

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

Location:	City Hall	Date:	July 1, 2015
	834 Main Street	Time:	7:00 pm
	Ferndale CA 95536	Posted:	June 25, 2015

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

- 1.0 Call meeting to order / Flag salute / Roll call
- 2.0 Ceremonial - None
- 3.0 Modifications to the Agenda
- 4.0 Approval of previous minutes
  - 4.1 Minutes of June 3, 2015 Regular Meeting ..... Page 3
- 5.0 Public Comment
- 6.0 Public Hearing
  - 6.1 161 Francis Street Use Permit for Vacation Rental ..... Page 7
- 7.0 Business (Note: This is the time for commissioners to report any Ex Parte communications on this agenda item.)
  - 7.1 Noise and Air Quality Update Discussion ..... Page 17
  - 7.2 Building and Land Use Permits May 27, 2015–June 24, 2015 .... Page 58
  - 7.3 Design Review Committee Report & Minutes ..... Page 59
- 8.0 Correspondence ..... None
- 9.0 Commissioner Comments
- 10.0 City Planners and Deputy City Clerk’s Staff Reports
- 11.0 Adjournment

**The next regular meeting of the Ferndale Planning Commission will be on  
August 5, 2015 at 7:00 pm.**

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

## **Section 2: CEREMONIAL**

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

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

**City of Ferndale, Humboldt County, California USA**  
Minutes for Planning Commission Meeting of June 3, 2015

Call to Order — Chair Jorgen von Frausing-Borch called the Planning Commission Meeting to order at 7:00pm. Commissioners Michael Warner, Paul Gregson, and Ellin Beltz were present along with staff Planner Stephen Avis and Deputy City Clerk Kristene Tavares. Commissioner Dean Nielsen was not present (excused absence). Those in attendance pledged allegiance to the flag.

2.0 Ceremonial –None

3.0 Modifications to the Agenda – None.

4.0 Approval of previous minutes – **Motion:** To approve the minutes of the May 6, 2015 Regular Meeting. **(Beltz/Gregson) Unanimous**

5.0 Public Comment –None

6.0 Public Hearing

6.1 693 3rd Street Use Permit for Vacation Rental: City Planner Stephen Avis presented the staff report for the proposed Use Permit. Public Comment was opened up for discussion. Agent for the property, Stephen Nunes, was present to address questions from the Commissioners. Nunes questioned staff on TOT (Transient Occupancy Tax). Staff explained to Nunes taxes were payable to the city monthly. Nunes also questioned staff on the conditions of approval regarding the Building Inspection and Fire Inspection. Chair von-Frausing-Borch closed public comment and opened up commissioner questions and comments. Commissioner Warner questioned staff on TOT Taxes. Staff explained the process of collecting these fees. Warner also asked staff regarding a previous discussion on the potential capping of Vacation Rental within the city limits. Staff explained that there is no current Ordinance for Vacation Rentals but it may be something for the Planning Commission to recommend to the City Council to look into. Warner questioned Nunes on neighborhood support and if any neighbors approached him with questions. Nunes stated no one had approached him since the public hearing notices were posted. Other members of the public were present to support the Vacation Rental Use Permit. Warner also questioned Nunes on off-street parking. Staff explained to commissioners that there was enough off-street parking to be in compliance. There were no other commissioner comments. **Motion:** To adopt Resolution No. PC 2015-15 making the required findings of fact listed in Attachment A to approve the Use Permit, subject to the conditions of approval listed in Attachment B and allow for vacation rental use of a single-family residence. **(Warner/Gregson) Unanimous**

6.2 563 Ocean Avenue Use Permit for Vacation Rental: City Planner Stephen Avis presented the Staff Report for the Proposed Use Permit. Public Comment was opened up for discussion. Applicant Paul Beatie was present to answer questions. Beatie stated he was moving across the street from the proposed use permit site. Beatie also stated there are three off-street parking spaces located at this property. Beatie explained the layout of the proposed vacation

rental. Commissioner Warner asked Beatie if he had heard any concerns from neighbors. Beatie stated he did not think any neighbors would be opposed and had not heard any opposition. There was a member of the public in attendance who stated he was in favor of the proposed vacation rental. Chair von Frausing-Borch asked staff if any correspondence was received in opposition of this vacation rental. Staff stated there was no opposition received.

**Motion:** To adopt Resolution No. PC 2015-16 making the required findings of fact listed in Attachment A to approve the Use Permit, subject to the conditions of approval listed in Attachment B and allow for vacation rental use of a single-family residence.

**(Warner/Gregson) Unanimous**

#### 7.0 Business

7.1 Recommend Appointment of Design Review Applicant to City Council: Planning Commissioners were presented with the sole application for the Design Review Committee from Jeff Farley. Chair von Frausing-Borch spoke for Farley as he was unable to attend. Von Frausing-Borch stated Farley's previous roles on the Planning Commission as well as on City Council and as Mayor. **Motion:** to recommend appointment of Jeff Farley to the Design Review Committee to the City Council **(Gregson/Warner) Unanimous**

7.2 Building and Land Use Permits: Staff reported current permits. No Commissioner Comments.

7.3 Design Review Committee Report & Minutes: Staff reported there were no Design Review Minutes due to the Planning Packet going out on Wednesday and the Design Review meeting being Thursday morning. Chair von Frausing-Borch directed staff to remove this agenda item if no Approved Design Review Minutes are available. Staff will comply with this request.

#### 8.0 Correspondence- None

9.0 Commissioner Comments- Commissioner Beltz commented on the building permit process and the building code books. Beltz is concerned the building code books should possibly be maintained at City Hall. The City Council approved Ordinance 11-01 stating the code books are to be maintained by the Building Inspector. Beltz is concerned about public not having access and the ability to view the code books. Commissioner Warner asked Beltz if she knew of anyone being prevented from viewing the code books. Beltz stated her concerns of secret laws. Chair von Frausing-Borch stated that this issue is not that of the Planning Commission and should be addressed at City Council. Commissioner Gregson agreed with von Frausing-Borch in that this was not a Planning Commission issue but a City Council issue. Beltz disagreed with not being able to state her concerns. Commissioner Warner addressed the issue of Commissioners being able to voice their concerns at the meetings. Warner stated that Commissioners should feel comfortable bringing their concerns forward. Beltz agreed with Warner. Warner also agreed with von Frausing-Borch in that City Council would be the next best step.

Commissioner Warner asked staff about the July meeting schedule. Staff stated the meeting is July would be July 1<sup>st</sup>. Warner questioned commissioners on if they will think they may have a quorum as he may not be present. Chair von Frausing-Borch informed Warner that it is hard to determine at this point.

9.0 City Planner's and City Clerk's Staff Report- City Planner Stephen Avis handed out a timeline for the General Plan update. Noise and Air Quality is the present element being worked on. Avis stated at the July meeting, the Commissioners will be receiving a rough draft of the Noise and Air Quality Element to discuss. Commissioner Warner stated when this element was brought up for discussion last year, it was determined that the Air Quality portion was not required. Warner stated that he is all for clean air, but to keep things simple; if Air Quality is not required then do we really need to do it. Planner Avis stated that Air Quality Element is not required, but the City Council specifically directed this element to be prepared. Commissioner Beltz commented on the General Plan update. Beltz commented that some elements are old and hard to read due to spelling and grammar errors and suggested the possibility of transferring these documents to a PDF in order to make them more legible. Beltz also stated the concern of the elements being so outdated. Planner Avis informed Beltz that the only Element required to be updated on a regular basis was the Housing Element. The other elements could be updated as needed. Commissioner and staff discussed reviewing elements, public input, and workshops for reviewing Element Updates. Staff and Commissioners will work closely to ensure proper involvement for public knowledge.

Meeting was adjourned at 8:12 pm.

Respectfully Submitted

Kristene Tavares  
Deputy City Clerk

## **Section 5: PUBLIC COMMENT**

## **Section 6: PUBLIC HEARING**

Meeting Date:	July 1, 2015		Agenda Item Number	6.1	
Agenda Item Title	161 Francis Street Use Permit				
Presented By:	Stephen Avis, City Planner		Case Number	UP1514	
Type of Item:	x	Action		Discussion	Information
Action Required:		No Action	x	Voice Vote	Roll Call Vote

Information on this project is filed with the City Clerk. Questions regarding this application or Staff Report may be directed to Stephen Avis at (707) 267-8651 or [Stephen.Avis@mail.com](mailto:Stephen.Avis@mail.com). Written comments may be submitted to the City Clerk by 4:00 PM on July 1, 2015.

### **PROJECT DESCRIPTION:**

The property owners, Dennis & Kathleen Leonardi, are seeking a Use Permit to allow the vacation rental use of a single-family residence located at 161 Francis Street (APN 031-032-11). The project site is zoned Residential Two-Family (R-2).

### **ENVIRONMENTAL REVIEW:**

This project has been reviewed for compliance with the California Environmental Quality Act (CEQA). The proposed project qualifies for a CEQA Class 1, Section 15301 Categorical Exemption from preparation of environmental documents. This exemption consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures involving negligible or not expansion of use.

### **STAFF RECOMMENDATION:**

Staff has included findings of fact (Attachment A) necessary to take an action on the Use Permit. If the Planning Commission accepts the findings of fact or makes comparable findings, then staff recommends the Planning Commission approve the Use Permit, subject of the conditions of approval listed in Attachment B.

**Recommended Motion:** "Adopt Resolution No. PC 2015-18 making the required findings of fact listed in Attachment A to approve the Use Permit, subject to the conditions of approval listed in Attachment B and allow for vacation rental use of a single-family residence located at 161 Francis Street."

### **PROJECT SUMMARY:**

This property is a conventional city lot. The structure is a one-story older traditional residence with 2-bedrooms and 1 bathroom with a deck at the rear of the house. The property includes a single car garage at the rear of the lot but parking is also available along the side of the house and on the street. The applicant proposes to use the residence as a year-round vacation rental by offering the house as overnight transient lodging for compensation. Prior use of the property has been residential.

### **APPLICABLE ZONING REGULATIONS:**

**§5.04 Residential Two-Family (R-2):** The Residential Two-Family Zone 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. The following regulations shall apply in all R-2 Zones:

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**5.04.1 Principal permitted uses:**

- a. Single family dwellings
- b. Two-family dwellings
- c. Boarding of not more than two (2) persons not employed on the premises
- d. Keeping no more that four (4) household pets for each dwelling unit.

**5.04.2 Uses permitted with Use Permit**

- a. Guest houses and servants' quarters
- b. Private institutions
- c. Bed and breakfast inns.

