled from springs on the southern end of Ferndale. The springs run at full capacity, with back up production from the Van Ness Street Well. Del Oro Water Company has no plans to expand water services, as 2012 operating levels of approximately 40% of capacity are sufficient.

The availability of adequate public facilities and services in relation to the sites identified in Table 31 has been evaluated, and the City has determined there are currently no public facilities or service constraints that would impede development of housing units to meet the City's RHNA. Although adequate for the time being, the City's sewer collection and drainage systems are in need of updating.

SB 1087 requires water and sewer providers to grant priority for service allocation to proposed developments that include units affordable to lower income households. Pursuant to these statutes,

upon adoption of its Housing Element, Ferndale will immediately deliver the Element to local water and sewer providers.

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

State law requires that local land use regulations accommodate a range of housing types, as well as facilities for people in need of emergency shelter and transitional housing. New State law takes this a step further with the recently signed Senate Bill 2 (SB2). This law addresses the housing needs of the homeless population by requiring every jurisdiction to identify potential sites where new emergency shelters can be located without discretionary review by the local government. It also increases the protections for providers seeking to open a new emergency shelter, transitional housing or supportive housing development, by limiting the instances in which local government can deny such developments. The 2012 Housing Element incorporated these requirements by eliminating the CUP required for permitting emergency shelters and transitional housing facilities in specific zones. Additionally, the zone identified as appropriate for emergency shelters must be analyzed to demonstrate that it is suitable for the use and includes sufficient capacity to meet the City's need.

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

In a city of one square mile, and with the high cost of land, the population base needed to support the cost of building transitional housing, or permanent emergency shelters, is not available. Homelessness is a minor issue in Ferndale. Emergency shelter for Eel River valley residents is available during floods and earthquakes at the Humboldt County Fairgrounds. The City has not had any requests for homeless shelters or other forms of homeless assistance. However, to comply with SB 2 the City has amended Zoning Ordinance Section 5.17 to allow for location of emergency shelters by right in the Public Facility zone. Existing principally permitted uses in the PF zone include public fairgrounds and related uses, public buildings including auditoriums and hospitals, and similar uses. Hence, if needed, a year-round emergency shelter would be considered a similar public facility type use and would be appropriate in this zone. The County Fairgrounds includes roughly 60 acres zoned PF, so there is ample space to accommodate Ferndale's need. Additionally, the Fairgrounds has a number of large structures on-site that would have the capacity to accommodate a year-round emergency shelter if required. The site is not exposed to any hazards that the City as a whole is not exposed to; the Fairgrounds, like the majority of the City, is in a potential liquefaction zone, has relatively stable slopes, is outside of the FEMA 100-year and 500-year flood zones, and is in a high fire rating zone (Humboldt County Community Development Services)

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

Transitional and supportive housing provides intermediate housing opportunities for persons not presently capable of living in a fully independent setting. The City amended Zoning Ordinance Article 3 to include the following definitions:

> §3.33 Family: One or more persons living together in a dwelling unit, which common access to, and common use of all living, kitchen, and eating areas within the dwelling unit. FAMILY does not include larger institutional group living situations such as dormitories, fraternities, sororities, monasteries or convents nor does it include such commercial group living arrangements as boardinghouses, lodging houses and the like.
>
> §3.74 Supportive Housing: As defined at Section 50675.14 of the Health & Safety Code has no limit on the length of stay, is linked to onsite or offsite services, and is occupied by a target population as defined in Health & Safety Code Section 53260. Services typically include assistance designed to meet the needs of the target population in retaining housing, living and working in the community, and/or improving health and may include case management, mental health treatment, and life skills.
>
> §3.81 Transitional Housing: Defined in Section 50675.2 of the Health & Safety Code as buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.

Transitional and supportive facilities are residential uses similar in nature to rooming and boarding houses but also include a component of counseling and support often provided by a resident facility manager. Transitional and supportive facilities are permitted as a residential use and are only subject to those restrictions that apply to other residential dwellings of the same type in the same zone.

Since Ferndale is roughly one square mile, nearly any site in the City is near the services provided in the downtown commercial district. Ferndale does not have a hospital, homeless services, or access to public transit.

In the Eel River Valley, farmworker housing needs are not significant as most farms are managed by owner/occupants. Most farming operations in the City are owner operated dairies with workers either housed on employer's farms or in rental housing in the region. Within Ferndale, the Zoning Ordinance encourages a variety of housing types that would accommodate farmworker housing needs, including multifamily housing, manufactured housing, and second units. In addition, Program II.7 calls for an

amendment to the Zoning Ordinance to allow agricultural employee housing by-right, without a conditional use permit (CUP), in single-family zones for six or fewer persons and in agricultural zones with no more than 12 units or 36 beds as required by Health and Safety Code §17021.6.

## *Analysis of Governmental Constraints*

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

### *Land Available for Residential Development*

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

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

### *Land Use Controls*

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

#### General Plan

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

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

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

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

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

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

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

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

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

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

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

## Zoning Ordinance

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

**Table 32: Zoning District Descriptions**

| Zone | Lot Size | Allowable Uses | With Use Permit |
|---|---|---|---|
| Agriculture-Exclusive (AE) | 4 acre minimum | Farm Dwellings | B&B |
| Residential-Suburban (R-S) | 1 acre minimum | 1 family dwelling, guest house | B&B, SDUs |

| Zone | Lot Size | Allowable Uses | With Use Permit |
|---|---|---|---|
| Residential One-Family (R-1) | 6,000sf minimum | 1 family dwelling | Guest house, B&B, SDUs |
| Residential Single Family (R1B1) | 8,000sf minimum | 1 family dwelling | Guest house, B&B, SDUs |
| Residential Single Family (R1B2) | 10,000sf minimum | 1 family dwelling | Guest house, B&B, SDUs |
| Residential Single Family, (R1B3) | 20,000sf minimum | 1 family dwelling | Guest house, B&B, SDUs |
| Residential Two-Family (R-2) | 6,000sf minimum | 1 or 2 family dwellings | Guest house, B&B |
| Residential Multiple Family (R-3) | 6,000sf minimum | 1 to 4 family dwellings, B&B | Hotels, mobile home parks, boarding houses |
| Apartment-Professional (R-4) | 6,000sf minimum | 1 family dwelling, boarding houses, hotels, B&B | Mobile home parks |
| Neighborhood Commercial (C1DQ) | 2,000sf minimum | 1 family dwelling | 2 to 4 family dwellings, B&B, boarding houses |
| Community Commercial (C2) | 2,000sf minimum | Dwellings, hotels, boarding houses, mobile home parks | No residential uses |
| Community Commercial (C2DQ) | 2,000sf minimum | 1 family dwelling | 2 to 4 family dwellings, B&B, boarding houses |

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

Single-family dwellings are principally permitted in all the residential zones, as are two-family dwellings in the R-2 zone. Secondary Dwelling Unit permits are approved ministerially on lots zoned for single-family or multifamily use (Zoning Ordinance 02-02 Section 7.21.4). Although multiple dwellings up to four-family are allowed in the R-3 zone, and boarding houses in the R-4 zone, at this time Ferndale does not have any land zoned R3, and a very small section zoned R4.

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

Private institutions, including group homes, are permitted with a use permit in all residential zones, except the Residential One Family Zone (R1). The Zoning Ordinance previously defined family as: A

person living alone, or two (2) or more persons related by blood, marriage or adoption, or a group of not more than five (5) unrelated persons living together as a single non-profit housekeeping unit in a dwelling unit, as distinguished from a group occupying a boarding house, motel, hotel or fraternity or sorority house. This definition was restrictive in allowing a residential care facility in a single-family zone unless limited to five unrelated persons. To remove this restriction, the Ordinance was amended to define family as "one or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit. FAMILY does not include larger institutional group living situations such as dormitories, fraternities, sororities, monasteries or convents nor does it include such commercial group living arrangements as boardinghouses, lodging houses and the like." (Zoning Ordinance 02-02 §3.33).

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

**Table 33: Housing Types Permitted by Zoning District - City of Ferndale**

| Housing Types Permitted | R1 | R2 | R3 | R4 | RS | PF | C1* | C2* |
|---|---|---|---|---|---|---|---|---|
| Single Family Attached | P | P | P | P | P | No | C | P |
| Single Family Detached | P | P | P | P | P | No | C | P |
| Duplexes ~~to Fourplexes~~ | No | P~~-2~~ | P~~-4~~ | P~~-4~~ | No | No | C | P |
| Fourplexes | No | No | P | No | No | No | C | P |
| Multifamily (5+ Units per Structure) | No | No | No | No* | No | No | C | P |
| Mobile Homes** | P | P | P | C | P | No | C | P |
| Manufactured Homes | P | P | P | P | P | No | C | P |
| Second Units | C | ~~No~~C | ~~No~~C | ~~No~~C | C | No | C | C |
| Transitional and Supportive Housing | P | P | P | P | P | No | P | P |
| Emergency Shelters | No | No | No | No | No | P | No | No |

Source: Local Zoning Code
Notes: P = Permitted Use C = Conditional Use Permit

* Although the R4 zone is named Apartment-Professional, neither the principal permitted uses nor the uses permitted with a Use Permit include apartments or anything for 5+ units. ~~In other words, there are no places in Ferndale where 5+ multifamily apartment units are allowed.~~ However, multifamily dwellings with 5+ units are allowed with a use permit in the C1 and by right in the C2; these sites can be developed 100% residential (no commercial component required).

** Manufactured and Mobile Homes on individual lots: A mobile home or manufactured home shall be permitted on an individual lot as a single-family dwelling unit, only if it meets the following requirements: The mobile home must be certified under the National Manufactured Housing Construction and Safety Standards Act of 1974; The mobile home must be installed on a permanent foundation system designed in accordance with Health and Safety Code Section 18551; Installation of a manufactured or mobile home shall be prohibited if more than 10 years have elapsed between the date of manufacture of the manufactured home and the date of the application for the issuance of a permit to install the manufactured home; The manufactured or mobile home must comply with all

development standards specified in the zone in which the home is to be placed; The manufactured or mobile home must be located within an area of the City determined to be compatible with mobile home use.

### Development Standards

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

**Table 34: Development Standards – Ferndale**

| Zoning District | R1 | R2 | R3 | R4 | RS | C1 | C2 |
|---|---|---|---|---|---|---|---|
| Density Range | 0-7 per acre | 0-15 per acre | 0-21 per acre | 0-21 per acre | 0-1 per acre | 0-21 | 0-21 |
| Setbacks | F 20'; R 15'; S 10% | F 20'; R 15'; S 10% | F 20'; R 10'; S 5' | F 20'; R 10'; S 5' | F 20; R 15'; S 10% | F 0'*; R 15 ft.**; S 0'*** | F 0'*; R 15 ft.**; S 0'*** |
| Lot Coverage | 35% | 40% | 60% | 60% | None | N/A | N/A |
| Minimum Lot Size | 6,000 sf | 6,000 sf | 6,000 sf | 6,000 sf | 1 acre | 2,000 $ft^2$ | 2,000 $ft^2$ |
| Minimum Unit Size | None | None | 600 sf | 600 sf | None | N/A | N/A |
| Parking | 1 per dwelling | 1 per dwelling | 1 per dwelling | 1 per dwelling | 1 per dwelling | 1 per dwelling | 1 per dwelling |
| Height Maximum | 35' | 35' | 45' | 45' | 35' | 35' | 45' |

*Except where frontage is in a block which is partially in an "R" zone, the front yard shall be the same as that required in such "R" zone.
**Except where a rear yard abuts on an alley, such rear yard may be not less than 5 feet.
***Except that a side yard of an interior lot abutting on an "R" Zone shall be not less than the front yard required in such "R" Zone.

## *Codes and Enforcement*

New construction in Ferndale must comply with the Uniform Building Code (UBC). The City adopted the UBC in 2011 with no major revisions, meaning that there are no extraordinary building regulations that

would adversely affect the ability to construct housing in Ferndale. Enforcement in the City of Ferndale is conducted on a complaint basis.

## *On/Off-site Improvement Standards*

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

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

Providing streets for new residential developments add to land development costs, but are necessary to ensure safe access to comply with City standards. Smaller infill projects typically are only required to improve adjacent street frontages, including the installation of curb, gutters, and sidewalks. In most of Ferndale's urbanized area, streets and other improvements are already in place. Therefore, development of Ferndale's vacant residential infill sites requires few or no frontage or off-site improvements and costs of such improvements would not substantially impact the cost of the housing supply.

## *Fees and Exactions*

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

planning permits. The fees are comparable or less than those charged by other jurisdictions in Humboldt County and are not considered a barrier to residential development.

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

**Table 35: Planning and Development Fees – Ferndale**

| Fee Category | Fee Amount |
|---|---|
| **BUILDING, PLANNING AND APPLICATION FEES** | |
| Variance | $696.00 |
| Conditional Use Permit | $696.00 |
| Home Occupation Permit | $150.00 |
| General Plan Amendment | $2,000.00 |
| Zone Change | $1,500.00 |
| Lot Line Adjustments | $1,196.00 |
| Minor Subdivision (cost varies on number of lots and complexity) | $2,200.00 |
| Major Subdivision (cost varies on number of lots and complexity) | $4,000 + $ 50.00/lot |
| Plan Check, Single Family Residence | $ cost |
| Design Review | $0.00-377.00 |
| Plot Plan Review | $40.00 |
| Sewer Hookup Fees- First new hookup; (each additional hookup up to 4 units $400, over 4 units $200) | $5,180.16 |
| Drainage Fee for new Single Family Residence | $1,500.00 |

New housing typically requires payment of the following fees: sewer and water connection, building permit, and drainage. In addition, subdivisions and multifamily projects may incur the cost of preparing environmental documents, soils reports, and tentative and final map filing fees. In 2012, typical fees for a new single family home would be approximately $9,913 and fees would be approximately $13,030 for a four-plex. This represents about 4.4% of the total development cost for a single family unit and 3.3% for a four-plex. Fees for sewer and water connection and the drainage fee have not increased since 2012. While fees increase residential construction costs, Ferndale's fees are generally lower than those charged throughout the County and do not act as an undue constraint on development.

**Table 36: Typical Fees for New Residential Development (2012)**

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

* Based on average of seven houses constructed in Ferndale between 2004 and 2010.
** Based on 1,000 square foot units and $100/ square foot development costs.

## *Processing and Permit Procedures*

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

Often, the building permit process can act as a governmental constraint. City staff continuously endeavors to streamline the building and land use permit processes. The application guides for development permits continue to be revised and standardized, and all updated permits and procedures are available on the city's web page (http://ci.ferndale.ca.us/permits.html ). This has made it easier for citizens to obtain applications and to understand the period of time involved in processing the application.

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

The City Clerk continues to organize the City's filing system and enter new permits in a database. This ongoing effort has made previous permit information more accessible and, along with other City efforts, has streamlined the permit process. City staff has made progress toward implementing a long-term plan to re-write and standardize all city ordinances. The City has recently amended its Zoning Ordinance, including revisions to clarify the Design Review process and to allow secondary dwelling units by right in single- and multi-family zones, adopted a new Sign Ordinance, ~~amended the Building Code,~~ and is currently updating its Nuisance Ordinance. As the ordinances are adopted by the City Council, they are posted to the City's web page.

Amendments to the Design Review section of the Zoning Ordinance included clarification of the Committee's roles, responsibilities and appointment process; addition of a provision to impose time limits on projects requiring a building permit; and allowance for a ministerial Design Review Permit extension. The amendments also changed language to specify the City's commitment to protecting the historic appearance of the Design Review zone rather than just the Victorian appearance. This clarifies to applicants, City staff, committees and commissions that the City will review projects for consistency with all historical styles represented within the City. The City has additionally revised the Design Review Permit application materials to clarify the process and review criteria. These and other efforts by the

City serve to reduce uncertainty and standardize the Design Review process, with the ultimate goal of facilitating restoration and rehabilitation of historic buildings.

## Use Permits

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

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

## Home Occupation

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

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

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

## Lot Line Adjustment

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

Due to the relatively simple nature of lot line adjustments, applications may be handled administratively (i.e. principally the City Engineer and City Planner) in order to expedite processing. Referral to the

Planning Commission and City Council is not required, except in instances of an appeal of an administrative determination, in which case the application is referred to the Planning Commission.

## Plan Check/ Plot Plan Review

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

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

## Design Review

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

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

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

## Subdivisions

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

Tentative Parcel Maps require action by the Planning Commission only, except where public dedications are offered or when action is appealed to the City Council. Tentative Subdivision maps are considered by

the City Council, following advisory action by the Planning Commission. A legislative body of a city or county (or advisory agency (i.e. Planning Commission) shall deny approval of a tentative map if it makes any of the following findings:

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

## Variances

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

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

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

## Zone Change and General Plan Amendment

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

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

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

## *Timeliness*

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

The City continually evaluates how to streamline permit processing procedures and updates handouts that clearly explain the process and requirements. The estimated time for processing is largely dictated by the complexity of the individual project application. However, minimum processing timeframes do apply since the City must comply with procedural requirements set forth in State law as noted above. These requirements are not only mandatory but require a specific sequence of processing steps, including public notification and review periods for various actions which local governments must comply with. Table 37 describes typical timelines for permit procedures.

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

For a typical project, an initial pre-application meeting with City staff can be arranged to discuss the development proposal. Then an application with a description of project and a site plan must be filed, which is first reviewed for application completeness and then by the City staff and other agencies such as public works for consistency with City ordinances and General Plan guidelines. If design review is required the project is forwarded to the Design Review Committee which meets once per month. Depending on the complexity of the project, a single-family project is approved in 4 to 6 weeks from date of plan submission; if no variances, exceptions, or zone changes are needed. After the project is

approved, the building official performs plan checks and issues building permits. Larger projects requiring use permits are sent to the Planning Commission. Use permit hearings are publicly noticed and generally take place at the regular Planning Commission meetings which occur once per month. This process does not seem to put an undue time constraint on most developments.

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

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

**Table 37: Timelines for Permit Procedures - City of Ferndale**

| Type of Approval or Permit | Typical Processing Time |
|---|---|
| Conditional Use Permit | 30-60 days |
| Zone Change | 60-90 days |
| General Plan Amendment | 60-90 days |
| Plot Plan Review | 7 days |
| Plan Check | 7 days |
| Design Review | 7 - 14 days |
| Tract Maps / Major Subdivision | 90 days |
| Parcel Maps / Minor Subdivision | 90 days |
| Initial Environmental Study | 30-60 days |
| Environmental Impact Report | 90-180 days |

## *Constraints on Persons with Disabilities*

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

This section analyzes the governmental constraints that may exist on the development of housing for persons with disabilities. Recent legislation (SB520) requires the City to analyze the governmental

constraints on the development of housing for persons with disabilities and demonstrate the City's efforts to remove such constraints, including accommodating procedures for the approval of group homes, ADA retrofit efforts, and evaluation of the Zoning Code for ADA compliance or other measures that provide flexibility in development of housing for persons with disabilities. Constraints can take many forms including inflexibility within zoning and land use regulations, unduly restrictive permit processing or procedures, and outdated building codes. The City's analysis of actual and potential governmental constraints in each of these areas is discussed below.

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

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

The State has removed any City discretion for review of small group homes for persons with disabilities (six or fewer residents). The City does not impose additional zoning, building code, or permitting procedures other than those allowed by State law. The City Zoning Ordinance facilitates access for persons with disabilities by allowing uncovered porches, fire escapes, landings, and ramps to extend into setbacks. The City has not identified any zoning or other land-use regulatory practices that could discriminate against persons with disabilities and impede the availability of such housing. Additionally, the City has adopted Ordinance 2014-05 Reasonable Accommodation that establishes procedures to provide people with disabilities reasonable accommodation in rules, policies, practices and procedures that may be necessary to ensure equal access to housing. No unique restrictions are in place for disabled housing, such as minimum distances, special conditions for disabled housing, or other such regulations that could constrain the development, maintenance, improvement, or alteration of housing for disabled persons.

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

Residential parking standards for persons with disabilities are the same as other parking standards. The Reasonable Accommodation procedure may allow for the reduction of parking requirements for special needs housing if a project proponent can demonstrate a reduced need for parking.

## *Analysis of Non-Governmental Constraints*

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

### *Land Costs*

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

### *Construction Costs*

The costs of labor and materials have a direct impact on the price of housing and are the main components of housing costs. Residential construction costs vary greatly depending upon the quality, size, and the materials being used. In 2014, residential construction costs were on average $101per square foot (estimated by City of Ferndale Building Official April 2014).

### *Financing Availability*

An important consideration in the assessment of the housing needs in Ferndale is the availability of financing. This issue raises several concerns: the ability of homebuilders to obtain construction financing, the ability of households to obtain single-family home loans, and the opportunity for all households of similar economic characteristics to have equal access to financing. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render a housing project infeasible that could have been successfully developed or marketed at lower interest rates.

First-time homebuyers are the group most impacted by financing requirements. Mortgage interest rates for new home purchases range from 6.5% to 8% for a fixed-rate 30-year loan. Lower initial rates are available with graduated payment mortgages, adjustable rate mortgages, and buy-down mortgages; however, the subprime crisis has affected the availability of dollars for home mortgages. Variable interest rate mortgages on affordable homes may increase to the point where the interest rate exceeds

the cost of living adjustments, which is a constraint on affordability. Although rates are currently low, they can change significantly and substantially impact the affordability of housing stock. Interest rates at the present time are not a constraint to affordable housing. Financing for both construction and long-term mortgages is generally available in Humboldt County subject to normal underwriting standards. A more critical impediment to homeownership involves both the affordability of the housing stock and the ability of potential buyers to fulfill down payment requirements. Conventional home loans typically require 5% to 20% of the sales price as a down payment, which is the largest constraint to first-time homebuyers. This indicates a need for flexible loan programs and a method to bridge the gap between the down payment and a potential homeowner's available funds. The availability of financing for developers under current economic conditions may also pose a constraint on development outside of the City's control (City of Eastvale Housing Element June 30, 2013).

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

According to California Housing Partnership Corporation (CHPC) and USDA Rural Development, there are no State or Federally assisted units in Ferndale at risk of converting to market rate uses in the planning period. There are no locally assisted units at risk of converting to market rate ~~in the planning period~~between 2014 and 2024.

## *Energy Conservation*

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

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

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

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

On a local level, the Redwood Coast Energy Authority (RCEA) was formed in 2003 as a Joint Powers Association, representing seven municipalities including the Cities of Arcata, Blue Lake, Eureka, Ferndale, Fortuna, Trinidad and Rio Dell, and Humboldt County. RCEA's purpose is to develop and implement sustainable energy initiatives that reduce energy demand, increase energy efficiency, and advance the use of clean, efficient and renewable resources available in the region.

# Chapter Four: Review and Revision of Prior Housing Programs

## *Review and Revise**

*This entire section has been updated from the 2012 Housing Element Update.

The review and revise requirement is an important feature of the Housing Element update. The review analyzes the City's accomplishments over the past planning period. This information provides the basis for continuing to develop a more effective housing program. Generally, the City has made progress implementing the policies of the previous Housing Element, including completing construction of wastewater treatment facility (WWTF) improvements; amending the Zoning Ordinance for state housing compliance; and finalizing the acquisition and rehabilitation of 52 Navy housing units as affordable housing in the City. The City prepared a General Plan Housing Element Implementation Plan 2013 in order to organize the 2012 Housing Element policies and programs into manageable phases, with actions required to complete each phase clearly defined and assigned. Phase 1 of this plan encompasses all Zoning Ordinance amendments required for state housing regulation compliance; this phase was completed in early 2014.

Due to resource constraints and the short timeframe between 2012 Housing Element adoption and the 2014 update, the City was unable to complete all program actions, and the completed actions are too newly implemented for staff to accurately evaluate their effectiveness. No units were built as a result of relaxed constraints due to City actions.

The 2012 Housing Element programs/policies, along with progress, effectiveness and appropriateness of each program/policy are detailed below.

**Program I. Adequate Sites**

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

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

6) The City will evaluate and identify sites of adequate size for potential rezoning to allow for multifamily uses by right (R3 and/or R4 zones).
7) The City will at least annually contact property owners and developers, including affordable developers, to encourage development and consolidation on identified target sites to accommodate the housing needs of lower income households. To encourage development and consolidation on target sites, the City will adopt incentives by September 30, 2012 for consolidation of smaller sites including priority processing, parking reductions, modification of development standards and ministerial lot line adjustments. When available, the City will consider providing or assisting with applying for financial resources to facilitate lot consolidation.

**Progress:** The City has made significant progress towards implementation of this program. City staff has researched and analyzed governmental and non-governmental constraints to providing affordable housing during the 4th and 5th cycle Housing Element updates and for preparation of the Housing Element Implementation Plan 2013. The Zoning Ordinance has been amended to include definitions of an emergency shelter, transitional housing, and supportive housing and to allow for emergency shelters by right in the Public Facility (PF) land use designation/zone. These actions have helped alleviate governmental constraints while bringing the City into compliance with state housing regulations. The City has maintained its GIS database, including vacant and underutilized parcels in the City, as well as made the database available for use by staff and the public at City Hall.

**Effectiveness:** The 2012 Housing Element projected that many of the actions in Program I. Adequate Sites would be ongoing actions, while discrete actions would be completed in 2012 and 2013. The City did not complete discrete actions until 2014.

Although the City has worked to implement all program actions, two phases of the Implementation Plan remain to be completed. Included in the remaining phases are the following actions from Program I:

1) Encourage the acquisition of housing by lower income persons to achieve a greater balance of affordable owner- and renter-households by ensuring sites are available and/or zoned to allow owner-occupied and rental multifamily residential uses by right.
2) The City will evaluate and identify sites of adequate size for potential rezoning to allow for multifamily uses by right (R3 and/or R4 zones).
3) The City will at least annually contact property owners and developers, including affordable developers, to encourage development and consolidation on identified target sites to accommodate the housing needs of lower income households. To encourage development and consolidation on target sites, the City will adopt incentives by September 30, 2012 for consolidation of smaller sites including priority processing, parking reductions, modification of development standards and ministerial lot line adjustments. When available, the City will consider providing or assisting with applying for financial resources to facilitate lot consolidation.

**Appropriateness:** The City has adequate sites available for all types of residential dwellings. Existing R4 and C2 zoned lands allow for sufficient multi-family units in the City at this time. The City has not had any requests for homeless shelters or other forms of homeless assistance.

While the actions for this program are appropriate for increasing site availability, the timeframe set by the last update was too restrictive for the City to complete all actions. This program will be continued to ensure adequate site availability is maintained; however, actions will be set to a more realistic timeline to ensure completion in sufficient time for beneficial impact in the 2014-2019 planning period.

**Program II. Permanent Housing Availability**
This program was designed to address permanent housing needs in the City and ensure that there is permanent housing available to all household income levels through the use of incentives and grants.

1) Evaluate whether density bonuses or a mix of density bonuses and other concessions and/or incentives should be used.
2) Determine aspects of development that should be given consideration for an increase in density bonus percentage or additional incentives.
3) Support site identification for lower-income housing, including ELI households, and assist with entitlement processing, and funding applications.
4) Consider applying for CDBG funding.
5) Consider implementing the Federal HOME first time homebuyers assistance program (FTHAP)
6) Consider offering incentives such as density bonuses, permit streamlining and/or permit fee reductions/ waivers to developers to build senior housing and low-moderate income housing.
7) Prioritize funding and regulatory concessions to encourage the development of Single Room Occupancy (SRO) and Family Room Occupancy (FRO) units, and other units affordable to low income, such as supportive and multifamily housing. Implement incentive based programs (e.g. fee reductions, fee waivers, flexible development standards, density bonuses, streamlining permit process, etc.) to encourage development of ELI housing.

**Progress:** The City has evaluated density bonuses, waivers, and incentives, as well as what aspects of development should be given consideration for density increases. The resulting Density Bonus Ordinance was adopted in May 2014. The Ordinance allows for granting of density bonuses, waivers, and incentives in all zoning districts, including mixed use zoning districts, where residential developments of five or more dwelling units are proposed and where the applicant seeks and agrees to provide low, very low, senior or moderate income housing units in the threshold amounts specified in state density bonus law such that the resulting density is beyond that which is permitted by the applicable zoning. State law provides that if a developer proposes to include at least 20% of the dwelling units in a project at rents/prices affordable to low-income households or 10% of the dwelling units in a project at rents/prices affordable to very low-income households, the City must permit a 25% minimum density bonus. The City of Ferndale Density Bonus Ordinance has undergone legal review for compliance with state regulations.

The General Plan Housing Element Implementation Plan 2013 identifies specific actions and responsible parties for the remaining Program II actions.

**Effectiveness:** The City of Ferndale implemented many of the program actions from the 2012 Housing Element Permanent Housing Availability Program. Actions pertaining to density bonus ordinance adoption were effective in guiding the City through the process of ordinance creation and adoption. No applications for bonuses, waivers, or incentives have been received.

Although the City has worked to implement all program actions, two phases of the Implementation Plan remain to be completed. Included in the remaining phases are the following actions from Program II:

3) Support site identification for lower-income housing, including ELI households, and assist with entitlement processing, and funding applications.
4) Consider applying for CDBG funding.
5) Consider implementing the Federal HOME first time homebuyers assistance program (FTHAP)
7) Prioritize funding and regulatory concessions to encourage the development of Single Room Occupancy (SRO) and Family Room Occupancy (FRO) units, and other units affordable to low income, such as supportive and multifamily housing. Implement incentive based programs (e.g. fee reductions, fee waivers, flexible development standards, density bonuses, streamlining permit process, etc.) to encourage development of ELI housing.

**Appropriateness:** While the actions for this program are appropriate for addressing permanent housing needs in the City, the timeframe set by the last update was too restrictive for the City to complete all actions. This program will be continued to ensure that permanent housing continue to be available to all household income levels; however, actions should be set to a more realistic timeline to ensure completion in sufficient time for beneficial impact in the 2014-2019 planning period.

**III. Design Review**

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

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

**Progress:** The City has continued to strengthen the design review process using several approaches. In 2013, an orientation was held for Design Review Committee members in order to clarify roles and responsibilities and to review the City's design guidelines. Zoning Ordinance Section 6.05 pertaining to design review was amended in 2009 and again in 2013 in order to clarify the City's procedures, review criteria, and roles of the Committee. The Design Review Permit Application Packet, which contains the application materials as well as information on the design criteria and permitting process for applicants, was updated extensively in 2012 and 2013 and is posted online for easy access. Staff has coordinated to ensure a standard method for processing applications and preparing Committee agendas.

**Effectiveness:** The City's actions to implement this program have greatly strengthened the design review process by clarifying the Committee's role, clarifying the design guidelines for both Committee and applicant, clarifying the application process, and overall improving the commitment to the design review process within the City. The actions were initiated in the anticipated timeframe, although completion of the actions was later than anticipated. The effects are evident in both the streamlined processing of permits and the increased compliance among residents. The process is not time-consuming or costly, and has not hindered construction or rehabilitation of dwellings in the City.

**Appropriateness:** Although the City has completed the actions in this program, it is appropriate to continue to refine and strengthen the design review process. The program will be continued into the next planning period, with both discrete and ongoing actions identified.

**IV. Infrastructure Needs**

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

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

**Progress:** The City has completed this program. The City has successfully permitted, secured funding for, and constructed a new state-of-the-art tertiary wastewater treatment facility that meets an unprecedented 1:1 dilution ratio. The new WWTF facility was completed and online in 2012. The Cease and Desist Order (CDO) that was placed on the facility has been successfully rescinded.

**Effectiveness:** The City's efforts toward meeting the infrastructure needs of current and potential development, including construction of the new WWTF and rescinding of the sewer hookup moratorium, were completed within the anticipated timeframe and have effectively removed a major constraint to new development.

**Appropriateness:** The City has completed the actions in this program. The City's infrastructure capacity is sufficient for current and anticipated future growth. It is not necessary to continue the program into the next planning period.

**V. Housing Equity**

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

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

**Progress:** The City has adopted Ordinance 2014-05 Reasonable Accommodation that establishes procedures to provide people with disabilities reasonable accommodation in rules, policies, practices and procedures that may be necessary to ensure equal access to housing. The Ordinance was modeled

after Mental Health Advocacy Services, Inc. September 2003 Model Ordinance for Providing Reasonable Accommodation Under Federal and State Fair Housing Laws, which was identified as an example of a successful ordinance in the May 15, 2001 letter from the Office of the Attorney General re: Adoption of a Reasonable Accommodation Procedure.

To ensure equal access to housing, Zoning Ordinance Article 3 was amended to include the following definition of "family":

> One or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit. FAMILY does not include larger institutional group living situations such as dormitories, fraternities, sororities, monasteries or convents nor does it include such commercial group living arrangements as boardinghouses, lodging houses and the like.

The General Plan Housing Element Implementation Plan 2013 identifies specific actions and responsible parties for the remaining Program V. actions.

**Effectiveness:** The 2012 Housing Element projected that many of the actions in Program V. Housing Equity would be ongoing actions, while discrete actions would be completed in 2012. The City did not complete discrete actions until 2014. Completion of these actions has effectively removed limitations on access to housing due to familial status, age or disability.

Although the City has worked to implement all program actions, two phases of the Implementation Plan remain to be completed. Included in the remaining phases are the following actions from Program V:

3. Disseminate fair housing information throughout the City in a variety of public locations (e.g. City Hall, City website, library, and post office).
4. The City will work with affordable housing providers and managers and other social service and non-profit tenant and landlord rights advocacy groups to inform the public of their responsibilities and rights under the law and to improve access to landlord and tenant mediation and fair housing services to resolve fair housing complaints. Additionally, the City will maintain State complaint forms and refer fair housing complaints to appropriate agencies such as California Department of Fair Employment and Housing.

**Appropriateness:** While the actions for this program are appropriate for ensuring equal access to housing, the timeframe set by the last update was too restrictive for the City to complete all actions. This program will be continued in the 2014 Housing Element; however, actions should be set to a more realistic timeline to ensure completion in sufficient time for beneficial impact in the 2014-2019 planning period.

**VI. Manufactured Housing**

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

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

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

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

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

**Progress:** The City has completed this program. The Zoning Ordinance was amended to include a definition and applicable requirements for manufactured housing. Zoning Ordinance Sections 7.14-7.15 were amended to permit manufactured homes in certain residential zones. The following above definitions were incorporated into Zoning Ordinance 02-02 Section 3 Definitions:

Manufactured Home: A residential structure constructed entirely in the factory, and which since June 15, 1976, has been regulated by the Federal Manufactured Housing Construction and Safety Standards Act of 1974 under the administration of the U.S. Department of Housing and Urban Development (HUD).

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

In amending the Zoning Ordinance in accordance with this program, the City has effectively lessened constraints to erecting manufactured homes in Ferndale.

**Effectiveness:** The City's completion of this program has effectively removed a major constraint to location of manufactured and mobile homes within the City. Although the completion deadline was set at 2012 in the previous element, the City completed this task in 2013.

**Appropriateness:** The City has completed the actions in this program. It is not necessary to continue the program into the next planning period.

**VII. Housing Unit Preservation and Rehabilitation**
This program highlights the necessity for housing preservation and rehabilitation and identifies methods to achieve these housing goals.

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

**Progress:** The City has made progress in encouraging the preservation and rehabilitation of housing by several means—the streamlining and clarification of the Design Review process has removed constraints to home-owner initiated preservation and rehabilitation projects, while the City's acquisition and renovation of the Navy Housing (renamed Ferndale Housing) successfully rehabilitated 52 housing units in the City.

