



CITY OF FERNDALE

**Planning Commission
August 2, 2023**

**Ferndale General Plan
LAND USE ELEMENT**

Public Draft

PROGRESS TO DATE

2020-2022

City Council and Planning Commission Study Sessions

2021

Land Use Element Public Survey

2021-2022

PC Review of Draft LU Descriptions, Goals and Policies

2022-2023

Preliminary Land Use Element and Diagram Alternatives drafted

Feb. 2023

CEQA Notice of Preparation of EIR distributed

Jan-May 2023

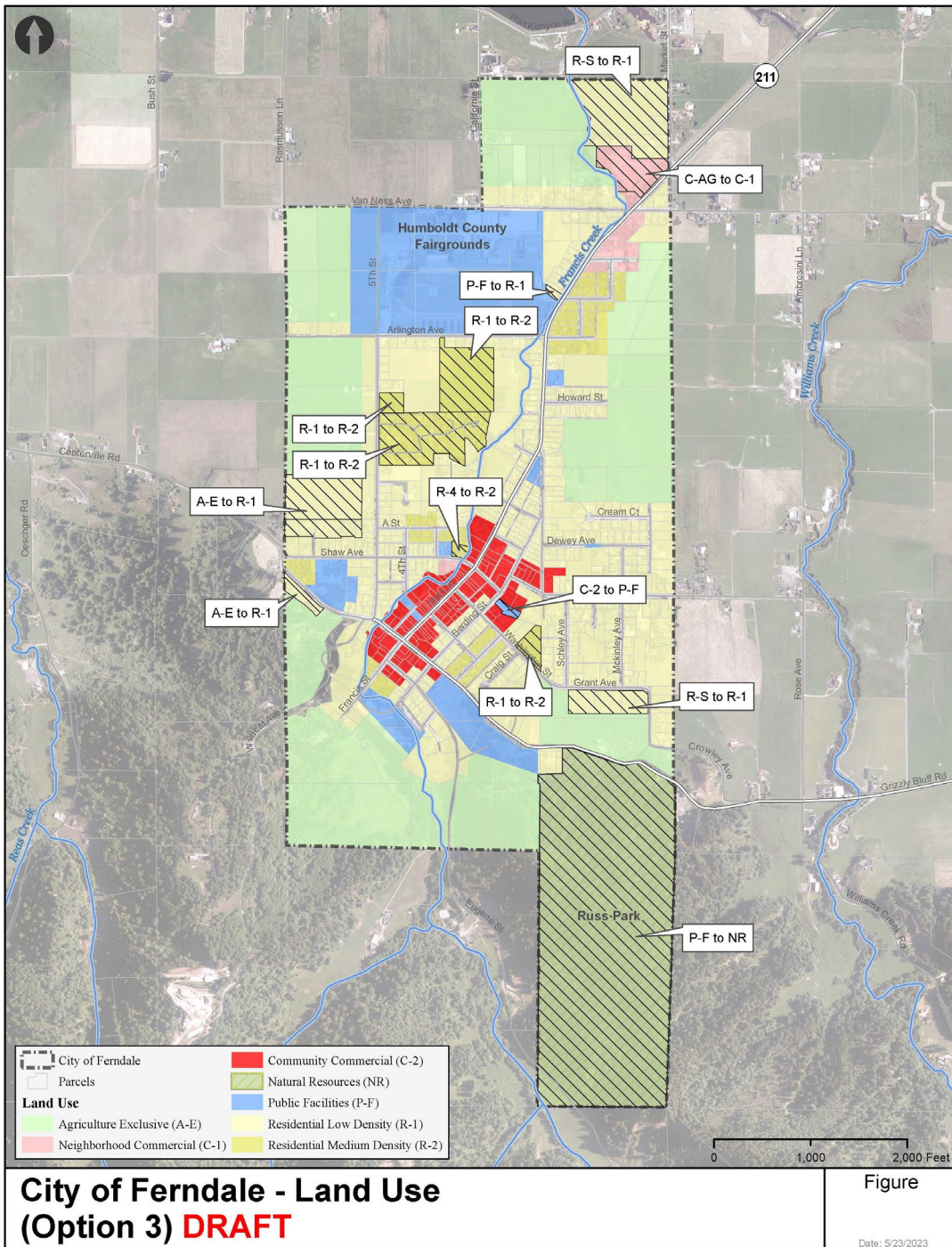
Planning Commission, Drainage Comm., and Public Meetings to Review Draft Map Alternatives & Draft Land Use Element

