



CORRECTED NOTICE OF PUBLIC HEARING AND NOTICE OF AVAILABILITY OF AND INTENT TO CERTIFY A FINAL ENVIRONMENTAL IMPACT REPORT

NOTICE IS HEREBY GIVEN that the Ferndale Planning Commission will hold a public hearing on Wednesday, November 6, 2024, at 6:00 pm at 834 Main Street, Ferndale, California, to consider a recommendation to certification-certify of the a Program Environmental Impact Report (PEIR) (State Clearinghouse #2023020217); adoption of updates to the Land Use Element and Safety Element of the Ferndale General Plan; and adoption of amendments to the Ferndale Zoning Ordinance (FZO). The amendments to the FZO address changes to State housing laws and implement some Programs of the City of Ferndale's adopted 6th cycle Housing Element.

Project Location: City of Ferndale. The proposed updates to the Land Use Element and Safety Element of the Ferndale General Plan, and FZO apply citywide. The location of 34 properties proposed for land use designation changes are as follows:

• APN 030-161-014	• APN 031-131-004	• APN 031-151-006	• APN 031-024-002
• APN 030-151-007	• APN 031-013-001	• APN 031-151-002	• APN 030-141-009
• APN 030-151-006	• APN 031-013-018	• APN 030-121-006	• APN 030-101-008
• APN 030-151-005	• APN 031-013-004	• APN 030-091-024	• APN 030-101-010
• APN 031-012-006	• APN 031-024-001	• APN 030-101-015	• APN 031-221-001
• APN 030-161-021	• APN 031-024-003	• APN 030-101-016	• APN 031-212-003
• APN 030-161-022	• APN 031-202-005	• APN 030-101-007	• APN 101-051-001
• APN 031-131-019	• APN 031-202-004	• APN 031-011-001	• APN 030-091-030
• APN 031-131-018	• APN 031-202-003		

A map showing the location of the 34 properties proposed for land use designation changes is available online on the City of Ferndale website at <https://ci.ferndale.ca.us/documents/general-plan/> and https://ci.ferndale.ca.us/wp/wp-content/uploads/City_of_Ferndale_landuse_Option3.pdf.

At the November 6, 2024, public hearing the Planning Commission will consider a recommendation to the Ferndale City Council for the following Project:

The Land Use Element Update: The Land Use Element will continue to accommodate projections of population and economic growth using infill principles. The City's anticipated growth during the planning period is expected be contained within the present City boundary and concentrated largely within already developed residential areas and planned development areas as identified in the Element. Targeted increases in land use density (or increases in the allowable uses and development standards) will be necessary in portions of the City to implement the Programs set forth in the City's adopted 6th Cycle Housing Element, and to be consistent with changes in State housing law.

The City does not propose any site development on a property. Future development could occur on these properties, according to the General Plan land use and zoning as proposed under the Land Use Element and as local conditions dictate with timing at the discretion of each individual property owner. Future development of these properties will require site specific approval.

The Safety Element Update has been prepared in accordance with Government Code Section 65302(g), and identifies potential risks to persons and property resulting from fires, floods, earthquakes, landslides, and other hazards. It is intended to provide an overview of potential hazards in the area and provide policies to help improve City infrastructure to be more resilient against hazards. The Safety Element Update includes new State-mandated safety considerations for climate change and emergency evacuation routes to comply with California Government Code (CGC) Section 65302(g) and SB 375. The Safety Element Update also establishes a cross-link to Ferndale's adopted local hazard mitigation plan.

Ferndale Zoning Ordinance: The Ferndale Zoning Ordinance (FZO) amendments will update §5.04 Residential Two-Family (or R2) Zone and §5.05 Residential Multiple-Family (or R3) Zone to implement Program 1 and Program 5 of the adopted Housing Element, and to be consistent with changes in State housing law. The FZO will be amended to allow employee housing, including farmworker housing, consistent with State housing law (i.e., the Employee Housing Act, California Health and Safety Code Sections 17000-17062.5) , and to implement Program 7 of the adopted Housing Element.

Environmental Information: A Notice of Availability of the Draft Programmatic Environmental Impact Report (DPEIR) (SCH# 2023020217) was published in the Ferndale Enterprise on August 22, 2024 and mailed to agencies stating that copies of the DPEIR were available for public review at the City of Ferndale City Hall, the Ferndale Public Library, and online at <https://ci.ferndale.ca.us/documents/general-plan/>. The public review period was from August 26, 2024, through October 10, 2024. The draft PEIR found that the Project could result in significant and unavoidable impacts related to air quality, greenhouse gas emissions, and transportation/circulation. Impacts in all other areas were found to be less than significant or less than significant with incorporation of mitigation measures. Additionally, no cumulative significant impacts were identified in the PEIR based on findings that the Project's contributions to such impacts are considered not to be cumulatively considerable. The Project does not include sites on a hazardous waste list enumerated under Section 65962.5 of the CGC (California Department of Toxic Substances Control list of various hazardous sites).

The Final Programmatic Environmental Impact Report (FPEIR) responds to written comments received during the 45-day public review period, and includes text revisions to the DPEIR in response to input received on the DPEIR. The DPEIR and FPEIR are available online at the City of Ferndale website at <https://ci.ferndale.ca.us/documents/general-plan/> and will be submitted to the City Council for requested certification and action on the Project.

The public is invited to attend the meeting and provide testimony on the Project. You may also send written comments to cityclerk@ci.ferndale.ca.us. All comments must be received by 12:00 pm, the day of the public hearing. Comments will be forwarded to the Commission for their consideration.

The Ferndale City Council is scheduled to hold a public hearing for the Project on November 20, 2024, at 6:00 pm at 834 Main Street, Ferndale, California.

This City endeavors to be ADA compliant. Should you require assistance with written information or access to the facility, or a hearing amplification, please call (707) 786-4224 24 hours prior to the meeting.

Thank You

Kristene Hall, City Clerk