

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

Location:	City Hall	Date:	August 20, 2025
	834 Main Street	Time:	6:00 PM
	Ferndale, CA, 95536	Posted:	August 14, 2025

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

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

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

**BEFORE SPEAKING ON ANY ISSUE, PLEASE WAIT TO BE
ACKNOWLEDGED BY THE MAYOR BEFORE PROCEEDING TO THE PODIUM.**

City Council Meetings are recorded, and the video may be requested. The video will be sent digitally through Dropbox. A Disc and/or USB drive can also be requested for a fee.

1. CALL MEETING TO ORDER – Mayor
2. PLEDGE ALLEGIANCE TO THE FLAG
3. ROLL CALL – Mayor Cady; Councilman Lund; Councilwoman Fisk-Becker; Councilman Jorgensen; and Councilman Ostler
4. REPORT OUT OF CLOSED SESSION
5. CEREMONIAL
6. MODIFICATIONS TO THE AGENDA
7. STUDY SESSION – A study session was held prior to tonight’s meeting to review and discuss the Ferndale Microgrid Project
8. PUBLIC COMMENT. (This time is for persons who wish to address the Council on any matter not on this agenda and over which the Council has jurisdiction. PLEASE FILL OUT A SPEAKER CARD and give it to the City Clerk before the start of the meeting. Speakers will be called in the order received or at the discretion of the Mayor. Public Members who do not fill out a speaker card may speak if there is time remaining. Items requiring Council action not listed on this agenda may be placed on the next regular agenda for consideration, unless a finding is made by at least 2/3rds of the Council that the item came up after the agenda was posted and is of an urgent nature requiring immediate action. This portion of the meeting will be approximately 30 minutes total for all speakers, with each speaker given no more than five minutes. Speaker time may be reduced if many speakers have signed up.
9. CONSENT CALENDAR. (All matters listed under this category are considered to be routine by the City Council and will be enacted by one motion. Unless a specific request is made by a Council Member, staff or the public, the Consent Calendar will not be read. There will be no separate discussion of these items. However, if discussion is required, that

item will be removed from the Consent Calendar and considered separately under “Call Items.”)

a. Approval of Minutes of July 16, 2025, Regular City Council Meeting	Page 5
b. Approval of Minutes of July 28, 2025, Closed Session City Council Meeting	Page 8
c. Acceptance of Checkbook Register for July 1-31, 2025	Page 9
d. Acceptance of Financial Statements for July 1-31, 2025	Page 13
10. CALL ITEMS REMOVED FROM CONSENT CALENDAR	
11. PRESENTATION	
a. Dark Light, LLC Film Production in Ferndale	Page 38
b. Evan Edgar SB1383 Update	Page 41
12. PUBLIC HEARING	
a. Second Reading and Adoption, by title only, of Ordinance 2025-04 Amending Sections of Ferndale Zoning 02-02 and Amending the Ferndale Zoning Map.....	Page 63
13. BUSINESS	
a. Report and List of Potential Roadway Demonstration Projects as Part of the Humboldt Vision Zero Action Plan	Page 134
b. Resolution 2025-16 Authorizing Emergency Road and Culvert Repair on the Wildcat	Page 137
c. Resolution 2025-17 Designating Signatories on the Tri Counties Bank Account.....	Page 139
d. Designate a Voting Delegate to the League of Cities Annual Conference in Long Beach.....	Page 141
e. Approval of First Amendment to Lease Agreement with the Ferndale Children’s Center	Page 152
14. CORRESPONDENCE	
15. COMMENTS FROM THE COUNCIL	
16. REPORTS	
a. City Manager Report	Page 157
b. Commission and Committee Reports	
i. Planning Commission Minutes	Page 164
ii. Russ Park Minutes	Page 167
iii. Russ Park Report	Page 169
c. Minutes from Joint Power Authorities (JPAs) and Reports	
i. Humboldt County Association of Governments (HCAOG) June 2025	Page 173
ii. Humboldt Waste Management Authority (HWMA) June 2025.....	Page 176
iii. Redwood Coast Energy Authority (RCEA) June 2025	Page 179
17. ADJOURN	

This notice is posted in compliance with Government Code §54954.2. The next Regular Meeting of the Ferndale City Council will be held on September 17, 2025 at 6:00pm

Section 1

CALL MEETING TO ORDER

Section 2

PLEDGE ALLEGIANCE

Section 3

ROLL CALL

Section 4

CLOSED SESSION REPORT OUT

Section 5

CEREMONIAL

Section 6

MODIFICATIONS TO THE AGENDA

Section 7

STUDY SESSIONS

Section 8

PUBLIC COMMENT

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

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

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

Section 9

CONSENT CALENDAR

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

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

City of Ferndale, Humboldt County, California, U.S.A.
DRAFT Action Minutes for City Council Meeting of July 16, 2025

Mayor Randy Cady called the Regular City Council Meeting to order at 6:00 pm. Those present did the flag salute. Present were Council Members Leonard Lund, Jennifer Fisk-Becker, Skip Jorgensen, and Phillip Ostler along with City staff: City Clerk Kristene Hall and City Planner Michelle Nielsen

Report out of Closed Session: None.

Ceremonial: Mayor Cady read a proclamation thanking Mary Ann Bansen for her years of service to the Ferndale Senior Resource Center.

Modifications to the Agenda: None

Report out of Study Session: Mayor Cady stated a Study Session was on July 14, 2025, to discuss City Goals and Priorities.

Public Comment: None

Consent Calendar: There were four items on the Consent Calendar for approval. There were no comments from the Council or Public

MOTION: to approve the consent calendar. **(Lund/Ostler) Unanimous**

Call Items Removed from Consent Calendar: None

Presentation: None

Public Hearing:

Ordinance 2025-04 Introduction and First Reading, by title only, of Ordinance 2025-04 Amending Sections of Ferndale Zoning 02-02 and Amending the Ferndale Zoning Map: City Planner Michelle Nielsen provided a PowerPoint and gave the Council and Public. Nielsen explained that California law requires the city's zoning map and ordinance be consistent with the General Plan, especially its Land Use and Housing elements. Nielsen added that the city's adopted Land Use Element includes changes that are not currently reflected in the Ferndale zoning map or ordinance. Nielsen went over the proposed zoning ordinance changes line by line. Nielsen also went over the different areas of the city that have zoning changes and explained each change and newly assigned zoning designation. Mayor Cady opened the public hearing. A member of the public questioned employee housing and the need for it within the city. The public member also questioned the low-income housing and the CC&R that may be enforced. The public member stated concerns about who would enforce these rules and regulations that may come with the development of low-income housing. Nielsen stated that CC&R's are usually governed by a board of property owners and the property owners enforce their own rules. Nielsen also added that rules and regulations that are broken under city regulations would be enforced by the city compliance officer. Another public member stated concerns on drainage with the additions of multifamily dwellings and density.

MOTION: to approve first reading, by title only, of Ordinance 2025-04, Amending Sections of Ferndale Zoning 02-02 and Amending the Ferndale Zoning Map.

(Jorgensen/Ostler) Unanimous

Business:

Fireman's Park Bathroom Project Approval: City Manager Parrish explained that staff has been working with the Spirit of Ferndale group to get this project going. Michael Warner was present to go over the project with the Council. Warner went over the timing of the project and explained demolition on the existing restroom on August 11th. Warner also added the city responsibility would be to secure permits, supply the B & B's for use while the project is underway, any sewer connections and repairs, and any connection of sidewalks to the restroom. Councilman Lund questioned the city being ready for the project as far as sewer line. Parrish stated that at this point it looks like it may work fine and may not need repairs, but we may not know the extent until we get to that point. Councilwoman Fisk Becker questioned if the city had the funds to do our part. Parrish stated it did. Councilman Jorgensen questioned if a larger repair was needed where the funds would come from. Parrish stated there are some funds the city has in reserves that we could use.

MOTION: to approve the Fireman's Park Bathroom Project. **(Ostler/Lund) Unanimous**

Report on the California Department of Housing and Community Development (HCD) May 16, 2025 Letter of Inquiry and the City's June 10, 2025 response letter: City Planner Michelle Nielsen stated she completed the report and to date we have not received any responses from HCD with any additional request for information. Councilman Jorgensen questioned the Frink multifamily unit project. Nielsen stated that this project was placed as an example on the city working with citizens on development of multi family housing. Nielsen stated that she will keep staff informed if any other correspondence with HCD is received.

No Action Item

Update on 7th Cycle Ferndale Housing Element: Nielsen stated that the regional housing need allocation (RHNA) process for the Humboldt region had begun. Nielsen added the first step is for HCD to work with HCAOG to compare data related to demographics trends and housing conditions in which HCD will issue a regional housing need number for the region. Nielsen stated those numbers had actually come out today (July 16th) and the RHNA number for the region is 5962. Nielsen went over the percentages of the number that went for each income demographic highlighting that 52% would be for low-income. Nielsen added that Ferndale will be allotted their RHNA number in the upcoming cycle and stated last cycle it was 52. City Manager Parrish stated that these numbers are a requirement for the city to make the zoning possible but does not require the property owner to develop the land to meet these requirements.

No Action Item

Ordinance 2025-02 Adopting the Fire Hazard Severity Zones in Ferndale, by title only: There was no comment from the Council or Public.

MOTION: to approve the second reading and adoption, by title only, of Ordinance 2025-02, Designation Fire Hazard Severity Zones in the City of Ferndale. **(Lund/Ostler) Unanimous**

Ordinance 2025-01 Banning the Sale, Distribution, Offering, or Providing Nitrous Oxide with Exceptions, by title only: Councilwoman Fisk-Becker questioned the exception of food products. Parrish stated that the canisters would be banned for the homemade type but you would still be able to buy pre made in the stores. Councilman Lund stated that you would still be able to buy the canisters designated for pellet guns as it is a different type.

MOTION: to approve the second reading and adoption, by title only, of Ordinance 2025-01, Banning the Sale, Distribution, Offering, or Providing Nitrous Oxide with Exceptions, by title only. **(Jorgensen/Ostler) Unanimous**

OurEnergy Agreements for Microgrid Grant Project: City Manager Jay Parrish stated that the project is a \$25,000 grant to do the feasibility study. Parrish explained that there is a \$5,000 deposit that could be lost if the city decided not to follow through with the project.

Councilwoman Fisk-Becker stated that most of our building already have generators. Parrish stated that a generator may not potentially give us the power we need. Councilwoman Fisk-Becker questioned if this company was involved in the airport or Blue Lake Rancheria solar development. Councilman Jorgensen stated that the company was involved with the airport. Councilman Lund questioned if the city would have to purchase land for the development of the solar field or if it is something that is leased. Councilwoman Fisk-Becker questioned if the City Attorney had looked at the agreement and contract.

MOTION: to the agreements for the Microgrid Grant Project and approve City Manager to sign **(Jorgensen/Ostler) 4-1-0 (Fisk-Becker)**

Approve First Amendment to Ferndale Senior Resource Center (FSRA) Lease Agreement:

Councilman Jorgensen questioned who the water bill was divided by and the calculation. City Clerk stated that the responsibility is 35% Senior Center; 35% Ferndale Children's Center; and 30% City Responsibility. Hall added that after review of a years worth of bill, the highest was approximately \$125.00 in total.

MOTION: to approve First Amendment to Ferndale Senior Resource Center Lease Agreement. **(Fisk-Becker/Ostler) Unanimous**

Correspondence: No Comments.

Council Comments: Councilwoman Jorgensen reminded the council and public about the Caltrans meeting on Fernbridge. The Meeting is scheduled for July 22, 2025 at 5:30pm.

Reports:

City Managers Report: None

Other Reports: None

Mayor Cady thanked the staff, public, and fellow councilmembers, and Adjourned the Meeting at 8:12 pm

Respectfully submitted,

Kristene Hall
City Clerk

City of Ferndale, Humboldt County, California, U.S.A.
DRAFT Action Minutes for City Council Closed Session July 28, 2025

Mayor Randy Cady called the City Council Closed Session Meeting to order at 3:45 pm. Those present did the flag salute. Present were Council Members Leonard Lund, Jennifer Fisk-Becker, and Skip Jorgensen, along with City staff: Police Chief Ron Sligh and City Clerk Kristene Hall.

Public Comment on Closed Session: There was no comment

Adjourn to Closed Session: Mayor Cady adjourned to Closed Session at 3:48 pm.

Reconvene to Public: Mayor Cady reconvened to the public at 4:34pm

Report out of Closed Session: Mayor Cady reported out of the closed session. The report stated that the Council had unanimously appointed City Clerk Kristene Hall as acting City Manager due to the temporary leave of existing City Manager Jay Parrish.

Mayor Cady adjourned the meeting at 4:39pm.

Respectfully submitted,

Kristene Hall
City Clerk

City of Ferndale

Bank Account Register

General Checking

July 1, 2025 - July 31, 2025

Date	Reference	Payee ID	Description	Checks/ Payments	Deposits/ Additions	Balance
			Beginning Balance			872,110.54
07/01/25		JAY PARRISH	JAY PARRISH	400.00		871,710.54
07/01/25	58584	CHACO	CHAMBER OF COMMERCE	9,037.30		862,673.24
07/01/25	58585	CITFO	CITY OF FORTUNA	4,316.66		858,356.58
07/01/25	58586	MIRRE	MIRANDA'S RESCUE	450.00		857,906.58
07/01/25	58587	VANESSA	VANESSA HUERTA	200.00		857,706.58
07/08/25			070825STCAL		3,759.35	861,465.93
07/08/25	58588	ALAN MEN	ALAN MENDES	100.00		861,365.93
07/08/25	58589	ARNKE	ARNOLD C. KEMP	408.06		860,957.87
07/08/25	58590	CAMPBELL	CAMPBELL PET COMPANY	15.21		860,942.66
07/08/25	58591	CESAR C	CESAR E. CERVANTES	600.00		860,342.66
07/08/25	58592	CITFO	CITY OF FORTUNA	1,290.00		859,052.66
07/08/25	58593	CH&W	COLANTUONO, HIGHSMITH, & WHATLEY	2,596.00		856,456.66
07/08/25	58594	COPIERS	COPIERS PLUS	118.24		856,338.42
07/08/25	58595	CORE	CORE PSYCHOLOGICAL CORPORATION	500.00		855,838.42
07/08/25	58596	CRYST	CRYSTAL SPRINGS BOTTLED WATER CO.	40.00		855,798.42
07/08/25	58597	EEL TRANS	EEL RIVER TRANSPORTATION & SALVAGE	92.23		855,706.19
07/08/25	58598	HEALTHSPORT	HEALTHSPORT	195.27		855,510.92
07/08/25	58599	JOE PICKLE	JOE PICKLE	535.00		854,975.92
07/08/25	58600	MICROBAC	MICROBAC LABORATORIES INC	700.00		854,275.92
07/08/25	58601	MISLI	MISSION LINEN & UNIFORM SERVICE	374.68		853,901.24
07/08/25	58602	NILCO	NILSEN COMPANY	355.61		853,545.63
07/08/25	58603	RSLIV	R & S LIVESTOCK SUPPLY	60.86		853,484.77
07/08/25	58604	RECOLOGY	RECOLOGY	463.38		853,021.39
07/08/25	58605	RLINDGREN	ROBERT LINDGREN	600.00		852,421.39
07/08/25	58606	RON SLIGH	RON SLIGH	600.00		851,821.39
07/08/25	58607	SECURITYLOC	SECURITY LOCK & ALARM	109.50		851,711.89
07/08/25	58608	TANNERG	TANNER GARDNER	600.00		851,111.89
07/08/25	58609	TIPMO	TIPPLE MOTORS, INC.	579.36		850,532.53
07/08/25	58610	TMOBILE	T-MOBILE	474.55		850,057.98
07/08/25	58611	VAPAC PETRO	VALLEY PACIFIC PETROLEUM SERVICES, INC.	1,665.74		848,392.24
07/08/25	58612	WILSA	WILDWOOD SAW	114.83		848,277.41
07/08/25	58616	FRMS	FIRE RISK MANAGEMENT SERVICES	11,062.71		837,214.70
07/08/25	58617	GUARDIAN	GUARDIAN	623.69		836,591.01
07/09/25	58618	KRISHALL	KRISTENE HALL	78.72		836,512.29
07/10/25	1001		PARRISH, JAY D	8,813.75		827,698.54
07/10/25	1002		KAYTIS-SLOCUM, NANCY S	74.01		827,624.53
07/10/25	1003		HALL, KRISTENE M	2,479.91		825,144.62
07/10/25	1004		BOOP, LAUREN	1,341.97		823,802.65
07/10/25	1005		SLIGH, RONALD B	2,582.95		821,219.70
07/10/25	1006		LINDGREN, ROBERT C	2,470.55		818,749.15
07/10/25	1007		FIELDER, CHARLES COSMAS	81.02		818,668.13
07/10/25	1008		MENDES, ALAN SCOTT	1,646.66		817,021.47
07/10/25	1009		CERVANTES, CESAR E	2,036.24		814,985.23
07/10/25	1010		STEPHEN, MICHAEL C	538.59		814,446.64
07/10/25	1011		GARDNER, TANNER W	2,071.97		812,374.67
07/10/25	1012		KIJSRIOPAS, OPAS	67.53		812,307.14
07/10/25	1013		GARDNER, SHAWN C	2,426.87		809,880.27
07/10/25	1014		LIU, CARSON B	1,607.38		808,272.89
07/10/25	1015		MILLER, TOM G	1,379.33		806,893.56
07/10/25	1016		GARDNER, HUNTER C	1,428.23		805,465.33
07/10/25	1017		RICHARDSON, DIANNA L	69.49		805,395.84
07/10/25	58613		AZISOLTANI, FARAZ	67.52		805,328.32
07/10/25	58614		FRANCESCHI, DAVID A	1,740.71		803,587.61
07/10/25	58615	FEPEA	FEPEA	57.50		803,530.11
07/14/25			DEPOSIT071425		58,819.96	862,350.07

City of Ferndale

Bank Account Register

General Checking

July 1, 2025 - July 31, 2025

Date	Reference	Payee ID	Description	Checks/ Payments	Deposits/ Additions	Balance
07/15/25		EDD	EMPLOYMENT DEVELOPMENT DEPT	3,243.54		859,106.53
07/15/25		USTREASURY	UNITED STATES TREASURY	14,890.89		844,215.64
07/15/25	58619	HUMPLANBLD	COUNTY OF HUMBOLDT	500.00		843,715.64
07/15/25	58620	GHD	GHD INC.	6,447.00		837,268.64
07/15/25	58621	HUM DHHS	HUMBOLDT COUNTY-DEPT H H S	531.62		836,737.02
07/15/25	58622	INLIGHT	INLIGHT FITNESS	100.00		836,637.02
07/15/25	58623	MARIBEL	MARIBEL TOVAR	62.50		836,574.52
07/15/25	58624	PGE	PACIFIC GAS & ELECTRIC	7,407.19		829,167.33
07/15/25	58625	REDFRONT	RED FRONT STORE	26.96		829,140.37
07/15/25	58626	STITCH	STITCH WITCH	39.42		829,100.95
07/15/25	58627	USBANK	US BANK	1,698.13		827,402.82
07/15/25	58628	VALLU	VALLEY LUMBER	569.64		826,833.18
07/15/25	58629	WELLS(\$206)	WELLS FARGO VENDOR FIN SERV	210.03		826,623.15
07/15/25	58630	HUM DHHS	HUMBOLDT COUNTY-DEPT H H S	531.62		826,091.53
07/15/25	58631	ONTIV	ONTIVEROS & ASSOCIATES, INC.	10,160.50		815,931.03
07/21/25	58632	BLUESTAR	BLUESTAR/SEQUOIA GAS COMPANY	105.25		815,825.78
07/21/25	58633	CIRA	CIRA	1,222.50		814,603.28
07/21/25	58634	DELOR	DEL ORO WATER CO., FDLE. DIST.	1,616.28		812,987.00
07/21/25	58635	FORIR	FORTUNA IRON CORPORATION	675.00		812,312.00
07/21/25	58636	GREENPRO	GREEN PRO SOLUTIONS	563.03		811,748.97
07/21/25	58637	GUARDIAN	GUARDIAN	668.19		811,080.78
07/21/25	58638	JJACPA	JJACPA, INC.	8,000.00		803,080.78
07/21/25	58639	MITCHELL	MITCHELL LAW FIRM, LLP	440.00		802,640.78
07/21/25	58640	PLANWEST	PLANWEST PARTNERS, INC.	6,391.38		796,249.40
07/21/25	58641	STABO	STATE WATER RESOURCES CONTROL BOARD	311.00		795,938.40
07/22/25			072225STCAL		3,188.25	799,126.65
07/22/25	58642	JOE PICKLE	JOE PICKLE	498.00		798,628.65
07/22/25	58643	SILKE	SILKE COMMUNICATIONS	68.84		798,559.81
07/22/25	58644	UNDSE	UNDERGROUND SERVICE ALERT	300.00		798,259.81
07/22/25	58645	CIRA	CIRA	100,342.75		697,917.06
07/24/25			072425STCAL2		17,461.98	715,379.04
07/24/25			072425STCAL1		16,831.06	732,210.10
07/24/25	1001		PARRISH, JAY D	3,109.05		729,101.05
07/24/25	1002		KAYTIS-SLOCUM, NANCY S	147.98		728,953.07
07/24/25	1003		HALL, KRISTENE M	2,425.81		726,527.26
07/24/25	1004		BOOP, LAUREN	1,384.38		725,142.88
07/24/25	1005		ALAMEDA, RENAE MARY	286.98		724,855.90
07/24/25	1006		SLIGH, RONALD B	2,582.95		722,272.95
07/24/25	1007		LINDGREN, ROBERT C	2,377.46		719,895.49
07/24/25	1008		FIELDER, CHARLES COSMAS	538.58		719,356.91
07/24/25	1009		MENDES, ALAN SCOTT	976.87		718,380.04
07/24/25	1010		CERVANTES, CESAR E	2,045.20		716,334.84
07/24/25	1011		STEPHEN, MICHAEL C	538.59		715,796.25
07/24/25	1012		GARDNER, TANNER W	1,870.92		713,925.33
07/24/25	1013		NEWTON, TROY D	538.59		713,386.74
07/24/25	1014		COPPINI, STEVE L	1,250.58		712,136.16
07/24/25	1015		GARDNER, SHAWN C	1,876.56		710,259.60
07/24/25	1016		LIU, CARSON B	1,453.60		708,806.00
07/24/25	1017		MILLER, TOM G	1,379.31		707,426.69
07/24/25	1018		GARDNER, HUNTER C	1,391.45		706,035.24
07/24/25	1019		RICHARDSON, DIANNA L	163.53		705,871.71
07/24/25	58646		AZISOLTANI, FARAZ	270.07		705,601.64
07/24/25	58647		FRANCESCHI, DAVID A	1,740.71		703,860.93
07/24/25	58648	FEPEA	FEPEA	57.50		703,803.43
07/24/25	58649	FRATB	FRANCHISE TAX BOARD	625.52		703,177.91
07/29/25		USTREASURY	UNITED STATES TREASURY	9,683.99		693,493.92

City of Ferndale

Bank Account Register

General Checking

July 1, 2025 - July 31, 2025

Date	Reference	Payee ID	Description	Checks/ Payments	Deposits/ Additions	Balance
07/29/25		EDD	EMPLOYMENT DEVELOPMENT DEPT	1,843.43		691,650.49
07/29/25	58650	AGROMIN	AGROMIN HORTICULTURAL PRODUCTS	667.28		690,983.21
07/29/25	58651	CBSCO	CA BUILDING STANDARDS COMM.	33.30		690,949.91
07/29/25	58652	FERNTECH	DEMETRIUS DISTEFANO	327.83		690,622.08
07/29/25	58653	DEPCO	DEPARTMENT OF CONSERVATION	147.25		690,474.83
07/29/25	58654	DEPJU	DEPARTMENT OF JUSTICE	66.00		690,408.83
07/29/25	58655	DSA	DIVISION OF THE STATE ARCHITECT	28.80		690,380.03
07/29/25	58656	EDGAR	EDGAR & ASSOCIATES, INC.	935.00		689,445.03
07/29/25	58657	EDWJO	EDWARD JONES & COMPANY	17,420.34		672,024.69
07/29/25	58658	FRONT	FRONTIER	800.94		671,223.75
07/29/25	58659	GEOGL	GEORGE'S GLASS SHOP	429.41		670,794.34
07/29/25	58660	HORBU	HORIZON BUSINESS SERVICES	149.19		670,645.15
07/29/25	58661	HUMAS	HUMBOLDT COUNTY ASSESSOR	89.17		670,555.98
07/29/25	58662	HUMLodge	HUMBOLDT LODGING ALLIANCE, INC	7,097.24		663,458.74
07/29/25	58663	HUMTE	HUMBOLDT TERMITE & PEST	124.00		663,334.74
07/29/25	58664	MOBLEY	MOBLEY CONSTRUCTION, INC.	1,200.00		662,134.74
07/29/25	58665	OPTIMUM	OPTIMUM	1,184.26		660,950.48
07/29/25	58666	PGE	PACIFIC GAS & ELECTRIC	1,365.17		659,585.31
07/29/25	58667	POSTM	POSTMASTER	468.00		659,117.31
07/29/25	58668	RENAISSANCE	RENAISSANCE PAINTING	15,115.00		644,002.31
07/29/25	58669	STITCH	STITCH WITCH	33.95		643,968.36
07/29/25	58670	TMOBILE	T-MOBILE	453.14		643,515.22
07/29/25	58674	PACPA	PACIFIC PAPER CO.	204.12		643,311.10
07/30/25			DEPOSIT073025		25,728.99	669,040.09
07/31/25		EDD	EMPLOYMENT DEVELOPMENT DEPT	671.96		668,368.13
Totals				<u>329,532.00</u>	<u>125,789.59</u>	<u>668,368.13</u>

Transaction count = 136

JULY 2023 Deposit Recap	7.8.25	7.14.25	7.22.25	7.24.25	7.31.25	TOTALS	
RETAIL TAX				16,831.06			
T&U TAX				17,461.98			
HIGHWAY USER TAX/VEHICLE LICENSE FEES	3,759.35						
RMRA			3,188.25				
BUSINESS LIC		4,280.00			2,420.00		
ANIMAL LIC		285.00			30.00		
BUILDING RENTS		3,655.00			1,500.00		
PERMITS		5,173.34			1,783.32		
TOT		22,072.71			842.53		
HEALTH INSPECTIONS		175.00			150.00		
PLANNING/ENGINEERING REIMBURSEMENTS					14,736.00		
HCAOG - RSTP		18,055.93					
PARSAC - GRANT / OTHER							
COUNTY OF HUMBOLDT-STREETS & ROADS							
SEPTIC DUMPS / SEWER REVENUE		4,599.00			1,290.00		
FRANCHSE FEES					2,529.14		
HUMBOLDT CTY - COPS							
ST CA - TDA REVOLV							
REFUNDS CIRA							
PROPERTY SALE							
POLICE SERVICES		118.52					
SMALL MISC		13.46					
DRAINAGE FEES		392.00			448.00		
COUNTY OF HUMBOLDT-PROPERTY TAXES							
COUNTY OF HUMBOLDT-SEWER							
COUNTY OF HUMBOLDT-INTEREST INCOME							
STATE - CAL TRANS - STREET SWEEP							
GRANT REIMBURSEMENTS-REAP							
						-	
	3,759.35	58,819.96	3,188.25	34,293.04	25,728.99	125,789.59	

City of Ferndale
Balance Sheet
Fund 10 - General Fund
As of July 31, 2025

Assets

Current Assets		
Cash	\$	275,257.83
Restricted Cash		15,150.00
Accounts Receivable		<u>3,862.32</u>
Total Current Assets		<u>294,270.15</u>
Total Assets	\$	<u><u>294,270.15</u></u>

Liabilities and Fund Balance

Current Liabilities		
Accounts Payable	\$	450.00
Accrued Liabilities		2,263.68
Other Current Liabilities		<u>376,781.99</u>
Total Current Liabilities		<u>379,495.67</u>
Total Liabilities		<u>379,495.67</u>
Fund Balance		
Fund Balance - Unassigned		<u>(85,225.52)</u>
Total Fund Balance		<u>(85,225.52)</u>
Total Liabilities and Fund Balance	\$	<u><u>294,270.15</u></u>

City of Ferndale
Balance Sheet
Fund 22-Gas Tax
As of July 31, 2025

Assets

Current Assets	
Cash	\$ 12,178.10
Total Current Assets	12,178.10
Total Assets	\$ 12,178.10

Liabilities and Fund Balance

Current Liabilities	
Total Current Liabilities	\$ 0.00
Total Liabilities	0.00
Fund Balance	
Fund Balance - Restricted	12,178.10
Total Fund Balance	12,178.10
Total Liabilities and Fund Balance	\$ 12,178.10

City of Ferndale
Balance Sheet
Fund 23 - RSTP Fund
As of July 31, 2025

Assets

Current Assets	
Cash	\$ <u>37,725.22</u>
Total Current Assets	<u>37,725.22</u>
Total Assets	\$ <u><u>37,725.22</u></u>

Liabilities and Fund Balance

Current Liabilities	
Total Current Liabilities	\$ <u>0.00</u>
Total Liabilities	<u>0.00</u>
Fund Balance	
Fund Balances - Restricted	<u>37,725.22</u>
Total Fund Balance	<u>37,725.22</u>
Total Liabilities and Fund Balance	\$ <u><u>37,725.22</u></u>

City of Ferndale
Balance Sheet
Fund 20-Russ Park Fund
As of July 31, 2025

Assets

Current Assets	
Cash	\$ 106,201.41
Total Current Assets	<u>106,201.41</u>
Total Assets	<u>\$ 106,201.41</u>

Liabilities and Fund Balance

Current Liabilities	
Total Current Liabilities	<u>0.00</u>
Fund Balance	
Fund Balances - Restricted	<u>106,201.41</u>
Total Fund Balance	<u>106,201.41</u>
Total Liabilities and Fund Balance	<u>\$ 106,201.41</u>

City of Ferndale
Balance Sheet
Fund 24 - Transportation Development Act
As of July 31, 2025

Assets

Current Assets	
Cash	\$ 232,889.25
Total Current Assets	<u>232,889.25</u>
Total Non Current Assets	<u> </u>
Total Assets	<u>\$ 232,889.25</u>

Liabilities and Fund Balance

Current Liabilities	
Total Current Liabilities	\$ 0.00
Fund Balance	
Fund Balances - Restricted	<u>232,889.25</u>
Total Fund Balance	<u>232,889.25</u>
Total Liabilities and Fund Balance	<u>\$ 232,889.25</u>

City of Ferndale
Balance Sheet
Fund 26 - Drainage Fund
As of July 31, 2025

Assets

Current Assets

Cash	\$ 10,539.87
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Total Current Assets	<u>10,539.87</u>
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Total Assets	<u>\$ 10,539.87</u>
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Liabilities and Fund Balance

Current Liabilities

Total Current Liabilities	\$ 0.00
---------------------------	---------

Total Liabilities	<u>0.00</u>
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Fund Balance

Fund Balances - Restricted	<u>10,539.87</u>
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Total Fund Balance	<u>10,539.87</u>
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Total Liabilities and Fund Balance	<u>\$ 10,539.87</u>
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City of Ferndale
Balance Sheet
Fund 25 - Integrated Waste Mgt
As of July 31, 2025

Assets

Current Assets	
Cash	\$ <u>32,644.84</u>
Total Current Assets	<u>32,644.84</u>
Total Assets	\$ <u><u>32,644.84</u></u>

Liabilities and Fund Balance

Current Liabilities	
Total Current Liabilities	\$ <u>0.00</u>
Total Liabilities	<u>0.00</u>
Fund Balance	
Fund Balances - Restricted	<u>32,644.84</u>
Total Fund Balance	<u>32,644.84</u>
Total Liabilities and Fund Balance	\$ <u><u>32,644.84</u></u>

City of Ferndale
Balance Sheet
Fund -30 - Sewer
As of July 31, 2025

Assets

Current Assets	
Cash	\$ 459,787.22
Total Current Assets	<u>459,787.22</u>
Property and Equipment	
Vehicles	42,332.05
Equipment	122,805.75
Sewer system	13,768,181.34
Energy Savings Project Improvements	183,000.00
Less Accumulated Depreciation	<u>(4,038,551.21)</u>
Net Property and Equipment	<u>10,077,767.93</u>
Total Assets	<u>\$ 10,537,555.15</u>

Liabilities and Fund Balance

Current Liabilities	
Interest Payable	\$ 38,168.23
Total Current Liabilities	<u>38,168.23</u>
Long-Term Liabilities	
Notes Payable USDA	3,857,000.00
Note Payable - California Energy Resources Conservation	<u>166,204.97</u>
Total Long-Term Liabilities	<u>4,023,204.97</u>
Total Liabilities	<u>4,061,373.20</u>
Fund Balance	
Other Equity	6,649,092.60
Fund Balances	<u>(172,910.65)</u>
Total Fund Balance	<u>6,476,181.95</u>
Total Liabilities and Fund Balance	<u>\$ 10,537,555.15</u>

City of Ferndale
Balance Sheet
GASB 34 ASSETS AND LIABILITIES
As of July 31, 2025

Assets

Property and Equipment		
Buildings and improvements	\$	554,421.86
Vehicles		187,365.86
Equipment		293,715.34
Roadways		10,782,034.50
Sidewalks		180,800.00
Streetlights		31,684.18
Land		131,000.00
Less Accumulated Depreciation		<u>(11,467,236.09)</u>
Net Property and Equipment		<u>693,785.65</u>
Total Assets	\$	<u><u>693,785.65</u></u>

Liabilities and Fund Balance

Long-Term Liabilities		
Accrued Vacation/Sick pay	\$	54,942.49
Notes payable-long term		<u>15,550.56</u>
Total Long-Term Liabilities		<u>70,493.05</u>
Fund Balance		
Other Equity		1,718,440.75
Fund Balances		<u>(1,095,148.15)</u>
Total Fund Balance		<u>623,292.60</u>
Total Liabilities and Fund Balance	\$	<u><u>693,785.65</u></u>

**City of Ferndale
Income Statement
Fund 10 - General Fund**

	1 Month Ended July 31, 2025 Actual	1 Month Ended July 31, 2025 Actual	FY 2025/2026 Budget	Over/(Under) Budget
REVENUES				
Revenues - Taxes				
10014102 Property tax-secured	\$ 0.00	\$ 0.00	\$ 196,469.86	\$ (196,469.86)
10014104 Property tax-unsecured	0.00	0.00	7,822.69	(7,822.69)
10014106 Property tax-prior	0.00	0.00	19,504.36	(19,504.36)
10014107 Supplemental role	0.00	0.00	3,784.09	(3,784.09)
10014110 Sales and use tax	0.00	0.00	466,368.47	(466,368.47)
10014111 Trash franchise	0.00	0.00	15,825.47	(15,825.47)
10014112 PG&E franchise	0.00	0.00	18,381.09	(18,381.09)
10014114 Cable franchise	0.00	0.00	28,246.24	(28,246.24)
10014116 Business license tax	6,700.00	6,700.00	16,994.74	(10,294.74)
10014118 Real Property Transfer tax	0.00	0.00	7,090.88	(7,090.88)
10014120 Transient lodging tax	0.00	0.00	192,437.80	(192,437.80)
10014121 TOT Humboldt Lodging Authority	0.00	0.00	25,156.65	(25,156.65)
Total Revenue - Taxes	\$ 6,700.00	\$ 6,700.00	\$ 998,082.34	\$ (991,382.34)
Revenues - Licenses and Permits				
10024132 Construction permits	\$ 6,856.66	\$ 6,856.66	\$ 25,000.00	\$ (18,143.34)
10024164 Health protection	0.00	0.00	4,000.00	(4,000.00)
10024166 Encroachment permits	100.00	100.00	600.00	(500.00)
10024278 Animal license fees	315.00	315.00	1,300.00	(985.00)
Total Revenue - Licenses and Permits	\$ 7,271.66	\$ 7,271.66	\$ 30,900.00	\$ (23,628.34)
Revenues - Use of Money and Property				
10044182 Interest	\$ 0.00	\$ 0.00	\$ 16,650.00	\$ (16,650.00)
10044285 Bocce ball revenue	205.00	205.00	300.00	(95.00)
10044297 Town Hall Rent	300.00	300.00	3,500.00	(3,200.00)
10044297.1 Community Center rents	3,350.00	3,350.00	40,000.00	(36,650.00)
Total Revenue -Use of Money and Property	\$ 3,855.00	\$ 3,855.00	\$ 60,450.00	\$ (56,595.00)
Revenues - Fines				
10034283 Court fines	\$ 0.00	\$ 0.00	\$ 3,090.85	\$ (3,090.85)
Total Revenue - Fines	\$ 0.00	\$ 0.00	\$ 3,090.85	\$ (3,090.85)
Revenues - Intergovernmental				
10054204 Motor vehicle in-lieu tax	\$ 0.00	\$ 0.00	\$ 184,930.64	\$ (184,930.64)
10054222 Home owners prop. tax relief	0.00	0.00	1,739.86	(1,739.86)
10054286 Street sweeping	0.00	0.00	18,735.36	(18,735.36)
10054289 RMRA	0.00	0.00	37,494.91	(37,494.91)
10054290 Peace off. stds. & trng.	0.00	0.00	1,000.00	(1,000.00)
10054300 Public safety 1/2 cent	0.00	0.00	4,793.30	(4,793.30)
10054315 AB 109	0.00	0.00	190,829.03	(190,829.03)
10054320 State and County Grants	0.00	0.00	177,000.00	(177,000.00)
10054321 Federal Grants	0.00	0.00	125,000.00	(125,000.00)
Total Revenue - Intergovernmental	\$ 0.00	\$ 0.00	\$ 741,523.10	\$ (741,523.10)

No Assurance is Provided

No Disclosures are Provided

**City of Ferndale
Income Statement
Fund 10 - General Fund**

	1 Month Ended July 31, 2025 Actual	1 Month Ended July 31, 2025 Actual	FY 2025/2026 Budget	Over/(Under) Budget
Revenues - Fees for Service				
10084270 Plan check fees	\$ 0.00	\$ 0.00	\$ 1,000.00	\$ (1,000.00)
10084271 Parking fees	0.00	0.00	475.19	(475.19)
10084287.2 Developer reimbursed fees	0.00	0.00	8,000.00	(8,000.00)
10084287.3 Reimbursed Fees Planning	0.00	0.00	10,000.00	(10,000.00)
10084291 Special police services	0.00	0.00	5,000.00	(5,000.00)
10084298 Fair racing revenue	13.46	13.46	2,278.09	(2,264.63)
Total Revenue - Fees for Service	\$ 13.46	\$ 13.46	\$ 26,753.28	\$ (26,739.82)
Revenues - Other Revenue				
10094284.1 Donations - City	\$ 0.00	\$ 0.00	\$ 5,000.00	\$ (5,000.00)
10094308 PARSAC Grants	0.00	0.00	2,000.00	(2,000.00)
10094311 Utilities - Little League park	0.00	0.00	200.00	(200.00)
Total Revenue - Other Revenue	\$ 0.00	\$ 0.00	\$ 7,200.00	\$ (7,200.00)
TOTAL REVENUES	\$ 17,840.12	\$ 17,840.12	\$ 1,867,999.57	\$ (1,850,159.45)

Budget summary pbc omits the \$300 of Bocce Revenue that is included in the detailed budget under Use of Money and Property.

Additionally, the summary duplicates \$475.19 in Parking Fees because it is included in Fees for Services and under the Fines category.