June 2023

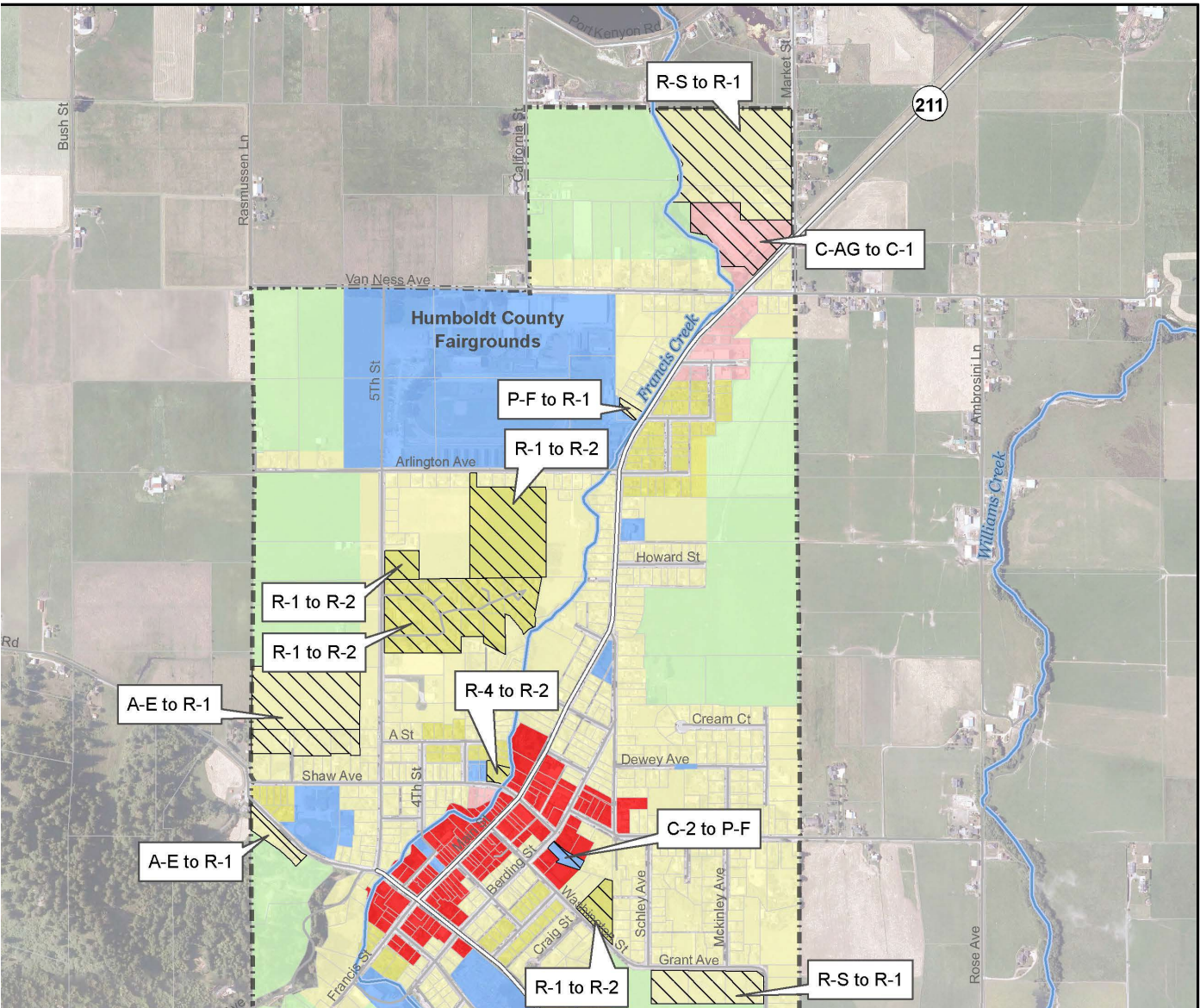
City Council / Planning Commission Study Session