**§7.16 Parking and Loading Facilities****7.16.2 Parking spaces shall be provided as follows:**

- a. Dwellings: one (1) for each dwelling unit
- b. Hotels, motels, inns, bed and breakfast inns, and boarding houses: one (1) for each individual living quarter or dwelling unit.

**ANALYSIS:****Zoning and Permit Requirements:**

The Ferndale Zoning Ordinance does not directly define or regulate single-family vacation rentals, the proposed type of transient residential use. The R-2 zone allows guesthouses and bed and breakfast inns with a Use Permit. The proposed transient residential use differs from either of these in that neither the property owner nor a manager reside on the property during the rental period.

Per Zoning Ordinance §10.01, a conditional use permit may be granted for any use which, while not specifically enumerated in the regulations, is similar to and compatible with the uses permitted in the zone." The Ferndale Planning Commission has approved vacation rental and bed & breakfast use permits in the R-1 and R-2 zones, Community Commercial Design Control zone and the Agriculture Exclusive zone throughout the city.

Conditional use permits, as provided for with Zoning Ordinance §3.78.2 may be granted by the Planning Commission for a use, "which may be essential or desirable to the public, convenience or welfare in one or more zones, but which may also impair the integrity and character of the zone or adjoining zone, or be detrimental to the public health, morals or welfare unless additional restriction on the location and extent of use are imposed and enforced." To reduce the potential impacts of transient use, the Planning Commission has placed conditions on vacation rental use permits including a two-night minimum stay and a requirement that the subject property be rented on only one group at a time. These conditions are included in Attachment B.

**Surrounding General Plan Land Use and Zoning Designations:**

The subject property is located within waking distance of the intersection of Main Street and Ocean Avenue. Guests will be one block from the downtown commercial district and from Fireman's Park. Adjoining parcels on Francis Street are also zoned R-2.

**Aesthetics and Character:**

The property will continue to serve a residential use. The property has been owner occupied and could be rented on a monthly basis without a use permit. There will be no outward sign that the property is being used for a shorter period of time. Vacation rental properties tend to be well maintained. Sufficient on-site parking is provided to reduce impacts from street parking. The property and proposed use is compatible with and similar to the residential character of the neighborhood.

**Attachments:** A. Findings of Fact  
B. Conditions of Approval  
C. Vicinity and Zoning Map  
D. Resolution

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## Attachment A

### FINDINGS OF FACT

Staff has prepared the following findings to justify the Commission's approval of the requested use permit.

1. This project is subject to environmental review in accordance with the California Environmental Quality Act (CEQA) and qualifies for a Class 1 Categorical Exemption per Section 15301 Categorical Exemption for the preparation of environmental documents. This exception consists of the operation, repair, maintenance, and permitting, leasing, licensing or minor alteration of the existing public or private structures.
2. The proposed project as outlined and conditioned, conforms to and is consistent with the Ferndale General Plan and conforms to the Ferndale Zoning Ordinance and the requirements associate with the R-2 Zone.
3. The proposed project, as outlined and conditioned, will not be contrary to the intent of the zoning regulation or to the public interest, safety, health and welfare, and
  - a. Appears to be similar and compatible with other uses allowed in the zone;
  - b. Does not appear to impair the integrity and character of the zone or neighborhood;
  - c. Appears to be compatible with the maintenance of the healthful residential living environment and the predominantly residential character of the area;
  - d. Does not significantly impact the general peace, safety, comfort, health and welfare of the zone/residential community; and
  - e. Appears compatible with and does not detract from the character and aesthetics of adjacent zones.

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## Attachment B

### CONDITIONS OF APPROVAL

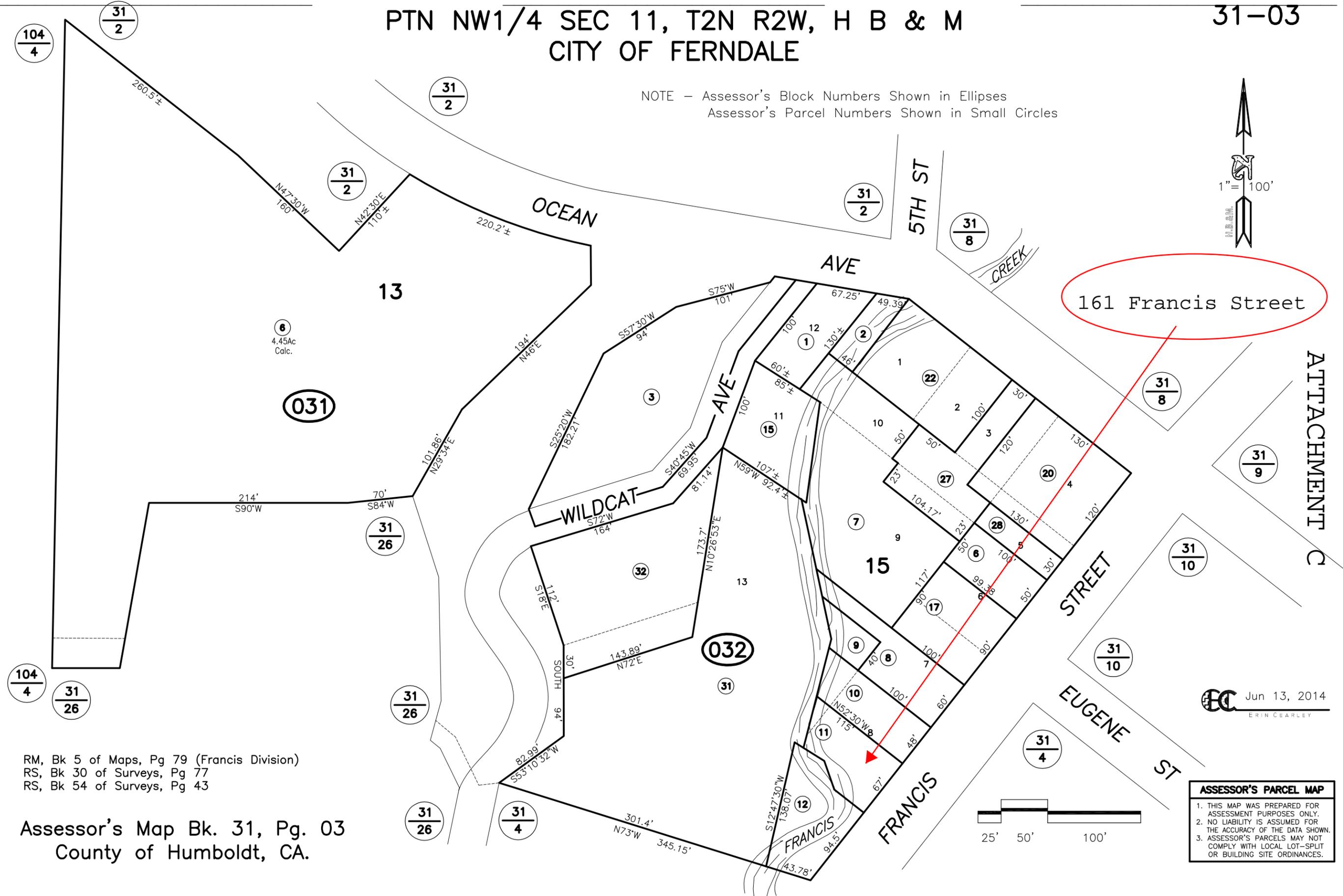
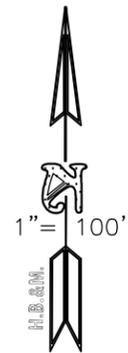
Planning Commission Use Permit approval shall be subject to the following conditions. The violation of any term or requirement in this conditional approval may result in the revocation of the permit.

1. The applicant shall be responsible to pay all applicable fees, deposits or charges associated with processing and finalizing this Use Permit and/or otherwise owed to the City of Ferndale. All applicable or other required fees shall be paid to the satisfaction of the City of Ferndale before the Use Permit is considered final and approved.
2. The proposed use shall be in conformance with the approved permit application and with the information and analysis contained in the associated staff report and conditions of approval on file with the City. Should the proposed site use deviate from that allowed by this approval, the applicant may be required to first receive Planning Commission approval for such changes.
3. Should the applicant or any other future owner of the subject property who uses the property as approved under this permit, does not conform to the requirement of these conditions, said non-conformance shall constitute a violation of this use permit and it shall become null and void until either the issues have been addressed to the City's satisfaction or the permit is revoked.
4. All proposed and/or future use authorized hereunder shall be in conformance with all applicable City ordinances, regulations and codes including but not limited to Zoning Ordinance 02-02, the California Uniform Building Code and any fire codes an/or Public Health & Safety Code, applicable to the nature and type of proposed use.
5. Prior to operation, the applicant shall obtain a letter from the Ferndale Fire Chief and the Ferndale Building Inspector verifying that the home meets occupation requirements. Copies of these letters shall be given to the City Clerk.
6. The Applicant shall obtain a business license for the Vacation Rental and pay appropriate Transient Occupancy Tax (TOT) to the City.
7. Under the propose use, the entire property shall be rented to one group at a time for a minimum stay of two nights. Bedrooms shall not be rented separately or individually as a vacation rental.

# PTN NW1/4 SEC 11, T2N R2W, H B & M CITY OF FERNDALE

31-03

NOTE - Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Small Circles



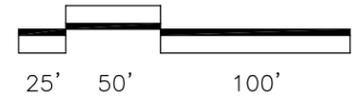
RM, Bk 5 of Maps, Pg 79 (Francis Division)  
RS, Bk 30 of Surveys, Pg 77  
RS, Bk 54 of Surveys, Pg 43

Assessor's Map Bk. 31, Pg. 03  
County of Humboldt, CA.