**City of Ferndale
Income Statement
Fund 10 - General Fund**

	1 Month Ended July 31, 2025 Actual	1 Month Ended July 31, 2025 Actual	FY 2025/2026 Budget	Over/(Under) Budget
EXPENDITURES				
Expenditures - City Council				
10115012 Office expense	\$ 0.00	\$ 0.00	\$ 200.00	\$ (200.00)
10115013 Advertising	0.00	0.00	250.00	(250.00)
10115044 Meetings and dues	0.00	0.00	1,500.00	(1,500.00)
10115045 LAFCO fees	0.00	0.00	680.00	(680.00)
Total Expenditures - City Council	\$ 0.00	\$ 0.00	\$ 2,630.00	\$ (2,630.00)
Expenditures City Manager				
10105002 Salary - permanent	\$ 6,844.73	\$ 6,844.73	\$ 53,974.30	\$ (47,129.57)
10105006 Payroll taxes	523.05	523.05	3,521.96	(2,998.91)
10105007 Medical/Dental/Vision insurance	433.88	433.88	4,990.99	(4,557.11)
10105009 Workers comp. insurance	658.96	658.96	3,325.74	(2,666.78)
10105010 Deferred retirement	0.00	0.00	5,604.04	(5,604.04)
10105061 Liability Insurance	3,814.78	3,814.78	3,239.16	575.62
Total expenditures -City Manager	\$ 12,275.40	\$ 12,275.40	\$ 74,656.19	\$ (62,380.79)
Expenditures - City Clerk				
10125002 Salary - permanent	\$ 7,627.98	\$ 7,627.98	\$ 93,349.28	\$ (85,721.30)
10125006 Payroll taxes	674.33	674.33	8,491.83	(7,817.50)
10125007 Medical/Dental/Vision insurance	1,332.08	1,332.08	12,268.99	(10,936.91)
10125009 Workers comp. insurance	1,583.91	1,583.91	6,082.32	(4,498.41)
10125010 Deferred retirement	0.00	0.00	4,650.85	(4,650.85)
10125012 Office expense	557.17	557.17	5,000.00	(4,442.83)
10125022 IT support	1,400.33	1,400.33	13,000.00	(11,599.67)
10125044 Meetings and dues	0.00	0.00	1,200.00	(1,200.00)
10125061 Liability Insurance	9,169.40	9,169.40	7,785.80	1,383.60
10125099 Miscellaneous	0.00	0.00	200.00	(200.00)
Total Expenditures -City Clerk	\$ 22,345.20	\$ 22,345.20	\$ 152,029.07	\$ (129,683.87)

**City of Ferndale
Income Statement
Fund 10 - General Fund**

	1 Month Ended July 31, 2025 Actual	1 Month Ended July 31, 2025 Actual	FY 2025/2026 Budget	Over/(Under) Budget
Expenditures - City Attorney				
10145052 Professional services	\$ 0.00	\$ 0.00	\$ 20,000.00	\$ (20,000.00)
Total Expenditures - City Attorney	\$ 0.00	\$ 0.00	\$ 20,000.00	\$ (20,000.00)
Expenditures - Government Buildings				
10155002 Salary - permanent	\$ 314.84	\$ 314.84	\$ 3,889.62	\$ (3,574.78)
10155006 Payroll taxes	33.53	33.53	423.61	(390.08)
10155009 Workers comp. insurance	63.45	63.45	292.42	(228.97)
10155012 Office expense	0.00	0.00	2,500.00	(2,500.00)
10155020 Building and ground maint.	0.00	0.00	10,000.00	(10,000.00)
10155024 Special department supply	0.00	0.00	3,000.00	(3,000.00)
10155030 Trash service	0.00	0.00	554.10	(554.10)
10155031 Gas	0.00	0.00	4,915.67	(4,915.67)
10155032 Utilities	0.00	0.00	3,198.32	(3,198.32)
10155033 Water	0.00	0.00	4,994.20	(4,994.20)
10155034 Telephone/internet	488.49	488.49	6,414.90	(5,926.41)
10155061 Liability Insurance	367.35	367.35	367.17	0.18
10155063 Building and Property Insurance	0.00	0.00	6,464.28	(6,464.28)
Total Expenditures - Government Buildings	\$ 1,267.66	\$ 1,267.66	\$ 47,014.29	\$ (45,746.63)
Expenditures - Non departmental				
10165015 Property tax admin. fees	\$ 0.00	\$ 0.00	\$ 8,256.79	\$ (8,256.79)
10165054 Audit and accounting	8,000.00	8,000.00	41,200.00	(33,200.00)
10165055 Contractual services	144.00	144.00	1,000.00	(856.00)
10165064 Election expenses	0.00	0.00	1,000.00	(1,000.00)
10165078 Copy machine expense	210.03	210.03	4,430.60	(4,220.57)
10165200 Car allowance	400.00	400.00	4,800.00	(4,400.00)
Total Expenditures - Nondepartmental	\$ 8,754.03	\$ 8,754.03	\$ 60,687.39	\$ (51,933.36)
Expenditures - Community Promotion				
10175020 Building and ground maint.	\$ 148.00	\$ 148.00	\$ 250.00	\$ (102.00)
10175028 Public restroom	0.00	0.00	3,500.00	(3,500.00)
10175032 Utilities	0.00	0.00	503.45	(503.45)
10175033 Water	0.00	0.00	1,702.27	(1,702.27)
10175072 Chamber of commerce	9,037.30	9,037.30	35,000.00	(25,962.70)
10175072.3 TOT 2% HLA QTRLY	0.00	0.00	20,000.00	(20,000.00)
Total Expenditures - Community Promotion	\$ 9,185.30	\$ 9,185.30	\$ 60,955.72	\$ (51,770.42)

No Assurance is Provided

No Disclosures are Provided

**City of Ferndale
Income Statement
Fund 10 - General Fund**

	1 Month Ended July 31, 2025 Actual	1 Month Ended July 31, 2025 Actual	FY 2025/2026 Budget	Over/(Under) Budget
Expenditures - Police				
10215002 Salary - permanent	\$ 24,202.64	\$ 24,202.64	\$ 377,864.78	\$ (353,662.14)
10215004 Salary - reserve	6,118.61	6,118.61	34,057.79	(27,939.18)
10215005 Salary - overtime	1,066.00	1,066.00	11,033.37	(9,967.37)
10215006 Payroll taxes	2,498.40	2,498.40	34,389.65	(31,891.25)
10215007 Medical/Dental/Vision insurance	4,270.73	4,270.73	61,410.30	(57,139.57)
10215009 Workers comp. insurance	5,832.54	5,832.54	20,965.74	(15,133.20)
10215010 Deferred retirement	0.00	0.00	29,374.45	(29,374.45)
10215012 Office expense	204.12	204.12	3,500.00	(3,295.88)
10215014 Vehicle expense	498.25	498.25	16,000.00	(15,501.75)
10215016 Fuel	882.84	882.84	20,000.00	(19,117.16)
10215020 Building and ground maint.	0.00	0.00	5,000.00	(5,000.00)
10215022 IT support	150.00	150.00	15,000.00	(14,850.00)
10215024 Special department supply	0.00	0.00	10,000.00	(10,000.00)
10215026 Uniform expense	73.37	73.37	1,000.00	(926.63)
10215026.1 Uniform allowance	2,400.00	2,400.00	3,000.00	(600.00)
10215029 Water/sewer	0.00	0.00	2,004.38	(2,004.38)
10215032 Utilities	0.00	0.00	50.00	(50.00)
10215034 Telephone/internet	631.32	631.32	9,270.32	(8,639.00)
10215035 Dispatch service	4,316.66	4,316.66	55,000.00	(50,683.34)
10215044 Meetings and dues	0.00	0.00	1,884.96	(1,884.96)
10215048 Training	0.00	0.00	5,000.00	(5,000.00)
10215051 Physical exams	0.00	0.00	900.00	(900.00)
10215052 Professional services	0.00	0.00	500.00	(500.00)
10215061 Liability Insurance	33,765.20	33,765.20	28,179.47	5,585.73
10215063 Building and Property Insurance	0.00	0.00	1,467.90	(1,467.90)
10215078 Copy machine expense	118.24	118.24	1,100.00	(981.76)
10215080 Community Emergency Response Team Expense	0.00	0.00	1,000.00	(1,000.00)
10215088 Equipment repair other	0.00	0.00	1,000.00	(1,000.00)
10215098 Background expense	0.00	0.00	1,500.00	(1,500.00)
Total Expenditures - Police	\$ 87,028.92	\$ 87,028.92	\$ 751,453.11	\$ (664,424.19)
Expenditures - Animal Control				
10225096 Animal control	\$ 450.00	\$ 450.00	\$ 5,500.00	\$ (5,050.00)
Total Expenditures - Animal Control	\$ 450.00	\$ 450.00	\$ 5,500.00	\$ (5,050.00)
Expenditures - Health				
10245052 Professional services	\$ 200.00	\$ 200.00	\$ 2,400.00	\$ (2,200.00)
Total Expenditures - Health	\$ 200.00	\$ 200.00	\$ 2,400.00	\$ (2,200.00)

No Assurance is Provided

No Disclosures are Provided

**City of Ferndale
Income Statement
Fund 10 - General Fund**

	1 Month Ended July 31, 2025 Actual	1 Month Ended July 31, 2025 Actual	FY 2025/2026 Budget	Over/(Under) Budget
Expenditures - Streets and Roads				
10315002 Salary - permanent	\$ 3,264.00	\$ 3,264.00	\$ 45,755.58	\$ (42,491.58)
10315005 Salary - overtime	0.00	0.00	3,158.06	(3,158.06)
10315006 Payroll taxes	415.13	415.13	3,953.50	(3,538.37)
10315007 Medical/Dental/Vision insurance	525.84	525.84	6,048.96	(5,523.12)
10315009 Workers comp. insurance	368.02	368.02	1,345.92	(977.90)
10315010 Deferred retirement	0.00	0.00	2,064.43	(2,064.43)
10315011 Bldg/property insurance	0.00	0.00	741.60	(741.60)
10315014 Vehicle expense	0.00	0.00	3,000.00	(3,000.00)
10315020 Building and ground maint.	0.00	0.00	500.00	(500.00)
10315021 Street maintenance	0.00	0.00	87,000.00	(87,000.00)
10315024 Special department supply	300.00	300.00	2,500.00	(2,200.00)
10315026.1 Uniform allowance	0.00	0.00	300.00	(300.00)
10315034 Telephone/internet	98.70	98.70	1,279.90	(1,181.20)
10315055 Contractual services	0.00	0.00	10,000.00	(10,000.00)
10315061 Liability Insurance	2,130.48	2,130.48	1,809.00	321.48
10315088 Equipment repair other	0.00	0.00	500.00	(500.00)
Total Expenditures - Streets and Roads	\$ 7,102.17	\$ 7,102.17	\$ 169,956.95	\$ (162,854.78)
Expenditures - Planning				
10415052 Professional services	\$ 0.00	\$ 0.00	\$ 40,000.00	\$ (40,000.00)
10415052.1 Engineering-flood	0.00	0.00	1,500.00	(1,500.00)
10415053 Reimbursable Fees	500.00	500.00	9,000.00	(8,500.00)
10415053.1 Grant expenditures	0.00	0.00	140,000.00	(140,000.00)
10415055 Contractual services	0.00	0.00	9,000.00	(9,000.00)
10415630 CLIMATE ACTION PLAN	0.00	0.00	3,000.00	(3,000.00)
Total Expenditures - Planning	\$ 500.00	\$ 500.00	\$ 202,500.00	\$ (202,000.00)
Expenditures - City engineer				
10425052 Professional services	\$ 0.00	\$ 0.00	\$ 30,000.00	\$ (30,000.00)
10425053 Reimbursable Fees	0.00	0.00	3,500.00	(3,500.00)
Total Expenditures - City engineer	\$ 0.00	\$ 0.00	\$ 33,500.00	\$ (33,500.00)
Expenditures - Building Regulation				
10435024 Special department supply	\$ 0.00	\$ 0.00	\$ 500.00	\$ (500.00)
10435052 Professional services	0.00	0.00	19,000.00	(19,000.00)
Total Expenditures - Building Regulation	\$ 0.00	\$ 0.00	\$ 19,500.00	\$ (19,500.00)

No Assurance is Provided

No Disclosures are Provided

**City of Ferndale
Income Statement
Fund 10 - General Fund**

	1 Month Ended July 31, 2025 Actual	1 Month Ended July 31, 2025 Actual	FY 2025/2026 Budget	Over/(Under) Budget
Expenditures - Library				
10615002 Salary - permanent	\$ 499.19	\$ 499.19	\$ 6,600.13	\$ (6,100.94)
10615006 Payroll taxes	53.17	53.17	892.66	(839.49)
10615009 Workers comp. insurance	105.92	105.92	350.37	(244.45)
10615012 Office expense	0.00	0.00	50.00	(50.00)
10615020 Building and ground maint.	15,115.00	15,115.00	200.00	14,915.00
10615024 Special department supply	0.00	0.00	2,250.00	(2,250.00)
10615031 Gas	0.00	0.00	4,639.35	(4,639.35)
10615032 Utilities	0.00	0.00	2,570.08	(2,570.08)
10615033 Water	0.00	0.00	610.56	(610.56)
10615034 Telephone/internet	73.99	73.99	2,065.80	(1,991.81)
10615061 Liability Insurance	613.19	613.19	520.66	92.53
10615063 Building and Property Insurance	0.00	0.00	2,011.80	(2,011.80)
Total Expenditures - Library	\$ 16,460.46	\$ 16,460.46	\$ 22,761.41	\$ (6,300.95)
Expenditures - Parks				
10625002 Salary - permanent	\$ 370.61	\$ 370.61	\$ 47,032.16	\$ (46,661.55)
10625006 Payroll taxes	22.72	22.72	3,874.70	(3,851.98)
10625007 Medical/Dental/Vision insurance	65.73	65.73	793.93	(728.20)
10625009 Workers comp. insurance	131.68	131.68	505.67	(373.99)
10625010 Deferred retirement	0.00	0.00	313.42	(313.42)
10625020 Building and ground maint.	1,200.00	1,200.00	7,500.00	(6,300.00)
10625024 Special department supply	0.00	0.00	200.00	(200.00)
10625032 Utilities	0.00	0.00	5,540.17	(5,540.17)
10625033 Water	0.00	0.00	3,028.26	(3,028.26)
10625061 Liability Insurance	762.30	762.30	634.94	127.36
10625065 Russ Park expenditures	0.00	0.00	1,500.00	(1,500.00)
Total Expenditures - Parks	\$ 2,553.04	\$ 2,553.04	\$ 70,923.25	\$ (68,370.21)
Expenditures -Community Center				
10635020 Building and ground maint.	\$ 62.50	\$ 62.50	\$ 5,000.00	\$ (4,937.50)
10635031 Gas	105.25	105.25	4,000.00	(3,894.75)
10635032 Utilities	206.16	206.16	8,182.44	(7,976.28)
10635033 Water	0.00	0.00	1,498.91	(1,498.91)
10635055 Contractual services	0.00	0.00	2,000.00	(2,000.00)
10635063 Building and Property Insurance	0.00	0.00	4,424.70	(4,424.70)
Total Expenditures -Community center	\$ 373.91	\$ 373.91	\$ 25,106.05	\$ (24,732.14)
TOTAL EXPENDITURES	\$ 168,496.09	\$ 168,496.09	\$ 1,721,573.43	\$ (1,553,077.34)
REVENUES OVER (UNDER) EXPENDITURES	\$ (150,655.97)	\$ (150,655.97)	\$ 146,426.14	\$ (297,082.11)

No Assurance is Provided

No Disclosures are Provided

City of Ferndale
STATEMENT OF REVENUES AND EXPENDITURES
FUND 22 - GAS TAX

	1 Month Ended July 31, 2025 Actual	1 Month Ended July 31, 2025 Actual	FY2025/2026 Budget	Over/(Under) Budget
Revenues				
22314210.1 Gas tax (2105)	\$ 0.00	\$ 0.00	\$ 8,704.08	\$ (8,704.08)
22314210.2 Gas tax (2106)	0.00	0.00	10,764.67	(10,764.67)
22314210.3 Gas tax (2107)	0.00	0.00	11,781.75	(11,781.75)
22314210.4 Gas tax (2107.5)	0.00	0.00	1,030.00	(1,030.00)
22314210.5 Gas Tax (2103)	0.00	0.00	13,051.75	(13,051.75)
Total Revenue	<u>0.00</u>	<u>0.00</u>	<u>45,332.25</u>	<u>(45,332.25)</u>
EXPENDITURES				
22315002 Salary - permanent	911.26	911.26	5,856.61	(4,945.35)
22315005 Salary - overtime	0.00	0.00	78.98	(78.98)
22315006 Payroll taxes	66.82	66.82	515.72	(448.90)
22315007 Medical/Dental/Vision insurance	500.66	500.66	7,249.02	(6,748.36)
22315009 Workers comp. insurance	413.68	413.68	2,711.27	(2,297.59)
22315010 Deferred retirement	0.00	0.00	2,153.91	(2,153.91)
22315057 Street signs	0.00	0.00	500.00	(500.00)
22315058 Street lighting	1,365.17	1,365.17	17,289.82	(15,924.65)
22315061 Liability Insurance	2,394.81	2,394.81	2,033.45	361.36
TOTAL EXPENDITURES	<u>5,652.40</u>	<u>5,652.40</u>	<u>38,388.78</u>	<u>(32,736.38)</u>
REVENUES OVER (UNDER) EXPENDITURES	<u>\$ (5,652.40)</u>	<u>\$ (5,652.40)</u>	<u>\$ 6,943.47</u>	<u>\$ (12,595.87)</u>

The total expenditures for the Gas Tax Fund on the summary page is the total revenue and not the total expenditures

City of Ferndale
STATEMENT OF REVENUES AND EXPENDITURES
FUND 23 - RSTP

	1 Month Ended July 31, 2025 Actual	1 Month July 31, 2025 Actual	FY2025/2026 Budget	Over/(Under) Budget
Revenues				
23314211 RSTP Revenue	\$ 0.00	\$ 0.00	\$ 16,000.00	\$ (16,000.00)
Total Revenue	<u>0.00</u>	<u>0.00</u>	<u>16,000.00</u>	<u>(16,000.00)</u>
EXPENDITURES				
23315002 Salary - permanent	755.92	755.92	7,123.41	(6,367.49)
23315006 Payroll taxes	46.86	46.86	551.26	(504.40)
23315007 Medical/Dental/Vision insurance	119.42	119.42	1,436.07	(1,316.65)
23315009 Workers comp. insurance	116.54	116.54	447.53	(330.99)
23315010 Deferred retirement	0.00	0.00	616.50	(616.50)
23315061 Liability Insurance	674.68	674.68	572.88	101.80
TOTAL EXPENDITURES	<u>1,713.42</u>	<u>1,713.42</u>	<u>10,747.65</u>	<u>(9,034.23)</u>
REVENUES OVER (UNDER) EXPENDITURES	<u>\$ (1,713.42)</u>	<u>\$ (1,713.42)</u>	<u>\$ 5,252.35</u>	<u>\$ (6,965.77)</u>

City of Ferndale
STATEMENT OF REVENUES AND EXPENDITURES
FUND 20- RUSS PARK

	1 Month Ended July 31, 2025 Actual	1 Month Ended July 31, 2025 Actual	FY2025/2026 Budget	Over/(Under) Budget
Revenues				
20624182 Interest	\$ 196.21	\$ 196.21	\$ 0.00	\$ 196.21
Total Revenue	<u>196.21</u>	<u>196.21</u>	<u>0.00</u>	<u>196.21</u>
EXPENDITURES				
20625046 Bank charges	<u>15.00</u>	<u>15.00</u>	<u>0.00</u>	<u>15.00</u>
TOTAL EXPENDITURES	<u>15.00</u>	<u>15.00</u>	<u>0.00</u>	<u>15.00</u>
REVENUES OVER (UNDER) EXPENDITURES	<u>\$ 181.21</u>	<u>\$ 181.21</u>	<u>\$ 0.00</u>	<u>\$ 181.21</u>

No budget amounts were included in the budget provided

City of Ferndale
STATEMENT OF REVENUES AND EXPENDITURES
FUND 24 - TRANSPORTATION DEVELOPMENT ACT

	1 Month Ended July 31, 2025 Actual	1 Month Ended July 31, 2025 Actual	FY2025/2026 Budget	Over/(Under) Budget
Revenues				
24314231 Transportation devel. act	\$ 0.00	\$ 0.00	\$ 51,067.00	\$ (51,067.00)
Total Revenue	<u>0.00</u>	<u>0.00</u>	<u>51,067.00</u>	<u>(51,067.00)</u>
EXPENDITURES				
24315002 Salary - permanent	1,645.36	1,645.36	19,379.04	(17,733.68)
24315005 Salary - overtime	15.22	15.22	1,042.25	(1,027.03)
24315006 Payroll taxes	87.47	87.47	1,558.13	(1,470.66)
24315007 Medical/Dental/Vision insurance	502.90	502.90	6,054.88	(5,551.98)
24315009 Workers comp. insurance	418.95	418.95	2,145.02	(1,726.07)
24315010 Deferred retirement	0.00	0.00	2,265.76	(2,265.76)
24315016 Fuel	583.01	583.01	10,913.91	(10,330.90)
24315024 Special department supply	531.62	531.62	632.46	(100.84)
24315032 Utilities	0.00	0.00	4,038.63	(4,038.63)
24315033 Water	0.00	0.00	666.53	(666.53)
24315034 Telephone/internet	98.69	98.69	1,279.99	(1,181.30)
24315061 Liability Insurance	<u>2,425.32</u>	<u>2,425.32</u>	<u>2,424.15</u>	<u>1.17</u>
TOTAL EXPENDITURES	<u>6,308.54</u>	<u>6,308.54</u>	<u>52,400.75</u>	<u>(46,092.21)</u>
REVENUES OVER (UNDER) EXPENDITURES	<u>\$ (6,308.54)</u>	<u>\$ (6,308.54)</u>	<u>\$ (1,333.75)</u>	<u>\$ (4,974.79)</u>

City of Ferndale
STATEMENT OF REVENUES AND EXPENDITURES
FUND 26 - DRAINAGE FUND

	1 Month Ended July 31, 2025 Actual	1 Month Ended July 31, 2025 Actual	FY2025/2026 Budget	Over/(Under) Budget
Revenues				
26314230 Drainage fund	\$ 840.00	\$ 840.00	\$ 3,250.00	\$ (2,410.00)
26314240 Drainage district fees	0.00	0.00	30,000.00	(30,000.00)
Total Revenue	<u>840.00</u>	<u>840.00</u>	<u>33,250.00</u>	<u>(32,410.00)</u>
EXPENDITURES				
26315002 Salary - permanent	874.91	874.91	10,284.25	(9,409.34)
26315005 Salary - overtime	5.07	5.07	584.24	(579.17)
26315006 Payroll taxes	44.73	44.73	839.83	(795.10)
26315007 Medical/Dental/Vision insurance	0.00	0.00	3,057.09	(3,057.09)
26315007.1 Medical insurance	211.45	211.45	0.00	211.45
26315009 Workers comp. insurance	354.19	354.19	1,813.48	(1,459.29)
26315010 Deferred retirement	0.00	0.00	922.39	(922.39)
26315061 Liability Insurance	2,050.42	2,050.42	1,741.03	309.39
TOTAL EXPENDITURES	<u>3,540.77</u>	<u>3,540.77</u>	<u>19,242.31</u>	<u>(15,701.54)</u>
REVENUES OVER (UNDER) EXPENDITURES	<u>\$ (2,700.77)</u>	<u>\$ (2,700.77)</u>	<u>\$ 14,007.69</u>	<u>\$ (16,708.46)</u>

City of Ferndale
STATEMENT OF REVENUES AND EXPENDITURES
FUND 25 - INTEGRATED WASTE MANAGEMENT

	1 Month Ended July 31, 2025 Actual	1 Month Ended July 31, 2025 Actual	FY2025/2026 Budget	Over/(Under) Budget
Revenues				
Total Revenue	0.00	0.00	0.00	0.00
EXPENDITURES				
25315002 Salary - permanent	1,037.08	1,037.08	0.00	1,037.08
25315006 Payroll taxes	79.25	79.25	0.00	79.25
25315007 Medical/Dental/Vision insurance	65.73	65.73	0.00	65.73
TOTAL EXPENDITURES	1,182.06	1,182.06	0.00	1,182.06
REVENUES OVER (UNDER) EXPENDITURES	<u>\$ (1,182.06)</u>	<u>\$ (1,182.06)</u>	<u>\$ 0.00</u>	<u>\$ (1,182.06)</u>

No amounts for the IWM fund were included
in the budget

City of Ferndale
INCOME STATEMENT
FUND 30 - SEWER FUND

	1 Month Ended July 31, 2025 Actual	1 Month Ended July 31, 2025 Actual	FY2025/2026 Budget	Over/(Under) Budget
Revenues				
30514274 Sewer service charge	\$ 0.00	\$ 0.00	\$ 803,054.19	\$ (803,054.19)
30514275 Sewer connection fees	0.00	0.00	5,000.00	(5,000.00)
30514303 Septic discharge	0.00	0.00	60,000.00	(60,000.00)
Total Revenue	0.00	0.00	868,054.19	(868,054.19)
EXPENSES				
30515002 Salary - permanent	28,405.91	28,405.91	257,741.51	(229,335.60)
30515005 Salary - overtime	987.74	987.74	15,207.18	(14,219.44)
30515006 Payroll taxes	2,080.90	2,080.90	22,557.93	(20,477.03)
30515007 Medical/Dental/Vision insurance	4,545.93	4,545.93	64,996.33	(60,450.40)
30515009 Workers comp. insurance	4,710.91	4,710.91	26,238.56	(21,527.65)
30515010 Deferred retirement	0.00	0.00	22,843.76	(22,843.76)
30515012 Office expense	0.00	0.00	646.91	(646.91)
30515014 Vehicle expense	0.00	0.00	898.31	(898.31)
30515016 Fuel	199.89	199.89	3,670.59	(3,470.70)
30515024 Special department supply	531.62	531.62	10,780.97	(10,249.35)
30515030 Trash service	0.00	0.00	26,491.67	(26,491.67)
30515032 Utilities	0.00	0.00	115,356.15	(115,356.15)
30515033 Water	0.00	0.00	3,139.74	(3,139.74)
30515034 Telephone/internet	840.99	840.99	8,345.47	(7,504.48)
30515044 Meetings and dues	0.00	0.00	919.58	(919.58)
30515048 Training	0.00	0.00	1,000.00	(1,000.00)
30515050 IT Support	0.00	0.00	12,000.00	(12,000.00)
30515061 Liability Insurance	27,272.07	27,272.07	23,156.89	4,115.18
30515063 Building and Property Insurance	0.00	0.00	3,237.15	(3,237.15)
30515092 Permits	0.00	0.00	17,496.79	(17,496.79)
30515121 Sewer plant maintenance	1,648.89	1,648.89	50,000.00	(48,351.11)
30515122 Sewer line maintenance	0.00	0.00	50,000.00	(50,000.00)
30515130 Ultra Violet Lights	0.00	0.00	25,000.00	(25,000.00)
30515157 Testing and monitoring	1,400.96	1,400.96	22,295.62	(20,894.66)
30515160 Postage & Shipping	0.00	0.00	4,160.09	(4,160.09)
30515190 USDA loan	0.00	0.00	194,000.00	(194,000.00)
30515197 Sewer treatment loan	311.00	311.00	0.00	311.00
TOTAL EXPENSES	72,936.81	72,936.81	982,181.20	(909,244.39)
NET INCOME (LOSS)	\$ (72,936.81)	\$ (72,936.81)	\$ (114,127.01)	\$ 41,190.20

City of Ferndale
Cash Balances

As of July 31, 2025

Cash Balances

Current Assets		
General Fund	\$	275,257.83
Restricted Cash		15,150.00
Russ Park		106,201.41
Gas Tax		12,178.10
RSTF		37,725.22
TDA		232,889.25
IWM		32,644.84
Drainage		10,539.87
Sewer		<u>459,787.22</u>
Total	\$	<u><u>1,182,373.74</u></u>
Checking	\$	668,378.13
Checking - Restricted		85,436.00
LAIF		428,409.61
Petty cash		<u>150.00</u>
Total	\$	<u><u>1,182,373.74</u></u>

Section 10

CALL ITEMS

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

Section 11

PRESENTATIONS

- a. Dark Light, LLC Film*
- b. Evan Edgar, SB1383 Update*

DARK LIGHT

13135 Cheltenham Drive, Sherman Oaks, CA 91423

mhsu@tabooma.com / 213-925-8705

Kristene Hall
City of Ferndale
834 Main Street
PO Box 1095
Ferndale, CA 95536
707-786-4224
cityclerk@ci.ferndale.ca.us

August 12, 2025

Dear Ms. Hall:

We would like to request permission to shoot our upcoming feature film, DARK LIGHT, in the City of Ferndale. Attached please find a preliminary permit application for motion picture production.

DARK LIGHT is a small-budget science fiction thriller film about a defiant teen that leads a band of survivors through a collapsing small town after a mysterious beam of light begins snatching people up into the sky... and any misstep means disappearing forever.

We hope to begin production on October 14, 2025 and shoot for approximately 20 business days, ending on November 8, 2025. We believe that Ferndale is the perfect place to make this film because of its beautiful Victorian architecture, verdant forests and pastoral farmland, as well as its friendly and welcoming community.

Our film has an ensemble cast consisting of 8 principal performers. We expect to have a crew of about 45 camerapersons, technicians, sound recorders, artists, and production office staff hard at work on the movie. We would like to shoot in the Valley Grocery at 339 Main Street and do some exterior shooting primarily on the 300-block of Main Street. We will also identify a few additional locations where we would like to shoot some small scenes.

We are currently refining our film's budget and schedule, so more details will be forthcoming about our exact dates and filming locations. We would appreciate the opportunity to present our production to the City Council at its upcoming meeting on August 20, 2025.

A few highlights of what we'd like to present to the City Council:

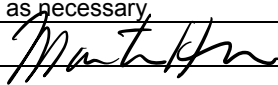
- A little bit of background about our production company, our past work and history of professionalism.
- The general story of DARK LIGHT and why Ferndale is the ideal setting for the movie.
- Our production plans: more specific details of where and how we plan to shoot the movie.
- Our plans to work with the Ferndale Police Department to create traffic and safety plans to ensure a smooth production with minimal community disruption.
- Our intent to work with the Ferndale Chamber of Commerce to make sure that our filming activity has a net positive economic impact for Ferndale businesses.
- Confirming our plans to secure production insurance and provide complete coverage as required by the City of Ferndale.

We hope that you will allow us to tell you more about our project at the City Council meeting and address any questions or concerns you may have about our filming plans. Thank you so much.

Warm Regards,

A handwritten signature in black ink, appearing to read 'Matthew Hsu', with a stylized, cursive script.

Matthew Hsu
producer

APPLICATION FOR MOTION PICTURE OR IMAGE MEDIA PRODUCTION PERMIT			
COMPANY NAME	Dark Light LLC		DATE August 12, 2025
COMPANY ADDRESS	13195 Cheltenham Drive, Sherman Oaks, CA 91423		
BILLING ADDRESS	as above		
TELEPHONE NUMBER	213-925-8705	CELL PHONE	213-925-8705
PERSON IN CHARGE OF PRODUCTION	Matthew Hsu		
ON-SITE ADDRESS	TBD		
PAGER		CELL PHONE	213-925-8705
COMPANY LIAISON TO THE CITY	Matthew Hsu		
ON-SITE ADDRESS	TBD		
PAGER		CELL PHONE	213-925-8705
NATURE OF PROPOSED FILM ACTIVITY*	Independent sci-fi feature film. Filming interior dialogue, walk & talk exterior filming, exterior action scenes, vehicle driving scenes with dialogue. Please see correspondence attached.		
FILMING LOCATION(S)	Valley Grocery, 339 Main Street; 300-block Main Street. Other filming locations to be determined.		
ADDRESS	339 Main Street		
SPECIFIC SITE	Valley Grocery		
OWNER'S NAME	Ranjeet Kattri Singh		
OWNER'S TELEPHONE	916-230-9942		
DATE & TIME ACTIVITY TO START	October 14, 2025, 7am (tentative)		
DATE & TIME OF COMPLETION	November 8, 2025, 9pm (tentative)		
EXACT NUMBER OF PERSONNEL INVOLVED	8 cast members, 45 crew members		
EXACT NUMBER & TYPE OF VEHICLES INVOLVED	to be determined		
IF ANIMALS AND PYROTECHNICS WILL BE USED EXPLAIN SUCH USE*			
LIST ALL OTHER AGENCIES REQUIRING PERMITS	Ferndale Police Dept, Ferndale Volunteer Fire Dept, Caltrans		
Police protection and Public Works assistance will be charged to you at the City prevailing rates plus 24%. Costs incurred for out of jurisdiction support will be charged at that agency's rate.			
Attach evidence of Liability Insurance.			
* Attach separate sheets as necessary.			
AGENT'S SIGNATURE			

PLEASE DO NOT WRITE BELOW THIS LINE

TYPE OF PERMIT	MAJOR	MINOR
This permit is granted at the direction of the City Council as per Ferndale's Business Ordinance 06-01.		
DATE	MAYOR, CITY MANAGER OR CITY CLERK	

EDGAR & ASSOCIATES, INC.

Edgar
& Associates



City of Ferndale

CalRecycle SB 1383 Compliance Update



August 20, 2025

*Sequoia
sempervirens*



SB 1383 - Overview

SB 1383 IN ACTION JURISDICTION REQUIREMENTS

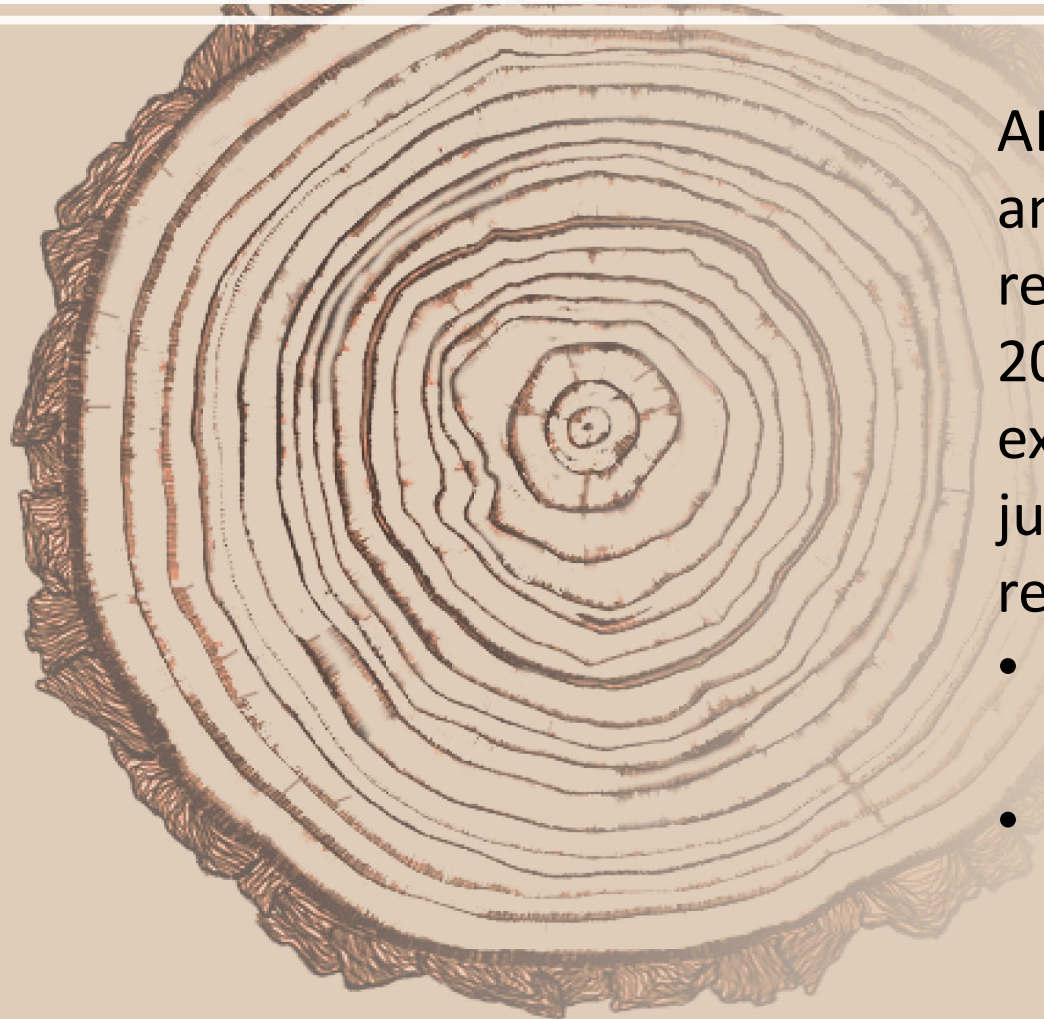


 = CalRecycle Requirement for City of Ferndale

Key Take-Aways

- SB 1383 is a Climate Change bill
- Took effect 1-1-2022
- Low Population Waiver exempts Ferndale from all organics collection and related activities
- Ferndale is required to implement edible food recovery (EFR), education and outreach related to EFR, ordinances relating to EFR, procuring recycled paper, and reporting to CalRecycle
- Ferndale is currently meeting these requirements

AB 2902 Update



AB 2902 extends exemptions for Low-Population and Rural Jurisdictions, which have delayed requirements until January 1, 2027, and January 1, 2037, respectively. A jurisdiction may reapply for an extension of their waiver every 5 years. Rural jurisdictions are not required to take action after receiving their initial waiver.

- Ferndale can re-apply for a low population waiver every 5 years the City stays under the
- A jurisdiction must have a population below 7,500 people and have disposed of less than 5,000 tons of solid waste in 2014

CalRecycle SB 1383 Local Assistance Grant

\$75,000 Program Budget

Facility Planning – County Fair and Community Compost			\$46,000	
Edible Food Recovery			\$ 3,400	
Education and Outreach			\$7,200	
City Staffing			\$5,600	
Compost Procurement (Waived to 2027)			\$4,250	
Annual Reporting for 2 years			\$8,000	

Remaining BUDGET - Update
Ferndale - OWR CalRecycle OWR-4 Funding (\$75,000)

	Capacity Planning	Edible Food	Equipment	Personnel	Procurement	Record Keeping	County Fair	Remaining Available Funds
Progress Report 1	\$2,732.50	\$0.00	\$0.00	\$0.00	\$0.00	\$722.50	\$0.00	\$0.00
	\$1,342.50	\$0.00	\$0.00	\$0.00	\$0.00	\$243.75	\$0.00	\$0.00
	\$2,041.25	\$0.00	\$0.00	\$0.00	\$0.00	\$42.50	\$0.00	\$0.00
	\$1,360.00	\$0.00	\$0.00	\$892.50	\$0.00	\$0.00	\$0.00	\$0.00
Progress Report 2	\$1,910.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	\$837.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	\$3,356.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Progress Report 3	\$4,120.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	\$1,012.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	\$615.00	\$0.00	\$0.00	\$0.00
Remaining Budget	\$0.00	\$3,367.41	\$615.00	\$0.00	\$0.00	\$6,991.25	\$3,220.00	\$39,557.59

Edible Food Recovery Next Steps for Regional Program

- Ferndale continues to be part of the Humboldt County Edible Food Recovery Program
- Inspections required for food generators
 - (Large grocery stores, large restaurants, and schools)
- Ferndale could allocate additional funding to assist schools in Edible Food Recovery Compliance





Humboldt County Fair

Large Event Waste Reduction Plan Complete

Completed in Ferndale

August 23, 2024



Ferndale Compliance with CalRecycle Regs

- Large Event Waste Reduction Plan Complete
- To be submitted with 2024 Electronic Annual Reporting

CalRecycle Regulations CHAPTER 12.7. Large Venue Recycling [42648 - 42648.7]

42648.3. On or before July 1, 2005, and on or before July 1 annually thereafter, each operator of a large venue or large event shall submit to the local agency, upon request by the local agency, written documentation of waste reduction, reuse, recycling, and diversion programs, if any, implemented at the large venue or large event, and the type and weight of materials diverted and disposed at that large venue or large event. If the operator of a large venue or large event cannot implement a program as provided in the solid waste reduction, reuse, and recycling plan, the operator shall include a brief explanation for the delay as part of its report to the local agency. The operator of the large venue or large event shall submit the requested information to the local agency, no later than one month from the date the operator receives the request.

Zero Waste Humboldt Audit Findings Last Year

Outside Trash Audit- Pictures attached for reference
These numbers were taken in volume. (5 Gallon buckets)

Sample Number	% Garbage	% Recycling	% Compost	Notes
1 Near Carnival Rides	50	30	20	Liquid in cups Large amount of recycling in plastic Winco bag.
2 Recycling next to trash sample 1	1	94	5	Pretty clean.
3 Near Food in the middle of the fair (Corn Dog)	29	1	70	Bag inside trash can. It seemed like a vendor's trash bag. It had receipts, gloves, lots of food scraps.
4 Recycling next to trash sample 2	5	90	5	Cardboard box, cans and plastic bottles
5 Inside Cow barn (only had a trash can)	80	17	3	Reusable bags, flags, ropes, lots of wet wipes.



Zero Waste Humboldt Recommendations

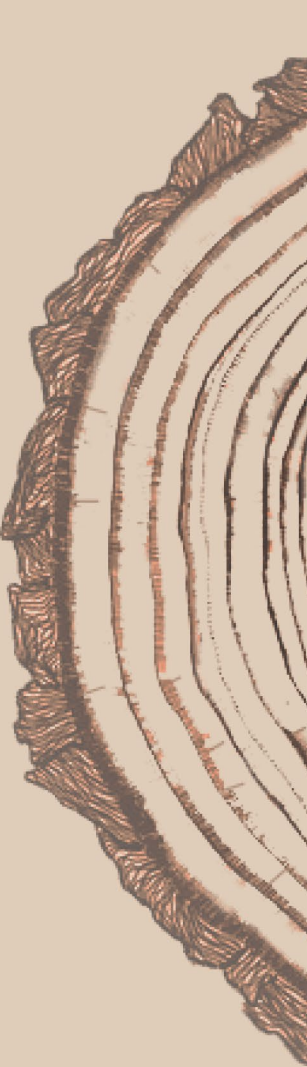
- Don't toss plastic bags with recycling in the bag, into the recycling dumpster
- If you have a Trash can, there should be a recycling can next to it. Many people walk around the fair with food and their recycling. Many cans were contaminated when there was only a trash can.
- Reduce trash and or recycling pick-up to save money.
- ZWE is available to monitor trash and recycling receptacles at a small portion of the Fair next year or help promote and organize a Zero-Waste Day



Zero Waste Humboldt – This Year



- Organics Recycling Pilot
 - One sorting station for one day where organics are collected
 - Education about composting and sorting food waste
 - Promoting Zero Waste with ZWH
 - Organics to go to local community composter



Community Compost Regulations

- 750 square feet and 100 cubic yards
- Exempt from Solid Waste Facility Permit

“Community Composting” means any activity that composts green material, agricultural material, food material, and vegetative food material, alone or in combination, and the total amount of feedstock and Compost on-site at any one time does not exceed 100 cubic yards and 750 square feet, as specified in 14 CCR 94 Section 17855(a)(4); or as otherwise defined b 14 CCR Section 18982 (a)(8).

Proposed Community Compost at Wastewater Plant

Request for Proposal



Proposed Community Compost at Wastewater Plant



Proposed Community Compost



- Food Waste Collection is not required until 2027, and could extend to 2037
- Recology Franchise is up in 2027
- HWMA Road Map has language to carve out Community Compost operations
- HWMA will not be ready to transfer food waste to Ukiah until 2027
- In-County Food Waste Compost Facility not available until after 2027
- Possible to start Community Compost in 2025-26 option
- CalRecycle Grant money is available to fund Community Compost

Expectations of Community Compost Operator

- 1) Compost Green and Food Waste:** Accept feedstock, compost feedstock, and distribute finish compost. Dispose of any residual wastes.
- 2) Be Exempt:** Process incoming food and green waste feedstock consistent with Tit. 14, § 17855 - Excluded Activities.
- 3) Reach Time and Temperature:**
- 4) Produce Quality Compost:** The compost or vermicompost product must have a positive market value.
- 5) Distribute Compost:** The community composter will provide a means of distributing the finished compost.
- 6) Keep Records:** Keep records of incoming feedstock, disposed residual, and outbound compost by weight. These records are to be shared with Ferndale.
- 7) Provide Compost Capacity for the County Fair:**
- 8) Provide Compost Capacity for Food Rescue Organizations:** Compostable food waste to the community compost free of charge.
- 9) Operational Minimums:** Open at least four hours a day, one day a week, and at least one weekend day a month.
- 10) Operational Maximum:** The facility can have no more than 100 cubic yards of feedstock or compost on site at a time.
<https://www.law.cornell.edu/regulations/california/14-CCR-17855>

Four Documents for RFP Respondent

Operation Plan - PDF Format: A proposed layout of how the designated compost area will be organized including feedstock receiving areas, paths, composting operations, finished product storage, and supporting infrastructure.