Revised Draft Land Use Element

- Revised Public Review Draft - July 2023
- Minor Updates and Revisions
- Incorporated Map Alternative 3
- Updated Policy LU-4.2 Francis Creek Riparian Habitat



LAND USE DIAGRAM ALTERNATIVE 3



GOALS, POLICIES, & PROGRAMS

- **Goals** are general statements of community values or aspirations.
- **Policies** are more precise expressions of the community's position on particular issues, or how particular goals can be reached.
- **Implementation Programs** present specific actions the City or other identified entity will undertake to address policy issues and move closer to community's goals.

Chapter 4: Goals, Policies, & Implementation Programs

The Land Use Element goals and policies provide a policy basis for guiding orderly development and redevelopment based on the Land Use diagram provided in Chapter 2.

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

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

Implementation Programs present specific actions the City or other identified entity will undertake to address policy issues and move closer to community's goals. These might include ongoing City sponsored programs, time-specific actions, or further planning actions.

Goals and Policies

Goal LU-1 - To ensure Ferndale's growth will proceed in a thoughtful, orderly manner, retains its unique village character, and is located where there are efficient and equitable public services available.

Policy LU-1.1 – Diverse Uses: Maintain a diverse range of compatible land uses that offer adequate flexibility to respond to evolving market opportunities.

Policy LU-1.2 – Community Amenities: Provide safe, clean, and pedestrian friendly streetscapes and public spaces through careful design and active maintenance of sidewalks, landscaping, street furnishings, park furnishings, lighting, public art and other elements.

Policy LU-1.3 – Design Standards: Ensure new development is compatible with existing historic architecture and character by creating objective development design standards in order to maintain the small-town charm of the City.

Policy LU-1.4 – Residential Infill: The infilling and completion of residential neighborhoods should be encouraged to take full advantage of available public services.

Policy LU-1.5 – Diverse Housing: Promote a diversified housing stock throughout the City in order to increase housing supply, types, accessibility, and affordability for individuals and families of all incomes.

Policy LU-1.6 – Special Needs and Senior Housing: Work with community organizations and developers to develop housing for special needs populations with an emphasis on ADA accessibility, universal design, and low-maintenance housing for seniors to support those who wish to age in place.



PROPOSED LAND USE ELEMENT GOALS

- **Goal LU-1** - To ensure Ferndale's growth will proceed in a thoughtful, orderly manner, retains its unique village character, and is located where there are efficient and equitable public services available
- **Goal LU-2** - A welcoming and supportive environment for businesses to grow, thrive and continue to contribute positively to Ferndale's economy.
- **Goal LU-3** - Protect, preserve, restore, rehabilitate, and enhance open spaces and natural resources.
- **Goal LU-4** - Conserve soil resources and minimize erosion and other soil depleting processes.