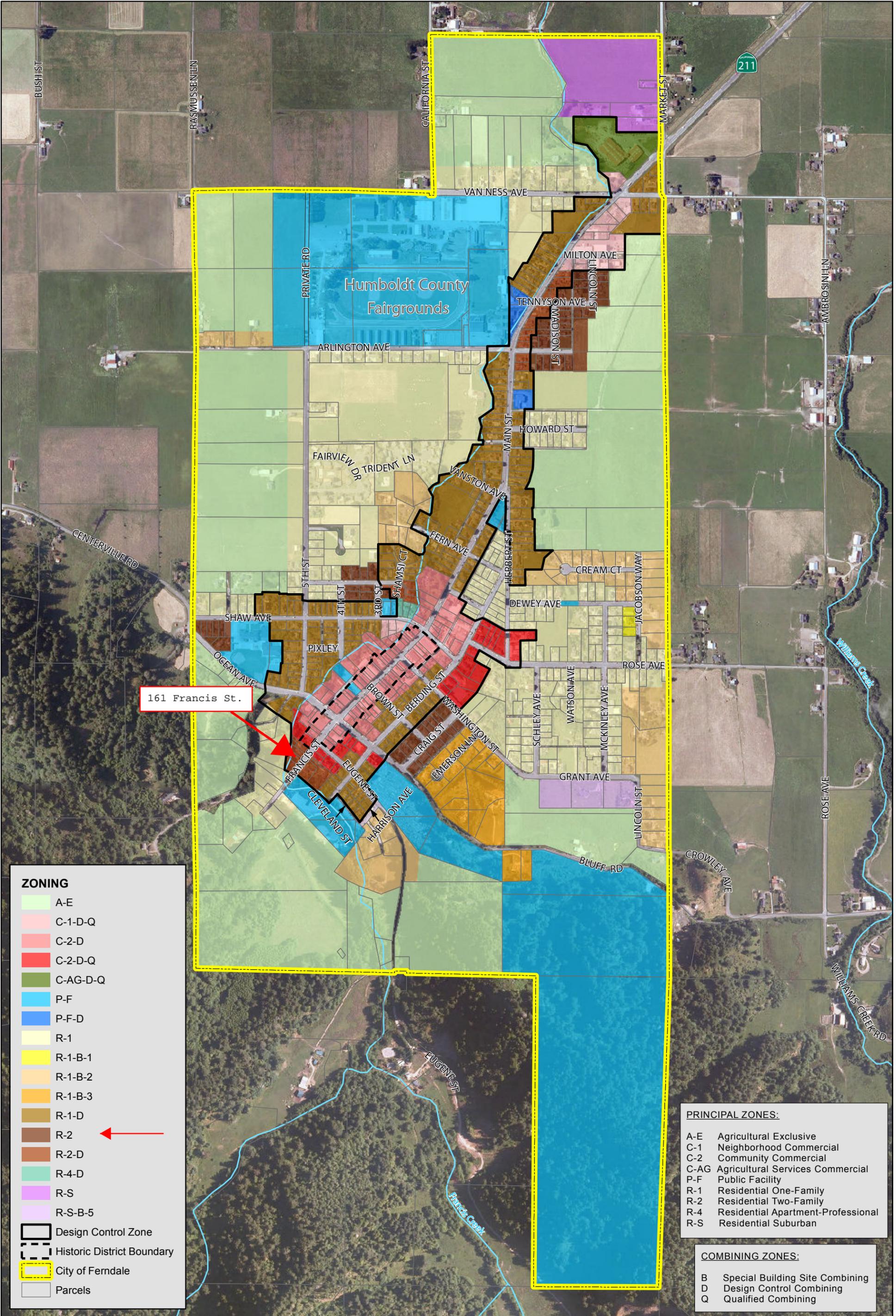
ATTACHMENT C

EC Jun 13, 2014  
ERIN CEARLEY

**ASSESSOR'S PARCEL MAP**  
1. THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY.  
2. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN.  
3. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.



# City of Ferndale Land Use/Zoning Map



161 Francis St.

### ZONING

- A-E
- C-1-D-Q
- C-2-D
- C-2-D-Q
- C-AG-D-Q
- P-F
- P-F-D
- R-1
- R-1-B-1
- R-1-B-2
- R-1-B-3
- R-1-D
- R-2
- R-2-D
- R-4-D
- R-S
- R-S-B-5

- Design Control Zone
- Historic District Boundary
- City of Ferndale
- Parcels

### 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
- R-4 Residential Apartment-Professional
- R-S Residential Suburban

### COMBINING ZONES:

- B Special Building Site Combining
- D Design Control Combining
- Q Qualified Combining

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.





Google earth

feet  
meters



161 Francis Street

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## Attachment D

### A RESOLUTION OF THE PLANNING COMMISSION FOR THE CITY OF FERNDALE, CALIFORNIA Resolution Number PC 2015-18

**MAKING THE REQUIRED FINDINGS FO FACT TO APPROVE A USE PERMIT, SUBJECT TO CONDITIONS OF APPROVAL, AND ALLOW THE VACATION RENTAL USE OF A SINGLE-FAMILY RESIDENCE LOCATED AT 161 FRANCIS STREET (APN 031-032-11).**

**WHEREAS**, Dennis and Kathleen Leonardi have submitted an application and evidence in support of approving a Use Permit to allow for vacation rental use of a single-family residence at 161 Francis Street; and

**WHEREAS**, the project is exempt from the California Environmental Quality Act (CEQA) per Section 15301 of Article 19 "Categorical Exemptions"; and

**WHEREAS**, the Planning Commission has reviewed the submitted application and evidence for conformance with General Plan policies and goals, and with applicable Zoning Regulations as required to approve a Use Permit; and

**WHEREAS**, the staff report includes evidence in support of making all of the required findings for approving a Use Permit; and

**WHEREAS**, the documents and materials on which this decisions is based are on file at the office of the City Clerk;

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission for the City of Ferndale approves a Use Permit to allow the vacation rental use of property located at 161 Francis Street, Ferndale subject the attached Conditions of Approval.

**PASSED AND ADOPTED this 1<sup>st</sup> day of July 2015 by the following vote of the Planning Commission for the City of Ferndale:**

This motion was made by Commissioner \_\_\_\_\_.

The motion was seconded by Commissioner \_\_\_\_\_.

YES:

NO:

ABSTAIN:

ABSENT:

Attest:

\_\_\_\_\_  
City Clerk

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

## **Section 7: BUSINESS**

Meeting Date:	July 1, 2015	Agenda Item Number	7.1
Agenda Item Title	General Plan Draft Noise & Air Quality Element Update		
Presented By:	Contract City Planner		
Type of Item:	Action	X	Discussion
			X
			Information
Action Required:	X	No Action	Voice Vote
			Roll Call Vote

**RECOMMENDATION:** Discuss and Review the Draft Noise & Air Quality Element Update, provide input and direct Staff to hold a public hearing at the August 5<sup>th</sup> Planning Commission meeting to approve a recommendation to the City Council for the adoption of this element.

**BACKGROUND:** The role of the Planning Commission is to review and suggest modifications to each proposed General Plan Element for consideration by the City Council. Following public workshops during which testimony is taken, a final draft of the element is prepared. The Planning Commission then approves a recommendation to the City Council for the adoption of the element as part of the City's General Plan.

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

In October 2014, the Planning Commission conducted a public workshop to review a proposed draft of a Noise & Air Quality Element. At that meeting, Commissioners provided direction to staff for changes in the text. The results of that input are incorporated in the attached July 2015 Draft of the element.

Because the Commission now has two new members, staff is using the July meeting as a study session. At the Commission's direction, Staff will schedule a public hearing for the August meeting.

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

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

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

The air quality data and analysis includes an Emissions Reduction Plan to minimize greenhouse gas emissions. Assembly Bill 32 calls for a rollback in emission rates that can be accomplished by reducing both stationary and mobile levels. While AB 32 does not require cities to complete either a Climate Action or Emissions Reduction Plan, the Attorney General's Office has confirmed that such plans constitute acceptable mitigation for cities conducting General Plan Updates. When prepared in conjunction with a General Plan Update and incorporated into each element, Climate Action or Emission Reduction Plans expedite CEQA review.

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

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

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

**FISCAL IMPACT:** Budgeted item.

**ATTACHMENTS:**

- A. Noise & Air Quality Element Overview
- B. Draft Noise & Air Quality Element

# Attachment A

## Noise & Air Quality Element Overview

### Introduction

This section discusses the Noise & Air Quality Element's purpose, introducing the organization and content of the Element. The introduction also addresses how the Noise & Air Quality Element will be internally consistent with other General Plan elements, goals, policies and implementation programs. All General Plan Elements are interdependent and related to each other. No single General Plan element should be used in isolation without consideration of all other component elements as an integrated General Plan. The Noise & Air Quality Element directly correlates to the Land Use, Circulation, and Housing Elements.

### Definitions

This section provides definitions of terms used throughout the Element.

### Setting & Context

This section includes the identification and overview of noise and air quality conditions in the Ferndale Planning Area and the greater Eel River Valley. Applicable regional air basin, state, and federal standards are listed for context. For air quality, criteria pollutants (i.e., particulate matter smaller than or equal to 10 microns (PM10)) are identified. For noise, threshold measurements used by the state (community noise equivalent level (CNEL) and Day Night Average Sound Level (LDN)) are also identified for context and use in setting applicable noise levels in the element. Applicable legislation is referenced.

### Noise Characteristics and Sources

This section includes a noise contour map for State Route 211, identification of major noise sources, an analysis of the local noise environment, definition and identification of sensitive receptors, and a discussion of ways to minimize noise exposure.

### Air Quality Characteristics

This section includes a description of local and regional air quality conditions, a discussion of the area's current air quality designation, a summary of applicable federal and state standards and laws, a summary of air pollution sources in the Planning Area, and an emissions inventory. RCEA is developing inventories for a climate change action plan for each city and the county. Applicable inventory benchmarks and sources will be documented as characteristics.

- Air Basin Requirements - This section will discuss the North Coast Unified Air Quality Management District's (NCUAQMD) regulations, plans and programs, including the PM-10 attainment plan adopted in 1995 and the most current basin plan. A summary of applicable rules, such as those for Greenhouse Gas Mitigation & Control with appropriate web links, are provided.
- Emissions Reduction Plan – A Greenhouse Gas Emissions Reduction Plan often comprises the first phase of an overall Climate Action Plan. The Emissions Reduction Plan will lay the basis for a City-wide Climate Action Plan and will involve the following tasks:
  1. Develop Outline, Review Emissions Inventories & Determine Reduction Target.

- 
2. Identify and Evaluate Emission Reduction Measures.
  3. Disclose Costs/Benefits /Challenges of Various Emission Reduction Measures.
  4. Refine Emission Reduction Measures.
  5. Prioritize Measures and Develop Implementation Timeline.
  6. Develop Greenhouse Gas Reduction Monitoring and Verification Recommendations.
  7. Prepare Draft Emissions Reduction Plan & Hold Public Hearings.
  8. Respond to Comments & Prepare Final Emissions Reduction Plan.
  9. Adopt Emissions Reduction Plan as part of the Noise & Air Quality Element.