Business Plan – PDF Format: A description of how each of the ten requirements listed will be achieved:

Cost of Services – Excel Format: An Excel spreadsheet that details anticipated feedstock material volumes, compost sales volumes, revenue, costs, and profits associated with the community compost operation.

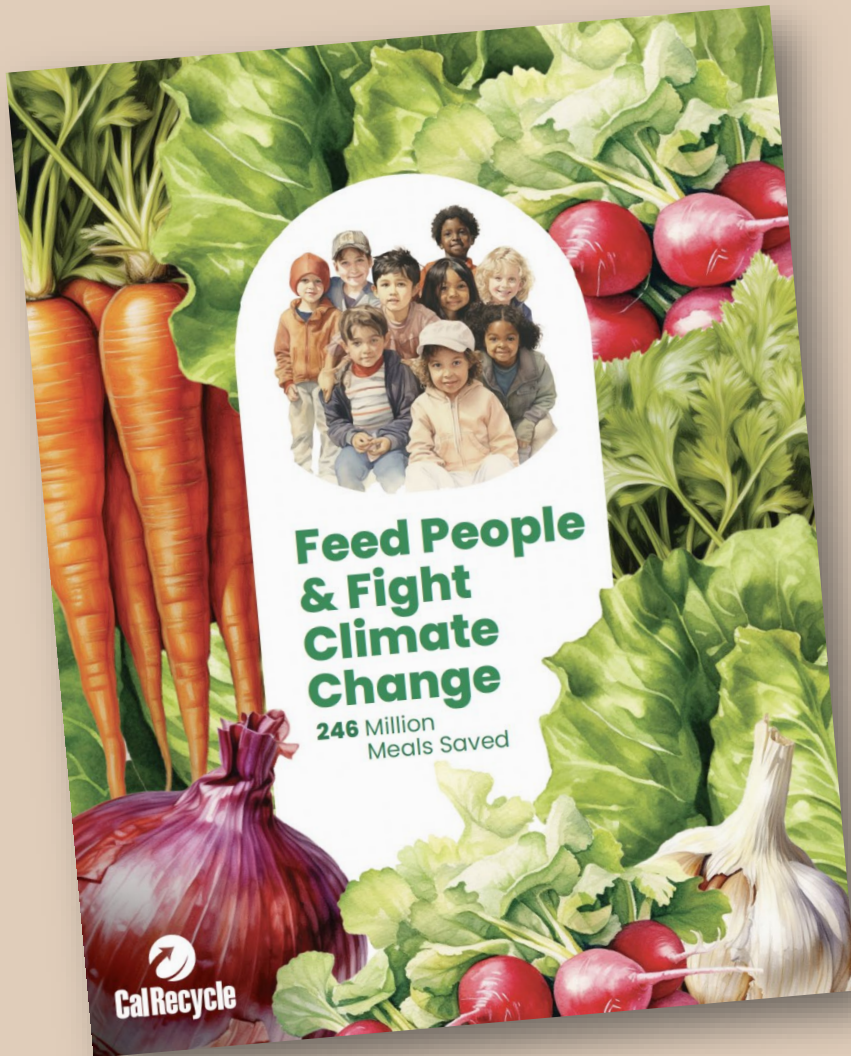
Timeline – PDF Format: A Gantt-chart timeline

Funding At Home Composting Bins



- Local Assistance Grant Funding could be allocated to purchase compost bins for residents to utilize at home in their backyards or at schools to go with gardens
- There are many different options for at home composting and this could be a flexible option where residents choose their type of materials and then are reimbursed.

Funding Education and Outreach



- Although education and outreach is not required, this is something that could still be funded
 - Source Reduction Programs
 - Edible Food Recovery Education
 - Education on Home Composting

Pre-Paying Edible Food Recovery and Recordkeeping



- CalRecycle requires Electronic Reporting annually
 - Funds can be spent to pre-pay this expense
- Ferndale pays into a regional Edible Food Recovery Program annually
 - Funds can be spent to pre-pay this expense

Questions

Evan Edgar | Principal Engineer

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916-444-5345 | 916-739-1216 | evan@edgarinc.org



Section 12
PUBLIC HEARING

Meeting Date: August 20, 2025				Agenda Item Number: 12.a		
Agenda Item Title: Second Reading and Adoption of Ordinance No. 2025-04 amending various sections of the Ferndale Zoning Ordinance, and amending the Ferndale Zoning Map.						
Presented By: City Planner						
Type of Item:	X	Action	X	Discussion		Information
Action Required:		No Action		Voice Vote	X	Roll Call Vote

PROJECT SUMMARY

A public hearing for the introduction and first reading of Ordinance 2025-04. Ordinance 2025-04 will amend various sections of the Ferndale Zoning Ordinance (Ordinance No. 02-02), and will make related amendments to the Ferndale Zoning Map. The purpose of the text and map amendments is to achieve consistency with the adopted Land Use Element and Land Use Map of the General Plan, implement Programs of the City's adopted 6th cycle Housing Element, and address changes to State housing laws.

RECOMMENDED COUNCIL ACTION:

1. Receive staff presentation and review questions with staff.
2. Open the public hearing.
3. Receive testimony.
4. Close public hearing.
5. Motion to hold first reading of Ordinance 2025-04, read by title only, and continue the public hearing to the City Council's next regular meeting for the second reading and adoption. Roll call vote.

BACKGROUND

The City Council adopted the 6th cycle Housing Element in October 2019. The California Department of Housing and Community Development (HCD) certified the adopted Housing Element as being substantially compliant with State housing law in December 2019. In November 2024, the City Council adopted comprehensive updates of the Safety Element and the Land Use Element (the Land Use Element includes the City's Conservation and Open Space Element) of the Ferndale General Plan. As part of adopting Land Use Element update, the City Council's adopted an updated General Plan Land Use Map. Prior to adoption, the City Council certified a programmatic Environmental Impact Report (PEIR) that was prepared for the update of both elements.

It is a requirement of California law that a city's zoning map and zoning ordinance are consistent with its General Plan, especially its land use and housing elements. Ferndale's adopted Land Use Element includes changes that are not currently reflected in the Ferndale Zoning Map or Zoning Ordinance. These changes relate to updates to the land use designations (e.g., changes in densities), and new policies and programs (e.g., streamside protection area along both sides of Francis Creek). The adopted City's Housing Element includes programs that commit the City updating its land use regulations to comply with State housing law, that will help the City reach its housing objectives and assist the City with providing its share of the Regional Housing Need Allocation (RHNA).

This group of text and map amendments to the Zoning Ordinance and Zoning Map will accomplish the following:

- Update residential zones, including lot and development standards, as necessary to be consistent with the corresponding land use designation's uses, density, and intensity.
- Update the Zoning Ordinance to be consistent with State law for employee housing, including farmworker housing.

- Ensure residential zone classifications are 1) adequately represented on the Zoning Map, and 2) allow for a variety of housing types.

PUBLIC MEETINGS FOR PROPOSED AMENDMENTS

The regular meetings of the City Council on March 19, 2025 and the Planning Commission on April 2, 2025, included agenda items in which staff introduced the proposed zoning amendments. Although these agenda items were not public hearings, they were published on each body's agenda, and the public had an opportunity to attend and provide comments. Prior to the Planning Commission April 2nd meeting, the March 27th edition of the Ferndale Enterprise included an article about the agenda item.

At the April 2 regular meeting of the Planning Commission, the PC received a report providing an overview of the State law requirement that a city's zoning map and zoning ordinance be consistent with its General Plan, and the programs of the adopted Housing Element. The PC did not receive written or verbal public comment on the agenda item.

On May 7, 2025, the Planning Commission held a duly noticed public hearing to consider a recommendation to adopt the proposed text and map amendments to the City's Zoning Ordinance and Zoning Map. The Planning Commission received a staff presentation and focused on the redline amendments to the text of the Zoning Ordinance, with the Planning Commission performing a line-by-line review of the proposed amendments. The PC also considered the proposed Zoning Map. At the meeting, no members of the public spoke on the agenda item. The City did not receive written communications from the public before or at the May 7 public hearing. Following discussion, the Planning Commission unanimously recommended approval of both the amendments to the Zoning Ordinance text and Zoning map as presented.

AMENDMENTS TO THE ZONING ORDINANCE AND ZONING MAP

The City is undertaking the proposed amendments to achieve consistency with the City's adopted Land Use and Housing elements. The text amendments would translate the proposed General Plan policies into specific use regulations, and development standards to govern development on individual properties. The Zoning Ordinance text provides standards, rules, and procedures for development, while the Zoning Map translates the General Plan land use designations into the corresponding zones. Both the text and map amendments are intended to achieve consistency with the 2024 Land Use Element Update and Land Use Map of the General Plan, implement specific programs identified in the City's certified 6th Cycle Housing Element, and comply with applicable State housing laws.

The amendments to the Zoning Ordinance text will update the following Articles: Article 3 (Definitions), Article 4 (Establishment and Designation of Zones), Article 5 (Regulations for the Principal Zone), Article 6 (Regulations for the Combining Zones), and Article 7 (General Provisions and Exceptions). Table 1 below summarizes the proposed substantive text amendments by article and by section of the Ferndale Zoning Ordinance, while the proposed text amendments are shown in redline in Exhibit A of Ordinance 2025-04.¹ Additionally, Table 1 identifies the specific Housing Element programs that will be implemented by the text amendment. The full text of the respective Housing Element programs is contained in Attachment A. The highlights of the proposed text amendments to the Zoning Ordinance are:

- **Article 3: Definitions:** amendments that include replacing out-of-date definitions related to employee housing with definitions that meet State law; updates to Dwelling to allow for a variety of housing types and configurations; updating the definition of Family; moving the definition of Guest House from Article 7 to Article 3; and adding the definition of Lot, Flag from the Ferndale Subdivision Ordinance (No. 99-04).

¹ Grammatical and typos are proposed to be corrected as part of the Zoning Ordinance text amendments.

- **Article 4: Establishment and Designation of Zones:** amendments that include updating the table in §4.01 to achieve consistency with the adopted Land Use Element by removing the Residential Suburban (RS), Apartment Professional (R4), and Agricultural Services Commercial (CAG) zones, and correcting typos.
- **Article 5: Regulations for the Principal Zone:** amendments that include removing the RS, R4, and CAG zones to achieve consistency with the adopted General Plan Land Use Element. To implement Programs of the City's adopted 6th cycle Housing Element, and address changes to State housing laws revising the Residential Two Family (or R2) and Residential Multiple-Family (or R3) zones to add multiple dwellings and dwelling groups as principally permitted uses, adding the corresponding General Plan density as a standard, and updating the intent section of both zones to be objective to; revising the C1 zone to permit dwellings above the first floor as a principally permitted use, and with a use permit on the first floor; and adding employee housing to the principal zones as permitted use consistent with State law.
- **Article 6: Regulations for the Combining Zones:** amendments that include adding employee housing as a use consistent with State law.
- **Article 7: General Provisions and Exceptions:** amendments that include correcting typos in §7.24 Sidewalks; and to §7.27 Yards, adding §7.27.8 to describe setbacks for a Flag lot consistent with the description in the Ferndale Subdivision Ordinance (No. 99-04).

Each General Plan land use designation (LUD) has a corresponding zone that is consistent with and implements the Land Use Element. When the General Plan Land Use Map was adopted in November 2024, the LUD of thirty-one properties changed from one LUD to another. The proposed amendments to the Zoning Map will change the zoning of the same 31 properties so that their zoning corresponds to the LUD. The proposed changes will ensure the zoning of the 31 parcels is consistent with the parcel's General Plan LUD. Figure 1 below shows the proposed zoning changes, and can also be viewed on the City's website at <https://ci.ferndale.ca.us/documents/zoning-ordinance-update/>. The Zoning Map proposed to be adopted is found in Exhibit B of Ordinance 2025-04.

FINDINGS FOR APPROVAL

In accordance with §8.01 of Article 8 of the Zoning Ordinance and State General Plan, zoning amendments, including map amendments, may only be approved when all of the following findings are made by the City Council.

COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

A. FINDING: The processing and approval of the amendments to the Ferndale Zoning Ordinance and Ferndale Zoning Map is in compliance with the requirements of the California Environmental Quality Act (CEQA).

ANALYSIS: Addendum 1 to certified Program Environmental Impact Report (PEIR) for the Ferndale General Plan Land Use Map, and Land Use Element update has been prepared in compliance with the requirements of the California Environmental Quality Act. Addendum 1 explains that, under the criteria of California Environmental Quality Act Guidelines, specifically Sections 15162 and 15164, the PEIR adequately evaluates potential environmental effects of the proposed zoning text and map amendments and that no preparation of a subsequent environmental impact report is necessary. Addendum 1 demonstrates that the existing environmental analysis remains valid and confirms that no new or substantially greater impacts have arisen, thereby upholding all previously established mitigation measures and compliance with CEQA requirements.

PUBLIC INTEREST.

- A. FINDING:** Section 8.01 of the Ferndale Zoning Ordinance and State General Plan Law stipulates that the Zoning Ordinance may be amended whenever the public necessity, convenience and welfare require such amendment. The proposed amendments are of public necessity, convenience and welfare.
- ANALYSIS:** The proposed amendments to Zoning Ordinance and Zoning Map are in the public interest because the amendments promote the orderly and efficient development of land within the City and encourages a wide range of housing types and densities while encouraging the preservation of agricultural land surrounding the City. These goals and policies are intended to provide a wider range of housing types and affordability throughout the City to support residents through all stages of life while also increasing the health and welfare of residents and visitors. The Zoning Ordinance and Zoning Map amendments advance the goals, policies, and implementation programs of the Land Use and Housing elements of the Ferndale General Plan, and therefore is in the public interest.

CONSISTENCY WITH THE GENERAL PLAN.

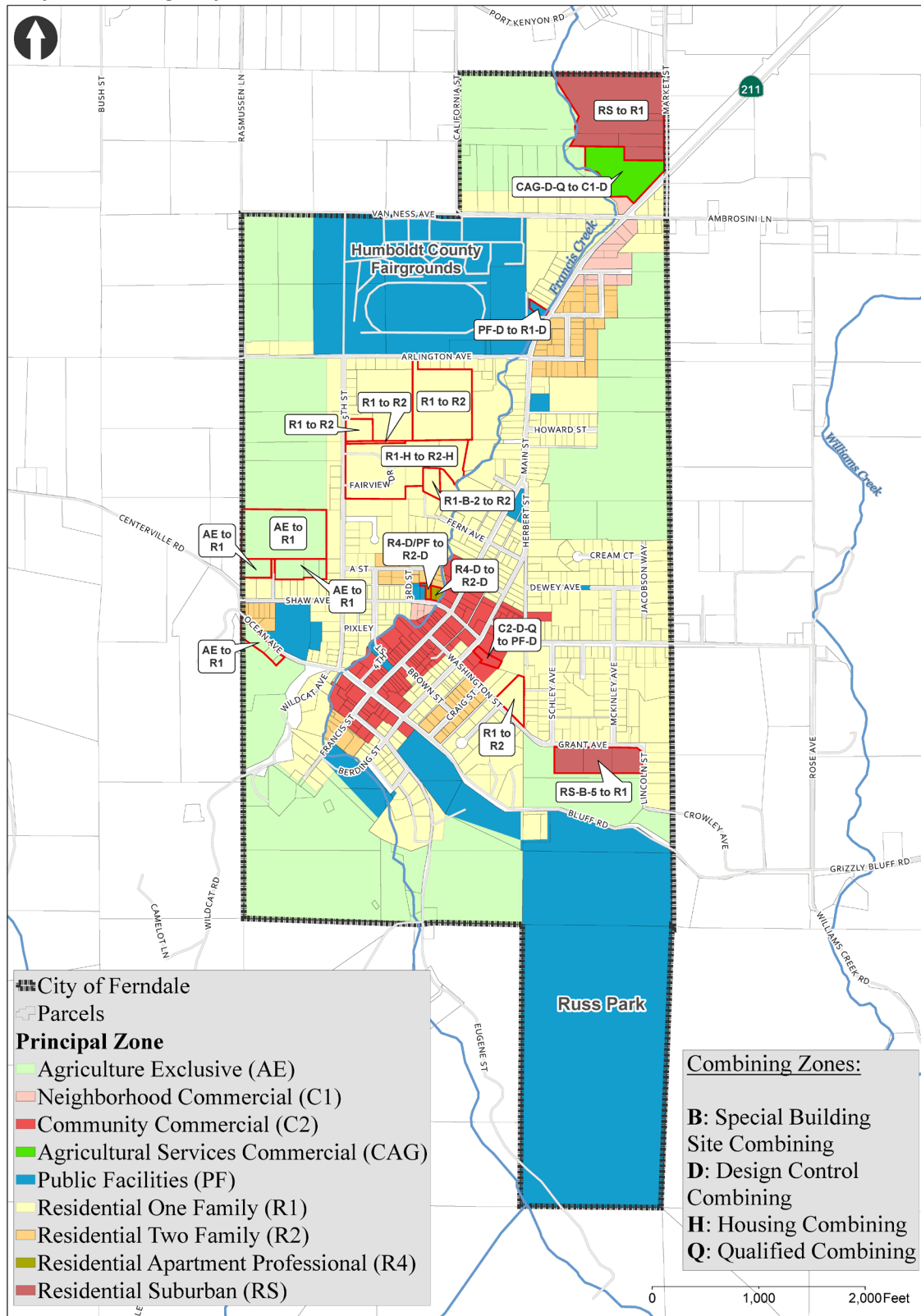
- A. FINDING:** Amendments to the Zoning Ordinance and Zoning Map are consistent with all other parts of the Ferndale General Plan.
- ANALYSIS:** The amendments are consistent with all other provisions of the General Plan because they make the Zoning Ordinance and Zoning Map consistent with the adopted Land Use Element and Land Use Map of the City's General Plan, including implementing the land use classifications set forth in the Land Use Element. The amendments implement specific objectives of the 6th Cycle Housing Element to ensure compliance with State housing law. The amendments are consistent with sound planning principles in that they implement adopted programs and ensure that the goals and policies of the General Plan are implemented to achieve the stated goals. The proposed amendments are consistent with all other elements of the Ferndale General Plan adopted by the City.
- B. FINDING:** State General Plan Law states that amendments to the Zoning Ordinance and Zoning Map must be consistent with the General Plan.
- ANALYSIS:** The proposed amendments to the Zoning Ordinance and Zoning Map are consistent with the Ferndale General Plan because they are required to bring the Zoning Ordinance and Zoning Map Land Use Element of the General Plan into compliance with the City's 6th Cycle Housing Element and State law. It is consistent with sound planning principles in that the proposed policies and proposed implementation programs are compatible and ensure that the goals and policies of the General Plan can be implemented to achieve the stated goals. The proposed amendment is consistent with all other elements of the Ferndale General Plan adopted by the City. Furthermore, the City will ensure consistency between the Land Use Element and other elements of the General Plan, and as new policies are introduced, they will be reviewed for consistency with existing elements. If any General Plan elements are updated, the Land Use Element may also be modified to maintain consistency within the General Plan.

LU-IP2: Zoning Code Updates:	Program LU-IP2 commits the City to updating the zoning code as necessary for land use designation, density, intensity, and lot size consistency... Consider adding affordable housing provisions. The proposed amendments implement and substantially complete Program LU-IP2, and will make the City's zoning regulations consistent with its General Plan.
Housing Element Program 1	Program 1 commits the City to amending its zoning regulations to "ensure adequate sites are available and/or zoned to allow owner-occupied and rental multifamily residential uses by right." Initiating and completing specific amendments to the Zoning Ordinance and Zoning Map are necessary to achieve the objectives of Program 1. The amendments to the Zoning Ordinance and Zoning Map proposed herein will accomplish nearly all of the objectives of Program 1.
Housing Element Program 5	Program 5 includes an objective that commits the City to amending its zoning regulations to allow multifamily development by-right, although only for developments where at least 20% of the units are deed restricted to lower income households. Program 5's language to limit by-right multifamily development on properties that are planned and zoned for multifamily development would in fact impose a regulatory barrier to market-rate multifamily development. Therefore, the proposed amendments to the Zoning Ordinance would permit by-right multifamily development on properties zoned R2 and R3, which satisfies the objective of Program 5 and is consistent with and implements Goal 1 and Goal 3 of the Housing Element.
Housing Element Program 7	The proposed amendments implement Housing Element Program 7 which commits the City to amending the Zoning Ordinance to allow agricultural employee housing for six or fewer persons to be treated the same as single family units in all zones; and allow bunkhouses of 36 or fewer beds or no more than 12 units the same as an agricultural use in zones allowing agricultural uses, consistent with Health and Safety Code §§ 17021.5 and 17021.6. Following the adoption of the City's 6th cycle Housing Element, AB 1783 became effective on January 1, 2020. AB 1783 creates a new streamlined, ministerial approval process for qualifying agricultural employee housing on qualifying sites. One site qualification is that the land must be zoned for agricultural purposes. Because the Zoning Ordinance include two zones for agricultural purposes, i.e., Agricultural Exclusive (or AE) principal, and the Agricultural (or -A) combining zone, and there are presently lands zoned AE, the text amendments propose to allow employee housing consistent with AB 1783 to ensure compliance with this new State housing law.

CONSISTENCY WITH THE ZONING ORDINANCE AND OTHER CITY ORDINANCES.

- A. FINDING:** The amendments to the Zoning Ordinance and Zoning Map are consistent with all other parts of the Ferndale Zoning Ordinance and other City ordinances.
- ANALYSIS:** The proposed amendments carry through to all sections of the Zoning Ordinance and have been reviewed to ensure they are consistent with all other provisions of the Zoning Ordinance and other City ordinances.

Figure 1: Proposed Zoning Map Amendments



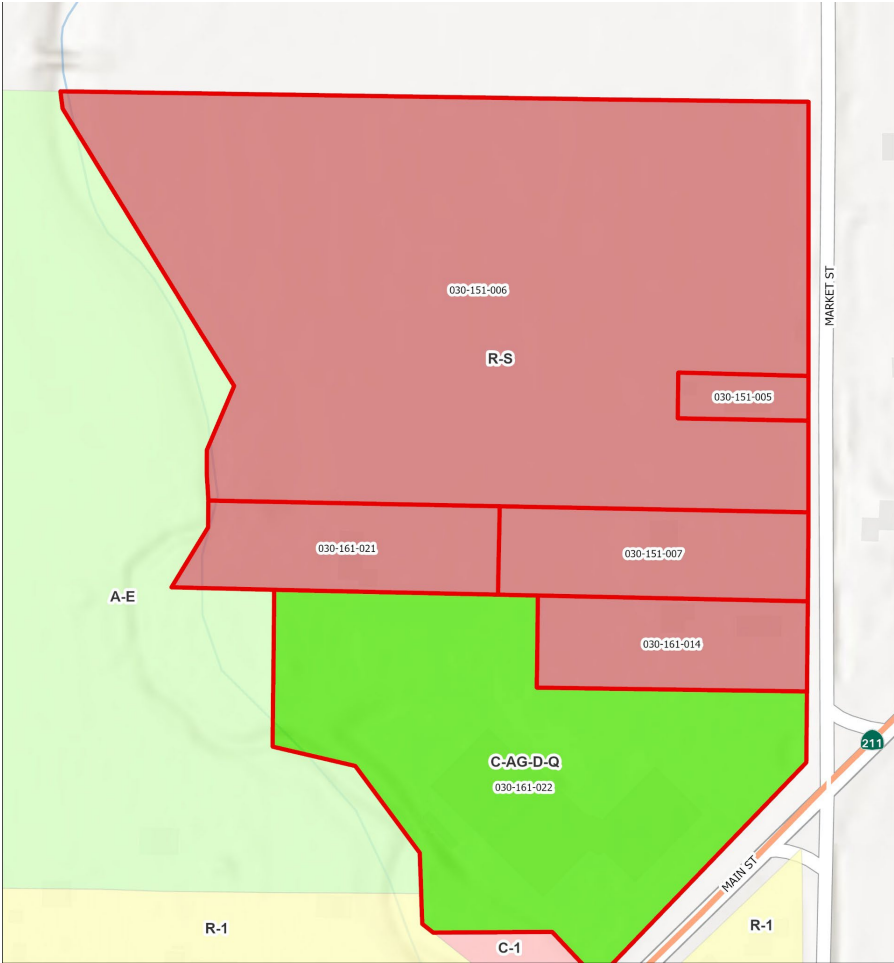
Ferndale Proposed Zoning Map

April 15, 2025

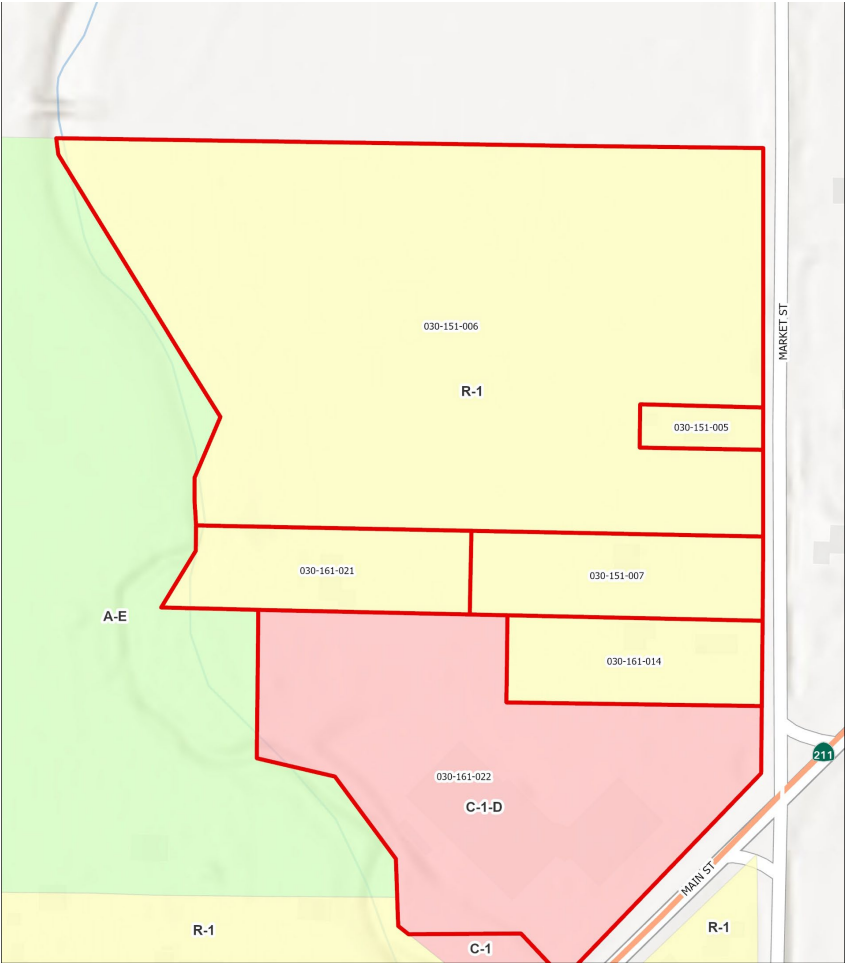
August 20, 2025

Zoning Changes at Market Street

Existing Zoning

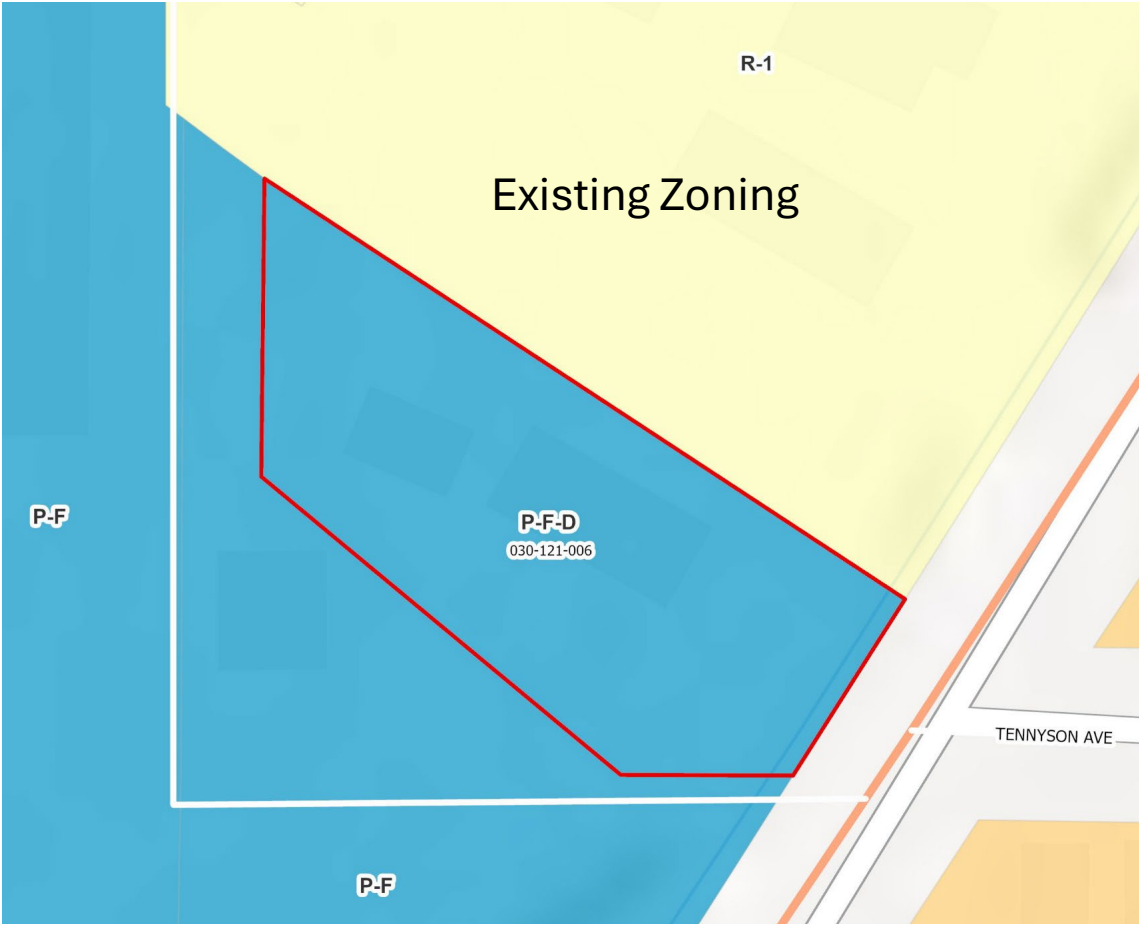


Proposed Zoning

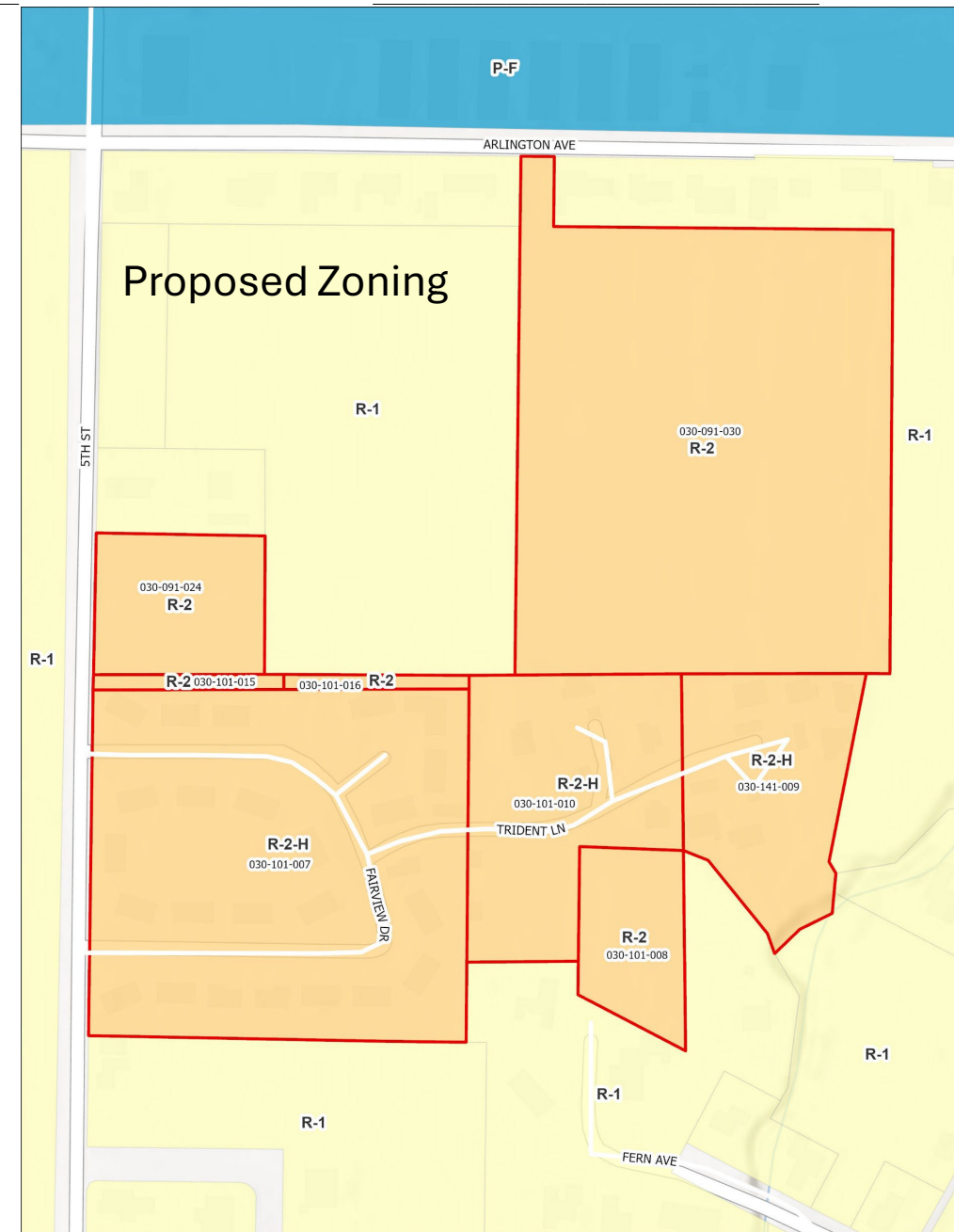


**Zoning Changes on west side of Main Street,
west of the intersection with Tennyson Ave.**

AUGUST 19, 2025



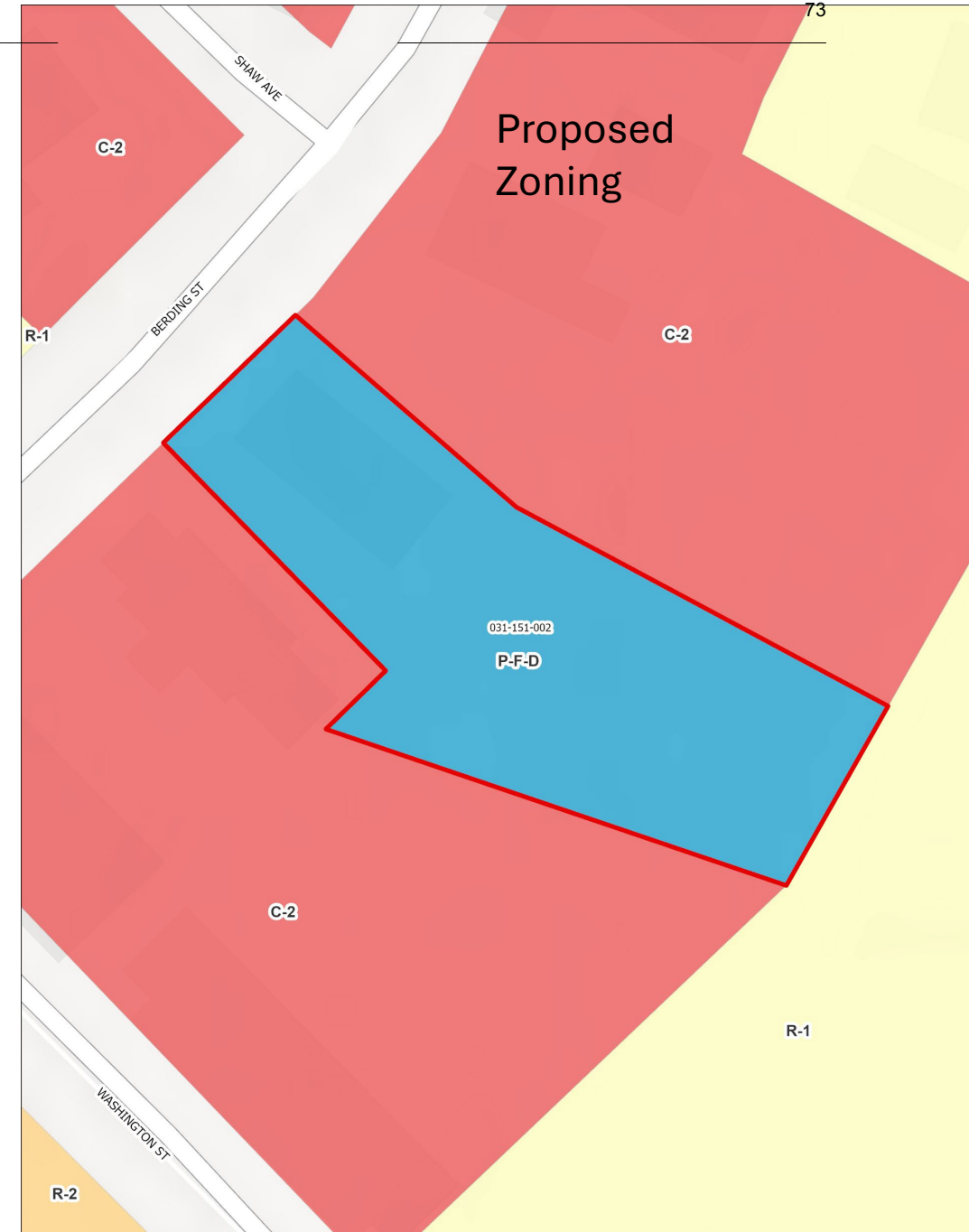
Zoning changes at/near the west side of 5th St., Arlington, & Ferndale Housing



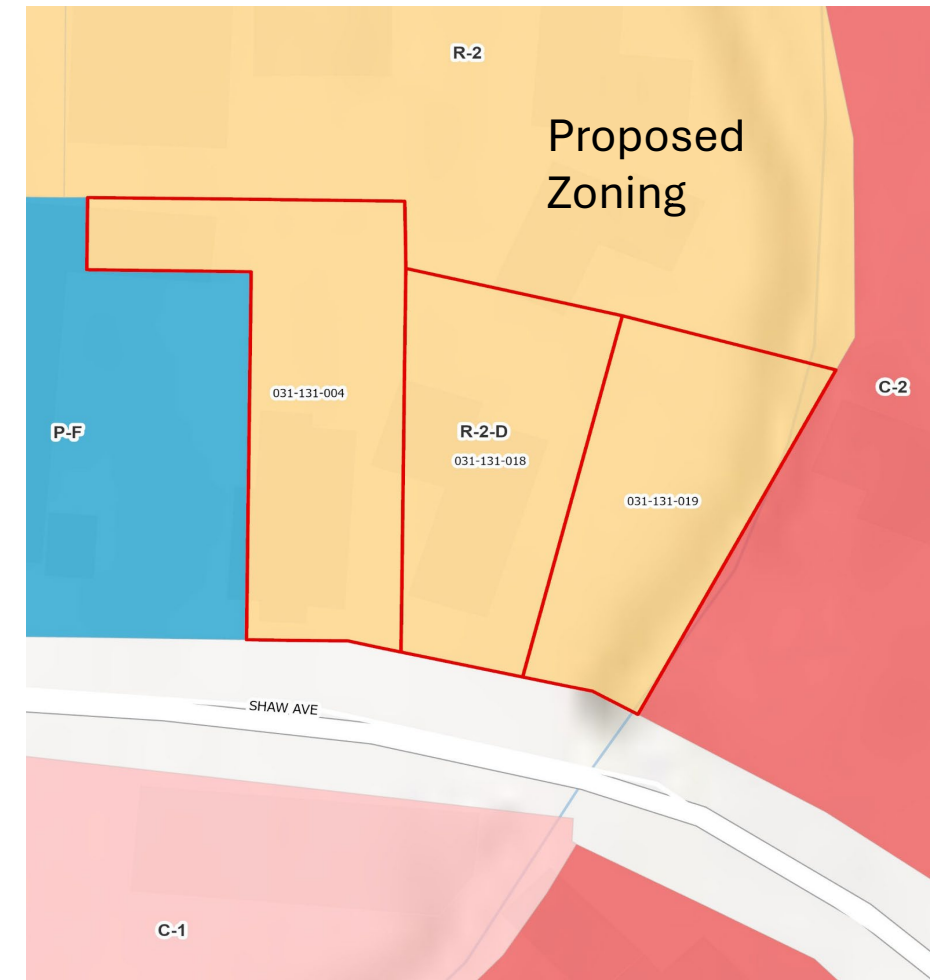
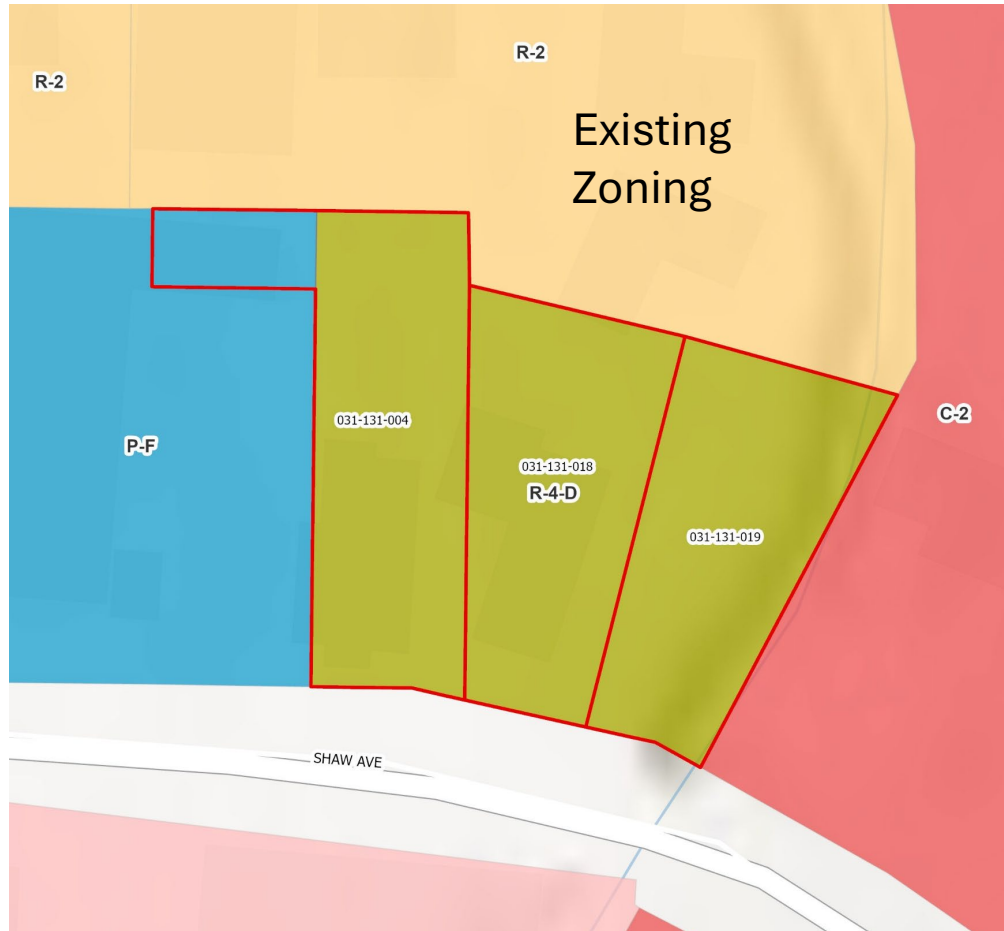
Zoning changes on the west side of 5th St., near the A St. and Shaw Ave.