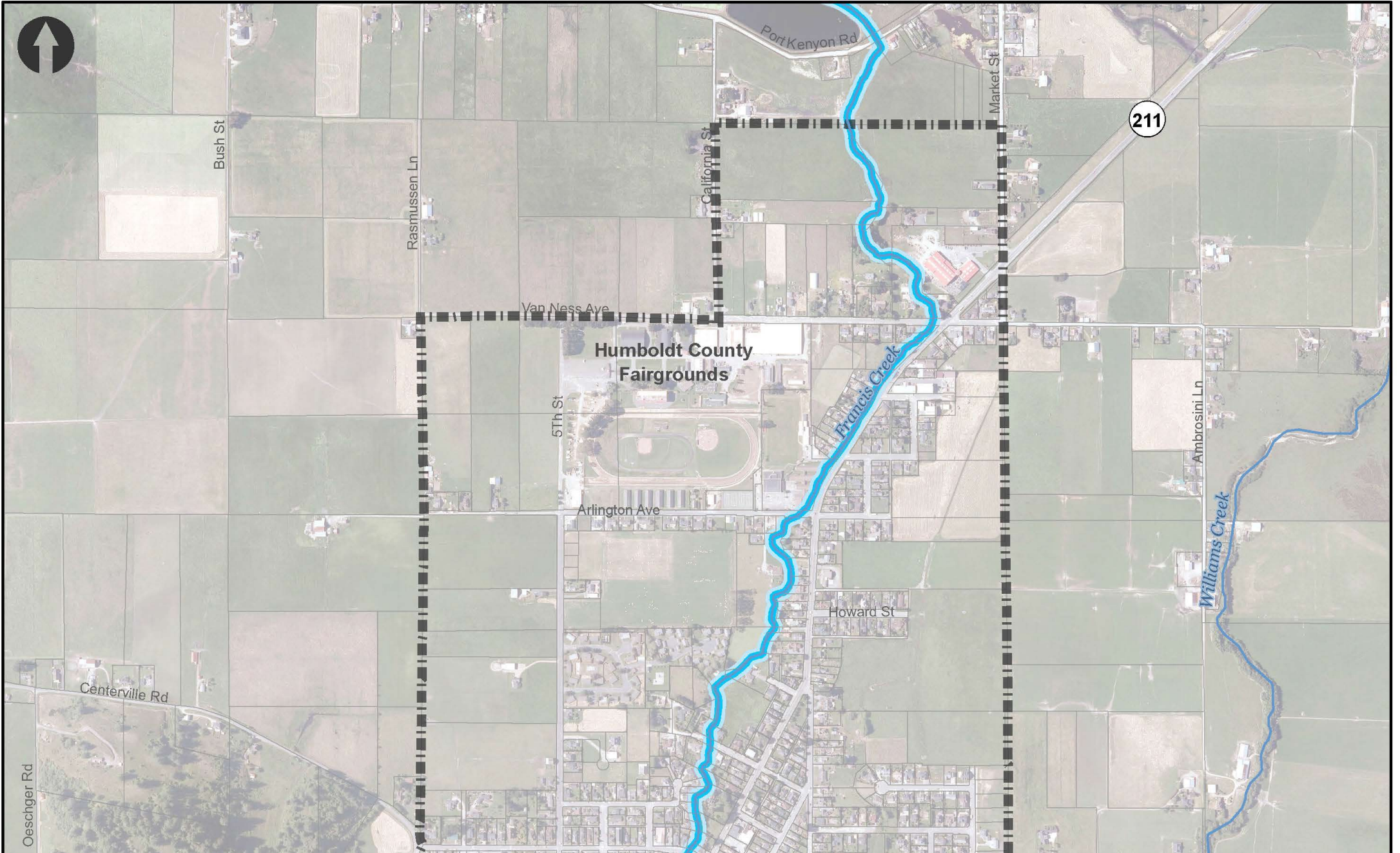
Policy LU-4.2 – Francis Creek Riparian Habitat and Erosion Control: A streamside protection area shall be established along both sides of Francis Creek to protect stream ecosystems and the associated riparian habitat areas. Buffers from the top of bank or the edge of the riparian dripline, whichever is greater, on either side of the stream, shall be established. Development within streamside protection areas shall only be permitted under limited circumstances where mitigation measures have been provided to minimize potential environmental effects including:

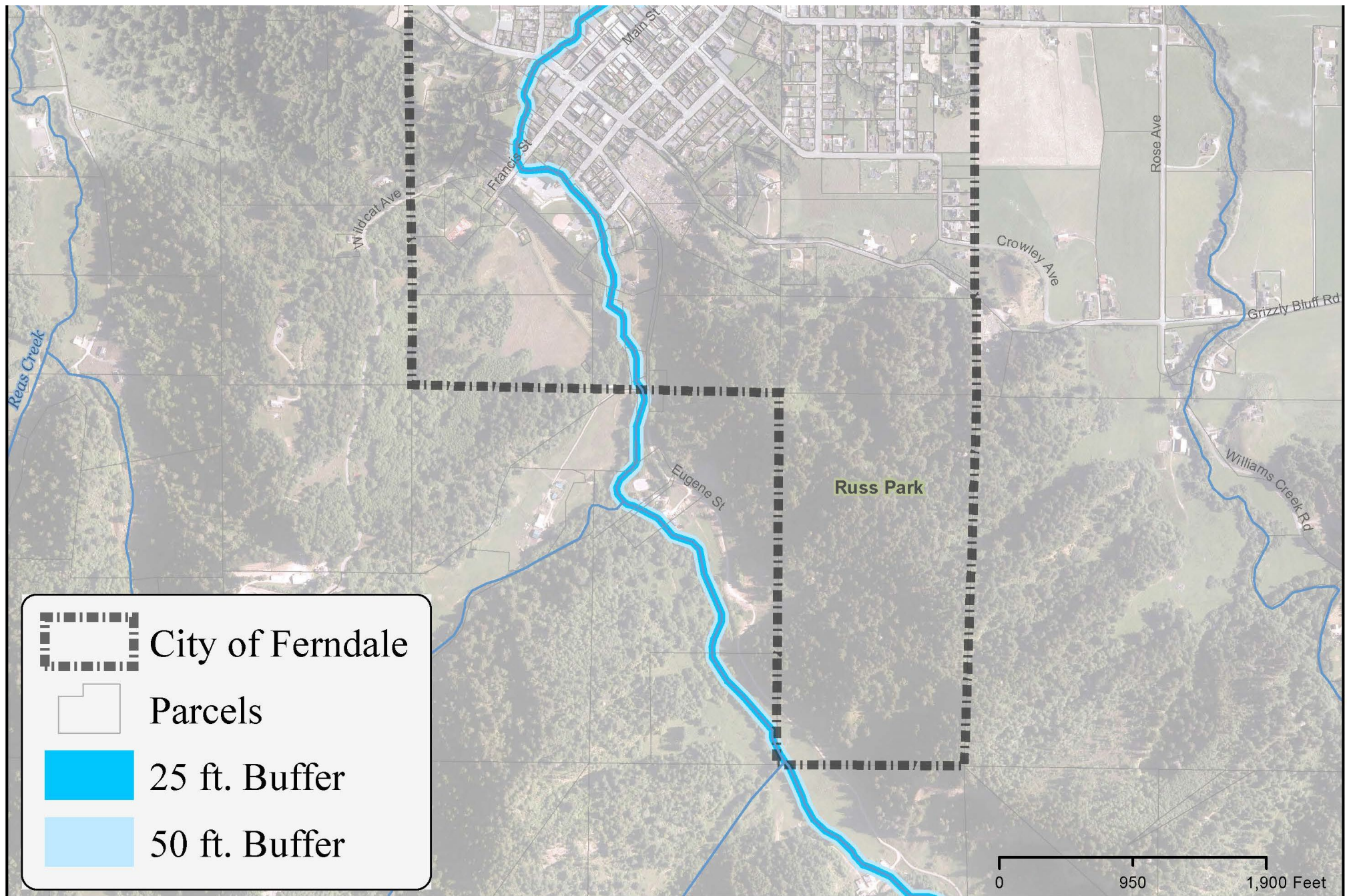
- a) Road, bridge, and trail replacement or construction may be permitted that would not degrade fish and wildlife resources or water quality, and where vegetative clearing is kept to a minimum.
- b) Fencing along property boundaries and along buffer boundaries to prevent bank erosion and degradation of natural riparian vegetation.
- c) Maintenance of existing roads, driveways, utility lines, and structures.
- d) Agricultural operations compatible with maintenance of riparian resources.
- e) The removal of vegetation for disease control, flood control, or public safety purposes may be approved, in consultation with CDFW.
- f) In areas where existing development is adjacent to the creek, buffers may be reduced where the City determines, in consultation with CDFW, that the reduction will not significantly affect the biological resources of the creek or stream within the property.
- g) When the prescribed buffer prohibits development of the site for the primary use for which it is designated, measures shall be applied that allow development and result in the least environmentally damaging feasible project.



