

Plan Alternatives – Key Issues and Comparison

Section 4.6 Forest Resources

Summary of Key Issues and Review of Alternatives

This Section covers land use issues as they relate to forest resources.

Section 4.6 Forest Resources				
Key Topics and Issues	Plan Update Approach (Alternative B)	Existing Framework Plan (Alternative D)	Alternative A	Alternative C
<p>State and Federal Regulatory Issues High regulatory costs for timber harvesting can have the unintended consequence of promoting the conversion of Timberlands to potentially more environmentally harmful residential uses. Increased regulatory efficiency for timber harvesting may yield lower process and compliance costs with little or no loss in environmental performance.</p> <p>Should the County</p>	<p>Defers timber harvest reviews to CAL FIRE unless significant land use conflicts require input from the County (FR-P2). Provides policy guidance to the Board of Supervisors for state and federal regulatory issues to support fewer more effective and lower-cost timber regulation to maintain forestlands in timber production (FR-P3). Provides specific support for broader use of NTMP's for multiple land owners to help reduce permitting costs (FR-P4). Requires periodic review of County policy and the Forest Practices Act to promote compatibility</p>	<p>Provides policy guidance to "encourage the long-term management of timberlands" (2514.1). Supports the use of forest improvement programs (2514.4) and more local control for rezoning of lands in TPZ (5-2510.5).</p>	<p>Same as Alternative B.</p>	<p>Same as Alt. B except policy FR-P2. Alternative C defers all Timber Harvest Plan reviews to CAL FIRE.</p>

Section 4.6 Forest Resources				
Key Topics and Issues	Plan Update Approach (Alternative B)	Existing Framework Plan (Alternative D)	Alternative A	Alternative C
advocate for improved state and federal regulatory efficiency as a means to support continued timber harvesting as the primary land use in Timberlands (T)?	(FR-IM8 and IM9). Supports CAL FIRE’s plans to increase regulatory efficiency and productivity of timberlands (FR-P1).			
<p>Stable Land Base Lands planned with a Timberland (T) designation are arguably the County’s greatest long-term economic asset for creation of employment and wealth. Acquisition of Timberlands by public agencies has had the largest impact to this land base; increasing conservation values but decreasing timber production. Looking forward, continued declines in timber profitably and demand for rural homesteads has the potential to further decrease economic productivity.</p> <p>What can the County do to maintain the commercial</p>	<p>Establishes timber production as the primary use of Timberlands (T) and regulates the impacts of residential use (FR-P8, FR-P9). Supports removal of lands from TPZ designation on substandard lots when residential use is the primary use and timber production is secondary (FR-P10).</p> <p>Includes a Planned Rural Development program that provides a density bonus when residential development is clustered and located on the least productive areas in exchange for permanent protection on the remainder (FR-P13). Supports tax incentive programs, such as TPZ and voluntary purchase of Conservation Easements (FR-P6 and P15). Supports funding</p>	<p>Regulates residential use through rural development standards (Section 2550) and does not contain a policy for sub-standard TPZ parcels. Does not include a Planned Rural Development program or policies that advocate clustering houses. Advocates for the protection of forestlands by utilizing TPZ zoning according to statutory requirements (2514.1) and utilizing forest improvement programs as a mechanism to protect forestlands</p>	<p>Establishes an Industrial Timber (IT) designation for large contiguous timberland holdings and increases restrictions on residential development and subdivisions (FR-P8, FR-P9, FR-S4). No residential subdivisions would be allowed for lands planned IT (FR-S6). Supports voluntary conservation easement programs and possible acquisition and management of community forests by the County (FR-P15, IM-3). Does not</p>	<p>Generally avoids restrictions on residential use in Timberlands (T) and would not require analysis or mitigation of impacts. Allows lot-line adjustments to facilitate residential development (FP-11). Allows Timberland subdivisions that do not improve site productivity (FR-S4). Provides for increased housing in Timberlands through second residences and by reducing the standards for compatibility with timber production</p>