City staff will work with RCEA and incorporate appropriate climate action plan components.

### Goals, Policies and Implementation Programs

The contract planner and City staff works with the Planning Commission and City Council to craft goals, policies, and implementation programs providing a policy basis for measures Ferndale can take to reduce noise exposure and improve air quality. A broad set of goals will be developed to reduce harmful emissions and noise levels in the community.

#### Noise policy topics for the element include:

- Overall noise reduction – mobile and stationary sources
- Land Use
- Design review & construction
- Transportation
- Monitoring

#### Air quality policy topics for the element include:

- Overall emissions reduction – area and stationary sources
- Land Use
- Energy conservation
- Transportation and circulation
- Hazardous materials
- Temporary measures - construction
- Monitoring

Implementation programs are developed for each policy topic, consistent with the format used in other elements.



# City of Ferndale

## General Plan

### Noise & Air Quality Elements



*Planning Commission Draft*

*July 2015*

# ***Planning Commission Draft July 2015***

## ***City Council:***

Don Hindley, Mayor  
Ken Mierzwa  
Michael Sweeney  
Daniel Brown  
Doug Brower

## ***Planning Commission:***

Jorgen Von Frausing-Borch, Chair  
Michael Warner  
Dean Nielsen  
Paul Gregson  
Ellin Beltz

## ***City Staff:***

Jay Parrish, City Manager  
Jennifer Church, City Clerk  
Kristene Tavares, Deputy City Clerk

## ***Prepared by:***

**PLANWEST**   
PARTNERS, INC.

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# City of Ferndale

## General Plan Noise & Air Quality Elements

### Table of Contents

Chapter 1 – Introduction .....	1-1
Chapter 2 – Definitions .....	2-1
Chapter 3 – Setting and Context .....	3-1
Chapter 4 – Noise Characteristics and Sources .....	4-1
Chapter 5 – Air Quality Characteristics .....	5-1
Chapter 6 – Goals, Policies and Implementation Programs .....	6-1
Chapter 7 – References .....	7-1

### List of Figures

Figure 1 – Perception of Sounds.....	3-2
Figure 2 – Community Noise Exposure.....	4-7
Figure 3 – Noise Exposure Adjustment Factors .....	4-8
Figure 4 – Noise Contour Map .....	4-9
Figure 5 – Government Operations CO <sub>2</sub> e Emissions by Source.....	5-6
Figure 6 – 2005 Government Operations CO <sub>2</sub> e Emissions by Sector.....	5-6

### List of Tables

Table 1 – Emissions Reduction Measures and Timeline .....	5-9
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## 1.0 Introduction

The City of Ferndale is interested in reducing the effects of excessive and harmful noise and is updating the General Plan Noise Element. Noise is a quality of life issue of significant community interest. It is one of seven mandated General Plan elements per the State Office of Planning and Research (OPR) General Plan Guidelines (2015). The previous Ferndale Plan Noise Element was a part of the 1975 Public Safety and Scenic Highway Element. Updated Element goals, policies and implementation measures will help minimize the community's exposure to current noise issues. Additionally these can shield the community from noise created by community activity and development. Identifying existing and projected noise sources is also an effective way to guide decisions on land use patterns.

Land use decisions can result in noise increases both directly (e.g., from zoning of additional community noise sources) and indirectly (e.g., from vehicle trips associated with future uses). Transportation improvements (such as road widening and extensions) can bring sources of traffic noise closer to existing or planned receptors. Sensitive receptors such as schools and health and senior care facilities are more vulnerable to noise impacts.

The OPR Guidelines require that the Noise Element provides a basis for comprehensive local programs that control and abate environmental noise to protect citizens from excessive exposure. This Element is required to identify and appraise noise in the community and follow guidelines adopted by the Office of Noise Control in the State Department of Health Services. Local governments must analyze and quantify noise levels and the extent of noise exposure through actual measurements or the use of noise modeling. The Noise component of the Element defines types of noise including mobile and stationary sources and uses projections, contour mapping and analysis to ensure that City noise standards are met.

Although an Air Quality Element is not required, in recognition of the significant value the community places on clean air the City has chosen to include one. It is among the most common optional General Plan elements throughout California, with state level guidance found in the OPR General Plan Conservation Element Guidelines. Several mandatory elements also regulate emissions to achieve air quality benefits, including the Land Use, Circulation, Conservation and Open Space. These elements will be updated at a later date and including an Air Quality Element now will facilitate the updating of these elements.

The Air Quality component of this Element is a focus for General Plan air quality policy, integrating related land use, transportation and circulation, transit, safety, and energy issues. The Air Quality component's policies and programs are intended to improve air quality and encourage cooperation with other jurisdictions involved in regional air quality improvement efforts.

In addition to general air quality issues, this component discusses climate change. The potential effects of climate change are extensive, have been well publicized, and are generally accepted by the scientific community. Although actions taken on a local level cannot resolve this global issue, the Noise & Air Quality Element contains policies that address energy and resource conservation and compact community design. These policies reduce greenhouse gas emissions, counteract global warming, and help reduce potential adverse effects of global warming.

The air quality data and analysis includes an Emissions Reduction Plan to reduce greenhouse gas emissions. Signed in to law in 2006, Assembly Bill (AB) 32 calls for rollbacks that can be accomplished by reducing both stationary and mobile emission levels. AB 32 doesn't require cities to complete Climate Action or Emissions Reduction Plans but the Attorney General's Office has confirmed that such plans constitute acceptable mitigation for cities conducting General Plan Updates. When prepared in conjunction with a General Plan Update and incorporated into each Element, Climate Action or Emission Reduction Plans expedite California Environmental Quality Act (CEQA) review.

Public involvement is an integral part of the General Plan update process. Prior to the preparation of this Element, study sessions and public hearings were held by both the Planning Commission and City Council. General Plan consultation is an important part of element preparation and the City contacted Native American governments to solicit Noise & Air Quality Element input.

During Element preparation, the City collaborated with agencies, districts, and organizations including the North Coast Unified Air Quality Management District (NCUAQMD), Caltrans and the Redwood Coast Energy Authority. The Element was reviewed for consistency with relevant plans such as the NCUAQMD's Particulate Matter Attainment Plan and Humboldt County Noise Element and Air Quality Element updates. The NCUAQMD may have funding opportunities for projects identified in this element. The element makes extensive use of web links and Internet source references to maximize the utility of the element while keeping it as concise as possible.

It is the overall goal of the Noise & Air Quality Element to protect the health and welfare of the community by promoting development that is compatible with noise and air quality standards, and which reflects the City's commitment to sustainable practices. This Element's noise and air quality goals and policies address the provisions for maintaining acceptable community noise levels and continued improvement to air quality in Ferndale and the surrounding air basin.

#### **RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS**

All General Plan element goals and policies must be internally consistent and are interdependent and related to each other. No single element of the plan should be used in isolation without consideration of all other component elements as an integrated General Plan. The Noise & Air Quality Element directly correlates to the Land Use, Circulation, and Housing Elements, and was reviewed for consistency with all Ferndale General Plan Elements.

**Land Use Element** - The Land Use Element includes policies that are intended to promote efficient land use patterns, preserve open space, and provide adequate services. These policies support sustainability. When updated, the Land Use Element will show acceptable land uses in relation to existing and projected noise contours.

**Circulation Element** - The updated Circulation Element may include polices to reduce congestion and encourage bicycle and pedestrian travel. These measures help ensure that greenhouse gas emissions from vehicle sources are reduced or minimized. Noise exposure data will also influence the location and design of transportation facilities.

**Open Space and Conservation Element** - The updated Open Space and Conservation Element may include policies that support open space acquisition, emphasizing an interconnected open space system including bicyclist and pedestrian connections between residential development and schools, employment, and commercial areas.

**Public Facilities Element** - The updated Public Facilities Element may include policies that address energy-efficiency and renewable energy, water conservation, maximizing the use of recycled water, solid waste source reduction and recycling.

**Safety Element** - The safety element includes policies intended to minimize the potential for loss of life and property due to flooding, which has been identified as a potential impact of climate change.

**Housing Element** - The Housing Element includes policies to promote energy conservation educational programs and sustainable building techniques such as construction waste recycling and energy efficient retrofits, as well as to explore ways to incorporate energy saving features and materials, and energy efficient systems and designs into residential development and retrofits. These policies support sustainable development. Noise exposure information provided in the Noise component must be considered when planning the location of new housing.

**Historic Preservation Element** - The Historic Preservation Element includes policies to maintain and enhance the historic character and nature of the city including those structures on the National Register of Historic Places as well as contributing buildings and neighborhoods.

## 2.0 Definitions

This section provides definitions of terms used throughout the Element.

**ADT:** Average daily trips (vehicles).

**Ambient Noise:** The composite of noise from all sources near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

**Attenuation:** A decrease in sound level. The most common cause of attenuation is increased distance between a source and receiver (typically, sound decreases by 3 to 6 dB per doubling of distance). Attenuation can also be caused by barriers (e.g., walls, hills, dense vegetation) located between a source and receiver).

**A-Weighted Level:** See dBA.

**CAPCOA:** California Air Pollution Control Officers Association; represents all 35 local air quality agencies in the state including the North Coast Unified Air Quality Management District.

**CARB:** California Air Resources Board, a department within the California Environmental Protection Agency.

**CNEL:** Community Noise Equivalent Level. The average equivalent A-weighted sound level during a 24-hour period, obtained after addition of five decibels to evening (7 to 10 p.m.) sound levels, and addition of 10 decibels to night (10 p.m. to 7 a.m.) sound levels.

**dBA:** A-weighted sound level. The sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of sound in a manner similar to the frequency response of the human ear and correlates well with subjective reactions to noise.

**Decibel (dB):** A unit of measurement describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals (20 micronewtons per square meter).

**Intrusive Noise:** Any noise that intrudes over and above the existing ambient noise at a given location. The relative intrusiveness of a sound depends upon its amplitude, duration, frequency, time of occurrence, and tonal or informational content as well as the prevailing noise level.

**Ldn:** Day-Night Average Level. The average equivalent A-weighted sound level during a 24-hour day, obtained after the addition of 10 decibels to sound levels in the night after 10 p.m. and before 7 a.m. (Note: CNEL and Ldn represent daily levels of noise exposure averaged on an annual or daily basis, while Leq represents the equivalent energy noise exposure for a shorter time period, typically one hour.)

**Leq:** Equivalent energy level. The sound level corresponding to a steady-state sound containing the same total energy as a time-varying signal measured over a given sample period. Leq is typically computed over 1-, 8-, and 24-hour sample periods.