**Effectiveness:** The 2012 Housing Element projected that many of the actions in Program VII. Housing Unit Preservation and Rehabilitation Equity would be ongoing actions, while discreet actions would be completed in 2013. Although the City has made progress on housing rehabilitation and preservation, the actions of Program VII have not yet been completed.

**Appropriateness:** While the actions for this program are appropriate for encouraging and facilitating housing preservation and rehabilitation, the timeframe set by the last update was too restrictive for the City to complete all actions. This program will be continued in the 2014 Housing Element; however, actions will be set to a more realistic timeline to ensure completion in sufficient time for beneficial impact in the 2014-2019 planning period.

**VIII. Energy Conservation and Weatherization**

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

1) Research and analyze information on how to incorporate energy saving features and materials into new and existing housing units that either meet or exceed Title 24 energy efficiency standards for California.
2) Post and distribute information on energy conservation and weatherization techniques.
3) Develop and update a referral listing of public and private grant/loan assistance programs for weatherization.
4) The City will research and analyze conservation incentives for the building industry and residents including services offered by local organizations (e.g. Redwood Coast Energy Authority (RCEA)). RCEA services include compact fluorescent light bulb exchanges and energy conservation awareness campaigns.
5) The City shall support RCEA efforts to provide community education on energy issues, including reduced energy consumption and increased energy efficiency benefits.
6) The City will promote energy conservation educational programs and sustainable building techniques such as construction waste recycling and energy efficient retrofits. Research and compile information on how to incorporate energy saving features and materials, and energy efficient systems and designs into residential development and retrofits and make the information available to the public (e.g. at City Hall and the library).

**Progress:** In 2013, the City partnered with the California Energy Commission's Local Energy Assurance Planning program to prepare an Energy Assurance Plan (EAP). The purpose of the EAP is to help Ferndale become more resilient to energy supply interruptions during an emergency, ensuring that critical facilities within the community continue to function. A major component for energy resilience is reduced demand for energy, which is facilitated by encouraging energy efficiency. The EAP ties in with the City's draft Safety Element, anticipated to be adopted in 2014, and the Hazard Mitigation Plan. In addition, the City has begun drafting a General Plan Air Quality Element that contains a greenhouse gas inventory and emissions reductions plan focused on energy efficiency and conservation. The City has integrated these plans, as well this Housing Element Update, to ensure consistency in information and implementation measures.

**Effectiveness:** The 2012 Housing Element projected that many of the actions in Program VIII. Energy Conservation and Weatherization would be ongoing actions, while discreet actions would be completed in 2011 and 2012. Although the City has made progress on encouraging energy efficiency, the actions of Program VIII have not yet been completed.

**Appropriateness:** While the actions for this program are appropriate for encourage energy efficiency and conservation, the timeframe set by the last update was too restrictive for the City to complete all actions. This program will be continued in the 2014 Housing Element; however, actions will be set to a more realistic timeline to ensure completion in sufficient time for beneficial impact in the 2014-2019 planning period.

**IX. Ferndale Housing Project**

This program is intended to facilitate and acknowledge the City's commitment to the Ferndale Housing Project ~~(former Navy housing)~~ and compliance with the provisions set forth in Government Code Section 65583.1(c).

1) The City will enter in to an Agreement for operation, management, and maintenance of the units as affordable housing for individuals and families earning low to moderate incomes. The City will require rehabilitation of the housing units, where necessary, prior to occupancy.
2) The Agreement will contain specific restrictions on who can occupy the units based on income standards including a total of 25 low income units and 27 moderate income units.
3) Support the phased rehabilitation and occupancy of the units, with the first phase occupied by the end of 2011.
4) All units will be available for occupancy within two years of this Agreement.

**Progress:** The City has completed this program. The City entered into a Memorandum of Understanding (MOU)~~n Agreement~~ for the operation, management, and maintenance of the units as affordable housing for individuals and families earning low to moderate incomes. The ~~Agreement~~ MOU contains specific restrictions on who can occupy the units based on income standards including a total of 25 low income units and 27 moderate income units. In actual operations, a total of 48 units are low income rentals, 3 are moderate income units, and one unit is reserved for the Resident Manager. The City rehabilitated the housing units, where necessary, prior to occupancy. All 52 units are currently occupied.

**Effectiveness:** The City's completion of this program has effectively rehabilitated 52 units of affordable housing. Although the completion deadline was set at 2011 in the previous element, the City completed this task in 2012.

**Appropriateness:** The City has completed the actions in this program. It is not necessary to continue the program into the next planning period.

***Quantified Objectives***

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

While ideally the housing objectives will equal the housing needs identified in the Housing Element, the identified needs in many cases exceed available resources. Realistically, most of the factors are beyond the control of local government. However, the 2012 Housing Element addressed regional housing needs by setting City housing allocations based on needs, resources and constraints.

The HCAOG new construction estimates under the previous (4th cycle) Regional Housing Needs Plan call for the development of 52 new housing units: 13 for growth, 0 for replacement, 9 rental, and 0 to increase vacancy by 2014. This projection was based on Ferndale's share of the County's estimated housing needs. However, this projection did not (nor would it have any method to) account for economic and market trends.

This projected rate of construction necessary to meet this allocation (10 units per year) exceeded Ferndale's 5 units per year average for the last decade. Accordingly, the Quantified Objectives from the 4th cycle Housing Element in Table ~~39~~38 estimated that the City would likely develop approximately 24 of the 52 units identified in the HCAOG Regional Housing Needs Plan for the period 2009 to 2014. This figure factored in historical growth and economic trends.

Based on the trends, goals, polices and action plan outlined in Chapter 5 of the 4th cycle Housing Element, the City anticipated new construction of 24 new units, rehabilitation assistance with 52 units, and conservation/ preservation of 0 units over the 2009-2014 planning period. The ~~Navy~~ Ferndale Housing rehabilitation ~~would~~ was expected to result in an additional 52 affordable housing units including 25 low income rentals and 27 moderate income rentals. The projected unit conservation/ preservation was 0 because no dwellings are at threat of being converted during the planning period.

The following table shows Ferndale's projected housing units constructed, rehabilitated, conserved or preserved in the 2009-2014 planning period. ~~Ferndale met its quantified objective for rehabilitation, conservation and preservation.~~ Numbers that differed from what was projected are shown in red underline.

**Table ~~39~~38: Quantified Objectives - City of Ferndale**

| Income Group | New Construction | Rehabilitation | Conservation and Preservation |
|---|---|---|---|
| Extremely Low | ~~2~~0 | 0 | 0 |
| Very Low | ~~2~~0 | 0 | 0 |

| | | | |
|---|---|---|---|
| Low | ~~5~~10 | ~~25~~48 | 0 |
| Moderate | 2 | ~~27~~3 | 0 |
| Above Moderate | ~~13~~3 | 0 | 0 |
| **TOTAL** | **~~24~~15** | **~~52~~51** | **0** |

## *Housing Needs Summary*

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

**Table ~~38~~39: Summary of Conclusions**

| Category | Statement | Need |
|---|---|---|
| Population | For all age groups below 44 years of age, Ferndale percentages run below state figures. Because of the cost of real estate in Ferndale, younger families might be less able to afford to live in here. Ferndale's ethnic makeup is predominantly white. | Help for First Time Homeowners.<br>Supply fair housing information throughout the city. |
| Employment | Technology dependent activities including consulting, design, and computer support are a growing segment of the local economy. Arts, entertainment, recreation and hospitality (accommodation) services have expanded over the last decade, as have finance, insurance, and real estate services, and agriculture, forestry, fishing, hunting and mining. | Support for Home Based Businesses and Long Distance work offices.<br>Preservation of prime agricultural land. |
| Income | Relative to Humboldt County or the State of California, fewer Ferndale residents fall within the two lowest income categories. | Low Income Housing. |
| Seniors | Seniors in Ferndale make up ~~16.6~~29.9 percent of the population, higher than the Humboldt County percentage. | Senior Housing for when our Seniors can no longer live in their homes. |
| Female-headed Households | In Ferndale, there were ~~51~~ 39 female-headed households, according to the ~~2000~~ 2011 Census. Of these, ~~nine~~ zero were below the poverty level~~, which is 52.9 percent of the 17 families found under the poverty level according to the 2000 Census~~. | ~~Assistance for low-income, single heads of household.~~ None. |
| Persons with Disabilities | Residential parking standards for persons with disabilities are the same as other parking standards. ~~There is no policy or program~~The Reasonable Accommodation Ordinance provides a process for the reduction of parking requirements for special needs housing if a project proponent can demonstrate a reduced need for parking. | ~~Evaluate parking standards for persons with disabilities.~~<br>None |
| Group Homes | ~~The Land Use Element does not regulate the siting of special need housing in relationship to one another.~~ The | ~~Evaluate need for policy addressing group homes.~~ |

| Category | Statement | Need |
|---|---|---|
| | Zoning Ordinance addresses housing needs for persons with disabilities. | None |
| Households Overpaying | In ~~2000~~2011, approximately ~~154~~ 218 households (~~29.7~~ 41.1 percent) ~~reporting to the 2000 census were in overpayment situations~~were considered overpaying for housing. This incidence of overpayment occurs fairly evenly between owner (~~54~~40%) and renter (~~46~~45%) households. ~~Further, of the 236 households reporting incomes less than $35,000, approximately half were overpaying in 2000.~~ | Rental Assistance, additional low to moderate income houses. |
| Housing Units by Type | In 2013, single family attached and mobile homes decreased significantly from 2009 levels~~The proportion of single-family units increased significantly since 1990~~, while the proportion of 5+ unit-housing structures (i.e., multifamily) has remained stable~~decreased in the City of Ferndale~~. | Additional multi-unit, mobile/manufactured home and single family attached construction. |
| Government Constraints | Ferndale's Zoning Ordinance ~~should be~~has been amended to allow for persons with disabilities, emergency shelters, and transitional housing. A Density Bonus Ordinance ~~would~~ has been adopted to increase the availability of permanent housing for all community residents. | ~~Allow for persons with disabilities, emergency shelters, and transitional housing without a use permit. Adopt a Density Bonus Ordinance.~~None |
| Vacancy | HUD standards indicate that a vacancy rate of five percent is sufficient to provide choice and mobility. According to the 2010 Census, ~~T~~the ~~homeowner~~ vacancy rate in Ferndale was 14.8%~~was 1.8 percent, and the rental vacancy rate was 3.8 percent~~. | ~~More housing.~~ None |
| Housing Condition | Many Housing Elements use age of housing stock to infer condition and need for rehabilitation. This approach is not totally valid in Ferndale, which is noted for its historic architecture. However, minor to substantial rehabilitation is needed on ~~30~~29% of the housing stock. | A rehabilitation program. |
| Land Use Controls | In Ferndale, land use designations provide for a range of residential densities ranging from one residence per acre to 21 residences per acre. | Encourage multi-family dwellings. |
| Realistic Capacity | ~~The City received new waste discharge requirements from Regional Water Quality Control Board to comply with a Cease and Desist Order.~~The City constructed a new wastewater treatment plant and the CDO has been rescinded. | ~~Construct a new wastewater treatment plant.~~None |
| Land Costs | Cost factors are the primary non-governmental constraint upon development of housing in Ferndale. This is particularly true in the case of housing for low- and moderate-income households, where the basic development cost factors such as the cost of land, required site improvements, and basic construction are critical in determining the income a household must have in order to | Work with/ offer incentives to developers / contractors to build multiple dwellings. |

| Category | Statement | Need |
|---|---|---|
| | afford housing. | |
| Financing Availability | Mortgage interest rates for new home purchases range from 6.5% to 8% for a fixed-rate 30-year loan.~~Over the past few years, the interest rate has been very low, dipping to between 5 and 6 percent over the last year. Persons who would be unable to purchase housing at a higher interest rate can now qualify for a home loan. However,~~ Housing prices in the City remain too high for persons of lower incomes, even with the low interest rate. | Look into CDBG and HOME funding and development of a First Time Buyer program.<br><br>Housing Rehab program. |
| Housing Types | Although the R4 zone is named Apartment-Professional, neither the principal permitted uses nor the Uses permitted with a Use Permit include apartments, or anything for 5+ units. In other words, there are no places in Ferndale where apartments are allowed. | Zoning Ordinance Amendment to include apartment dwellings and a Rezone to include R3 zones at some time in the future. |

# Chapter Five: Housing Goals, Policies and Programs

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

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

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

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

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

## *Goals and Policies*

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

POLICIES:

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

A-2: Develop and update, on a regular basis, an accurate and current inventory of the City's housing stock, building permit activity and vacant lands.

A-3: Encourage the development of presently available vacant and under-utilized parcels served by sewer and water to full potential under the Zoning Ordinance.

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

POLICIES:

B-1: Encourage a density bonus for developments containing at least 10% of the units set aside for lower income households, or at least 5% of the units for very low-income households, or

50% of the units for qualifying residents (i.e., seniors) as provided in Government Code Section 65915 and where consistent with local regulations. Allow additional concessions/incentives with increased affordable units (GC 65915) and where necessary to maintain economic feasibility of the lower income units.

B-2: Encourage low to moderate income housing development by the private sector.

B-3: Explore financial alternatives to promote low-income housing in new development projects.

B-4: Encourage infill development.

B-5: Encourage senior housing developments.

B-6: Encourage agricultural employee housing development where appropriate.

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

POLICIES:

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

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

POLICIES:

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

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

*GOAL E: Address infrastructure needs in a timely manner.*

POLICIES:

E-1: Continue to maintain the upgraded Wastewater Treatment Facility.

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

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

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

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

POLICIES:

F-1: Give special consideration in housing programs to the needs of special groups, including the handicapped, large families, the elderly, and families with low incomes.

F-2: Promote handicapped access in new housing development.

F-3: Encourage equal housing opportunities per CG Section 65583(c)(5).

F-4: Promote the enforcement activities of the State Fair Employment and Housing Commission.

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

POLICIES:

H-1: Increase low-income housing stock.

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

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

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

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

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

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

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

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

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

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

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

POLICIES:

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

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

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

## *Programs*

**I. Adequate Sites**

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

1) Encourage the acquisition of housing by lower income persons to achieve a greater balance of affordable owner- and renter-households by ensuring sites are available and/or zoned to allow owner-occupied and rental multifamily residential uses by right.
2) Research and analyze governmental and non-governmental constraints to providing affordable housing to City residents by end of 2015.
3) Maintain GIS database to reflect all vacant and underutilized parcels in the City so that information is easily accessible for developers.
4) Preserve Zoning Ordinance amendments that include definitions of an emergency shelter, transitional housing, and supportive housing and allow for emergency shelters by right in specific land use designations/zones for compliance with SB2.
5) Consider amending the Zoning Ordinance to permit multi-family housing with more than four units by right in the R3 and R4 zones.
6) Evaluate and identify sites of adequate size for potential rezoning to allow for multifamily uses by right (R3 and/or R4 zones).
7) At least annually contact property owners and developers, including affordable developers, to encourage development and consolidation on identified target sites to accommodate the housing needs of lower income households. To encourage development and consolidation on target sites, the City will adopt incentives by 2016 for consolidation of smaller sites including priority processing, parking reductions, modification of development standards and ministerial lot line adjustments. When available, the City will consider providing or assisting with applying for financial resources to facilitate lot consolidation.
8) Analyze parking regulations to assess whether they facilitate or restrict mixed-use development.

Policies Addressed: A-1, A-2, A-3
Responsible Agency: City Manager, City Planner
Funding Source: City Council Budget
Time Frame: Encourage affordable housing - Ongoing. Maintain GIS database - Ongoing. Amend Zoning Ordinance for multi-family housing by right in R3 and R4 zones - 2015. Multi-family site evaluation and potential rezoning for multi-family use (R3 and/or R4) – 2016. Small lots research and identification – 2015. Outreach to developers- Ongoing. Analyze parking regulations – 2014.

**II. Permanent Housing Availability**

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

1) Determine aspects of development that should be given consideration for an increase in density bonus percentage or additional incentives.
2) Support site identification for lower-income housing, including senior housing and ELI households, and assist with entitlement processing, and funding applications.
3) Consider applying for CDBG funding.
4) Consider implementing the Federal HOME first time homebuyers assistance program (FTHAP)
5) Consider offering incentives such as density bonuses, permit streamlining and/or permit fee reductions/ waivers to developers to build senior housing and low-moderate income housing.
6) Prioritize funding and regulatory concessions to encourage the development of Single Room Occupancy (SRO) and Family Room Occupancy (FRO) units, and other units affordable to low income, such as supportive and multifamily housing. Implement incentive based programs (e.g. fee reductions, fee waivers, flexible development standards, density bonuses, streamlining permit process, etc.) to encourage development of ELI housing.
7) Amend the Zoning Ordinance to allow agricultural employee housing by-right, without a conditional use permit (CUP), in single-family zones for six or fewer persons and in agricultural zones with no more than 12 units or 36 beds as required by Health and Safety Code §17021.6.

Policies Addressed: B-1, B-2, B-3, B-4, B-5, B-6
Responsible Agency: City Manager, City Planner
Funding Source: City Council Budget, CDBG, FTHAP
Time Frame: Evaluate for increase in density bonus percentage or additional incentives- 2016. Support site identification – Ongoing. Apply for grant funding – Annually. Prioritize funding, concessions, and incentives – Ongoing. Amend Zoning Ordinance to allow agricultural employee housing by right – 2015.

**III. Design Review**

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

1) Research and analyze best practices in design guidelines and Design Review Committee roles.
2) Continue to clarify design guidelines appropriate for Ferndale so that Design Review Committee members will have clearly defined criteria to analyze projects.

Policies Addressed: D-1, D-2

| | |
|---|---|
| Responsible Agency: | City Manager, City Planner |
| Funding Source: | City Council Budget |
| Time Frame: | Research best practices in design guidelines – Ongoing. Clarify design review process – Ongoing. |

**IV. Infrastructure Needs**

This program is intended to address infrastructure needs.

1) Complete the Safety Element update to minimize housing construction in environmentally hazardous areas and for compliance with Government Code §65032.
2) Apply for Federal and State funding for sewer and drainage facility improvements and expansion throughout the City.
3) Periodically review and update the city-wide drainage master plan and drainage impact fee ordinance.
4) Give sewer hookup priority to developments that include housing units affordable to lower income households (GC §65589.7).

| | |
|---|---|
| Policies Addressed: | E-1, E-2, E-3, E-4 |
| Responsible Agency: | City Manager, City Planner, City Engineer |
| Funding Source: | USDA Rural Development grant/loans and rate payers |
| Time Frame: | Complete Safety Element Update – 2014. Apply for funding – Biennially. Review and update drainage master plan – 2014. Prioritize hookups – Ongoing. |

**V. Housing Equity**

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

1) Disseminate fair housing information throughout the City in a variety of public locations (e.g. City Hall, City website, library, and post office).
2) Work with affordable housing providers and managers and other social service and non-profit tenant and landlord rights advocacy groups to inform the public of their responsibilities and rights under the law and to improve access to landlord and tenant mediation and fair housing services to resolve fair housing complaints. Maintain State complaint forms and refer fair housing complaints to appropriate agencies such as California Department of Fair Employment and Housing.
3) Seek State and Federal grants, as funding becomes available, in support of housing construction and rehabilitation targeted for persons with disabilities, including persons with developmental disabilities.

| | |
|---|---|
| Policies Addressed: | F-1, F-2, F-3, F-4 |
| Responsible Agency: | City Planner |
| Funding Source: | City Council Budget |
| Time Frame: | Disseminate fair housing information - 2015 and Ongoing. Resolve fair housing complaints - Ongoing. Seek funding – Ongoing. |

**VI. Housing Unit Preservation and Rehabilitation**

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

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

| | |
|---|---|
| Policies Addressed: | H-1, H-2, H-3, H-4, H-6, H-9 |
| Responsible Agency: | City Manager, City Planner |
| Funding Source: | State and Federal Government |
| Time Frame: | Explore City adoption of a rehabilitation loan program - 2016. Research and apply for rehabilitation funding grants - Biennially. Partner with RCAA – 2015. |

**VIII. Energy Conservation and Weatherization**

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

1) Research and analyze information on how to incorporate energy saving features and materials into new and existing housing units that either meet or exceed Title 24 energy efficiency standards for California.
2) Post and distribute information on energy conservation and weatherization techniques.
3) Develop and update a referral listing of public and private grant/loan assistance programs for weatherization.
4) Research and analyze conservation incentives for the building industry and residents including services offered by local organizations (e.g. Redwood Coast Energy Authority (RCEA)). RCEA services include compact fluorescent light bulb exchanges and energy conservation awareness campaigns.
5) Support RCEA efforts to provide community education on energy issues, including reduced energy consumption and increased energy efficiency benefits.
6) Promote energy conservation educational programs and sustainable building techniques such as construction waste recycling and energy efficient retrofits. Research and compile information on how to incorporate energy saving features and materials, and energy efficient systems and designs into residential development and retrofits and make the information available to the public (e.g. at City Hall and the library).

| | |
|---|---|
| Policies Addressed: | I-1, I-2, I-3 |
| Responsible Agency: | City Manager, City Planner |
| Funding Source: | City Council Budget, Other Grants |
| Time Frame: | Research and promote energy conservation strategies - 2015 and Ongoing. Develop grant/loan assistance program list - 2016 and Update as Necessary. |

## *Quantified Objectives*

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

While ideally the housing objectives will equal the housing needs identified in the Housing Element, the identified needs in many cases exceed available resources. Realistically, most of the factors are beyond the control of local government. However, this Housing Element addresses regional housing needs by setting City housing allocations based on needs, resources and constraints.

The HCAOG new construction estimates under the Housing Needs Plan call for the development of 21 new housing units in Ferndale. This projection is based on Ferndale's share of the County's estimated housing needs. However, this projection does not (nor would it have any method to) account for economic and market trends.

This projected rate of construction necessary to meet this allocation (4.2 units per year) exceeds the units per year average for the last decade. The housing construction trend in Ferndale has been declining; between 2001 and 2008, 37 units were constructed in Ferndale, for an average of 7.4 houses per year. Between 2009 and 2014, only 15 units were constructed, for an average of 3 per year. The majority of the houses constructed in the earlier period were affordable to above moderate income households, while the majority of units in the later period were low income units (see Table 27). Accordingly, the Quantified Objectives in Table 40 estimate that the City will likely develop approximately 19 of the 21 units identified in the HCAOG Regional Housing Needs Plan for the period 2014 to 2019. This figure factors in historical growth and economic trends, as well as the trends, goals, polices and action plan outlined in Chapter 5.

The City anticipates new construction of 19 new units, rehabilitation assistance with 0 units, and conservation/ preservation of 0 units over the next planning period. The projected rehabilitation is 0 because no rehabilitation projects have been identified in the City to date; however, this Element includes programs to apply for funding and assist homeowners with redevelopment projects should any be identified. The projected unit conservation/ preservation is 0 because no dwellings are at threat of being converted during the planning period.

**Table 40: Quantified Objectives - City of Ferndale**

| Income Group | New Construction | Rehabilitation* | Conservation and Preservation |
|---|---|---|---|
| Extremely Low | 2 | 1 | 0 |
| Very Low | 2 | 1 | 0 |
| Low | 10 | 1 | 0 |
| Moderate | 2 | 1 | 0 |
| Above Moderate | 3 | 1 | 0 |
| TOTAL | 19 | 5 | 0 |

*Subject to funding availability

# DRAFT ADDENDUM
# TO INITIAL STUDY/NEGATIVE DECLARATION
# SCH No. 2011112001

## HOUSING ELEMENT UPDATE, HISTORICAL & CULTURAL RESOURCES ELEMENT AND GENERAL PLAN/ ZONING AMENDMENTS

## FERNDALE, CALIFORNIA

Prepared for:
City of Ferndale
P.O. Box 1095
Ferndale, CA 95536

Prepared by:
Planwest Partners, Inc.
1125 16th Street, Suite 200
Arcata, CA 95521
(707) 825-8260

PLANWEST PARTNERS, INC.

July 2014

## ADDENDUM TO NEGATIVE DECLARATION

**Project Title:** **City of Ferndale Housing Element Update 2014**

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

**Project Location:** **City of Ferndale, Humboldt County, CA**

**Overview:** On December 1, 2011, the City Council of the City of Ferndale adopted an Initial Study (IS) and Negative Declaration (ND) that programmatically evaluated the 2012 Housing Element Update, as well as the effects that goals, policies, and related implementation measures proposed in the Elements would potentially have on the environment. The IS focuses on the secondary effects from adoption of the Element and GP/ZAs and is not as detailed as a project-level IS. Project-level CEQA review will be required for development to occur, to be prepared when applicable development permits are sought.

The City is now required to adopt an updated Housing Element for the 2014-2019 planning period. The purpose of this Addendum is to demonstrate that the 2014 Housing Element update would not result in any of the conditions under which a subsequent EIR or Negative Declaration would be required pursuant to Public Resources Code Section 21166 or CEQA Guidelines Section 15164.

**Statutory Background:** Under the California Environmental Quality Act (CEQA), an Addendum to a certified Negative Declaration is needed if minor technical changes or modifications to the proposed project occur (CEQA Guidelines § 15164). An addendum is appropriate only if these minor technical changes or modifications do not result in any new significant impacts or a substantial increase in the severity of previously identified significant impacts. The Addendum need not be circulated for public review (CEQA Guidelines § 15164[c]); however, an addendum is to be considered along with the adopted Negative Declaration by the decision making body prior to making a decision on the project (CEQA Guidelines § 15164[d]).

**Determination:** On January 16, 2013, the City of Ferndale adopted a Negative Declaration for the DR 1223 project. This Negative Declaration Addendum demonstrates that the environmental analysis and impacts identified in the Negative Declaration remain substantively unchanged by the proposed amendment, and supports the finding that the proposed project proposes different materials and does not exceed the level of impacts identified in the previous Negative Declaration.

The following analysis demonstrates that the 2014 Housing Element update does not raise any new environmental issues and requires only minor technical changes or additions to the previous Negative Declaration to satisfy the requirements of CEQA for the proposed Housing Element update.

**Analysis:** Because the 2014-2019 Housing Element would result in no additional City land use or housing policy or regulations, no environmental effects would occur that were not previously analyzed in the Negative Declaration prepared for the 2012 Housing Element in December 2011. Therefore, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15164, an addendum is the appropriate CEQA document for the 2014-2019 Housing Element update. There is no substantial evidence suggesting that the project will result in significant environmental impacts not otherwise addressed in the previous Negative Declaration.

**Summary and Findings:** In summary, the analysis concludes that none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent EIR or Negative Declaration have occurred,

and thus an Addendum to the Negative Declaration is appropriate to satisfy CEQA requirements for the proposed project.

**Applicable Reports in Circulation:** This addendum is written as an addition to the Negative Declaration for Housing Element Update, Historical & Cultural Resources Element and General Plan/ Zoning Amendments, State Clearinghouse Number 2011112001, adopted December 1, 2011. A copy of this document is available for review at Ferndale City Hall, 834 Main Street, Ferndale, CA 95536.

_____ _____

Melanie Rheaume Date
Contract City Planner, Ferndale

**Attachments:**
Adopted Initial Study/Negative Declaration

# Initial Study and
# Draft Negative Declaration

**For the**

## City of Ferndale California:

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

Prepared for the:

## City of Ferndale

By:

PLANWEST PARTNERS, INC.

## October 2011

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

**834 Main Street, P.O. Box 1095, Ferndale, CA 95536 Phone 707.786.4224, Fax 707.786.9314**

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

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

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

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

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

**ZONING DESIGNATION(s):** Various

## PROJECT SUMMARY

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

## ENVIRONMENTAL SETTING

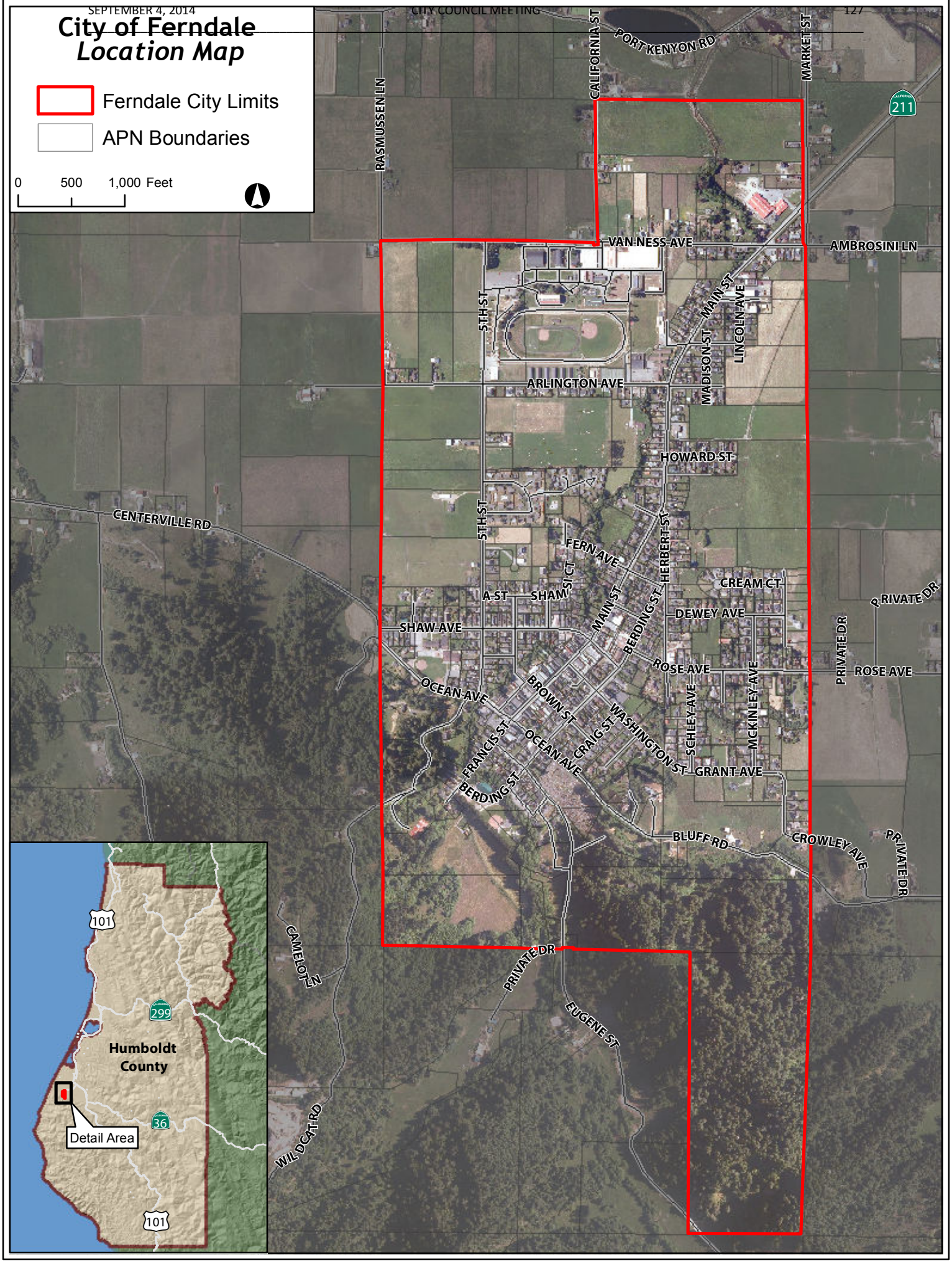
The City of Ferndale is located approximately fifteen miles south of Eureka and six miles west of U.S. Route 101 in the rural dairy area of the Eel River Valley of Humboldt County (Figure 1, Location Map). This small community has traditionally had an agricultural-based economy that has expanded to also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

# City of Ferndale
## *Location Map*

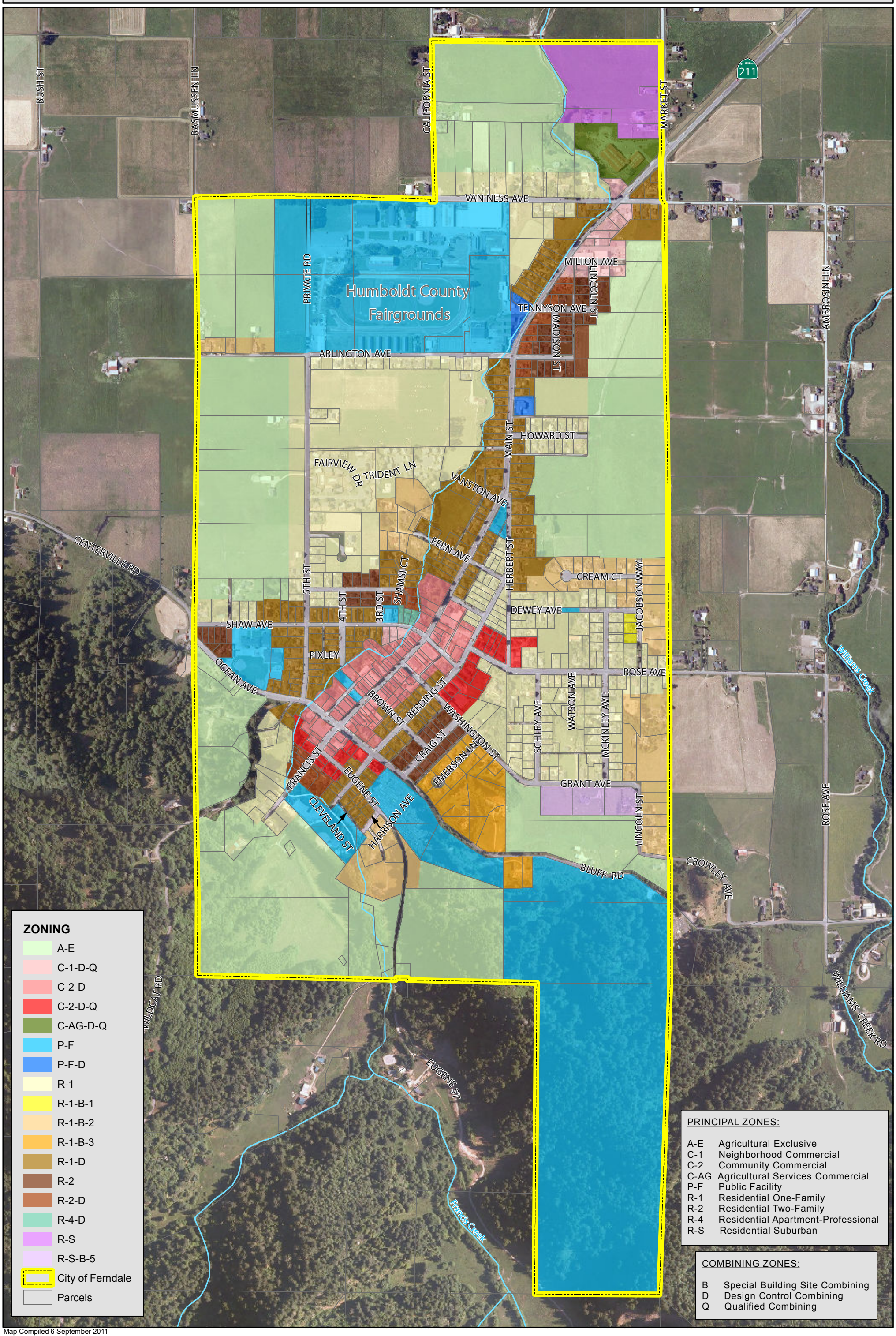
Ferndale City Limits

APN Boundaries

0 500 1,000 Feet



# City of Ferndale Land Use/Zoning Map




Map Compiled 6 September 2011
Source: Imagery - USDA NAIP 2009
City Boundary, Roads, Water features - Humboldt County CDSD, (http://co.humboldt.ca.us/planning/maps)
*edited by Planwest Partners Inc.
Land Use/Zoning - Planwest Partners Inc.