Section 4.6 Forest Resources				
Key Topics and Issues	Plan Update Approach (Alternative B)	Existing Framework Plan (Alternative D)	Alternative A	Alternative C
<p>viability of Timberlands so they continue to attract the investment necessary for logging and sustained timber production?</p> <p>Should the County be involved in managing the impacts of residential use of Timberland?</p>	<p>for Forest Improvement Programs (FR-P5) and development of programs to promote the use of bio-mass for energy or carbon storage (FR-P7, FR-IM2). Allows subdivisions to minimum parcel size to improve site productivity (FR-S4). Repeals existing Merger Ordinance (FR-IM4). Does not provide for second units as an allowable use.</p>	<p>(2514.4). Allows second units for caretakers (2721.6). Allows subdivisions to minimum parcel size to improve site productivity with an approved Joint Timber Management Plan (Sec 5-2510.4)</p>	<p>repeal Merger Ordinance (FR-IM4). Alternative A would extend support to homesteads in Timberlands (T) only when they are managed under a Non-Industrial Timber Management Plan (FR-P5). Provides an Implementation measure to remove substandard parcels from TPZ (FR-IMxx)</p>	<p>(FR-Sx). Alternative C does not include a policy to support innovative development of forest programs such as bio-mass for energy or revenue for carbon credits (FR-P7).</p>
<p>Conflicts of Land Use in the Forest-Residential Interface Areas (“FRI zone”)</p> <p>The area where houses and undeveloped forestlands meet can be a focal point for conflict between residential and resource land uses.</p> <p>Should the County implement development standards to address potential use conflicts?</p>	<p>Recommends the establishment of a Forestland-Residential Interface (FRI) overlay zone to help resolve use conflicts between residential uses and timber production (FR-P17). The FRI zone would be mapped around Rural Community Centers and Community Planning Areas (FR-IM7).</p>	<p>Does not include land use policies to resolve conflicts between residential and timber production uses.</p>	<p>Also recommends the establishment of a Forestland-Residential Interface (FRI) overlay zone to help resolve use conflicts between residential uses and timber production (FR-P17). The FRI zone would be mapped around all residentially zoned areas next to resource lands (FR-IM7).</p>	<p>Also recommends the establishment of a Forestland-Residential Interface (FRI) overlay zone to help resolve use conflicts between residential uses and timber production (FR-P17). The FRI zone would be mapped around Community Planning Areas only (FR-IM7).</p>

Section 4.6 Forest Resources				
Key Topics and Issues	Plan Update Approach (Alternative B)	Existing Framework Plan (Alternative D)	Alternative A	Alternative C
<p>Infrastructure and Public Services Continued timber production requires reliable road access and wild land fire suppression. Residential uses additionally require police, structural fire and emergency medical services.</p> <p>What level of road maintenance and public services should the County provide to support continued timber production and residential uses of Timberlands?</p>	<p>Advocates for a public road system to support the transportation of logs and forest products in the rural areas (FR-P19, FR-IM11). Also provides a policy to avoid locating public improvements and utilities on lands zoned TPZ where the project will adversely affect timber production (FR-P14).</p>	<p>Generally the same as Alternative B (2514.5 and 2514.2).</p>	<p>Same as Alternative B.</p>	<p>Broadens road maintenance to support residential uses (FR-IM11). Supports extension of 911 initiated police, structural fire and emergency services to Timberlands (T) containing residential uses (FR-IMx).</p>

Plan Alternatives Comparison Chart

Plan Alternative			Section 4.6 Forest Resources	Staff Remarks/ Implementation	Position R,M,D
			4.6.3 Goals		
A	B	C	FR-G1. Forestland Resources. Public and private forestland producing a wealth of multiple economic and natural resource values. Constructive dialog and cooperation between state, federal and local agencies and private property owners and a regulatory framework that maximizes private and public interests.		
			COMMENTS:		
A	B	C	FR-G2. Forestland Timber Production. A prosperous timber industry managing a stable inventory of productive forest lands for timber production. Ranches and rural homesteads making full use of the timber production potential of their lands.		
			COMMENTS:		
	B		FR-G3 Stable Land Base. Forest lands protected from further fragmentation into parcel sizes that cannot economically sustain timber production as the primary use.		
			COMMENTS:		
A			FR-G3 Stable Land Base. Forest lands protected from further fragmentation and uses that detract from long-term economic timber production capabilities.		