**Noise:** Unwanted sound.

**Noise Contours:** Lines drawn on a map around a noise source indicating equal levels of noise exposure. CNEL and Ldn are the metrics utilized herein to describe annoyance due to noise and to establish land use planning criteria for noise.

**Noise Impacted Areas:** Land areas that are located on the Noise Contour Map within the Noise Contour Bands of 60 Ldn or greater.

**Noise Measurement:** The measurement of noise at a given location. It is usually desirable to indicate both the intensity of the noise at the given location, and the distance between the noise source and the location at which the measurement is made. For example, one would report that a diesel truck generates 88 dBA of noise, as measured at a distance of 50 feet.

### 3.0 Setting and Context

The City of Ferndale is located on the Eel River Valley's alluvial plain, roughly 4½ miles from the Pacific Ocean. This marine influenced environment has prevailing northerly ocean winds, carrying cool, moist air across the alluvial plain in summer. In the winter, the prevailing winds are from the south.

Considered the northern gateway to California's Lost Coast, the City is surrounded by forested mountains to the south and flat agricultural lands to the west, north and east. California State Route 211 connects Ferndale and State Route 101. It passes directly through the middle of town (Main Street) providing a connection to Petrolia and the Lost Coast via Mattole Road.

#### GENERAL NOISE CHARACTERISTICS AND REGULATION

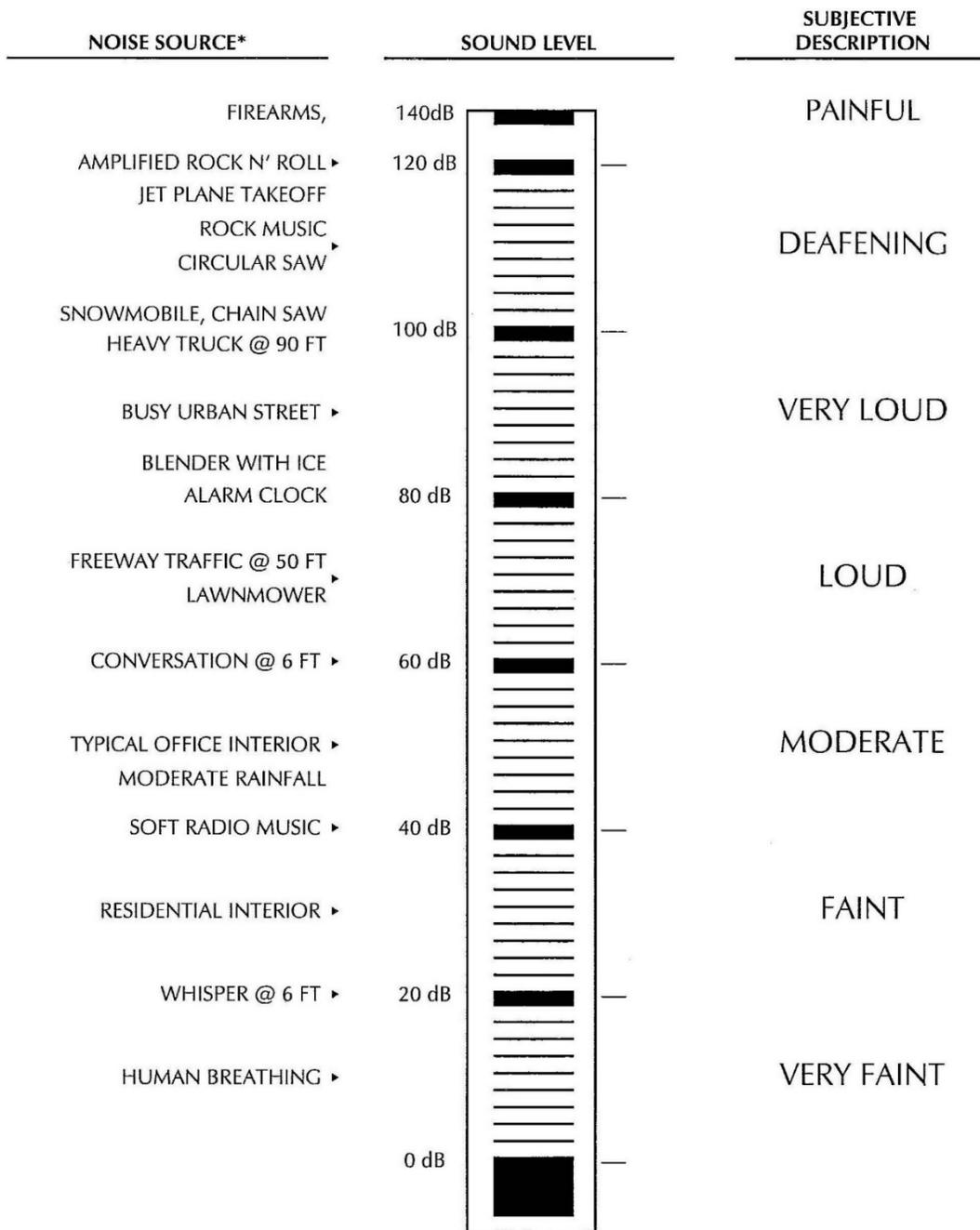
Sound is mechanical energy transmitted by pressure waves in a compressible medium such as air. Sound is characterized by various parameters that include the oscillation rate of sound waves, the speed of propagation, and the pressure level or energy content. Sound pressure level has become the most common descriptor used to characterize the loudness of an ambient sound level. The unit of sound pressure expressed as a ratio to the faintest sound detectable by a human ear is called a decibel (dB). The U.S. Environmental Protection Agency (EPA) has established 70 dB as the point at which noise begins to harm hearing ([EPA 1974](#)).

The dB scale is used to quantify sound intensity. Because sound pressure can vary enormously within the range of human hearing, noise measurements are weighted more heavily within those frequencies of maximum human sensitivity in a process called "A-weighting," referred to as dBA. In general, a difference of more than 3 dBA is a perceptible change in environmental noise; an increase of 10 dBA is perceived by people as a doubling of loudness ([EPA 1974](#)). Figure 1 compares some common sounds and how they are perceived by the average human.



Because sound levels can vary markedly over time, several methods for describing the average character of sound have been devised. A commonly used noise metric is the Community Noise Equivalent Level (CNEL). The CNEL penalizes noise levels during periods of greater noise sensitivity to create an artificially weighted 24-hour exposure. It is calculated by adding a 5 decibel penalty to sound levels in the evening (7:00 p.m. to 10:00 p.m.), and a 10 decibel penalty to sound levels in the night (10:00 p.m. to 7:00 a.m.) to compensate for the increased sensitivity to noise during the quieter late evening and nighttime periods. Thus, the CNEL noise metric provides a 24-hour average of A-weighted noise levels at a particular location, with an evening and a nighttime adjustment, which reflects increased sensitivity to noise during these times of the day. The Day Night Level (Ldn) similarly averages sound levels over 24 hours, with 10dB added to nighttime sound levels. Ldn and CNEL values rarely differ by more than 1 dB. As a matter of practice, Ldn and CNEL values are considered to be equivalent and are treated as such in this assessment.

**Figure 1 Perception of Sounds**



\*Unless otherwise noted, noise levels are measured at the source

Noise is commonly defined as unwanted sound. In general, noise is not a significant issue in Ferndale. The primary noise source affecting sensitive receptors (homes, schools) in the City is traffic on State Route 211. Some commercial and agricultural uses are also identified as noise contributors, although such sources have not generally been identified as significant noise

problems. Potential noise sources affecting development in the City are described in more detail in Chapter 4.0 Noise Characteristics and Sources.

According to OPR's General Plan Guidelines, the fundamental goals of a noise element are:

- To provide sufficient information concerning the community noise environment so that noise may be effectively considered in the land use planning process. In so doing, the necessary groundwork will have been developed so that a community noise ordinance may be utilized to resolve noise complaints.
- To develop strategies for abating excessive noise exposure through cost-effective mitigating measures in combination with zoning, as appropriate, to avoid incompatible land uses.
- To protect those existing regions of the planning area whose noise environments are deemed acceptable and also those locations throughout the community deemed "noise sensitive."
- To utilize the definition of the community noise environment in the form of Community Noise Equivalent Level (CNEL) or Day Night Average Level (Ldn) noise contours as provided in the noise element for local compliance with the State Noise Insulation Standards. These standards require specified levels of outdoor to indoor noise reduction for new multifamily residential constructions in areas where the outdoor noise exposure exceeds CNEL (or Ldn) 60 decibels (dB) ([OPR 2003](#)).

Government Code Section 65302(f) requires that noise elements identify and appraise noise problems in the community. The noise element must recognize the guidelines established by the State Department of Health Services Office of Noise Control and analyze and quantify, to the extent practicable, as determined by the legislative body, current and projected noise levels for each of the following:



- Highways and freeways.
- Primary arterials and major local streets.
- Passenger and freight on-line railroad operations and ground rapid transit systems.
- Commercial, general aviation, heliport, helistop, and military airport operations, aircraft overflights, jet engine test stands, and all other ground facilities and maintenance functions related to airport operation.
- Local industrial plants, including, but not limited to, railroad classification yards.
- Other ground stationary sources identified by local agencies as contributing to the community noise environment.

Noise contours must be shown for each of these sources and stated in terms of community noise equivalent level (CNEL) or day-night average level (Ldn) ([OPR 2003](#)). Chapter 4.0 Noise Characteristics and Sources presents the noise contour map and guidelines for noise-compatible land use. Chapter 6 Goals, Policies and Implementation presents mitigation to reduce noise impacts to the community.

## GENERAL AIR QUALITY CHARACTERISTICS AND REGULATIONS

Ferndale is located within the North Coast Unified Air Quality Management District (NCUAQMD), which consists of Del Norte, Humboldt, and Trinity Counties. The California and Federal Clean Air Acts establish air quality standards for several pollutants, including particulate



matter, carbon monoxide, ozone, nitrogen dioxide, sulfur dioxide, and lead, and require jurisdictions for areas that violate these standards to prepare and implement plans to achieve the standards. The NCUAQMD meets all federal air quality standards, but exceeds the maximum limits for state standards relating to particulate matter smaller than or equal to 10 microns in diameter (PM<sub>10</sub>). Significant sources of PM<sub>10</sub> include motor vehicle exhaust, road dust, construction and demolition activities, and wood-burning stoves and fireplaces.