PLANWEST PARTNERS, INC.

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

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

## Housing Element Update

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

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

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

***Ferndale Housing Element Goals***

The Housing Element Update contains the following goals:

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

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

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

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

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

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

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

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

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

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

***Regional Housing Needs Assessment***

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

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

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

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

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

## General Plan/ Zoning Amendments

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

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

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

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

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

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

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

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

# City of Ferndale
## Proposed Housing Combining Zone

**Zoning Designations**

- A-E
- C-2-D
- R-1
- R-1-B-2
- R-1-D
- R-2
- R-2-D

- Proposed R-1-H Zoning
- APN Boundaries
- City Limits

0 100 200 Feet

Source: Imagery - USDA NAIP 2010
APN, Roads - Humboldt County CDSD
Zoning - Planwest Partners Inc.

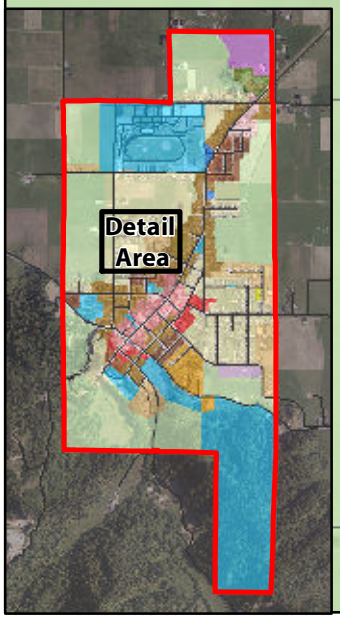
PLANWEST PARTNERS, INC.

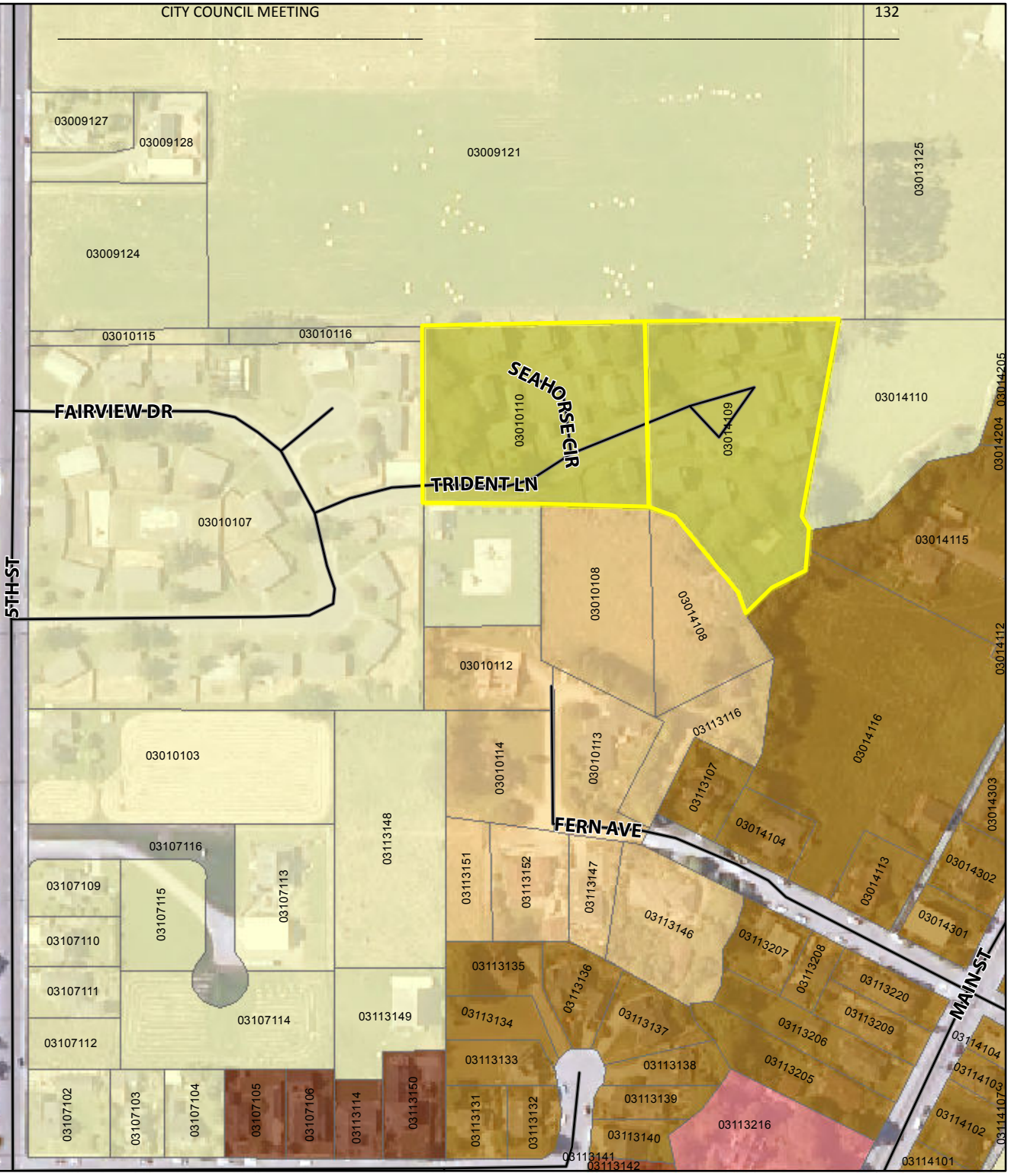
PRINCIPAL ZONES:

A-E Agricultural Exclusive
C-1 Neighborhood Commercial
C-2 Community Commercial
C-AG Agricultural Services Commercial
P-F Public Facility
R-1 Residential One-Family
R-2 Residential Two-Family

COMBINING ZONES:

B Special Building Site Combining
D Design Control Combining
Q Qualified Combining
H Housing Combining



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

The project proposes to amend the Zoning Ordinance as follows:

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

All other applicable provisions remain in effect. The H zone would be added to the Ferndale Land Use/ Zoning Map as shown on Figure 3.

## Historical & Cultural Resources Element

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

Ferndale's historical and cultural resources are prominently featured in the Element. The Element's purpose is to preserve and enhance these resources for heritage tourism, economic development and a continued source of community identity and pride. Also, the Element strives to guide new development to be compatible with existing historical resources and encourages both public and private stewardship. Although the adopted General Plan contains historic preservation goals and polices, the City felt it is important to develop a long-term plan to integrate historic preservation within the context of land use development.

The Historical and Cultural Resources Element contains the following Chapters:

| | |
|---|---|
| Preface | |
| Chapter 1 | Introduction |
| Chapter 2 | Historical and Cultural Setting and Context |
| Chapter 3 | Historical Resources and Design Review |
| Chapter 4 | Goals, Policies, and Implementation Strategies |
| Chapter 5 | References |

***Historical & Cultural Resources Element Goals***

The Historical & Cultural Resources Element contains the following goals:

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

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

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

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

Under each HCRE Goal are the guiding policies and implementation strategies associated with each goal. Detailed descriptions of each guiding policy and implementation strategy are provided in the Element. The Element is included in its entirety as Appendix B of this Initial Study.

## OTHER REQUIRED AGENCY APPROVALS

There are no other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement) for the Elements. The California Department of Housing and Community Development (HCD) reviews Housing Elements and determines the degree to which they comply with State law; however, HCD approval is not required for adoption by the City. The City is currently coordinating with HCD for Housing Element certification.

**ANALYSIS METHODOLOGY / ASSUMPTIONS**

This Initial Study is based on the following analysis methodology and assumptions:

a. Ensuring that an adequate supply of housing, including affordable housing, is available in the City of Ferndale over the next five years to meet the City's 2009-2014 fair-share allocation of regional housing demand is a goal of the Housing Element. This demand is specified in Humboldt County Association of Government's (HCAOG's) 2009 Regional Housing Needs Plan (RHNP). This fair-share allocation includes 52 residential units, including 7 extremely low income, 7 very low income, 9 low income, 9 moderate income, and 20 above moderate income units.

b. The Housing Element includes a set of policies and programs designed to encourage and help facilitate the development of the housing units required to meet the City's 2009-2014 fair-share allocation of regional housing demand. Chapter 3 of the Element, Resources & Constraints, also identifies the acres of residentially-designated/zoned land in the City by designation/zone that is vacant and readily available for residential development. However, the Element does not include specific proposals for new development or associated entitlements, and thus would not result in direct physical effects on the environment.

c. The Housing and HCR Elements are consistent with the City's existing General Plan Land Use Map. Adequate residential designated/zoned land exists in the City to accommodate the above identified housing demand.

d. The City's existing General Plan Land Use Element and Land Use Map define housing in terms of residential one-family (R-1), residential two family (R-2), residential multiple family (R-3), residential apartment-professional (R-4), and suburban residential (R-S) rather than in terms of affordability (e.g., extremely low income, low income, etc.). In order to provide a conservative analysis, this Initial Study assumes that housing permitted under the R-S and R-1 designations, and residentially designated land where second units are permitted which are ancillary to the primary unit, would represent moderate and above moderate income units, while housing permitted under the R-2, R-3, and R-4 designation would represent low and extremely low income units.

e. This Initial Study evaluates the environmental effects of the Elements and GP/ZAs at a programmatic level consistent with the programmatic nature of the General Plan Elements. If and/or when new development projects are proposed in the City, the City will evaluate whether each proposal represents a project subject to CEQA, and if yes, will carry out the requisite project-level CEQA review and identify mitigation, as required.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

| | | |
|---|---|---|
| ☐ Aesthetics | ☐ Greenhouse Gas Emissions | ☐ Population/Housing |
| ☐ Agricultural & Forestry Resources | ☐ Hazards & Hazardous Materials | ☐ Public Services |
| ☐ Air Quality | ☐ Hydrology/Water Quality | ☐ Recreation |
| ☐ Biological Resources | ☐ Land Use/Planning | ☐ Transportation/Traffic |
| ☐ Cultural Resources | ☐ Mineral Resources | ☐ Utilities/Service Systems |
| ☐ Geology/Soils | ☐ Noise | ☐ Mandatory Findings of Significance |

**DETERMINATION**

On the basis of this initial evaluation:

☒ I find that the Element WOULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the Element could have a significant effect on the environment, there will not be a significant effect in this case because either: (1) revisions in the project have been made by or agreed to by the project proponent; or (2) mitigation measures have been identified to reduce the impacts to less-than-significant levels. A MND will be prepared.

☐ I find that the proposed MAY have a significant effect on the environment and an EIR is required.

☐ I find that the Element MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect: (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An EIR is required, but it must analyze only the effects that remain to be addressed. .

☐ I find that the Element MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect: (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been avoided or mitigated pursuant to that earlier EIR or ND, including revisions or mitigation measures that are imposed upon the Element, nothing further is required.

| | |
|---|---|
| | October 31, 2011 |
| Signature | Date |
| George Williamson | City of Ferndale |
| Printed Name | For |

## EVALUATION OF ENVIRONMENTAL IMPACTS

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each questions. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a) Earlier Analysis Used. Identify and state where they are available for review.

   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c) Mitigation Measures. For effects that are "Less Than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be citied in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The analysis of each issue should identify:

   a) the significance criteria or threshold used to evaluate each question; and
   b) the mitigation measure identified, if any, to reduce the impact to less than significance.

| Issues and Supporting Information | Potentially Significant Impact | Potentially Significant Unless Mitigated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **AESTHETICS:** Would the project: | | | | |
| a) Have a substantial adverse effect on scenic vista? | | | | X |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | | | | X |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | | | | X |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | | | | X |

**Setting**
Ferndale is located in the Eel River Valley surrounded by open agricultural lands to the north, east and west, and steep hillsides to the south. Ferndale is known as the "Victorian Village" due to the presence of Victorian architecture throughout the city. Ferndale's Main Street business district is a designated historic resource on the National Register of historic places.

Ferndale's Design Review Committee oversees development proposals within the City. The utilization of the City's Zoning Ordinance and the issuance of Design Review Permits ensure that commercial and residential development meet basic design criteria. Design review procedures are intended to promote orderly and harmonious development in the City, including the protection and enhancement of its visual resources.

**Housing Element Discussion**
**a-d)** The Housing Element will not: have a substantial adverse effect on a scenic vista, substantially damage scenic resources such as trees, rock outcroppings, or historic buildings within a scenic highway; substantially degrade the existing visual character or quality of the site and its surrounding; or create new sources of substantial light or glare.

The Housing Element goals, policies and programs encourage and facilitate housing development, redevelopment and rehabilitation in Ferndale. However, the Element would not result in aesthetics or lighting impacts because: (1) it does not include proposals for new development or associated entitlements; (2) it is consistent with the City's existing General Plan Land Use Map and zoning (e.g., no GPAs or rezones, and growth encouraged by the Element could be accommodated under the existing General Plan); (3) new residential projects would be subject to City Zoning Ordinance requirements and Design Review Permit standards which have been formulated to avoid significant aesthetics impacts; and (4) new discretionary residential projects would be subject to project-level environmental review and mitigation under CEQA. Therefore, **no impact** would occur.

**GP/ZAs Discussion**
**a-d)** The proposed R2 General Plan text amendment would increase the allowable density by one du/acre, which is not a substantial increase and would not lead to significant growth or

development impacts. The mapped R2 designated areas throughout the City would not change and these areas are already designated for residential development. The proposed Housing Combing Zone (H zone) would make the existing duplex units on the Navy Housing site conforming, which facilitates the intended use without affecting other areas of the City designated/ zoned R1. Residential density/use of the site would not change. The GP/ZAs would not result in aesthetics or lighting impacts because: (1) they do not include proposals for new development or associated entitlements (2) new residential projects would be subject to City Zoning Ordinance requirements and Design Review Permit standards which have been formulated to avoid significant aesthetics impacts; and (3) new discretionary residential projects would be subject to project-level environmental review and mitigation under CEQA. Therefore, **no impact** would occur.

**Historical and Cultural Resources Element Discussion**

**a-d)** The HCRE sets goals, policies, and implementation strategies for the City's role in planning for Ferndale's unique historical and protected cultural features and its regional cultural setting in the Eel River Valley. For the same reasons as stated above for the Housing Element, the HCRE is a program level document and would not have a substantial adverse effect on a scenic vista, substantially damage scenic resources such as trees, rock outcroppings, or historic buildings within a scenic highway; substantially degrade the existing visual character or quality of the site and its surrounding; or create new sources of substantial light or glare. Therefore, **no impact** would occur.

| Issues and Supporting Information | Potentially Significant Impact | Potentially Significant Unless Mitigated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **AGRICULTURE AND FOREST RESOURCES:** Would the project: | | | | |
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | | | | X |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | | | | X |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by PRC section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | | | | X |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | | | | X |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forestland to non-forest use? | | | | X |

**Setting**
The Lower Eel River Basin is an agricultural area containing soils that are generally highly productive agricultural lands. Applicable City and County General Plan policies protect these agricultural lands from conversion to non-agricultural uses. The agricultural activities currently practiced within the City (and in the surrounding area) include cattle grazing, cattle and dairy production, and the growing of small amounts of food crops. The City of Ferndale contains approximately 220 acres of agricultural land designated in the General Plan as Agricultural Exclusive (AE); approximately 30% of the City's land area. The AE designated lands are generally located along portions of the north, east, south and west city boundaries.

**Housing Element Discussion**
**a-b)** The Housing Element goals, policies and programs encourage and facilitate housing development, redevelopment and rehabilitation in Ferndale. Housing development is focused to lands which are currently residentially zoned. The Element would not convert prime farmland to non-agricultural use or conflict with existing agricultural zoning because: (1) it does not include proposals for new development or associated entitlements; (2) it is consistent with the City's existing General Plan Land Use Map and zoning (e.g., no GPAs or rezones); and (3) new discretionary residential projects would be subject to project-level environmental review and mitigation under CEQA. Therefore, **no impact** would occur.

**c-d)** There are no timber zoned lands or existing forest lands within the City. Although, adjacent to the southern City boundary there are some forested hillsides that are zoned for agricultural use. The Element would not conflict with this zoning, or result in the loss of forest land or conversion of forest land to non-forest use because: (1) it does not include proposals for new development or associated entitlements; (2) it is consistent with the City's existing General Plan Land Use Map and zoning (e.g., no GPAs or rezones); and (3) new discretionary residential projects would be subject to project-level environmental review and mitigation under CEQA. Therefore, **no impact** would occur.

**e)** Agriculture lands are located adjacent to residential land uses throughout the City. The development of non-agricultural uses adjacent to agricultural uses could result in agriculture-urban interface conflicts. These conflicts could include inconveniences or discomforts associated with dust, smoke, noise, and odor from agricultural operations, restrictions on agricultural operations (such as pesticide application) along interfaces with urban uses, and farm equipment and vehicles using roadways.

However, the Element does not include proposals for new development or associated entitlements. If future land use or development proposals encouraged by the Element include residential land uses or housing adjacent to agricultural land uses, the City would: (1) consider potential agricultural-urban interface conflicts as part of the appropriate CEQA review; and (2) consider the proposals in light of existing General Plan goals and policies agricultural lands. Therefore, the Element would not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or forestland to non-forest use. **No impact** would occur.

**GP/ZAs Discussion**

**a-e)** The GP/ZA areas do not contain prime farmland, do not include agricultural zoning, are not currently covered by Williamson Act contracts, and do not include forest or timberland. Therefore, these GP/ZAs would not convert prime farmland to non-agricultural use or conflict with existing agricultural zoning; conflict with existing zoning for, or cause rezoning of, forest land or timberland; or involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forestland to non-forest use. **No impact** would occur.

**Historical and Cultural Resources Element Discussion**

**a-e)** The HCRE sets goals, policies, and implementation strategies for the City's role in planning for Ferndale's unique historical and protected cultural features and its regional cultural setting in the Eel River Valley. For the same reasons as stated above for the Housing Element, the HCRE is a program level document and would not: convert prime farmland to non-agricultural use or conflict with existing agricultural zoning; conflict with existing zoning for, or cause rezoning of, forest land or timberland; or involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forestland to non-forest use. Therefore, **no impact** would occur.

| **Issues and Supporting Information** | **Potentially Significant Impact** | **Less Than Significant With Mitigation Incorporated** | **Less Than Significant Impact** | **No Impact** |
|---|---|---|---|---|
| **AIR QUALITY:** Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project: | | | | |
| a) Conflict with or obstruct Implementation of the applicable air quality plan? | | | X | |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | | | X | |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | | | X | |
| d) Expose sensitive receptors to substantial pollutant concentrations? | | | | X |
| e) Create objectionable odors affecting a substantial number of people? | | | | X |

**Setting**

The City of Ferndale consists of a commercial core surrounded by residential neighborhoods, farmland, and timberland. Sensitive air receptors include residential uses and schools. The City is located in the Eel River Delta air shed of the North Coast Air Basin (NCAB) and is subject to North Coast Unified Air Quality Management District (NCUAQMD) regulations. The NCAB is in "attainment" for the majority of criteria pollutants (CO, NO2, ROG, etc.), but is in "non-

attainment" for $PM_{10}$ and subject to the dust- and other emission-reduction requirement of the North Coast Unified Air Quality Management District's (NCUAQMD's $PM_{10}$ Attainment Plan). Furthermore, California, has enacted new requirements under AB 32 for analysis of greenhouse gas (GHG) emissions, and has enacted SB 375 which requires: (1) coordinating land use planning between regional and local agencies through regional fair-share housing assessments to ensure that housing is provided where needed, thereby avoiding long commutes and reducing GHG emissions; and (2) reducing GHG emissions by avoiding and reducing urban sprawl.

The Elements do not include specific proposals for new development or associated entitlements, and thus would not result in the direct generation of air emissions. However, the Housing Element would encourage and help facilitate the development of up to 52 new residential dwelling units in the City between 2009 and 2014 to meet the City's fair-share allocation of regional housing need, and thus could indirectly generate air emissions. Evaluation of the potential air quality impacts of this development would be conducted as part of the CEQA review for any such development.

**Housing Element Discussion**

**a-c)** The NCUAQMD has adopted a $PM_{10}$ Attainment Plan for the NCAB which represents the applicable air quality plan. The Element does not include proposals for new development or associated entitlements, but would encourage the development of up to 52 new or rehabilitated residential units in the City between 2009 and 2014. Because construction and operation of these residential units would be subject to project-level environmental review and mitigation under CEQA, are not expected to substantially contribute to $PM_{10}$ emissions, and would occur consistent with the dust- and other emission-reduction requirement of the $PM_{10}$ Attainment Plan as required by NCUAQMD, the Element would not conflict with or obstruct implementation of the applicable air quality plan. In addition, the Element would not contribute substantially to an existing air quality violation, or result in a cumulatively considerable net increase in criteria pollutants for which the region is in non-attainment. Thus, a **less than significant impact** would occur.

**d)** Given the relatively low density of development and low traffic volumes in Ferndale, the potential for the Element to contribute to substantial pollutant concentrations at area roads and intersections is considered less than significant. At such time as specific development proposals are made, the City will determine whether the proposals are subject to CEQA review, and if yes, will evaluate and mitigate any substantial concentration impacts. The Element does not include specific proposals for new development or associated entitlements, and thus would not expose sensitive receptors to substantial pollutant concentrations. Therefore, **no impact** would occur.

**e)** The Element would encourage residential units and would not include the type of uses (e.g., industrial, restaurant, landfill, etc.) that would create objectionable odors. Therefore, **no impact** would occur.

**GP/ZAs Discussion**

**a-c)** The proposed R2 General Plan text amendment would increase the allowable density by one du/acre, which is not a substantial increase and would not lead to significant growth or development impacts. The mapped R2 designated areas throughout the City would not change

and these areas are already designated for residential development. The proposed H zone would make the existing duplex units on the Navy Housing site conforming, which facilitates the intended use without affecting other areas of the City designated/ zoned R1. Residential density/use of the site would not change. The GP/ZAs would not conflict with or obstruct implementation of the applicable air quality plan. For the same reasons as stated above for the Housing Element, the GP/ZAs would not contribute substantially to an existing air quality violation, or result in a cumulatively considerable net increase in criteria pollutants for which the region is in non-attainment. Thus, a **less than significant impact** would occur.

**d, e)** For the same reasons as stated above for the Housing Element, the GP/ZAs would not expose sensitive receptors to substantial pollutant concentrations and would not create objectionable odors. Therefore, **no impact** would occur.

**Historical and Cultural Resources Element Discussion**

**a-c)** The HCRE sets goals, policies, and implementation strategies for the City's role in planning for Ferndale's unique historical and protected cultural features and its regional cultural setting in the Eel River Valley. For the same reasons as stated above for the Housing Element, the HCRE is a program level document and would not contribute substantially to an existing air quality violation, or result in a cumulatively considerable net increase in criteria pollutants for which the region is in non-attainment. A **less than significant impact** would occur.

**d, e)** For the same reasons as stated above for the Housing Element, the HCRE is a program level document and would not expose sensitive receptors to substantial pollutant concentrations and would not create objectionable odors. Therefore, **no impact** would occur.

| **Issues and Supporting Information** | **Potentially Significant Impact** | **Potentially Significant Unless Mitigated** | **Less Than Significant Impact** | **No Impact** |
|---|---|---|---|---|
| **BIOLOGICAL RESOURCES:** Would the project: | | | | |
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | | | | X |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | | | | X |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | | | | X |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | | | | X |

| Issues and Supporting Information | Potentially Significant Impact | Potentially Significant Unless Mitigated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | | | | X |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | | | | X |

**Setting**

The City of Ferndale is located in the Eel River Valley, however no direct Eel River tributaries flow through the City. Francis Creek flows through the center of the City and is a tributary to the Salt River which flows into the Eel River delta near its entrance to the Pacific Ocean. Riparian and wetland habitats associated with Francis Creek are located along the watercourse in addition to providing potential habitat for special status fish species including coho salmon and steelhead. Other occurrences of sensitive habitat and special status species are limited within City boundaries due to existing urban development and disturbed lands.

**Housing Element Discussion**

**a-c)** The Housing Element goals, policies and programs encourage and facilitate housing development, redevelopment and rehabilitation in Ferndale. While the City of Ferndale contains special-status species and their habitat, riparian habitat, and jurisdictional wetlands, the Element would not impact these resources because: (1) it does not include proposals for new development or associated entitlements; (2) it is consistent with the City's existing General Plan Land Use Map and zoning (e.g., no GPAs or rezones), and the residential development encouraged by the Element could be accommodated in these residentially designated/zoned areas; and (3) new discretionary residential projects would be subject to project-level environmental review and mitigation under CEQA. In addition, any development encouraged under the Element would be required to be designed and constructed in accordance with the biological resource conservation policies set forth in the General Plan including but not limited to the following Unique Resource Policies (Section 2560):

2560.1) The Francis Creek privately owned riparian corridor shall be maintained or improved to permit free flow and prevent flooding, and to maintain its use as natural habitat where appropriate.

2560.2) Natural features such as streams and trees should be preserved whenever possible.

2560.3) Developed and potential spring and surface water sources shall be protected within the Francis Creek watershed.

2560.12) Land use and development activities proposed within the Francis Creek watershed shall demonstrate that no risk of contamination to the water supply area could occur due to the land use or development activity.

The Housing Element update would not have substantial adverse effects on special status species, riparian habitat, or wetlands. Therefore, **no impact** would occur.

**d)** The City of Ferndale does not contain large expanses of open space or ridges which are most often associated with wildlife movement corridors. Also, the City is largely developed and is not known to contain native wildlife nursery sites. The City does contain Francis Creek which may be used by sensitive fish species as spawning transit routes and/or spawning grounds. However, the Element does not include proposals for new development. Because of this, and because of the other reasons discussed under a) above, the Element would not interfere substantially with the movement of native fish or wildlife species, substantially impact migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, **no impact** would occur.

**e)** The City of Ferndale does not have specific ordinances protecting biological resources, but the City's General Plan does contain policies protecting biological resources as discussed under a-c) above. Any residential development encouraged by the Element would be required to comply with these policies. Hence, the Element would not conflict with local policies or ordinances protecting biological resources. **No impact** would occur.

**f)** The City of Ferndale is not subject to an adopted Habitat Conservation Plan (HCP) or Natural Community Conservation Plan (NCCP). However, certain creeks in the City may be subject to the California Department of Fish and Game's Recovery Strategy for California Coho Salmon (CDFG 2004). In addition, the City contains sensitive species and their habitat, jurisdictional wetlands, and waters of the U.S. which are subject to regional, State and federal laws and regulations protecting these resources. However, the Element does not include proposals for new development, and any development that is encouraged under the Element would be subject to City General Plan policies and State and federal regulations protecting biological resources. Therefore, the Element would not conflict with an adopted HCP, NCCP, or other approved local, regional or state habitat conservation plans. **No impact** would occur.

**GP/ZAs Discussion**

**a-f)** The proposed R2 General Plan text amendment would increase the allowable density by one du/acre, which is not a substantial increase and would not lead to significant growth or development impacts. The mapped R2 designated areas throughout the City would not change and these areas are already designated for residential development. The proposed H zone would make the existing duplex units on the Navy Housing site conforming, which facilitates the intended use without affecting other areas of the City designated/ zoned R1. Residential density/use of the site would not change. The GP/ZAs would not result in biological resource impacts because: (1) they do not include proposals for new development or associated entitlements and (2) new discretionary residential projects would be subject to project-level environmental review and mitigation under CEQA. For similar reasons as stated above for the Housing Element, the GP/ZAs would not: have substantial adverse effects on special status species, riparian habitat, or wetlands; interfere substantially with the movement of native fish or wildlife species; conflict with local policies or ordinances protecting biological resources; and would not conflict with an adopted HCP, NCCP, or other approved local, regional or state habitat conservation plans. Therefore, **no impact** would occur.

**Historical and Cultural Resources Element Discussion**

**a-f)** The HCRE sets goals, policies, and implementation strategies for the City's role in planning for Ferndale's unique historical and protected cultural features and its regional cultural setting in the Eel River Valley. For the same reasons as stated above for the Housing Element, the HCRE is a program level document and would not: have substantial adverse effects on special status species, riparian habitat, or wetlands; interfere substantially with the movement of native fish or wildlife species; conflict with local policies or ordinances protecting biological resources; and would not conflict with an adopted HCP, NCCP, or other approved local, regional or state habitat conservation plans. Therefore, **no impact** would occur.

| **Issues and Supporting Information** | **Potentially Significant Impact** | **Potentially Significant Unless Mitigated** | **Less Than Significant Impact** | **No Impact** |
|---|---|---|---|---|
| **CULTURAL RESOURCES:** Would the project: | | | | |
| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? | | | X | |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | | | | X |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | | | | X |
| d) Disturb any human remains, including those interred outside of formal cemeteries? | | | | X |

**Setting**

Ferndale is known for its Victorian architecture and Main Street businesses. Victorian buildings are distributed throughout the City, some of which are listed as historic resources on the National Register of Historic Places. The Ferndale Main Street Historic District was placed on the National Register of Historic Places January 10, 1994. In addition, the City is listed as a California State Historical Landmark. The following Ferndale General Plan policies are intended to reduce or avoid impacts to historic resources:

2520.3) Rehabilitation of existing structure should be encouraged so as to preserve the City's Victorian character and to increase housing options where the zoning is appropriate.

2540.4) Any alteration of buildings or new construction in the Central Business District should be in keeping with the existing Victorian architecture and historic features.

2560.6) Design control should be maintained for the portion of the City with Victorian structures and Main Street.

In addition to the General Plan policies above, the Ferndale Zoning Ordinance includes design review procedures applicable to all structures within the Design Control Combining (D) zone. These procedures where established to ensure that new buildings and structures and/or the modification, alteration, and/or enlargement of existing buildings or structures occur in a manner consistent with General Plan policies (Zoning Ordinance Section 6.05).

**Housing Element Discussion**

**a )** The Housing Element goals, policies and programs encourage and facilitate housing development, redevelopment and rehabilitation in Ferndale. However, the Element would not result in impacts to historic resources because: (1) it does not include proposals for new development or associated entitlements; (2) it is consistent with the City's existing General Plan Land Use Map and zoning (e.g., no GPAs or rezones, and growth encouraged by the Element could be accommodated under the existing General Plan); and (3) new discretionary residential projects would be subject to project-level environmental review and mitigation under CEQA. Therefore, a **less than significant impact** would occur.

**b-d)** The Housing Element goals, policies and programs encourage and facilitate housing development, redevelopment and rehabilitation in Ferndale. However, the Element would not result in impacts to cultural resources, including archaeological, paleontological, and historic resources, as well as human remains, because: (1) it does not include proposals for new development or associated entitlements; (2) it is consistent with the City's existing General Plan Land Use Map and zoning (e.g., no GPAs or rezones, and growth encouraged by the Element could be accommodated under the existing General Plan); and (3) new discretionary residential projects would be subject to project-level environmental review and mitigation under CEQA. Therefore, **no impact** would occur.

**GP/ZAs Discussion**

**a-d)** The proposed R2 General Plan text amendment would increase the allowable density by one du/acre, which is not a substantial increase and would not lead to significant growth or development impacts. The mapped R2 designated areas throughout the City would not change and these areas are already designated for residential development. The proposed H zone would make the existing duplex units on the Navy Housing site conforming, which facilitates the intended use without affecting other areas of the City designated/ zoned R1. Residential density/use of the site would not change. The GP/ZAs would not result in cultural resource impacts because: (1) they do not include proposals for new development or associated entitlements and (2) new discretionary residential projects would be subject to project-level environmental review and mitigation under CEQA. For similar reasons as stated above for the Housing Element, the GP/ZAs would not: cause a substantial adverse change in the significance of a historical resource, cause a substantial adverse change in the significance of an archaeological resource, directly or indirectly destroy a unique paleontological resource or site or unique geologic feature; or disturb any human remains. Therefore, **no impact** would occur.

**Historical and Cultural Resources Element Discussion**

**a-d)** The purpose of the HCRE is to preserve and enhance the community's historic resources for heritage tourism, economic development and a continued source of community identity and pride. The HCRE sets goals, policies, and implementation strategies for the City's role in planning for the unique historical aspects of Ferndale and its regional cultural setting in the Eel River Valley. For similar reasons as stated above for the Housing Element, the HCRE is a program level document and would not cause a substantial adverse change in the significance of a historical resource; cause a substantial adverse change in the significance of an archaeological resource; directly or indirectly destroy a unique paleontological resource or site or unique geologic feature; or disturb any human remains. Therefore, **no impact** would occur.

| Issues and Supporting Information | Potentially Significant Impact | Potentially Significant Unless Mitigated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **GEOLOGY AND SOILS:** Would the project: | | | | |
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | X |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a know fault? Refer to Division of Mines and Geology Special Publication 42. | | | | X |
| ii) Strong seismic ground shaking? | | | | X |
| iii) Seismic-related ground failure, including liquefaction? | | | | X |
| iv) Landslides? | | | | X |
| b) Result in substantial soil erosion or the loss of topsoil? | | | | X |
| c) Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in onsite or offsite landslide, lateral spreading, subsidence, liquefaction or collapse? | | | | X |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | | | | X |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? | | | | X |

**Setting**

California's northern coastal region is one of North America's most seismically active areas, with numerous seismic events annually. The greatest seismic risks are from the Cascadia Subduction Zone, faults within the North American Plate, the northern end of the San Andreas Fault, the Mendocino Fault, and earthquakes associated with the triple junction of the Pacific, Gorda, and North American tectonic plates near Cape Mendocino. Recent and ongoing research into the seismicity of the Pacific Northwest has shown that the Cascadia subduction zone is capable of generating major earthquakes in the region. The Cascadia subduction zone marks the boundary between the North American plate and the subducting Gorda and Juan De Fuca plates. The Cascadia subduction zone, which extends from offshore of Cape Mendocino in Humboldt County, California, to Victoria Island in British Columbia. The Coast Range Province is characterized by subparallel northwest trending faults. The Little Salmon and Yager Faults lie approximately six miles to the northeast of the City, the Goose Lake Fault Zone lies approximately thirteen miles to the southeast, and the Russ Fault lies approximately thirteen miles to the south-southwest. Of these faults, the State of California Alquist-Priolo Earthquake Fault Zoning Act considers only the Little Salmon Fault active; none of this fault is located within the City.

The Eel River is the third largest river system in California, with a 3,680-square-mile watershed that includes portions of Trinity, Mendocino, Humboldt, Glenn, and Lake Counties. The watershed's dominant geologic formation is the Franciscan Formation, which is prone to landslides and is highly erodable, particularly on steep slopes. Thus, this area is underlain by alluvial deposits consisting of fine-grained fluvial and flood deposits composed of interbedded silts, clays, and fine sands derived from nearby watercourses (Salt River, Francis Creek, and Eel River). These deposits are young and as such are generally poorly consolidated and susceptible to liquefaction during strong ground shaking.

**Housing Element Discussion**

**a-d)** The Housing Element goals, policies and programs encourage and facilitate housing development, redevelopment and rehabilitation in Ferndale. However, the Element would not result in geologic or soils impacts because: (1) it does not include proposals for new development or associated entitlements; (2) it is consistent with the City's existing General Plan Land Use Map and zoning (e.g., no GPAs or rezones, and growth encouraged by the Element could be accommodated under the existing General Plan); and (3) new discretionary residential projects would be subject to project-level environmental review and mitigation under CEQA. In addition, any development encouraged under the Element would be required to be designed and constructed in accordance with the geologic and slope stability policies set forth in Ferndale's General Plan and the California Building Code. The Housing Element would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving the rupture of a known earthquake fault, strong seismic ground shaking, liquefaction, or landslides and would not result in substantial soil erosion or the loss of topsoil, or be located on a geologic unit or soil that is subject to instability, lateral spreading, subsidence, or collapse. Therefore, **no impact** would occur.

