

## Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

**SCH # 2023020217**

**Project Title:** Updates and amendments to the General Plan Land Use Element and Safety Element, City of Ferndale

Lead Agency: City of Ferndale Contact Person: Vanessa Blodgett  
 Mailing Address: P.O. Box 1095, Ferndale, CA 95536 Phone: 707-825-8260; vanessab@planwestpartners.com  
 City: Ferndale Zip: 95536 County: Humboldt

**Project Location:** County: Humboldt City/Nearest Community: Ferndale

Cross Streets: n/a--citywide Zip Code: 95536

Longitude/Latitude (degrees, minutes and seconds): 40 ° 34 ' 49.381 " N / 124 ° 15 ' 36.474 " W Total Acres: 1.2 square miles

Assessor's Parcel No.: n/a--citywide Section: 2 and 11 Twp.: 2N Range: 2W Base: HBM

Within 2 Miles: State Hwy #: 211 Waterways: Eel and Salt rivers, and Francis, Williams, Reas, Russ, and Smith creeks

Airports: n/a Railways: n/a Schools: Ferndale Elementary & Ferndale High School

**Document Type:**

- |                                      |  |                                    |  |
|--------------------------------------|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP   | <input checked="" type="checkbox"/> Draft EIR      | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons  | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA        | <input type="checkbox"/> Final Document        |
| <input type="checkbox"/> Neg Dec     | (Prior SCH No.) _____                              | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____          |
| <input type="checkbox"/> Mit Neg Dec | Other: _____                                       | <input type="checkbox"/> FONSI     | _____  |

**Local Action Type:**

- |  |   |  |   |
|--|---|--|---|
| <input type="checkbox"/> General Plan Update             | <input type="checkbox"/> Specific Plan            | <input type="checkbox"/> Rezone                            | <input type="checkbox"/> Annexation     |
| <input type="checkbox"/> General Plan Amendment          | <input type="checkbox"/> Master Plan              | <input type="checkbox"/> Prezone                           | <input type="checkbox"/> Redevelopment  |
| <input checked="" type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit                        | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan                  | <input type="checkbox"/> Site Plan                | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: _____   |

**Development Type:**

- |   |   |
|---|---|
| <input type="checkbox"/> Residential: Units _____ Acres _____                 | <input type="checkbox"/> Transportation: Type _____   |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____     | <input type="checkbox"/> Mining: Mineral _____  |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____   |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____                                      |
| <input type="checkbox"/> Educational: _____                                   | <input type="checkbox"/> Hazardous Waste: Type _____  |
| <input type="checkbox"/> Recreational: _____                                  | <input checked="" type="checkbox"/> Other: updates to the General Plan Land Use and Safety elements |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____               |   |

**Project Issues Discussed in Document:**

- |  |  |   |  |
|--|--|---|--|
| <input checked="" type="checkbox"/> Aesthetic/Visual         | <input type="checkbox"/> Fiscal                                | <input checked="" type="checkbox"/> Recreation/Parks                | <input checked="" type="checkbox"/> Vegetation               |
| <input checked="" type="checkbox"/> Agricultural Land        | <input checked="" type="checkbox"/> Flood Plain/Flooding       | <input checked="" type="checkbox"/> Schools/Universities            | <input type="checkbox"/> Water Quality                       |
| <input checked="" type="checkbox"/> Air Quality              | <input checked="" type="checkbox"/> Forest Land/Fire Hazard    | <input type="checkbox"/> Septic Systems                             | <input checked="" type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Archeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic           | <input checked="" type="checkbox"/> Sewer Capacity                  | <input checked="" type="checkbox"/> Wetland/Riparian         |
| <input checked="" type="checkbox"/> Biological Resources     | <input type="checkbox"/> Minerals                              | <input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading | <input checked="" type="checkbox"/> Growth Inducement        |
| <input checked="" type="checkbox"/> Coastal Zone             | <input checked="" type="checkbox"/> Noise                      | <input type="checkbox"/> Solid Waste                                | <input checked="" type="checkbox"/> Land Use                 |
| <input checked="" type="checkbox"/> Drainage/Absorption      | <input checked="" type="checkbox"/> Population/Housing Balance | <input type="checkbox"/> Toxic/Hazardous                            | <input checked="" type="checkbox"/> Cumulative Effects       |
| <input type="checkbox"/> Economic/Jobs                       | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation             | <input type="checkbox"/> Other: _____                        |

**Present Land Use/Zoning/General Plan Designation:**

see attached sheet

**Project Description:** (please use a separate page if necessary)

see attached sheet

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input checked="" type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 1	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 1
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input checked="" type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # 1	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

### Local Public Review Period (to be filled in by lead agency)

Starting Date August 26, 2024 Ending Date October 10, 2024

### Lead Agency (Complete if applicable):

Consulting Firm: <u>Planwest Partners</u>	Applicant: <u>City of Ferndale</u>
Address: <u>670 9th Street, Suite 201</u>	Address: <u>PO. Box 1095</u>
City/State/Zip: <u>Arcata, CA 95521</u>	City/State/Zip: <u>Ferndale, CA 95536</u>
Contact: <u>Vanessa Blodgett</u>	Phone: <u>707-786-4224; cityclerk@ci.ferndale.ca.us</u>
Phone: <u>707-826-8260; vanessab@planwestpartners.com</u>	

Signature of Lead Agency Representative: *Michelle Nielsen for Vanessa Blodgett* Date: 8/23/2024