IMPLEMENTATION PROGRAM

- **LU-IP6: Stream Set Back Standards:** Establish a 50 foot stream set back requirement for new development along designated waterways within the City including Francis Creek. The set back may be reduced if specific evidence is provided showing there will be no impact to the waterway.





CDFW RECOMMENDATIONS

Summary of Recommendations (from CDFW letter)

- 1) CDFW recommends the City implement adequate no-disturbance buffers for streams and wetlands with provisions to limit and mitigate for development impacts.
- 2) The DEIR should thoroughly evaluate potential direct, indirect, and cumulative impacts of increased stormwater runoff.
- 3) To minimize potential impacts of development, CDFW recommends the Updates include clear policy and standards requiring the use of low-impact development (LID) design standards to mitigate stormwater runoff to predevelopment levels.
- 4) CDFW recommends the City fully evaluate the indirect and cumulative impacts of increased groundwater extraction necessitated by increased density.
- 5) If surface water diversion is still under consideration to meet the City's domestic water needs or supply rural properties, CDFW supports resource policies and standards to ensure adequate stream flow for fish and wildlife.

CDFW RECOMMENDATIONS CONTINUED

- 6) CDFW supports the City's goal of encouraging infill development and recommends the Update reiterate policies and standards that limit new development in forested and agricultural land.
- 7) Although the City has already adopted several ordinances pertaining to floodplain and drainage management, CDFW recommends prohibiting subdivision that would enable residential development in the 100-year floodplain.
- 8) To minimize the impacts of vegetation removal on aquatic and riparian habitat, CDFW recommends the City develop a standard requiring new building sites and associated defensible space to be placed outside streamside management areas and wetland buffers.
- 9) Ideally, planting palettes would incorporate locally appropriate native species, but at minimum, landscaping and vegetated LID features should avoid invasive species listed in the Cal-IPC Inventory.

CA Depart. Of Finance (DOF) Interim Population projections

INTERIM

Geography	2020	2030	2040	2050	2030	2040	2050	2030-50
California	39,520,071	39,430,871	40,106,449	40,049,519	-0.2%	1.7%	-0.1%	1.3%
Del Norte County	27,638	24,738	23,347	21,836	-10.5%	-5.6%	-6.5%	-21.0%
Humboldt County	136,204	131,729	126,479	121,539	-3.3%	-4.0%	-3.9%	-10.8%
Mendocino County	91,074	88,789	89,200	89,697	-2.5%	0.5%	0.6%	-1.5%
Modoc County	8,703	8,346	7,463	6,464	-4.1%	-10.6%	-13.4%	-25.7%
Siskiyou County	44,057	43,068	41,085	39,107	-2.2%	-4.6%	-4.8%	-11.2%
Sonoma County	488,022	475,831	459,445	434,406	-2.5%	-3.4%	-5.4%	-11.0%
Trinity County	16,136	16,042	15,727	15,442	-0.6%	-2.0%	-1.8%	-4.3%

DOF Assumptions

- Births, Deaths, in/out-migration

More Info.:

- https://dof.ca.gov/wp-content/uploads/sites/352/2023/07/Projections_Methodology.pdf
- https://dof.ca.gov/wp-content/uploads/sites/352/Forecasting/Demographics/Documents/Cover_V-20_Projections.pdf



NEXT STEPS

- **Through August 2023:** Continue to conduct CEQA review
- **CEQA Review Process**
 - Admin. Draft EIR
 - Public Review Draft EIR (45-day public review period)
 - Response to Comments & Final EIR
- **Fall 2023:** Finalize CEQA for and adopt Land Use and Safety Elements

HOW TO STAY INFORMED

- City web site <https://ci.ferndale.ca.us/documents/general-plan/>
- Email: longrangeplan@ci.ferndale.ca.us



General Plan

Land Use Update Documents & Activities....Happening Now!!!



Land Use Element



Land Use Map 1



Land Use Map 2

Thank you!!
Any questions?