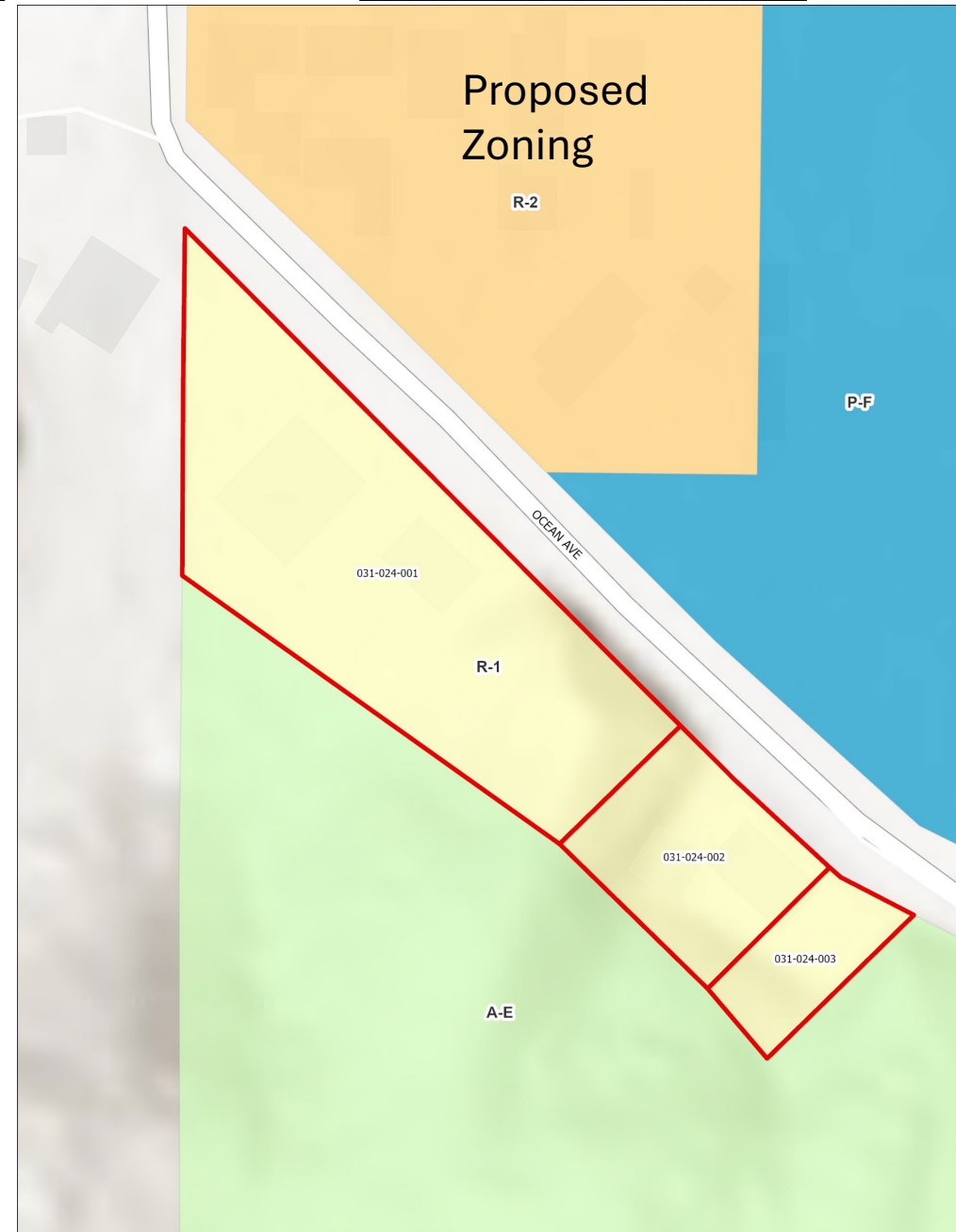
Zoning change of the police station property



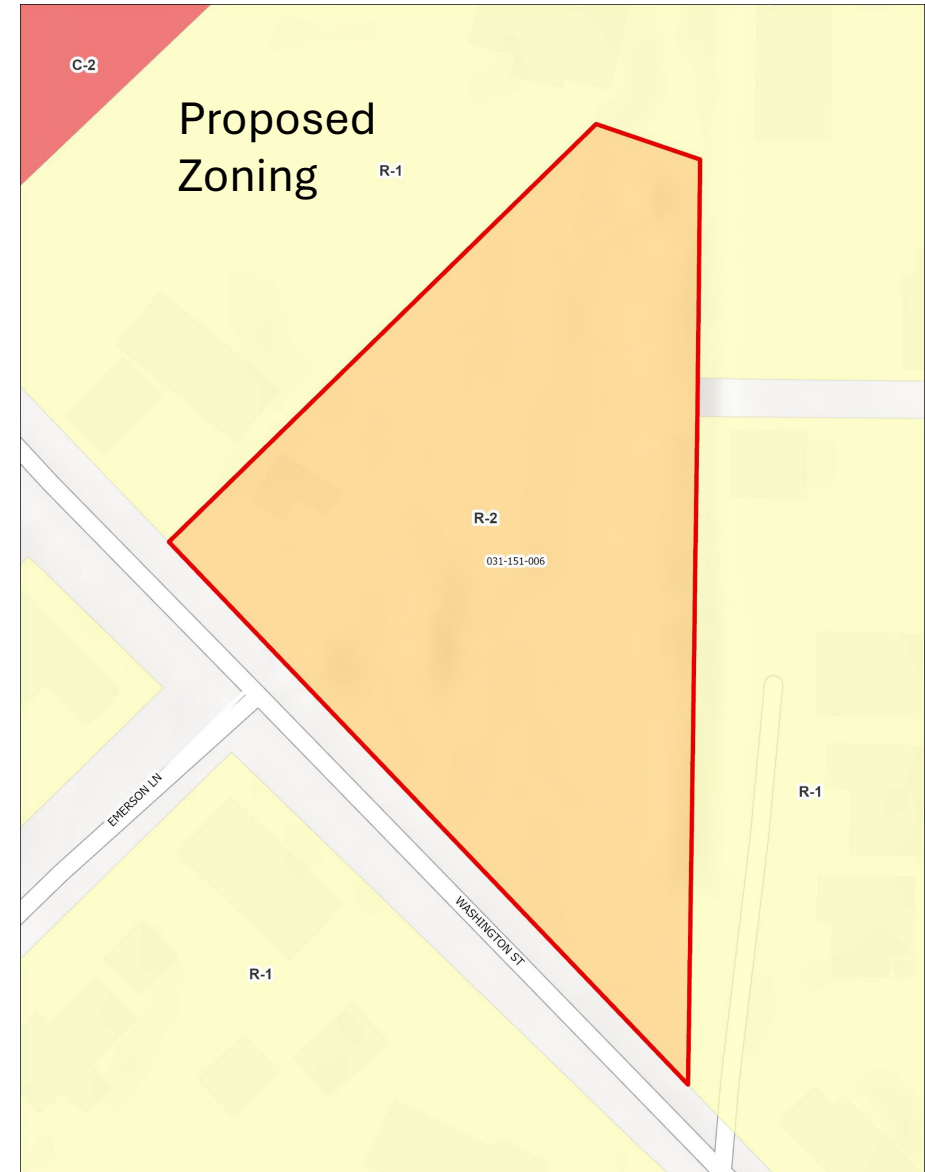
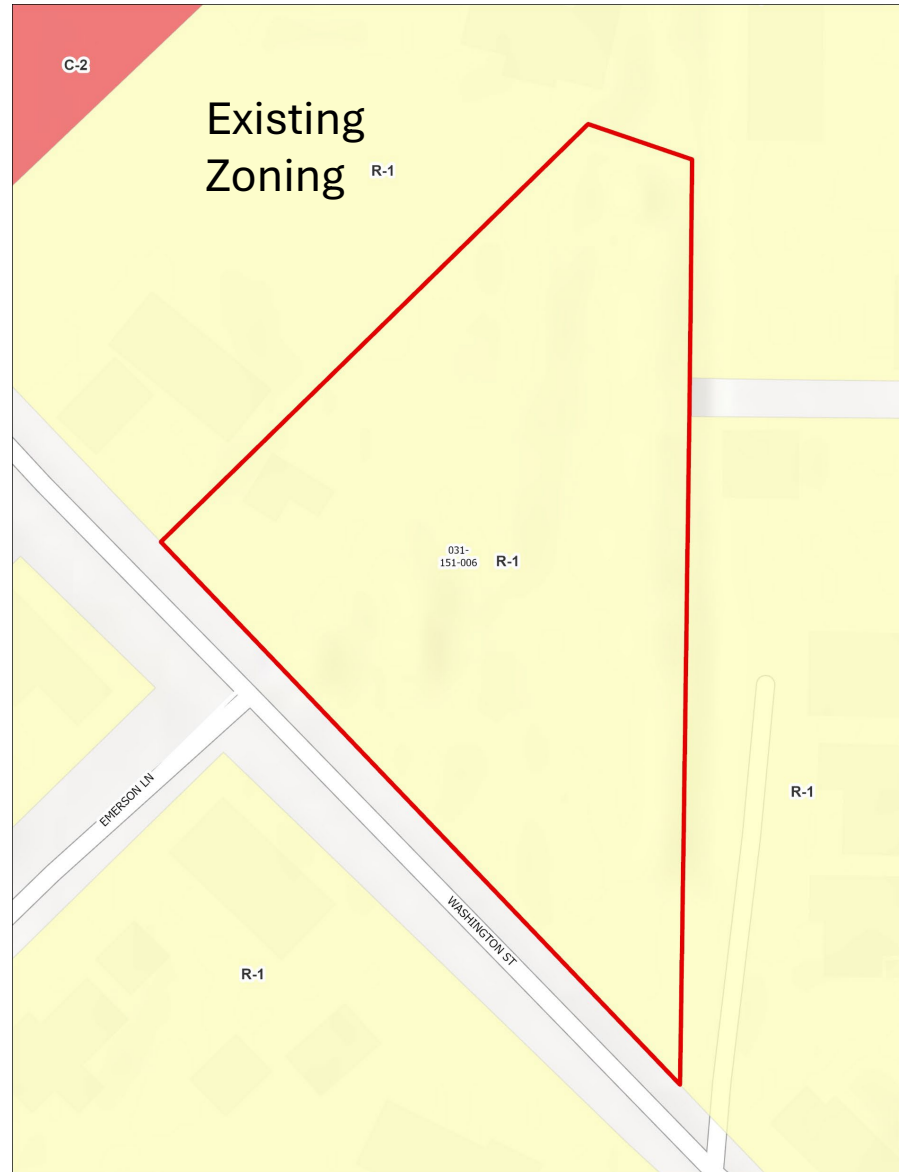
Zoning changes on the north side of Shaw Ave., between 3rd St. and Main St.



Zoning changes at Ocean Ave., on the south side



Zoning change on north side of Washington, across from Emerson Lane



Zoning change on the south side of Grant Ave., between Schley and Lincoln Avenues

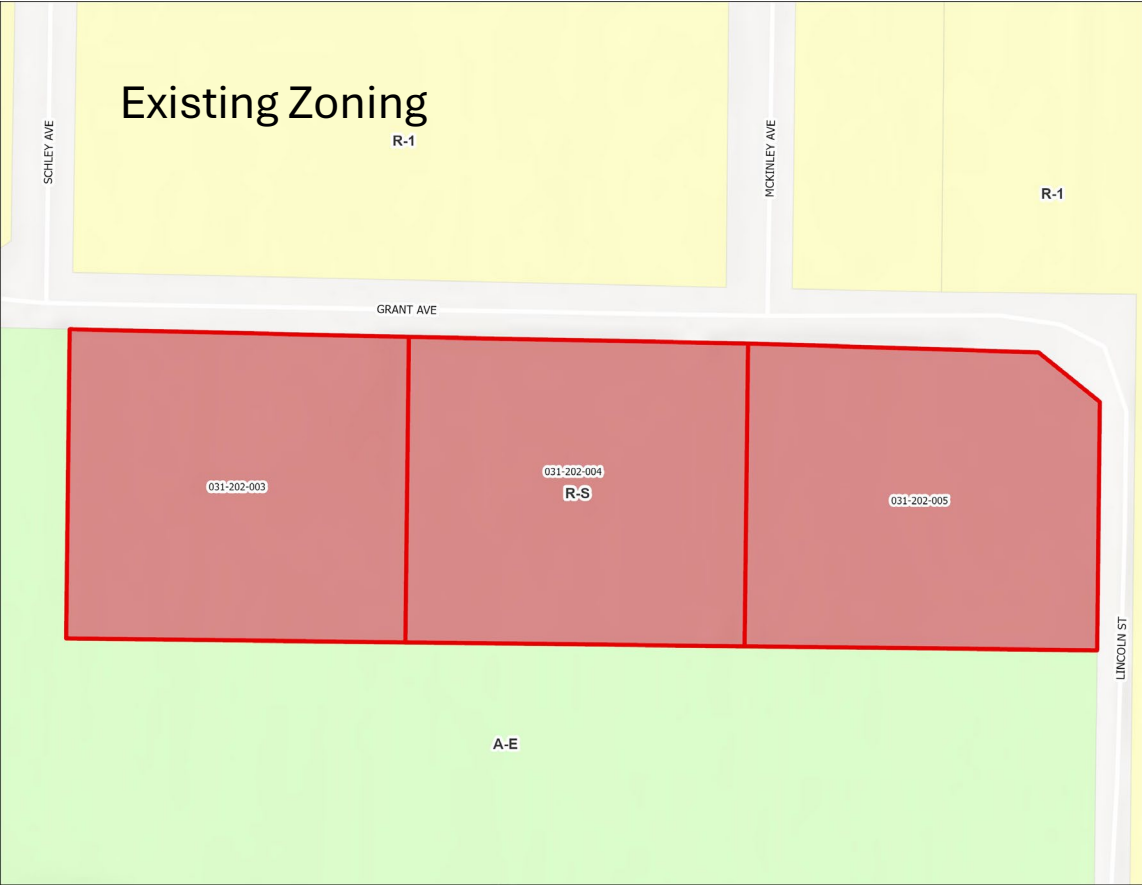


Table 1

Art. #	Article Title	Existing Section #	Section Title	Summary of Change	Source of Amendment	Housing Element Program #
Art. 3	Definitions	3.06	Agricultural or Farm Labor Camp	Delete: local regulations are superseded per HSC §17020(a).*	Housing Element	Program 7
Art. 3	Definitions	3.16	Boarding House	Revise as per HSC § 17021.5(b) to expressly exclude employee housing.	Housing Element	Program 7
Art. 3	Definitions	3.28	Dwelling	Revisions to Dwelling, Multiple; add Dwelling, Group.	Housing Element	Program 1, and Program 5
Art. 3	Definitions	3.31	Employee Housing	Add new definition that is consistent with State law	Housing Element	Program 7
Art. 3	Definitions	3.31	Family	Revise definition to comport with State law and case law, see City of Santa Barbara v. Adamson (1980) 27 Cal.3d 123.	State law	n/a
Art. 3	Definitions	3.32	Farm dwelling	Revision to seasonal labor clause.	Housing Element	Program 7
Art. 3	Definitions	3.37	Guest House	Move definition from Article 7 to Article 3.	Staff	n/a
Art. 3	Definitions	3.39	Hotel	Revise to expressly exclude employee housing as per HSC § 17021.5(b).	Housing Element	Program 7
Art. 3	Definitions	3.47	Lot, Flag	Add definition; definition is the same that is contained in the City's Subd. Ord.	Staff	n/a
Art. 3	Definitions	3.51	Motel	Revise to expressly exclude employee housing as per HSC § 17021.5(b)	Housing Element	Program 7
Art. 3	Definitions	3.64	Secondary Dwelling Units	Revision to add date to distinguish secondary dwelling units from ADUs.	Staff	n/a
Art. 4	Establishment & Designation of Zones	4.01	Principal zones	For consistency with adopted General Plan Land Use Element, table to be updated to reflect deletion of RS, R4, and CAG zones.	Land Use Element	n/a
Art. 5	Regs. of Principal Zones	5.02	Residential-Suburban	Delete for consistency with adopted General Plan Land Use Element.	Land Use Element	n/a

Art. #	Article Title	Existing Section #	Section Title	Summary of Change	Source of Amendment	Housing Element Program #
Art. 5	Regs. of Principal Zones	5.03	Residential One-Family or R1 Zone	Update the principal uses to include small employee housing; and update lot standards.	Land Use Element + Housing Element	Program 7
Art. 5	Regs. of Principal Zones	5.04	Residential Two-Family or R2 Zone	Update principal uses to include multiple dwellings and dwelling groups, and small employee housing; update intent section, permitted uses, and lot standards.	Land Use Element + Housing Element	Program 1, Program 5, and Program 7
Art. 5	Regs. of Principal Zones	5.05	Residential Multiple-Family or R3 Zone**	Update principal uses to include multiple dwellings and dwelling groups, and small employee housing; update intent section, permitted uses, and lot standards. Revise text and formatting of the special yards for dwelling groups section for residential transitions.	Land Use Element + Housing Element	Program 1, and Program 7
Art. 5	Regs. of Principal Zones	5.06	Apartment-Professional or R4 Zone	Delete for consistency with adopted General Plan Land Use Element.	Land Use Element	n/a
Art. 5	Regs. of Principal Zones	5.07	Neighborhood Commercial or C1 Zone	Update principal permitted uses to include dwellings, employee housing, Multiple Dwellings and Dwelling Groups above the 1st floor. Update the uses permitted with a use permit to include dwellings, employee housing, Multiple Dwellings and Dwelling Groups on the first floor.	Land Use Element + Housing Element	Program 7
Art. 5	Regs. of Principal Zones	5.08	Community Commercial or C2 zone	Add small employee housing, Multiple Dwellings and Dwelling Groups as principal permitted uses.	Housing Element	Program 7
Art. 5	Regs. of Principal Zones	5.09	Agricultural Services Commercial or CAG	Delete for consistency with adopted General Plan Land Use Element.	Land Use Element	n/a

Art. #	Article Title	Existing Section #	Section Title	Summary of Change	Source of Amendment	Housing Element Program #
Art. 5	Regs. of Principal Zones	5.10	Highway Service Commercial or CH Zone**	Add employee housing, Multiple Dwellings and Dwelling Groups as uses permitted with a use permit; delete labor camps and labor supply camps.	Housing Element	Program 7
Art. 5	Regs. of Principal Zones	5.11	Limited Industrial or ML	Add employee housing, Multiple Dwellings and Dwelling Groups as uses permitted with a use permit.	Housing Element	Program 7
Art. 5	Regs. of Principal Zones	5.12	Heavy Industrial or M-H**	Add employee housing Multiple Dwellings and Dwelling Groups as uses permitted with a use permit; delete labor camps and labor supply camps.	Housing Element	Program 7
Art. 5	Regs. of Principal Zones	5.14	Flood Plain or FP**	Add employee housing as a use permitted with a use permit.	Housing Element	Program 7
Art. 5	Regs. of Principal Zones	5.16	Agricultural Exclusive or AE	Add employee housing as a principal permitted use; delete labor camps and labor supply camps	Housing Element	Program 7
Art. 6	Regs. of Combining Zones	6.02	Agricultural or -A**	Add employee housing as a principal permitted use; delete labor camps and labor supply camps.	Housing Element	Program 7
Art. 6	Regs. of Combining Zones	6.04	Recreation or -X**	Add employee housing as a principal permitted use; delete labor camps and labor supply camps.	Housing Element	Program 7
Art. 6	Regs. of Combining Zones	6.06	Qualified or -Q	Add small employee housing as a principal permitted use.	Housing Element	Program 7
Art. 7	General Provisions & Exceptions	7.09	Guest House	Move definition from Article 7 to Article 3.	Staff	n/a
Art. 7	General Provisions & Exceptions	7.24	Sidewalks	Add subparagraph number for 1st section as per Ord. 2019-01; corrected numbering of 7.25.2 and reference to 7.24.3	Staff	n/a

Art. #	Article Title	Existing Section #	Section Title	Summary of Change	Source of Amendment	Housing Element Program #
Art. 7	General Provisions & Exceptions	7.27	Yards	Add the definition of the front for flag lots. The definition is the same as that in the Subd Ord. except where there is irregularity, the City Manager or their designee may make the determination.	Staff	n/a

* HSC means the State of California's Health and Safety Code.

** Indicates at this time there are no parcels of land in the City that this zone applies to.

PUBLIC NOTICE

For the May 7, 2025 Planning Commission public hearing: On April 15, 2025, public hearing notices were mailed (via first class mail) to the owners of the thirty-one properties that are proposed to change from one zone to another. Also, a display ad was published in the April 17, 2025 edition of the Ferndale Enterprise. The City published the public hearing notice on its website, and posted the same notice on two public bulletin boards in accordance with §8.08 of the Zoning Ordinance.

Public Notice of the City Council's July 16, 2025 public hearing (Attachment D) was similarly given as described above: a display ad was published in the July 3, 2025 edition of the Ferndale Enterprise. On June 27, 2025, the City mailed public hearing notices to the thirty-one affected property owners. The City published the public hearing notice on the City's website, and posted the notice in the two designated public places.

PUBLIC COMMENTS

No written or verbal public comments were received at the April 2, 2025 Planning Commission meeting or the May 7, 2025 Planning Commission public hearing. As of the writing of this report, no public comments have been received in response to the public hearing notice. Should comments be received prior to the public hearing on July 16, 2025, they will be presented at the meeting.

COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The proposed Zoning Ordinance and Zoning Map amendments are entirely consistent with and implement the General Plan densities/intensities and land uses established in the General Plan, for which an EIR was previously prepared and certified. The proposed amendments have been reviewed by the City of Ferndale in light of Sections 15162 and 15164 of the CEQA Guidelines. As the CEQA Lead Agency, the City of Ferndale has determined, based on the analysis presented in the Addendum to the Program Environmental Impact Report (PEIR) prepared for the Ferndale General Plan Update: Land Use and Safety Elements, that none of the conditions apply which would require preparation of a subsequent or supplemental EIR and that an Addendum to the certified Ferndale General Plan Update: Land Use and Safety Elements PEIR is the appropriate environmental documentation under CEQA for the proposed amendments.

ATTACHMENTS

- Ordinance 2025-04, An Ordinance of the City Council of the City Of Ferndale of Humboldt County, California, Amending the Ferndale Zoning Ordinance, Ordinance 02-02, Adopting the Zoning Map Dated April 15, 2025, and Approving Addendum 1 Pursuant to the California Environmental Quality Act
 - Exhibit A – Planning Commission recommended proposed text amendments to the Ferndale Zoning Ordinance
 - Exhibit B – Planning Commission recommended Zoning Map dated April 15, 2025
 - Exhibit C – Addendum 1 to the Program Environmental Impact Report (PEIR) Prepared for the Ferndale General Plan Update: Land Use and Safety Elements (State Clearinghouse#: 2023020217), dated April 23, 2025.
- Attachment A – Housing Element Program 1, Program 5, and Program 7, excerpt from the Housing Element.
- Attachment B – Public Hearing Notices

ORDINANCE NO. 2025-04

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FERNDALE OF HUMBOLDT COUNTY,
CALIFORNIA, AMENDING THE FERNDALE ZONING ORDINANCE, ORDINANCE 02-02, ADOPTING THE
ZONING MAP DATED APRIL 15, 2025, AND APPROVING ADDENDUM 1 PURSUANT TO THE
CALIFORNIA ENVIRONMENTAL QUALITY ACT**

WHEREAS, the City of Ferndale, California (hereafter “City”) is a municipal corporation, duly organized under the constitution and laws of the State of California; and

WHEREAS, California Government Code Section 65850, et seq. authorizes cities to regulate land use, and to adopt and amend general plans and zoning and building ordinances for such purposes, and sets forth procedures governing the adoption and amendment of such ordinances; and

WHEREAS, California Government Code Section 65860(a) requires that a city’s zoning regulations be consistent with its general plan; and

WHEREAS, Ordinance No. 02-02 is the adopted Zoning Ordinance of the City of Ferndale, as provided by Title 7 of the Government Code of the State of California. Ordinance is known and cited as the “Zoning Ordinance” as provided by Article 1.

WHEREAS, Article 8 of the Zoning Ordinance establishes the procedure to amend the Zoning Ordinance including changing property from one zone to another, imposing regulations not previously imposed, and by removing or modifying adopted regulations whenever the public necessity, convenience and welfare require such amendment; and

WHEREAS, Article 4, Section 4.04, of the Zoning Ordinance consists of the Zoning Map of the City, which may be amended in whole or in part in accordance with the amendment procedure set forth in Article 8 of Zoning Ordinance; and

WHEREAS, the City has prepared amendments to the Zoning Ordinance, and the Ferndale Zoning Map, hereafter Zoning Amendments, that implement programs of the adopted Housing Element, and Land Use Element and Land Use Map of the Ferndale General Plan, and address changes to State housing laws; and

WHEREAS, pursuant to and in accordance with the provisions of the State of California Guidelines for Implementation of the California Environmental Quality Act (Title 14 of the California Code of Regulations, hereafter “CEQA Guidelines”), the City is the lead agency for the preparation and consideration of environmental documents for the proposed project; and

WHEREAS, on November 20, 2024, the City Council certified the Final Program Environmental Impact Report (PEIR) for the (State Clearinghouse No. 2023020217) for the Ferndale General Plan Land Use Map, and Land Use Element and Safety Element Updates of the Ferndale General Plan (hereafter “Land Use Map and Element, and Safety Element Updates”), in accordance with applicable provisions of CEQA and the Public Resources Code Section 21000 et seq.; and

WHEREAS, when certifying the PEIR for the Land Use Map and Element, and Safety Element Updates, the City Council approved Resolution 2024-22 which is incorporated herein in its entirety by reference (available at <https://ci.ferndale.ca.us/wp/wp-content/uploads/Resolution-2024-22-Certify-EIR-for-GP-Update.pdf>), to adopt Mitigation Monitoring and Reporting Program, Findings of Fact, and a Statement of Overriding Considerations; and

WHEREAS, pursuant to CEQA Guidelines Section 15164(a), an addendum may be prepared by the lead agency that prepared the original EIR if some changes or additions are necessary, but none of the conditions have occurred set forth under CEQA Guidelines Section 15162 requiring preparation of a subsequent or supplemental EIR; and

WHEREAS, staff of the City have determined and for the reasons set forth in Addendum 1 to the PEIR for the Land Use Map and Element, and Safety Element Updates (hereafter "Addendum 1 to the PEIR"), an addendum is the appropriate CEQA document for the Zoning Amendments because the proposed project does not meet the conditions of CEQA Guidelines Sections 15162 and 15163, for the preparation of a subsequent or supplemental EIR; and

WHEREAS, Addendum 1 to the PEIR is attached as Exhibit C and hereby incorporated by reference in its entirety, the City of Ferndale has been prepared pursuant to the provisions of Section 15164 of the CEQA Guidelines to address the proposed Zoning Amendments as described in Exhibit A and Exhibit B; and

WHEREAS, review and adoption of the proposed amendments are done in compliance with California Government Code Sections 65853 through 65857, which require a duly noticed public hearing of the Planning Commission whereby the Planning Commission shall provide its written recommendation to the City Council for its consideration; and

WHEREAS, on April 15, 2025, the City caused to be mailed public hearing notices to the thirty-one affected property owners; the City published a public hearing notice in the April 17, 2025 edition of the Ferndale Enterprise, posted the notice on the City's website at <https://ci.ferndale.ca.us/>, and posted the same Notice of Public Hearing on two public bulletin boards in accordance with Section 8.08 of the Zoning Ordinance; and

WHEREAS, on May 7, 2025, the Planning Commission conducted a duly noticed public hearing to accept public comment and consider Addendum 1 to the PEIR, and the proposed text amendments to various sections of the Zoning Ordinance and proposed amendments to Zoning Map; and

WHEREAS, on May 7, 2025, after closing the public hearing, the Planning Commission unanimously adopted the Planning Commission Resolution 2025-03, recommending the City Council approve Addendum 1 to the PEIR; and then unanimously adopted the Planning Commission Resolution 2025-04, recommending that the City Council adopt the proposed amendments to the Zoning Ordinance and Zoning Map; and

WHEREAS, on June 27, 2025, the City caused to be mailed public hearing notices to the thirty-one affected property owners, and on Thursday, July 3, 2025, the City caused to be published in the Ferndale Enterprise, a newspaper of general circulation in the City of Ferndale, a Notice of Public Hearing on the proposed amendments to the Zoning Ordinance and Zoning Map; further, the City published a Notice of Public Hearing of the proposed amendment on its website at <https://ci.ferndale.ca.us/>, and posted the same Notice of Public Hearing on two public bulletin boards in accordance with Section 8.08 of the Zoning Ordinance; and said notices specify the availability of the Ordinance and the date, time, and location of the public hearing for this Ordinance; and

WHEREAS, the City Council has considered the staff report, supporting documents, public testimony, the Planning Commission's recommendation that the City Council adopt the proposed amendments to the Zoning Ordinance and Zoning Map, and all appropriate information that has been submitted with these amendments; and

WHEREAS, the subject Ordinance will amend Article 3, Article 4, Article 5, Article 6, and Article 7 of Ordinance No. 02-02 as set forth herein in Exhibit A; and

WHEREAS, the subject Ordinance will establish a new Zoning Map as set forth in Exhibit B; and upon the effective date of the subject Ordinance, the preceding Ferndale Zoning Map, as most recently amended, shall be of no further force or effect; and

WHEREAS, the amendments to the Zoning Ordinance, Ordinance No. 02-02, and Zoning Map, hereafter Zoning Amendments, would not be detrimental to the public interest, health, safety, convenience, or welfare of the City as the proposed amendments update old and outdated references; implement the allow a greater variety of

housing types and configurations in areas planned and zoned for residential development, and the Zoning Amendments thereby implement programs of the adopted 6th cycle Housing Element; and improve transparency of the zoning regulations; and

WHEREAS, the Zoning Amendments are consistent with the Ferndale General Plan; and

WHEREAS, the amendments are internally consistent with Ordinance No. 02-02 (Zoning Ordinance) and other adopted City of Ferndale ordinances; and

WHEREAS, all legal prerequisites to the adoption of the Ordinance have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF FERNDAL, DOES HEREBY ORDAIN, AS FOLLOWS:

Section 1. Recitals. Each fact set forth in the recitals above is true and correct, and incorporated herein by reference.

Section 2. California Environmental Quality Act. That the addendum was prepared for the proposed Project in compliance with the requirements of CEQA and the CEQA Guidelines. That the City Council hereby determines:

- (1) That, based upon the evidence submitted and as demonstrated by the analysis included in the addendum, none of the conditions described in sections 15162 or 15163 of the CEQA Guidelines calling for the preparation of a subsequent environmental impact report (EIR) have occurred pursuant to the specific sections of the CEQA Guidelines:
 - (A) Section 15162(a)(1): The proposed Zoning Amendments do not propose such substantial changes to the certified PEIR for the Land Use Map and Element, and Safety Element Updates as to require major revisions to the PEIR for the Land Use Map and Element, and Safety Element Updates due to new or substantially more severe significant environmental effects than previously analyzed in the environmental impact report; and
 - (B) Section 15162 (a)(2): There have not been any substantial changes with respect to the circumstances under which the project is undertaken that require major revisions to the PEIR for the Land Use Map and Element, and Safety Element Updates due to the involvement of new significant environmental effects or a substantial increase in the severity of previously analyzed in the PEIR for the Land Use Map and Element, and Safety Element Updates; and
 - (C) Section 15162(a)(3): There is no new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the PEIR for the Land Use Map and Element, and Safety Element Updates was adopted that shows any of the following:
 - (i) The project will have one or more significant effects not discussed in the PEIR for the Land Use Map and Element, and Safety Element Updates; or
 - (ii) Significant effects previously examined will be substantially more severe than shown in the previous PEIR for the Land Use Map and Element, and Safety Element Updates; or
 - (iii) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

- (iv) Mitigation measures or alternatives which are considerably different from those analyzed in the PEIR for the Land Use Map and Element, and Safety Element Updates would substantially reduce one or more significant effects on the environment, but project proponents decline to adopt the mitigation measure or alternative.
- (2) The City Council has considered Addendum 1 to the PEIR for the Land Use Map and Element, Safety Element Updates, and the City Council has exercised its independent judgment in making the findings and determinations set forth herein.

Section 3. Findings.

- (1) The City Council hereby finds that the Addendum 1 to the PEIR for the Land Use Map and Element, and Safety Element Updates for the proposed Zoning Amendments satisfies all the requirements of CEQA and is adequate to serve as the required environmental documentation for the proposed Project, and hereby adopts Addendum 1 to the PEIR for the Land Use Map and Element, and Safety Element Updates for the proposed amendments to the Zoning Ordinance and Zoning Map.
- (2) All findings required by State General Plan law and the Ferndale Zoning Ordinance for the approval of the amendments to the Ferndale Zoning Ordinance and the Ferndale Zoning Map are made.

Section 4. Amendments to the Zoning Ordinance Text. The following Articles of the Ferndale Zoning Ordinance are hereby amended by this Ordinance as set forth in Exhibit A, attached hereto and incorporated in its entirety herein by reference:

Article 3: Definitions

Article 4: Establishment and Designation of Zones

Article 5: Regulations for the Principal Zone

Article 6: Regulations for the Combining Zones

Article 7: General Provisions and Exceptions

Without modifying the substance, following adoption of this Ordinance, the City Clerk shall cause the amendments to the Zoning Ordinance to be consistent in form and style with the Zoning Ordinance.

Section 5. Amendments to the Zoning Map. All incorporated territory of the City shall be classified as specified by the Zoning Map dated April 15, 2025, attached as Exhibit B and hereby incorporated in its entirety by reference, is hereby adopted as part of this Ordinance, and that the Zoning Map shall supersede all previously adopted version(s) of the Ferndale Zoning Map.

Section 6. Effective Date. The effective date of this Ordinance is thirty (30) days after its adoption of the City Council. The Clerk shall cause this Ordinance to be published in the manner required by Government Code section 36933.

Section 7. Severability. If any provision of this Ordinance or its application to any person or circumstance is held to be invalid, such invalidity has no effect on the other provisions or applications of the Ordinance that can be given effect without the invalid provision or application, and to this extent, the provisions of this resolution are severable. The City Council declares that it would have adopted this Ordinance irrespective of the invalidity of any portion thereof.

Section 8. Limited Repeal. Any provision of the Zoning Ordinance that are inconsistent with the provisions of this Ordinance, to the extent of such inconsistencies and no further, is hereby repealed or modified to that extent necessary to effect the provisions of this Ordinance.

INTRODUCED and FIRST READING CONDUCTED at a regular meeting of the City Council of the City of Ferndale, California, on this 16th day of July 2025, by the following ROLL CALL vote of the City Council:

AYES:

NOES:

ABSTAIN:

ABSENT:

Randy Cady, Mayor

Attest:

Kristene Hall, City Clerk

SECOND READING CONDUCTED, PASSED, and ADOPTED at a regular meeting of the City Council of the City of Ferndale, California, on this ____ day of _____ 2025, by the following ROLL CALL vote of the City Council:

AYES:

NOES:

ABSTAIN:

ABSENT:

Randy Cady, Mayor

Attest:

Kristene Hall, City Clerk

Exhibit A

Notes:

1. Proposed amendments to the subject Articles are shown in underlined text for additions and ~~striketrough~~ text for deletions.
 2. All Articles and sub-sections not included in the below referenced shall continue in full force, unamended by this Ordinance.
-

ARTICLE 3: DEFINITIONS

Unless the context otherwise requires, the definitions set forth in this Article shall be used in the interpretation and construction of this Ordinance. Words used in the present tense shall include the future, and in the future tense shall include the present tense; the singular number shall include the plural, and the plural the singular. The word "building" shall include the word "structure," the word "used" shall include "arranged, designed, constructed, altered, converted, rented, leased, or intended to be used" and the word "shall" is mandatory.

"City" shall mean the City of Ferndale, "City Council" shall mean the City Council of Ferndale and "Planning Commission" shall mean the Planning Commission of the City of Ferndale or the City Council in the absence of a legally constituted Planning Commission.

- §3.01 Abutting: Land having a common property line or separated only by an alley, easement or private road.
- §3.02 Access Drive: A private drive connecting a street or alley with a parking or loading area or space and of sufficient width to safely permit the passage of all vehicles, equipment, machinery, trailers, mobile homes, and pedestrians which may normally or reasonably be expected to seek access to the parking or loading area or space. Whenever the size, location or use of the parking or loading area is such as to reasonably necessitate the use of such drive by emergency vehicles, the drive shall be of adequate width and design to permit the passage of such emergency vehicles in order to be considered as an access drive within the meaning of these regulations.
- §3.03 Acreage: Land that is customarily measured in terms of acres rather than front feet or square feet.
- §3.04 Administrative Officials: The Planning Commission of the City of Ferndale and/or such other Planning Commission employee as may be designated by the Planning Commission.
- §3.05 Agriculture, General: Farming, dairying, pasturage, timber production, tree farming, horticulture, floriculture, viniculture, apiaries and animal and poultry husbandry, but not including stock yards, slaughter houses, hog farms, pig farms, turkey farms, frog farms, fertilizer works or plants for the reduction of animal matter.

~~§3.06~~

NOTE: The following Sections shall be renumbered sequentially.

- §3.07 Agricultural Service-Related Business: A business whose principal activity includes the service and selling of goods directly related to farming, dairying, pasturage, horticulture and animal and poultry husbandry. Such uses include "feed and farm supply stores," "hay, feed, seed, tools and hardware stores" or "farm and ranch supplies," but does not include a stock yard, slaughter house, meat market, animal and poultry husbandry, animal-keeping or veterinary service,

fertilizer works or a plant for the reduction of animal matter. Furthermore, the selling or repairing of vehicles, farm implements like tractors or accessories, or the dispensing of fuels for such is not allowed as a principle activity.

- §3.08 Alley or Lane: A public or private way not more than thirty (30) feet wide affording only secondary means of access to abutting property and not intended for general traffic circulation, except when such terms are modified by the word "bowling."
- §3.09 Animal hospital: A building where animals are given medical or surgical treatment for compensation and where the boarding of animals is incidental to such treatment. The designation "small animal hospital" shall indicate that such treatment shall be limited to dogs, cats, rabbits, birds and similar small animals.
- §3.10 Animal Products Processing Plants: Buildings and premises for the preparation for wholesale distribution of animals or animal products, including, but not limited to, slaughter houses, fat rendering, tallow works, fertilizer plants, tanneries, seafood packing and canning and distillation of bones.
- §3.11 Automobile Repair:
- 3.11.1 Automobile Repair, Major: General repair, rebuilding or reconditioning of engines, including removal of same; motor vehicle, truck or trailer collision service, including body, frame or fender straightening or repair and over-all painting or paint shop.
- 3.11.2 Automobile Repair, Minor: Upholstering, replacement of parts and motor service, not including removal of the motor, to passenger cars and trucks not exceeding one and one-half (1 ½) tons capacity, but not including any operation under "Automobile Repair, Major" Section 3.11.1
- §3.12 Automobile Service, Gas or Filling Station: A place which provides for the servicing, washing and fueling or operating motor vehicles, including minor repairs, and the sales of merchandise and supplies incidental thereto.
- §3.13 Bed and Breakfast: A home occupation for a residential dwelling occupied by a resident person or family, containing one bedroom with separate bathroom occupied on a transient basis for compensation, and in which a breakfast may be provided to guests. The breakfast provided shall not constitute a restaurant operation and may not be provided to persons other than guests of the bed and breakfast. See also §7.06 for Bed and Breakfast Inns.
- §3.14 Board of Supervisors: Humboldt County Board of Supervisors.
- §3.15 Board of Zoning Adjustment: The Planning Commission.
- §3.16 Boarding House: A dwelling or part thereof where meals or meals and lodging are provided for compensation for three (3) or more persons, not transient, but does not include employee housing.
- §3.17 Building: Any structure having a roof used or intended to be used for the shelter or enclosure of persons, animals or property. When such a structure is divided into separate parts by one or more unpierced walls extending from the ground or foundation up, each part is deemed a separate building, except as regards minimum side yard requirements.
- 3.17.1 Building, Accessory: A detached subordinate building located on the same building site as the main building and designated and intended for a use that is subordinate to the use of the main building.
- 3.17.2 Building, Main: A building in which is conducted the principal use of the building site on which it is situated.
- 3.17.3 Building Site: See Lot.
- §3.18 (These sections amended by Ord. 07-01 on 2/12/07) Building Inspector – shall be appointed by the City Manager.