**e)** The majority of development in the City of Ferndale is served by the City's wastewater treatment facility (WWTF). While the Housing Element goals, policies and programs encourage and facilitate housing development, redevelopment and rehabilitation in Ferndale, it would not result in septic tanks or alternative wastewater disposal systems impacts because: (1) it does not include proposals for new development or associated entitlements; and (2) new discretionary residential projects would be subject to project-level environmental review and mitigation under CEQA. Furthermore, all new development would comply with the City's Sewer Ordinance 03-05. Therefore, **no impact** would occur.

**GP/ZAs Discussion**

**a-d)** The proposed R2 General Plan text amendment would increase the allowable density by one du/acre, which is not a substantial increase and would not lead to significant growth or development impacts. The mapped R2 designated areas throughout the City would not change and these areas are already designated for residential development. The proposed H zone would make the existing duplex units on the Navy Housing site conforming, which facilitates the intended use without affecting other areas of the City designated/ zoned R1. Residential density/use of the site would not change. The GP/ZAs would not result in geology and soils impacts because: (1) they do not include proposals for new development or associated entitlements and (2) new discretionary residential projects would be subject to project-level environmental review and mitigation under CEQA. For similar reasons as stated above for the

Housing Element, the GP/ZAs would not: expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving the rupture of a known earthquake fault, strong seismic ground shaking, liquefaction, or landslides and would not result in substantial soil erosion or the loss of topsoil, or be located on a geologic unit or soil that is subject to instability, lateral spreading, subsidence, or collapse. Therefore, **no impact** would occur.

**Historical and Cultural Resources Element Discussion**

**a-e)** The HCRE sets goals, policies, and implementation strategies for the City's role in planning for Ferndale's unique historical and protected cultural features and its regional cultural setting in the Eel River Valley. For the same reasons as stated above for the Housing Element, the HCRE is a program level document and would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving the rupture of a known earthquake fault, strong seismic ground shaking, liquefaction, or landslides and would not result in substantial soil erosion or topsoil loss, or be located on a geologic unit or soil that is subject to instability, lateral spreading, subsidence, or collapse. Therefore, **no impact** would occur.

| Issues and Supporting Information | Potentially Significant Impact | Potentially Significant Unless Mitigated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **GREENHOUSE GAS EMISSIONS:** Would the project: | | | | |
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | | | | X |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | | | | X |

**Setting**

In 2002 the California legislature declared that global climate change was a matter of increasing concern for the state's public health and environment, and enacted law requiring the state Air Resources Board (ARB) to control GHG emissions from motor vehicles (Health & Safety Code §32018.5 et seq.). CEQA Guidelines define greenhouse gases to include carbon dioxide ($CO_2$), nitrous oxide ($N_2O$), hydrofluorocarbons, perfluorcarbons, and sulfur hexafluoride. The California Global Warming Solutions Act of 2006 (Assembly Bill 32) definitively established the state's climate change policy and set GHG reduction targets (Health & Safety Code §38500 et seq.). The State set its target at reducing greenhouse gases to 1990 levels by 2020.

**Housing Element Discussion**

**a-b)** Short-term construction, long-term operational, and emissions associated with new residential development in the City could contribute to the City's overall GHG emissions. However, the Housing Element would not individually have an impact on climate change. In addition, when compared to the overall State reduction goal set forth in AB 32, the GHG emissions associated with the Element would be exceedingly small. Finally, the Element would be consistent with the fair-share allocation of regional housing need and would encourage

development of housing within an existing urban area close to jobs, thereby avoiding/reducing urban sprawl and associated GHG emissions as required by SB 375. In addition, Goal I of the Element is to "encourage energy efficiency in all new construction and existing housing and reduce greenhouse emissions." Related policies include the following:

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

I-2: Promote the use of weatherization programs for existing residential units, including the programs operated by PG&E and the RCAA.

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

Therefore the Element would not generate greenhouse gas emissions, and would not conflict with applicable plans, policies or regulations adopted for the purpose of reducing GHG emissions. **No Impact** would occur.

**GP/ZAs Discussion**
**a-d)** The proposed R2 General Plan text amendment would increase the allowable density by one du/acre, which is not a substantial increase and would not lead to significant growth or development impacts. The mapped R2 designated areas throughout the City would not change and these areas are already designated for residential development. The proposed H zone would make the existing duplex units on the Navy Housing site conforming, which facilitates the intended use without affecting other areas of the City designated/ zoned R1. Residential density/use of the site would not change. The GP/ZAs would not result in greenhouse gas emissions because: (1) they do not include proposals for new development or associated entitlements and (2) new discretionary residential projects would be subject to project-level environmental review and mitigation under CEQA. For similar reasons as stated above for the Housing Element, the GP/ZAs would not: generate greenhouse gas emissions, and would not conflict with applicable plans, policies or regulations adopted for the purpose of reducing GHG emissions. **No Impact** would occur.

**Historical and Cultural Resources Element Discussion**
**a-b)** The HCRE sets goals, policies, and implementation strategies for the City's role in planning for Ferndale's unique historical and protected cultural features and its regional cultural setting in the Eel River Valley. For the same reasons as stated above for the Housing Element, the HCRE is a program level document and would not generate greenhouse gas emissions, and would not conflict with applicable plans, policies or regulations adopted for the purpose of reducing GHG emissions. **No Impact** would occur.

| **Issues and Supporting Information** | **Potentially Significant Impact** | **Potentially Significant Unless Mitigated** | **Less Than Significant Impact** | **No Impact** |
|---|---|---|---|---|
| **HAZARDS AND HAZARDOUS MATERIALS:** Would the project: | | | | |
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | | | | X |

| Issues and Supporting Information | Potentially Significant Impact | Potentially Significant Unless Mitigated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | | | | X |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | | | | X |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | | | | X |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | | | | X |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | | | | X |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | | | | X |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | | | | X |

**Setting**

According to the State Water Resources Control Board GeoTracker website there are nine open Leaking Underground Tank (LUST) cleanup sites located in Ferndale. These sites are monitored regularly by the County of Humboldt. There are approximately 37 closed cleanup sites within the City. The project is not located within an airport land use plan, public airport, or in the vicinity of a private airstrip and will not affect any emergency response plans.

Humboldt County is the primary agency responsible for emergency response and evacuation planning in the County. Local agencies, such as the City of Ferndale, are required to coordinate emergency planning with the Humboldt County Department of Environmental Health (HCDEH). The Humboldt County Emergency Operations Plan (EOP) and Operational Area Hazard Mitigation Plan (OAHMP) serve to address planned response to extraordinary emergency situations associated with natural disasters, technological incidents, and national security emergencies in or affecting Humboldt County. These plans establish the organization, responsibilities, and procedures to adequately respond to natural and man-made emergencies.

The City of Ferndale has not experienced any recent wildland fires. The Ferndale Volunteer Fire Department provides emergency response services within the City and to the surrounding area. The Humboldt County Master Fire Protection Plan was prepared to serve as the guiding document for reducing the risk of fire to Humboldt County communities.

**Housing Element Discussion**

**a - c)** The Housing Element does not include proposals for new development and does not include any feature that would create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. In addition, while the Element would encourage and help facilitate the development, redevelopment and rehabilitation of housing in the City, residential uses do not involve the transportation, use, or disposal of hazardous materials, nor do they emit hazardous emissions. Therefore, **no impact** would occur.

**d)** While the Housing Element goals, policies and programs encourage and facilitate housing development, redevelopment and rehabilitation in Ferndale, it would not result in the release of hazardous materials because: (1) it does not include proposals for new development or associated entitlements; and (2) new discretionary residential projects would be subject to project-level environmental review and mitigation under CEQA. The Housing Element would not create a significant hazard to the public or the environment. Therefore, **no impact** would occur.

**e-f)** The Element encourages and helps facilitate the development, redevelopment and rehabilitation of housing in the City, however, it would not do so within the vicinity of a public airport or private airstrip as no such facilities occur in or adjacent to the City. Additionally, the City is not located within an airport land use plan. Therefore, the Element would not result in a safety hazard associated with development adjacent to a public airport or private airstrip. **No impact** would occur.

**g)** The Element would encourage and help facilitate the development of residential uses, and thus would contribute to more development and population potentially requiring emergency response and evacuation during an emergency. However, because the Element would not close existing streets, create barriers to circulation, develop new uses within floodways, create substantial new hazards (such as may occur with new industrial facilities that could result in hazardous materials release accidents), or otherwise create special challenges during an emergency, it would not impair or physically interfere with the EOP or OAHMP. Therefore, **no impact** would occur.

**h)** The Ferndale Volunteer Fire Department provides emergency response services within the City and to the surrounding area. The Housing Element goals, policies and programs encourage and facilitate housing development, redevelopment and rehabilitation in Ferndale. However, the Element would not impact any adopted emergency response plan or expose people or structures to a significant risk of loss, injury or death involving wildland fires because: (1) it does not include proposals for new development or associated entitlements; (2) it is consistent with the City's existing General Plan Land Use Map and zoning (e.g., no GPAs or rezones, and growth encouraged by Element could be accommodate under the existing General Plan); and (3) new

discretionary residential projects would be subject to project-level environmental review and mitigation under CEQA. In addition, the Humboldt County Master Fire Protection Plan was prepared to serve as the guiding document for reducing the risk of fire to Humboldt County communities. Therefore, **no impact** would occur.

**GP/ZAs Discussion**

**a-h)** The proposed R2 General Plan text amendment would increase the allowable density by one du/acre, which is not a substantial increase and would not lead to significant growth or development impacts. The mapped R2 designated areas throughout the City would not change and these areas are already designated for residential development. The proposed H zone would make the existing duplex units on the Navy Housing site conforming, which facilitates the intended use without affecting other areas of the City designated/ zoned R1. Residential density/use of the site would not change. For the same reasons as stated above for the Housing Element, the GP/ZA would not: involve the transportation, use, or disposal of hazardous materials, nor do they emit hazardous emissions; create a significant hazard to the public or the environment; would not result in a safety hazard associated with development adjacent to a public airport or private airstrip; impair or physically interfere with the EOP or OAHMP; expose people or structures to a significant risk of loss, injury or death involving wildland fires. Therefore, **no impact** would occur.

**Historical and Cultural Resources Element Discussion**

**a-h)** The HCRE sets goals, policies, and implementation strategies for the City's role in planning for Ferndale's unique historical and protected cultural features and its regional cultural setting in the Eel River Valley. For the same reasons as stated above for the Housing Element, the HCRE is a program level document and would not: involve the transportation, use, or disposal of hazardous materials, nor do they emit hazardous emissions; create a significant hazard to the public or the environment; would not result in a safety hazard associated with development adjacent to a public airport or private airstrip; impair or physically interfere with the EOP or OAHMP; expose people or structures to a significant risk of loss, injury or death involving wildland fires. Therefore, **no impact** would occur.

| **Issues and Supporting Information** | **Potentially Significant Impact** | **Potentially Significant Unless Mitigated** | **Less Than Significant Impact** | **No Impact** |
|---|---|---|---|---|
| **HYDROLOGY AND WATER QUALITY:** Would the project: | | | | |
| a) Violate any water quality standards or waste discharge requirements? | | | X | |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | | | X | |

| Issues and Supporting Information | Potentially Significant Impact | Potentially Significant Unless Mitigated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| c) Substantially alter the existing drainage pattern of the site or area, including through stream or river course alteration, in a manner which would result in substantial erosion or siltation onsite or offsite? | | | X | |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding onsite or offsite? | | | X | |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | | | X | |
| f) Otherwise substantially degrade water quality? | | | X | |
| g) Place housing within a 100-year flood hazard Area 1as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | | | X | |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | | | X | |
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | | | X | |
| j) Inundation by seiche, tsunami, or mudflow? | | | | X |

**Setting**

The City of Ferndale is within the lower Eel River Watershed. The Eel River watershed has a total drainage area of approximately 3,680 square miles and extends from the headwaters in the mountains to the east, to the mouth of the river at the Pacific Ocean. Ferndale is located approximately 4 miles southeast of the Eel River mouth. Francis Creek is a tributary to the Salt River, which discharges into the Eel River slough at the river mouth. Francis Creek is a perennial stream with a small watershed, and stream flow quickly subsides after moderate rain events. Flooding events occur periodically during large storm events. Severe flooding has deposited significant silt in Francis Creek near Port Kenyon Road just south of the City boundary. Additional flooding of the lower Francis Creek has occurred annually for the past several years.

The Eel River basin is the largest source of groundwater in the greater Eureka area. Groundwater is tapped in the lower eight miles of the Eel River Valley for agricultural, industrial, and domestic use. River terrace deposits are important sources of groundwater. The river terrace deposits consisting of recent alluvium are important aquifers where they are lower than the Eel River, are hydraulically connected to the river, and are recharged by high water events.

Recharge of groundwater to the lowest terrace deposits and recent alluvial deposits is by underflow from the Eel River and infiltration by rainwater. Recharge of these units can occur rapidly during periods of heavy precipitation or flooding.

Surface water flows generally follow natural waterways but have also been altered by constructed features (e.g. drainage channels, detention basins). Federal, State, County and City regulations, plans and permits are in place to control and minimize pollutants in stormwater runoff and treated wastewater discharges, including but not limited to the federal Clean Water Act, State Quality Control Plan for the North Coast Basin (Basin Plan) State Water Resources Control Board NPDES Permit and Waste Discharge requirements for WWTF discharge, State TMDLs for the Eel River, Ferndale Drainage Master Plan (2004), and Floodplain Management Ordinance 08-02. These regulations, plans and permits have been designed to avoid significant water quality impacts associated with development. In addition, new discretionary residential projects would be subject to project-level environmental review and mitigation under CEQA. The following General Plan policies were established to avoid/ minimize development impacts to hydrology and water quality:

2520.8) The cost of improvements to existing off-site drainage facilities made necessary by new development shall be the responsibility of the developer.

2520.9) All new residential and commercial development proposals shall be evaluated for their impact upon local or neighborhood drainage areas.

2560.2) Natural features such as streams and trees should be preserved whenever possible.

2560.3) Developed and potential spring and surface water sources shall be protected within the Francis Creek watershed.

2560.9) Land use, density and development controls should be adopted for the Francis Creek watershed to assure the long term protection of Ferndale's domestic water supply, and to control flooding and sedimentation of Francis Creek.

2560.12) Land use and development activities proposed within the Francis Creek watershed shall demonstrate that no risk of contamination to the water supply area could occur due to the land use or development activity proposed.

2560.13) All development should be designed to minimize erosion and sedimentation.

**Housing Element Discussion**

**a, c, e & f)** The Housing Element does not include proposals for new development. Because the Element would encourage and help facilitate the development, redevelopment and rehabilitation of housing in the City, there is the potential that such activities could generate sediment and erosion during construction, and urban runoff and wastewater from use. However, this sediment, erosion, urban runoff and wastewater would not violate water quality standards/waste discharge requirements or provide substantial additional sources of polluted runoff. because federal, State, County and City regulations, plans and permits are in place to control and minimize pollutants in stormwater runoff and treated wastewater discharges, including but not limited to the federal Clean Water Act, State Quality Control Plan for the North Coast Basin (Basin Plan), State Water Resources Control Board General Permit for Storm Water Associated with Construction

Activity. These regulations, plans and permits have been designed to avoid water significant water quality impacts associated with development.

In addition, any future residential development in the City would be subject to the above General Plan policies and associated City ordinances require drainage capacity review for new development projects and implementation of erosion/sedimentation minimization measures and drainage improvements as necessary. Lastly, new discretionary residential projects would be subject to project-level environmental review and mitigation under CEQA. For all the above reasons, a **less than significant** water quality impact would occur.

**b)** The Element does not include proposals for new development. Because the Element would encourage and help facilitate the development, redevelopment and rehabilitation of housing in the City, there is the potential that such activities could both consume some groundwater supplies and marginally reduce groundwater recharge through the development of impervious surfaces. However, current Regional water extraction from the Eel River Valley Groundwater Basin is only at about 50 percent of the annual usable storage capacity of the Basin, meaning that there is a substantial excess of groundwater. Furthermore, the Eel River Valley Groundwater Basin covers an area of 73,700 acres and any residential development encouraged under the Element would cover tens of acres at most with impervious surfaces (less than one-third of one percent of the groundwater basin area). Therefore, the Element would not result in a substantial depletion of groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or lowering of the local groundwater table. A **less than significant impact** would occur.

**d)** The Element would encourage and help facilitate the development of housing in the City, and there is the potential that these activities could alter localized drainage patterns or increase the rate or amount of surface runoff in excess of stormwater drainage systems. However, any such occurrences would not result in flooding because residential development consistent with the Element would be required to comply with the City's flood control requirements, including but not limited to the Floodplain Management Ordinance and the General Plan policies stated in the discussion above and following:

> 2560.1) The Francis Creek privately owned riparian corridor shall be maintained or improved to permit free flow and prevent flooding, and to maintain its use as natural habitat where appropriate.

With compliance with the above, the Element would not lead to localized flooding, and a **less than significant impact** would occur.

**g-i)** Northern portions of the City are located within the Eel River's 100-year and 500-year floodplains (FEMA FIRM Map 060445, Revised January 7, 1998). In addition, the Francis Creek 100-year and 500-year floodplains are designated through the City. Hence, there is the potential that new housing encouraged under the Element would be developed in these floodplains.

New housing encouraged under the Element could have the potential to impede or redirect flood

flows, however since new development would be subject to the City's Floodplain Management Ordinance 08-02, potential impacts would not be substantial for the following reasons. First, the portion of the Eel River floodplain within the City represents an extremely small portion of the river's total floodplain. Second, the City's floodplain management regulations include, but are not limited to, requiring that new uses vulnerable to flooding be protected against flood damage at the time of initial construction. Third, urban development already occurs in those portions of the City located within the 100-year floodplain of Francis Creek, so the pattern of existing flood flows in the City is already well established. Furthermore, new discretionary residential projects would be subject to project-level environmental review and mitigation under CEQA, including mitigation of any significant flooding impacts. Therefore, the Element would not expose people or structures to a significant risk involving flooding; a **less than significant** impact would occur.

**j)** The City of Ferndale is not subject to inundation by seiches, tsunamis or mudflows. Therefore, **no impact** would occur.

**GP/ZAs Discussion**

**a-i)** The proposed R2 General Plan text amendment would increase the allowable density by one du/acre, which is not a substantial increase and would not lead to significant growth or development impacts. The mapped R2 designated areas throughout the City would not change and these areas are already designated for residential development. The proposed H zone would make the existing duplex units on the Navy Housing site conforming, which facilitates the intended use without affecting other areas of the City designated/ zoned R1. Residential density/use of the site would not change. For the same reasons as stated above for the Housing Element, the GP/ZA would not: violate any water quality standards or waste discharge requirements; substantially alter the existing drainage pattern of the site or area; create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. The GP/ZAs would not otherwise substantially degrade water quality; or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or lowering of the local groundwater table; would not lead to localized flooding; and would not expose people or structures to a significant risk involving flooding. Therefore, a **less than significant** impact would occur.

**j)** The City of Ferndale is not subject to inundation by seiches, tsunamis or mudflows. Therefore, **no impact** would occur.

**Historical and Cultural Resources Element Discussion**

**a-i)** The HCRE sets goals, policies, and implementation strategies for the City's role in planning for Ferndale's unique historical and protected cultural features and its regional cultural setting in the Eel River Valley. For the same reasons as stated above for the Housing Element, the HCRE is a program level document and would not: violate any water quality standards or waste discharge requirements; substantially alter the existing drainage pattern of the site or area; create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. The HCRE would not otherwise substantially degrade water quality; or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or lowering of the local

groundwater table; would not lead to localized flooding; and would not expose people or structures to a significant risk involving flooding. Therefore, a **less than significant** impact would occur.

**j)** The City of Ferndale is not subject to inundation by seiches, tsunamis or mudflows. Therefore, **no impact** would occur.

| Issues and Supporting Information | Potentially Significant Impact | Potentially Significant Unless Mitigated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **LAND USE AND PLANNING:** Would the project: | | | | |
| a) Physically divide an established community? | | | | X |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | | | | X |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | | | | X |

**Setting**
Predominant land uses in the City are single family residential surrounded by agriculture, commercial along Main Street, and public and open space uses. The General Plan Land Use Element guides growth and development. The Land Use Element includes: (1) a set of goals and policies which guide land use decisions; (2) a set of land use designations which identify the type, density and development standards of permitted/planned land uses; and (3) a General Plan Land Use Map which identifies the distribution of permitted/planned land uses by land use designation.

**Housing Element Discussion**
**a, b)** The Housing Element goals, policies and programs encourage and facilitate housing development, redevelopment and rehabilitation in Ferndale. However, the Element would not physically divide an established community or conflict with an established land use plan because: (1) it does not include proposals for new development or associated entitlements; (2) it is consistent with the City's existing General Plan Land Use Map and zoning; (3) it does not propose, and would not encourage or help facilitate, the types of uses most often associated with dividing an established community such as large industrial complexes, highways, rail lines, and levees; (4) does not propose the closure of existing streets, pedestrian crossing, bike paths, transit lines, or other circulation routes; and (5) new discretionary residential projects would be subject to project-level environmental CEQA review. Therefore, **no impact** would occur.

**c)** The City of Ferndale is not subject to a habitat conservation plan or natural community conservation plan. Furthermore, any residential development encouraged under the Element would be subject to all federal, State, County, and local regulations adopted to protect biological resources, wetland resources, and Waters of the U.S. Therefore, **no impact** would occur.

**GP/ZAs Discussion**
**a-c)** The proposed R2 General Plan text amendment would increase the allowable density by one du/acre, which is not a substantial increase and would not lead to significant growth or development impacts. The mapped R2 designated areas throughout the City would not change and these areas are already designated for residential development. The proposed H zone would make the existing duplex units on the Navy Housing site conforming, which facilitates the intended use without affecting other areas of the City designated/ zoned R1. Residential density/use of the site would not change. For the same reasons as stated above for the Housing Element, the GP/ZAs would not physically divide an established community or conflict with an established land use plan. The City of Ferndale is not subject to a habitat conservation plan or natural community conservation plan. Therefore, **no impact** would occur.

**Historical and Cultural Resources Element Discussion**
**a-c)** The HCRE sets goals, policies, and implementation strategies for the City's role in planning for Ferndale's unique historical and protected cultural features and its regional cultural setting in the Eel River Valley. For the same reasons as stated above for the Housing Element, the HCRE is a program level document and would not physically divide an established community or conflict with an established land use plan. The City of Ferndale is not subject to a habitat conservation plan or natural community conservation plan. Therefore, **no impact** would occur.

| **Issues and Supporting Information** | **Potentially Significant Impact** | **Potentially Significant Unless Mitigated** | **Less Than Significant Impact** | **No Impact** |
|---|---|---|---|---|
| **MINERAL RESOURCES:** Would the project: | | | | |
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | | | | X |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | | | | X |

**Setting**
Aggregate (sand and gravel) resources in Humboldt County are concentrated along the Eel and Van Duzen Rivers. The nearest sand and gravel extraction activities to Ferndale are located at Fernbridge on the Worswick Bar. There are no known mineral resources located in the City.

**Housing Element Discussion**
**a-b)** The Housing Element goals, policies and programs encourage and facilitate housing development, redevelopment and rehabilitation in Ferndale. The Element would not result in impacts to mineral resources because: (1) it does not include proposals for new development or associated entitlements; (2) it is consistent with the City's existing General Plan Land Use Map and zoning (e.g., no GPAs or rezones); and (3) new discretionary residential projects would be subject to project-level environmental review and mitigation under CEQA. In addition, the City is not identified as containing minerals of regional or local importance in applicable plans, is not

located immediately adjacent to the Eel River where aggregate is plentiful, and no mineral extraction occurs within the City boundaries. Therefore, **no impact** would occur.

**GP/ZAs Discussion**

**a-b)** The proposed R2 General Plan text amendment would increase the allowable density by one du/acre, which is not a substantial increase and would not lead to significant growth or development impacts. The mapped R2 designated areas throughout the City would not change and these areas are already designated for residential development. The proposed H zone would make the existing duplex units on the Navy Housing site conforming, which facilitates the intended use without affecting other areas of the City designated/ zoned R1. Residential density/use of the site would not change. For similar reasons as stated above for the Housing Element, the GP/ZAs would not result in impacts to mineral resources. Therefore, **no impact** would occur.

**Historical and Cultural Resources Element Discussion**

**a-b)** The HCRE sets goals, policies, and implementation strategies for the City's role in planning for Ferndale's unique historical and protected cultural features and its regional cultural setting in the Eel River Valley. For the same reasons as stated above for the Housing Element, the HCRE is a program level document and would not result in impacts to mineral resources. Therefore, **no impact** would occur.

| **Issues and Supporting Information** | **Potentially Significant Impact** | **Potentially Significant Unless Mitigated** | **Less Than Significant Impact** | **No Impact** |
|---|---|---|---|---|
| **NOISE:** Would the project: | | | | |
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | | | | X |
| b) Exposure of persons to or generation of excessive groundborne noise levels? | | | | X |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | | | | X |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | | | | X |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | | | | X |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | | | | X |

**Setting**
Community noise is commonly described in terms of the "ambient" noise level, which is defined as the all-encompassing noise level associated with a given noise environment. A common statistical tool to measure the ambient noise level is the average, or equivalent sound level ($L_{eq}$), which corresponds to a steady-state sound level containing the same total energy as a time varying signal over a given period (usually one hour). The Leq is the foundation of the composite noise descriptors such as Ldn and CNEL, and shows very good correlation with community response to noise. The California Department of Health Services' (DHS's) Office of Noise Control has studied the correlation of noise levels and their effects on various land uses and has published land use compatibility guidelines for the noise elements of local general plans. The guidelines are the basis for most noise element land use compatibility guidelines. The recommended maximum acceptable noise levels for various land uses are shown below.

Maximum Allowable Ambient Noise Exposure

| Land Use | Suggested Maximum |
|---|---|
| Residential - Low Density | 60 Ldn |
| Residential - High Density | 65 Ldn |
| Transient Lodging | 65 Ldn |
| Schools Libraries Churches Hospitals | 70 Ldn |
| Auditoriums | 70 Ldn |
| Playgrounds Parks | 70 Ldn |
| Commercial | 70 Ldn |
| Industrial | 75 Ldn |

Note: Ldn = day-night average sound level.
Source: State of California, Office of Planning & Research 2000

As shown in the table above, persons in low-density residential settings are most sensitive to noise intrusion, with noise levels of 60 dBA community noise equivalent level (CNEL) and below considered "acceptable". For land uses such as schools, libraries, churches, hospitals, and parks, acceptable noise levels go up to 70 Ldn CNEL. For persons in commercial and industrial settings, acceptable levels of noise go up to 70 and 75 Ldn CNEL respectively. Land uses such as residences, health care facilities, public libraries, schools, and parks are typically considered sensitive to noise (sensitive receptors).

The City of Ferndale is a small (e.g., 1,440 residents) rural City consisting of several noise generators typical of such a community, including commercial corridors, residential neighborhoods, schools and parks, and agricultural areas. Overall, the City can be defined as having low ambient noise levels.

**Housing Element Discussion**
**a-d)** Although the Element facilitates the development of housing within the City, it does not propose new development. Furthermore, because development allowed under the Element could occur anywhere in the City (within appropriate land use designations), the lever and location of any noise impacts cannot be identified at this programmatic level of planning.
At the time that specific residential projects are proposed, the environmental effects of those improvements would be evaluated and mitigated, as required, in accordance with CEQA. In

addition, any new development and redevelopment or rehabilitation activities under the Element would be subject to existing City's General Plan noise requirements.

The Housing Element Update will not expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, will not expose persons to or generate excessive ground borne vibration or ground borne noise levels, will not cause a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, and will not cause a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. Therefore, **no impact** would occur.

**e-f)** The City of Ferndale is not located within an airport land use plan, within two miles of a public airport, or in the vicinity of a private airstrip, and thus any residential development encouraged or facilitated under the Element would not have a potential to be exposed to excessive noise from these uses. Therefore, **no impact** would occur.

**GP/ZAs Discussion**

**a-f)** The proposed R2 General Plan text amendment would increase the allowable density by one du/acre, which is not a substantial increase and would not lead to significant growth or development impacts. The mapped R2 designated areas throughout the City would not change and these areas are already designated for residential development. The proposed H zone would make the existing duplex units on the Navy Housing site conforming, which facilitates the intended use without affecting other areas of the City designated/ zoned R1. Residential density/use of the site would not change. For similar reasons as stated above for the Housing Element, the GP/ZAs would not result in noise impacts. Therefore, **no impact** would occur.

**Historical and Cultural Resources Element Discussion**

**a-f)** The HCRE sets goals, policies, and implementation strategies for the City's role in planning for Ferndale's unique historical and protected cultural features and its regional cultural setting in the Eel River Valley. For the same reasons as stated above for the Housing Element, the HCRE is a program level document and would not result in noise impacts. Therefore, **no impact** would occur.

| **Issues and Supporting Information** | **Potentially Significant Impact** | **Potentially Significant Unless Mitigated** | **Less Than Significant Impact** | **No Impact** |
|---|---|---|---|---|
| **POPULATION AND HOUSING:** Would the project: | | | | |
| a) Induce substantial population growth in the area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | | | X | |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | | | | X |
| c) Not meet the City's fair-share of regional housing needs, and not promote the provision of adequate housing for all economic groups (e.g., affordable housing)? | | | X | |

**Setting**
The City of Ferndale has both grown and lost population annually since 1970. Overall the City has a slow growth rate, approximately 8 percent in the last 20 years, compared to the County's growth of 12 percent in the last 20 years. The City's 2009 population was 1,441. This slow growth is expected to continue during the Housing Element planning period (2009-2014).

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

| Year | Population | Numerical Change | Percent Change |
|---|---|---|---|
| 1970 | 1,352 | | |
| 1980 | 1,367 | 15 | 1.1 |
| 1990 | 1,331 | -36 | -2.6 |
| 2000 | 1,382 | 51 | 3.8 |
| 2004 | 1,460 | 78 | 5.6 |
| 2006 | 1,444 | -16 | -1.1 |
| 2009 | 1,441 | -3 | -0.2 |
| Source: Census Bureau (2000 Census, SF3: P1) and (1990 Census, STF3: P001), DOF (Report E-4) | | | |

Between 1980 and 2000, the Census reported that the number of housing units in Ferndale increased from 541 to 706, or by 165 units. The type of housing and percentage of the overall housing stock is shown below.

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

| Year | Households | Numerical Change |
|---|---|---|
| 1980 | 541 | - |
| 1990 | 566 | 25 |
| 2000 | 619 | 53 |
| 2004 | 623 | 4 |
| 2009 | 706 | 83 |
| Source: Census Bureau (2000 Census, SF3: H6), (1990 Census, STF3: H004) and DOF (E-5 Report) | | |

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

**Housing Element Discussion**
**a)** The Housing Element Update will not induce substantial population growth, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure) as the Element does not propose new development or associated infrastructure. However, the Element facilitates the provision of residential housing

consistent with historical growth rates and allows for development that is consistent with the City's General Plan and Land Use diagram. A **less than significant impact** would occur.

**b)** The Housing Element Update will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; although the Element does not propose new development, it facilitates housing development through goals, policies and programs. The Element has the potential to improve housing conditions and affordability on the City, therefore reducing displacement and the need to replacement housing elsewhere. Therefore, **no impact** would occur.

**c)** The Housing Element meets the City's fair share of regional housing needs, and promotes the provisions of adequate housing for all economic groups. The Element identifies the City's existing need for housing based on current affordability levels, overcrowding, and overpayment. Projections are used as guidelines to ensure that housing policies and programs focus on a mix of housing types and strategies to meet community housing needs of all economic segments.

The table below identifies Ferndale's fair-share allocation of regional housing demand for the current planning period (e.g., 2009-2014) based on the HCAOG's 2009 RHNP. As indicated, the City will require 52 new or rehabilitated residential units during the planning period, including 7 extremely low, 7 very low, 9 low, 9 moderate, and 20 above moderate income units.

**Humboldt County Regional Housing Needs (2009 - 2014) – City of Ferndale Allocation**

| Income Group | Number | Percent |
|---|---|---|
| Extremely Low | 7 | 12.9 |
| Very Low | 7 | 12.9 |
| Low | 9 | 16.1 |
| Moderate | 9 | 17.2 |
| Above Moderate | 20 | 40.8 |
| **TOTAL** | **52** | **100** |
| Source: HCAOG, Regional Housing Need Plan for Humboldt County, Jan. 2009 - July 2015, Adopted 9-24-09 | | |

The Housing Element Update provides for 52 additional units during the planning period by analyzing vacant and underutilizes land that is readily available for single- and multi-family housing. There are an estimated 77.5 developable residential acres in the City limits (not including Agricultural lands). In addition, there are an estimated 2.5 developable mixed-use/commercial/other acres available for residential use in the City limits. Given these acreages and using the assumed buildout densities for each land use designation, the estimated developable land area consisting of vacant and underdeveloped land in the City could support approximately 239 units (at mid-point). This is based on typical development densities, less 40% for development constraints such as inadequate infrastructure and undevelopable areas (e.g. wetlands, floodplains, and steep slopes). The sites listed demonstrate an adequate supply of residentially designated/zoned land under the existing General Plan to meet the City's fair share allocation of regional housing demand during the 2009-14 planning period.

In addition to the available developable residential land, the City recently acquired surplus Navy housing for the purpose of providing housing for low and moderate income residents. The

housing is expected to be turned over to a local non-profit for operation and management of the site. A total of 52 single family and duplex units will be made available including 25 low income units and 27 moderate income units.

The Element identifies policies and programs meant to encourage the provision of affordable housing in the City during the planning period. The analysis in the Housing Element shows that the proposed policies and programs, together with the availability of adequate residentially designated/zoned residential land in the City under the existing General Plan would be adequate to provide the affordable units required to meet the City's fair-share allocation of regional affordable housing demand. Therefore, a **less than significant impact** would occur.

**GP/ZAs Discussion**

**a, c)** The proposed R2 General Plan text amendment would increase the allowable density by one du/acre, which is not a substantial increase and would not lead to significant growth or development impacts. The mapped R2 designated areas throughout the City would not change and these areas are already designated for residential development. The proposed H zone would make the existing duplex units on the Navy Housing site conforming, which facilitates the intended use without affecting other areas of the City designated/ zoned R1. Residential density/use of the site would not change. For similar reasons as stated above for the Housing Element, the GP/ZAs would not induce substantial population growth, or have a substantial adverse impact on the City's ability to meet its fair-share of regional housing needs for affordable housing. Therefore, a **less than significant impact** would occur.

**b)** The GP/ZAs would not displace existing housing, necessitating the construction of replacement housing elsewhere. Therefore, **no impact** would occur.

**Historical and Cultural Resources Element Discussion**

**a, c)** The HCRE sets goals, policies, and implementation strategies for the City's role in planning for Ferndale's unique historical and protected cultural features and its regional cultural setting in the Eel River Valley. For the same reasons as stated above for the Housing Element, the HCRE is a program level document and would result in **less than significant impacts** to population and housing.