CC Image courtesy of [Carodean Road Designs](#) on Flickr

According to the Environmental Protection Agency (EPA), the federal agency regulating air quality, particulate pollution consists of microscopic solids or liquid droplets small enough to pass through the nose and throat and penetrate deep into the lungs, causing serious health problems. Scientists have linked particulate matter to a variety of health issues including asthma, decreased lung function, irregular heartbeat and increased respiratory symptoms ([EPA 2013](#)). Particulate matter has a greater effect on people with heart or lung diseases, children and older adults ([EPA 2013](#)).

The California Clean Air Act of 1988 places primary responsibility for improving Humboldt County's air quality on the NCUAQMD. In 1995, the NCUAQMD prepared a Particulate Matter (PM<sub>10</sub>) Attainment Plan draft report to identify major sources of PM<sub>10</sub> in the District and strategies to reduce particulate pollution and achieve the state standard for PM<sub>10</sub>. These include strategies to reduce emissions from both stationary and mobile sources.

The California Environmental Quality Act (CEQA) requires cities to identify the potentially significant effects on the environments of projects over which the city has discretionary authority. A city approving a project is also required to mitigate significant effects whenever feasible. To determine whether a project would have a potentially significant effect on air quality, the project's potential effects are compared to the local air district's thresholds of significance. The NCUAQMD has not formally adopted significance thresholds; the District instead uses the Best Available Control Technology (BACT) emission rates for stationary sources and recommends the use of the latest version of the California Air Pollution Control Officer's Association (CAPCOA)'s "Health Risk Assessments for Proposed Land Use Project" for new development ([NCUAQMD 2013](#)).

## GLOBAL CLIMATE CHANGE

Global climate change is defined as the long-term change in Earth's climate, which has multiple effects. One of these is global warming, a progressive gradual rise of the Earth's average surface temperature thought to be caused in part by increased concentrations of greenhouse gases (GHGs) in the atmosphere. The change in the average weather of the earth can be measured by wind patterns, storms, precipitation, and temperature. It is exacerbated by GHGs, which trap heat in the atmosphere (thus the "greenhouse" effect). GHGs include carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), hydroflouorocarbons (HFCs), perflouorocarbons (PFCs), and sulfur hexafluoride (SF<sub>6</sub>), and are emitted by both natural processes and human activities.

The projected effects of climate change cover a broad spectrum of impact areas:

### Human health:

- Exposure to air pollution
- Exposure to infectious diseases due to changing ecosystems and climate
- Weather-related mortality (flooding)

### Water Resources:

- Changing rainfall and snow pack issues
  - Hydrology change in rivers and Delta
  - Increasing sea level
- ### Biological Resources:
- Changing habitat and species distribution

Chapter 5.0 Air Quality Characteristics includes a description of local and regional air quality conditions, a discussion of the area's current air quality designation, a summary of applicable federal and state standards and laws, a summary of air pollution sources in the Planning Area, and an emissions inventory.

## 4.0 Noise Characteristics and Sources

### NOISE SOURCES

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

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

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



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

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

In actuality, there are at least three different ambience conditions in Ferndale. The first ambience level is during peak morning and late afternoon traffic. The second ambience level is during the remaining daylight hours of the day. Field measurements of ambience were taken, and it was found that the ambient level on Main Street is about 52 dB(A) which is at least 20 dB(A) lower

than during the peak traffic flow. At 5th and Shaw Streets the reading was 45 dB(A) - about 15 dB(A) lower than the peak traffic period ambience level. In outlying areas, the peak traffic and normal daytime levels differ very little. Developing contours of the usual daytime ambience would be difficult because the lowest and highest readings were 45 and 52 decibels respectively; very quiet for a community during the day. The third ambience level is during the night when ambience levels are approximately 10 dB(A) lower than the usual daytime levels. The very low level of background noise in the community increases the contrast with loud single event noises and single event noise is consequently more noticeable and objectionable.

Stationary sources of noise within City limits are limited. The Humboldt County Fairgrounds generates noise during events, but is not a constant source of noise. The nearest airport is Rohnerville Airport, a one-runway airport located about 6.5 miles southeast of Ferndale; airport sounds are not audible within the City.

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

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

### **SENSITIVE RECEPTORS**

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

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

### **NOISE STANDARDS**

The EPA has concluded that maintaining environmental noise below a 24-hour exposure level of 70 decibels will prevent any measurable hearing loss over a lifetime. Likewise, levels of 55

decibels outdoors and 45 decibels indoors are identified as preventing activity interference and annoyance. These levels of noise are considered those which will permit spoken conversation and other activities such as sleeping, working and recreation, which are part of the daily human condition.

Figure 2 presents the California Department of Health, Office of Noise Control noise compatibility guidelines for various land uses. The table illustrates the ranges of community noise exposure in terms of what is “normally acceptable,” “conditionally acceptable,” “normally unacceptable,” and “clearly unacceptable.” These guidelines may be used to assess whether or not noise poses a conflict with land development. Figure 3 provides adjustment factors to correct for seasonal variations in noise source levels, existing outdoor ambient noise levels, previous exposure to the source, community attitudes, and tonal characteristics of the source. Adjusting the noise exposure values according to Figure 3 will provide a more accurate assessment of locally acceptable noise exposure.

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

#### **ANALYSIS OF LOCAL NOISE ENVIRONMENT**

Estimated existing noise contours from SR 211 are shown on Figure 4. It should be noted that the contours presented are outdoor noise levels and only account for attenuation due to distance, not from sound wall structures or other noise barriers. The contours are intended to show generally where higher noise levels may occur.

#### **FUTURE CONDITIONS**

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

#### **ATTENUATION**

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

**Figure 2 Community Noise Exposure  
Ldn or CNEL, dB**

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

 NORMALLY ACCEPTABLE – Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.

 CONDITIONALLY ACCEPTABLE – New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features are included in the design. Conventional construction but with closed windows and fresh air supply system or air conditioning will normally suffice.

 NORMALLY UNACCEPTABLE – New construction or development should be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirement must be made and need noise insulation features included in the design

 CLEARLY UNACCEPTABLE – New construction or development should generally not be undertaken.

\*Due to exterior sources

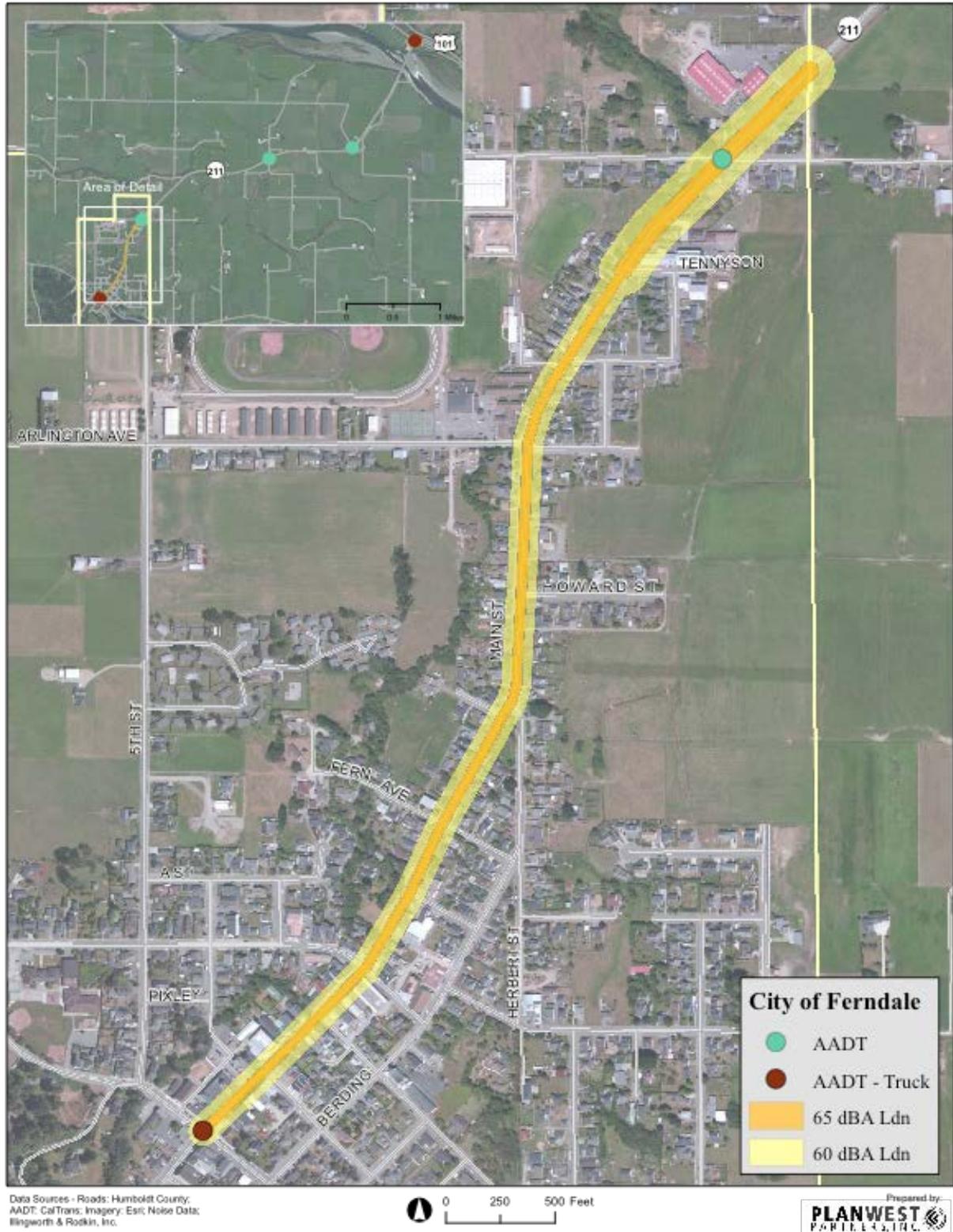
Source: Office of Planning and Research. 2003. [State of California General Plan Guidelines](#)

**Figure 3 Noise Exposure Adjustment Factors**

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

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

Figure 4: Noise Contour Map



## 5.0 Air Quality Characteristics

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

### OVERALL AIR QUALITY

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

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



Lost Coast Fog  
Original image available under Public License  
Courtesy of [scuppersfr](#)

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

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

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

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

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

### **AIR BASIN REQUIREMENTS**

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

### **CLIMATE CHANGE LEGISLATION**

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

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

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

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

#### **AB 811 (2007)**

AB 811 authorizes all local governments in California, if they so choose, to establish special districts that can be used to finance energy efficiency, solar, or other renewable energy improvements to homes and businesses in their jurisdiction. As a result of opposition by Fannie

Mae and Freddie Mac, federal regulators have effectively put most of the local programs dealing with residential properties on hold. It may take additional federal legislation to get residential programs fully back on track, although programs designed for commercial properties face no similar roadblocks. A handful of programs in California are continuing but at the time of publication, uncertainty remains.

