

Notice of Determination

FILED
County of Humboldt
Juan P. Cervantes
County Clerk
12-2025-112
08/25/2025
sg
CONFORMED

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of Humboldt
825 5th Street
Eureka, CA 95501

From: (Public Agency)
City Clerk
City of Ferndale
P.O. Box 1095
Ferndale, CA 95536
707-786-4224 or 707-825-8260
cityclerk@ci.ferndale.ca.us
or michellen@planwestpartners.com

SUBJECT: *Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.*

State Clearinghouse Number (if submitted to State Clearinghouse): 2023020217

Project Title: Addendum to Final Environmental Impact Report (EIR) Ferndale Land Use and Safety Element Updates (SCH #2023020217)

Project Applicant: City of Ferndale

Project Location (include county): Citywide in the City of Ferndale in Humboldt County, and the following listed 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/>.

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

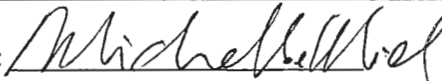
Project Description: Adopt the Addendum to the certified Program Environmental Impact Report (PEIR); adopt of amendments to the Ferndale Zoning Map and Ferndale Zoning Ordinance. The Proposed Project includes amendments to the Ferndale Zoning Map for 31 parcels to ensure consistency with the adopted General Plan Land Use Element and Land Use Map, as well as text amendments to multiple articles of the Ferndale Zoning Ordinance. The proposed amendments to the Ferndale Zoning Ordinance include updates to definitions, permitted uses, and development standards to ensure consistency with the 2024 General Plan Land Use Element and current State

housing law. Key changes include revised definitions for employee housing, dwellings, and family; the addition of "flag lot" standards; and the relocation and clarification of certain terms. The ordinance removes obsolete zones (e.g., RS, R4, CAG) and updates residential zones (R2 and R3) to permit multiple dwellings and dwelling groups. Commercial zones (C1 and C2) are amended to allow residential uses above ground floor by right, and on the ground floor with a use permit. Employee housing is added as a permitted or conditional use in several zones and combining districts. The amendments also modify yard, height, and density standards, introduce new objective design criteria, and make technical corrections throughout Articles 3–7. These updates support implementation of the Housing Element, compliance with changes in State laws, and reflect current land use needs across the City of Ferndale.

This is to advise that the City of Ferndale (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on August 20, 2025 and has made the following determinations regarding the above described project.

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☐ were ☒ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☐ was ☒ was not] adopted for this project.
5. A Statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the Addendum to the PEIR is available to the general public at: Ferndale City Hall, 834 Main Street, Ferndale, CA 95536 and online at <https://ci.ferndale.ca.us/departments/city-council/>.

Signature (Public Agency):  Title: Senior Planner

Date: 8/22/2025 Date Received for filing at OPR: _____

Authority cited: Sections 21083, Public Resources Code.
Reference: Sections 21000-21174, Public Resources Code.