**b)** The HCRE Element Update would not displace existing housing, necessitating the construction of replacement housing elsewhere. Therefore, **no impact** would occur.

| **Issues and Supporting Information** | **Potentially Significant Impact** | **Potentially Significant Unless Mitigated** | **Less Than Significant Impact** | **No Impact** |
|---|---|---|---|---|
| **PUBLIC SERVICES:** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | | | | |
| a) Fire protection? | | | | X |
| b) Police protection? | | | | X |
| c) Schools? | | | | X |

| Issues and Supporting Information | Potentially Significant Impact | Potentially Significant Unless Mitigated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| d) Parks? | | | | X |
| e) Other public facilities? | | | | X |

**Setting**
Within the City limits, police protection services, traffic patrol and animal services are provided by the Ferndale Police Department (FPD). The City is within the Ferndale Fire Protection District (FFPD) which is staffed by the Ferndale Volunteer Fire Department (FVFD). The City is served by the Ferndale Unified School District (FUSD) which is comprised of Ferndale Elementary School (grades K-8) and Ferndale High School (grades 9-12). The City owns two parks located at the southern end of town including Fireman's Park, which has a community building, picnic area, ball field, playground, and bocce ball courts; and Russ Park, which is a forested parcel of land with four trails through it. The City also has a library that is a branch of the Humboldt County Public Library system.

**Housing Element Discussion**
**a-e)** Adoption of the Housing Element would not affect the FFPD's ability to provide fire protection services, FUSD's ability to provide school services, or the City/ FPD's ability to provide police protection and park and recreation service. The Element would not require new or physically altered fire stations, police stations, schools, or park and recreational facilities.

Although the Housing Element would remove potential obstacles to residential development, it does not include proposals for new development or changes to existing General Plan land use designations/zoning, and would not increase the quantity or location of development beyond the amount already permitted by the General Plan. Thus, any increase in service calls associated with the Element has already been considered through the General Plan process. In addition, existing General Plan policies require that the City adopt regulations and fees to provide for adequate public services and facilities. Therefore, **no impact** would occur.

**GP/ZAs Discussion**
**a-e)** The proposed R2 General Plan text amendment would increase the allowable density by one du/acre, which is not a substantial increase and would not lead to significant growth or development impacts. The mapped R2 designated areas throughout the City would not change and these areas are already designated for residential development. The proposed H zone would make the existing duplex units on the Navy Housing site conforming, which facilitates the intended use without affecting other areas of the City designated/ zoned R1. Residential density/use of the site would not change. For similar reasons as stated above for the Housing Element, the GP/ZAs would not result in substantial adverse impacts to public services including fire and police protection, schools, and parks. Therefore, **no impact** would occur.

**Historical and Cultural Resources Element Discussion**
**a-e)** The HCRE sets goals, policies, and implementation strategies for the City's role in planning for Ferndale's unique historical and protected cultural features and its regional cultural setting in the Eel River Valley. For the same reasons as stated for the Housing Element, the HCRE is a

program level document and would not result in substantial adverse impacts to public services including fire and police protection, schools, and parks. Therefore, **no impact** would occur.

| Issues and Supporting Information | Potentially Significant Impact | Potentially Significant Unless Mitigated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **RECREATION:** | | | | |
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | | | | X |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | | | | X |

**Setting**
In addition to the two parks listed in the public services discussion above, Fireman's Park and Russ Park, the City contains the Humboldt County Fairgrounds which is used for a variety of regional activities, including but not limited to fairs, horse racing, and bicycle races. Although the City does not have a park standard or park dedication requirements, the City's existing park to population ratio exceeds the State's recommended Quimby Act guideline of 3-5 acres of parkland per 1,000 residents.

**Housing Element Discussion**
**a-b)** See Public Services discussion above. **No impact** would occur with respect to the provision of adequate park and recreational facilities.

**GP/ZAs Discussion**
**a-b)** See Public Services discussion above. **No impact** would occur with respect to the provision of adequate park and recreational facilities.

**Historical and Cultural Resources Element Discussion**
**a-b)** See Public Services discussion above. **No impact** would occur with respect to the provision of adequate park and recreational facilities.

| Issues and Supporting Information | Potentially Significant Impact | Potentially Significant Unless Mitigated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **TRANSPORTATION/TRAFFIC:** Would the project: | | | | |
| a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation systems, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and transit. | | | | X |

| Issues and Supporting Information | Potentially Significant Impact | Potentially Significant Unless Mitigated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? | | | | X |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | | | | X |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | | | | X |
| e) Result in inadequate emergency access? | | | | X |
| f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? | | | | X |

**Setting**

The City is located approximately 6 miles off Highway 101 on State Route 211, which turns into Main Street as it enters the City. Aside from Main Street, a majority of the City's roads are used for local residential traffic. The City does not have adopted level of service standards or other significance criteria for local roadways. The City is also not subject to a County congestion management program. The City of Ferndale has no adopted policies to support alternative transportation options and is not currently served by mass transit operators.

**Housing Element Discussion**

**a, b)** The proposed Housing Element and its related action programs would not directly result in development, would not change General Plan land use designations or zoning, and would not significantly impact Ferndale traffic. Furthermore, the City's General Plan and Municipal Code (Traffic Ordinance 04-01) contain policies and standards to mitigate and/or avoid significant traffic impacts, including providing safety and structural improvements to City streets based on existing travel needs. The City does not have adopted level of service standards or other significance criteria for local roadways. Humboldt County does not have a Congestion Management Agency (CMA) or an associated Congestion Management Program (CMP). At such time as any discretionary residential projects are proposed, associated traffic impacts will be evaluated and mitigated, as required, in accordance with CEQA. Therefore, the proposed Housing Element would not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system and would not have the potential to conflict with a congestion management plan. **No impact** would occur.

**c)** The City is not located within an airport land use plan or in the vicinity of a private airstrip. The Housing Element would not result in a change in air traffic patterns or an increase in air traffic levels. Therefore, **no impact** would occur.

**d, e)** The proposed Housing Element would not substantially increase hazards due to a design feature or incompatible uses (e.g., farm equipment), and would not result in inadequate emergency access. It does not include proposals for new development, new roads, or changes in existing General Plan land use designations and zoning, and would not introduce new traffic, including incompatible traffic such as farm equipment, to the City's road system. It would simply help implement the City's General Plan by removing potential obstacles to residential development in areas already designated for such development. In addition, the Housing Element would reinforce adopted polices and the City's General Plan Land Use Diagram which encourage/designate higher density residential development in the existing urban core and as second units throughout the City – these areas are already served by an existing grid street system developed to City standards. Finally: (1) City design standards set forth required roadway cross-section dimensions, turning radii requirements which have been formulated to provide adequate emergency access; (2) new development projects are reviewed by the FPD and FFPD to ensure adequate emergency access; and (3) the Safety Element of the City General Plan includes policies requiring the provision of adequate emergency access and adequate site distance. Therefore, **no impact** would occur.

**f)** The Element does not include specific development proposals or other proposals that could conflict with adopted policies, plans, or programs supporting alternative transportation. City General Plan policies require that new development include sidewalks and curbs. The Housing Element would not conflict with policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance of such facilities. Therefore, **no impact** would occur.

**GP/ZAs Discussion**

**a-f)** The proposed R2 General Plan text amendment would increase the allowable density by one du/acre, which is not a substantial increase and would not lead to significant growth or development impacts. The mapped R2 designated areas throughout the City would not change and these areas are already designated for residential development. The proposed H zone would make the existing duplex units on the Navy Housing site conforming, which facilitates the intended use without affecting other areas of the City designated/ zoned R1. Residential density/use of the site would not change. For similar reasons as stated above for the Housing Element, the GP/ZAs would not result in traffic/ transportation impacts. Therefore, **no impact** would occur.

**Historical and Cultural Resources Element Discussion**

**a-f)** The HCRE sets goals, policies, and implementation strategies for the City's role in planning for Ferndale's unique historical and protected cultural features and its regional cultural setting in the Eel River Valley. For the same reasons as stated above for the Housing Element, the HCRE is a program level document and would not result in traffic/ transportation impacts. Therefore, **no impact** would occur.

| Issues and Supporting Information | Potentially Significant Impact | Potentially Significant Unless Mitigated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **UTILITIES AND SERVICE SYSTEMS:** Would the project: | | | | |
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | | | X | |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | | | X | |
| c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | | | X | |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | | | | X |
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | | | X | |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | | | | X |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | | | | X |

## Setting

The City owns and operates a WWTF located just north of the City boundary within unincorporated Humboldt County. Treated wastewater discharges are regulated by the RWQCB Waste Discharge Requirements (WDR's). The RWQCB approved new WDRs for the City in July 2009, which allowed for a variance to Basin Plan requirements for the City's proposed WWTF upgrades. The City spent considerable time, effort and resources to comply with RWQCB requirements and to work towards the permitting and construction of WWTF upgrades.

The current WWTF project will upgrade aging facilities, improve treatment and disinfection methods, and increase efficiency. All upgrades are designed to meet RWQCB standards and modified WDRs. Proposed facility upgrades will not increase capacity of the WWTF; existing capacity is sufficient for current and anticipated future growth. The facility upgrades have been designed, permitted and construction is expected to be complete by 2012. The City was under a sewer moratorium due to RWQCB water quality concerns associated with the City's wastewater treatment facility for much of the previous Housing Element planning period. It is anticipated that WWTF upgrades will be completed within this Housing Element planning period. As sewer hookups become available, priority would be granted to proposed developments that include housing units affordable to lower income households (GC 65589.7).

The City's storm drain system includes drainage structures, drainage ditches, pipeline facilities and stream clearance activities. Del Oro Water Company supplies municipal water within the City of Ferndale. The City of Ferndale has franchised municipal solid waste collection services to Eel River Disposal and Resource Recovery (ERD). ERD offers Ferndale residents weekly garbage pickup and bi-weekly curbside recycling and greenwaste. Currently, ERD sends its waste to the Anderson Landfill in Shasta County (CalRecycle 2009). The landfill has an existing permitted capacity of 16.0 million cubic yards and is currently at approximately 50 percent of capacity (Ibid).

**Housing Element Discussion**

**a, b, e)** The City has received funding and permits and is scheduled to complete construction on the planned WWTF upgrades by 2012. Potential environmental impacts associated with the WWTF upgrades were evaluated in an Initial Study/Mitigated Negative Declaration prepared for the project (SCH#2006062115). Although the upgrades would maintain the existing 1 million gallon per day treatment capacity, the new system is more efficient and is sufficient for existing as well as projected future needs. Because the Element does not include specific development proposals, it would not directly require the construction of new wastewater conveyance or wastewater treatment facilities. However, the Element would encourage and help facilitate the development, rehabilitation, and redevelopment of housing in the City of Ferndale during the planning period (2009-2014). Thus, it could potentially indirectly require the construction of new utility conveyance infrastructure during the planning period. Because (1) WWTF upgrades are planned and (2) there is sufficient capacity for projected future needs, the Element would not exceed RWQCB wastewater treatment requirements and would not require the construction of new wastewater treatment facilities. In addition, at the time that specific discretionary residential development projects are proposed, the environmental effects of those proposals would be evaluated in accordance with CEQA and applicable City ordinances. Therefore, a **less then significant impact** would occur.

**c)** Because the Element does not include specific development proposals, it would not directly require the construction of new stormwater drainage facilities. The Element emphasizes infill development. Because utility infrastructure is typically already present at infill parcels, it is unlikely that infill development encouraged under the Element would require the construction of new utility infrastructure, including storm drainage facilities. However, the Element would also encourage residential development in more outlying areas where utility infrastructure may not yet exist. It may also indirectly contribute to the need to upsize downstream utility infrastructure. While the development of such new utility infrastructure could potentially result in environmental effects, the location, nature, extent, and significance of any such effects cannot be identified at this time given the current programmatic nature of planning and lack of specific development proposal. At the time that specific discretionary residential development projects are proposed, the environmental effects of those proposals would be evaluated in accordance with CEQA and relevant City policies including compliance with the Drainage Master Plan. Thus, a **less than significant impact** would occur.

**d)** The City of Ferndale water supply system's maximum capacity is 518,000 gallons per day. Current production average is approximately 208,000 gallons per day. Seventy percent of the water is pulled from springs on the southern end of Ferndale. The springs run at full capacity,

with back up production from the Van Ness Street Well. Del Oro Water Company has no plans to expand water services, as current operating levels of approximately 40% of capacity are sufficient. Given this, and given that the Element would encourage and/or help facilitate the construction of only 52 new residential units (e.g., 52 new water connections); the City has sufficient water supplies and water entitlements available to serve housing under the Element. No new or expanded water entitlements would be required. Thus, a **no impact** would occur.

**f, g)** Adoption of the Housing Element would have no impact on solid waste disposal needs, and would not result in violations of federal, state and local statutes and regulations related to solid waste. This is because: (1) the Element does not proposed new development which would increase solid waste generation in the City; and (2) the Element does not propose changes to existing land use designations or zoning which would increase the development potential and thus increase future solid waste generation in the City. Thus, a **no impact** would occur.

**GP/ZAs Discussion**

**a, b, c, e)** The proposed R2 General Plan text amendment would increase the allowable density by one du/acre, which is not a substantial increase and would not lead to significant growth or development impacts. The mapped R2 designated areas throughout the City would not change and these areas are already designated for residential development. The proposed H zone would make the existing duplex units on the Navy Housing site conforming, which facilitates the intended use without affecting other areas of the City designated/ zoned R1. Residential density/use of the site would not change. For similar reasons as stated above for the Housing Element, the GP/ZAs would not result in significant impacts to utilities and service systems. The GP/ZAs would not: exceed wastewater treatment requirements, result in the construction of new wastewater or water treatment facilities, result in the construction of new stormwater facilities, or exceed wastewater treatment capacity. Therefore, a **less than significant impact** would occur.

**d, f, g)** The GP/ZAs would not result in substantial additional water usage and would not require new or expanded water entitlements needed. Adoption of the GP/ZAs would have no substantial impact on solid waste disposal needs, and would not result in violations of federal, state and local statutes and regulations related to solid waste. Therefore, a **no impact** would occur.

**Historical and Cultural Resources Element Discussion**

**a, b, c, e)** The HCRE sets goals, policies, and implementation strategies for the City's role in planning for Ferndale's unique historical and protected cultural features and its regional cultural setting in the Eel River Valley. For the same reasons as stated above for the Housing Element, the HCRE is a program level document and would not result in significant impacts to utilities and service systems. The HCRE would not: exceed wastewater treatment requirements, result in the construction of new wastewater or water treatment facilities, result in the construction of new stormwater facilities, or exceed wastewater treatment capacity. Therefore, a **less than significant impact** would occur.

**d, f, g)** The HCRE would not result in additional water usage and would not require new or expanded water entitlements needed. Adoption of the HCRE would have no impact on solid waste disposal needs, and would not result in violations of federal, state and local statutes and regulations related to solid waste. Therefore, a **no impact** would occur.

| Issues and Supporting Information | Potentially Significant Impact | Potentially Significant Unless Mitigated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **MANDATORY FINDINGS OF SIGNIFICANCE:** | | | | |
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? | | | | X |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) | | | X | |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | | | | X |

**Discussion**

Certain mandatory findings of significance must be made to comply with CEQA Guidelines §15065. The Element has been analyzed, and it has been determined that it would not:

- Substantially degrade environmental quality;
- Substantially reduce fish or wildlife habitat;
- Cause a fish or wildlife population to fall below self-sustaining levels;
- Threaten to eliminate a plant or animal community;
- Reduce the numbers or range of a rare, threatened, or endangered species;
- Eliminate important examples of the major periods of California history or pre-history;
- Achieve short term goals to the disadvantage of long term goals;
- Have environmental effects that will directly or indirectly cause substantial adverse effects on human beings; or
- Have possible environmental effects that are individually limited but cumulatively considerable when viewed in connection with past, current, and reasonably anticipated future projects.

**Housing Element Discussion**

**a)** The Housing Element goals, policies and programs encourage and facilitate housing development, redevelopment and rehabilitation in Ferndale. While the City of Ferndale contains special-status species and their habitat, riparian habitat, and jurisdictional wetlands, the Element would not impact these resources because: (1) it does not include proposals for new development or associated entitlements; (2) it is consistent with the City's existing General Plan Land Use Map and zoning (e.g., no GPAs or rezones), and the residential development encouraged by the Element could be accommodated in these residentially designated/zoned areas; and (3) new discretionary residential projects would be subject to project-level environmental review and mitigation under CEQA. The Housing Element update would not have substantial adverse effects on special status species, riparian habitat, or wetlands and would not eliminate important examples of California's history or prehistory. Therefore, **no impact** would occur.

**b)** Many of the items reviewed as part of this initial study would result in No Impact. Many other topics were considered to have less than significant impacts, and where appropriate, findings were made with reference made to the Ferndale General Plan. The proposed project would not contribute to any significant cumulative impacts which may occur in the area in the future. Therefore, the impact would be **less than significant**.

**c)** The Element is consistent with General Plan policies and zoning requirements. In addition, the proposed project would not displace existing residents or employees, generate substantial pollution, or generate a substantial demand for public services or utilities. Therefore, the proposed project would not cause substantial adverse effects on human beings, either directly or indirectly and a **no impact** would occur.

**GP/ZAs Discussion**

**a, c,)** For similar reasons as stated above for the Housing Element, the GP/ZAs would not impact these resources because: (1) it does not include proposals for new development or associated entitlements and (2) new discretionary residential projects would be subject to project-level environmental review and mitigation under CEQA. The GP/ZAs would not have substantial adverse effects on special status species, riparian habitat, or wetlands and would not eliminate important examples of California's history or prehistory; and would not cause substantial adverse effects on human beings, either directly or indirectly. Therefore **no impact** would occur.

**b)** Many of the items reviewed as part of this initial study would result in No Impact. Many other topics were considered to have less than significant impacts, and where appropriate, findings were made with reference made to the Ferndale General Plan. The GP/ZAs would not have impacts that are cumulatively considerable. Therefore, the impact would be **less than significant**.

**Historical and Cultural Resources Element Discussion**

**a, c)** For the same reasons as stated above for the Housing Element, the HCRE is a program level document and would not have substantial adverse effects on special status species, riparian habitat, or wetlands and would not eliminate important examples of California's history or

prehistory; and would not cause substantial adverse effects on human beings, either directly or indirectly. Therefore **no impact** would occur.

**b)** Many of the items reviewed as part of this initial study would result in No Impact. Many other topics were considered to have less than significant impacts, and where appropriate, findings were made with reference made to the Ferndale General Plan. The HCRE would not have impacts that are cumulatively considerable. Therefore, the impact would be **less than significant**.

## REFERENCES

California Integrated Waste Management Board (CALRECYCLE), 2009. http://CalRecycle.ca.gov/profiles/juris/. Accessed September 2, 2009.

City of Ferndale, 1986. Ferndale General Plan.

City of Ferndale Zoning Ordinance 02-02.

GeoTracker, State Water Resources Control Board. (http://geotracker.waterboards.ca.gov/map/Default.asp?CMD=runreport&myaddress=Ferndale%2C+ca) Accessed October 11, 2011.

**RESOLUTION 2014-19**
**THE CITY COUNCIL OF THE CITY OF FERNDALE**
**GENERAL PLAN HOUSING ELEMENT UPDATE ADOPTION**

**WHEREAS,** the City of Ferndale updates the General Plan Housing Element periodically to comply with state requirements and regional housing needs allocations; and

**WHEREAS,** the General Plan Housing Element Update 2014 has been prepared to comply with Department of Housing and Community Development (HCD) certification requirements; and

**WHEREAS,** a certified Housing Element allows the City to apply for various housing program grants (CDBG, HOME, etc.) and implement regional housing goals, and provides an opportunity to build support for, and review, local housing goals; and

**WHEREAS,** the Planning Commission conducted a study session and public meeting on the Draft Housing Element Update 2014 on May 21, 2014 and recommended that the City Council authorize staff to submit the draft to HCD; and

**WHEREAS,** the City Council conducted a public meeting on the Draft Housing Element Update 2014 on June 5, 2014 and authorized staff to submit the draft to HCD; and

**WHEREAS,** HCD reviewed the Housing Element Update and requested minor revisions to comply with state housing regulations; and

**WHEREAS,** a letter from HCD received on July 3, 2014 verifies that these revisions bring the Housing Element into compliance with HCD statutory requirements and therefore will comply with State housing element law when the revisions are adopted and submitted to the HCD; and

**WHEREAS,** General Plan Element Updates are a discretionary Act Subject to the California Environmental Quality Act (CEQA); and

**WHEREAS,** on December 1, 2011, the City Council adopted an Initial Study/Negative Declaration (SCH# 2011112001) that programmatically evaluated the Housing Element Update 2012; and

**WHEREAS,** the Initial Study/Negative Declaration reflects the City's independent analysis and judgment; and

**WHEREAS,** an Addendum to the Initial Study/Negative Declaration was prepared demonstrating that the 2014 Housing Element update would not result in any of the conditions under which a subsequent EIR or Negative Declaration would be required pursuant to Public Resources Code §21166 or CEQA Guidelines §15164; and

**WHEREAS,** the Planning Commission and City Council have considered the Addendum along with the Initial Study/Negative Declaration and found that, on the basis of the whole record, there is no substantial evidence that the project will have a significant effect on the environment; and

**WHEREAS,** at a public meeting on July 16, 2014 and a public hearing on August 20, 2014 the Planning Commission reviewed and recommended that the City Council adopt the Revised Draft 2014 Housing Element Update; and

**WHEREAS,** the City made the Draft Housing Element Update 2014 available, held noticed public hearings, and heard testimony as part of those hearings, prior to taking action.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Ferndale adopts the General Plan Housing Element Update 2014.

**PASSED AND ADOPTED** on this 4th day of September, 2014 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Stuart Titus, Mayor

**Attest:**

_____
City Clerk / Deputy City Clerk

| | | | | | | |
|---|---|---|---|---|---|---|
| Meeting Date: | September 4, 2014 | | | Agenda Item Number | | 11.b |
| Agenda Item Title | Unmet Transit Needs Hearing | | | | | |
| Presented By: | City Manager, Jay Parrish | | | | | |
| Type of Item: | x | Action | | Discussion | | Information |
| Action Required: | | No Action | x | Voice Vote | | Roll Call Vote |

**CONDUCTING A 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

**RECOMMENDATION:**
Provide the public with the opportunity to give input on unmet needs. Consider unmet needs and direct staff to forward the unmet needs to the RTA worded as one of the three choices: (1) there are no unmet transit needs; (2) there are no unmet transit needs, which are reasonable to meet; (3) there are unmet transit needs, including those that are reasonable to meet.

**BACKGROUND:**
Please see the definitions of “Unmet Transit Needs” and “Reasonable to Meet” provided on the following pages from HCAOG.

State law requires the Regional Transportation Agencies and their composite communities address unmet transit needs on a yearly basis. This item provides the opportunity for the public to identify unmet needs and the Council to forward such needs to the RTA for consideration.

During the spring of each year the Humboldt County Association of Governments (HCAOG) conducts an unmet transit needs public hearing process within the jurisdictional area of Humboldt County. As part of the annual process each jurisdictional area within the county must conduct its own public hearing.

The decision of the public hearing must use specific terms during the decision to be able to receive the money from HCAOG. The four choices are:
(1) There are no unmet transit needs.
(2) There are no unmet transit needs, which are reasonable to meet.
(3) There are unmet transit needs, including those that are reasonable to meet.

In the event of finding that there are no unmet transit needs or that there are no unmet transit needs which are reasonable to meet, entities may expend TDA resources for non-transit purposes if excess funds remain. Finding that there are unmet transit needs, including those that are reasonable to meet, delivers a mandate to the respective entity to set aside funds, given that they are available, to implement a program to meet those needs deemed “reasonable to meet.”

**FINANCIAL IMPACT:** Unknown.

**HUMBOLDT COUNTY ASSOCIATION OF GOVERNMENTS**
611 I Street, Suite B
Eureka, CA 95501
(707) 444-8208
http://www.hcaog.net

Date: August 19, 2014

To: Humboldt County CAO, City Managers

From: Debra Dees, Associate Planner Debra Dees

Re: **Citizen Participation Process for Unmet Transit Needs FY 2015/16**

Each year, the Humboldt County Association of Governments (HCAOG), as the Regional Transportation Planning Agency (RTPA), conducts a citizen participation process to assess unmet transit needs within Humboldt County. This annual "unmet transit needs" process helps HCAOG properly apply funds provided through the Transportation Development Act (TDA). The HCAOG Board of Directors will hold a public hearing for community members to express any unmet needs they have for public transit and paratransit service. The HCAOG public hearing is scheduled for September 18, 2014.

Additionally, HCAOG encourages member entities to conduct separate hearings to receive constituent comments for their respective jurisdictions. We have attached a flyer containing the schedule of public hearing dates. The schedule for hearing dates has been provided to HCAOG's Social Services Transportation Advisory Council (SSTAC), and has been printed in the local newspaper. SSTAC members may attend various meetings as part of their responsibility to identify transit needs and recommend action by the RTPA.

The SSTAC, pursuant to Section 99238 of the TDA, annually shall recommend to HCAOG one of the following: That within the Regional Transportation Planning Agency's jurisdiction,

(A) there are no unmet transit needs; or

(B) there are no unmet transit needs that are reasonable to meet; or

(C) there are unmet transit needs, including needs that are reasonable to meet.

Entities are requested to receive constituent comments at respective public hearings without making individual findings. Per TDA law, the HCAOG Board as the regional transportation planning agency is the authority to determine Unmet Transit Need findings pursuant to Section 99401.5(d).

For your convenience, we have attached the adopted definitions (2011) and a synopsis of the citizen participation process for unmet transit needs.

When your entity has concluded its public hearing on unmet transit needs, please send HCAOG a record of generated comments or a meeting transcript. We request that all public hearing comments be received no later than **October 30, 2014**. We will include all entities' hearing records in the "Unmet Needs Report of Findings" for 2015-16.

Timely conduct of the hearing process, and submittal of the requested documentation, will allow for a January adoption of the Report, and avoid delays in the processing of TDA claims for FY 2015-16.

If we can assist you in this regard, or if you would like HCAOG staff to attend your hearing, please contact our office at 444-8208.

Attachments: A – Unmet Transit Needs Public Hearing Flyer

B – Synopsis: Citizen Participation Process for Unmet Transit Needs

C – Unmet Transit Needs Timeline

cc: Public Transit Operators

## Unmet Transit Needs Public Hearings

# Does local public transit meet your needs?

Whether you ride daily, occasionally or haven't tried transit yet, the Humboldt County Association of Governments (HCAOG) invites your comments about taking the bus or dial-a-ride and unmet transit needs that may exist in Humboldt County.

Please give us your thoughts by attending an Unmet Transit Needs Public Hearing or by providing your comments to HCAOG by September 30, 2014.

**City of Arcata**
**Wed, Sept 17, 2014 at 6:00 PM**
Arcata Council Chambers
736 F Street, Arcata

**City of Eureka**
**Tues, Aug 19, 2014 at 6:00 PM**
Eureka Council Chambers
531 K Street, Eureka

**City of Fortuna**
**Mon, Sept 15, 2014 at 6:00 PM**
Fortuna Council Chambers
621 11th Street, Fortuna

**City of Trinidad**
**Wed, Sept 10, 2014 at 6:00 PM**
Trinidad Council Chambers
409 Trinity Street, Trinidad

**City of Blue Lake**
**Tues, Sept 9, 2014 at 7:00 PM**
Skinner Store Bldg Behind City Hall
111 Greenwood Avenue, Blue Lake

**City of Ferndale**
**Thurs, Sept 4, 2014 at 7:00 PM**
Ferndale Council Chambers
834 Main Street, Ferndale

**City of Rio Dell**
**Tues, Sept 2, 2014 at 6:30 PM**
Rio Dell Council Chambers
675 Wildwood Avenue, Rio Dell

**Humboldt County Board of Supervisors**
**Tues, Sept 16, 2014 at 1:30 PM**
Board of Supervisors Chambers
825 Fifth Street, Eureka

**Humboldt County Association of Governments (HCAOG)**
***Thurs, September 18, 2014 at 4:00 PM***
Held at: Eureka Council Chambers
531 K Street, Eureka

*HCAOG Public Hearing – Persons who require special accommodations or translation services should contact HCAOG at least two days prior to the meeting.

**Mail Comments:**
HCAOG
611 I Street, Suite B
Eureka, CA 95501

**Email Comments:**
debra.dees@hcaog.net

**Phone Comments:**
(707) 444-8208

**Fax Comments:**
(707) 444-8319

**Online Comments:**
www.hcaog.net

# HCAOG

## Humboldt County Association of Governments

## SYNOPSIS:
## Citizen Participation Process for Assessing Unmet Transit Needs

**Transportation Development Act**

California's Transportation Development Act (TDA) legislates funding for transit purposes primarily, and for non-transit purposes under certain conditions. TDA funds are distributed through the Regional Transportation Planning Agencies (RTPA) throughout the state. An RTPA must assess its jurisdiction's "unmet transit needs" prior to allocating any TDA funds for purposes *not* directly related to public transit or facilities used exclusively by pedestrian and bicyclists.

**Public Process to Make a Finding**

Each year, HCAOG conducts a citizen participation process to receive public comment concerning transit needs within the RTPA jurisdiction. The HCAOG Social Services Transportation Advisory Council (SSTAC) leads the process to solicit broad input from transportation-dependent and transportation-disadvantaged persons. With recommendations from the SSTAC, at the end of the process the Board shall find that:

(a) there are no unmet transit needs; or
(b) there are no unmet transit needs which are reasonable to meet; or
(c) there are unmet transit needs, including those that are reasonable to meet. (Section 99401.5)

The Board shall make this finding as a result of testimony received, and based on HCAOG's adopted definitions (see box).

If the HCAOG Board finds that there are no unmet transit needs, or that there are no unmet transit needs which are reasonable to meet, entities may expend excess (unexpended) TDA funds for non-transit purposes. A finding that there are unmet transit needs, including those that are reasonable to meet, delivers a mandate to the respective entity to set aside funds, given that they are available, to implement a program to meet those needs deemed "reasonable to meet."

**DEFINITIONS**

**"Unmet transit needs"** are, at a minimum:

(1) Trips requested from residents who do not have access to public transportation, specialized transportation, or private transport services or resources for the purpose of traveling to medical care, shopping, social/recreational activities, education/training, and employment; or

(2) Proposed public transportation, specialized transportation, or private transport services that are identified in the following (but is not limited to): a Transportation Development Plan, Regional Transportation Plan, Coordinated Public Transit–Human Services Transportation Plan.

**"Reasonable to meet"** criteria:

(1) Whether a need is "reasonable to meet" shall **not** be determined by comparing unmet transit needs with the need for streets and roads, or for the sole reason that there is a lack of available resources to fully meet the identified need.

(2) New, expanded, or revised transit service that has not met performance standards in the first two full years of operation can be subject to termination as being unreasonable to meet.

(3) The transit operator (TDA claimant) that is expected to provide a new, expanded, or revised transit service indicates that it is operationally feasible.

(4) One and one time only, an unmet transit need may be found to be unreasonable to meet if time constraints make it infeasible to begin service within the coming fiscal year, or if more information is needed to determine whether or not the unmet transit need is reasonable to meet.

(over)

611 I Street, Suite B, Eureka, CA 95501 Phone: (707) 444-8208 Fax: 444-8319

The TDA directs HCAOG, as the RTPA, to make the finding that there are no unmet transit needs which are reasonable to meet prior to approving fund claims for street and road purposes.

**Public Hearings on "Unmet Transit Needs"**
HCAOG holds the single statutorily-required public hearing, In addition, HCAOG encourages all member entities to conduct hearings to receive constituent comments. HCAOG encourages entities to notify stakeholders of the public hearings with as much advance notice as is possible. We also encourage entities, to the fullest extent possible, to hold meetings during times that available transit is in service.

After conducting an "Unmet Transit Needs" hearing, the member entity forwards to HCAOG the public hearing's record of comments or transcript.

**Additional Opportunities for Public Comment on "Unmet Transit Needs"**
Comments may also be submitted to HCAOG anytime during the year via email, facebook, in person, or telephone at the addresses below. All comments receive the same consideration as those received at the public hearings.

| | |
|---|---|
| Email: | debra.dees@hcaog.net |
| Facebook: | www.facebook.com/hcaog |
| Mail or in person: | HCAOG Office<br>611 I Street, Suite B<br>Eureka, CA 95501 |
| Telephone: | (707) 444-8208 |

**Report of Findings**
HCAOG compiles public testimony and other comments from all entities, and includes it in the *Unmet Transit Needs Report of Findings* for the upcoming fiscal year. The report also covers demographic information of the transportation-dependent public, existing programs, and includes recommendations for meeting transit demands.

Timely conduct of the hearing process and submittal of the requested documentation allows HCAOG staff to prepare the *Report of Findings* for the Board to consider and adopt by January 2015, and thereby avoid delays in processing TDA claims for the upcoming fiscal year.

For questions or assistance regarding this Public Participation Process, contact HCAOG at (707) 444-8208 or email at debra.dees@hcaog.net.

| FY 2015-16<br>Unmet Transit Needs (UTN) Timeline | |
|---|---|
| **Action** | **Benchmark** |
| Consultation with SSTAC regarding forms of public outreach to be used in UTN process | July 2, 2014 |
| Request to Joint Powers Authority (JPA) member agencies to hold UTN public hearings during the month of September | July 28, 2014 |
| JPA member response to HCAOG regarding public hearing dates | August 8, 2014 |
| Post Public Hearing Schedules on HCAOG website | August 15, 2014 |
| Public Service Announcement | August 15, 2014 |
| HCAOG to print display ad for 30-day Notice of Public Hearing. Times Standard printing:<br>Sunday, August 17, 2014 and<br>Sunday, September 7, 2014 | Deadline for ad submittal Tuesday, August 12, 2014 |
| Distribution of public hearing schedule | August 15 through September 2014 |
| Comment period for UTN comments to be considered in this year's Report of Findings | Through September 30, 2014 |
| HCAOG (statutorily required) UTN Public Hearing | September 18, 2014 |
| JPA member UTN public hearings | By September 30, 2014 |
| JPA member UTN public hearing comments to HCAOG | By October 30, 2014 |
| Prepare Draft UTN Report of Findings | October 2014 |
| Review and comment period for the draft UTN Report of Findings (SSTAC special mtg - date to be determined (TBD)) | November 2014 (SSTAC) (Special Mtg – date TBD) |
| Review and comment period for the draft UTN Report of Findings (SCC and TAC) | December 15, 2014 (SCC)<br>January 2, 2015 (TAC) |
| Presentation of UTN Report of Findings<br>HCAOG Board consider adoption of UTN ROF | January 15, 2015<br>(HCAOG Board) |

| | | | | | | |
|---|---|---|---|---|---|---|
| Meeting Date: | September 4, 2014 | | | Agenda Item Number | | 11.c |
| Agenda Item Title: | Ordinance No. 2014-07 Amending Sign Ordinance 13-02 | | | | | |
| Presented by: | City Manager/Contract Planner | | | | | |
| Type of Item: | x | Action | | Discussion | | Information |
| Action Required: | | No Action | x | Voice Vote | | Roll Call Vote |

**RECOMMENDATION:**

Review and consider approval of Draft Ordinance 2014-07 Amending Sign Ordinance 13-02.