### **SB 97 (2007)**

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

### **SB 375 (2008)**

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

### **International Council for Local Environmental Initiatives**

The International Council for Local Environmental Initiatives (ICLEI), is a worldwide membership organization of local governments and their associations working to achieve tangible improvements in global environmental and sustainable development conditions. ICLEI's Cities for Climate Protection program (CCP)

began working with local governments in 1993 to reduce local sources of greenhouse gas emissions. ICLEI developed software to quantify greenhouse gas emission reduction efforts, providing tools to inventory, categorize, and quantify past, present and future conditions. The software helps identify opportunities and priorities for reducing greenhouse gas emissions. The County has used this software to develop a greenhouse gas emissions baseline for 1990 and to assess the current level of greenhouse gas emissions for compliance with AB 32.



### **California Environmental Quality Act**

CEQA requires public agencies to evaluate whether a project that requires discretionary approval may have significant environmental effects and, if so, to impose feasible mitigation measures. In general, when it determines in the first instance that a project may have a significant effect on the environment, the public agency must prepare an environmental impact report (EIR). While air quality modeling software (URBEMIS 2007) provides a methodology for estimating a project's

carbon dioxide emissions, there are no established thresholds or standards for determining whether a project's greenhouse gas emissions are significant.

### ATTENUATION

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



Ferndale, CA

Original image available under Public License  
Courtesy of [jerseygal2009](#)

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

### GREENHOUSE GAS EMISSIONS

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

RCEA produced the Humboldt County Comprehensive Energy Action Plan, consisting of implementation measures specific to the functions of RCEA as the regional energy authority for the County, including working with local jurisdictions to complete greenhouse gas inventories, set greenhouse gas reduction targets, and developing climate action plans ([RCEA 2013](#)).

Local government operations, including facilities, vehicle fleets, street lights, traffic signals, water systems, wastewater plants, and solid waste generation release greenhouse gases into the atmosphere. RCEA, in conjunction with ICLEI Institute for Local Governments, completed a Greenhouse Gas Inventory for Ferndale. The inventory measures greenhouse gas emissions resulting specifically from Ferndale's government operations, and addresses where and what quantity of emissions are generated through various government activities.

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

The following Emissions Reduction Plan is based largely on the Ferndale 2005 Government Operations Greenhouse Gas Emissions Inventory.

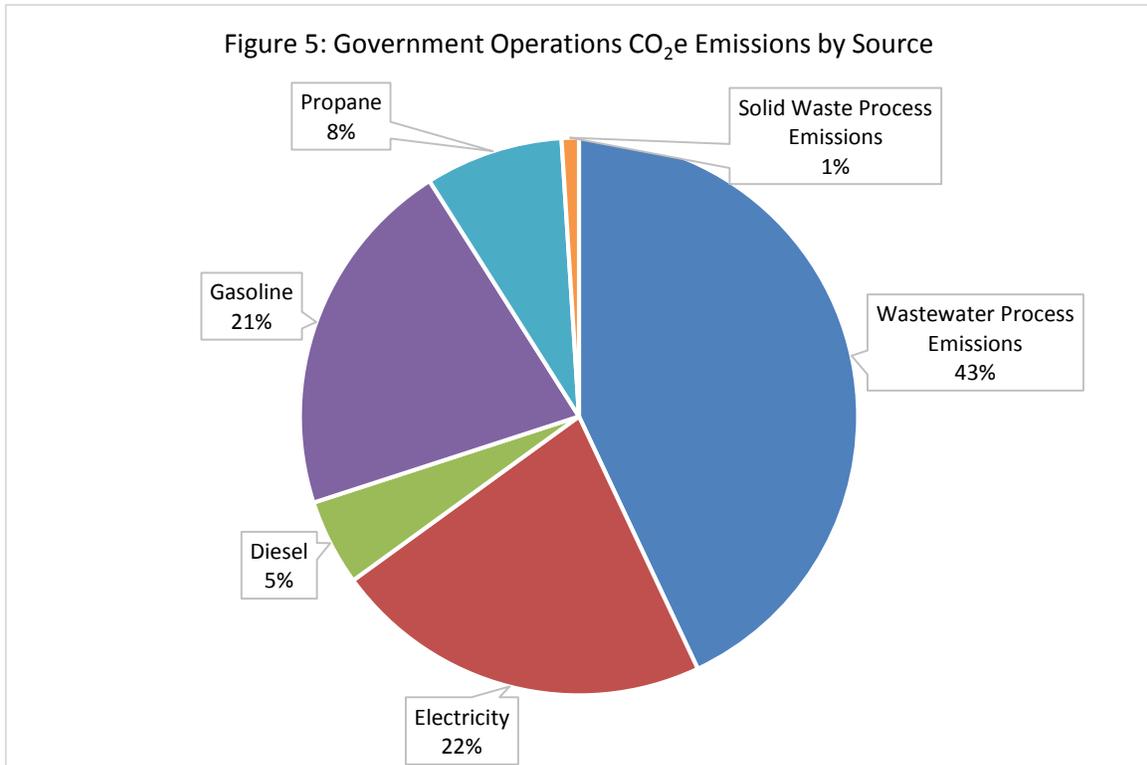
### **Emissions Inventories and Reduction Target**

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

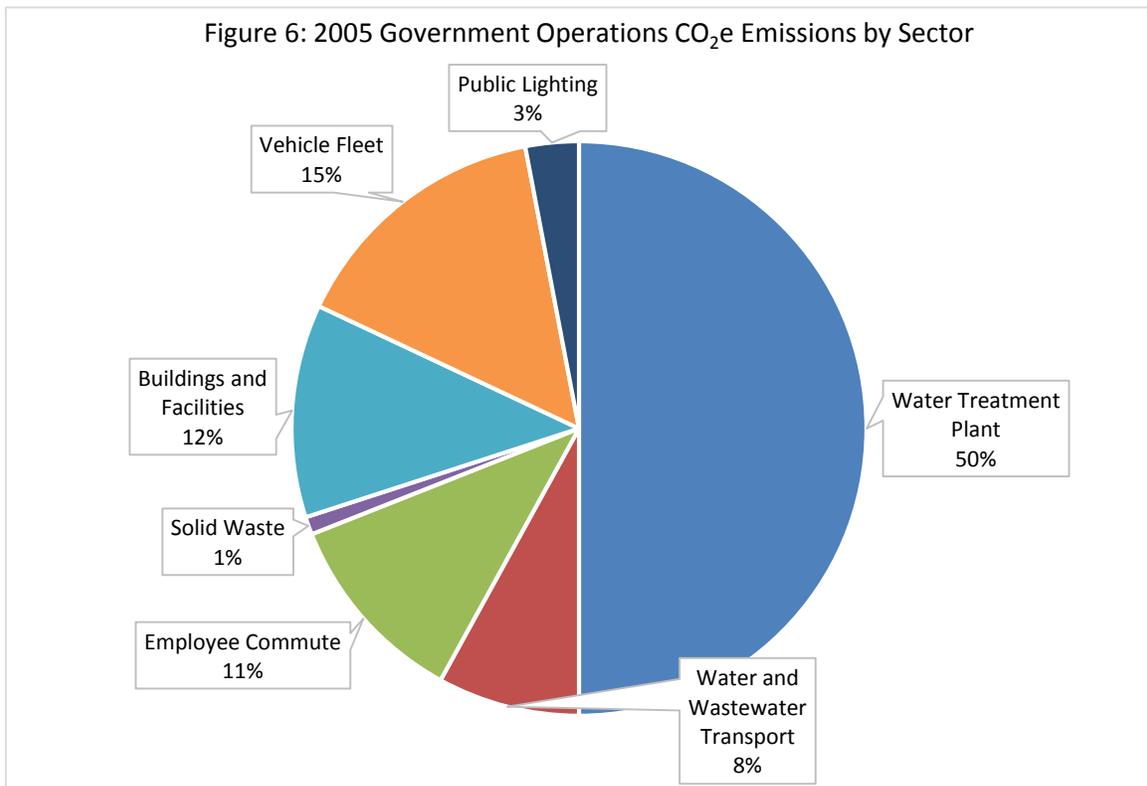
In 2005, Ferndale's greenhouse gas emissions from government operations totaled 320 metric tons of CO<sub>2</sub>e. The majority of greenhouse gases emitted by government operations come from the Wastewater Treatment Facility, followed by vehicles, buildings and facilities, and employee commute, and water and wastewater transport. Public lighting and solid waste contribute a small portion of CO<sub>2</sub>e by sector (see Figure 6). The biggest source of CO<sub>2</sub>e emissions is the wastewater treatment process, followed by electricity, gasoline, propane, diesel, and finally solid waste processing (see Figure 5).

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

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



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



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

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

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

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

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

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

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

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

### **Emission Reduction Measures and Implementation Timeline**

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

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

- Comprehensive municipal retrofit of existing buildings targeting reduction in both electricity and propane
- Modify the procurement policy to specify high fuel efficiency for each vehicle class
- Increase office recycling, e.g. paper, cardboard, cans, toner cartridges
- Encourage PG&E to switch their outdoor lights from incandescent bulbs to Light Emitting Diodes (LEDs)

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

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

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

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

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

**TABLE 1 Emissions Reduction Measures and Timeline**

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

### Greenhouse Gas Reduction Monitoring and Verification

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

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

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

ICLEI advises that Ferndale establish data collection systems for this data as part of normal operations. In this way, when staff are ready to re-inventory for a future year, they will have the

proper data to make a more accurate emissions estimate. This has been incorporated into the emissions reduction strategy.

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

## 6.0 Goals, Policies and Implementation Programs

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

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

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

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

### NOISE: GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

#### Goals

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

#### Policies

- 1.1 **Stationary and Mobile Sources.** The City will apply appropriate average and short-term noise level standards during the permit review process and during subsequent monitoring to minimize stationary noise sources and noise emanating from temporary activities.
- 1.2 **Noise Compatibility Standards.** The City shall ensure compatibility with adjacent and noise-sensitive land uses by adopting noise standards by land use type.
- 1.3 **New Construction.** New residential uses shall be sited and insulated so as to limit exterior noise levels to 60 dBA Ldn and interior noise levels to 45 dBA Ldn.
- 1.4 **Noise Attenuation.** If all other practical design-related mitigation do not attenuate noise to established standards, the City will consider the use of noise barriers.
- 1.5 **Noise Reduction Design.** The City shall incorporate buffers, screening, routing coordination, and other traffic control measures at time of street upgrades and extensions, The City will encourage the use of berms and increased building setbacks

in the design of noise-sensitive land uses that are adjacent to collector roads and commercial or industrial areas.