Plan Alternative				Section 4.6 Forest Resources	Staff Remarks/ Implementation	Position R,M,D
				COMMENTS:		
			D	To actively protect and conserve timberlands for long-term economic utilization and to actively enhance and increase county timber production capabilities.		
A	B			FR-G4. Incompatible and Conflicting Uses. Forest lands protected from land uses that are incompatible or conflict with their primary use.		
				COMMENTS:		
			C	FR-G4. Incompatible and Conflicting Uses. Forest lands protected from the encroachment of incompatible uses and managed for the inclusion of compatible uses to maximize overall property values.		
				COMMENTS:		
A	B	C		FR-G5. Infrastructure. A public road system maintained for transportation of logs to mills and forest products to market and sufficient inventory of industrial property to support forest products manufacturing. Wildland fire protection that prevents the loss of timber on private property.		
				COMMENTS:		
				4.6.3 Policies		
				State and Federal Regulatory Issues		
A	B	C		FR-P1. Timberland Regulatory Review. Support the California Department of Forestry and	lss, Prog, FR-IM1	

Plan Alternative			Section 4.6 Forest Resources	Staff Remarks/ Implementation	Position R,M,D
			Fire Protection's (CAL FIRE) strategic planning efforts in order to create a regulatory system that encourages the continued commercial use and productivity of timberlands.		
			COMMENTS:		
A	B		FR-P2. Timber Harvest Plan Review. Defer to CAL FIRE on timber harvest reviews; comment only where county land-use patterns have significantly contributed to use conflicts at issue and where the County can assist in dispute resolution.	Iss, Prog, FR-S2, FR-IM1	
			COMMENTS:		
		C	FR-P2. Timber Harvest Plan Review. Defer to CAL FIRE on Timber Harvest Plan reviews.		
			COMMENTS:		
A	B	C	FR-P3. Timber Management Regulations. Support fewer, more effective and lower-cost timber management regulations as a strategy to maintain timber production as the primary use of forestlands. Coordinate County policies so they are compatible with the State Forest Practice Act and State Forest Practice Rules.	Iss, Prog FR-IM1 IM8, IM9	
			COMMENTS:		
A	B	C	FR-P4. Broader Use of Non-industrial Timber Management Plan(s) (NTMP). Support broader use of NTMPs, including increasing the maximum acreage allowable under such plans and encouraging multiple landowner cooperative plans.	Iss Prog FR-IM1	
			COMMENTS:		

Plan Alternative			Section 4.6 Forest Resources	Staff Remarks/ Implementation	Position R,M,D
	B	C	FR-P5. Forest Improvement Programs. Support continuance and funding of forest improvement and management programs for ranches and homesteads.	Iss, Prog, FR-IM2	
			COMMENTS:		
A			FR-P5. Forest Improvement Programs. Support continuance and funding of forest improvement programs for ranches and forest land owners with approved Non-Industrial Timber Management Plans.		
			COMMENTS:		
		D	2514.4 Support the use of forest improvement programs, whether funded publicly or privately, whether in a TPZ or other forestland.		
A	B	C	FR-P6. Tax Incentive Programs. Support tax incentive programs, such as the Timber Production Zone (TPZ), that increase the economic viability of timber production. Support tax policies that provide tax benefits to land owners for conservation easements.	Iss, Prog, Leg, QJ FR-IM2  	
			COMMENTS:		
A	B		FR-P7. Innovative Forestland Programs. Support development of innovative forest and rangeland programs that facilitate production and conservation goals. Support forest management and wood product certification and foster development of markets for new forest products and services; including using bio-mass for energy and carbon storage.	Iss, Prog, FR-IM2  	
			COMMENTS:		
			Forest Resource Land Base		