**BACKGROUND:**

As the City Council is aware there has been a lot of discussion in the Council Chambers and the community at-large about the implementation of the Sign Ordinance. At its regular meeting of May 1, 2014 the City Council placed a 90-day moratorium on enforcement of the provision of the Ordinance disallowing internally illuminated "Open" signs for the businesses that had been sent a courtesy letter; and at it's regular meeting of June 5, 2014 the Council placed a 90-day moratorium on enforcement of the provision of the Ordinance disallowing internally illuminated "Vacancy" signs to the two businesses that had been sent a courtesy letter.

The moratoriums were placed to give staff time to review the matter and suggest options for moving forward to the Council for deliberation and decision. After reviewing the issue, staff developed three options for the Council to consider relative to this provision of the Ordinance. At its regular meeting of August 7, 2014, the City Council voted unanimously to direct staff to bring forward amendments to the Sign Ordinance. The amendments should allow internally illuminated signs without regard to content (other than offensive) while maintaining and clarifying restrictions such as a maximum of three product signs that are internally illuminated per business, a maximum of two per window, and could include size limitations already in the Ordinance. Additionally, the Ordinance should require that internally illuminated signs are only lit when the business is open.

**DISCUSSION**

Staff has drafted the Ordinance containing the amendments to accomplish the Council's direction and the Draft was brought before the Planning Commission at its regular meeting on August 20, 2014. The Commission unanimously recommended approval of the Ordinance to the City Council. The Draft Ordinance is now before City Council for a First Reading.

ATTACHMENT:

Draft Ordinance 2014-07 Amending Sign Ordinance 13-02

[Please note: the Ordinance before the City Council, attached, only contains the sections of Sign Ordinance 13-02 that are being amended; to see a copy of the entire ordinance, go to the City's web site at ci.ferndale.ca.gov, click on Laws, and scroll down to the Sign Ordinance.

# ORDINANCE NO 2014-07

AN ORDINANCE OF THE CITY OF FERNDALE, STATE OF CALIFORNIA, AMENDING SIGN ORDINANCE 13-02 SECTIONS PERTAINING TO INTERNALLY ILLUMINATED SIGNS

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THE CITY COUNCIL OF THE CITY OF FERNDALE DOES ORDAIN AS FOLLOWS:

## Article 1 SHORT TITLE AND PURPOSE

§1.1 **Short Title:** This Ordinance shall be known and cited as "Amending Sign Ordinance 13-02 Internally Illuminated Signs."

§1.2 **Purpose:** The purpose of this Ordinance is to amend Sign Ordinance 13-02 to modify and clarify regulations pertaining to internally illuminated signs.

## Article 2 STATUTORY AUTHORITY

§2.1 The statutory authority for this Ordinance is California Government Code §65000 et seq., §65850(b), §38774, §38775, Business and Professions Code §5200 et seq. and §5490 et seq., Civil Code §713, and other applicable State laws.

## Article 3 GENERAL PROVISIONS

§3.1 The following changes shall be made to Sign Ordinance 13-02. The sections noted shall read as follows:

**Article 6 Exemptions from Sign Permit Requirements**

§6.2 **Permanent Signs.**

6.2.8 **Window Signs.** In all zones except residential zones, (R- zones), window signs in compliance with §10.10 of this Ordinance are allowed without a sign permit and are exempt from design review provided the signs are not internally illuminated, do not exceed two square feet per sign and do not exceed the aggregate signage allowed for the window.

**Article 7 Prohibited Signs**

All signs not expressly allowed by this Ordinance shall be prohibited, including the following:

~~§7.10 Internally illuminated signs except product signs;~~

§7.~~11~~ 10 Signs that simulate in color, size, or design, any traffic control sign or signal, or that make use of words, symbols, or characters in a manner that interferes with, misleads, or confuses pedestrian or vehicular traffic, or creates a safety hazard;

§7.~~12~~ 11 Any sign not established and maintained in compliance with the provisions of all applicable laws in effect at the time of original installation; and

§7.~~13~~ 12 Temporary and portable signs, except as specifically allowed elsewhere in this Ordinance.

**Article 10 Standards for Specific Sign Types**

**§10.5 ~~Product~~ Internally Illuminated Signs.** ~~Businesses may be permitted~~ ~~a~~ A maximum of ~~three~~ four ~~Product~~ Internally Illuminated signs, with a maximum of two per window, may be permitted provided the signs:

10.5.1 Shall be located in the building interior but not on doors or second story windows; and

10.5.2 Shall not blink, flash, flutter, or change intensity, brightness, or color; and

10.5.~~2~~ 3 Shall not exceed ~~four~~ three square feet; and

10.5.~~3~~ 4 Shall ~~May~~ be illuminated only during business hours~~.~~; and

10.5.5 Shall not exceed 15 watts or 1000 lumens; and

10.5.6 For those Internally Illuminated signs in windows, all signs in aggregate shall not exceed 25 percent of total window area.

## Article 4 ENACTMENT

§4.1 **Severability.** If any section, sub-section, paragraph, sentence, or word of this ordinance shall be held to be invalid, either on its face or as applied, the invalidity of such provision shall not affect the other sections, sub-sections, paragraphs, sentences and words of this Ordinance, and the applications thereof; and to that end the sections, sub-sections, paragraphs, sentences and words of this Ordinance shall be deemed to be severable.

§4.2 **Effective Date.** This Ordinance shall become effective 30 days after the date of its enactment.

**PASSED AND ADOPTED on this X$^{th}$ day of XXX 2014 by the following vote:**

AYES:
NOES:
ABSTAIN:
ABSENT:

Attest:

Elizabeth Conner, City Clerk

Stuart Titus, Mayor

| | | | |
|---|---|---|---|
| First Reading: | | Amended: | |
| Second Reading: | | | |
| Enacted: | | | |
| Amended: | | | |

DRAFT

# ***Section 12***

# ***BUSINESS***

| | | | | | | |
|---|---|---|---|---|---|---|
| Meeting Date: | September 4, 2014 | | | Agenda Item Number | | 12.a |
| Agenda Item Title | Consider Appointment of Member to Serve on the Design Review Committee | | | | | |
| Presented By: | City Manager | | | | | |
| Type of Item: | x | Action | | Discussion | | Information |
| Action Required: | | No Action | x | Voice Vote | | Roll Call Vote |

**RECOMMENDATION:**

Consider appointment of a member to serve on the Design Review Committee to the City Council.

**BACKGROUND:**

The Design Review Committee has been short a member since March of this year. The City Council, with the Planning Commission's recommendation, appointed Michael Warner to serve in that position at it's regular meeting of April, 2014. With Mr. Warner's appointment to the Planning Commission, that DRC seat is now vacant. City staff advertised and posted notice of the vacancy with a ten-day window and a deadline of June 11, 2014 to receive applications. An application from Marc Daniels was received on June 11, 2014 and is attached. No other applications for the position were received.

At the July 16, 2014 Planning Commission meeting, staff was directed to repost Design Review vacancy and continue to accept applications. Staff reposted vacancy with an application deadline of August 13, 2014. No other applications were received. At its regular meeting on August 20, 2014, the Planning Commission voted unanimously to recommend appointment of Marc Daniels to serve on the Design Review Committee.

**ATTACHMENTS:**

Marc Daniels Application

# City of Ferndale

## DESIGN REVIEW COMMITTEE APPLICATION

Name: Marc Daniels

Address: P.O. Box 1461

Phone: 707-834-3893 email: ayuxtam@yahoo.com

Please list education and/or experience which you feel relates to or would be beneficial to the role of Design Review Committee Member (this may include serving on a board, commission or council, past or present government or civic experience, completed courses or knowledge in planning, architecture, landscape architecture, historical restoration or similar experience related to the design of physical improvements, etc.)

I am a general contractor specializing in historic restoration. I've worked on many of the Victorian era buildings in and surrounding Ferndale.
I also operate a makerspace/school on Main Street called Mind's Eye Manufactory

Please describe your knowledge or familiarity with Ferndale's General Plan, Zoning Ordinance, and Design Review standards:

I have been on the Design Review Committee in the past and am familiar with local ordinances and Design Review standards

Please list any design review issues with which you may find yourself in conflict:

I own a building (393 Main Street) in the historic district

Applicant's Signature

06/09/14
Date

| | | | | | | |
|---|---|---|---|---|---|---|
| Meeting Date: | September 4, 2014 | | | Agenda Item Number | | 12.b |
| Agenda Item Title | Authorize City Manager to Send Support Letter to Bear River Band of Rohnerville Rancheria | | | | | |
| Presented By: | City Manager, Jay Parrish | | | | | |
| Type of Item: | x | Action | | Discussion | | Information |
| Action Required: | | No Action | x | Voice Vote | | Roll Call Vote |

**RECOMMENDATION:** Authorize City Manager to Send Support Letter to Bear River Band of Rohnerville Rancheria to support their efforts in their Eel River Restoration Planning Project.

**BACKGROUND:**
The City received a letter from Bear River Band of Rohnerville Rancheria requesting a letter of support for their Eel River Restoration Planning Project. Staff has drafted a letter for your consideration, attached.

**FINANCIAL IMPACT:** None.

**BEAR RIVER BAND of ROHNERVILLE RANCHERIA**
266 Keisner Road, Loleta, CA 95551, 707-733-1900, FAX 707-733-1723

August 12, 2013

**RE: Tribal Wildlife Grant Application**
**Project: Eel River Data Collection and Restoration Planning Project**

Grantee: U.S. Fish and Wildlife Service
Habitat Restoration Division
Attn: Damion Ciotti
11641 Blocker Drive, Suite 110
Auburn, CA 95603

Dear Community Members:

The Bear River Band of Rohnerville Rancheria is planning to submit a proposal for a Tribal Wildlife Grant next month in which long term plans will support the salmon and lamprey restoration in the Eel River. In addition, the Tribe would like to create an Advisory Group to assist with conservation planning. We welcome any feedback for the proposed objectives and/or would greatly appreciate a letter of support. The following grant funded activities are as follows:

1. Field research and laboratory results of water quality in the lower Eel River and estuary. Results to be maintained in basin-wide data base;

2. Field surveys and population monitoring. This information is key in the development of a strategic approach to the management of invasive species; and

3. Develop a Conservation Plan. Critical planning is needed for protection and enhancement of the Eel River.

The proposed project area is the lower Eel River and estuary from Scotia to the Pacific Ocean. If you need additional information or if you are interested in partnering in our project, please contact me or Kelli Spiers at (707)733-1900 ext 413.

Thank you for your time and support.

Sincerely,

Edwin Smith
Director of Environmental and Natural Resources
707-834-6480 edwinsmith@brb-nsn.gov

August 25, 2014

To: Damion Ciotti
Tribal Partnerships Specialist
Habitat Restoration Division
11641 Blocker Drive, Ste 110
Auburn, CA 95603

Re: Support Letter for Salt River Ecosystem Restoration, Humboldt County

Dear Mr. Ciotti,

The City of Ferndale is very supportive of the Bear River Band of Rohnerville Rancheira's proposed Salt River Ecosystem Restoration project. We recognize the tremendous potential to enhance fish and wildlife habitat by restoring the historic Salt River channel and estuary, while at the same time greatly reducing the duration of flooding in the project area. The loss of the Salt River channel has led to significant flooding problems which impose severe economic burdens on farmers and residents in the project area. The routine flooding also imperils the safe operation of the City of Ferndale's wastewater treatment plant. This facility depends on upon the success of the Salt River Ecosystem Restoration Project. In this sense, the Salt River Ecosystem Restoration Project will be a win-win for the environment and agriculture, and for Ferndale area residents.

The proposal includes fish and water quality which is required, and allows us to include another worthy partner in our project. Another item of significance is the re-vegetating part of the Salt River which will help stabilize the channel and help it function into the future.

We respectfully encourage you to support the Bear River Band of Rohnerville Rancheria's "Salt Marsh Ecosystem Restoration Monitoring" project in the Coastal Salt River Watershed for its habitat restoration, flood damage reduction, and economic revitalization potentials.

Sincerely,

Jay Parrish
City Manager

| | | | | | | |
|---|---|---|---|---|---|---|
| Meeting Date: | September 4, 2014 | | | Agenda Item Number | | 12.c |
| Agenda Item Title | Update from Ad Hoc Committee to Review and Recommend Potential Uses of the Old Nilsen Property | | | | | |
| Presented By: | City Council Members Brown and Sweeney | | | | | |
| Type of Item: | x | Action | | Discussion | | Information |
| Action Required: | | No Action | x | Voice Vote | | Roll Call Vote |

**RECOMMENDATION:**
Receive report from Council Members Brown and Sweeney on the activities of the Ad Hoc Committee to Review Potential Uses of the Old Nilsen Property and consider taking action.

**BACKGROUND**
At the City Council Meeting of December 5, 2013, the Council appointed Council Members Dan Brown and Michael Sweeney to the Ad Hoc Committee to Review and Recommend Potential Uses of the Old Nilsen Property. At the regular City Council meeting of February 6, 2014, Council Members Sweeney and Brown gave an update on the publically noticed walk-through of the Old Nilsen Barn and property. In that update, they invited members of the community to come forward with potential proposals for use of the property or a sub-section of the property in the ensuring 30 days. At the City Council meeting of March 6, 2014, Council Member Brown reported that no proposals for use of the property had come forward and the group was now considering the option of taking down the barn (in a manner that salvaged the old growth redwood) and using the lot as a parking lot.

The Ad Hoc Committee has held a series of meetings during spring and early summer with interested individuals to continue discussion on the best use of the Old Nielson property. The most recent meeting of the group was on July 10, 2014.

Phil Ostler has come forward with a plan to renovate the shed and to incorporate rooms for storage. The rental money would used to reimburse the renovation costs and then moneys would go to the city for a maintenance fund. The building would be saved at little to no costs from the City and then income would mostly go toward up-keep. Phil has raised approximately half the renovation estimations and the Ad Hoc Committee is waiting to see if he will be able to raise the needed amount or whether a different alternative will need to be selected.

**FINANCIAL IMPACT:**
None.

| Meeting Date: | September 4, 2014 | | | Agenda Item Number | | 12.d |
|---|---|---|---|---|---|---|
| Agenda Item Title | Rose Avenue Pedestrian Improvement Project (Phase 2) – Change Orders #1B and 8A | | | | | |
| Presented By: | Jay Parrish, City Manager and Praj White, City Engineer | | | | | |
| Type of Item: | x | Action | | Discussion | | Information |
| Action Required: | | No Action | x | Voice Vote | | Roll Call Vote |

**RECOMMENDATION:**
Approve authorization to execute final Change Orders #1B and #8A in the total amount of $1,021.05 to V & C Construction for the Rose Ave Pedestrian Improvement Project (Phase 2).

**BACKGROUND**
In November 2012, the City entered into an agreement with Caltrans to receive $250,000 of federal funds to construct sidewalks and curb ramps along Rose Avenue from Berding Street to McKinley Avenue. The breakdown in budget for this project is $18,000 for Project Approval & Environmental Document (PA&ED) and the Plans, Specifications and Estimates (PS&E), $197,256 for Construction and $34,744 for Construction Management.

The original Contract amount as bid was $155,558.00. As agreed upon with Caltrans, Base Bid Items 25 thru 30 totaling $8,995.50 shall be paid for by the City of Ferndale. The remainder of the items as bid totaling $146,562.50 shall be reimbursed to the City of Ferndale. Change order #1, 1A, 2, 3, 4, 5, 6, 7 8, and 8a for $48,248.50 was added to the contract contingent upon the council's approval of C/O #1B and #8A. See Project Summary table for proposed contract addition.

## Grant Summary

| | |
|---|---|
| Original Grant | $250,000.00 |
| Plan Specs and Estimate | $18,000.00 |
| Construction Management | $34,744.00 |
| Construction | $197,256.00 |

# Project Summary

| | | Eligible for Grant Reimbursement | City Cost | Total |
|---|---|---|---|---|
| Original Bid | Awarded | $146,562.50 | $8,995.50 | $155,558.50 |
| Change Order #1 | Awarded | $34,529.30 | | $34,529.30 |
| Change Order #1A | Awarded | $801.05 | | $801.05 |
| Change Order #1B | | -$377.35 | | -377.35 |
| Change Order #2 | Awarded | $6,067.50 | | $6,067.50 |
| Change Order #3 | Awarded | | $900.00 | $900.00 |
| Change Order #4 | Awarded | $1,665.00 | | $1,665.00 |
| Change Order #5 | Awarded | $800.00 | | $800.00 |
| Change Order #6 | Awarded | $200.00 | | $200.00 |
| Change Order #7 | Awarded | | $259.00 | $259.00 |
| Change Order #8 | Awarded | $2005.60 | | $2005.60 |
| Change Order #8A | | $1398.40 | | $1398.40 |
| Total | | $193,652.00 | $10,154.50 | $203,806.50 |

| | | | |
|---|---|---|---|
| Total Request Contract Change Amount | $1,021.05 | | $1,021.05 |
| Total Contract Amount | $203,806.50 | | |
| Remaining Contingency | $3,604.00 | | |

**Change Order Summary**

Change Order #1B – A cost decrease due to errors made in the calculations for Change Order 1A, which accounted for existing driveways widths that are wider than those shown on the plans.

Change Order #8A – Accounts for larger Rock Slope Protection (1 Ton) that was needed to stabilize and fill the remaining voids to match the original channel section up stream of the headwall. Change Order #8 was previously approved to install 1/4 Ton Rock Slope Protection.

The Change Order #8A reflects the difference in cost for materials and handling of the larger Rock Slope Protection.

*See attached Change Orders for further details – regarding Change Order #1B and 8A.*

Previous Change Orders were included in the last months Change Order Request. Project completion per contract will be extended by 26 working days from the original Contract.

| | |
|---|---|
| Working Days Specified in Contract | 30 |
| Date Work Commended | Wednesday, May 14th, 2014 |
| Original Date for Completion | Wednesday, June 25th, 2014 |
| Time Extension for Change Order #1/1A | 21 Days |
| Time Extension for Change Order #8 | 5 Days |
| Proposed Contract Completion Date | Monday, August 4th, 2014 |

**FINANCIAL IMPACT:** In addition to the original non-pedestrian related bid items #25-30 ($8995.50) the City would be responsible for paying $900 for the Change Order # 3 that includes six (6) the stop sign posts In addition the City would pay responsible for paying $259.00 for Change Order # 7 that includes the additional asphalt concrete required to complete the job. These funds will come from the TDA Street Projects account (#24315022). The remaining funds will be reimbursed to the City through CalTrans Local Assistance. In Summary the Grant will reimburse the City for $193,652.00 of the contract amount and The City will be responsible for approximately $10,154.50 of the contract amount.

STATE OF CALIFORNIA • DEPARTMENT OF TRANSPORTATION

# CHANGE ORDER

Sheet 1 of 2

CEM-4900 (REV 2/2014)

Change Requested by: ☒ Engineer ☐ Contractor

| CHANGE ORDER NO. | SUPPL. NUMBER | CONTRACT NUMBER | CO-RTE-PM | FEDERAL NUMBER(S) |
|---|---|---|---|---|
| 1B | | | 01-HUM-0-FER | RPSTPLE-5097(008) |

TO

Raymond Van Sickle, V&C Construction **, contractor**

*You are directed to make the following changes from the plans and specifications or do the following described work not included in the plans and specifications for this contract.* ***NOTE: This change order is not effective until approved by the engineer.***

Description of work to be done, estimate of quantities, and prices to be paid. (Segregate between additional work at contract price, agreed price, and force account.) Unless otherwise stated, rates for rental of equipment cover only such time as equipment is actually used and no allowance will be made for idle time. The last percentage shown is the net accumulated increase or decrease from the original quantity in the Bid Item List.

Change Order #1A was signed and executed on June 23, 2014 as shown on Sheets2 and 3. On August 1, 2014 an error was found in the calculations that were used to determine the total amount to paid for change 1A. The purpose of this Change Order is to correct the error that was made in Change Order to #1A. The following changes were included in Change Order #1A:
1) 940 Rose Avenue Driveway is 10 feet long from the back of sidewalk and 16 feet wide rather than 10 feet wide as shown on plans.
2) 960 Rose Avenue Driveway is seven feet long from the back of sidewalk and 10 feet wide rather than 6 feet wide shown on plans. In both case two feet feet of sidewalk curb and gutter were added to allow for an ADA complaint ramp.
3) 1040 Rose Avenue Driveway is eight feet long from the back of sidewalk and 10 wide rather than 6 feet wide shown on the plans.

Extra Work at Agreed Unit Price:
In accordance with Section 4-1.05, "Changes and Extra Work" of the 2010 Caltrans Specification, furnish and install, materials and equipment to install approximately 0.4 SY of 6" thick concrete driveway and 0.1 CY of Class 2 aggregate base, 4 SY of 4" thick concrete sidewalk, and 8 LF of A2-6 Curb as detailed below.

The revised calculations from Change Order 1A are as follows:
The increase in 6" concrete driveway =
10 LF x (16 -10) LF + 7 LF x (10 - 6) + 8 LF x (10 - 6) = 60 SF + 28 SF +32 SF= 6.66 SY + 3.11 SY + 3.55 SY = 13.3 SY
6" Class 2 Aggregate Base = (60 SF + 28 SF + 32 SF) x 0.5 FT = 60 Cubic foot = 2.2 CY
The increase in 4" concrete sidewalk =
2 x (2 LF + 2 LF) x (4.5 FT wide sidewalk) = 36 SF = 4 SY
The increase in A2-6 curb and gutter = 8 LF
4) 1035 Rose West Driveway does not exist and is not needed.
The decrease from approved Change Order #1:
6" concrete driveway = 14.5 LF x 8 LF =116 SF=12.9 SY
6" Class 2 Aggregate Base = (116 SF) x (0.5 FT) = 58 CF = 2.1 CY
Extra Work at Agreed Unit price: 6" thick concrete driveways = 13.3 SY - 12.9 SY = 0.4 SY@$58.00 = $23.20
Extra Work at Agreed Unit price: 6" Class 2 aggregate base is = 2.2 CY - 2.1 CY = 0.1@$45.00 = $4.50
Extra Work at Agreed Unit price: 4" thick concrete sidewalk is = 4SY@$45.00 = $180.00
Extra Work at Agreed Unit price: Type A2-6 Concrete curb = 8LF@$27.00 = $216.00
Total balance = $23.20 + $4.5 + $180.00 + $216.00 = $423.70

Total charged for Change Order 1A = $801.05
Actual cost of Change Order 1A as listed above = $423.70
Total reduction = $423.70 - $801.05 = -$377.35

This change does affect the controlling activity. No time adjustment is warranted.

**ADA Notice** For individuals with sensory disabilities, this document is available in alternate formats. For information, call (916) 654-6410, TTY 711, or write to Records and Forms Management, 1120 N Street, MS-89, Sacramento, CA 95814.

STATE OF CALIFORNIA • DEPARTMENT OF TRANSPORTATION

# CHANGE ORDER

Sheet 2 of 92

CEM-4900 (REV 2/2014)

| CHANGE ORDER NO. | SUPPL. NUMBER | CONTRACT NUMBER | CO-RTE-PM | FEDERAL NUMBER(S) |
|---|---|---|---|---|
| 1B | | | 01-HUM-0-FER | RPSTPLE-5097(008) |

Estimated Cost: ☐ Increase ☒ Decrease $ 377.35

For this order, the time of completion will be adjusted as follows: No time adjustment is warranted

**SUBMITTED BY**

| SIGNATURE | (PRINT NAME AND TITLE) | DATE |
|---|---|---|
| Yoash Tilles | Yoash Tilles, Resident Engineer | ~~07/21/14~~ 08/04/14 |

**APPROVAL RECOMMENDED BY**

| SIGNATURE | (PRINT NAME AND TITLE) | DATE |
|---|---|---|
| | | |

**ENGINEER APPROVAL BY**

| SIGNATURE | (PRINT NAME AND TITLE) | DATE |
|---|---|---|
| | PRAJ WHITE, City Engineer | 08/04/14 |

We, the undersigned contractor, have given careful consideration to the change proposed and agree to provide equipment, furnish materials, and perform the work specified above, and will accept as full payment the prices shown above. **NOTE: If you do not sign this order, you are directed to proceed with the ordered work. You may file a Request for Information within the time specified.**

**CONTRACTOR ACCEPTANCE BY**

| SIGNATURE | (PRINT NAME AND TITLE) | DATE |
|---|---|---|
| | | |

STATE OF CALIFORNIA • DEPARTMENT OF TRANSPORTATION

# CHANGE ORDER MEMORANDUM

CEM-4903 (REV 2/2014)

Page 1 of 1

DATE 8/04/2014

City of Ferndale

FROM Manhard Consulting

FILE
CONTRACT NO.
CO-RTE-PM 01-HUM-0-FER
FED NO. RPSTPLE-5097(008)

| CHANGE ORDER NO. | SUPPLEMENT NO. | CATEGORY CODE | CONTINGENCY BALANCE (Including this change) |
|---|---|---|---|
| 8A | | | $ 3,608.80 |

CHANGE ORDER AMOUNT $ 1,398.40 ☒ INCREASE ☐ DECREASE

HEADQUARTERS APPROVAL REQUIRED? ☐ YES ☐ NO

SUPPLEMENTAL FUNDS PROVIDED $

IS THIS REQUEST IN ACCORDANCE WITH ENVIRONMENTAL DOCUMENTS? ☐ YES ☐ NO

| ORIGINAL CONTRACT TIME: | TIME ADJUSTMENT THIS CHANGE: | PREVIOUSLY APPROVED TIME ADJUSTMENTS: | PERCENTAGE TIME ADJUSTED (Including this change) | TOTAL # OF UNRECONCILED DEFERRED TIME (Including this change) |
|---|---|---|---|---|
| 30 DAY(S) | 0 DAY(S) | 26 DAY(S) | 87% % | 0 |

THIS CHANGE ORDER PROVIDES FOR (Use additional pages as needed):

Change Order 8 was prepared and approved to install on both sides of the headwall 1/4 Ton Rock Slope Protection using Method A Placement. It was determined that larger rock (1 Ton) was needed to stabilize and fill the remaining voids on both sides of the headwall.

See Sheets 2 and 3 for proposed work.

Extra Work at Agreed Lump Sum

In accordance with Section 4-1.05, "Changes and Extra Work" and Section of the 2010 Caltrans Standard specifications, furnish all labor, materials and equipment to install approximately three (3) to four (4) - one (1) Ton Rock Slope protection on each side of the headwall in accordance with 2010 Caltrans Standards Specification 72-2 - Rock Slope Protection.

Contractor is compensated $2005.60 for Change Order 8. The total cost of the work is estimated at $3,404.00. The remainder, $1398.40 is to be paid for under this Change Order 8A. This sum constitutes full and complete compensation, for providing all labor, materials, equipment, tools, and incidentals, including all markups for this change.

**Time adjustment**

This change order does affect the controlling activity. No time adjustment is warranted.

**CONCURRED BY:**

| | DATE |
|---|---|
| CONSTRUCTION ENGINEER/BRIDGE ENGINEER | |
| PROJECT ENGINEER | 8-4-14 |
| PROJECT MANAGER | |
| FHWA REP. | |
| ENVIRONMENTAL | |
| OTHER (SPECIFY) | |
| | |
| HQ OR DISTRICT PRIOR APPROVAL BY | |
| RESIDENT ENGINEER SIGNATURE Yoash Tiles | 8/4/14 |

**ESTIMATE OF COST**

| ITEMS | THIS REQUEST | TOTAL TO DATE |
|---|---|---|
| FORCE ACCOUNT | | |
| AGREED PRICE | $1,398.40 | $47,084.70 |
| ADJUSTMENT | | |
| TOTAL | $1,398.40 | $47,084.70 |

**FEDERAL PARTICIPATION**

☐ PARTICIPATING ☐ PARTICIPATING IN PART ☐ NONE
☐ NON-PARTICIPATING (Maintenance) ☐ NON-PARTICIPATING

**FEDERAL SEGREGATION (If more than one funding source or P.I.P. type)**

☐ CHANGE ORDER FUNDED PER CONTRACT ☐ CHANGE ORDER FUNDED AS FOLLOWS

| FEDERAL FUNDING SOURCE | PERCENT |
|---|---|
| | |
| | |
| | |

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| | | | | | | |
|---|---|---|---|---|---|---|
| Meeting Date: | September 4, 2014 | | | Agenda Item Number | | 12.e |
| Agenda Item Title | Rose Avenue Pedestrian Improvement Project (Phase 2) – Progress Payment 4 – Final Payment | | | | | |
| Presented By: | Jay Parrish, City Manager and Praj White, City Engineer | | | | | |
| Type of Item: | x | Action | | Discussion | | Information |
| Action Required: | | No Action | x | Voice Vote | | Roll Call Vote |

**RECOMMENDATION:**
Approve authorization to pay Progress Payment #4 – Final Payment including all Change Orders and total Retention for $23,104.03 to V & C Construction for the Rose Ave Pedestrian Improvement Project (Phase 2).

**BACKGROUND**
In November 2012, the City entered into an agreement with Caltrans to receive $250,000 of federal funds to construct sidewalks and curb ramps along Rose Avenue from Berding Street to McKinley Avenue. The grant provided a budget of $197,256 for reimbursement of qualifying Construction expenses.

**Construction Billing Summary**

*See attached billing summary table*

Total Amount Due to Contractor V & C Construction for Pay Request #4 includes Change Orders and full release of Retention is: **$23,104.63.**

See attached Invoice's from V&C Construction for detailed information regarding work complete to date. This is the final billing and the project is complete.

**FINANCIAL IMPACT:** City is responsible for paying V&C Construction $23,104.63 of which $22,089.18 is reimbursable and $1,015.45 is a direct cost to the city.

## Construction Billing Summary

| | Original Contract | C/O #1 | C/O #1A | C/O #1B | C/O #2 | C/O #3 | C/O #4 | C/O #5 | C/O #6 | C/O #7 | C/O #8 | C/O #8A |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pay out Request #1 | $68,310.50 | | | | | | | | | | | |
| Pay out Request #1 Retention | -$6,831.05 | | | | | | | | | | | |
| Pay out Request #2 | *$59,257.50/*2,100.00 | | | | $6,067.50 | $900.00* | $1,665.00 | $800.00 | | | | |
| Pay out Request #2 Retention | -$6,135.75 | | | | -$606.75 | -$90.00 | -$166.50 | -$80.00 | | | | |
| Pay out Request #3 | $18,994.50/*$6,895.50 | $34,529.30 | $801.05 | | | | | | $200.00 | $259.00* | | |
| Pay out Request #3 Retention | $1,899.45/$689.55 | $3,452.93 | $80.10 | | | | | | $20.00 | $25.90 | | |
| Pay our Request #4 Original Contract Retention | $15,555.80 | | | | | | | | | | | |
| Pay Request #4 Change Order Request and Retention | | $3,452.93 | $80.10 | -$377.35 | $606.75 | $90.00 | $166.50 | $80.00 | $20.00 | $25.90 | $2,005.60 | $1,398.40 |
| Totals | $155,558.00 | $34,529.30 | $801.05 | -$377.35 | $6,067.50 | $900.00 | $1,665.00 | $800.00 | $200.00 | $259.00 | $2,005.60 | $1,398.40 |
| Reimbursable Total | $146,562.50 | $34,529.30 | $801.05 | -$377.35 | $6,067.50 | | $,1665.00 | $800.00 | $200.00 | | $2,005.60 | $1398.40 |
| Direct Cost Total | $8,995.50 | | | | | $900.0 | | | | $259.00 | | |

| | |
|---|---|
| **Total Reimbursable** | **$193,652.00** |
| **Total Direct** | **$10,154.50** |
| **Total Contract** | **$203,806.50** |

*Indicates direct cost to City.

V & C CONSTRUCTION, INC.