### **Implementation Programs**

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

individuals using calibrated equipment under currently accepted professional standards and include an analysis of the characteristics of the project in relation to noise levels, all feasible mitigations, and projected noise impacts.

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

### **Goals**

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

### **Policies**

- 2.1 **Reduce Localized Concentrated Air Pollution.** The City shall not permit the creation of "hot spots" or localized places of concentrated emissions.
- 2.2 **Buffering Land Uses.** The City shall reduce air pollution exposure from new emissions sources by requiring new uses to provide buffers and/or attenuation where needed.
- 2.3 **Energy Conservation Incentives.** The City shall research applicable local, state and federal incentive programs to minimize energy usage, including those that reduce PM<sub>10</sub> emissions and that increase residential, commercial public use solar-electric capacity.
- 2.4 **Vehicle Trip Length and Frequency Reduction** The City shall encourage mixed-use projects and compact development concepts, and encourage active travel modes to reduce the length and frequency of vehicle trips.
- 2.5 **Alternative Fuel Vehicle Accommodations.** The City shall encourage and may provide incentives for commercial and residential design that supports the maintenance of electric, natural gas, bio-diesel and hydrogen powered vehicles.
- 2.6 **Interagency Coordination.** The City will coordinate with the North Coast Unified Air Quality Management District (NCUAQMD) early in the permit review process to identify expected regulatory outcomes and minimize delays for projects involving:
  - a. CEQA;
  - b. Building demolition projects that may involve removal of material containing asbestos and subject to National Emission Standards for Hazardous Air Pollutants (NESHAP); and

- c. Grading and mining operations subject to State Airborne Toxic Control Measures (ATCM) for naturally occurring asbestos.

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

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

### **Implementation Programs**

- 2.a **North Coast Air Quality Management Permitting Coordination.** The City shall adopt and utilize maintain efficient and timely procedures when referring project applications to the North Coast Air Quality Management District for review and consultation.
- 2.b **Land Use Buffers.** When conducting an environmental review of discretionary permit applications for commercial and industrial projects, the City will require the use of appropriate buffers between new sources of emissions and adjacent land uses that minimize exposure to air pollution.
- 2.c **Fireplace and Woodstove PM<sub>10</sub> Emissions.** The City should promote PM<sub>10</sub> emissions reductions incentives to minimize fireplaces and woodstoves emissions, such as the NCUAQMD's Wood Stove Incentive Replacement Program and other State or federal incentive programs.
- 2.d **Alternative Fuel Vehicle Accommodations.** The City encourages public, commercial and residential access to electric vehicle charging and/or alternative fuel vehicle (ethanol, biodiesel, hydrogen, etc.) refueling
- 2.e **Reduce Air Quality Impacts from Surface Mining.** The City shall develop procedures to reduce air quality impacts from asbestos and other pollutants and refer all discretionary review actions for rock quarries and other surface mining activities to the North Coast Air Quality Management District for review and recommendations.
- 2.f **Construction and Grading Dust Control.** The City shall require Best Management Practices (BMP) for dust control at construction and grading sites in compliance with NCUAQMD fugitive dust emission standards.
- 2.g **Air Quality Impacts from New Development.** For new commercial and industrial projects that are subject to CEQA, the City shall require feasible mitigation measures to reduce emissions of air pollutants and to achieve the standards of the NCUAQMD.

- 2.h **Energy Efficient Building Design.** The City should encourage and provide incentives for construction of buildings with Leadership in Energy and Environmental Design (LEED) Standards and energy saving measures beyond Title 24 requirements for residential and commercial projects.
- 2.i **Preservation and Replacement of On-site Trees.** The City should consider a site review standard that preserves large trees where possible and mitigate for carbon storage losses attributable to significant removal of trees.
- 2.j **Air Quality Monitoring Program.** The City should work with Redwood Coast Energy Authority (RCEA) and NCUAQMD on a citywide Air Quality monitoring program.

## **GREENHOUSE GAS EMISSIONS GOALS, POLICIES AND IMPLEMENTATION PROGRAMS**

### **Goals**

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

### **Policies**

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

### **Implementation Programs**

- 3.a **City Government Greenhouse Gas Emission Reductions.** The City should seek grant funding to prepare a Climate Action Plan for its governmental operations consistent with the Countywide Climate Action Plan that seeks emission reductions in the following areas:
  - A. Energy Efficiency and Conservation
  - B. Green Building
  - C. Waste Reduction and Recycling
  - D. Climate-Friendly Purchasing
  - E. Renewable Energy and Low-Carbon Fuels
  - F. Efficient Transportation
  - G. Offsetting Carbon Emissions
  - H. Promoting Community and Individual Action

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

## 7.0 References

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**Business Item 7.2 - Building and Land Use Permits**

<i>BUSINESS ITEM</i>		<i>May 27, 2015 – June 24, 2015</i>
<i>Building Permits</i>		
B1523	504 Fern	Garage/Laundry Addition
B1524	683 Berding	Addition
B1525	483 A St	Tankless Water Heater
B1526	1130 Cream Ct	Tankless Water Heater
B1527	1085 Grant	Tank Set
B1528	645 McKinley	Replace Siding

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

Meeting Date:	July 1, 2015	Agenda Item Number	7.3
Agenda Item Title	Design Review Committee Report & Minutes		
Presented By:	Kristene Tavares, Deputy City Clerk		
Type of Item:	<input type="checkbox"/> Action	<input checked="" type="checkbox"/> Discussion	<input type="checkbox"/> Information
Action Required:	<input checked="" type="checkbox"/> No Action	<input type="checkbox"/> Voice Vote	<input type="checkbox"/> Roll Call Vote

**RECOMMENDATION:**

Receive and file report from Design Review Committee members.

**BACKGROUND:**

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

**ATTACHMENTS:**

1. Minutes of the 04/02/2015 Design Review Committee
2. Minutes of the 05/28/2015 Design Review Committee

**City of Ferndale, Humboldt County, California USA**

## Design Review Minutes for the 04/02/15 - 8:30am meeting

Selected Temporary Chair Marc Daniels opened the meeting at 8:35 a.m. Committee Members Paul Gregson and Ellin Beltz were present along with Deputy City Clerk Kristene Tavares. Committee Member Mark Giacomini was not present (excused absence).

Approval of Previous Minutes: Committee Member Gregson mentioned that it should be stated that Committee Member Mogni abstained from the vote at 324 Main Street. Staff will add this to the minutes. **MOTION to APPROVE** March 16, 2015 meeting minutes with changes.

**(Gregson/Beltz) Unanimous**

There were no Modifications to the Agenda.

There were no Public Comments.

563 Main Street: The Design Review Committee was presented with an application to place signage at the business location. Applicant proposes to hang an 8" X 36" sign over the sidewalk and place 7" X 92" banner style signs in the window. Committee Member Daniels questioned the square footage of the signage. Staff explained they were well within their allotted limit. **MOTION to APPROVE** the Design Review Use Permit, subject to the conditions of approval listed in Attachment B, to hang an 8' X 36" business sign on the overhang outside the storefront above the sidewalk as well as place additional signage on the storefront window with the same style color and lettering. **(Gregson/Daniels) Unanimous**

There was no Correspondence.

Committee Member Comments: Committee Member Daniels questioned whether it was possible to do more to make neighbors of Design Review Permit applicants more aware of what is being applied for. Staff explained that we do post the agenda in three public places up to a week in advance. Committee members discussed the possibility of the themselves going to surrounding neighbors of the property location.

Meeting adjourned at 8:49 am

Respectfully submitted,

Kristene Tavares, Deputy City Clerk  
City of Ferndale

**City of Ferndale, Humboldt County, California USA**

## Design Review Minutes for the 05/28/15 - 8:30am meeting

Chair Mark Giacomini opened the meeting at 8:31 a.m. Committee Members Marc Daniels and Ellin Beltz were present along with Deputy City Clerk Kristene Tavares. Committee Member Paul Gregson was not present (excused absence).

Approval of Previous Minutes: **MOTION** to **APPROVE** April 2, 2015 meeting minutes.  
**(Daniels/Beltz) Unanimous**

There were no Modifications to the Agenda.

There were no Public Comments.

989 Milton Avenue: The Design Review Committee was presented with an application to install a microwave dish on an existing structure (antenna). Commissioners had no comments on this project. **MOTION** to **APPROVE** the Design Review Use Permit, subject to the conditions of approval listed in Attachment B, to install a microwave dish on an existing structure (antenna).  
**(Beltz/Daniels) Unanimous**

1059 Main Street: The Design Review Committee was presented with an application to repaint the exterior of the home using an approved color scheme. Commissioner Beltz commented that the colors chosen may be unharmonious to the present area. Chair Giacomini commented that he did not have an issue with the colors selected. Committee Member Daniels commented that people have different tastes in colors and did not feel these colors were bad. Committee Members looked at the paint swatches and compared them to the current color scheme on the house. **MOTION** to **APPROVE** the Design Review Use Permit, subject to the conditions of approval listed in Attachment B, to repaint the exterior of the home using the approved color scheme.  
**(Daniels/Giacomini) Unanimous**

Selection of Vice Chair: Commissioner Beltz nominated Commissioner Gregson for the Vice-Chair Position. Chair Giacomini agreed with this decision. **MOTION** to **APPOINT** Commissioner Gregson as Vice-Chair. **(Beltz/Daniels) Unanimous**

Design Review Sign Offs: The following Design Review Permits were finalized: DR1423, DR1501, DR1504, DR1506, and DR1507.

There was no Correspondence.

Committee Member Comments: Committee Member Beltz commented on the Building Inspector and an incident that had transpired. Committee Members commented on the incident. Staff will relay information to City Manager.

Meeting adjourned at 9:09 am

Respectfully submitted,

Kristene Tavares, Deputy City Clerk  
City of Ferndale

**Section 8: CORRESPONDENCE**

**Section 9: COMMISSIONER COMMENTS**

**Section 10: STAFF REPORTS**

**Section 11: ADJOURNMENT**