- §3.19 Building Official shall be appointed by the City Manager. (End of sections amended by Ordinance 07-01 on 2/12/07)
- §3.20 Camp, Public: Any area or tract of land used or designated to accommodate temporarily two (2) or more camping parties, traveling by automobile or otherwise.
- §3.21 Cemetery: Land used or intended to be used for the burial of the dead and dedicated for cemetery purposes and including, but not limited to, columbarium, crematories, mausoleums, mortuaries and chapels, when operated in conjunction with and within the boundary of such cemetery.
- §3.22 City: The City of Ferndale.
- §3.23 City Council: The City Council of Ferndale.
- §3.24 Court: An open, unoccupied space, other than a yard, on the same lot with a building or group of buildings, which is bounded on two or more sides by such building or buildings.
- §3.25 Commission, Planning Commission: The Planning Commission of the City of Ferndale, State of California.
- §3.26 Communication Equipment Building: A building which houses electrical and mechanical equipment necessary for the conduct of a public utility communications business with or without personnel.
- §3.27 Distance Between Structures: The shortest horizontal distance measured between the vertical walls of two structures.
- §3.28 Dwelling: Any building or portion thereof containing one or more dwelling units designed or used exclusively as a residence or sleeping place for one or more families, but not including a tent, cabin, boat, trailer, mobile home, hotel or motel.
- 3.28.1 Dwelling, Single Family: A building containing exclusively one dwelling unit.
- 3.28.2 Dwelling, Two-Family or Duplex: A detached building under one roof, designed for or occupied exclusively by two families living independently of each other.
- 3.28.3 Dwelling, Multiple: A building or portion thereof containing three (3) or more dwelling units located on a single lot. Includes apartments and flats, units side-by-side, units stacked, dwelling groups, and one or more units occupying the same site as a non-residential uses (mixed use development) Excludes boarding houses, motels, mobile home parks, hotels, fraternity or sorority houses, private residence clubs, vacation rentals, and detached single family homes with accessory dwelling units in compliance with Sections 66310-66342 of the California Government Code.
- 3.28.4 Dwelling Unit: One room, or a suite of two (2) or more rooms, designed for, intended for, or used by one family, where the family lives, sleeps and cooks and which unit has one kitchen or kitchenette.
- 3.28.5 Dwelling Group: Three or more detached single-family dwellings occupying a parcel of land, in one (1) ownership and having a yard court in common, but not including manufactured home parks, hotels, motels, vacation rentals, and transient occupancy uses.
- §3.29 Emergency Repairs: Repairs made to any structure, whether used for residential, commercial or other uses, in the immediate period following damage by earthquake, fire, wind, hail, or collision, provided that such repairs will bring the structure to its original design. Such repairs include: re-roofing, repairing fire damage, painting, re-painting, paint scraping, and replacing windows, drainpipes, railings, and small structural ornamentation.
- §3.30 Emergency Vehicle: Self-propelled vehicle or trailer used in the discharge of the duties of public districts, agencies, or departments or privately owned public utilities responsible for fire prevention and control, police enforcement, sanitation, sewage, drainage, flood control and public utility maintenance and service.

§3.31 Employee Housing:

3.31.1 Small Employee Housing: Means housing for employees, including farmworkers, providing accommodations for six or fewer persons in a single family dwelling and consistent with California Health and Safety Code Section 17021.5. Small employee housing shall be deemed a single-family dwelling and is allowed in residential zones. Employee housing for six or fewer employees is subject to all municipal codes, regulations, and other standards generally applicable to other residential dwellings of the same type in the same zone.

3.31.2 Large Employee Housing: Means housing for employees, including farmworkers, consisting of no more than thirty-six (36) beds in group quarters or twelve (12) units or spaces designed for use by a single family or household and consistent with the California Health and Safety Code Section 17021.6. Moreover, large employee housing is an agricultural land use, and shall not be deemed a use that implies that employee housing is an activity that differs in any other way from an agricultural use pursuant to Section 17021.6 of the California Health and Safety Code.

NOTE: THE FOLLOWING SECTIONS SHALL BE RENUMBERED SEQUENTIALLY.

- §3.31 Family: One or more persons sharing a dwelling unit whether or not related by blood, marriage, or adoption.
- §3.32 Farm Dwelling: A dwelling on farm premises for permanent residents of the farm, such as the owner, lessee, foreman, or others whose principal employment is the operation of the farm.
- §3.33 Frontage: All the property on one (1) side of a street between intersecting or intercepting streets or between a street and right-of-way, waterway, end of a dead-end street or city boundary measured along the street line. An intercepting street shall determine only the boundary of the frontage on the side of the street that it intercepts.
- §3.34 Fur Farm: A place at which fur-bearing animals are bred and raised for commercial purposes, such as breeding stock or for the reclamation of pelts.
- §3.35 Garage:
 - 3.35.1 Garage, Private: An accessory building or a portion of a building designed for the storage of self-propelled passenger vehicles, camping trailers or boats belonging to the owners or occupants of the site and their guests, including covered parking space or carport.
 - 3.35.2 Garage, Public: Any building or portion thereof or premises, except those herein defined as a private garage, used for the storage or care of self-propelled vehicles, trailers and boats or where any such are equipped for operation or repair or kept for remuneration and hire.
 - 3.35.3 Garage, Storage: Any structure or portion thereof or premises, except those herein defined as private garages, used exclusively for the storage for remuneration or hire of self-propelled vehicles, trailers and boats.
- §3.36 Ground Coverage: The percentage of the total area that is covered by structures as herein defined.
- §3.37 Guest Houses: Guest houses are herein defined as a detached living quarter of permanent construction, without a kitchen, which is clearly subordinate and incidental to the use of the main building, on the same lot. Guest houses shall not be let, leased or rented, in whole or in part, independently of the main building.

- §3.38 Hog Farm: Any premises used for the raising or keeping of three (3) or more hogs when raised, fed or fattened for purposes of sale and consumption by other than the owner of the site. In an agricultural zone, the term “hog farm” is not intended to otherwise preclude the raising of hogs as part of a general farming operation.
- §3.39 (This section amended by Ordinance 08-03) Home Occupation: Any use which, as determined by this ordinance, is customarily carried on within a dwelling or unattached structure by the inhabitants thereof and which is clearly incidental and secondary to the residential use of the dwelling. (End of section amended by Ordinance 08-03)
- §3.40 Hotel: Any building or portion thereof containing living quarters or dwelling units and designed for or intended to be used by six (6) or more transient guests, whether the compensation or hire be paid directly or indirectly, and shall include resort hotel, lodging house, rooming house, dormitory, residence club, fraternity, sorority and other similar uses. Excludes employee housing.
- §3.41 Incidental and/or Appurtenant Uses: Small and/or related activities other than the uses specified under “Agricultural Service-Related Business,” which are available or are conducted on the site during the same hours of the principal activity and all of which occupy less than 25 percent of the total retail floor area. Such activities shall be related to or not conflict with the principle activity. Such activities can include: home supplies, small-scale plant nurseries and landscape supplies, home improvement supplies and books, canning and kitchen supplies, work clothes, pruning or composting workshops, deli (not exceeding 200 square feet), gift items or handcrafted items.
- §3.42 Instruction, Commercial: Schools or classes operated within a building to give instruction in any art, profession, trade or business, for compensation, and including, but not limited to instruction in cosmetology, hairdressing, barbering, bartending, music, dancing, typing, shorthand or other business skills, electronics or engineering.
- §3.43 Junk Yard: Any aggregate area of more than two hundred (200) square feet within any parcel, lot or contiguous lots which is used as a place where imported waste, inoperable household appliances, inoperable machinery, inoperable motor vehicles, portions of inoperable motor vehicles or discarded or salvaged materials are disassembled, handled, placed, processed, baled, packaged or stored. This includes but is not limited to auto and trailer wrecking yards, scrap metal yards, wrecking yards, used lumber yards and places or yards for storage of salvaged house wrecking and structural steel material and equipment. This does not include the above activities when conducted entirely within completely enclosed buildings nor the sale or storage of used cars, farm machinery, trailers or boats in operable condition, nor the salvage of materials incidental to manufacturing or farm operations, provided such salvage takes place where the manufacturing or farming is done.
- §3.44 Kennel: Any premises, except those accessory to an agricultural use, where five (5) or more small domestic animals, not sick or injured, are boarded, cared for or trained for compensation, or are kept for sale or breeding purposes.
- §3.45 Kitchen or Kitchenette: Any space used or designated to be used for cooking and preparing food, whether the cooking unit be permanent or temporary and portable.
- §3.46 Licensed Premises: Premises licensed by the Alcoholic Beverage Control Board of the State of California for the sale and consumption of alcoholic beverages on the premises.
- §3.47 Living:
- 3.46.1 Living Area: The interior habitable area of a dwelling unit including basements and attics but does not include a garage or any accessory structure.
- 3.46.2 Living Quarters: One or more rooms in a building designed, intended for or used by one or more individuals for living or sleeping purposes, but which does not have cooking facilities.

§3.48

Lot:

- 3.48.1 Lot, Building Site: A parcel of land, exclusive of public streets or alleys, occupied or intended to be occupied by a building or group of buildings, together with such open space, yards, minimum width and area as are required by these regulations, and having full frontage on an improved and accepted public street which meets the standard of widths and improvements specified by the *City of Ferndale* for the street in question, or having either partial frontage on such street or access thereto by record right-of-way or record easement, which partial frontage right-of-way or easement is determined by the Commission to be adequate. In subdivided areas, a building site is any portion of a filed and recorded lot or any combination of contiguous lands, including more than a lot which meets the minimum area and width requirements of the zone in which it is located and which is so shaped that a building having the minimum area as set forth in the building code for the purpose intended for said building could be constructed in compliance of all yard requirements of that zone. As used herein, "lot" is not restricted to a parcel of land identified and filed and recorded as a subdivision by lot number.
- 3.48.2 Lot, Corner: A lot abutting upon two or more streets at their intersection, or upon two parts of the same street forming an interior angle of less than one hundred thirty-five (135) degrees.
- a. The front yard of a corner lot is the yard adjacent to the shortest street frontage.
 - b. The rear yard of a corner lot extends to the side yard adjacent to the street
 - c. A side yard on the street side of a corner lot shall extend from the front yard to the rear lot line.
- 3.47.3 Lot, Flag: A lot with access to a public street by a corridor of land of considerable length and not less than 20 feet in width. The front lot line of a flag lot shall be defined as that interior lot line which is more parallel and closest to the public street, except where due to the irregularity of the shape of the lot the Planning Department may determine otherwise. In computing the area of the flag lot, the area of the corridor shall be excluded.
- 3.47.4 Lot, Interior: A lot other than a corner or key lot.

- 3.47.5
- 3.47.6 Lot, Key: The first lot to the rear of a corner lot, the front line of which is a continuation of the side line of the corner lot (exclusive of any alley) and fronting on the street which intersects or intercepts the street upon which the corner lot fronts.
- 3.47.7 Lot Area: The total horizontal area included within lot lines, but excluding any portion of such area that has been dedicated for public right-of-way purposes.
- 3.47.8 Lot Depth: The average horizontal distance between the front and rear lot lines measured in the mean direction of the side lot lines
- 3.47.9 Lot Lines. The property lines bounding the lot. The definitions herein are applicable to lots that are basically square or rectangular in shape. When these definitions are not applicable due to irregularity in the shape of the lot, lot lines shall be determined by the Administrative Official, subject to review by the Planning Commission.
- a. Lot Line, Front: The line separating the lot from the street right-of-way. In the case of a corner lot, the shorter street frontage shall be the front lot line.
- b. Lot Line, Rear: In the case of an interior Lot, the line opposite and most distant from the front lot line. In the case of a triangular or wedge-shape lot, for measurement purposes, a line ten (10) feet in length within the lot, parallel to and at the maximum distance from the front lot line.
- c. Lot Line, Side: Any lot lines not a front or rear lot line.
- 3.47.10 Lot Width: The horizontal distance between the side lot lines measured at right angles to the depth of the lot at the front yard set back line. Whenever this definition cannot be applied due to irregularity in the shape of the lots, the lot width shall be as determined by the Administrative Official subject to review by the Planning Commission.
- §3.48 Minor Repair & Routine Maintenance: Such repair and maintenance which may include re-roofing; painting; re-painting, re-surfacing; paint scraping; replacement of windows; drainpipes, railings, and small structural ornamentation; and replacement of individual boards in a wooden porch with fresh identical lumber, if the status quo or original design is maintained.
- §3.49 Mobile homes:
- 3.49.4 Use exemptions: A mobile home shall be occupied or used for living or sleeping purposes on an individual lot only if it is in accordance with 7.14.2 of this ordinance, with the following exceptions:
- a. In conjunction with a trailer sales area: One mobile home may be used as an office appurtenant and accessory to, and in conjunction with the operation of a mobile home sales area.
- b. Temporary office or residence: One mobile home may be permitted, with a special permit issued by the Building Department, as a temporary office or residence, after obtaining a building permit of the same use on the same lot. Such use of the mobile home shall be limited to six (6) months from the date of issuance of the building permit and shall automatically terminate upon the expiration or voidance of the building permit. The Building Department may renew such special permit for one additional period of six (6) months, if substantial progress has been made in the construction of the permanent building and it is reasonable and probable that the permanent building will be completed within such additional period.

- c. By building contractors: Mobile homes may be used, with a use permit, as temporary offices by construction contractors, or as temporary living quarters for their employees in all zones.
- 3.49.5 Mobile homes on individual lots: A mobile home shall be permitted on an individual lot as a single-family dwelling unit, only if it meets the following requirements:
 - a. Eligibility:
 - i. The mobile home must be certified under the National Mobile Home Construction and Safety Standards Act of 1974.
 - ii. The mobile home must be installed on a permanent foundation system designed in accordance with the provisions of Chapter 29 of the Uniform Building Code, 1979 Edition, or applicable provisions of subsequent editions adopted for use by the City.
 - iii. The mobile home must comply with all development standards specified in the zone in which the mobile home is to be placed.
 - iv. The mobile home must be located within an area of the City determined to be compatible with mobile home use, as defined in the Compatibility Section, below.
 - d. Compatibility: Mobile homes shall be considered compatible in those areas outside of the Design Control Combining or -D Zones, as particularly described on the Zoning Map of the City of Ferndale. The Design Control districts designated on said map have been found to be both of significant historical value and of overall unique architectural character, warranting protection of preservation efforts and infill development of comparable nature. Therefore, mobile homes, as defined herein, are not found to be compatible with these areas, but shall be permitted in all other areas of the City wherein single-family dwellings are a principal permitted use of land.
- §3.50 Mobile Home Park Standards: All mobile home parks shall be subject to the following requirements:
 - 3.50.4 Minimum lot area: one (1) acre.
 - 3.50.5 Minimum recreation space: 10% of site
 - 3.50.6 Minimum yards around parks: front, 20 feet; side and rear, 10 feet; suitably landscaped to provide effective screening.
 - 3.50.7 All areas not used for access, parking, circulation, recreation or services shall be completely and permanently landscaped, and the entire site shall be maintained in a neat, clean and orderly and sanitary condition.
 - 3.50.8 All circulation roads shall be at least 25 feet from curb to curb and shall be increased in width by 10 feet for curb parking space on each side of the street on which such curb parking is permitted. All roads and parking spaces shall be permanently paved. Two (2) parking spaces or the equivalent thereof shall be provided for each mobile home site.
 - 3.50.9 The Planning Commission may modify the above requirements for an existing substandard park proposed to be enlarged or extended, provided that the modifications are limited to the overall improvement in the design or standards of such existing park.
- §3.51 Motel: A building or group of buildings comprising individual living quarters or dwelling units for the accommodation of transient guests which is so designed that parking is on the same building site and is conveniently accessible from the living units without having to pass through any lobby or interior court. This definition includes auto court, tourist court, motor

- hotel, but does not include accommodation for mobile homes or trailers. Excludes employee housing.
- §3.52 Non-Conforming Buildings: A building, structure or portion thereof which lawfully existed at the time of the adoption of these regulations but which does not conform to all the heights and area regulations of the zone in which it is located, or which is so designed, erected or altered that it could not reasonably be occupied by a use permitted in the zone in which it is located.
- §3.53 Nurseries and Greenhouses: Buildings and premises for the propagation, display, and retail sale of plants, vines, shrubs and trees, and the sale of horticultural materials when incidental thereto.
- §3.54 Office:
- 3.54.4 Office, Business: An office which has as its main function the arrangement of business transactions, the holding of sales meetings and administrative conferences, the receiving of clients or payments or the keeping of records and accounts pertaining to the particular business.
- 3.54.5 Office, Professional: An office from which and at which a doctor or other practitioner of healing arts, a dentist, lawyer, engineer, architect, accountant or similar professional person may offer services, and which includes medical or dental laboratories.
- §3.55 Owner: The person or persons, firm, corporation, or partnership holding legal or equitable title or recorded contract of purchase of property, or any person authorized by written instrument to act for the owner.
- §3.56 Person: Any individual, public or private corporation, political subdivision, partnership, firm, trust or estate or any other legal entity whatsoever which is recognized in law as the subject of rights or duties.
- §3.57 Planning Commission: The Planning Commission of the City of Ferndale, as created by City Ordinance, hereafter referred to as the Commission.
- §3.58 Public Use: A use operated exclusively by a governmental agency or public agency, which has the purpose of serving the public health, safety, convenience or general welfare, and which includes but is not limited to such uses as schools, parks, playgrounds, educational, recreational and social facilities, libraries, museums, firehouses, courthouses, hospitals and administrative service facilities.
- §3.59 Quasi-Public Use: A use operated by a private nonprofit educational, religious, recreational, charitable, fraternal, or medical institution, association, or organization, and including, but not limited to, such uses as churches, private schools, universities, community recreational, educational and social facilities, meeting halls or private hospitals.
- §3.60 Recreational:
- 3.60.4 Recreational, Commercial: Recreation facilities open to the general public for a fee, or restricted to members when operated for profit as a business.
- 3.60.5 Recreational, Private, Noncommercial: Clubs or recreation facilities operated by a nonprofit organization and open only to bona fide members of such nonprofit organization and their guests.
- §3.61 Residential Care Institution: The rooming or boarding of any aged or convalescent person whether ambulatory or non-ambulatory, for which a license is required by a county, state or federal agency. Residential Care Institution shall include: sanitarium, rest home and convalescent home.
- §3.62 Roadside Stand: A temporary structure designed or used for the display or sale of agricultural products primarily produced on the premises upon which such a stand is located or produced

- upon other sites under the same ownership as that of such nonprofit organization and their guests.
- §3.63 Routine Maintenance: See Section 3.48 Minor Repair.
- §3.64 Secondary Dwelling Unit: A separate residential unit constructed prior to January 1, 2017, containing sleeping, kitchen and bathroom facilities, created on a lot zoned R-1 or R-S that already contains one legally created residential unit.
- 3.64.4
- 3.64.5
- 3.64.6
- 3.64.7
- §3.65 Setback Line: A line established by these regulations or by other ordinance or regulation to govern the placement of buildings or structures with respect to lot lines, streets or alleys.
- §3.66 Sign: (This entire section was repealed by Ordinance 2013-02 on December 7, 2013).
- §3.67 Stable:
- 3.67.4 Stable Private: A detached accessory building for the shelter of horses or similar hooved animals for the use of the residents and their guests.
- 3.67.5 Stable Public: A stable other than a private stable; generally, where horses are available for hire, or are sheltered and fed for compensation.
- §3.68 Street: A public or private right-of-way that provides a primary means of access to abutting property.
- §3.69 Street Line: The boundary between a street right-of-way and abutting property.
- §3.70 Structure: Anything constructed, the use of which requires permanent location on the ground, or attachment to something having a permanent location on the ground, including, but not limited to: signs, fences, walls used as a fence, mailboxes, flag poles, solar panels, ham radio antenna, telecommunications facilities, wind turbine towers, and swimming pools, but excluding driveways, patios, or parking spaces where the area is unobstructed from the ground up. (This section amended by Ordinance 05-02 on 5/7/05.)
- §3.71 Structural Alteration: Any change in the structural members of a building, such as bearing walls, columns, beams or girders.
- §3.72 Timber Production: The systematic harvesting and reseedling of timber stands in accordance with practices designed to maintain the productive capacity of the land, preserve the watershed and conserve the soil.
- §3.73 Timber Products Processing Plants: Buildings and premises for the commercial processing of wood and wood products, including but not limited to, sawmills, lumber mills and plywood mills, but not including pulp mills. Pulp mills shall be classified as heavy industrial use and shall be permitted in the zones designed to accommodate such uses.
- §3.74 Trailer: Any vehicle without motive power or designed to be drawn by a motor vehicle and to be used in such a manner as to permit temporary occupancy thereof as sleeping quarters or occupation or use as a selling or advertising device, or use for storage or conveyance of tools, equipment, or machinery, and so designed that it is mounted on wheels and may be used as a conveyance on highways and streets. The term "trailer" includes the term "camp trailer," "trailer coach," "automobile trailer" and "house trailer," except when the latter falls within the definition of "mobile home." Trailers are considered structures for the purpose of these regulations when they are parked in mobile home parks or trailer camps and are used on such sites for human habitation, offices, wash houses, storage or similar auxiliary services necessary for the human habitation of the court or camps.
- §3.75 Trailer Camp: Any lot or parcel thereof or parcel of land which is used or offered as a location for one or more trailers of camping, weekend or temporary occupancy. As distinguished from a Mobile Home Park, a trailer camp is usually located in or adjacent to a recreation or resort

facility and is primarily designed to serve as a seasonal facility or as a place of temporary residence for persons who have a permanent residence established elsewhere.

§3.76 Trailer Court or Trailer Park: See Mobile Home.

§3.77 Transient: When used in conjunction with boarding or lodging, services that are charged for in units of less than one (1) month and where the majority of people utilizing such services remain for periods of less than three (3) months, except for bed and breakfast inns. This period shall be limited to a maximum of fourteen (14) consecutive days.

§3.78 Use: The purpose for which either land or a structure thereon is designed, arranged, or intended, or for which it is or may be occupied or maintained.

3.78.4 Use, Accessory: A use legally permitted in the zone which is incidental to and subordinate to the principal use of the site or a main building on the site, and serves a purpose which does not change the character of the principal use.

3.78.5 (This section amended by Ord. 07-01 on 2/12/07) Use, Conditional: A principal or accessory use of land or of structures thereon 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 restrictions on the location and extent of use are imposed and enforced. Such use shall become a "principal permitted use" or "accessory permitted use" when all specific additional restrictions are completed and permanently satisfied in conformance with an approved use permit. Should such restrictions be of a continuing nature, the use will remain "conditional" so long as the restrictions are complied with, but shall become an "illegal use" whenever and so long as the restrictions are not complied with. Conditional Use Permits run with the land. (End of section amended by Ordinance 07-01 on 2/12/07)

3.78.6 Use, Nonconforming: A use which lawfully occupied a building or land at the time of the adoption of these regulations and which does not conform to the use regulations of the zone in which it is located.

3.78.7 Use, Principal Permitted: The primary use of land or of a main building which is compatible with the purpose of the zone and which is permitted in the zone. If a use is listed in a specific zone as a principal permitted use, it means that the owner, lessee or other person who has legal right to use the land has a vested right to conduct such principal permitted use without securing special permission, subject only to such general limitations as off-street parking and site plan approval which are generally applied to all uses in that zone.

§3.79 Wrecking Yard: See Junk Yard, Section 3.42.

§3.80 Yard: An open space other than a court on the same site with a building, which open space is unoccupied and unobstructed from the ground upward, except for landscaping or as specified elsewhere in this ordinance, but not including any portion of any street, alley or road right-of-way, except as specified elsewhere in these regulations.

3.80.4 Yard, Front: A yard of uniform depth extending across the full width of the lot between the front lot line and the nearest vertical support or wall of the main building or enclosed or covered porch attached thereto. The front yard of a corner lot is the yard adjacent to the shortest street frontage.

3.80.5 Yard, Rear: A yard of uniform depth extending across the full width of the lot between the rear lot line and the nearest vertical support or wall of the main building or enclosed or covered porch attached thereto, except that the rear yard of a corner lot extends to the side yard adjacent to the street.

- 3.80.6 Yard, Side: A yard on each side of the main building extending from the front yard to the rear yard, the width of each yard being measured between the side line on the lot and the nearest vertical support or main wall of each building or enclosed or covered porch attached thereto. A side yard on the street side of a corner lot shall extend from the front yard to the rear lot line.
- §3.81 Yard Sale: An activity involving the sale of used and second-hand goods which are the personal property of the owner or resident of the parcel on which the sale is being conducted, or for a joint yard sale carried out by two or more households, where at least one participant is the owner or resident of the parcel on which the yard sale is being conducted, but which activity is not part of a commercial operation subject to regulation by the State Board of Equalization or the business license ordinance of the City, the use remaining clearly incidental and subordinate to the residential use of the parcel.
- §3.82 Zone: A portion of the territory of the City of Ferndale within which certain uniform regulations and requirements or combinations thereof apply under the provisions of these regulations. The word “zone” shall include the word “district.”

ARTICLE 4: ESTABLISHMENT AND DESIGNATION OF ZONES

§4.01 Principal Zones: The several zones, hereby established, and into which the City may be divided, are as follows:

ZONE	DESIGNATION
Residential One Family	R1
Residential Two Family	R2
Residential Multiple Family	R3
Neighborhood Commercial	C1
Community Commercial	C2
Highway Service Commercial	CH
Limited Industrial	ML
Heavy Industrial	MH
Floodway	FW
Flood Plain	FP
Planned Development	PD
Agriculture-Exclusive	AE
Public Facility	PF

...

§4.05 Zoning Map: This section consists of the zoning map of the City, which may be amended in whole or in part in accordance with the amendment procedure set forth in Article 8. All incorporated territory of the City shall be classified as specified by the zoning map adopted as a part of these regulations.

§4.06 Limitations on Land Use and Structures, except as otherwise provided in Article 4:

- 4.06.1 Use requirements: No building or part thereof or other structure shall be erected, altered, added to or enlarged, nor shall any land, building, structure or premises be used, designated or intended to be used for any purpose or in any manner other than is included among the uses hereinafter listed as permitted in the zone in which such buildings, land, or premises is located.
- 4.06.2 Height requirements: No building or part thereof or structure shall be erected, reconstructed or structurally altered to exceed in height the limit hereinafter designated for the zone in which such building is located except as provided in Article 7.

...

ARTICLE 5: **REGULATIONS FOR THE PRINCIPAL ZONE:**

- §5.01 In addition to the regulations specified in this Article for each of the principal zones, the general regulations set forth in Article 7 shall be applicable to each and every such zone. In the event of conflict between the particular regulations for each zone set forth in this Article and the general regulations set forth in Article 7, the Planning Commission shall determine which of the conflicting regulations shall be applicable.

§5.02 **Residential One-Family or R1 Zone** is intended to be applied in areas of the City where topography, access, utilities, public services and general conditions make the area suitable and desirable for single-family home development. The following regulations shall apply in all Residential One-Family or R1 Zones:

- 5.02.1 Principal permitted uses:
 - a. Single-family dwellings.
 - b. Boarding of not more than two (2) persons not employed on the premises.
 - c. Keeping no more than four (4) household pets for each dwelling unit.
 - d. Vacation rentals.
 - e. Small employee housing.
- 5.02.2 Uses permitted with a Use Permit:
 - a. Guest houses.
 - b. Public and private non-commercial recreation facilities, including golf courses.
 - c. Bed and breakfast inns.
- 5.02.3 Other regulations:
 - a. Minimum lot area: 5,000 square feet.
 - b. Minimum lot width: 50 feet.
 - c. Maximum lot depth: 3 times lot width.
 - d. Minimum yards: front, 20 feet; rear, 15 ft; side, 10% of lot width on each side except that no side yard may be less than 5 ft, or need be more than 12 ft.
 - e. Maximum ground coverage: 40%.
 - f. Maximum building height: 35 feet.
- 5.02.4 Development Criteria: Any single-family home constructed or placed within the City of Ferndale in accordance with these provisions shall
 - a. Have a minimum width of 20 feet, and
 - b. Have a minimum twelve (12) inch roof overhang on all sides, and
 - c. Have an exterior siding composed of one or more of the following materials:
 - i. Plywood exterior paneling.
 - ii. Masonry or concrete.
 - iii. Stucco.
 - iv. Any wood product including shingles, shakes, horizontal overlapping board or pressboard siding or any material of wood-like appearance in widths of twelve (12) inches or less, and
 - d. Have exterior siding that shall extend to the ground, except that when a solid concrete masonry foundation is used, the exterior covering material need not extend below the top of the foundation, and
 - e. Have a roof composed of one or more of the following materials:
 - i. Interlocking roof tiles.
 - ii. Composition shingles.
 - iii. Wood.
 - iv. Wood asbestos cement or slate shingles.
 - v. The Planning Commission may allow a single-family dwelling to be constructed or placed within the City of Ferndale with alternative development standards substituted for those herein above set forth, or to exempt such a dwelling from the strict application of such development standards, upon showing of good cause. Application for such substitution of, or exemption from, development standards shall be made to the Planning Commission and any appeal of the decision

of the Planning Commission may be taken in accordance with the provisions of Article 11, Appeals.

§5.03 **Residential Two-Family or R2 Zone.** The Residential Two-Family or R2 Zone is intended to be applied in areas of the City suitable for a variety of low, medium, and high density residential development consistent with the Residential Medium Density (R2) land use designation of the Ferndale General Plan. The following regulations shall apply in all Residential Two-Family or R2 Zones:

- 5.03.1 Principal permitted uses:
 - a. Single family dwellings.
 - b. Two-family dwellings.
 - c. Vacation rentals.
 - d. Boarding of not more than two (2) persons not employed on the premises.
 - e. Keeping no more than four (4) household pets for each dwelling unit.
 - f. Multiple Dwellings and Dwelling Groups.
 - g. Small employee housing.
- 5.03.2 Uses permitted with a Use Permit:
 - a. Guest houses.
 - b. Private institutions.
 - c. Bed and breakfast inns.
- 5.03.3 Other Regulations:
 - a. Minimum lot area: 5,000 square feet.
 - b. Minimum lot width: 50 feet.
 - c. Maximum lot depth: 3 times lot width.
 - d. Maximum ground coverage: 45%.
 - e. Minimum yards: front, 20 ft; rear, 15 feet; side, 10% of lot width on each side except that no side yard may be less than 5 ft, or need be more than 12 ft.
 - f. Maximum building height: 35 feet.
 - g. Dwelling units per acre: One (1) to eighteen (18) units. All density calculations resulting in fractional units shall be rounded up to the next whole number.
 - i. Accessory dwellings units and junior accessory dwelling units do not exceed the allowable density of the lot.
- 5.03.4 Development criteria: Any two-family home constructed or placed within the City of Ferndale in accordance with these provisions shall
 - a. Have a minimum width of 20 feet, and
 - b. Have a minimum twelve (12) inch roof overhang on all sides, and
 - c. Have an exterior siding composed of one or more of the following materials:
 - i. Plywood exterior paneling.
 - ii. Masonry or concrete.
 - iii. Stucco.
 - iv. Any wood product including shingles, shakes, horizontal overlapping board or pressboard siding or any material of wood-like appearance in widths of twelve (12) inches or less, and
 - d. Have exterior siding that shall extend to the ground, except that when a solid concrete masonry foundation is used, the exterior covering material need not extend below the top of the foundation, and
 - e. Have a roof composed of one or more of the following materials:
 - i. Interlocking roof tiles.
 - ii. Composition shingles.
 - iii. Wood.
 - iv. Wood asbestos cement or slate shingles.

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- f. The Planning Commission may allow a single-family dwelling to be constructed or placed within the City of Ferndale with alternative development standards substituted for those herein above set forth, or to exempt such a dwelling from the strict application of such development standards, upon showing of good cause. Application for such substitution of, or exemption from, development standards shall be made to the Planning Commission and any appeal of the decision of the Planning Commission may be taken in accordance with the provisions of Article 11, Appeals.

§5.04 **Residential Multiple-Family or R3 Zone.** The Residential Multiple Family or R3 Zone is intended to be applied to areas of the City suitable for a variety of low, medium, and high density residential development consistent with the Residential High Density (R3) land use designation of the Ferndale General Plan. The following regulations shall apply in all Residential Multiple Family or R3 Zones:

5.04.1 Principal permitted uses:

- a. Single family dwellings.
- b. Dwelling Groups and Multiple Dwellings.
- c. Keeping no more than two (2) household pets for each dwelling unit.
- d. Bed and breakfast inns.
- e. Small employee housing.

5.04.2 Uses permitted with a Use Permit:

- a. Hotels, motels, mobile home parks and boarding houses.
- b. Private institutions.
- c. Professional offices.

5.04.3 Other regulations:

- a. Minimum lot area: 5,000 square feet, but not less than 600 square feet for each dwelling unit.
- b. Minimum lot width: 50 feet.
- c. Maximum lot depth: 3 times lot width.
- d. Maximum ground coverage: 60%.
- e. Minimum yards: front, 20 feet; rear, 10 feet; side, 5 feet.
- f. Special yards for dwelling groups: The distance between separate buildings of a dwelling group shall not be less than 10 feet. The distance between the front of any dwelling unit in the group and any other building shall be not less than 20 feet.
- g. Residential transitions for dwelling groups: The distance between the front of any dwelling unit in the group sharing a side lot line with a single family home in a R1 zone shall be increased by 2 feet for each 2 feet that any building on the lot exceeds 2 stories.
- h. Maximum building height: 45 feet.
- i. Dwelling units per acre: One (1) to twenty-seven (27) units. All density calculations resulting in fractional units shall be rounded up to the next whole number.
 - i. Accessory dwellings units and junior accessory dwelling units do not exceed the allowable density of the lot.

5.04.4 Development criteria: Any multiple-family home constructed or placed within the City of Ferndale in accordance with these provisions shall

- a. Have a minimum width of 20 feet, and
- b. Have a minimum twelve (12) inch roof overhang on all sides, and
- c. Have an exterior siding composed of one or more of the following materials:
 - i. Plywood exterior paneling.
 - ii. Masonry or concrete.
 - iii. Stucco.
 - iv. Any wood product including shingles, shakes, horizontal overlapping board or pressboard siding or any material of wood-like appearance in widths of twelve (12) inches or less, and

- d. Have exterior siding that shall extend to the ground, except that when a solid concrete masonry foundation is used, the exterior covering material need not extend below the top of the foundation, and
- e. Have a roof composed of one or more of the following materials:
 - i. Interlocking roof tiles.
 - ii. Composition shingles.
 - iii. Wood.
 - iv. Wood asbestos cement or slate shingles.
- f. The Planning Commission may allow a multiple-family dwelling to be constructed or placed within the City of Ferndale with alternative development standards substituted for those herein above set forth, or to exempt such a dwelling from the strict application of such development standards, upon showing of good cause. Application for such substitution of, or exemption from, development standards shall be made to the Planning Commission and any appeal of the decision of the Planning Commission may be taken in accordance with the provisions of Article 11, Appeals.

§5.05 **Neighborhood Commercial or C1 Zone.** The Neighborhood Commercial or C1 Zone is intended to provide for neighborhood shopping centers which provide convenient sales and service facilities to residential areas, detracting from the residential desirability of such areas. The following regulations apply in all Neighborhood Commercial or C1 Zones.

5.05.1 Principal permitted uses:

- a. Social halls, fraternal and social organizations and clubs, plant nurseries and greenhouses.
- b. Professional and business offices and commercial instruction.
- c. Stores, agencies and services of a light commercial character, conducted entirely within an enclosed building, such as: antique shops, art galleries, retail bakeries, banks, barber shops, beauty salons, book stores, clothing and apparel stores, coin-operated dry cleaning and laundries, dry cleaning laundry agencies, drug stores, florists, food markets, furniture stores, hardware and appliance stores, radio and television sales and services, restaurants and licensed premises appurtenant thereto, automobile service stations, studios, tailor shops, enclosed theaters, variety stores and mortuaries, nurseries and greenhouses.
- d. Sales of used and secondhand goods when appurtenant to any of the foregoing.
- e. Vacation Rentals in conjunction with a dwelling use permit.
- f. Dwellings, small employee housing, and Multiple Dwellings and Dwelling Groups above the first floor.

5.05.2 Uses permitted with a Use Permit

- a. Dwellings, small employee housing, Multiple Dwellings and Dwelling Groups on the first floor.
- b. Hotels, motels, boarding houses and mobile home parks.
- c. Small animal hospitals, completely enclosed within a building.
- d. Stores, agencies and services such as: minor automobile repair, new automobile, trailer and boat sales, and used automobile, trailer and boat sales when appurtenant thereto, bowling alleys, licensed premises not appurtenant to any restaurant, pet shops, public garages, sales of used or secondhand goods, storage warehouses.

5.05.3 Other Regulations:

- a. Minimum lot area: 2,000 square feet.
- b. Minimum lot width: 25 feet.
- c. Minimum yards: front, none, except where frontage is in a block which is partially in an "R" Zone, the front yard shall be the same as that required in such "R" Zone; rear, 15 feet, except where a rear yard abuts on an alley, such rear yard may be not less than 5 feet; side, none, except that a side yard of an interior lot abutting on an "R" Zone shall be not less than the front yard required in such "R" Zone.
- d. Maximum building height: 35 feet.

§5.06 **Community Commercial or C2 Zone.** The Community Commercial or C2 Zone is intended to apply to areas where more complete commercial facilities are necessary for community convenience. The following regulations shall apply in all Community Commercial or C2 Zones:

5.06.1 Principal permitted uses:

- a. Social halls, fraternal and social organizations and clubs, plant nurseries and greenhouses.
- b. Professional and business offices and commercial instruction.
- c. Stores, agencies and services of a light commercial character, conducted entirely within an enclosed building, such as: antique shops, art galleries, retail bakeries, banks, barber shops, beauty salons, book stores, clothing and apparel stores, coin-operated dry cleaning and laundries, dry cleaning laundry agencies, drug stores, florists, food markets, furniture stores, hardware and appliance stores, radio and television sales and services, restaurants and licensed premises appurtenant thereto, automobile service stations, studios, tailor shops, enclosed theaters, variety stores and mortuaries, nurseries and greenhouses.
- d. Sales of used and secondhand goods when appurtenant to any of the foregoing.
- e. Dwellings, small employee housing, Multiple Dwellings and Dwelling Groups, hotels, motels, vacation rentals, boarding houses and mobile home parks.
- f. Small animal hospitals, completely enclosed within a building.
- g. Stores, agencies and services such as: minor automobile repair, new automobile, trailer and boat sales, and used automobile, trailer and boat sales when appurtenant thereto, bowling alleys, licensed premises not appurtenant to any restaurant, pet shops, public garages, sales of used or secondhand goods, storage warehouses.

5.06.2 Uses permitted with a Use Permit:

- a. Stores, agencies & services such as: carpentry and cabinetry & cabinet-making shops, clothing manufacturers, contractors' yards, dry cleaning & laundry plants, handicraft manufacture, lumber yards, metal-working shops, wholesale outlet stores, painters' & decorators' yards, plumbing shops, printing & lithographing.

5.06.3 Other regulations:

- a. Minimum lot area: 2,000 square feet.
- b. Minimum lot width: 25 feet.
- c. Minimum yards: front, none, except where frontage is in a block which is partially in an "R" Zone, the front yard shall be the same as that required in such "R" Zone; rear, 15 feet, except where a rear yard abuts on an alley, such rear yard may be not less than 5 feet; side, none, except that a side yard of an interior lot abutting on an "R" Zone shall be not less than the front yard required in such "R" Zone.
- d. Maximum building height: 45 feet.

- §5.07 **Highway Service Commercial or CH Zone.** The Highway Service Commercial or CH Zone is intended to provide necessary services and conveniences for the traveling public along main roads and highway frontages at proper intervals and locations in developments designed for safety, convenience and suitable appearance. The following regulations shall apply in all Highway Service Commercial or CH Zones:
- 5.07.1 Principal permitted uses (This section was amended by Ordinance 2013-02 on December 7, 2013):
 - a. Restaurants and appurtenant services.
 - b. Hotels, motels and mobile home parts.
 - c. Automobile service stations.
 - d. Nurseries and greenhouses, retail fruit and vegetable stands.
 - e. Amusement parks and commercial recreational facilities.
 - f. Outdoor advertising signs and structures which identify the use or pertain directly to the service or product offered on the site.
 - 5.07.2 Uses permitted with a Use Permit
 - a. Small animal hospitals and kennels.
 - b. Trailer camps.
 - c. Dwellings, boarding houses, small employee housing, Multiple Dwellings and Dwelling Groups.
 - 5.07.3 Other uses which the Planning Commission finds are similar to the principal permitted uses.
 - 5.07.4 Other regulations
 - a. Minimum lot area: 5,000 square feet.
 - b. Minimum lot width: 50 feet.
 - c. Minimum yards: front, 15 feet; rear, none, except where a rear yard abuts on an R Zone, such rear yard shall be not less than 20 feet; side, none, except where a side yard abuts on an R Zone, such side yard shall be not less than 15 feet, provided further, that such side yard of a motel shall be not less than 6 feet.
- §5.08 Maximum building height: 45 feet.

Limited Industrial or ML Zone. The Limited Industrial or ML Zone is intended to apply to areas in which light manufacturing and heavy commercial uses of the non-nuisance type and large administrative facilities are the desirable predominant uses. The following regulations shall apply in all Limited Industrial or ML Zones:

5.08.1 Principal permitted uses:

- a. Stores, agencies and services such as: carpentry and cabinetry and cabinet-making shops, clothing manufacturers, contractors' yards, dry cleaning and laundry plants, handicraft manufacture, lumber yards, metal-working shops, wholesale outlet stores, painters' and decorators' yards, plumbing shops, printing and lithographing.
- b. Administrative, business and professional offices.
- c. Manufacturing of electrical and electronic equipment, of household effects such as lamps, rugs and fabrics, research and development laboratories.