P.O. BOX 1269
MINDEN, NV 89423

# Estimate

| Date | Estimate # |
|---|---|
| 7/28/2014 | 320 |

| Name / Address |
|---|
| CITY OF FERNDALE<br>P.O. BOX 1095<br>FERNDALE, CA 95536 |

| JOB |
|---|
| |

| Unit | Description | Qty | Rate | Subtotal | Total |
|---|---|---|---|---|---|
| 02 Site Work | ROSE AVENUE PEDESTRIAN IMPROVMENTS CHANGE ORDER #8 INSTALL APPROXIMATELY 6-10 - 1/4 TON ROCK SLOPE PROTECTION ON EACH SIDE OF THE HEADWALL. | 1 | 2,005.60 | | 2,005.60 |
| | | | **Total** | | $2,005.60 |

Signature _____

| Phone # | Fax # |
|---|---|
| (775) 2671967 | (775) 267-1968 |

# V & C CONSTRUCTION, INC.

# Invoice

P.O. BOX 1269
MINDEN, NV 89423

| Date | Invoice # |
|---|---|
| 8/12/2014 | 8210 |

| Bill To |
|---|
| CITY OF FERNDALE<br>P.O. BOX 1095<br>FERNDALE, CA 95536 |

| P.O. No. | Terms | Project |
|---|---|---|
| ROSE AVE | Due on receipt | |

| Quantity | Description | Rate | Amount |
|---|---|---|---|
| | ROSE AVENUE PEDESTRIAN IMPROVEMENTS | | |
| 1 | CHANGE ORDERS BILLING #3 | 3,026.65 | 3,026.65 |
| 1 | CHANGE ORDERS RETENTION JOB COMPLETE | 4,522.18 | 4,522.18 |
| | | **Total** | $7,548.83 |

ROSE AVE PEDESTRIAN IMPROVEMENT PROJECT

CHANGE ORDERS
FINAL BILLING#3
WITH RETENTION

| Bid Item No. | Description of Work | Sched. Quantity | Quant. Prev. Sched. | Quant. This Period | Total Quantity To Date | Unit | Sched. Unit Cost | Sched. Contract Price | Amount Prev. Appr. | Amount This Period | Total Amount To Date |
|---|---|---|---|---|---|---|---|---|---|---|---|
| CO 1 | Additional Work Added 4/14/14 | 1 | 1 | 0.00 | 1.00 | LS | $34,529.30 | $34,529.30 | $34,529.30 | $0.00 | $34,529.30 |
| CO 1A | Additional Work Added | 1 | 1 | 0.00 | 1.00 | LS | $801.05 | $801.05 | $801.05 | $0.00 | $801.05 |
| CO 1B | Revised Calculation | 1 | | 1.00 | 1.00 | LS | -$377.35 | -$377.35 | $0.00 | -$377.35 | -$377.35 |
| CO 2 | Estimate #308 | 1 | 1 | 0.00 | 1.00 | LS | $6,067.50 | $6,067.50 | $6,067.50 | $0.00 | $6,067.50 |
| CO 3 | Estimate #306 (Paid by City of Ferndale) | 6 | 6 | 0.00 | 6.00 | EA | $150.00 | $900.00 | $900.00 | $0.00 | $900.00 |
| CO 4 | Estimate #309 | 37 | 37 | 0.00 | 37.00 | CY | $45.00 | $1,665.00 | $1,665.00 | $0.00 | $1,665.00 |
| CO 5 | Estimate #310 | 1 | 1 | 0.00 | 1.00 | LS | $800.00 | $800.00 | $800.00 | $0.00 | $800.00 |
| CO 6 | Change Order #6 Riser and G5 Box | 1 | 1 | 0.00 | 1.00 | LS | $200.00 | $200.00 | $200.00 | $0.00 | $200.00 |
| CO 7 | Changer Order #7 Additional Asphalt | 1 | 1 | 0.00 | 1.00 | LS | $259.00 | $259.00 | $259.00 | $0.00 | $259.00 |
| CO 8 | Change Order #8 Rock Slope | 1 | | 1.00 | 1.00 | LS | $2,005.60 | $2,005.60 | $0.00 | $2,005.60 | $2,005.60 |
| CO 8A | Change Order #8A Rock Slope | 1 | | 1.00 | 1.00 | LS | $1,398.40 | $1,398.40 | $0.00 | $1,398.40 | $1,398.40 |
| | **Work Complete To Date:** | | | | | | | $48,248.50 | $45,221.85 | $3,026.65 | $48,248.50 |
| | **Subtotal Amount Due:** | | | | | | | | $45,221.85 | $3,026.65 | $48,248.50 |
| | **Less Previous Payments:** | | | | | | | | $40,699.67 | $0.00 | $40,699.67 |
| | **Total Amount Due:** | | | | | | | | $4,522.18 | $3,026.65 | $7,548.83 |

# V & C CONSTRUCTION, INC.

# Invoice

P.O. BOX 1269
MINDEN, NV 89423

| Date | Invoice # |
|---|---|
| 8/12/2014 | 8211 |

| Bill To |
|---|
| CITY OF FERNDALE<br>P.O. BOX 1095<br>FERNDALE, CA 95536 |

| P.O. No. | Terms | Project |
|---|---|---|
| ROSE AVE | Due on receipt | |

| Quantity | Description | Rate | Amount |
|---|---|---|---|
| 1 | ROSE AVENUE PEDESTRIAN IMPROVEMENTS<br>RETENTION DUE - JOB COMPLETE | 15,555.80 | 15,555.80 |
| | | **Total** | $15,555.80 |

ROSE AVENUE PEDESTRIAN IMPROVEMENT PROJECT PHASE 2

FINAL BILLING #4
RETENTION

| Bid Item No | Description of Work | Sched. Quantity | Quant. Prev. Sched. | Quant. This Period | Total Quantity To Date | Unit | Sched. Unit Cost | Sched. Contract Price | Amount Prev. Appr. | Amount This Period | Total Amount To Date |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | Mobilization | 1 | 1 | 0.00 | 1.00 | LS | $9,500.00 | $9,500.00 | $9,500.00 | $0.00 | $9,500.00 |
| 2 | Construction Stakeout | 1 | 1.00 | 0.00 | 1.00 | LS | $1,500.00 | $1,500.00 | $1,500.00 | $0.00 | $1,500.00 |
| 3 | Erosion Control | 1 | 1 | 0.00 | 1.00 | LS | $2,500.00 | $2,500.00 | $2,500.00 | $0.00 | $2,500.00 |
| 4 | Maintenance of Traffic | 1 | 1 | 0.00 | 1.00 | LS | $2,000.00 | $2,000.00 | $2,000.00 | $0.00 | $2,000.00 |
| 5 | Misc Demolition | 1 | 1 | 0.00 | 1.00 | EA | $39,000.00 | $39,000.00 | $39,000.00 | $0.00 | $39,000.00 |
| 6 | Clearing & Grubbing | 1 | 1 | 0.00 | 1.00 | EA | $7,500.00 | $7,500.00 | $7,500.00 | $0.00 | $7,500.00 |
| 7 | Misc Excavation/Embankment | 1 | 1 | 0.00 | 1.00 | EA | $5,000.00 | $5,000.00 | $5,000.00 | $0.00 | $5,000.00 |
| 8 | Unsuitable Excavation | 1 | 1 | 0.00 | 1.00 | CY | $50.00 | $50.00 | $50.00 | $0.00 | $50.00 |
| 9 | 4" Thick Concrete Sidewalk | 397 | 397 | 0.00 | 397.00 | SY | $45.00 | $17,865.00 | $17,865.00 | $0.00 | $17,865.00 |
| 10 | 6" Thick Concrete Driveway | 193 | 193 | 0.00 | 193.00 | SY | $58.00 | $11,194.00 | $11,194.00 | $0.00 | $11,194.00 |
| 11 | Type A2-6 Concrete Curb | 349 | 349 | 0.00 | 349.00 | LF | $27.00 | $9,423.00 | $9,423.00 | $0.00 | $9,423.00 |
| 12 | Type B-4 Concrete Curb | 316 | 316 | 0.00 | 316.00 | LF | $24.00 | $7,584.00 | $7,584.00 | $0.00 | $7,584.00 |
| 13 | Concrete Valley Gutter | 20 | 20 | 0.00 | 20.00 | LF | $52.00 | $1,040.00 | $1,040.00 | $0.00 | $1,040.00 |
| 14 | Class II Agg Base | 75 | 75 | 0.00 | 75.00 | CY | $45.00 | $3,375.00 | $3,375.00 | $0.00 | $3,375.00 |
| 15 | Asphalt Pavement Type "B" | 13 | 13 | 0.00 | 13.00 | TN | $185.00 | $2,405.00 | $2,405.00 | $0.00 | $2,405.00 |
| 16 | 30" RCP Class III Pipe | 18 | 18 | 0.00 | 18.00 | LF | $175.00 | $3,150.00 | $3,150.00 | $0.00 | $3,150.00 |
| 17 | Dissimilar Collar | 2 | 2 | 0.00 | 2.00 | EA | $1,500.00 | $3,000.00 | $3,000.00 | $0.00 | $3,000.00 |
| 18 | Drainage Structure | 1 | 1 | 0.00 | 1.00 | EA | $2,600.00 | $2,600.00 | $2,600.00 | $0.00 | $2,600.00 |
| 19 | Concrete Headwall | 1 | 1 | 0.00 | 1.00 | EA | $6,000.00 | $6,000.00 | $6,000.00 | $0.00 | $6,000.00 |
| 20 | Aluminum Handrail | 15 | 15 | 0.00 | 15.00 | LF | $175.00 | $2,625.00 | $2,625.00 | $0.00 | $2,625.00 |
| 21 | Root Barrier | 36 | 36 | 0.00 | 36.00 | LF | $12.00 | $432.00 | $432.00 | $0.00 | $432.00 |
| 22 | Seed & Mulch | 100 | 100 | 0.00 | 100.00 | SY | $5.40 | $540.00 | $540.00 | $0.00 | $540.00 |
| 23 | Existing Pavement Marking Removal | 1 | 1 | 0.00 | 1.00 | LS | $3,700.00 | $3,700.00 | $3,700.00 | $0.00 | $3,700.00 |
| 24 | Traffic Stripe Paint 12" White | 645 | 645 | 0.00 | 645.00 | LF | $7.10 | $4,579.50 | $4,579.50 | $0.00 | $4,579.50 |
| 25 | Traffic Stripe Paint 24" White | 66 | 66 | 0.00 | 66.00 | LF | $8.50 | $561.00 | $561.00 | $0.00 | $561.00 |
| 26 | Traffic Stripe Paint 4" Double Yellow | 83 | 83 | 0.00 | 83.00 | LF | $9.00 | $747.00 | $747.00 | $0.00 | $747.00 |
| 27 | Traffic Stripe Paint 18" Yellow | 50 | 50 | 0.00 | 50.00 | LF | $12.00 | $600.00 | $600.00 | $0.00 | $600.00 |
| 28 | Traffic Stripe Paint "STOP" | 6 | 6 | 0.00 | 6.00 | EA | $400.00 | $2,400.00 | $2,400.00 | $0.00 | $2,400.00 |
| 29 | Traffic Stripe Paint Red Curb | 345 | 345 | 0.00 | 345.00 | LF | $7.50 | $2,587.50 | $2,587.50 | $0.00 | $2,587.50 |
| 30 | Relocate Existing Sign Post | 6 | 6 | 0.00 | 6.00 | EA | $350.00 | $2,100.00 | $2,100.00 | $0.00 | $2,100.00 |
| | **TOTAL CONTRACT AMOUNT** | | | | | | | **$155,558.00** | **$155,558.00** | **$0.00** | **$155,558.00** |
| | **Work Complete To Date:** | | | | | | | $155,558.00 | $155,558.00 | $0.00 | $155,558.00 |
| | **Subtotal Amount Due:** | | | | | | | | | $0.00 | $0.00 |
| | **Less Previous Payments:** | | | | | | | | $155,558.00 | $0.00 | $155,558.00 |
| | **Total Amount Due:** | | | | | | | | $140,002.20 | $0.00 | $140,002.20 |
| | | | | | | | | | $15,555.80 | $0.00 | $15,555.80 |

| Meeting Date: | September 4, 2014 | | | Agenda Item Number | | 12.f |
|---|---|---|---|---|---|---|
| Agenda Item Title: | Adoption of Gann Appropriations Spending Limitation for Fiscal Year 2014-2015 | | | | | |
| Presented By: | City Manager Jay Parrish | | | | | |
| Type of Item: | X | Action | | Discussion | | Information |
| Action Required: | | No Action | x | Voice Vote | | Roll Call Vote |

**RECOMMENDATION**

Approve Resolution number 2014-17 Adoption of Gann Appropriations Spending Limitation for Fiscal Year 2014-2015

**BACKGROUND:**

Pursuant to California Constitution Article XIII (B) (Proposition 4), public entities are required to conform to budgetary guidelines set forth in the Gann Initiative. The purpose of Article XIII (B) is to constrain fiscal growth in government by limiting the proceeds of taxes that may be appropriated each year. Each year's limit may be adjusted for increase in cost of living (California per capita income) and population. For special districts, if the district is located entirely within one county, the county's population change factor is to be used. The limit may also be changed in the event of a transfer of fiscal responsibility. The California Department of Finance is mandated to provide the requisite price and population change data for local jurisdictions to calculate their appropriations limit.

**DISCUSSION:**

Each year the City Council is required to pass a resolution with the finding that the annual budget for the fiscal year is within the appropriations limit. This resolution must be passed by the end of calendar year.

**FINANCIAL IMPACT:** None

**RESOLUTION NO. 2014-17**
**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FERNDALE**
**ESTABLISHING THE ADJUSTED APPROPRIATION LIMITATIONS OF THE CITY OF FERNDALE**
**FOR FISCAL YEAR 2014-2015**

**WHEREAS**, The City Council of the City of Ferndale adopted budgets for Fiscal Year 2014-2015

**WHEREAS**, as required by Section 7910 of the Governmental Code, the City Council of the City of Ferndale does resolve as follows:

**Section 1.** The City Council of the City of Ferndale hereby reports that the estimated actual appropriations subject to limit for the City of Ferndale for the fiscal year 2013-2014 are $573,540 and will not exceed the $733,023 appropriation limitation as amended for the 2013-2014 fiscal year.

**Section 2**. The City Council of the City of Ferndale hereby establishes the appropriation limitation for the City of Ferndale for fiscal year 2014-2015 to be $731,337, which exceeds the estimated actual appropriations subject to limit of $627,485.

**Section 3**. The compound factor used in calculating the 2014-2015 limitation was .9948%, which represents the change in City population and California per capita income.

**INTRODUCED, PASSED AND ADOPTED** this 4th day of September, 2014 by the following vote:

AYES:
NOTES:
ABSENT:
ABSTAIN:

_____
Stuart Titus, Mayor

_____
Deputy City Clerk/City Clerk

## CITY OF FERNDALE

Gann Appropriation Limits Schedule
For the year ending June 30, 2015

| | Amount | Source |
|---|---|---|
| A. Appropriations limit for the year ending June 30, 2014 | $733,023 | Prior year schedule |
| B. Calculation Factors: | | |
| 1. Population Increase % | 0.9971 | State Department of Finance |
| 2. Inflation % | 0.9977 | State Department of Finance |
| 3. Total adjustment factor | 0.9948 | B1 x B2 |
| C. Annual Adjustment Increase | (1,686) | [(B3-1)A)] |
| D. Other Adjustments | | |
| Loss Responsibility (-) | N/A | |
| Transfers to Private (-) | N/A | |
| Transfers to fees (-) | N/A | |
| Assumed Responsibility (+) | N/A | |
| E. Total Adjustments | (1,686) | (C+D) |
| F. Appropriations limit for the year ending June 30, 2015 | $731,337 | (A+E) |

| | | | | | | |
|---|---|---|---|---|---|---|
| Meeting Date: | September 4, 2014 | | | Agenda Item Number | | 12.g |
| Agenda Item Title | Approve Response to Grand Jury Report | | | | | |
| Presented By: | City Manager, Jay Parrish | | | | | |
| Type of Item: | x | Action | | Discussion | | Information |
| Action Required: | | No Action | x | Voice Vote | | Roll Call Vote |

**RECOMMENDATION:**
Review letter from Police Chief Bret Smith responding to Grand Jury Report dated July 31, 2014 and consider authorizing sending of the letter.

**BACKGROUND:**
The Humboldt County Grand Jury issued a report on dealing with children in crisis on July 31, 2014 and asked all local jurisdictions to respond.

**FINANCIAL IMPACT:** None.

GRAND JURY
COUNTY OF HUMBOLDT
825 FIFTH STREET
EUREKA, CALIFORNIA 95501-1153 PHONE (707) 476-2475

July 31, 2014

City Council
City of Ferndale
834 Main Street
Ferndale, California 95536

RE: Grand Jury Report: HOW DO WE DEAL WITH CHILDREN IN CRISIS?

City Council Members:

Enclosed please find a copy of the above report by the 2013-2014 Humboldt County Grand Jury.

Please note that Penal Code § 993.05 prohibits any disclosure of the contents of this report by a public agency or its officers or governing body prior to its release to the public, which will occur three days after the date of this letter.

Please submit your response to the Presiding Judge as follows:

Hard copy to: Honorable Dale A. Reinholtsen, Presiding Judge
Superior Court of California, County of Humboldt
825 5th Street
Eureka, California 95501

Hard copy to: Foreperson
Humboldt County Grand Jury
825 5th Street
Eureka, California 95501

Responses are public records. The clerk of your public agency must maintain a copy of your response.

If you have questions regarding this matter, please contact the Grand Jury.

Sincerely,

R.A. Yeider

Richard Yeider, Foreperson
2013-2014 Humboldt County Grand Jury
707-476-2475
grandjury@co.humboldt.ca.us.

- ☐ Grand Jury file
- ☒ Correspondence
- ☐ CC members
- ☐ City Manager
- ☐ Police Chief

RECEIVED
JUL 30 2014
BY: .....

RECEIVED
JUL 30 2014
BY: .....

# HOW DO WE DEAL WITH CHILDREN IN CRISIS?

## SUMMARY

The 2013-2014 Humboldt County Grand Jury received a complaint stating that the complainant witnessed the police handcuffing a child less than 13 years old. The Grand Jury thought this case might reveal an underlying policy problem, and investigated the policies used in dealing with children in crisis. We learned that unless a child is already a client of the social services system or has a Court Appointed Special Advocate, the only available respondents for children in crisis are the police. Sempervirens has an emergency unit for children but the child has to be brought to the facility for treatment. Although some law enforcement officers receive Crisis Intervention Training, this training does not address the special needs of children under the age of 16.

All witnesses interviewed for this investigation confirmed that the lack of crisis intervention services for this age group is a serious problem. The Grand Jury's recommendations include making Crisis Intervention Training mandatory for all law enforcement officers. We also recommend that the training be expanded to include appropriate responses to children under the age of 16.

## BACKGROUND

In response to this complaint, an official representing the Eureka Police Department stated the police were called to a shelter because of a child who was having a serious crisis. The child was out of control, and had to be restrained by the adults around him. The official stated the police used standard procedures and described the complaint as unfounded.

The complainant described a different version of the event. He stated that while he was out one morning, he witnessed the police handcuffing a young child whom he described as being compliant and confused.

We inquired if other options were available or feasible for children in crisis, such as setting up a rapid response mobile unit staffed by mental health personnel. Some other counties and cities do have such mobile crisis units. The law enforcement personnel we interviewed stated a situation such as the one described above was rare.

## APPROACH

We first interviewed the complainant who had witnessed the child being handcuffed. We then interviewed a juvenile parole officer, a staff member of Court Appointed Special Advocates, a staff member of the County Department of Health and Human Services, a crisis intervention trainer, and a police officer.

## DISCUSSION

A child was in crisis at the shelter where he was staying, and the police were called in to assist. The police were in the process of handcuffing the youth, as the complainant came upon the scene. Upon observing the handcuffing, he stopped and watched the process. The complainant claimed the child was not resisting, and was handcuffed and put in the police car without incident. He believed that there must be a better way to handle an apparently depressed and compliant child other than by handcuffing him.

At present there is no other alternative in handling this type of situation in our county. We found that in some more affluent counties, mobile first responder units, comprised of social workers and officers, are called to handle similar situations. Our county does not have this service available for troubled youths. We also found that with the exception of one law enforcement agency, police officers are not required to take Crisis Intervention Training, and that the training available in Humboldt County does not address dealing with children younger than 16. Although Crisis Intervention Training is available to all law enforcement personnel in the cities and the County, several witnesses said that less than 1/3 of officers participate in it.

## FINDINGS

F1. There are very few public services available for young children in crisis who are not connected with a social welfare system. Children connected to a social service system may have more resources available.

F2. At present there is no alternative to police being the first respondents to young children in crisis who do not have a social worker. Children who are connected to the social service system may have a wider choice of first responders.

F3. Some police officers take Crisis Intervention Training on a voluntary basis, but with the exception of one law enforcement agency, this training is not mandatory for all.

## RECOMMENDATIONS

R1. Crisis Intervention Training should be mandatory for all law enforcement officers. The Citizen Enforcement Liaison Committee and the Department of Health and Human Services have offered to pay for such training. (F3)

R2. The curriculum of Crisis Intervention Training should include responses to children younger than 16 in a life-threatening situation. (F3)

R3. Professionals of Child Welfare Services (CWS) should be called as first responders in addition to police when children are in crisis, whether or not such children are already CWS clients. (F1, F2)

## REQUEST FOR RESPONSES

Pursuant to Penal Code section 933.05, the following responses are required:

- The Humboldt County Board of Supervisors (R1, R2, R3)
- The Humboldt County Sheriff (R1, R2, R3)
- The City Council of Arcata (R1, R2)
- The City Council of Blue Lake (R1, R2)
- The City Council of Eureka (R1, R2)
- The City Council of Ferndale (R1, R2)
- The City Council of Fortuna (R1, R2)
- The City Council of Rio Dell (R1, R2)
- The City Council of Trinidad (R1, R2)

The Grand Jury invites the following individuals to respond:

- The Director of the Humboldt County Department of Health and Human Services (R3)
- The Arcata Chief of Police (R1, R2)
- The Blue Lake City Manager (R1, R2)
- The Eureka Chief of Police (R1, R2)
- The Ferndale Chief of Police (R1, R2)
- The Fortuna Chief of Police (R1, R2)
- The Rio Dell Chief of Police (R1, R2)
- The Trinidad City Manager (R1, R2)

Reports issued by the Grand Jury do not identify individuals interviewed. Penal Code § 929 requires that reports of the Grand Jury not contain the name of any person or facts leading to the identity of any person who provides information to the Grand Jury.

# FERNDALE POLICE DEPARTMENT

**Bret A. Smith, Chief of Police**

**600 BERDING STREET • P.O. BOX 1096 FERNDALE, CA 95536**
**PHONE: (707) 786-4025 FAX: (707) 786-4015**


August 11, 2013

Richard Yeider, Foreperson
2013-2014 Grand Jury
County of Humboldt
825 Fifth Street
Eureka, CA 95501-1153

Foreperson Yeider:

On behalf of the City of Ferndale and the Ferndale Police Department, I take this opportunity to respond to the Grand Jury's request regarding **"How Do We Deal With Children in Crisis?"**

R1. **Crisis Intervention Training.** The City of Ferndale and the Ferndale Police Department strongly support formal Crisis Intervention Training in Humboldt County. We appreciate the Citizen Enforcement Liaison Committee and Department of Health and Human Services' offer to pay for such training. However, for small departments such as Ferndale, with limited staffing and budget constraints, we must consider the cost of overtime compensation for officers either attending the training or covering for officers at the training. This is a variable for consideration when mandating such training.

R2. **Crisis Intervention Training Curriculum.** The City of Ferndale and the Ferndale Police Department support adding curriculum that includes addressing responses to children in crisis younger than 16 years of age.

R3. **Child Welfare Service as First Responders.** The City of Ferndale and the Ferndale Police Department support Child Welfare Services' involvement. However, our experience with Child Welfare Services has been earmarked with extended response times to request for assistance in the Eel River Valley. This may be due to Child Welfare Services offices and staff being located in Eureka. This lag time could be a realistic obstacle for Child Welfare Services participating as first responders.

Page 2.

The City of Ferndale and the Ferndale Police Department appreciate the opportunity to respond to the Grand Jury's recommendations regarding "Children in Crisis."

Please do not hesitate to contact me if you should need further information.

Sincerely,

Bret A. Smith
Chief of Police

c: Honorable Dale A. Reinholtzen, Presiding Judge
Superior Court of California, County of Humboldt
825 5th Street
Eureka, CA 95501

| | | | | | | |
|---|---|---|---|---|---|---|
| Meeting Date: | September 4, 2014 | | | Agenda Item Number | | 12.h |
| Agenda Item Title: | Resolution 2014-18 Authorizing the City to Borrow Funds from North Valley Bank (NVB) | | | | | |
| Presented By: | Jay Parrish, City Manager | | | | | |
| Type of Item: | x | Action | | Discussion | | Information |
| Action Required: | | No Action | x | Voice Vote | | Roll Call Vote |

**RECOMMENDATION:**

Approve Resolution 2014-18 Annual Renewal of NVB loan for FEMA Francis Creek Project Matching Funds.

**DISCUSSION:**

The City of Ferndale applied for a $2,436,000.00 Hazard Mitigation Grant to reduce the frequency of flooding in the City from Francis Creek from the Federal Emergency Management Agency.

The loan department at North Valley Bank requires a new resolution each year to renew the City's loan. If approved, Resolution 2014-18 will replace last year's Resolution 2013-37.

**FINANCIAL IMPACT:**

Staff anticipates the total annual payment (line item #26315194 in the 2014-2015 budget) for this loan will be $16,488.

**RESOLUTION NO. 2014-18**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FERNDALE AUTHORIZING THE CITY TO BORROW FUNDS FROM NORTH VALLEY BANK (Replaces 2013-37)**

**WHEREAS**, the City of Ferndale applied for a $2,436,000.00 Hazard Mitigation Grant to reduce the frequency of flooding in the City from Francis Creek from the Federal Emergency Management Agency; and

**WHEREAS,** the City of Ferndale was required to provide matching funds for twenty-five percent (25%) of the approved project; and

**WHEREAS**, the City of Ferndale found it necessary to borrow a portion of the required matching funds; and

**WHEREAS,** Resolution 2013-37 is replaced by this Resolution.

**NOW, THEREFORE BE IT RESOLVED**, That the City of Ferndale shall be authorized to borrow an amount not to exceed ONE HUNDRED FIFTEEN THOUSAND, TWO HUNDRED SEVENTY EIGHT AND 50/100 DOLLARS ($115,278.50) at a rate not to exceed FOUR AND ONE QUARTER PER CENT (4.25%) from NORTH VALLEY BANK with a maturity date of August 30, 2015. Payments amortized over 20 years all due and payable annually; and

**BE IT FURTHER RESOLVED**, That the loan (Loan Number 3000010745) is designated as a qualifying tax exempt obligation of the City of Ferndale within the meaning of Section 265(B)(3) of the Internal Revenue Code of 1986; and

**BE IT FURTHER RESOLVED**, That the Mayor and City Manager/City Clerk shall be authorized to sign loan documents to secure aforementioned loan.

**PASSED AND ADOPTED** by the City Council of the City of Ferndale on September 4, 2014 by the following vote:

Ayes:
Noes:
Abstain:
Absent:

_____
Stuart Titus, Mayor

**Attest:**

_____
City Clerk

# ***Section 13***

# *CORRESPONDENCE*

***Correspondence Files are available for review at City Hall during regular business hours, Monday through Thursday, 9am to 4pm.***

**COUNTY ADMINISTRATIVE OFFICE**
**MANAGEMENT & BUDGET TEAM**
**COUNTY OF HUMBOLDT**
825 5th Street, Suite 112, Eureka, CA 95501-1153
Telephone (707) 445-7266 Fax (707) 445-7299
cao@co.humboldt.ca.us

August 14, 2014

City of Ferndale
Att: Jay Parrish, City Manager
P.O. Box 1095
Ferndale, CA 95536

**Re: 2015 Legislative Platform Development Process**

Dear ~~Mr. Parrish~~ Jay:

On behalf of the Humboldt County Board of Supervisors I am writing to invite the City of Ferndale to submit legislative items of interest for prioritization into the County's 2015 Legislative Platform development process. Submitted items can be of either State or federal interest. If your agency is interested in submitting a legislative item(s) please contact Deputy County Administrative Officer Amy Nilsen by September 12, 2014. The attached State and federal legislative template may help your agency define items of interest.

The Humboldt County Board of Supervisors is interested in moving towards increased regional cooperation on legislative advocacy. The County currently contracts with both a State and federal lobbyist to provide advocacy services.

We look forward to hearing from you and should you have any questions please feel free to contact Amy Nilsen at anilsen@co.humboldt.ca.us or (707) 445-7266.

Sincerely,

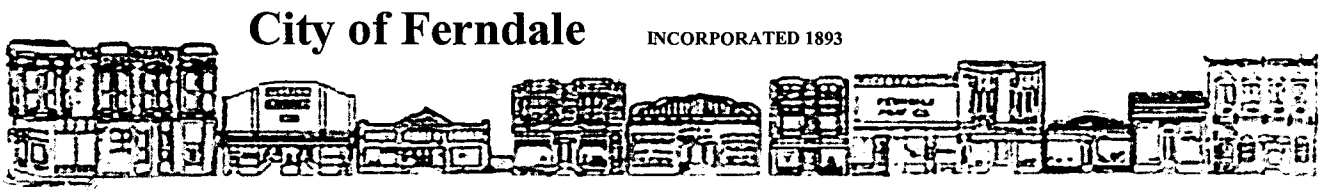
Phillip Smith-Hanes

Phillip Smith-Hanes
County Administrative Officer
County of Humboldt

Attachment:
State and federal legislative template

cc:
Humboldt County Board of Supervisors
Peterson Consulting
Waterman and Associates

☐ CM
☒ Correspondence




August 18, 2014

Humboldt County Elections Department
Kelly Sanders, Elections Manager
VIA FACSIMILE

Dear Ms. Sanders,

As the City Clerk of the City of Ferndale, I certify that the following candidates have qualified to run for the following seats in the consolidated General Election on November 4, 2014:

FOR FERNDALE MAYOR:

- Daniel Brown
- Don Hindley

FOR FERNDALE CITY COUNCIL SEAT:

- Doug Brower
- Michael Sweeney
- Jorgen Von Frausing-Borch

None of these five candidates have chosen to file a ballot statement.

Below are the candidates with their Occupation as they wish it to appear on the Official ballot:

| | |
|---|---|
| • Daniel Brown | City Council |
| • Don Hindley | Consultant |
| • Doug Brower | Ferndale Business Owner |
| • Michael Sweeney | Appointed Incumbent |
| • Jorgen Von Frausing-Borch | Planning Commissioner |

Please let me know if you need any further information at this time.

Sincerely,

Elizabeth Conner

Elizabeth Conner
City Clerk

File: Elections 2014
√ Correspondence

834 Main Street * P.O. Box 1095 * Ferndale CA 95536
Phone 707-786-4224 * Fax 707-786-9314
Email: cityclerk@ci.ferndale.ca.us * Webpage http://ci.ferndale.ca.us

# ***Section 14***

# ***REPORTS***

## ***City Manager's Report***

## ***Commissions and Committee Reports***

## ***JPA Minutes and Reports***

**City of Ferndale, Humboldt County, California USA**
**City Manager's Report** for September 4, 2014 City Council Meeting
Reporting to August 20, 2014

## CITY MANAGER

**Meetings**

- Kiwanis meeting 1st and 3rd Tuesday of the month at 4:30 pm
- City Council meeting – August 7rd –Study Session 6:30 pm- Regular meeting from 7:00 – 9:30 pm
- SRWC meeting- August 12th - 2:00-5:00 pm
- City Manager meeting- August 21th – 3:00-5:00pm
- Weekly training bulletin from ERMAnet . This is an online training program that I have participated in since 2006 as a requirement from our Risk Management Authority.
- Numerous Meetings, conversations and discussions with HWMA, County, and Rio Dell representatives to discuss Solid Waste alternatives for disposal site and transportation costs to that site. August 17th 1:30- 4:00 pm. Those conversations have successfully resulted in an interim agreement to haul HWMA material to Dry Creek, transported by Bennendorf. Although we have a temporary agreement until the end of October we are still negotiating for a long term solution. We are hoping to get an agreement that includes all of the present parties without raising present rates.
- Numerous conversations with Chamber of Commerce President regarding collaborative projects. Flower baskets tare now attached to the streetlight poles downtown. You might remember that we had similar flower baskets on some of the businesses downtown. This project includes someone who is maintaining the flowers. We have installed them and the Chamber cares for the health and appearance of the baskets. Like the Flags on the streetlight poles this had been a very positive collaboration with the business district and the Chamber in particular.
- Numerous conversations with planner to develop amendments to our Parking Ordinance that takes in the non-compliance issues and allows our present parking to be recognized as sufficient for our developed downtown. The amendments we have been discussing are limited to the onsite parking regulations and not the on-street parking regulations that are issues that are enforcement related.
- Numerous conversations with Financial Officer Donna Timmerman related to financial issues and improvements to the just finished budget process. I wanted to say that Donna and staff did a superb job going through the budget. We are already preparing for a visit from our auditor who will begin next year's audit in October.
- The PG&E Undergrounding project is waiting for communication back from the County. I expect to have this ready by the October council meeting.
- Continued dialogue with CalRecycle (Spenser Fine) related to the City's compliance with state mandated programs. The City also continues working with other cities in our area to hopefully collaborate on regional reporting which would allow all of the cities and county to meet the state mandated 50%. I successfully completed the City's annual recycling report to the state.
- Daily meetings with staff to delegate workload and improve efficiency. Elizabeth Conner has continued training Jennifer Church in all aspects of being a City Clerk and that has gone

very well. Elizabeth's last day will be on August 28th. Elizabeth will be resuming her consultant business and we wish her success in all her future ventures and are appreciative of her sharing her talents and experience with us for the last year.

- Numerous conversations with staff and consultants regarding the Sign Ordinance and how previous interior lighted signs are affected regarding compliance and non-compliance issues. We had a study session before our last council meeting and that seemed to go well with great discussion between all parties.
- The council and the planning commission had a joint study session to discuss parking and listened to staff's recommendations on proposed amendments to the parking ordinance that would reduce parking requirements for our businesses downtown. Most input from the two bodies was positive and staff will try to move forward with it now going to the Planning Commission, and then to the council.
- Multiple conversations and meetings with Rio Dell CM and Fortuna CM to discuss common issues.
- Discussions with Gerald Silva regarding Russ Park LLA agreement, and they are not ready to move forward as of last week. We have decided to put signs up at a couple of key areas to instruct people who would like to use Russ Park to stay on the road until they get to the sign that points them to the back trail to Russ Park, and to keep their animals on a lease so that they can avoid interaction with ranch animals. It may be worthwhile to mention that we do not allow horses or bikes on the trails in the park, and therefore not on his property.
- Numerous discussions and meetings with county and RCD representatives regarding the culvert replacement at Port Kenyon and Francis Creek. It was still unclear whether the County's project will move forward this year or not. We were hopeful that the culvert project was going to move forward this construction season, but that does not look like the County was able to get all the property owners to sign off on it in a timely way.
- Check signing and invoice review for the City.
- Conversations with John Driscoll, Jared Huffman's representative, regarding Ferndale issues.
- Regular conversations with County Supervisor Bohn regarding common issues.
- Numerous meetings with individual councilmen and the mayor regarding City issues, and updates on representation on the various joint power authorities and issues that relate to our membership on those organizations. We have also added a couple of Ad Hoc committees that have increased the amount of interaction to include those subjects.
- Several routine conversations with Jo Ann Rennie, executive director of Parsac, related to risk management issues. Parsac will be sending representatives to Ferndale, Blue Lake and Trinidad sometime in February to do a risk assessment of our cities.
- We have installed a valve in the Community Center that allows us to shut off the gas to ovens when not in use such as on the weekends. We are now including the actual gas usage as an obligation of any nonprofit who rents the Community Center.
- Met with Nilsen property Ad Hoc committee to go over parking alternatives. We have had several meetings with the public to go over best use of the property and will had another meeting on August 1st to go over the latest parking and use designs. Phil Ostler has spearheaded an effort to maintain the old storage shed rather than deconstruct it with some alternative designs that include the use of the current shed siding in a fence design. Councilman Sweeney has used his artistic talents to produce an illustration of how the property could be used if the fence design was the preferred alternative. Phil continues to feel he can get the financial backing necessary and said that he has maybe half the amount necessary for the renovations. We are in the process of setting up another community meeting to go over the latest alternatives. One of the ideas that came up for the fence would

use as material boards from old family barns that would be identified with interpretive placards informing the viewer where the old barn was located and the family associated with it. The council allowed Phil more time at the last council meeting and Phil said that he still needs a few more weeks, but that he feels confident he can raise the funding.

- Daily meetings with Public Works as to daily projects. I met with Public Works every morning at City Hall to go over daily work and projects.
- Daily conversations and communication with Wastewater department to review and go over wastewater activities.
- Numerous conversations with citizens regarding donations and volunteer activities.
- Wrote letter to CalRecycle Grant Administration Unit, authorizing HWMA to submit a regional Used Oil Payment Program application and act as lead agency on behalf of City.
- Discussion with Troy Hubner regarding drought conditions, conservation, and Del Oro's response to the situation. Troy said that they are meeting all expectations required of a facility such as theirs. The local newspaper is included and article on this in this week's edition.
- Met with Russ Park committee members Jim Stretch and John Vernon and gave and update on the lot line adjustment with Silva property. We also met to go over trail management and a possible project for the con crew to help us cut the brush away from the trails. This is a yearly agreement with Calfire and they will schedule work between fire calls.
- Most of the Financial Officer's and my time have been dedicated to working on the budget in the past months. Although the economy of the state seems to be getting a little better, for cities anyway, we are all struggling with stagnant revenue and increased costs, resulting in a negative cash flow. The other cities in our area are no different than us and the county in trying to find revenue sources to stem the flow and allow us to continue to provide community services of equal quality. Almost all of the other cities have a utility user tax or a sales tax. The county and all the other cities except Arcata are in the process of having a measure on the November ballot. We are just now starting to consider and analyze whether an increase to our drainage assessment or sales tax would be appropriate to provide adequate funding for our infrastructure needs. The County is offering a presentation t the October meeting if the City desires.

## CITY CLERK ACTIVITY

### Meetings

- Daily Meetings with City Manager regarding work activities and council agenda.
- Attended:
    - Regular City Council Meeting 8/7/14
    - Planning Commission Meeting 8/20/14
- Wrote agenda items and compiled packets for:
    - Regular City Council Meeting 8/7/14
    - Planning Commission Meeting 8/20/14
- Transcribed and drafted meeting minutes and uploaded meeting videos for:
    - Regular City Council Meeting 8/7/14
    - Planning Commission Meeting 8/20/14
- Posted all meeting agendas and public notices on City Hall and Post Office bulletin boards.
- Uploaded meeting packets to City website.
- Wrote and posted and published notices for:

  - Ad Hoc Committee on Old Nilsen Barn Uses
  - Design Review Vacancy
  - Upcoming Election for Mayor and City Council
  - Notice of Extension for Election filing deadline due to incumbents not filing.
- Met with Planning Commission Chair to discuss agenda packet and recommendations for Design Review Committee appointments process for Planning Commission meeting.
- Met with Planners Rheaume and Williamson to discuss a variety of items and their status for the Council and Planning Commission.