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

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**SCH # 2023020217**

**Present Land Use/Zoning/General Plan Designation:**

<b>Principal Land Use Designations</b>	<b>Zoning</b>
R-S	R-S
R-1-B-3	R1
R-1-B-2	R2
R-1	R3
R-2	R4
R-3	C1
R-4	C2
C-1	CH
C-2	ML
A-E	M-H
P-F	FW
	FP
<b>Combining Designations</b>	<b>Combining Zones</b>
-B	PD
-E/FH	AE
-D	PF
-FP	
-H	-A
-Q	-B
	-X
	-D
	-H



# City of Ferndale

P.O. Box 1095  
Ferndale, CA 95536  
707-786-4224

## Project Overview

The Ferndale General Plan is a city-wide planning document with text and diagrams that express the goals, objectives, and policies necessary to guide the community toward achieving its vision over a long-term planning period (typically 20 years). City decision makers rely on the General Plan as the basis for making decisions on matters such as land use, transportation, open space and conservation, provision of public services, and environmental quality and safety. It is also a policy document that guides decisions related to protecting and enhancing what the community values most, such as historic preservation, protecting and enhancing the character of the community, and open space.

The City is preparing an update of two of its existing General Plan Elements: Land Use and Safety Elements. The City's General Plan was last comprehensively updated and adopted in 1986. Since then, the City's land use needs have changed due to economic and demographic conditions and updates to state guidelines and policies. The Land Use Element also serves as the City's consolidated Open Space and Conservation Elements and provides the City an opportunity to review and program City-wide land uses for future growth. There have been changes to state guidelines since the Safety Element was drafted in 2014; the element will be updated to bring it into compliance with current regulations.

## Project Description

The Project will update and amend the City's existing General Plan Land Use and Safety Elements. The Project will update the goals, policies, and implementation programs that articulate the vision for the City's long-term physical and economic development, while preserving open space areas and enhancing the quality of life for residents. These elements have been prepared to comply with the requirements of California Government Code Section 65300 which mandates that each city and county adopt a comprehensive, long-range, internally consistent plan for future development. The objectives of the Project are to:

- Satisfy new State mandates and objectives for General Plans that have been issued since the General Plan was last updated;
- Encourage infill development to preserve agricultural lands and open space in the City;
- Establish a stream protection zone along Francis Creek to maintain its riparian habitat values and prevent soil erosion;
- Adjust to climate change and promote sustainability;
- Resolve inconsistencies between existing land uses and the General Plan; and
- Resolve inconsistencies between the General Plan and other City plans that have been revised in recent years.
- Targeted increases in land use density and increases in the allowable uses and development standards to provide adequate housing sites, promote fair and equal housing opportunities, and resolve inconsistencies with the City's adopted 2019 Housing Element;
- Remove governmental constraints to housing investment.

### *Land Use Element*

The Land Use Element will continue to include the general distribution, location, and extent of the uses of land for housing, business, industry, open space, agriculture, natural resources, public buildings and grounds, and other categories of public and private uses of land within the City. As the Land Use Element was last updated in 1986, the data, analyses, and policies in the plan will be updated to reflect the current conditions and vision of the City. The intent of the proposed Land Use Element is to provide more flexibility in housing options while still protecting the historic character of the area. The Land Use Element will also continue to accommodate projections of population and economic growth using infill principles. The City's anticipated growth during the planning period is expected to be contained within the present City boundary and concentrated largely within already developed residential areas and planned development areas as identified in the Element. Targeted increases in land use density (or increases in the allowable uses and development standards) will be necessary in portions of the City to be consistent with the policies and programs set forth in the City's 6th Cycle Housing Element that was adopted in 2019.

### *Safety Element*

The Safety Element will continue to identify potential risks to persons and property resulting from fires, floods, earthquakes, landslides, and other hazards. The Safety Element is intended to provide an overview of potential hazards in the area and provide policies to help improve City infrastructure to be more resilient against hazards. The Safety Element Update includes new State-mandated safety considerations for climate change and emergency evacuation routes to comply with CGC Section 65302(g) and SB 375. Ferndale may experience some effects from climate change such as changing precipitation patterns which can lead to more intense flooding, increased chance of wildfire to the south, and changing drainage patterns due to sea level rise. The Public Safety Element will acknowledge the context of other relevant plans at the regional and state level and align City goals and policies with these efforts. The City is currently included in the Humboldt County Local Hazard Mitigation Plan (adopted 2020) and County-wide Climate Action Plan (in progress).

### *Zoning Amendments*

The proposed Project will require zoning amendments to implement. Specifically, the Land Use Element proposes increased density and implementation programs that will require new zoning to accommodate. Population growth is anticipated to be absorbed throughout the City primarily through infill. The City expects rezoning to accommodate new residential development, smaller lot areas, and ordinances to address state law related to accessory dwelling units (second units).

### **Potential Environmental Effects of the Project**

The draft PEIR provides a detailed project description, an analysis of physical environmental effects of the project, and an identification of feasible mitigation measures and alternatives that would avoid or lessen the severity of project impacts. The draft PEIR finds that the Project could result in significant and unavoidable impacts related to air quality, greenhouse gas emissions, and transportation/circulation related. Impacts in all other areas were found to be less than significant or less than significant with incorporation of mitigation measures. The Project does not include sites on a hazardous waste list enumerated under Section 65962.5 of the California Government Code.