5.08.2 Uses permitted with a Use Permit

- a. Dwellings, small employee housing, Multiple Dwellings and Dwelling Groups, hotels, motels and mobile home parks.
- b. Animal hospitals and kennels.
- c. Animal feed and sales yards.
- d. Manufacture of furniture, finished paper and paper products.

5.08.3 Other regulations:

- a. Minimum lot area: 5,000 square feet.
- b. Minimum lot width: 50 feet.
- c. Minimum yards: front, 15 feet; rear, none, except where a rear yard abuts on an R Zone, such rear yard shall be not less than 20 feet; side, none, except where a side yard abuts on an R Zone, such side yard shall be not less than 15 feet, provided further, that such side yard of a motel shall be not less than 6 feet.
- d. Maximum building height: 50 feet.
- e. Special regulations: All manufacturing and fabricating areas shall be enclosed in buildings. All equipment and materials storage areas adjacent to R Zones shall be screened by walls, fences or adequate plantings to a height of not less than 6 feet.

§5.09 **Heavy Industrial or M-H Zone.** The Heavy Industrial or M-H Zone is intended to apply to areas devoted to normal operations of industries, subject only to such regulations as needed to control congestion and protect surrounding areas. The following regulations shall apply to all Heavy Industrial

5.09.1 Principal permitted uses:

- a. Stores, agencies and services such as: carpentry and cabinetry and cabinet-making shops, clothing manufacturers, contractors' yards, dry cleaning and laundry plants, handicraft manufacture, lumber yards, metal-working shops, wholesale outlet stores, painters' and decorators' yards, plumbing shops, printing and lithographing.
- b. Administrative, business and professional offices.
- c. Manufacturing of electrical and electronic equipment, of household effects such as lamps, rugs and fabrics, research and development laboratories.
- d. Dwellings, hotels, motels and mobile home parks.
- e. Animal hospitals and kennels.
- f. Animal feed and sales yards.
- g. Manufacture of furniture, finished paper and paper products.
- h. Industrial manufacturing uses, except as provided in 5.12.2.

5.09.2 Uses permitted with a Use Permit:

- a. Dwellings, small employee housing, Multiple Dwellings and Dwelling Groups, hotels, motels and mobile home parks.
- b. Hog farms, turkey farms, frog farms and fur farms.
- c. Animal products processing plants.
- d. Cemeteries.
- e. Amusement parks and commercial amusement enterprises.
- f. Junk yards and garbage dumps.
- g. Smelting or reduction of metallic ores.
- h. Trailer camps.
- i. Bag cleaning and rag works.
- j. Manufacturing, refining and storage by manufacturers or wholesalers of petroleum or petroleum products, acids, cement, explosives, fireworks, gas, glue, gypsum and inflammable fluids or gases.
- k. Drilling for oil or gas, or commercial excavation of sand, rock, gravel or other natural materials.
- l. Manufacture of concrete, pottery or asphalted paving products.

5.09.3 Other regulations:

- a. Minimum lot area: 5,000 square feet.
- b. Minimum lot width: 50 feet.
- c. Minimum yards: front, 15 feet; rear, none, except where a rear yard abuts on an R Zone, such rear yard shall be not less than 20 feet; side, none, except where a side yard abuts on an R Zone, such side yard shall be not less than 15 feet, provided further, that such side yard of a motel shall be not less than 6 feet.
- d. Maximum building height: 50 feet.
- e. Special regulations: All manufacturing and fabricating areas shall be enclosed in buildings. All equipment and materials storage areas adjacent to R Zones shall be screened by walls, fences or adequate plantings to a height of not less than 6 feet.

§5.10 **Floodway or FW Zone.** The Floodway or FW Zone is intended to be applied to lands which lie within stream or tidal channels and to adjacent areas which are periodically inundated, or which will be inundated by a “Design Flood.” The “Design Flood” shall be specifically defined for each particular FW Zone upon the Zone Map. The regulations set forth in this section are intended to provide for the reasonably unrestricted passage of a “Design Flood” and to provide reasonable measures for the protection of life and property in floodway areas.

5.10.1 Principal permitted uses:

- a. General agriculture, but not including building or structures
- b. Recreational uses on open land, including public or private parks and golf courses.

5.10.2 Uses permitted with a Use Permit:

- a. Boat docks and launching facilities.
- b. Water, sewer, roadway, bridge and other such facilities necessary for public health and safety.
- c. Minor or temporary structures incidental to agricultural or recreational uses which will not impede flood flow and are of flood-proof design.
- d. Excavation of natural materials or construction of earthworks or water flow control devices.

5.10.3 Other regulations:

- a. None, except conditions in use permits.

§5.11 **Flood Plain or FP Zone.** The Flood Plain or FP Zone is intended to be applied to areas other than floodway areas which have been inundated by overflow flood waters in the past and which may reasonably be expected to be inundated by such flood waters in the future. The Flood Plain Zone is intended to limit the use of areas subject to such inundation and flooding to protect lives and property from loss, destruction and damage due to flood waters and to the transportation by water of wreckage and debris. The following regulations shall apply in all Flood Plain or FP Zones:

5.11.1 Principal permitted uses:

- a. General agriculture, nurseries and greenhouses, and animal sales and feed yards, except as provided in 5.14.2.
- b. Trailer camps and mobile home parks.
- c. Roadside stands.
- d. Recreational uses, including public stables, docks, boathouses, golf courses and shooting ranges.

5.11.2 Uses permitted with a Use Permit:

- a. Residential uses, including farm dwellings, and small and large employee housing.
- b. Commercial and industrial uses which, in the opinion of the Planning Commission, are compatible with contiguous zones.
- c. Recreational uses requiring enclosed buildings.

5.11.3 Other regulations:

- a. Minimum lot area: five (5) acres.
- b. Minimum lot width: 300 feet.
- c. Minimum yards: front and rear, 20 feet; side, 10 feet.

§5.12 **Planned Development or PD Zone.** The Planned Development or PD Zone is intended to apply to parcels of undeveloped land which are suitable for, and of sufficient size to contain, a completely planned development. The following regulations shall apply in all Planned Development or PD Zones:

5.12.1 Principal permitted uses:

- a. Any use or combination of uses which are so arranged or designed as to result in an overall development in conformity with the standards, intents and purposes of the General Plan of the City may be permitted with a use permit.

5.12.2 Uses permitted with a Use Permit: Applications for use permits for the development of land in Planned Development Zones shall be accompanied by a plan of the development. Such plan shall include a map or maps and such written material as may be required to show

- a. Topography of the land and contour intervals, and
- b. Proposed access, traffic and pedestrian ways, and
- c. Lot design and easements, and
- d. Areas proposed to be dedicated or reserved for parks, parkways, playgrounds, school sites, public or quasi-public buildings and other such uses, and
- e. Areas proposed for commercial uses, off-street parking, multiple and single-family dwellings, and all other uses proposed to be established within the zone, and
- f. Proposed location of buildings on the land, including all dimensions necessary to indicate size of structure, setback and yard areas, and
- g. Proposed landscaping, fencing and screening, and
- h. Such other detailed elevations, plans and other information as may be required by the Planning Commission to enable it to evaluate adequately the proposed development.

5.12.3 Other Regulations:

- a. All uses shall conform to the height, area, width, depth, ground coverage and yard regulations normally required for such uses, except where the over-all development will be improved by a deviation from such regulations. In all cases each structure shall conform to the precise development plan, which shall be made a part of the approved use permit.
- b. Planned Development Zones shall be delineated on the Zoning Map by the PD designation followed by consecutive numbers to indicate the consecutive order to establishment of each such zone, and the approved plans and use permits shall constitute supplemental regulations for such zones.
- c. Use permits may specify development completion dates and provide for reversion to prior Zoning classification.

§5.13 **Agriculture-Exclusive or AE Zone.** The Agriculture Exclusive or AE Zone is intended to be applied in fertile areas in which agriculture is and should be the desirable predominant use and in which the protection of this use from encroachment from incompatible uses is essential to the general welfare. The following regulations shall apply in all Agriculture-Exclusive or AE Zones:

5.13.1 Principal permitted uses:

- a. All general agricultural uses, except those specified in 5.16.2.
- b. Farm dwellings, nurseries, greenhouses and roadside stands.
- c. Vacation rentals.
- e. Small employee housing.
- f. Large employee housing, including employee housing meeting the requirements, as determined by the City Manager or their designee, set forth in California Health and Safety Code Section 17021.8, as may be amended. Review of determinations that employee housing meets the requirements set forth in Health and Safety Code section 17021.8 shall be processed and considered by the planning commission in accordance with Health and Safety Code Section 17021.8(c).

5.13.2 Uses permitted with a Use Permit:

- a. Hog farms, turkey farms, frog farms and fur farms.
- b. Animal feed yards and sales yards.
- c. Agricultural and timber products processing plants.
- d. Rental and sales of irrigation equipment and storage incidental thereto.
- e. Animal hospitals.
- f. Bed and breakfast inns.

5.13.3 Other regulations:

- a. No subdivisions or residential developments, whether by official map, record or survey or recorded subdivision, shall be permitted in Agriculture-Exclusive or AE Zones.
- b. Minimum lot area: 4 acres.
- c. Minimum lot widths: 100 feet.
- d. Maximum ground coverage: 35%.
- e. Minimum yards: front, 30 feet; rear, 20 feet; side, 10% of the lot width on each side, but not more than 20 feet shall be required.
- f. Farm outbuildings shall not be less than 20 feet from any dwelling unit on the premises.

§5.14 **Public Facility or PF Zone.** The Public Facility or PF Zone is intended to be applied to lands owned by public agencies or to lands upon which such agencies operate public facilities.

5.14.1 Principal permitted uses:

- a. Public schools, parks, playgrounds and recreational facilities.
- b. Public fairgrounds and related uses.
 - i. Public buildings, including City Hall, fire stations, libraries, courts, museums, auditoriums, hospitals, and similar uses.

5.14.2 Uses permitted with a Use Permit:

- a. Penal, correctional or detention institutions and facilities for the care of mental patients.
- b. Public corporation yards, shops, repair and storage yards and buildings.

5.14.3 Other regulations:

- a. None, except as provided in use permit conditions.

ARTICLE 6: REGULATIONS FOR THE COMBINING ZONES

§6.01 The regulations set forth in this chapter for each of the Combining Zones shall modify the regulations for the principal zones with which they are combined. All uses and regulations of the principal zone shall apply in the Combined Zone, except insofar as they are modified or augmented by the uses and regulations set forth in the Combining Zone regulations.

§6.02 **Agricultural Combining or -A Zone**

The Agricultural Combining or -A Zone is intended to be combined with principal R Zones in areas where average lot areas are sufficient to permit agricultural uses, including the keeping of livestock, in conformity with established usage and without creating nuisances or adverse health conditions. The following regulations shall apply in any zone which is combined with an Agricultural Combining or -A Zone:

6.02.1 Principal permitted uses:

- b. Crop and tree farming, truck gathering.
- c. Nurseries and greenhouses.
- d. Large livestock farming subject to the following limitations:
 - i. 1 horse, cow or similar large animal per ½ acre.
 - ii. 5 sheep, goats or similar size animal per ½ acre
- e. Small livestock ranching, including rabbits, chickens, and small commercial fur animals, subject to the following limitations:
 - i. 200 animals per ½ acre
- e. Small employee housing.
- f. Large employee housing, including employee housing meeting the requirements, as determined by the City Manager or their designee, set forth in California Health and Safety Code Section 17021.8, as may be amended. Review of determinations that employee housing meets the requirements set forth in Health and Safety Code section 17021.8 shall be processed and considered by the planning commission in accordance with Health and Safety Code Section 17021.8(c).

6.02.2 Uses permitted with a Use Permit:

- a. Animal hospitals and kennels.
- b. Retail sales of agricultural products on premises.
- c. Raising of animal's other than those listed above in this section.

6.02.3 Other regulations:

- a. Barns, corrals, pens and other structures for the keeping or housing of livestock shall be located not less than 50 feet from any residence and 20 feet from any lot line.
- b. No large livestock shall be butchered on the premises except for noncommercial use.

§6.03 **Special Building Site Combining or -B Zone**

The Special Building Site Combining or -B Zone and sub-zones there under are intended to be combined with any principal zone in which sound and orderly planning indicate that lot area and yard requirements should be modified. The following regulations shall apply in any zone which is combined with a Special Building Site Combining or -B Zone in lieu of the lot area and yard requirements normally applicable in such principal zone:

Combining Designation	Building Site Area	Front Yard	Side Yard	Rear Yard
B-1	8,000 sq. ft.	25 ft.	10% of lot width, minimum of 8 ft.	10 ft.
B-2	10,000 sq. ft.	25 ft.	10% of lot width, minimum of 10 ft.	10 ft.
B-3	20,000 sq. ft.	30 ft.	10% of lot width, minimum of 15 ft.	15 ft.
B-4	One (1) acre	30 ft.	10% of lot width, minimum of 20 ft.	20 ft.
B-5	As specified on the zoning map designating any such zone, except that in no case shall these requirements be less than those required under the B-4 requirements.			
B-6	Building site area as shown on a final subdivision map of record. Front, side and rear yards to be not less than B-4 requirements unless otherwise indicated on the said final map.			

§6.04 Recreation Combining or –X Zone

The Recreation Combining or –X Zone is intended to be combined with any principal zone in which the addition of recreational uses will not be detrimental to the uses of the principal zone or of contiguous zones. The following regulations shall apply in any zone which is combined with a Recreation Combining or –X Zone:

6.04.01 Principal permitted uses:

- a. Public and private noncommercial recreation facilities.
- b. General agriculture and roadside stands.
- c. Dwellings and offices incidental to any permitted use, small and large employee housing.
- d. Trailer camps and mobile home parks.
- e. Public campgrounds.

6.04.02 Uses permitted with a Use Permit:

- a. Uses permitted with a use permit
- b. Commercial recreation facilities.
- c. Commercial uses compatible with recreational uses which, in the opinion of the Planning Commission, will not impair present and potential uses of the area.

6.04.3 Other regulations:

- a. Minimum lot area: five (5) acres.
- b. Minimum lot width: 300 feet.
- c. Minimum yards: front, rear and side: 50 feet.
- d. Maximum building height: 30 feet.

§6.05 Design Control Combining or -D Zone

The Design Control Combining or -D Zone is intended to be combined with any principal zone in which the appearance and design of buildings and structures form a substantial contribution to the desirability of the zone for the uses permitted therein, and in which it is desired to protect the over-all Historical appearance of the zone by regulating the design of proposed buildings and structures in the zone. The following regulations shall apply in any zone with which a Design Control Combining or -D Zone is combined, or as specified in Ordinance 2013-02 Sign Ordinance:

- 6.05.1 The procedures and authority for Design Review are established by this section to achieve the following purposes and objectives:
 - a. To ensure that new buildings and structures and/or the modification, alteration and/or enlargement of existing buildings or structures occurs in a manner which is consistent with the policies of the general plan;
 - b. To preserve the natural beauty of the town's site and setting;
 - c. To ensure that the architectural design of buildings and structures and their materials and colors are visually harmonious with and are conceptually consistent in character and scale with surrounding area; and
 - d. To ensure that the design and location of signs and their material and colors are consistent with the character and scale of the buildings to which they are attached or which are located on the same site, and to ensure that signs are visually harmonious with surrounding development.
- 6.05.2 Before any sign, structure or building may be erected, structurally altered, or in any way remodeled or improved so as to change the outward appearance of the sign, structure or building, a Design Review Permit shall be obtained unless exempted by Ordinance 2013-02.
- 6.05.3 All applications for permits as required by this ordinance shall be in writing, upon a form prescribed and furnished by the City, and filed in the office of the City Clerk. The application shall contain the name and address of the applicant; the name and address of the owner of the land; a description of the property involved; the street address; the reasons for filing the application; a description of the project to be undertaken; and other information as required by the City Manager or their designee to evaluate the application. Any application required by this Ordinance shall be accompanied by copies, in a quantity as required by the City Clerk, of site plans, diagrams, photographs, materials, or other presentation material as may be necessary for complete review and consideration of the proposed development.
- 6.05.4 Design Review Permits shall be subject to the following procedures:
 - a. The planning commission shall act on design review applications and follow the procedures in this section.
 - b. In the initial application, an applicant may request either conceptual design review or final design review under the provisions of this Ordinance.
 - 1. Conceptual Design Review. The purpose of conceptual design review is to provide the applicant with the planning commission's tentative reaction to the general design concept of a proposed project. Such review shall not include a formal decision on the application by the planning commission.

2. Final Design Review. Final design review by the planning commission is for the purpose of rendering a final decision on the application. At the conclusion of final design review, the planning commission may impose such conditions that are reasonable and necessary to carry out the purposes of this chapter and may, in addition, require such public improvements as are deemed necessary for the promotion of the public health, safety, and welfare.
 - c. A notice of the time and place of consideration of design review applications, including a general explanation of the matter to be considered and a general description of the area affected, shall be posted at least 10 calendar days before the hearing at City Hall.
 - d. The decision-making authority shall make appropriate findings of fact in support of each final design review decision, including, but not limited to, findings regarding each of the following matters:
 1. Compliance of the project with the California Environmental Quality Act;
 2. The consistency of the project design with the Ferndale general plan and zoning ordinance; and
 3. Consistency of the project with policies set forth in this Section 6.05.
 - e. The decision-making authority may not base any final decision solely upon consideration of the following matters:
 1. Design details such as the color, shape, volume, texture, or construction materials to be used on a project, except where such details are of a magnitude that will significantly affect the overall appearance of the project or the compatibility of the project with its surroundings or where such details are inconsistent with adopted design review policies, if any; or
 2. The interior design of a fully enclosed building.
 - f. Actions of the planning commission are appealable to the city council in accordance with Article 11 of the Zoning ordinance.
- 6.05.4 Emergency / minor / routine repairs in Design Control Combining Zone.
- a. Any of said repairs as defined in Sections 3.29 and 3.48 having value of less than \$5,000.00 requires no Design Review Permit.
- 6.05.5 Time Limits:
- a. Applicants for projects that do not require a building permit shall have six months after the date of Design Review Permit issuance to complete the project.
 - b. Applicants for projects that do require a building permit shall be subject to the conditions and time limits of the building permit. If a building permit is not obtained within six (6) months of Design Review Permit issuance, the Design Review Permit shall be revoked by operation of law.
 - c. City staff may grant a one-time Design Review Permit extension of 6 months upon applicant's request, provided that the request is submitted prior to the expiration of the Design Review Permit.

§6.06 QUALIFIED COMBINING OR -Q ZONE.

The Qualified Combining or -Q Zone is intended to be combined with any principal commercial zone in which residential uses constitute the predominant use of land in such zone, and in which it is desired to protect the general peace, safety, comfort, health and welfare of persons residing in such areas from impacts which may result from the introduction of new commercial uses, by regulating those uses allowed in the underlying principal zone, either as a principal permitted use or a use requiring a use permit, to those certain uses which the Planning Commission finds are compatible with the maintenance of a healthful residential living environment and the residential character of the area.

6.06.01 Principal permitted uses:

- a. Single-family dwellings.
- b. Boarding of not more than two persons not employed on the premises.
- c. Small employee housing.

6.06.02 Uses permitted with a Use Permit:

- a. Two-family dwellings.
 - b. Dwelling groups and multiple dwellings for not more than four (4) families.
 - c. Professional and business offices.
 - d. Commercial instruction.
 - e. Private institutions.
 - f. Bed and breakfast inns.
 - g. Boarding houses.
 - h. Outpatient small-animal clinics.
 - i. Mortuaries.
 - j. Plant nurseries.
 - k. Stores and services of a light commercial character, conducted entirely within an enclosed building, and limited to the following uses:
 - ii. Antique shops.
 - iii. Art galleries.
 - iv. Barber shops and beauty salons.
 - v. Book stores.
 - vi. Florist shops.
 - vii. Restaurants and licensed premises appurtenant thereto.
 - viii. Small-scale retail shops.
 - ix. Studios.
 - x. Tailor and dressmaking shops.
 - xi. Wholesale food preparation and catering.
 - xii. Sales of used and second-hand goods when appurtenant to any of the foregoing.
 - l. Other uses as approved by the Planning Commission, provided such additional uses are specifically enumerated as a permitted use of land in the regulations for the underlying principal zone, and the Planning Commission finds that such use is both similar to, and compatible with, the Principal Permitted Uses and Uses Permitted with a Use Permit specified in subsections 6.06.1 and 6.06.2.
- 6.06.3 Other Regulations**
- f. Minimum lot area, width, maximum lot depth, and maximum building height shall be the same as those required in the underlying principal zone.

- g. Off-street parking and loading facilities shall conform to Section 7.16 of the Zoning Ordinance.
- h. The use of land and buildings existing upon the effective date of these regulations, where said uses are in conformance with the uses and regulations specified for the underlying principal zone but are not in conformance with the uses and regulations set forth hereinabove, shall be permitted to be continued and maintained without becoming subject to the provisions of Article XII of the Zoning Ordinance, "Non-Conforming Buildings and Uses." Expansion of such pre-existing use subject to exemption under this section may be granted by the Planning Commission through the issuance of a Use Permit, provided such expansion is found to be consistent with the purpose of the –Q Zone.
- i. All other applicable City Ordinances.

(Begin section added by Ordinance 2012-01 1/5/12)

Housing Combining Zone or –H Zone. The –H Zone is intended to cover the existing duplex units on a portion of the Ferndale Housing Project site located on Fairview Drive and Trident Lane. This combining zone principally permits the existing duplex units. *(End section added by Ordinance 2012-01 1/5/12.)*

ARTICLE 7: GENERAL PROVISIONS AND EXCEPTIONS

...

...

§7.24 Sidewalks: (This Entire Section added April 19, 2019 by Ordinance 2019-01)**7.24.1 Maintenance and Repair of Existing Sidewalks is the Responsibility of the Property Owner.**

- a. To avoid trip and fall accidents, hazardous sections of sidewalks shall be repaired or replaced promptly.
- b. An encroachment permit from the City is required before repair work can begin.
- c. Repaired or replaced sections of sidewalk shall match the form, texture and color of the original sidewalk on the block to the satisfaction of the City Engineer.
- d. Width of repaired sidewalk shall match existing sidewalk width.
- e. Replacement driveway and corner cuts shall use ADA standard

7.24.2 New Construction.

- a. Comply with City Standards (7.24.3) and current ADA requirements.

7.24.3 Design Standards.

- a. All new sections of sidewalks shall match the form, texture and color of the original sidewalk on the block to the satisfaction of the City Engineer. To match historic sidewalks:
 - i. Concrete shall be tinted at a ratio of 2 to 3 lbs. lamp per cubic yard of 3/8" - 6-sack concrete.
 - ii. Finishing work shall include an exposed aggregate surface, not a broom finish.
 - iii. Stress relief lines shall match the pattern of the existing sidewalk. In the absence of an adjoining sidewalk, the default pattern will be 2'-6" squares.

...

§7.27 Yards. The minimum yard requirements set out in Articles V and VI shall be subject to the regulations of this Section:

7.27.1 Cornices, eaves, canopies, bay windows, chimneys and similar architectural features may extend a maximum of 2 ½ feet into such yards. Uncovered porches or stairways, fire escapes or landings may extend a maximum of six (6) feet into front or rear yards and three (3) feet into side yards

7.27.2 Detached accessory buildings shall not be located within five (5) feet of any main building nor within five (5) feet of a side line on the front ½ of the lot. Detached accessory buildings shall not be located nor constructed so that any part, including cornices and eaves, are closer than one (1) foot of a side line or rear line of the lot when located on the rear one-half of the lot. Detached accessory buildings used as a guest house shall not be located within five (5) feet of lot lines, nor within five (5) feet of an alley. Accessory buildings attached to the main buildings shall be structurally a part and shall comply with the main building yard requirements

7.27.3 In any R Zone, where more than one-half of the block is occupied with buildings, the required front yard shall be the average of those of the improved sites, to a maximum of that required for the zone

- 7.27.4 If any building is so located on a lot that the front or rear faces any side lot line, it shall be at least 10 feet from such side lot line.
- 7.27.5 Any dwelling located in a C or M Zone, except a dwelling over a commercial establishment, shall provide side and rear yards as required in R-3 Zones
- 7.27.6 The side yard of a corner lot shall be equal to the front yard of its key lot if any part of the main building on the corner lot is within 25 feet of the rear lot line, and shall be equal to one-half of the front yard of such key lot if all parts of the main building are more than 25 feet from the rear lot line.
- 7.27.7 (This section added by Ord. 07-01 on 2/12/07) On lots that include a right of way (street, sidewalk, or other), the setback is measured from the right of way. (End of section added by Ordinance 07-01 on 2/12/07)
- 7.27.8 Flag lot: the front of the lot shall be as that defined as that interior lot line which is more parallel and closest to the public street, except where due to the irregularity of the shape of the lot the City Manager or their designee may determine otherwise. In computing the area of the flag lot, the area of the corridor shall be excluded.



ATTACHMENT A

Housing Element Program 1, Program 5, and Program 7, excerpted from adopted 6th cycle Housing Element:

Program 1. Ensure adequate sites are available and/or zoned to allow owner-occupied and rental multifamily residential uses by right.

Providing zoning for a variety of Housing Types in Ferndale is an identified area of improvement for the 6th cycle. Specifically, City staff and elected officials will need to continue to work on revisiting the R3 and R4 zoning designations, but the intent of this program is to ensure that all designated zone classifications are 1) adequately represented on the Zoning Map and 2) allow for a variety of housing types without an overly rigorous review process.

There are two sites: APNs 031-032-007 & 030-181-008 that have development capacity for affordable housing (realistic capacity identified in the sites inventory is 7 units and 8 units, respectively) but are constrained by subdivision requirements. This program expands the allowable uses on these sites (only) to allow the density to meet the realistic unit capacity as identified in the sites inventory on these specific sites for affordable housing without subdivision. This program allows for development of the R2 portion of APN 030-181-008 at realistic affordable housing capacity (8 units) (the R2 zone allows up to 15 dwelling units per acre (du/acre), meeting minimum density standards as set by HCD) without subdivision. The R2 portion of the site may be accessed directly from Arlington Avenue. The development capacities for the two sites identified above are consistent with General Plan densities and available immediately upon Housing Element adoption.

Objectives:

- Revisit the “Character” and “Primary and Compatible Uses”, and “Density Range” sections of each zone in the Land Use Element. Update as appropriate to ensure both single-family and multifamily uses are anticipated uses in multiple zones.
- Update the Zoning Ordinance to allow multifamily development of up to 4 units in the R4 zone without a use permit.
- Update the Zoning Ordinance to allow multifamily development of more than 4 units in the R4 zone with a use permit.
- Update the Zoning Ordinance to allow multifamily development of more than 4 units in the R3 zone with a use permit.
- Evaluate and identify sites with potential for rezoning to allow for multifamily uses without a use permit (i.e., R3 and/or R4 zones).
- Implement rezoning on identified sites to R-3 and/or R-4 by 2023.
- Review existing City processes for compliance with AB 2162. Revise zoning codes/processes to allow supportive housing by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses. Complete review of existing City processes by August 1, 2020.

Funding Sources: General Fund, SB2 funds

Responsible Agencies: City Planner and City Manager

Timeframe: 2019-2022

Program 5. Offer incentives such as density bonuses, permit streamlining and/or permit fee reductions/ waivers to developers to build senior and affordable housing.

The City of Ferndale has limited land available that could realistically support affordable housing. The intent of this program is to create incentives that would encourage private developers and homeowners to invest in development of a variety of housing types affordable to low-and low-moderate income households in Ferndale. This program is anticipated to provide incentives to a project(s) that would result in the creation of four affordable units in the planning period.

Objectives:

- Consider waiving Use Permit fees for development projects in R3 or R4 proposing to create more units than allowed by right, if 20% of proposed units will be deed-restricted for a minimum 20-year term.
- Consider waiving Use Permit fees for development projects in all zones that propose to rent to seniors (defined as 70 years of age or older).
- Consider allowing up to 2 more units by right in R2, R3, and R4 zones for development projects that propose to rent to seniors (defined as 70 years of age or older).
- Explore financial methods available for City to assist in the creation of ADUs, including limited secured guarantees during construction, partnering with local banks/lenders to help facilitate the lending and financing process for ADUs, property tax moratoriums, City distribution of pre-approved floorplans, etc.
- Two parcels (APNs 031-032-007 and 030-181-008) have been identified as available for lower income RHNA development in the last two Housing Element Cycles; therefore, as required by Government Code §65583.2 (c), proposed residential developments at these two sites within the C-2 and R-2 designations must be allowed by right if at least twenty percent of units are proposed to be deed restricted affordable to lower-income households.

Funding Sources: General Fund, SB2 funds

Responsible Agencies: City Planner and City Manager

Timeframe: 2019-2022

Program 7. Amend the Zoning Ordinance to allow agricultural employee housing for six or fewer persons to be treated the same as single family units in all zones (Health & Safety Code §17021.5); and allow bunkhouses of 36 or fewer beds or no more than 12 units the same as an agricultural use in zones allowing agricultural uses, as required by Health and Safety Code §17021.6.

The housing element must include an analysis of farmworker housing needs (Government Code Section 65583(a)(6)) and if the sites inventory does not identify adequate sites to accommodate the housing need for farmworkers the housing element must include one or more programs to provide sufficient sites to accommodate the need for farmworker housing “by-right” (Government Code Section 65583(c)(1)(C)). The intent of the program is to bring the City’s Zoning Ordinance into compliance with State law.

Objectives:

- Update the Zoning Ordinance to be consistent with Health and Safety Code §17021.5 and §17021.6 regarding agricultural employee housing.

Funding Sources: General Fund, SB2 funds

Responsible Agencies: City Planner and City Manager

Timeframe: 2019-2022

ATTACHMENT B

July 16, 2025 and May 5, 2025 Public Hearing Notices

LEGAL NOTICE

CITY OF FERNDALE
NOTICE OF PUBLIC HEARING
OF THE FERNDALE
CITY COUNCIL

NOTICE IS HEREBY GIVEN that the Ferndale City Council will hold a public hearing on Wednesday, July 16, 2025, at 6:00 pm at 834 Main Street, Ferndale, California, to receive public comment on proposed amendments to the Ferndale Zoning Map and Ferndale Zoning Ordinance. The purpose of the amendments is to achieve consistency with the adopted Land Use Element and Land Use Map of the General Plan, implement Programs of the City's adopted 6th cycle Housing Element, and address changes to State housing laws.

Project Description: The City Council will consider the following Project:

- Adopt amendments to the Zoning Map for 31 parcels of land to change from one zone to another zone consistent with the adopted General Plan Land Use Element and Land Use Map.
- Adopt text amendments to various sections of Ordinance No. 02-02 (the Zoning Ordinance), including: **Article 3: Definitions** update terms such Employee Housing, Dwelling, Family, and other terms; **Article 4 and Article 5** remove the Residential Suburban (RS), Apartment Professional (R4), and Agricultural Services Commercial (CAG) zones; **Article 5: Regulations for the Principal Zone** amendments that include adding employee housing, and addressing multiple dwellings and dwelling groups in the Residential Two Family (or R2), Residential Multiple-Family (or R3), and Neighborhood Commercial (or C1) zones; **Article 6: Regulations for the Combining Zones** adding employee housing consistent with State law; and **Article 7: General Provisions and Exceptions** corrections and add setbacks for Flag Lots.

Project location for the proposed text amendments to the

LEGAL NOTICE

Zoning Ordinance: Citywide.

Project location for proposed Zoning Map Amendments: The following list of 31 properties are proposed to change from one zone to another zone consistent with the adopted General Plan Land Use Element and Land Use Map. A map showing the location of the affected properties is available online on the City of Ferndale website at <https://ci.ferndale.ca.us/documents/zoning-ordinance-update/>. The Assessor's parcel number (APN) of each affected parcel is listed below.

#	APN
1	030-091-024
2	030-091-030
3	030-101-007
4	030-101-008
5	030-101-010
6	030-101-015
7	030-101-016
8	030-121-006
9	030-141-009
10	030-151-005
11	030-151-006
12	030-151-007
13	030-161-014
14	030-161-021
15	030-161-022
16	031-011-001
17	031-012-006
18	031-013-001
19	031-013-004
20	031-013-018
21	031-024-001
22	031-024-002
23	031-024-003
24	031-131-004
25	031-131-018
26	031-131-019
27	031-151-002
28	031-151-006
29	031-202-003
30	031-202-004

LEGAL NOTICE

31	031-202-005
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The City Council will consider Planning Commission Resolution 2025-05, adopted on May 7, 2025. Resolution 2025-05 recommends that the City Council adopt the proposed amendments to the Zoning Map and Zoning Ordinance.

Environmental Information:

Approval of an Addendum to the Programmatic Environmental Impact Report (PEIR) (SCH# 2023020217) certified for the Land Use Element update of the Ferndale General Plan on November 20, 2024 is recommended pursuant to CEQA Guidelines Sections 15162 and 15164: None of the conditions requiring preparation of a subsequent EIR have occurred, and the Project would not result in any new significant impacts not analyzed or considered under the PEIR.

You may 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.

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
7/3/25

CITY OF FERDALE

NOTICE OF PUBLIC HEARING ON AMENDMENTS TO THE FERDALE ZONING MAP AND FERDALE ZONING ORDINANCE

NOTICE IS HEREBY GIVEN that the Ferndale Planning Commission will hold a public hearing on Wednesday, May 7, 2025, at 6:00 pm at 834 Main Street, Ferndale, California, to consider a recommendation to adopt amendments to the Ferndale Zoning Map and Ferndale Zoning Ordinance. This is the first group of zoning amendments in a planned series of three. The primary objectives of the amendments are to achieve consistency with the recently-adopted Land Use Element and Land Use Map of the Ferndale General Plan, implement Programs of the City's adopted 6th cycle Housing Element, and address changes to State housing laws.

Project Description: the Planning Commission will consider a recommendation to the Ferndale City Council for the following Project:

Adopt amendments to the Ferndale Zoning Map for 31 parcels of land described herein to change from one zone to another zone consistent with the adopted General Plan Land Use Element and Land Use Map.

Text amendments to the Ferndale Zoning Ordinance, **Article 3: Definitions**, that include replacing out-of-date definitions related to employee housing with definitions that meet State law; updates to **Dwelling** to allow for a variety of housing types and configurations; updating the definition of **Family**; moving the definition of **Guest House** from Article 7 to Article 3; and adding the definition of **Lot, Flag** from the Ferndale Subdivision Ordinance (No. 99-04).

Text amendments to Ferndale Zoning Ordinance, **Article 4: Establishment and Designation of Zones**, that include updating the table in §4.01 to achieve consistency with the adopted Land Use Element.

Text amendments to the Ferndale Zoning Ordinance, **Article 5: Regulations for the Principal Zone**, that include deleting the Residential Suburban (RS), Apartment Professional (R4), and Agricultural Services Commercial (CAG) zones to achieve consistency with the adopted General Plan Land Use Element. To implement Programs of the City's adopted 6th cycle Housing Element, and address changes to State housing laws revising the Residential Two Family (or R2) and Residential Multiple-Family (or R3) zones to add multiple dwellings and dwelling groups as principally permitted uses, adding the corresponding General Plan density as a standard, and updating the intent section of both zones to be objective to; revising the C1 zone to permit dwellings above the first floor as a principally permitted use, and with a use permit on the first floor; and adding employee housing to the principal zones as permitted use consistent with State law.

Text amendments to the Ferndale Zoning Ordinance, **Article 6: Regulations for the Combining Zones**, that include adding employee housing as a use consistent with State law.

Text amendments to the Ferndale Zoning Ordinance, **Article 7: General Provisions and Exceptions**, that include correcting typos in **§7.24 Sidewalks**; and to **§7.27 Yards**, adding **§7.27.8** to describe setbacks for a Flag lot consistent with the description in the Ferndale Subdivision Ordinance (No. 99-04).

Project location for the proposed text amendments to the Zoning Ordinance: Citywide in the City of Ferndale.

Project location for proposed Zoning Map Amendments: The following list of 31 properties are proposed to change from one zone to another zone consistent with the adopted General Plan Land Use Element and Land Use Map, and a map showing the location of the affected properties is available online on the City of Ferndale website at <https://ci.ferndale.ca.us/documents/zoning-ordinance-update/>. The Assessor's parcel number (APN) of each

affected parcel is listed below.

#	APN	SITUS ADDRESS
1	030-091-024	NO ADDRESS ASSIGNED
2	030-091-030	NO ADDRESS ASSIGNED
3	030-101-007	NO ADDRESS ASSIGNED
4	030-101-008	501 FERN ST FERDALE
5	030-101-010	NO ADDRESS ASSIGNED
6	030-101-015	NO ADDRESS ASSIGNED
7	030-101-016	NO ADDRESS ASSIGNED
8	030-121-006	1299 MAIN ST FERDALE
9	030-141-009	725 BERDING ST FERDALE
10	030-151-005	1711 MARKET ST FERDALE
11	030-151-006	1801 MARKET ST FERDALE
12	030-151-007	1677 MARKET ST FERDALE
13	030-161-014	1657 MARKET ST FERDALE
14	030-161-021	1679 MARKET ST FERDALE
15	030-161-022	1593 MARKET ST FERDALE
16	031-011-001	741 5TH ST FERDALE
17	031-012-006	95 SHAW LN FERDALE
18	031-013-001	110 SHAW LN FERDALE
19	031-013-004	685 FIFTH ST FERDALE
20	031-013-018	685 FIFTH ST FERDALE
21	031-024-001	64 OCEAN AV FERDALE
22	031-024-002	121 OCEAN AV FERDALE
23	031-024-003	120 OCEAN AV FERDALE
24	031-131-004	539 SHAW AV FERDALE
25	031-131-018	551 SHAW AV FERDALE
26	031-131-019	557 SHAW AV FERDALE
27	031-151-002	600 BERDING ST FERDALE
28	031-151-006	725 WASHINGTON ST FERDALE
29	031-202-003	950 GRANT AV FERDALE
30	031-202-004	1080 GRANT AV FERDALE
31	031-202-005	305 LINCOLN ST FERDALE

Environmental Information: Approval of an Addendum to the Programmatic Environmental Impact Report (PEIR) (SCH# 2023020217) certified for the Land Use Element update of the Ferndale General Plan on November 20, 2024 is recommended pursuant to CEQA Guidelines Sections 15162 and 15164: None of the conditions requiring preparation of a subsequent Environmental Impact Report have occurred, and the Project would not result in any new significant impacts not analyzed or considered under the PEIR.

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.

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.

Section 13

BUSINESS

Meeting Date: August 20, 2025				Agenda Item Number: 13a		
Agenda Item Title: Report and List of Potential Roadway Demonstration Projects as part of the Humboldt Vision Zero Action Plan.						
Presented By: City Planner						
Type of Item:		Action	X	Discussion	x	Information
Action Required:	x	No Action		Voice Vote		Roll Call Vote

STAFF RECOMMENDATION

The City Council is requested to receive and file the report on the preliminary list of potential demonstration projects as part of Humboldt County Association of Government's (HCAOG) Regional Vision Zero Plan. The Council may provide input on the list of potential demonstration projects.

BACKGROUND

As part of its June 21, 2023, meeting, the Council heard an overview of HCAOG's Safe Streets and Roads for All ("SS4A"; also referred to as "Vision Zero") grant application. If awarded, the federal funding would be used to develop a regional Vision Zero Action Plan. The goal of Vision Zero is zero traffic deaths or severe injuries among all road users, including pedestrians and cyclists. A regional Vision Zero Plan would outline strategies and potential design implementations to make streets safer for driving, walking, and biking. Once HCAOG adopts a regional Vision Zero Action Plan, each jurisdiction will be eligible to apply for implementation grants in future rounds of the SS4A program.

In addition to the overview of the SS4A grant application, the June 21, 2023, agenda item included requests for 1) a City letter support; and 2) a City match commitment of \$2,500 to \$4,000. The Council unanimously adopted Resolution 2023-15, authorizing the City Manager to sign a letter of support, and a cash and/or in-kind contribution commitment of \$3,000.

DISCUSSION

HCAOG's SS4A grant application was awarded in late 2023. HCAOG is in the process of preparing the Humboldt Vision Zero Action Plan, and development and implementation of demonstration projects is one major task. Demonstration projects are a way for communities to evaluate the impact of a change without making a permanent, often expensive, investment. As a partner, Ferndale has the opportunity to nominate a local roadway safety demonstration project that would pilot temporary changes to improve roadway safety—for driving, walking, and bicycling. In June 2025, the City Engineer and City Manager met in-person with HCAOG's consultant to identify potential demonstration projects. Following that meeting, and in consultation with the Acting City Manager, the City Engineer and the City Planner developed the following list of potential demonstration projects:

- Crosswalks.
- Signage that reminds drivers of posted speed limits.
- Speed bumps, especially on roadway(s) that are used as shortcuts to bypass areas with heavier traffic flows, e.g., some drivers use 5th Street to bypass Main Street.
- A bike lane or sharrow along Arlington; or a bike lane or sharrow along 5th Street and/or at Shaw near Ferndale Elementary. (A "sharrow" is a traffic lane that is shared by motor vehicles and bicyclists. Illustrative examples are provided at the end of this report.)