**Projects**

- Work with front counter and telephones assisting the public, answering questions and information requests.
- Updated and maintained City web site (with contractor) with job postings, and updated various forms and Ordinances.
- Provided reports on building permits to CA Department of Real Estate, CA Department of Finance and US Department of Commerce.
- On-going communications with contract Planners about agenda items and public notices for items before the City Council and Planning Commission.
- On-going correspondence with FPPC re current and future Form 700 filings; on-going contact with staff, City Council and Planning Commission members and City Attorneys re Form 700 filings.
- Sent reminders, and made reminder phone calls, to PC and DRC members about upcoming meetings.
- Sent and received emails daily.
- Pick up and distribute City correspondence daily.
- Processed rental applications and fees for City Hall and Community Center.
- Organized and filed paperwork.
- Signed and filed resolutions and ordinances of the City Council and the Planning Commission.
- Deposited checks into the bank.
- Responded to Public Records Act requests.
- Discussions and communications on process for PG&E Undergrounding project; research on public hearing, noticing and form of legislation requirements.
- Followed up on Field Observation Forms with citizens.
- Wrote and sent letters re non-compliance issues.
- Revised Personnel Manual according to council direction; sent to City Manager and City Attorney for review.
- Developed training list for new City Clerk, worked with City Manager and Deputy City Clerk to create transition plan.
- Began on-going training of new City Clerk, Jennifer Church, on August 7$^{th}$.
- Re November 4, 2014 General Election:
  - Sent Election Consolidation Resolution to County Board of Supervisors.
  - Prepared packet of information and filing papers for mayor and city council candidates.
  - Posted and published notices of availability of papers and the filing dates.

  - Meet with potential candidates to review the paper work and filing requirements.
  - Received and reviewed candidate papers and filings for completeness and accuracy.
  - Worked with County Elections Department staff to verify candidate signatures and status.
  - Certified five candidates to qualify for the ballot and sent required certification statement and information to County Elections so they will appear on the Nov. 4 ballot.
  - Prepared a timeline on necessary steps going forward to Nov. 4 to review with new and current staff.
  - Sent Form 700 filings for all five candidates for City Council and Mayor to FPPC; filed other FPPC forms and filings on site.
- Maintained minute, resolution, ordinance and agenda binders.
- On-going communications with citizen re bringing out of compliance Secondary Dwelling Unit into compliance; as well as paying fines and taking steps necessary to get a building permit retroactively.
- On-going discussions with City Building Inspector to discuss out of compliance issues.
- Prepared ads for vacancies and placed the ads for publication and posted.

## DEPUTY CITY CLERK ACTIVITY

### Meetings

- Attended and transcribed minutes for 07/24/2014, 08/07/2014, and 8/14/2014 Design Review meetings.
- Prepared packets for 08/07/14 and 08/14/2014 Design Review meetings.
- Posted agendas for 08/07/2014 and 08/14/2014 Design Review meetings.
- Prepared packet for 08/20/2014 Planning Commission meeting.
- Posted agenda for 08/20/2014 Planning Commission meeting
- Attended and transcribed minutes for 8/20/2014 Planning Commission meeting.

### Projects

- Staffed the front counter and phones at City Hall.
- Processed dog & business licenses.
- Calculated and collected fees for building permits and sent completed applications to Arnie to be checked.
- Processed checks, created revenue spreadsheet and deposits.
- Processed Field Observation Reports.
- Inventoried and ordered office supplies.
- Processed Parade and Encroachment Permits.
- Sent Building Permit reports to Assessors office and Construction Industry Research Board.
- Assisted Finance with Accounts Payable.
- Reprocessed sewer rate sheet for Assessors Office

## FINANCE OFFICER ACTIVITY

- Meetings with City Manager – re: office issues

- Researching and obtaining bids from local telecommunication companies to reduce costs.
- Working with North Valley Bank to provide information for annual loan renewal.
- Meeting with Accountant on year end closing entries in preparation for Annual Audit.
- Prepared and mailed Caltrans reimbursement billing for ongoing project.
- Payroll/Payroll Tax Payments
- Accounts Payable
- Accounts Receivables

## CITY PLANNER ACTIVITY

**Task 1 – General Planning**

- Coordinated with City Manager, City Clerk, and Deputy City Clerk on planning and development projects.
- Met with City Manager to discuss projects for the new fiscal year.
- Coordinated with Deputy City Clerk on Design Review Committee requirements for projects not visible from public right of way. Prepared memo regarding requirements per Ferndale Zoning Ordinance.
- Coordinated with Deputy City Clerk on sidewalk maintenance requirements per Ferndale Nuisance Ordinance.
- Coordinated with City staff to prepare Study Session on amendments to Zoning Ordinance parking regulations and Sign Ordinance illuminated sign regulations.
- Coordinated with City staff to prepare Public Notice for Ferndale Enterprise noticing 9/4/2014 City Council Meeting
- Staffed 8/7 Study Session and City Council Meeting for amendments to Zoning Ordinance parking regulations and Sign Ordinance illuminated sign regulations
- Staffed 8/20 Planning Commission meeting for review of Draft 2014 Housing Element Update and Draft CEQA Document for recommendation to City Council, and review of Ordinance No. 2014-07 Amending Sign Ordinance 13-0, recommending approval to the City Council.

**Task 2 – Reimbursable Fee Planning – None**

**Task 3 – Special Projects**

- Coordinated with City Clerk to revise enacting ordinance for Sign Ordinance Amendments.

**Task 4 – Additional Authorizations**

- Utility Undergrounding – Coordinated with City Manager and City Clerk on process for designating undergrounding district. Reviewed Ordinance 251 Utility Ordinance for process and regulations.

## CITY ENGINEER

**Sewer Projects –**

- Inverted siphon replacement and manhole relocation under County of Humboldt Francis Creek Culvert Replacement Project.
    - Francis Creek Culvert Replacement Project will not be executed this year.

- Funding for the relocation of the manhole and replacement of the inverted siphon still remains in question.
- Reaching out to Donna Chambers regarding RCD funds for utility relocation

o Wastewater Treatment Facility – Wetland Maintenance, Monitoring and Reporting
- Working with Steve to discuss potential cost saving solutions for sludge disposal. Possibilities include onsite drying beds and storage, trucking, etc.

**Pedestrian Improvement Project -**

o Rose Avenue: (Phase 2)
- Project complete final pay request processed this month.

**Applications –**

o 2nd Hadley Merger (7 parcels)
- The applicant provided the requested additional information. The application will remain incomplete while the City Engineer's Office waits for Department of Fish & Wildlife approval on Parcel 'C' for the drainage improvements. The agent is in the process of completing the drainage plans. Additionally, the City Engineer's Office is requesting additional information related to the legal descriptions. Once the application is complete, the City Engineer's Office will move forward with referring the project and completing the staff report before scheduling a hearing with the City Council.

o Westfall/Witham Lot Line Adjustment/Subdivision
- This project included a two parcel subdivision and lot line adjustment located off Rose Avenue. On September 18, 2013, the Planning Commission approved the Lot Line Adjustment for Assessor Parcel Numbers (APNs) 031-241-09 and 031-241-10 and a minor subdivision of APN 031-241-09. Per the Conditions of Approval (Condition #4), the Lot Line Adjustment and Tentative Map requires a revision to add a fifteen foot (15’) drainage easement on the southern boundary of Parcel One (APN 031-241-09). The Notice of Lot Line Adjustment and Certificate of Compliance has not been recorded per the applicant’s request. We anticipate the project will be complete by July 2014.

  At the same hearing, the Conditions of Approval were modified for the subdivision. The Commission requested to remove Condition of Approval 3 related to recording a new deed to establish the appropriate ownerships. Condition of Approval Number 9 originally required that new water service for each parcel be installed at the same time. Because the new parcel will not be developed immediately, the City Engineer's Office, at the request of the Planning Commission, modified Condition Number 9 to allow the applicant to defer the installation of water service to Parcel Number 2 until which time an application for any structures or earthwork activity is proposed to the City of Ferndale. The City Planning and Engineering Offices are currently working with the applicant to satisfy the Conditions of Approval for this project. We anticipate the Conditions of Approval will be satisfied sometime during 2014.

- Mr. Willis Hadley - Francis Street Project:
  - Coordinating with Mr. Hadley's agents and The department of Fish and Wildlife for natural drainage systems that were proposed to be modified.

- Mr. Willis Hadley – Building Permit Application (Fence)
  - The application has been submitted and a conditional approval letter has been returned to the applicant. Additional information has been received regarding a new landscape/flood barrier wall. The request has been forwarded to the Drainage Committee for comment.

**General Engineering –**

- Working on a proposed Capital Improvement Plan (CIP) (roads, drainage and sewer)
  - Met with City staff to discuss scope of projects to be included but still need to prioritize and prepare estimated for the work. Draft CIP submitted for review.

- Cal Trans Maintenance on SR 211 (Review of SHOPP drawings)
  - Continued coordination and inspections (as needed) will take place until the projects are completed.
  - Working with Caltrans staff to see if the culvert at Shaw and Main can be fixed with this project.
  - Prepared a project description for a new PSR project to do a safety and ADA accessibility study for the pedestrian corridors throughout the City. The map was prepared and distributed for review and comments. Based on the feedback received, the map was revised and will be brought to City Council for approval.

- PGE Undergrounding Project
  - Working with "Undergrounding work group" to develop undergrounding district and compare possible routes and scoring criteria (as needed).

- Old Nilsen Barn Project
  - Prepared several conceptual layouts for parking and rough estimates for construction and development of the site. Waiting for directions form AD-HOC committee.

**Meetings and Committees –**

- HCAOG Meeting
  - Attended July's Meeting

**Reporting and Correspondence –**

- Prepared monthly staff report
- General correspondence and meetings with City Staff

## WASTEWATER OPERATIONS

- Monthly samples prepared and sent to North Coast Labs
- Monthly No Spill Certification completed
- Haz Mat inspection at facility
- Coliform 2nd Tuesday of month and BOD 2nd Thursday of month to Fortuna lab
- Sewer backup on Madison. Break found at main, dug up and repaired by city staff
- Weekly safety meetings held, including public works employees
- Irrigation moved to east side of Sousa ranch
- OIT Bradshaw's certificate mailed back to state
- Reviewed and scheduled interviews for new OIT
- Dewater throughout the month for approximately 32 total hours
- Sewer backup at 530 Main. Problem resolved by clearing line
- OIT Thrap performs lab tests daily to measure efficiency of plant
- Main shaft on blower 2 pulled and taken for repair
- Monthly eSMR (electronic State Monthly Report) prepared and submitted
- Hack service call to clean and calibrate equipment
- Lateral inspections at 356 Craig St. and 679 Van Ness
- Front gate chain oiled each Monday
- Measure depth of sewer main on Market St. for drainage project
- Shipped load of Biosolids to Dry Creek landfill
- Turn sludge at drying facility
- Hired Ricky Hanna as new OIT
- OIT Thrap cleaned walls and catwalks
- The facility received a total of 17 septic dumps from Roto Rooter & Wyckoff's totaling 24,950 gallons and generating $4,491 in revenue for the facility.
- Total flows through the collection system for July were 3.77 MG. Of that, .64 MG was pumped to the equalization pond.
- Influent flows that were treated through the facility totaled 3.1 MG for the month of July. Average irrigation discharge was .098 MGD.

## PUBLIC WORKS STAFF ACTIVITY

- Continued with monthly and daily duties. Such as, cleaning and maintenance of city's bathrooms, mowing of city's owned properties, cleaning of storm drains, keeping streets clear of debris and the maintenance of city's facilities.
- Fixed sink drain at Community Center.
- Assisted Sewer Dept with sewer line on Madison St.
- Hung all the flower pots on the light poles along Main st.
- Exposed no parking sign Arlington. It was over grown.
- Removed broken plexi-glass at Russ Park.
- Property owner along Francis Creek needed guidance on leaning tree.
- Painted cross walks on Shaw and Fifth, Shaw and Ocean.
- Painted Stop signs and Stop bars through town.
- Clean up after fair through town.

## POLICE DEPARTMENT

- We have been placing the radar trailer at various locations where we have received speeding complaints.
- Chief Smith attended Kiwanis meetings/functions.
- Chief Smith attended the monthly LECAH meeting.
- The police department continues targeted enforcement of peripheral areas impacting the Ferndale quality of life.
- Ferndale officers provided extra coverage for the fireworks show.
- Participated in the Fourth of July parade.
- **Police Statistics** – July 2014:

| SERIOUS CRIMES | Number | Cleared |
|---|---|---|
| Homicide | 0 | |
| Rape | 0 | |
| Robbery | 0 | |
| Larceny | 2 | |
| Assault | 0 | |
| Burglary | 0 | |
| Vehicle Theft | 0 | |
| | | |
| TOTAL | 2 | |
| SECONDARY CRIMES | 5 | |
| Calls for Service | 69 | |
| Reports Written | 16 | |
| | | |
| | | |
| Traffic Citations | 0 | |
| Other Citations | 0 | |
| Parking Citations | 4 | |
| Warnings | 19 | |
| ARRESTS | 6 | |
| AGENCY ASSISTS | 18 | |
| TRAFFIC COLLISIONS | 1 | |

**City of Ferndale, Humboldt County, California USA**
Minutes for Planning Commission Meeting of July 16, 2014

Call to Order — Chair Jorgen Von Frausing-Borch called the Planning Commission to order at 7:00 pm. Commissioners Lino Mogni, Dean Nielsen, Doug Brower and Michael Warner were present along with staff City Clerk Elizabeth Conner and Contract City Planner Rheaume. Those in attendance pledged allegiance to the flag.

2.0 Ceremonial - None.

3.0 Update Agenda - None.

3.1 Proposed changes, modifications to agenda items – None.

3.2 Commissioners Comments

4.0 Approval of previous minutes - **MOTION:** to approve the minutes of the May 21, 2014 Regular Meeting **(Nielsen/Mogni) 5-0**.

5.0 Public Comment – None

6.0 Business

6.1 Recommend to City Council Appointment of Member to Serve on the Design Review Committee. City Clerk Conner reported that the vacancy had been advertised and posted and that one application had been received from Mr. Marc Daniels. Chair Von Frausing-Borch explained that he had spoken with Mr. Daniels who told him he had previously planned to be out of town on this date, but that his work schedule will require him to be out of town less than before. Several commissioners mentioned concern about Mr. Daniels work schedule and his ability to attend meetings regularly. All the commissioners said they believed Mr. Daniels has a lot of experience and knowledge and would be an asset to the Design Review Committee. In light of the concern about Mr. Daniels schedule and the inability to interview him at the meeting, the Commission decided it would be best to re-advertise the vacancy. **MOTION:** to table the item until the regular Planning Commission meeting on August 20, 2014 **(Nielsen/Brower) 5-0. MOTION:** to direct staff to re-advertise the vacancy to seek additional candidates. **(Warner/Nielsen) 5-0.**

6.2 Draft Ordinance 2014-06 Amending Off-Street Parking. Contract City Planner Melanie Rheaume reminded the Commission that this item is on the agenda for discussion not action. She said the purpose of these amendments is to address the issue of the lack of parking in the downtown core area and the need for businesses to apply for a variance from the current requirements, which is less than ideal. These amendments propose to relax the parking requirements, especially in the downtown, essentially exempting and allowing the non-conforming uses. At the end of the amendment process, the City would have a parking ordinance that is enforceable. In Section 7.16.1, Commissioners said they would like to consider a vertical clearance dimension for parking spaces in addition to the length & width dimensions to ensure emergency vehicle access. Staff suggested that a consultation with the Fire Chief would help resolve this and the Commission directed staff to obtain that review. Several

Commissioners commented that the language in Section 7.16.6 would be clearer if it were restated in shorter sentences. In Section 8.6 the Commission did not want to allow building expansions, such as additional floors or square footage, in the downtown exempt area unless added parking was also provided. The Commission also expressed that if there was a change in use, as opposed to just expansion of area or seats, the parking requirement should be examined. One Commissioner mentioned that where businesses are exempt from requiring off-street parking, the City should consider requiring payment of an in-lieu fee. In Section 16.7, two Commissioners said any off-site shared parking agreements need to be recorded on deed or have an easement agreement so that it is binding and runs with the land.

6.3 Revised Draft 2014 Housing Element Update and Draft CEQA Document. Contract City Planner Melanie Rheaume reminded the Commission that this item is on the agenda for discussion not action. She said that the CA Department of Housing and Community Development (HCD) says if we make the changes they asked for, which are in red in the document before the Commission, they will certify the element. She also said that the Commission has to review the CEQA analysis at its next meeting. Commissioners asked that the term “Navy Housing” be replaced with “Ferndale Housing” in Chapter 3. Also in Chapter 3, the Commission suggested that the Ferndale Housing number be revised to reflect the required number, not the actual number. In Chapter 4, Commissioners requested a change from “encourage mobile homes” to “allow mobile homes.” Planner Rheaume said that she would ask HCD if that wording change would be acceptable.

6.4 Discussion of Planning Commission Chair Selection Protocol. City Clerk Conner presented the item and said that Chair Jorgen Von Frausing-Borch had asked that the item be placed on the agenda. Conner reported that she had researched the matter and found that many commissions, councils and boards rotate the Chair position rather than hold an election each year. The Commission discussed the potential pros and cons of such a change in protocol. All Commissioners expressed the opinion that the term of the Chair, whether elected or rotating, should be for two years rather than the current one-year term.

The meeting was adjourned at 8:50 pm.

Respectfully submitted,

Elizabeth Conner,
City Clerk

**HUMBOLDT COUNTY ASSOCIATION OF GOVERNMENTS**
611 I Street, Suite B
Eureka, CA 95501
(707) 444-8208
www.hcaog.net

Board of Directors

# DRAFT MEETING RECORD

Regular Meeting
July 17, 2014, 4:00 p.m.
Eureka City Hall, Council Chambers
531 K Street, Eureka

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| **Present:** | |
| Councilmember Susan Ornelas, Chair | City of Arcata |
| Mayor Doug Strehl, Vice Chair | City of Fortuna |
| Supervisor Ryan Sundberg | County of Humboldt |
| Mayor Frank Jäger | City of Eureka |
| Mayor Sherman Schapiro | City of Blue Lake |
| Councilmember Ken Mierzwa | City of Ferndale |
| Councilmember Jack Thompson (Alternate) | City of Rio Dell |
| **Policy Advisory Committee Members:** | |
| Tatiana Ahlstrand (Alternate) | Caltrans District 01 |
| Linda Atkins | Humboldt Transit Authority (HTA) |
| **Staff:** | |
| Marcella Clem | Executive Director |
| Debbie Egger | Administrative Services Officer |
| Siana Watts | Executive Assistant |
| **Absent:** | |
| Councilmember Jack West | City of Trinidad |

**1. Call to Order**
Chair Susan Ornelas called the meeting to order at 4:00 p.m.

**2. Welcome Access Humboldt**
Access Humboldt Executive Director, Sean McLaughlin, provided a brief overview of the recording process and recommended protocol for televised meetings.

**3. Public Participation**
The following individuals provided comments on items not on the agenda:
Kent Sawatsky

**4. Adjournment of the HCAOG Board; Convening of the Policy Advisory Committee (PAC)**
(4:11 p.m.)

**5. Consent Calendar**
**Motion was made** (Jäger/Thompson) to approve the following items on the consent calendar:

a. Approval of Meeting Records – June 19, 2014

b. Social Service Technical Advisory Council (SSTAC) By-Laws (Amendment)
c. Amended Coordinated Public Transit–Human Services Transportation Plan (HSTP)
e. Airport Ground Access Improvement Program (Draft)

**Motion carried unanimously.**

**Items pulled from the consent calendar:**

**5d. California Highway Patrol (CHP) Service Contract (Amendment)**

**Motion was made** (Schapiro/Jäger) to recommend the HCAOG Board approve Resolution 14-05(A), authorizing the HCAOG Executive Director to execute the CHP and Humboldt County Service Authority for Freeway Emergencies (SAFE) Service Agreement, #14R048007, as amended.

**Motion carried unanimously.**

**5f. FY 2014-15 Transportation Development Act (TDA) Local Transportation Fund (LTF) Amendment**

**Motion was made** (Jäger/Schapiro) to recommend the HCAOG Board approve Resolution 14-01(A), which includes the FY 2013-14 year-end balances with total funds available.

**Motion carried unanimously.**

**6. Action Items**

**a. FY 2013-14 Regional Surface Transportation Program (RSTP)**

**Motion was made** (Thompson/Sundberg) to recommend the HCAOG Board adopt the FY 2013-14 RSTP policy and allocation.

**Motion carried unanimously.**

**b. Public Participation Plan (Draft)**

**Motion was made** (Sundberg/Schapiro) to recommend the HCAOG Board approve Resolution 14-08, adopting the HCAOG Public Participation Plan.

**Motion carried unanimously.**

**c. Transportation Development Act (TDA) Audits for Third Party Contracts**

**Motion was made** (Sundberg/Schapiro) to direct staff to contact the Humboldt Senior Resource Center, Mad River Adult Day Health Care, KT-Net, and the Blue Lake Rancheria, to determine what audits are currently being performed, and report back to the Board at a future date.

**Motion carried unanimously.**

**7. Informational Items**

**a. California Transportation Plan (CTP) 2040, Scope Document & Timeline**

Caltrans District 01 representative Tatiana Ahlstrand provided a brief update on the CTP 2040.

**8. HCAOG Staff and PAC Member Reports**

There were staff or PAC member reports.

**9. Reconvening of the HCAOG Board** (4:41 p.m.)

**Motion was made** (Sundberg/Strehl) to reconvene as the HCAOG Board

**Motion carried unanimously.**

**10. Adjournment**

The meeting adjourned at 4:43 p.m.

Respectfully submitted,
Siana L. Watts, Executive Assistant

**Redwood Coast Energy Authority**
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# MEETING MINUTES

**Redwood Coast Energy Authority** **July 15, 2013**
**633 3rd Street, Eureka, CA 95501** **Monday, 3:15 p.m.**

## I. ROLL CALL

Board Chair Parrish called the meeting to order at 3:15pm.

Present: Lana Manzanita, Linda Atkins (Vice Chair), Jay Parrish (Chair), Frank Wilson, Tom Davies, Sherri Woo
Absent: Susan Ornelas, Mike Losey, Ryan Sundberg
Staff: Matthew Marshall, Lori Biondini, Cheryl Clayton

## II. REPORTS FROM MEMBER ENTITIES

- Director Manzanita reported that Annie and Mary Days in the City of Blue Lake was a success; the free outdoor movie was especially a hit.

## III. ORAL COMMUNICATIONS

None.

## IV. CONSENT CALENDAR

**A.** Approve Minutes of May 20, 2013 Board Meeting
**B.** Approve attached Warrants
**C.** Accept attached Financial Reports
**D.** Approve proposed FY12-13 Budget Adjustments

**M/S/C: Davies, Woo: Approve Consent Calendar.**

## V. REMOVED FROM CONSENT CALENDAR ITEMS

None.

## VI. NEW BUSINESS

**A.** "Repowering Humboldt with Community Scale Renewable Energy" Grant

Executive Director Marshall provided an overview of the grant and reported that legal counsel Nancy Diamond reviewed the agreement in depth and had no concerns, but has not had a chance to draft sub-agreements for the Schatz Energy Research Center and the Blue Lake Rancheria. Legal counsel suggested that the Board authorize her to work with staff to draft sub-agreements and have them reviewed and approved by the Board Chair.

**M/S/C: Atkins, Davies: Approve grant agreement PIR-12-022 for $1,750,000 with the California Energy Commission and Authorize RCEA legal counsel and staff to draft and execute PIR-12-022 subcontracts with the Schatz Energy Research Center for $507,140 and the Blue Lake Rancheria for $1,025,508, with final review and approval of RCEA Board Chair.**

**B.** RCEA Fiscal Year 2013-14 Budget

Executive Director Marshall reported that the budget is generally similar to last year with the exception of the new CA Energy Commission grant pass through funds and increased overhead due to the higher costs of the new, larger facility. The Board discussed the budget.

**M/S/C: Atkins, Manzanita: Approve proposed FY13-14 annual budget.**

**C.** Special District Risk Management Authority Election

As a member of the Special District Risk Management Authority, RCEA can vote for up to four candidates for election to the Board of Directors. John Woolley, alternate RCEA Board Member for the County of Humboldt, is running, as well as the Director of the McKinleyville Community Services District, Dennis Mayo. The Board discussed the candidates and what

**M/S/C: Davies, Atkins: Adopt resolution 2013-4 voting for the election of John Woolley and Dennis Mayo to the Special District Risk Management Authority Board of Directors.**

# VII. STAFF REPORT

- Executive Director Marshall reported that he and Dana Boudreau, Operations Manager, attended the Statewide Energy Efficiency Best Practices Forum and presented on RCEA's small business program. They received positive feedback from attendees regarding RCEA's reputation for being innovative and doing great work.
- In celebration of RCEA's 10-year anniversary, there will be an open house at the new office on August 3rd during arts alive. PG&E has offered to sponsor the refreshments and entertainment. Board Chair Parrish remarked that he was very proud of all that the organization has accomplished over the past 10 years and believes the next 10 years will be exciting.

# VIII. ADJOURNMENT

Board Chair Parrish adjourned the meeting at 3:48pm.

***The next RCEA Board of Directors Business Meeting is scheduled for Monday, August 19, 2013 at 3:15p.m.***

**HUMBOLDT WASTE MANAGEMENT AUTHORITY**

**BOARD OF DIRECTORS**
Jack Thompson, City of Rio Dell, **Chair**
Mike Newman, City of Eureka, **Vice Chair**
Lana Manzanita, City of Blue Lake
Alex Stillman, City of Arcata
John Maxwell, City of Ferndale
Rex Bohn, County of Humboldt

# Agenda

**Thursday, July 10, 2014 5:30 PM**
**Eureka City Council Chambers**
**531 K Street, Eureka, CA**

***Copies Available****: Copies of the agenda materials are available electronically via the internet at www.hwma.net, through individual HWMA member agencies or by calling HWMA at 707-268-8680. There may be a charge for copies.*

***Accessibility:*** *Accommodations and access to HWMA meetings for people with special needs must be requested in advance of the meeting at 707 268-8680. (The Eureka City Council Chamber room is ADA accessible.) This agenda and other materials are available in alternative formats upon request.*

1. **Call to Order and Roll Call at 5:30 PM**

2. **Closed Session** It is the intention of the Board of Directors to meet in closed session for two items:

   **a.** Pending Litigation pursuant to California Government Code 54956.9(a); to confer with legal counsel concerning Riverwatch v. HWMA, Recology Humboldt County (US District Court, Northern District, Case No. C14-01074 DMR).

   **b.** Public Employee Performance Evaluation for the position of the Executive Director pursuant to Government Code Section 54957.

3. **Consent Calendar**

All matters listed under the Consent Calendar are considered to be routine by the HWMA Board and will be enacted upon by one motion, unless a specific request for review is made by a Board Member or a member of the public. The Consent Calendar will not be read. There will be no separate discussion of these items unless pulled for discussion.

a. Approve Minutes from the June 12, 2014 HWMA Board of Directors Meeting.
b. Amend and Approve May 8, 2014 Minutes
c. Receive May FY013/14 Financials
d. Approve Agreement with Eel River Disposal and Recovery, Inc. to Provide Transportation and Disposal of Redway Transfer Station MSW for a period not to exceed October 31, 2014.
e. Consider Approval of the Draft Request for Proposals for Leachate Hauling Services.
f. Approve Revised Senior Programs Analyst Job Description
g. Consider Approval Proposed Job Descriptions for 1) Account Clerk II; and 2) Organics and Materials Diversion Analyst.
h. Consider Approval of Agreement between HWMA and County of Humboldt to Provide California Integrated Waste Management Act Compliance and Waste Reduction Services.

**4. Oral and Written Communications**

This time is provided for people to address the Board or to submit written communications concerning matters not on this agenda. Board Members may respond to statements, but any request that requires Board action will be referred to staff for review. Reasonable time limits may be imposed on both the total amount of time allocated for this item, and on the time permitted to each individual speaker. Such time allotment or portion thereof shall not be transferred to other speakers.

**5. Receive Status Report on HWMA's Strategic Plan**

**6. Board Member Reports**

**7. Executive Director's Report**

**8. Adjourn**

**HUMBOLDT WASTE MANAGEMENT AUTHORITY**

**BOARD OF DIRECTORS**
Jack Thompson, Rio Dell, **Chair**
Mike Newman, City of Eureka, **Vice Chair**
Lana Manzanita, City of Blue Lake
Alex Stillman, City of Arcata
John Maxwell, City of Ferndale
Rex Bohn, County of Humboldt

# Minutes

**Thursday, June 12, 2014 5:30 PM**
**Eureka City Council Chambers**
**531 K Street, Eureka, CA**

**Present:** Mark Lovelace (alternate for Rex Bohn), John Maxwell, Mike Newman, Jack Thompson
**Staff:** Jill Duffy, Tyler Egerer, Brent Whitener and Patrick Owen
**Legal Counsel:** Nancy Diamond

1) **Call to Order and Roll Call at 5:30 PM**
**Chairman Thompson** Called the meeting to Order at 5:42 p.m. A quorum was present and acting.

2) **Consent Calendar**
   a. Approve Minutes from the May 8, 2014 HWMA Board of Directors Meeting.
   b. Receive April FY013/14 Financials
   c. Approve Amendment No. 5 to Agreement with Bettendorf Transportation, Inc. to Add Transportation Services Originating from the Bettendorf Transportation Yard (Arcata).
   d. Approve Agreement with Eel River Disposal and Recovery, Inc. to Provide Trailer Transportation between Fortuna Transfer Station and Bettendorf Transportation Yard (Arcata) for a period not to exceed October 31, 2014.
   e. Consider Approval of the Draft Request for Proposals for Accounting Services for Fiscal Years 2015-2016 through 2017-2018.
   f. Consider Approval for Letter of Support for SB 270 (Padilla, de Leon, & Lara) Single Use Carry-Out Shopping Bag Legislation
   g. Authorize the Executive Director to approve Change Orders not to exceed $200,000 for the Cummings Road Burn Ash Site Corrective Action Construction Project.
   h. Authorize Improvements to Existing Wash Rack located at 949 West Hawthorne Street and Transfer of Funds between Budget Units

**Chairman Thompson** Opened the Floor to Public Comment regarding the Consent Calendar. No comment was received.
**Chairman Thompson** Closed the Floor to Public Comment.
**Motion:** Director Maxwell Motioned and Director Newman Seconded to Approve the Consent Calendar.
**Action:** Adopt motion by Director Maxwell as Seconded by Director Newman by the following vote:
**Ayes:** Bohn, Maxwell, Newman, Thompson
**Noes:** None
**Absent:** Manzanita, Stillman

**3) Oral and Written Communications**

**Chairman Thompson** Opened the Floor to Public Comment regarding Items not on the Consent Calendar. No comment was received.

**Chairman Thompson** Closed the Floor to Public Comment.

**Executive Director Duffy** introduced a letter from Zero Waste Humboldt, which is attached to and made a part of these minutes.

**4) Ratify Submittal of Loan Application to Headwaters Loan Funds for Cummings Road Burn Ash Debris Site Clean-up**

*Discussion of this Item begins at approximately 00:04:20 of the meeting video.*

**Executive Director Duffy** provided a broad overview of the loan process, the current status of the loan discussion, and discussed with the Board the uses for the monies to be loaned.

**Chairman Thompson** Opened the Floor to Public Comment regarding Ratification of the Headwaters Loan Application. No comment was received.

**Chairman Thompson** Closed the Floor to Public Comment.

**Motion:** Director Newman Motioned and Director Lovelace Seconded to Ratify Executive Director's Submittal of a joint Headwaters Loan Application in the amount of up to $900,000 for Cummings Road Burn Ash Site; and Approve Resolution 2015-02 Approving a Loan with the Humboldt County Headwaters Fund Board.

**Action:** Adopt motion by Director Newman as Seconded by Director Lovelace by the following vote:

**Ayes:** Bohn, Maxwell, Newman, Thompson

**Noes:** None

**Absent:** Manzanita, Stillman

**5) Respond to Request from Humboldt Bay Harbor and Recreational District to Waive County-Wide Program Fee for Samoa Pulp Mill Demolition Project**

*Discussion of this Item begins at approximately 00:13:05 of the meeting video.*

**Executive Director Duffy** provided a brief history of the discussion between herself and the Humboldt Bay Harbor and Recreational District. The Board discussed a variety of options for how to best respond to the request.

**Chairman Thompson** Opened the Floor to Public Comment regarding the Request to Waive County-Wide Program Fees. No comment was received.

**Chairman Thompson** Closed the Floor to Public Comment.

**Motion:** Director Newman Motioned and Director Maxwell Seconded to Deny Waiver of Fees and to Direct Staff to Offer Letter of Support for Efforts to Secure Funding.

**Action:** Adopt motion by Director Newman as Seconded by Director Maxwell by the following vote:

**Ayes:** Bohn, Maxwell, Newman, Thompson

**Noes:** None

**Absent:** Manzanita, Stillman

**6) Board Calendar for FY 2014-15**

*Discussion of this Item begins at approximately 00:31:30 of the meeting video.*

**Executive Director Duffy** briefly discussed the calendar, including estimated dates for presentation of important items, with the Board.

**Chairman Thompson** Opened the Floor to Public Comment regarding the FY14-15 Calendar. No comment was received.

**Chairman Thompson** Closed the Floor to Public Comment.

**Motion:** Director Newman Motioned and Director Maxwell Seconded to Approve the Consent Calendar.

**Action:** Adopt motion by Director Newman as Seconded by Director Maxwell by the following vote:

**Ayes:** Bohn, Maxwell, Newman, Thompson

**Noes:** None

**Absent:** Manzanita, Stillman

**7) Election of Officers**

*Discussion of this Item begins at approximately 00:33:50 of the meeting video.*

**The Board** briefly discussed the election of officers, with Directors Newman and Thompson reaffirming their commitment to their current positions.

**Motion:** Director Lovelace Motioned and Director Maxwell Seconded to Reappoint Director Thompson to the Position of Chair of the Board, and to Reappoint Director Newman to the Position of Vice Chair of the Board.

**Action:** Adopt motion by Director Lovelace as Seconded by Director Maxwell by the following vote:

**Ayes:** Bohn, Maxwell, Newman, Thompson

**Noes:** None

**Absent:** Manzanita, Stillman

**8) Board Member Reports**

*Discussion of this Item begins at approximately 00:36:40 of the meeting video.*

**Director Maxwell** thanked staff and all parties involved with meeting all the necessary deadlines for the Cummings Road Burn Ash Site project.

**Director Newman** reported that the City of Eureka has completed its second year of strategic vision planning.

**9) Executive Director's Report**

*Discussion of this Item begins at approximately 00:38:30 of the meeting video.*

**Director Duffy** provided a brief PowerPoint presentation on recent activities undertaken by the Authority.

**Programs Manager Whitener** briefly reviewed the Garberville HHW collection day, which saw reduced traffic but greatly increased material disposal. He spoke of the mitigations staff took to keep the event safe, and make sure all material was disposed of.

**10) Adjourn**

**Chairman Thompson** Adjourned the Meeting at 6:40 p.m.

**Next Meeting:** July 10, 2014 at 5:30 p.m. at Eureka City Hall Council Chambers.

# ***Section 15***

# ***ADJOURN***