Plan Alternative		Section 4.6 Forest Resources	Staff Remarks/ Implementation	Position R,M,D
	B	FR-P8. Protection of High Quality Timberlands. Parcels of Timber Site Quality III or higher shall be planned to maintain timber production as the primary use.	Leg 	
		COMMENTS:		
A		FR-P8. Protection of High Quality Timberlands. Parcels of Timber Site Quality III or higher shall be planned to maintain timber production as the primary use. Residential uses shall be limited to individuals employed on the premises for lands planned Industrial Timber (IT) or necessary for the management of timberlands on lands planned Timber Production (T).		
		COMMENTS:		
	C	FR-P8. Protection of High Quality Timberlands. Parcels of Timber Site Quality III or higher should be planned to maintain timber production as the primary use.		
		COMMENTS:		
	D	2514.1 Timberlands shall be retained for timber production, harvesting and compatible uses, and reclassification of Timberland Production Zones (TPZ) shall be done in accordance with statutory requirements.		
	D	2514.3 Encourage the long-term management of timberlands.		
	B	FR-P9. Residential Construction on TPZ Zoned Parcels. Require continued viability of timber production on TPZ zoned parcels containing residences by mitigating the impacts of residences on timber harvesting, water resources, biological resources, wildland fire potential and public services.	Min, Leg, QJ, FR-S3, FR-IM5 	

Plan Alternative				Section 4.6 Forest Resources	Staff Remarks/ Implementation	Position R,M,D
				COMMENTS:		
A				FR-P9. Residential Construction on TPZ Zoned Parcels. Preserve continued viability of timber production on TPZ zoned parcels by requiring demonstration of active management for timber production prior to issuance on new residential permits and by mitigating the impacts of residences on water resources, biological resources, wildland fire potential and public services.		
				COMMENTS:		
		C	D	2514.6 Encourage, consistent with the Rural Development Section 2550, improved site productivity, timber growth and harvesting through intensive forestry management.		
				COMMENTS:		
A	B			FR-P10. Substandard Lots. The County shall seek removal of substandard lots from the TPZ designation when residential use becomes the primary use of the property and timber production cannot be sustained on a commercial basis.	Prog, QJ, FR-IM2 and IM5	
				COMMENTS:		
		C		FR-P10. Substandard Lots and TPZ Rezoning. The County supports zoning correction of land from the Timberland Production Zone when it can be found that: <ul style="list-style-type: none"> A. The original inclusion was in error or inappropriate; or B. The conversion is necessary to provide for the logical expansion of an existing community; or C. The conversion and rezoning is necessary to provide for the reconfiguration of parcels in order to utilize development unit credits for cluster housing; or 		

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				D. The parcel is three acres or less.		
				COMMENTS:		
			D	2514.7 The County supports zoning correction of land from the Timberland Production Zone when it can be found that: A. The original inclusion was in error or inappropriate; or B. The conversion is necessary to provide for the logical expansion of an existing community.		
A	B			FR-P11. Lot Line Adjustments. Lot line adjustments of substandard TPZ parcels may be approved in order to consolidate logical timberland management units.	QJ	
				COMMENTS:		
		C		FR-P11. Lot Line Adjustments. Lot line adjustments of TPZ parcels may be approved in order to consolidate logical timberland management units or facilitate residential development.		
			D	2721.5 Lot Line Adjustments of TPZ may be approved without regard to the, standards 3 and 4 of this section in order to consolidate by merger logical management units. Such adjustments shall be in keeping with the spirit and intent of TPZ and shall not result in a net reduction of the area of TPZ available for forest management.		
A	B			FR-P12. Timberland Ownership. The County shall provide incentives to maintain large-scale land ownerships for commercial timber production.	Prog, FR-IM2, 3 and 6.  	
				COMMENTS:		