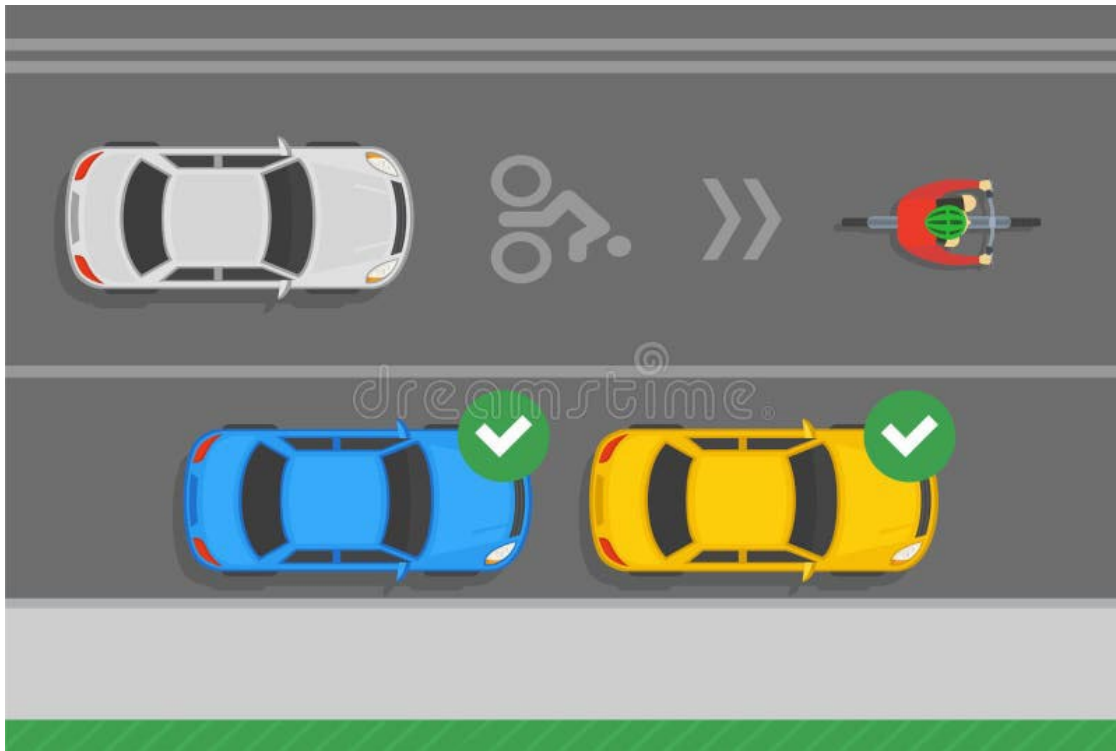
The materials that can be used for temporary roadway changes include traffic cones, potted plants, temporary paint and signs, portable speed bumps, etc.

There are criteria to help guide the selection of demonstration projects. The selection criteria are to ensure that all projects can be implemented within the budget, required timeframe, and remain compliant with applicable environmental and regulatory requirements. The selection criteria require demonstration projects not involve ground disturbance in unpaved areas or below the existing pavement; do not alter existing built historic environmental resources, including railroad tracks; do not require any environmental studies; projects must meet all of the requirements to be exempt from California Environmental Quality Act (CEQA), and not trigger requirements under the National Environmental Policy Act (NEPA).

Additionally, staff time used to support the implementation of a demonstration project would be credited towards the City's match commitment. The City Planner is continuing to find out more details about this aspect.

SHARROW

A sharrow is a traffic lane that is shared by motor vehicles and bicyclists, and is an alternative to a dedicated bike lane. A demonstration project for a sharrow may be an approach to pilot improvements for bicycle access and safety where an existing roadway is narrower. For example, the existing roadway of Arlington may not be wide enough to accommodate a dedicated bike lane: Arlington's pavement is estimated to be about 36 feet in width, and when two 12-foot travel lanes and an 8-foot parking lane are subtracted, it leaves four feet for bike lane.



**CONCLUSION**

No formal action is required at this time.

Meeting Date:	August 20, 2025	Agenda Item Number	13.b
Agenda Item Title	Resolution 2025-17 Authorizing Emergency Road and Culvert Repair on the Wildcat		
Presented By:	City Manager		
Type of Item:	☒ Action	☐ Discussion	☐ Information
Action Required:	☐ No Action	☒ Voice Vote	☐ Roll Call Vote

RECOMMENDATION:

Approve Resolution 2025-16 Authorizing Funds for the Emergency Road and Culvert Repair of the Wildcat.

DISCUSSION:

There are two slip-out areas and a failed culvert on the Wildcat located within the City Limits that are in immediate need of repairs. These two areas make it dangerous for two vehicles traveling in opposite directions to pass each other safely.

The slip outs appear to be caused by a failed culvert located further up the wildcat that has deteriorated and collapsed, which then allowed water to cross the road causing the road to fail. We have received an estimate from MCI construction that will repair the culvert and repair the road at both slip outs. Staff recommends the project get done as soon as possible due to the public safety issue and before the rainy season begins to avoid more water flowing across the road causing more damage to occur.

Public Works has also offered to assist on the project to try to keep costs down.

FINANCIAL IMPACT:

The cost estimate for the project is \$35,779.50

ATTACHMENTS:

1. Resolution 2025-17

RESOLUTION 2025-16**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FERNDALE
AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT AND
AUTHORIZE FUNDS FOR THE EMERGENCY ROAD AND CULVERT
REPAIR OF THE WILDCAT**

WHEREAS, The City of Ferndale has recently found a compromised culvert and two road failure locations on the Wildcat Road; and

WHEREAS, it is the judgment of the City Manager and Public Works that this needs immediate replacement due to public safety concerns and to ensure all drainage waters are flowing correctly; and.

WHEREAS, delaying repairs could cause further damage to the roadway making the road impassable; and

WHEREAS, pursuant to Section 22050 of the Public Contract Code and Article 6.01.1 of Ferndale Purchasing Ordinance 2013-01, the City Manager has determined this to be an emergency repair.

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Ferndale hereby declares a public works emergency under Section 22050 of the Public Contract Code and Article 6.01.1 of Ferndale Ordinance 2013-01, waiving the competitive bidding process and authorizing the City Manager to take the necessary steps to repair the compromised culvert and road failures on the Wildcat Road.

PASSED AND ADOPTED this 20th day of August 2025 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Randy Cady, Mayor

Kristene Hall, City Clerk

Meeting Date:	August 20, 2025		Agenda Item Number		13.c	
Agenda Item Title:	Resolution 2025-17 Designating Authorized Signatories on the City’s Bank Account					
Presented By:	City Manager					
Type of Item:	x	Action		Discussion		Information
Action Required:		No Action	x	Voice Vote		Roll Call Vote

RECOMMENDATION

Approve Resolution 2025-17 Designating Authorized Signatories on the City's Tri Counties Bank Account

DISCUSSION:

Approval of Resolution 2025-17 will authorize signatories on checks for the City's account at Tri Counties Bank. In keeping with established City policy for the operating account, two signatures will be required. In the past, signers on the checking account have consisted of the current Mayor, one Councilmember, the City Manager, and the Police Chief. At this time, staff is asking for Acting City Manager Kristene Hall to be added due to the current medical leave of Jay Parrish. Tri Counties Bank requires record of this by resolution to make the addition.

FINANCIAL IMPACT:

None

ATTACHMENT:

Resolution 2025-17

RESOLUTION NO. 2025-17**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FERNDALE
DESIGNATING AUTHORIZED SIGNATORIES ON THE CITY'S BANK ACCOUNT**

WHEREAS, the City of Ferndale finds it necessary to maintain a checking account in order to conduct its routine financial business; and

WHEREAS, the City maintains a checking account with Tri Counties Bank and has authorized individuals as signatories on said accounts; and

WHEREAS, with the appointment of an acting City Manager, it is necessary to change authorized signatories on said account in accordance with this Resolution.

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Ferndale that:

Section 1. The City Council hereby designates the following authorized signatories on the City's bank account at Tri Counties Bank:

Mayor:	Randall Cady
Councilmember:	Leonard Lund
City Manager:	Jay Parrish
Acting City Manager:	Kristene Hall
Police Chief:	Ron Sligh

Section 2. In accordance with current city policy and practices, checks require the signature of any two authorized signatories

Section 3. This Resolution shall take effect upon its approval by the City Council.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Ferndale on August 20, 2025, by the following vote:

Ayes:

Noes:

Absent:

Abstain:

Attest:

Randall Cady, Mayor

Lauren Boop, Deputy City Clerk

Meeting Date:	August 20, 2025	Agenda Item Number	13.d
Agenda Item Title	Consider Designating a Voting Delegate to League of California Cities Conference in Long Beach		
Presented By:	City Manager		
Type of Item:	☒ Action	☐ Discussion	☐ Information
Action Required:	☐ No Action	☒ Voice Vote	☐ Roll Call Vote

RECOMMENDATION:

Consider designating a voting delegate and/or alternate and decide whether the City will pay for that delegate or alternate attending the League of Cities Conference in Long Beach.

BACKGROUND:

Each year the City has an opportunity to send a representative to the League of California Cities Annual Conference. This year's conference is being held in Long Beach.

If the Council does decide to designate the Mayor or a Council Member (Councilwoman Fisk-Becker is the representative to the League of Cities and Councilman Ostler is the alternate) as a voting delegate, the attendee would be eligible to have their travel expenses reimbursed by the City according to the "City of Ferndale Travel and Reimbursement Policy." According to this policy and/or California Per Diem Rates, the Mayor or Council Member could receive a maximum reimbursement of \$330 (\$110 per night) for three nights for room, and a maximum of \$222 (\$74. max per day) for meals. Since the conference is being held in Long Beach this year, likely the voting delegate would need to be reimbursed for plane ticket cost, as well as a rental car. The cost to attend the Conference is an additional \$725.

The 2025-26FY Budget did not set aside money for this purpose, so if approved, monies would need to be allocated from the General Fund.

FISCAL IMPACT:

Under current city policy, reimbursement costs plus conference fees could be as much as \$3000. depending on flight costs and rental car reimbursements.

ATTACHMENTS:

League of Cities Announcement
Travel Reimbursement Policy

**Council Action Advised by September 24, 2025**

DATE: Wednesday, July 16, 2025

TO: Mayors, Council Members, City Clerks, and City Managers

RE: DESIGNATION OF VOTING DELEGATES AND ALTERNATES
League of California Cities Annual Conference and Expo, Oct. 8-10, 2025
Long Beach Convention Center

Every year, the League of California Cities convenes a member-driven General Assembly at the [Cal Cities Annual Conference and Expo](#). The General Assembly is an important opportunity where city officials can directly participate in the development of Cal Cities policy.

Taking place on Oct. 10, the General Assembly is comprised of voting delegates appointed by each member city; every city has one voting delegate. Your appointed voting delegate plays an important role during the General Assembly by representing your city and voting on resolutions.

To cast a vote during the General Assembly, your city must designate a voting delegate and up to two alternate voting delegates, one of whom may vote if the designated voting delegate is unable to serve in that capacity. Voting delegates may either be an elected or appointed official.

Action by Council Required. Consistent with Cal Cities bylaws, a city's voting delegate and up to two alternates must be designated by the city council. Please note that designating the voting delegate and alternates **must** be done by city council action and cannot be accomplished by individual action of the mayor or city manager alone.

Following council action, please submit your city's delegates through [the online submission portal](#) by Wed., Sept. 24. When completing the Voting Delegate submission form, you will be asked to attest that council action was taken. You will need to be signed in to your My Cal Cities account when submitting the form.

Submitting your voting delegate form by the deadline will allow us time to establish voting delegate/alternate records prior to the conference and provide pre-conference communications with voting delegates.

Conference Registration Required. The voting delegate and alternates must be registered to attend the conference. They need not register for the entire conference; they may register for Friday only. Conference registration is open on the [Cal Cities](#) website.



For a city to cast a vote, one voter must be present at the General Assembly and in possession of the voting delegate card and voting tool. Voting delegates and alternates need to pick up their conference badges before signing in and picking up the voting delegate card at the voting delegate desk. This will enable them to receive the special sticker on their name badges that will admit the voting delegate into the voting area during the General Assembly.

Please view Cal Cities' [event and meeting policy](#) in advance of the conference.

Transferring Voting Card to Non-Designated Individuals Not Allowed. The voting delegate card may be transferred freely between the voting delegate and alternates, but *only* between the voting delegate and alternates. If the voting delegate and alternates find themselves unable to attend the General Assembly, they may *not* transfer the voting card to another city official.

Seating Protocol during General Assembly. At the General Assembly, individuals with a voting card will sit in a designated area. Admission to the voting area will be limited to the individual in possession of the voting card and with a special sticker on their name badge identifying them as a voting delegate.

The voting delegate desk, located in the conference registration area of the Long Beach Convention Center in Long Beach, will be open at the following times: Wednesday, Oct. 16, 8:00 a.m.-6:00 p.m. and Thursday, Oct. 17, 7:30 a.m.-4:00 p.m. On Friday, Oct. 18, the voting delegate desk will be open at the General Assembly, starting at 7:30 a.m., but will be closed during roll calls and voting.

The voting procedures that will be used at the conference are attached to this memo. Please share these procedures and this memo with your council and especially with the individuals that your council designates as your city's voting delegate and alternates.

Once again, thank you for submitting your voting delegate and alternates by Wednesday, Sept. 24. If you have questions, please contact Zach Seals at zseals@calcities.org.

Attachments:

- General Assembly Voting Guidelines
- Information Sheet: Cal Cities Resolutions and the General Assembly



General Assembly Voting Guidelines

1. **One City One Vote.** Each member city has a right to cast one vote on matters pertaining to Cal Cities policy.
2. **Designating a City Voting Representative.** Prior to the Cal Cities Annual Conference and Expo, each city council may designate a voting delegate and up to two alternates; these individuals are identified on the voting delegate form provided to the Cal Cities Credentials Committee.
3. **Registering with the Credentials Committee.** The voting delegate, or alternates, may pick up the city's voting card at the voting delegate desk in the conference registration area. Voting delegates and alternates must sign in at the voting delegate desk. Here they will receive a special sticker on their name badge and thus be admitted to the voting area at the General Assembly.
4. **Signing Initiated Resolution Petitions.** Only those individuals who are voting delegates (or alternates), and who have picked up their city's voting card by providing a signature to the credentials committee at the voting delegate desk, may sign petitions to initiate a resolution.
5. **Voting.** To cast the city's vote, a city official must have in their possession the city's voting card and voting tool; and be registered with the credentials committee. The voting card may be transferred freely between the voting delegate and alternates but may not be transferred to another city official who is neither a voting delegate nor alternate.
6. **Voting Area at General Assembly.** At the General Assembly, individuals with a voting card will sit in a designated area. Admission to the voting area will be limited to the individual in possession of the voting card and with a special sticker on their name badge identifying them as a voting delegate.
7. **Resolving Disputes.** In case of dispute, the credentials committee will determine the validity of signatures on petitioned resolutions and the right of a city official to vote at the General Assembly.



How it works: Cal Cities Resolutions and the General Assembly

Developing League of California Cities policy is a dynamic process that engages a wide range of members to ensure Cal Cities represents cities with one voice. These policies directly guide Cal Cities' advocacy to promote local decision-making, and lobby against statewide policies that erode local control.

The resolutions process and General Assembly is one way that city officials can directly participate in the development of Cal Cities policy. If a resolution is approved at the General Assembly, it becomes official Cal Cities policy. Here's how resolutions and the General Assembly work.

Prior to the Annual Conference and Expo

General Resolutions



Sixty days before the Annual Conference and Expo, Cal Cities members may submit policy proposals on issues of importance

to cities. The resolution must have the concurrence of at least five additional member cities or individual members.

Policy Committees



The Cal Cities President assigns general resolutions to policy committees where members

review, debate, and recommend positions for each policy proposal. Recommendations are forwarded to the Resolutions Committee.

During the Annual Conference and Expo

Petitioned Resolutions



The petitioned resolution is an alternate method to introduce policy proposals during

the annual conference. The petition must be signed by voting delegates from 10% of member cities, and submitted to the Cal Cities President at least 24 hours before the beginning of the General Assembly.

Resolutions Committee



The Resolutions Committee considers all resolutions. General Resolutions approved¹ by either a policy committee

or the Resolutions Committee are next considered by the General Assembly. General resolutions not approved, or referred for further study by both a policy committee and the Resolutions Committee do not go to the General Assembly. All Petitioned Resolutions are considered by the General Assembly, unless disqualified.²

General Assembly



During the General Assembly, voting delegates debate and consider general and petitioned resolutions forwarded by the Resolutions Committee. Potential Cal Cities bylaws amendments are also considered at this meeting.

Who's who

Cal Cities policy development is a member-informed process, grounded in the voices and experiences of city officials throughout the state.

The **Resolutions Committee** includes representatives from each Cal Cities diversity caucus, regional division, municipal department, and policy committee, as well as individuals appointed by the Cal Cities president.

Voting delegates are appointed by each member city; every city has one voting delegate.

The **General Assembly** is a meeting of the collective body of all voting delegates—one from every member city.

Seven **policy committees** meet throughout the year to review and recommend positions to take on bills and regulatory proposals. Policy committees include members from each Cal Cities diversity caucus, regional division, and municipal department, as well as individuals appointed by the Cal Cities president.

¹ The Resolution Committee can amend a general resolution prior to sending it to the General Assembly.

² Petitioned Resolutions may be disqualified by the Resolutions Committee according to Cal Cities Bylaws Article VI, Sec. 5(f).



2025 Annual Conference and Expo

Long Beach Convention Center, Long Beach, CA [Visit Website](#)

Wednesday, October 08, 2025 - Friday, October 10, 2025 [iCalendar](#)

Pacific Standard Time

The League of California Cities is excited to announce that registration is now open for the **2025 Annual Conference and Expo** at the Long Beach Convention Center, Oct. 8-10!

The conference will feature inspiring keynote speakers and presentations on key topics for local leaders, plus numerous opportunities for peer-to-peer sharing with fellow California city officials.

Our popular [Expo Hall](#) will be brimming with opportunities to engage with organizations that provide essential services to cities. Expo spaces are available! Please visit our [Exhibitor and Sponsorship](#) page for more information on how to get involved and showcase your organization.

Importantly, the member-driven [General Assembly and Resolutions process](#) will take place during the conference. This is a great opportunity for a wide range of members to participate in the development of Cal Cities policy.

For registration questions, please contact Event Registration Specialist, [Megan Dunn](#).

For expo and sponsorship questions, please contact Exposition Sales and Event Sponsorship Manager, [Amy Wade](#).

For program questions, please contact Senior Education and Events Manager, [Christina George](#).

Please see our [event and meeting policies](#).

▼ Registration Information

Capacity is limited, and registration is subject to sell out prior to the deadline. [Register](#) early!

Full registration includes

- Admission to general and concurrent sessions and the expo hall
- Wednesday host city reception
- Admission to CitiPAC and diversity caucus receptions
- Thursday grab-and-go breakfast, Thursday lunch, and Friday grab-and-go breakfast

Pre-registration deadline

Online registration ends Friday, Sept. 26. After this date, please register on-site if space allows.

Registration Process:

Register online through your MyCalCities account. If you have not yet used your MyCalCities account, please review [details about the portal](#) and [contact us](#) with questions.

If you are registering someone other than yourself, first sign in as yourself and then choose the option to register someone else.

NOTE: A credit card is required for registration through MyCalCities. If you need to pay with a check, create your account and then reach out to [Megan Dunn](#) to request a mail-in registration form. Full payment is due at the time of registration.

Conference registration is required for all conference activities, including department, division, and caucus meetings as well as the General Assembly. Sharing of registration is prohibited.

To request an accommodation or for inquiries about accessibility, please contact [Megan Dunn](#). Every effort will be made to honor requests submitted.

FULL CONFERENCE REGISTRATION FEES

Member-City Official	\$ 725
Non-member City Official	\$1,725
Other Public Official	\$ 800
All Others	\$ 900

ONE-DAY REGISTRATION FEES

Member City Official	\$ 375
Non-Member City Official	\$1,375
Other Public Official	\$ 425
All Others	\$ 475

ADDITIONAL REGISTRATION OPPORTUNITIES

These events are not included in full conference or one day registration.

Pre-Conference Tours and Workshops - View [event details](#).

Member City Official	\$ 200
Non-Member City Official	\$ 375
Guest/Spouse Reception Pass*	\$ 125

**The guest/spouse fee is restricted to persons who are not city or public officials, are not related to any Cal Cities Partner or sponsor, and would have no professional reason to attend the conference. It includes admission to the Expo Hall, Wednesday's host city reception and the CitiPAC Event. There is no refund for the cancellation of a guest/spouse registration. It is not advisable to use city funds to register a guest/spouse. If you believe you are eligible for a guest/spouse pass, please contact [Megan Dunn](#).*

Refund Policy

Advance registrants unable to attend will receive a refund of the rate paid, minus a \$75 processing charge, only when a written request is submitted to [Megan Dunn](#), and received on or before Sept. 26. Refunds will not be available after this date. If you are unable to attend, you may substitute a colleague for your entire registration.

▼ Hotel and Travel

A limited number of discounted hotel rooms are available for registered attendees and exhibitors of the 2025

Annual Conference and Expo. Reserve by **Tuesday, Sept. 16**, or before rooms sell out.

STEP ONE:

Register via your [MyCalCities account](#).

Instructions on how to access your account can be found at [here](#).

STEP TWO:

After registering, you'll receive a confirmation email with a link to the Cal Cities housing information page to book your room at the discounted rate.

Important Scam Notice: Cal Cities does **not** use a housing service. Only trust emails from @calcities.org or the official hotel.

Parking and Transportation

Please visit the [Long Beach Convention Center](#) webpage for parking information. Parking prices are subject to change without notice.

Shuttles will also be available between certain hotels and the convention center. Please check the housing information page to confirm if your hotel is on the shuttle route. The shuttle schedule will be released at a later date.

Nearby airports:

Long Beach Airport (LGB): 10 miles

Los Angeles International Airport (LAX): 22 miles

John Wayne Airport (SNA): 30 miles

▼ Program

[View Session Materials](#)

SCHEDULE AT A GLANCE

(Schedule is subject to change.)

Tuesday, Oct. 7

Various Times

[Pre-Conference Tours and Workshops](#)
(additional registration required)

Wednesday, Oct. 8

8:00 a.m. - 6:00 p.m.

Registration open/Voting Delegates Booth open

8:00 a.m. - 12:30 p.m.

[Pre-Conference Tours and Workshops](#)
(additional registration required)

9:30 - 11:30 a.m.

AB 1234 Ethics Training

10:30 a.m. - 1:00 p.m.

Regional Division Lunches, Department and Caucus Meetings**

12:30 - 1:00 p.m.

First-Time Attendee Orientation

1:15 - 3:00 p.m.

Opening General Session*

3:00 - 5:30 p.m.

Expo Hall Grand Opening (non-compete 3:00 - 4:00 p.m.)*

4:00 - 5:30 p.m.

Concurrent Sessions, and Department and Caucus Meetings**

5:15 - 7:30 p.m.

Host City Reception

7:30 - 9:30 p.m.

CitiPAC Event

Thursday, Oct. 9

8:00 a.m. - 4:00 p.m.

Registration open/Voting Delegates Booth open

8:30 a.m.

Petition Resolutions Due

8:30 - 9:45 a.m.	
9:00 a.m. - 4:00 p.m.	Expo Hall Open
10:00 - 11:30 a.m.	General Session*
11:30 a.m. - 1:00 p.m.	Attendee Lunch in Expo Hall
11:30 a.m. - 1:00 p.m.	Regional Division Lunches**
1:00 - 2:30 p.m.	Resolutions Committee
1:00 - 5:15 p.m.	Concurrent Sessions; Department, Issues Group, and Caucus Meetings**
Evening	Regional Division and Caucus Events**

Friday, Oct. 10

8:00 - 11:30 a.m.	Registration open
7:00 - 8:15 a.m.	Regional Division Breakfasts**
8:00 - 10:45 a.m.	Concurrent Sessions
8:30 - 10:30 a.m.	General Assembly
8:45 - 10:45 a.m.	AB 1661 Sexual Harassment Prevention Training
11:00 a.m. - 12:30 p.m.	Closing General Session*

*No competing events may be scheduled during this time.

**Check with the staff assigned to your group for the specific day/time for this event. Additional registration may be required.

▼ SESSIONS

2025 Playbook for Developments in Municipal Finance Law and Policy [show details](#)

A Collaborative Discussion on Building Youth-Centered Cities [show details](#)

Addressing the Erosion of Trust in Local Government [show details](#)

ADUs, Group Homes, and Short-Term Rentals: Local Regulation and Enforcement [show details](#)

Advancing Municipal Climate Action Through Partnership [show details](#)

Are Council Meetings Getting Harder? Here's How to Make Them Smoother [show details](#)

Beyond Boundaries: How Garden Grove, Fountain Valley, and Westminster are Leading Innovation in Homeless Resources [show details](#)

Building Climate Resilience: Innovating for the Future in a Changing Funding Landscape [show details](#)

Building Family-Friendly Cities: Child Care as Critical Infrastructure [show details](#)

Coordinating Emergency Response: Who Does What and How to Prepare [show details](#)

Disaster Recovery Checklist and Best Practices for Municipalities [show details](#)

Economic Mobility and You [show details](#)

Effective Parking Management and the Future of Urban Parking [show details](#)

[Elevating Mental Fitness in the Workplace](#) [show details](#)

[From Council Chambers to Capitol Floors: Cultivating Leadership for Higher Office](#) [show details](#)

[How Cities Are Centralizing Communication to Boost Community Engagement](#) [show details](#)

[How Cities Can Lead in Protecting and Uplifting Trans Communities](#) [show details](#)

[How Redlands Reduced Homelessness Through Strategy and Collaboration](#) [show details](#)

[How to Pass a Local Sales Tax Measure in Today's Political Environment](#) [show details](#)

[Lessons from Malibu in Disaster Management, Mutual Aid, and Resiliency](#) [show details](#)

[Mastering Facilities Management in a Changing World](#) [show details](#)

[Maximizing Resources and Making Crime-Solving More Efficient with Data Intelligence Tools](#) [show details](#)

[Navigating Wireless Facility Permitting and Avoiding Common Pitfalls](#) [show details](#)

[PBx: Lessons in Branding for Local Jurisdictions](#) [show details](#)

[Preparing Local Leaders for Immigration Policy Changes](#) [show details](#)

[Proactive Wildfire Preparedness Programs for Municipalities](#) [show details](#)

[Reducing the Cost and Burden of General Plan Updates](#) [show details](#)

[Reframing Career Challenges as Leadership Milestones](#) [show details](#)

[Strengthening Communities Through Smarter Water Policy](#) [show details](#)

[Strengthening Local Governance Through Trust, Fundamentals, and Effective Partnerships](#) [show details](#)

[Tell It to Me One More Time: Sharing the Story of Your City's Financial Situation](#) [show details](#)

[The Benefits of Public-Private Infrastructure Partnerships](#) [show details](#)

[The New Grants and Economic Development Playbook](#) [show details](#)

[The Rising Tide of Plastics Litigation](#) [show details](#)

[Transforming Santa Ana's Public Library into a Community Hub](#) [show details](#)

[Trial by Fire: Communicating Effectively During Disasters](#) [show details](#)

[Using Development Agreements to Build Community Benefit Projects](#) [show details](#)

[Why Every Municipality Needs a Technology Plan — Yes, Even the Small Ones!](#) [show details](#)

CITY OF FERNDALE
TRAVEL AND REIMBURSEMENT POLICY
FOR EMPLOYEES, CITY MANAGER, MAYOR, COUNCILMEMBERS

Updated January 1, 2025

Seminars, workshops, conferences, and meetings that relate to or directly impact municipal operations may offer information that is beneficial and relevant to the City of Ferndale.

When any member of the City Council (including Mayor) wishes to attend, conduct, or coordinate a meeting, workshop or forum on behalf of the City, it is the responsibility of that individual to present a request to the City Council through the City Manager prior to the event. City Staff support to the Mayor or City Council relative to meetings or workshops must be cleared through the City Manager.

Staff shall apply to the City Manager for travel authorization. The City Manager shall review for approved budget and fund availability before authorizing travel. Because staff travel budgets have been pre-approved, staff travel requests need not go through the City Council.

Upon return from or completion of seminars, workshops, forums, or conferences at which Staff or the Council member attended or served in an official capacity, he/she shall either prepare a written report for distribution to the Council, or shall make an oral report during the next regular meeting of the Council. The report will detail what was learned at the session(s) that relates to or impacts the City.

The following will serve as a guideline for travel expense reimbursement by the City. These figures will be determined during the budget process. Higher rates may be approved by the City Manager.

<u>Personal Vehicle</u>	Total miles driven times the current IRS reimbursement amount.	
<u>Meals</u>	Breakfast	Actual up to \$17.00
	Lunch	Actual up to \$18.00
	Dinner	Actual up to \$34.00
	TOTAL	\$74.00/day
<u>Lodging</u>	Actual receipted lodging up to \$110.00 plus taxes or CA Per Diem Rates	
<u>Wages (Staff)</u>	Employee is paid for a normal 8-hour workday, or wage begins when employee leaves home, includes time spent waiting at airports, time in the air, etc.	

When a travel request is approved by the City Manager or City Council, it is understood that additional costs associated with the travel that exceed approved levels will be borne by the attendee and not the City. The City may pay advances for some travel fees, hotel accommodations, vehicle rentals, etc.

Reimbursement requests will be presented to the City Manager and must be accompanied by receipts for all expenditures. For the Council and City Manager, the actual payment must be approved by the Council through the Consent Calendar vote. Once approved by the Council, the check shall be issued within 10 working days.

This policy will replace the 08/04/2004 Travel and Reimbursement Policy and the 10/14/02 Policy on Conducting and/or attending seminars, workshops, conferences, and meetings in official capacity for mayor and council members.

Meeting Date:	August 20, 2025		Agenda Item Number		13.e	
Agenda Item Title	Approve First Amendment to Lease Agreement with the Ferndale Senior Resource Center					
Presented By:	City Manager					
Type of Item:	x	Action		Discussion		Information
Action Required:		No Action	x	Voice Vote		Roll Call Vote

RECOMMENDATION:

Approve City Manager to sign first amendment to the lease agreement between the City and Ferndale Children's Center.

DISCUSSION:

The city has a lease agreement with the Ferndale Children's Center for the partial rental of the Community Center. That contract expired on July 1, 2024. Since that time, we have been on a month-to-month basis.

The amendment, if approved, will extend the lease to June 30, 2028. There are only a few changes to the current lease. The changes include the following: extending the lease until June 30, 2028; makes some language edits to the utilities section; and changes the terms of the water usage percentage.

FISCAL IMPACT:

None

ATTACHMENTS:

1. First Amendment to Lease Agreement

**FIRST AMENDMENT TO COMMUNITY CENTER
LEASE AND LICENSE AGREEMENT**

This FIRST AMENDMENT TO FERNDALE COMMUNITY CENTER LEASE AGREEMENT ("Amendment") is made effective as of July 1, 2025 ("Amendment Effective Date"), by and between the City of Ferndale, a municipal corporation ("CITY") and Lisa Armstrong, an individual doing business as Ferndale Children's Center ("AGENCY").

RECITALS

WHEREAS, the parties entered into a Ferndale Community Center Lease Agreement effective March 1, 2024 (the "Agreement"); and

WHEREAS, the parties desire to amend certain provisions of the Agreement to reflect updated terms and conditions;

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree to amend the Agreement as follows:

AMENDMENTS

1. Amendment to Section 3.01. As of the Amendment Effective Date, Section 3.01 of the Agreement is deleted in its entirety and replaced with the following text:

3.01 AGENCY shall be responsible for the payment of heat and propane, electricity, garbage and refuse collection and janitorial/cleaning.

2. Amendment to Section 3.02. As of the Amendment Effective Date, Section 3.02 of the Agreement is deleted in its entirety and replaced with the following text:

3.02 AGENCY to pay 35% of water charges to the Community Center, including that portion of the Community Center rented to the FSRA. City shall invoice Agency monthly and provide a copy of the bill from Del Oro Water.

3. Amendment to Section 16.01. As of the Amendment Effective Date, Section 16.01 of the Agreement is deleted in its entirety and replaced with the following text:

16.01 Term of Lease. The term of the Agreement commences on March 1, 2024, and shall continue in effect until June 30, 2028 (the "Term"), unless sooner terminated in accordance with this Agreement.

4. Confirmation of Agreement. Except as specifically amended herein, all other terms and conditions of the Agreement remain in full force and effect. In the event of any conflict between this Amendment and the Agreement, the terms of this Amendment shall control.

IN WITNESS WHEREOF, the parties have executed this Amendment as of the day and year first written above.

City of Ferndale

Lisa Armstrong

By: _____

By: _____

Kristene Hall, Acting City Manager

Lisa Armstrong

Date: _____

Date: _____

Attest:

By: _____

Lauren Boop, Deputy City Clerk

Section 14

CORRESPONDENCE

Correspondence Files are available for review at City Hall during regular business hours, Monday through Thursday, 9am to 4pm.

Section 15
COMMENTS FROM THE COUNCIL

Section 16
REPORTS

City Manager's Report
Commissions and Committee Reports
Minutes from JPAs and Reports

City Managers Report for August 2025 City Council Meeting

CITY MANAGER (July 28, 2025 – August 14, 2025)

I have spent the last couple of weeks trying to get up to speed on everything possible to better assist me in the new role of Acting City Manager. It has been a very informative time, and I will continue to learn as much as possible in the upcoming weeks.

Grant Updates

- **Arlington Ave Drainage Project:**

I have reached out to GHD (Brett Vivyan) with both the Arlington Drainage Project and the Raising of the Berm. We have signed the appropriate documents, adding myself as Acting City Manager, so I am able to sign funding requests and status reports. I have planned a “field trip” with Brett to the Drainage Project Site on Wednesday, August 13th at 4:15 to better acquaint myself with the project. We are in the process of addressing some concerns from the Fair Board and will continue to keep the Council updated.

We are also working to find any ways possible to add a proposed bike path to the project.

- **Per Capita:**

We are buttoning up this grant. There is a little extra money that was left over from the Russ Park end that we are trying to see if we can get moved over to the Fireman’s Park side.

- **5th & A Street:**

We are awarding the bid to RAO Construction. They are anxious to get started so I am anticipating they will begin construction as soon as all the needed documents are filed. Our best guess and hope is construction will begin in the next 30-60 days. Just as an FYI, once contract is awarded and documents are submitted a Notice to Proceed will be given. Once that is given the project must be completed in 90 days. Also, the grant funds need to be used by December 31, 2025.

- **OurEnergy Microgrid:**

Biweekly meetings are being held in conjunction with this project. They will also be giving an update to the Council at a study session being held prior to the August 20, 2025 meeting.

- **State Transportation Improvement Program (STIP):**

Currently working with Planner Michelle Nielsen and City Engineer Brian Ontiveros to look into this new grant opportunity that could possibly provide some funding for a rehab project for streets and roads.

Public Works Projects:

I was able to go out for the day with public works to look at different areas concerning drainage, roads, and various projects. It was very informative.

- **Wildcat Road Slip out:**

This project is on tonight’s agenda to authorize emergency work. The road will need repairs before the rain starts, or we risk a major slip out. MCI has given us an estimate and we are on their schedule to get the work completed.

- **East Side Drainage:**

Coordinated with Public Works, Joseph Alexander, Tom Stephens, Bill Becker, Brian Ontiveros, and Nathan Ludwig to do a walk along the channel and set a time to get the channel cleared.

- **Francis Creek Vegetation Removal**

The volunteers started on Tuesday, August 12th. They did a great job and completed the cleanup the same day.

Russ Park

Email conversations with Ken Mierzwa, the chair of the Russ Park Committee. He sent an informative update on the Russ Park Committee activities (shared in tonight's reports section). They are doing an amazing job. I plan on doing a tour with Ken in the upcoming weeks to see the new trail, signs, and maintenance done to date.

Fireman's Park

The Restrooms are scheduled to be demolished in the upcoming days. Two B & B's were brought in on Wednesday, August 6th to accommodate the public while this new facility is being constructed.

Community Center

We are looking into a couple projects that need to be done including complete repair of the back porch, stairs, and overhang; painting; and a bathroom remodel in the Children's Center. We are hoping to get some local grants to help fund some of the repairs needed.

The water heater failed this past week and needed immediate replacement.

To date this year (2025) we have rented the facility 6 times to non-profits and 4 times to private parties.

Regular Meetings:

- Daily Meeting with Lauren Boop, Finance Director
- Daily Meetings with Ron Sligh, Police Chief
- Daily Meetings with Mayor Cady
- Weekly meetings with Public Works.
- Weekly meetings with Planners and Engineer
- Monthly Meetings
 - City Council Meeting
 - Drainage Committee
 - City Managers' Meeting (Last Thursday of the Month)

STAFF REPORTING JULY 2025

CITY CLERK ACTIVITY

Meeting Activities:

- Meetings with City Manager regarding work activities and council agenda.
- Met with Mayor to discuss agenda items.
- Attended, Wrote Agenda, and Compiled Packets for:
 - City Council Meeting 07/16/2025
 - Planning Commission Meeting 08/06/2025
 - Drainage Committee Meeting (Cancelled)
- Transcribed and drafted meeting minutes
- Uploaded meeting videos for all above listed meetings.
- Posted all meeting agendas and public notices
- Uploaded meeting packets to City Website.
- Meeting with FSRA Board Members & Executive Director 07/09/2025
- Meetings & Conversations with Attorney regarding City Business
- Meetings with Community Center & Town Hall Renters to go over Facility

Projects

- Started Sewer and Drainage Assessments
- Assisted the public via telephone and email, answering questions and information requests.
- On-going communications with contract Engineers and City Planner about agenda items before the City Council, Planning Commission, and Drainage Meetings.
- Processed Building Permits, Encroachment Permits, and Parade Permits
- Communications with the Building Inspector to review plans and discuss finals on projects.
- Pick up and distribute City correspondence.
- Organized and filed paperwork.
- Processed checks, created revenue spreadsheet, and ready deposit for bank drop-off.
- Responded to Public Records Act requests.
- Maintained minutes, resolution, ordinance, and agenda binders.
- Read weekly ERMA bulletins.
- Processed Monthly Reports to Assessor's office and Construction Industry Research Board
- Processed Community Center & Town Hall Rentals

FINANCE OFFICER ACTIVITY

Tasks:

- Answered phones and assisted citizens at City Hall
- Processed Payroll/Payroll Tax Payments
- Processed Accounts Payable
- Processed Accounts Receivable
- Completed Quarterly Duties
- Reconciled Monthly Debits and Credits for both GL and Russ Park accounts in accounting software
- Delivered and received mail correspondence
- Reviewed ERMA and HR bulletins
- Provided necessary documents to Kris for City Council Meeting
- Set up chairs and tables for various meetings at Town Hall
- Provided necessary documents to Stacey and Kris for month end

- Billed customers for Septic Dumps and Health Inspections
- Sent Late Notices for all open invoices
- Assisted the City Manager in the application and reporting for various grants
- Updated notes in Finance Clerk Duties Manual on all new tasks and duties learned
- Assisted in transition of City Managers
- Communicated with grant contacts and performed steps to continue projects
- Assisted with Audit preparations for FY 24/25

CITY PLANNER ACTIVITY

General Planning Services

Task 1 Response to Public Information Request:

- Griggs ADU on 031-182-005: review of applicant's proposal (using applicant's site plans) for compliance with State ADU law, and how the Zoning Ordinance setbacks apply to the project; communications with City Clerk recommended determination of proposal. Compiled and e-filed communications.
- APNs 031-084-002 & -009: Phone call about the application of land use regulations to convert existing building to residence.
- Replying to public query about City zoning regulations for wireless communications tower.

Task 2 CEQA Compliance

No Planning actions for reporting period.

Task 3 Community Planning – Reporting, Other Planning Activities

No Planning actions for the reporting period.

Task 4 Meetings and Hearings, and Materials:

- Communications and coordination with City Clerk for July 2025 City Council meeting.
- Communications and coordination with City Manager for July 10 Drainage Committee meeting, and July 17 City Council meeting. Prepared brief talking points for Drainage Committee meeting at City Manager's request.
- Prepared planner's report of June 2025 activities for July 16 City Council meeting. Prepared City Council staff reports for agenda items on 1) HCD's May 2025 letter of inquiry (LOI) and City's June 2025 letter of response; and 2) the commencement of 7th housing element update cycle. Attended July 16 City Council meeting.
- Following July 16 City Council meeting, prepared zoning map information in response to public comments submitted.
- Communications with City Manager on planning priorities for fiscal year.
- Planning Commission – Did not attend July meeting. Prepared August 6 Planning Commission agenda packet at the request of the City Clerk.
- HCAOG Technical Advisory Committee (TAC) – Meeting cancelled by HCAOG.
- Regional Climate Action Plan – No meetings scheduled during reporting period.

Task 5 GIS Mapping

No Planning actions for reporting period.

Task 6 Grant Writing/Funding Coordination

- Coordination with City Engineer for meeting about the potential of hosting a Vision Zero demonstration project; also provided HCAOG Executive Director info about housing that's affordable in the City.

- Communications with City Manager and Engineer about upcoming STIP cycle.

Planning Applications and Pre-Application Consultations

No Planning actions for reporting period.

6th Cycle Housing Element

To demonstrate City's good faith effort to complete its Housing Element programs in a timely manner, prepared and sent email to HCD documenting the publication of public hearing notice, and the signed Ordinance for 1st reading.

7th Cycle Housing Element

- Completed HCAOG's 7th cycle housing element survey.
- Preparing for HCAOG meeting to discuss the possible methods of allocating the region's RHNA number; attended meeting (in-person).

Special Planning Projects

Group 1: Zoning Ordinance Amendments to Implement 6th Cycle Housing Element, Land Use Element, and Safety Element

Updated PowerPoint on Group 1 amendments for July 16 City Council hearing.

Prepared a PDF of the proposed zoning map amendments that zooms in closer to better show the proposed changes, and sent PDF to City Manager.

Group 2: Zoning Ordinance Amendments to Implement 6th Cycle Housing Element, Land Use Element, and Safety Element

- Researched State law and ordinances of other cities for discretionary demolition procedures, adequate findings for use permits and special permits, and regulations for voluntary mergers.
- Communications, including phone calls, with City Engineer on the amendments to the Subdivision Ordinance for lot line adjustments, the expiration and extension for tentative subdivision maps, and voluntary parcel mergers. Also revised drafts per input from City Engineer.
- Prepared draft -SPA combining zone regulations: reviewed the 2024 Land Use Element of the General Plan to ensure the draft -SPA combining zone is consistent.
- Emailed draft amendments to City Attorney.
- Prepared clean and track changes versions of the draft Ordinance amendments for posting on the City's website.
- Prepared and finalized August 6 Planning Commission staff report and resolutions, and PowerPoint.

CITY ENGINEER ACTIVITY

General City Engineering Services:

- Phone calls / emails with the City Manager and staff regarding various City items.
- Firemen's Park Bathrooms
 - Discussion with the City Manager regarding project
 - Prepare cost estimates for different options to modify the sewer line.
- 5th & A Streets Intersection Repair Project
 - Site Walk with Prospective Bidders on the Project
 - Bid Opening on 7/23
 - Prepared bid results

- RAO was the apparent low bidder for the project
- Regional Vision Zero Action Plan
 - Discussions with staff
- Housing Element
 - Discussions with the City Planner regarding language modifications of the Lot Line Adjustment and Parcel Map Ordinances.

Reimbursable Project Services:

- Nunes Grading
 - Send Letter to Mr. Nunes regarding grading violation.

WASTEWATER OPERATIONS

- Monthly samples prepared and sent to North Coast Labs
- Operators perform lab tests daily to measure efficiency of plant
- Cleaned filters...
- Monthly eSMR (electronic State Monthly Report) prepared and submitted
- Monthly no spill verification report completed on CIWQS website
- Continuous monitoring and adjustments to sludge blanket...
- Front gate chain oiled each Monday
- Inspect manholes throughout town weekly
- Repair UV lamps.
- Weekly maintenance performed on UV banks
- Service and maintain Aqua dams around pond.
- Dewater for total of 32 hours. Sludge dried at old site
- Maintenance on filters, clean nozzles
- Operators cleaned walls and catwalk.
- Removal of duck weed from clarifiers on weekly basis.
- Removed and serviced a series of internal pumps.
- Hydro Jett Main St. Multiple times to damaged collection system in front of Pizza Co.
- Hydro Jett Dr office many times to clear collection system on Main St.
- Multiple days of computer work to upgrade and repair our Scada system at treatment plant.
- Emergency repair and back up at 1182 Main St residence..
- Billed, Steve's Septic, Taylor and Wyckoff a total of 6684.00 for the month of July 2025. 30 total dumps for total of 39,550 gallons.
- Total flow through plant. JULY was 5.18 MGD. Of that .147 MGD average flow to irrigation and .342 MGD was pumped to retention pond.
- 0" inches of Rain in JULY 2025

PUBLIC WORKS

- Continued with monthly and daily duties. Such as, cleaning and maintenance of city's bathrooms, mowing of city's owned properties, cleaning of storm drains, keeping streets clear of debris and the maintenance of city's facilities.
- Cut vegetation along Bluff St.
- Took old copier printer from library to recycling center.
- Pick up and haul off loads of debris from town hall flower bed restoration.
- Pick up load of soil from Dennis Leonardi for town hall flower bed.
- Continued cleaning the edge of Main St and islands on north end of town.

- Cut trees back at the entrance to cities burn and dump site on Port Kenyan Rd.
- Walked Francis Creek with Tom Stephens to determine what debris needs cut and removed for flood control.
- Quotes for Community Center porch, stairs, and awning that are rotten.
- Got new stadium lights for Fireman's park to replace old obsolete burnt-out lights.
- Helped sewer department burn vegetation at the burn site on Port Kenyan Rd.

POLICE DEPARTMENT

The department assisted with the 4th of July Parade.

Fortuna PD made a mutual aid request for assistance at a concert held on July 12th. We provided one officer. They also requested assistance for the Rodeo on July 18th & 19th. We provided one full-time officer and three reserve officers.

Reserve Officer Dickey attended a 40-hour Crisis Intervention Training in Eureka.

CERT: Assisted with traffic control during the 4th of July parade and towed the CERT Trailer in the parade as an advertisement for the CERT Program.

Police Statistics – July 2025

SERIOUS CRIMES	Number	Cleared
Homicide	0	
Rape (Attempted)	0	
Robbery	0	
Larceny	1	0
Assault	0	
Burglary	0	
Vehicle Theft	0	
TOTAL	1	
SECONDARY CRIMES	4	
Calls for Service	261	
Reports Written	11	
Traffic Citations	16	
Other Citations	0	
Parking Citations	2	
Warnings	33	
ARRESTS		
AGENCY ASSISTS	21	
TRAFFIC COLLISIONS	1	

CITY OF FERNDALE, HUMBOLDT COUNTY, CALIFORNIA, USA

Minutes for Planning Commission Meeting of June 4, 2025

Call to Order—Chair Jerry Rocha called the Planning Commission Meeting to order at 6:01 pm. Commissioners Stuart Altschuler, and Mia Rudynski were present along with City Clerk Kristene Hall. Those in attendance pledged allegiance to the flag.

Roll Call— Commissioners Altschuler and Smith were absent

Ceremonial-None

Modifications to the Agenda – None.

Approval of Previous Minutes – There were no comments from the Commission or Public.

Motion: To approve the minutes of May 7, 2025, Regular Planning Commission Meeting. **(von Frausing-Borch/Rudynski) Unanimous**

Public Comment- There were no public comments

DESIGN REVIEW PERMITS:

831 Main Street: A Design Review Application was submitted to repaint the residence and garage located at 831 Main Street. The applicant was present and presented the Commissioners with paint swatches and pictures of the proposed outcome. The applicant explained they were still in the process of deciding which trim colors they wanted to proceed with and would plan on presenting those at the next meeting.

MOTION: to approve the repainting of the residence and garage using the approved colors presented. (von Frausing-Borch/Rudynski) Unanimous

315 Main Street: A Design Review Application was submitted to repaint the business located at 315 Main Street (Hotel Ivanhoe). The applicant was present to answer any questions. The applicant presented the proposed colors. The applicant also added that he would be raising the spindles on the railing and raising them to meet current codes.

MOTION: to approve the repainting of the business using the approved colors presented. (Rudynski/von Frausing-Borch) Unanimous

PUBLIC HEARING:

None

BUSINESS:

Change July Date of Planning Commission: Staff [presented the option for the Planning Commission to change the date or cancel the July Meeting due to the 4th of July holiday. After a discussion, the Planning Commission decided to keep the July 2, 2025 date available, if needed, to conduct a meeting but directed staff to cancel the meeting if there was no pressing business.

MOTION: No motion needed

Building Permits Issued March 21, 2025 – April 29, 2025: No Comments

Correspondence: None

Commissioner Comments: Commissioner Rudynski asked staff to look into information on the Mill's Act. Staff will do some research to see what information in can locate.

City Planners and City Clerk's Staff Reports: None

Adjournment: Chair Rocha adjourned the meeting at 6:38pm

Respectfully submitted,

Kristene Hall, City Clerk

CITY OF FERNDALE, HUMBOLDT COUNTY, CALIFORNIA, USA

Minutes for Planning Commission Special Meeting of July 1, 2025

Call to Order—Chair Jerry Rocha called the Planning Commission Special Meeting to order at 5:00 pm. Commissioners Jorgen von Frausing-Borch, Josh Smith, Stuart Altschuler, and Mia Rudynski were present along with City Clerk Kristene Hall. Those in attendance pledged allegiance to the flag.

Roll Call— All Present

DESIGN REVIEW PERMITS:

831 Main Street: City Clerk Kristene Hall stated a Design Review Application was previously approved (DR2502) which included approval of the main body color of the residence and garage. Hall stated that at this time the applicants were looking for approval of the trim and accent colors. The Commission stated they were happy with the colors and how nice it was looking.

MOTION: to approve the trim and accent colors on the residence and garage as presented in the application. (von Frausing-Borch/Altschuler) Unanimous

614 Main Street: A Design Review Application was submitted to repaint the residence at 614 Main Street. There were no questions or comments.

MOTION: to approve the repainting of the residence using the approved colors presented. (von Frausing-Borch/Rudynski) Unanimous

117 Berding Street: A Design Review Application was submitted to repaint the residence at 117 Berding Street. The applicant was present. Commissioner Rudynski asked if the garage was to be painted as well. The applicant stated that it was going to be painted to match. Commissioner Altschuler questioned if the fence was being painted. The applicant stated the fence was not being painted at this time.

MOTION: to approve the repainting of the residence and garage using the approved colors presented. (Altschuler/Smith) Unanimous

900 Main Street: A Design Review Application was submitted to repaint the residence at 900 Main Street. There were no questions or comments.

MOTION: to approve the repainting of the residence using the approved colors presented. (Rudynski/von Frausing-Borch) Unanimous

Adjournment: Chair Rocha adjourned the meeting at 5:10pm

Respectfully submitted,

Kristene Hall, City Clerk

RUSS PARK COMMITTEE MEETING MINUTES

Location: 834 Main Street **Date:** July 8, 2025 Ferndale, CA 95536 **Time:** 6:30 pm

1. CALL MEETING TO ORDER /ROLL CALL

Curtis Barry, Sammantha Melton, Patt Sweeney, Ken Mierzwa and John Miller are present. Meeting starts at 6:30 pm.

2. MODIFICATIONS TO THE AGENDA

None.

3. PUBLIC COMMENT (FOR ITEMS NOT OTHERWISE ON THE AGENDA)

None

4. BUSINESS

A. Approval of June minutes*

Add 'and others,' to the last sentence of the June 10th Minutes. Patt makes the motion to approve and John seconds it. The motion passes.

B. Friends of Russ Park update

No update from Judy.

C. Tee-shirts

Patt says tee-shirts should be done soon, color images are ready. They may be done before August.

D. Berry Run Trail

Some progress to report, Ken and Patt went up 2 weekends in a row. More progress with flagging and figuring out brush clearance. The group is feeling good about doing more work later on in the month.

E. Art in the Park update

No updated news about art in the park.

F. Progress report on trail maintenance

Trails are in good shape. Some spots have been brushed twice. Some spots on the trail could use some work on the actual path. The group discusses trail access for rescues if anyone got hurt in the park.

G. Russ Park Strategic Master Plan updates
Ken has made some limited progress on the master plan.

H. Regional open space meetings and communications

I. No new updates.

5. ADJOURNMENT

Adjournment at 7:47 pm.

Russ Park Special Report

August 8, 2025

This report is intended to provide an update on recent activities related to Russ Park.

Berry Run Trail

As of early August the Russ Park Committee has constructed approximately 75 percent of the new “Berry Run” trail within the easement granted in spring 2025 across Lorenzen property. The trailhead is located on Eugene Street just before the Del Oro building, about one-quarter mile from the Eugene Street-Harrison Street intersection (see map at end of text). The trailhead is an easy walk from Main Street or Fireman’s Park, and is intended to provide a safe walking access option for visitors to the park. The easement includes the opportunity to build a small (two or three cars) parking lot at the trailhead in the next few years.

The new trail joins the existing Pacific View Trail a little below the Francis Creek viewpoint, and gently rises to an open spruce-fir forest on the ridge top with widely spaced trees and a grassy understory. This clearing has been identified as one of three potential locations for future placement of a bench or table. From the ridge, the trail follows a remnant of a late 1940s logging haul road downslope, switchbacks down to another haul road remnant, then meanders through an area of lush fern growth. As of early August this is the terminus of upper trail construction. A path has been identified downslope to a third haul road remnant, and a little below that is the upper end of the lower trail section constructed to date; about 278 straight-line horizontal feet and 60 feet elevation currently separate the upper and lower trail segments. The lower segment switchbacks into a clearing before dropping past a large big leaf maple to the Eugene Street trailhead.

Although the remaining section of trail to be constructed is short, it covers some relatively steep and complex terrain with dense shrub cover and will require some time to complete. The segments already constructed also require some finishing work, ranging from minor to moderate depending on location. The goal is to complete the trail by this fall, and then monitor it during the first significant rain events and adjust as necessary to minimize erosion. Typically this means construction of a few water bars and possibly minor re-routes.

All new trail construction to date has been done by Russ Park Committee members.

Once the trail is complete and safely walkable, the committee will inquire whether city staff and city council desire to schedule an official ribbon cutting event.

Signs

City grant writer Rick Hill has ordered trail signs and a small wooden kiosk for the new Berry Run Trail. At this writing the signs are complete, and the printer is waiting for sign bases to arrive from the vendor. The committee will install one trail sign at each end of the trail, and the kiosk a short distance above the lower trailhead. The signs and kiosk were funded with existing state Prop 68 grant money.

Trail Maintenance

Trails are in overall very good condition. Multiple brush trimming events took place in late spring and early summer, including a community volunteer day attended by over a dozen

individuals. This is in addition to the routine trail checks and maintenance done by committee members throughout the year. There were no major tree falls on or adjacent to trails this past rainy season, a refreshing break from the year before when three large fallen trees had to be cleared. A few areas have been identified for more intensive future maintenance, including rebuilding a wooden staircase which has begun to deteriorate after an estimated 28 years of use, reinforcement of a few very small areas of edge erosion, and relocating a very short section of the Ferndale View trail to bypass an area where the trail is too close to a steep slope.

Eugene Street Trail

The city has been involved in occasional discussions with the Silva family about the existing Eugene Street Trail. Public access to and from the trailhead is assured by a 1957 court decision; however that access was apparently never formalized with a city easement. The Silva's have now asked to be named as an additional assured on City insurance, their mortgage holder is apparently concerned about risk associated with members of the public following the private road to the trailhead. There is precedent for similar insurance arrangements (e.g., the City of Arcata on trails crossing Green Diamond Timber Company land) but because the trailhead is outside the Ferndale city limits, a formal easement may be required. Resolution of this issue is desirable to ensure the continued public use of the Eugene Street trail. Resolution may also facilitate future discussions on other matters of potential benefit to the City and the park.

Parking Lot

Last fall the existing main parking lot was expanded using Prop 68 funding. Volunteers cleared brush along the east, south, and west edges of the lot and four truckloads of gravel were delivered and then graded by City public works staff. The greatest expansion was on the east edge, where enough space for several additional cars was added. Recent monitoring on busy weekends indicates that the larger lot easily accommodates use on all but a few peak hours on the busiest holiday weekends. On parts of two days in 2025 we observed some creative parking solutions but have not seen the once common overflow onto wide portions of the Bluff Street shoulder.

Friends of Russ Park

A non-profit group has been formed by Ferndale resident Judy Dixon to help support park activities. The friends group funded the design and printing of new park brochures, and more recently tee-shirts to be distributed initially to park volunteers and eventually offered for sale to the general public. Ms. Dixon attends occasional committee meetings and has been a welcome addition.

Strategic Plan

Over the past year the committee has begun to develop a strategic plan for Russ Park. The first half of the document, with a focus on characterizing existing conditions, is to final draft stage. The next batch of effort will go into the goals and objectives portion of the document, which currently exists as a rough framework. Most strategic planning effort occurs in rainy season when trail maintenance activities tend to be at lower levels of effort. Once the entire document is to final draft stage it will be made available to city council and staff for review and comment.

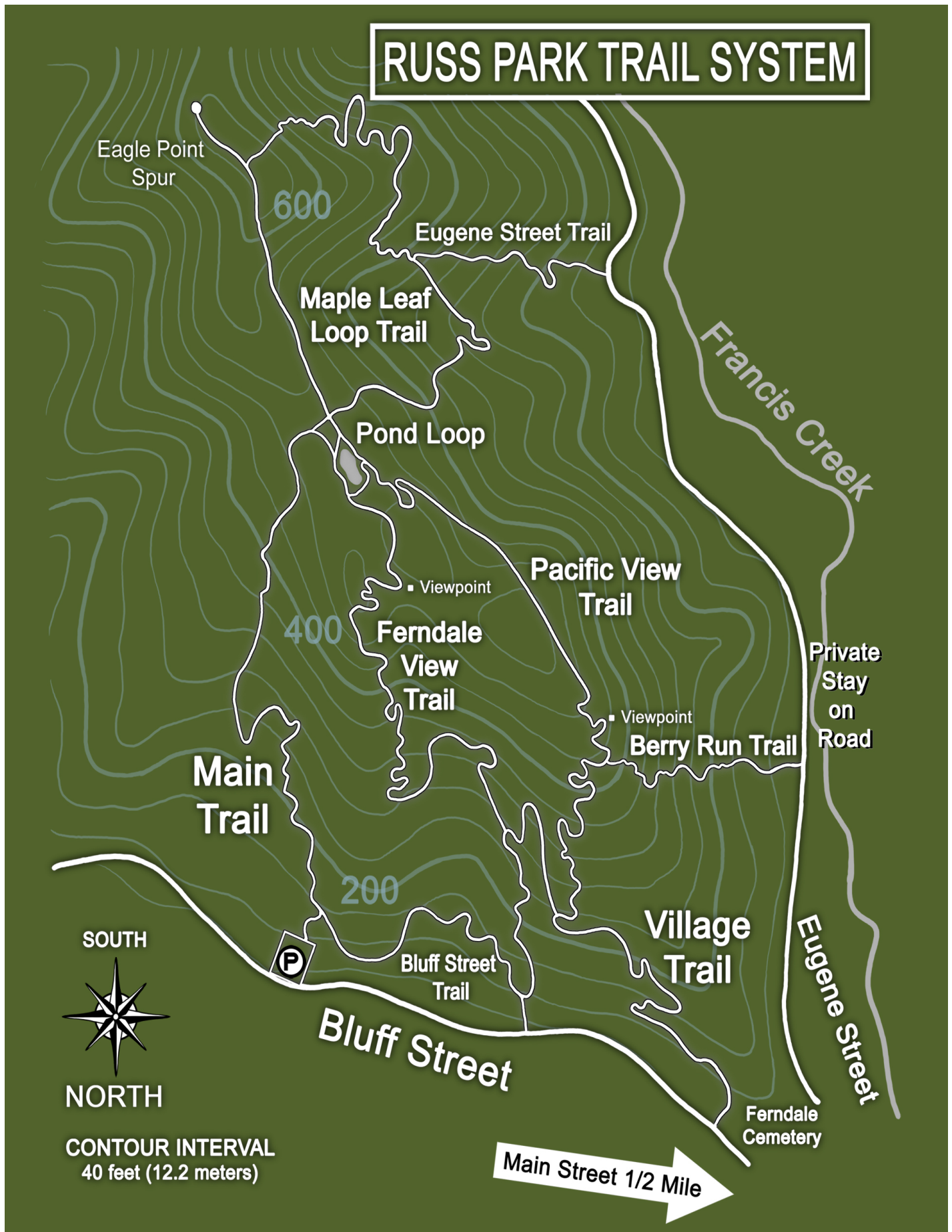
The strategic plan begins from the requirements of the deed restriction from the original gift of the land to the City, and will identify policies which facilitate park management consistent with the original mission statement.

Regional Networking

A relatively recent development, within about the past year, has been increased communication with representatives of other trails and open space entities in the region. This has included attendance at trails events as well as free training opportunities. For example, the committee chair attended a Siskiyou Mountain Club event to learn techniques for building and maintaining trails to U.S. Forest Service standards. There has also been discussion of possible work swaps with other trails groups, such as spending days helping to maintain each others trails which provides opportunities to learn how others address common issues.

Summary

Activities in Russ Park in 2025 have focused on maintaining and enhancing passive recreational use of the park and the trail system in ways that do not harm the mature Sitka spruce-grand fir-Douglas fir forest ecosystem. Russ Park recently has been highly rated in reviews on trails apps such as AllTrails by both local residents and visiting tourists. The park is included in several published guidebooks to regional trails. With the anticipated opening of additional local hiking opportunities (Salt River-Riverside Ranch levee, Eel River Estuary Preserve) in the near future this could help to attract additional future visitors to Ferndale.



Caption

Item 4a

**HUMBOLDT COUNTY ASSOCIATION OF GOVERNMENTS****Regional Transportation Planning Agency****Humboldt County Local Transportation Authority****Service Authority for Freeway Emergencies**

611 I Street, Suite B

Eureka, CA 95501

(707) 444-8208

www.hcaog.net

BOARD OF DIRECTORS**MEETING RECORD**

June 16, 2025, 4:30 p.m.

Eureka City Hall, Council Chambers

531 K Street, Eureka CA 95501

Present:

Supervisor Steve Madrone (Vice-Chair)

Councilmember Kat Napier

Councilmember Skip Jorgensen

Mayor Kim Bergel

Mayor Pro Tem Bryce Kenny

Councilmember Robert Orr

County of Humboldt

City of Blue Lake

City of Ferndale

City of Eureka

City of Trinidad

City of Rio Dell

Policy Advisory Committee Members:

Alex Stillman (Alternate)

Tatiana Ahlstrand

Humboldt Transit Authority

Caltrans

Absent:

Mayor Mike Johnson (Chair)

Councilmember Stacy Atkins-Salazar

City of Fortuna

City of Arcata

Staff:

Brendan Byrd

Amy Eberwein

Executive Director

Administrative Services Officer

1. Call to Order

Vice Chair Steve Madrone called the meeting of June 16, 2025, to order at 4:30 p.m.

2. Adjournment of the HCAOG Board; Convening of the Policy Advisory Committee (PAC)

The PAC convened to include representatives from Caltrans and Humboldt Transit Authority.

3. Public Comment on Non-Agenda Items - None**4. Consent Calendar****Motion was made** (Bergel/Jorgensen) to approve the following consent items:**a. Approval of Meeting Records – May 15, 2025****b. Regional Surface Transportation Program (RSTP) Policy and Allocations**

The PAC recommended that the HCAOG Board approve the Fiscal Year 2024-25 RSTP Policy and Allocations.

c. Federal Fiscal Year 2025 Federal Transit Administration Section 5311 Fund Allocation Request and Information on the 5311(f) Program

The PAC recommended that the HCAOG Board adopt Resolution 25-13 approving the programming of FFY 2025 Federal Transit Administration Section 5311 Program funds to the Humboldt Transit Authority for Operating Assistance and Resolution 25-14 authorizing the Executive Director to sign and execute a certification and assurance form for all FFY 2025 5311(f) applications that meet the program requirements.

d. Funding Agreement Between Humboldt Transit Authority, County of Humboldt, and HCAOG Regarding Dial-A-Ride Service Operating and Administrative Cost Sharing

The PAC recommended that the HCAOG Board approve the Funding Agreement as proposed by Humboldt Transit Authority and authorize the Executive Director to sign the one-year contract approving HCAOG's portion of \$132,639 for supplemental paratransit service for Fiscal Year 2025-26.

Motion was approved unanimously.

5. Items Removed from Consent Calendar – None

6. PAC Action Items

a. Authorize Executive Director to Submit Carbon Reduction Program Funding Allocation Requests for Local Agency Recommended Projects

Motion was made (Bergel/Napier) to recommend that the HCAOG Board approve the Carbon Reduction Program local funding requests and programming strategy as recommended by the TAC and authorize the Executive Director to complete all necessary documentation.

Motion was approved unanimously.

7. Discussion Items

a. Proposed Approach to the Regional Climate Action Plan (RCAP) Committee and Manager Position for FY 25-26

Executive Director, Brendan Byrd, provided updates on the Regional Climate Action Plan. The PAC provided direction to staff including exploring a regional funding strategy through Memorandums of Understanding to fund the future Climate Action Plan manager, retaining HCAOG budgeted reserve funds in the Overall Work Program to be used for a Climate Action Plan manager if needed, and exploring further options for Board oversight structure and the climate committee.

8. Reconvening of the HCAOG Board

Motion was made (Jorgensen/Kenny) to reconvene as the HCAOG Board and approve the PAC recommendations.

Motion was approved unanimously.

9. HCAOG Staff and Board/PAC Member Reports**a. HCAOG Executive Director's Report**

- Executive Director Brendan Byrd discussed the following: Status of the RTP Ad Hoc Committee, TAC and SSTAC meetings for Measure O spending plans, RHNA Working Group and pre-draft RHNA Assessment, Stevie Luther's return from educational leave, and Vision Zero Action Plan activities.

b. Caltrans Report

- PAC Member Tatiana Ahlstrand provided updates on the Ferndale Access Project, 2025 Ten-Year Plan survey, Hydesville pedestrian enhancements, Eureka Slough Bridge Replacement project, award announcements for the Sustainable Transportation Planning Grants, and the June Caltrans Milestone Report.

c. Board/PAC Member Reports

- PAC Member Alex Stillman provided updates from Humboldt Transit Authority.

Adjournment

The meeting was adjourned at 6:12 p.m.

**BOARD OF DIRECTORS**

Meredith Matthews, City of Arcata, **Chair**
Michelle Lewis-Lusso City of Blue Lake, **Vice Chair**
Leslie Castellano, City of Eureka
Randall Cady, City of Ferndale
Steve Madrone, County of Humboldt
Frank Wilson, City of Rio Dell

Minutes

Thursday, June 12, 2025, at 5:30 PM
Eureka City Council Chamber

Present: Meredith Matthews, Michelle Lewis-Lusso, Leslie Castellano, Randall Cady, Steve Madrone.
Absent: Frank Wilson
Staff: Eric Keller-Heckman, Tony Heacock, Hilary Schwartz, Helder Morais
Legal Counsel: Nancy Diamond

1. Call to Order and Roll Call at 5:30 PM

Chairperson Matthews called the meeting to order at 5:30 PM. A quorum was present and acting.

2. Consent Calendar

- a. Approve Minutes from the May 8, 2025, meeting of the HWMA Board of Directors.
- b. Approve Minutes from the May 28, 2025, special meeting of the HWMA Board of Directors.
- c. Review and Approve Draft March 2025 Financial Reports.
- d. Award Bid for Purchase of Gas Extraction System Analyzer and Control Upgrades

Chairperson Matthews inquired if the Directors would like to pull any items from the Consent Calendar, and no requests were received. **Chairperson Matthews** opened the floor to public comment, and no public comment on the Consent Calendar was received.

Motion: **Director Cady** motioned, and **Director Lewis-Lusso** seconded, to approve the items a) through d) of the Consent Calendar as delivered.

Action: Approve the Motion as made by **Director Cady** and seconded by **Director Lewis-Lusso**.

Ayes: Unanimous

Noes: None

Absent: **Director Wilson**

3. Oral and Written Communications

Chairperson Matthews opened the floor to public comment regarding items not on the agenda. No public comment was received.

Chairperson Matthews closed the floor to public comment. Director Keller-Heckman noted as a point of order that, as of June 3rd, 2025, Director Madrone is now the acting representative for the County of Humboldt and Supervisor Bushnell is no longer representing the County on the HWMA Board of Directors.

4. Receive Presentation on Cummings Road Landfill.

Executive Director Keller-Heckman gave a high-level overview presentation of the history of the Cummings Road Landfill and the phased closure process completed by the Authority in 2017. The presentation included slides and video of the historical uses, remediation and closure process, and post-closure restoration that has occurred on the site.

The Cummings Road Landfill was privately operated as an open-air landfill from 1933 until 1969. Open burning ceased in 1969, and the site was converted into sanitary Class 3 landfill. Municipal solid waste from many local communities continued to be disposed of at the Cummings Road Landfill from 1972 until 2000. In late 2000, the Authority acquired both the Hawthorne Street Transfer Station and the Cummings Road Landfill parcels.

The Cummings Road Landfill was originally slated for closure in 1998 due to corrective action plans related to groundwater contamination. Upon taking ownership, the Authority was mandated to begin the closure process and began seeking final approval for the closure in 2002. Heavy precipitation caused landslides that exposed and released additional material, later known as the burn ash site, that required extensive excavation and remediation. The Authority and Recology were jointly issued a clean-up and abatement order, and the Authority embarked on a phased closure plan.

Phase 1 of the Cummings Road Landfill closure included remediation of the burn ash site and relocation of over 91,000 cubic yards of material to the lined portion of the landfill in 2014. Phase 2 included construction of new site access, drainage basin and closure cap, as well as relocation of materials discovered outside the lined area. The Cummings Road Landfill was certified closed in February of 2017, and the Authority assumed responsibility for post-closure maintenance for a minimum of 30 years.

Director Madrone reflected on the lessons learned during the Cummings Road Landfill closure process and how to apply those lessons moving regarding waste reduction, producer responsibilities, and the circular economy. **Director Matthews** expressed appreciation for the knowledge gained from the presentation. **Director Lewis-Lusso** commented on the value of the presentation as a tool to educate the public about waste reduction. **Director Castellano** reflected on how the presentation demonstrates our long-term relationship with solid waste. **Director Cady** inquired about potential uses for the landfill parcels following the 30-year post-closure period. **Executive Director Keller-Heckman** clarified that post-closure uses were possible with some land use constraints. **Director Madrone** requested clarification regarding herbicide use, and **Executive Director Keller-Heckman** responded that excess vegetation is removed by mowing without the use of herbicides.

Chairperson Matthews opened the floor to public comment regarding the Cummings Road Landfill presentation. No comment was received.

Chairperson Matthews closed the floor to public comment

5. Standing Item: Board Member Reports

Director Castellano updated the Board that the Eureka City Council will be discussing Recology's annual review of service rate adjustments for solid waste collection, which includes a 10.64% increase.

6. Standing Item: Executive Director's Report

Executive Director Keller-Heckman reported that HWMA staff has been working in concert with all member agencies on their annual rate reviews and will attend the upcoming Eureka City Council meeting. HWMA staff is happy to attend any other city council or Board of Supervisors meetings when rate reviews are presented.

7. Adjourn

Chairperson Matthews adjourned the meeting at 5:51 p.m.



REDWOOD COAST Energy Authority

Arcata | Blue Lake | Blue Lake Rancheria | County of Humboldt | Eureka | Ferndale | Fortuna | Humboldt Bay Municipal Water District | Rio Dell | Trinidad | Yurok Tribe

BOARD OF DIRECTORS DRAFT MEETING MINUTES

**Wharfinger Building, Great Room
1 Marina Way, Eureka, CA 95501**

**June 26, 2025
Thursday, 3:30 p.m.**

Chair Scott Bauer called a meeting of the Board of Directors of the Redwood Coast Energy Authority to order on the above date at 3:35 p.m. Notice of this meeting was posted on June 19, 2025.

PRESENT: Natalie Arroyo, Chair Scott Bauer, Michael Gerace, Skip Jorgensen, Elise Scafani, Sarah Schaefer, Jack Tuttle, Frank Wilson, Vice Chair Sheri Woo. ABSENT: Carlos Diaz, Jason Ramos.

STAFF AND OTHERS PRESENT: Business Planning and Finance Director Lori Biondini, Executive Director Elizabeth Burks, Finance Specialist Ronnie Chaussé, General Counsel Nancy Diamond, Senior Power Resources Manager Jocelyn Gwynn, Human Resources Manager Kristy Siino, Board Clerk Lori Taketa, Deputy Executive Director Eileen Verbeck. Remote presenters: Mikael Jakobsson, Cierco Energy Founder, Managing Director (CADEMO); Philippe Gerretsen, Director of Origination, California Community Power.

REPORTS FROM MEMBER ENTITIES

Director Arroyo toured the Geysers field in the Mayacamas Mountains and shared information about the geothermal energy facility.

CEREMONIAL ITEMS

Chair Bauer presented a retirement proclamation to the Director of Infrastructure Planning and Operations, Dana Boudreau, to honor his 19 years of service at RCEA. The directors and staff thanked Mr. Boudreau for capably and willingly wearing many hats during RCEA's start-up and growth years.

CONSENT CALENDAR

5.1 Approve Minutes of May 22, 2025, Board Meeting.

- 5.2 Accept Disbursement Report for April 2025, and Financial Reports for This Fiscal Year Through April 2025.
- 5.3 Accept Regulatory and Legislative Platform Engagement Report.
- 5.4 Receive Federal Activity Report.
- 5.5 Authorize the Purchase of Five Sun Titan L30 Power Trailers from RPS Solar Pumps at a Price not to Exceed \$157,101 and Authorize the Executive Director to Execute All Applicable Documents in Fulfillment of Regional Resilience Grant Program Requirements.
- 5.6 Adopt Resolution 2025-2, Authorizing Agreement with Umpqua Bank Commercial Card Program, Direct Staff to Apply to the Program, and Authorize the Executive Director to Execute Any Necessary Agreements.
- 5.7 Adopt Resolution 2025-3 Adopting Amended Board Operating Guidelines to:
 - Require a Full Board, Non-CCE Business Vote for Setting of Overall CCA Program Objectives, Determining Power Content Targets, and Procurement Strategy and Procedures;
 - Allow the Chair to Call for a Roll Call Vote in Randomized Order for CCE Business Items, at their Discretion; and
 - Add a Board Member Travel Policy.
- 5.8 Approve NREN Payment of \$126,199.42 to Tri-County Regional Energy Network to Fund CivicWell and the California Climate and Energy Collaborative Forum, and Authorize the Executive Director to Execute All Applicable Documents.
- 5.9 Approve Amendment No. 6 to Professional Services Agreement with Aiqueous LLC in the Amount of \$61,171 to Extend Database Support Services and Licensing Through December 2026 and Authorize the Executive Director to Execute all Applicable Documents.

Chair Bauer requested item 5.7 be removed from the Consent Calendar for discussion based on submitted written public comment.

M/S: Woo, Schaefer: Approve all Consent Calendar items except item 5.7.

The motion passed with a unanimous vote. Ayes: Arroyo, Bauer, Gerace, Jorgensen, Scafani, Schaefer, Tuttle, Wilson, Woo. Noes: None. Absent: Diaz, Ramos. Abstain: None.

REMOVED FROM CONSENT CALENDAR ITEM

Members of the public Martha Walden, Walter Paniak, and the Humboldt Coalition for Clean Energy submitted written comments opposing all RCEA member agencies voting equally on power content target and procurement agenda items rather than continuing to make those decisions through Community Choice Energy member weighted voting. The change, they stated, would inaccurately represent the will of Humboldt County residents. Executive Director Burks explained that the recommendation attempts to address Board concerns about excluding Tribal

member agency and Humboldt Bay Municipal Water District representatives from CCE business decision making. While the current practice abides by CPUC community choice aggregator regulations, some directors noted that RCEA's power procurement objectives affect the entire region and stated that excluding tribal members from decision-making on these matters is unjustifiable. Other directors noted that HBMWD and Tribal member agency constituents are already represented on CCE program issues by other CCE voting members. RCEA's policy platform reflects an advocacy position supporting changing state law to include Tribal nations in Community Choice Aggregation decision-making.

M/S: Gerace, Schaefer: Adopt Resolution 2025-3 Adopting Amended Board Operating Guidelines to:

Require a Full Board, Non-CCE Business Vote for Setting of Overall CCA Program Objectives, Determining Power Content Targets, and Procurement Strategy and Procedures; Allow the Chair to Call for a Roll Call Vote in Randomized Order for CCE Business Items, at their Discretion; and Add a Board Member Travel Policy.

The motion passed with the following vote. Ayes: Arroyo, Bauer, Gerace, Jorgensen, Scafani, Schaefer, Tuttle, Woo. Noes: Wilson. Absent: Diaz, Ramos. Abstain: None.

COMMUNITY CHOICE ENERGY (CCE) BUSINESS - Chair Bauer confirmed that a CCE quorum was present.

CCE BUSINESS CONSENT CALENDAR

- 7.1** Approve Addendum 2025-A to the RCEA Energy Risk Management Policy, Making the Deputy Executive Director a Voting Member of the Risk Management Team Effective July 1, 2025, Replacing the Role Currently Filled by the Director of Infrastructure Planning and Operations.

No one requested discussion of this CCE Consent Calendar item.

M/S: Schaefer, Arroyo: Approve CCE Business Consent Calendar item 7.1.

The motion passed with a unanimous vote. Ayes: Arroyo, Bauer, Jorgensen, Scafani, Schaefer, Tuttle, Wilson. Noes: None. Absent: Diaz, Ramos. Abstain: None. Non-Voting: Gerace, Woo.

OLD BUSINESS

10.1 Public Hearing on RCEA Staff Vacancy Report

Human Resources Manager Siino reported on RCEA's three current job vacancies in accordance with a new state law. Ms. Siino outlined recruitment and retention efforts and conditions hampering vacancy reduction. RCEA has no represented employee groups and there were no comments by bargaining unit representatives nor by any member of the public on this item. Chair Bauer closed the public hearing.

10.2 Cost of Living Salary Adjustment

Deputy Executive Director Verbeck described Gallagher Benefit Services' current classification and compensation study, and the inclusion of the biennial salary survey in the vendor's scope of work. Staff recommend a cost-of-living salary adjustment for all employees except for the Executive Director while waiting for Gallagher's report in September. The increase will be factored into any recommended adjustments in that report. The \$300,000/year cost is included in this year's proposed budget. No member of the public commented on this item.

M/S: Wilson, Arroyo: Direct staff to pause completing an internal biennial salary survey until the results and recommendations of the classification and compensation study have been received from Gallagher Consulting.

Approve an update to the RCEA staff salary schedule including a 6% COLA salary adjustment effective July 1, 2025.

The motion passed with a unanimous vote. Ayes: Arroyo, Bauer, Gerace, Jorgensen, Scafani, Schaefer, Tuttle, Wilson, Woo. Noes: None. Absent: Diaz, Ramos. Abstain: None.

10.3 RCEA Fiscal Year 2025-2026 Budget

Executive Director Burks reviewed the coming year's budget priorities and explained the Reserve Policy's goal of 180 days of unrestricted cash on hand, which will reduce the agency's operating expenses and risk. RCEA holds \$23.4 million of unrestricted cash in reserves with a current goal of \$33.1 million. The proposed budget would increase the reserve fund by \$5 million. The directors expressed appreciation for the new, written budget narrative, which helps explain the work staff members perform. There were no public comments on this agenda item.

M/S: Schaefer, Bauer: Adopt the proposed RCEA Fiscal Year 2025-2026 Budget.

The motion passed with a unanimous vote. Ayes: Arroyo, Bauer, Gerace, Jorgensen, Scafani, Schaefer, Tuttle, Wilson, Woo. Noes: None. Absent: Diaz, Ramos. Abstain: None.

NEW BUSINESS**11.1 CADEMO Central California Offshore Wind Project**

Executive Director Burks described RCEA's interest and involvement in offshore wind to date. Cierco Energy Founder and Managing Director Mikael Jakobsson introduced the CADEMO offshore wind project off Vandenburg Space Force Base and the project's current, unique position among other American offshore wind projects. California Community Power's Director of Origination, Philippe Gerretsen, described the community choice aggregator joint powers agency's engagement with the CADEMO project. The directors discussed the project's engagement with and the decision-making authority of the Santa Ynez Band of the Chumash Indians, in whose ancestral waters the project is located; required federal and state approval processes; and environmental community responses to the project. Potential costs to RCEA, financial risks, and internal budget categories funding the loan were clarified. Fortuna Mayor Mike Johnson, participating as a member of the public, requested Humboldt County resident

workforce development opportunities with the CADEMO project in consideration of RCEA's loan and in anticipation of offshore wind deployment here. Chair Bauer, Vice Chair Woo, and Directors Gerace and Scafani volunteered to serve on an ad hoc committee to approve or decline the financial agreement. There were no comments from the public.

M/S: Woo, Jorgensen: Authorize an expenditure not to exceed \$1,100,500 for the PG&E Second Interconnection Facilities Security Posting for the CADEMO Offshore Wind Project in central California.

**And, to Create an ad hoc Board subcommittee to approve or decline:
The final terms of expenditure of a short-term agreement with the CADEMO Corporation, through December 12, 2025, to ensure to the maximum extent practicable, refundability and security of RCEA funds; The vehicle for transfer and deposit of funds; and**

Authorize ED to execute final short-term agreement with the CADEMO Corporation.

The motion passed with a unanimous vote. Ayes: Arroyo, Bauer, Gerace, Jorgensen, Scafani, Schaefer, Tuttle, Wilson, Woo. Noes: None. Absent: Diaz, Ramos. Abstain: None.

11.2 Northern Rural Energy Network Efficiency Program Implementation Contracts
Executive Director Burks reported that NREN implementation contracts are nearing execution readiness and the current pre-launch contracts will expire on June 30. Implementation agreement material terms were reviewed. There were no public comments on this item.

M/S: Arroyo, Bauer: Approve the material terms for NREN Program Implementation Agreements with NREN General Partners through December 2027 with a not to exceed amount for task order services through December 2025 of \$2,000,000 for Sierra Business Council, \$350,000 for Lake Area Planning Council, and \$350,000 for Mendocino Council of Governments; and authorize the Executive Director to execute all applicable documents pending Legal Counsel review.

The motion passed with a unanimous vote. Ayes: Arroyo, Bauer, Gerace, Jorgensen, Scafani, Schaefer, Tuttle, Wilson, Woo. Noes: None. Absent: Diaz, Ramos. Abstain: None.

11.3 RePower Local Procurement Goal

Senior Power Resources Manager Gwynn explained RCEA's 100% local, net-zero-carbon-emission renewable sources power mix by 2030 goal from the agency's 2019 RePower Humboldt Strategic Plan. Local, renewable resources meet 22% of RCEA's electricity load, but Humboldt Sawmill Company biomass power provides 18% of RCEA's energy load through a contract ending in 2031. Other factors make achieving the 100% local goal financially unfeasible, including: the high cost of local renewable project development, resistance to local development; grid transmission constraints; a relative lack of local, skilled union labor; and the delay of offshore wind development. Staff requested amending RCEA's strategic plan's local goals to provide immediate power procurement guidance while the agency prepares for its next strategic plan update.

Members of the public Martha Walden, Walter Paniak, and the Humboldt Coalition for Clean Energy submitted written comments requesting the addition of the word “clean” to RCEA’s 100% renewable by 2025 goal. The commenters defined clean as excluding local biomass power. It was clarified that staff’s proposed changes were to the 100% local, net-zero-carbon-emission renewable sources by 2030 goal, removing the restriction of only using local sources. The directors requested clarification of “clean” and state net-zero-carbon-emission renewable resources definitions when updating RCEA’s strategic plan and re-establishing a virtual power plant program to aggregate privately-owned battery storage as a local power resource. Chair Bauer closed the public comment period.

M/S: Arroyo, Gerace: Adopt Resolution 2025-4 Adopting the Target of a 100% Renewable Electricity Mix by 2030 and Addendum 2025-A to the RePower Humboldt Comprehensive Action Plan for Energy, amending the local procurement goal in RCEA’s Strategic Plan and removing “strive to” from the proposed local renewable energy development language.

The motion passed with a unanimous vote. Ayes: Arroyo, Bauer, Gerace, Jorgensen, Scafani, Schaefer, Tuttle, Wilson, Woo. Noes: None. Absent: Diaz, Ramos. Abstain: None.

STAFF REPORTS

12.1 Executive Director’s Report

Executive Director Burks reported that Ignite Energy’s Flycatcher Battery Energy Storage System and Renewable Properties’ Hatchery Road Solar and Storage projects made RCEA’s Local Distributed Energy Storage Resources solicitation shortlist. Each project’s location was shown. RCEA and Schatz Energy Research Center’s Battery Energy Storage public workshop will be held on Wednesday, July 23, from 5:30 p.m. at Arcata’s D Street Neighborhood Center. There were no public comments on this report.

Chair Bauer adjourned the meeting at 6:11 p.m.

Lori Taketa
Board Clerk

Section 17

ADJOURN