Plan Alternative			Section 4.6 Forest Resources	Staff Remarks/ Implementation	Position R,M,D
A	B	C	<p>FR-P13. Planned Rural Development. The County shall provide a Planned Rural Development (PRD) program that allows voluntary clustering of home sites at a density above what would otherwise be allowed when lands most suitable for timber production are retained for permanent continued production.</p>	<p>Prog, FR-S1, FR-IM6</p> 	
			<p>COMMENTS:</p>		
A	B	C	<p>FR-P14. Public Utilities on TPZ Lands. Where feasible avoid locating federal, state, or local public improvements and utilities in TPZ where the project or land acquisition will have a significant adverse affect on the production of timber.</p>	<p>Iss, QJ,</p>	
			<p>COMMENTS:</p>		
		D	<p>2514.2 Avoid, wherever practical, the location of any state or local public improvements and any improvements of public utilities, and the acquisition of land therefore, in Timberland Production Zones where the project will have a significant adverse effect on the production of timber.</p>		
	B		<p>FR-P15. Conservation Easements. Support voluntary easement programs that combine conservation management with sustainable timber production.</p>	<p>Prog, FR-IM3</p> 	
			<p>COMMENTS:</p>		
A			<p>FR-P15. Conservation Easements and Management. Support and manage voluntary easement programs that combine conservation management with sustainable timber production.</p>		
			<p>COMMENTS:</p>		

Plan Alternative			Section 4.6 Forest Resources	Staff Remarks/ Implementation	Position R,M,D
		C	FR-P15. Support voluntary conservation easement programs for working lands.		
			COMMENTS:		
			Forestland-Residential Interface		
A	B	C	FR-P16. Planned Compatible Uses. Lands adjacent to areas designated as Timberlands should be planned for uses compatible with timber harvesting.	Leg	
			COMMENTS:		
A	B		FR-P17. Forestland-Residential Interface (FRI). Identify FRI lands where residential uses adjacent to forestlands create the potential for use conflicts and fire safety hazards.	Prog, QJ, FR-S2, FR-IM7 	
			COMMENTS:		
		C	FR-P17. Forestland-Residential Interface (FRI). Identify FRI lands around Community Planning Areas where residential uses adjacent to forestlands create the potential for use conflicts and fire safety hazards.		
			COMMENTS:		
A	B	C	FR-P18. Fire Safety Hazards. The County shall implement State Responsibility Area Fire Safe Standards and Wildland-Urban Interface Building Codes for new development and support voluntary programs for fuels reduction, dwelling fire protection and creation of defensible space for existing development.		

Plan Alternative			Section 4.6 Forest Resources	Staff Remarks/ Implementation	Position R,M,D
			COMMENTS:		
			Infrastructure and Public Services		
A	B		FR-P19. Maintain Public Roads. The County shall maintain public roads and drainage facilities to support log and forest products transportation. The County shall work with timber producers to cooperatively address substandard road conditions and maintenance deficits.	Prog, FR-IM11	
			COMMENTS:		
		C	FR-P19. Maintain Public Roads. The County shall maintain roads used for residential development and the transportation of logs and monitor substandard conditions and maintenance needs in cooperation with timber producers and residential land owners.		
			COMMENTS:		
		D	2514.5 Affirm and support the public services provided by County government which are necessary in maintaining a viable forest products industry.		
			4.6.4 Standards		
A	B	C	FR-S1. Planned Rural Development Program Clustering Incentive Options: The Planned Rural Development Program shall be a voluntary incentive based program. To qualify, identified homesite parcels must be clustered to minimize conflicts with timber harvesting and impacts to water resources, biological resources, wildland fire potential. Right-to-harvest agreements shall be secured on lands proposed for conversion to residential uses. The remaining lands most suitable for continued timber production shall be retained for	Recommend revised wording regarding the need for JTMP’s on residential lots.	

Plan Alternative			Section 4.6 Forest Resources	Staff Remarks/ Implementation	Position R,M,D
			<p>permanent commercial timber production.</p> <p><u>Tier I clustering program:</u></p> <p>Density credit: Twice the existing entitlements when 90% of timberlands are protected</p> <p>Protection instrument: B7 zoning or permanent conservation easement on remainder</p> <p>Rezone homesite parcels: County to conduct re-zone</p> <p>JTMP or NTMP: Required for all parcels</p> <p><u>Tier II clustering program:</u></p> <p>Density credit: 3 times existing entitlements when 95% of timberlands are protected</p> <p>Protection instrument: Permanent conservation easement on remainder</p> <p>Rezone homesite parcels: County to conduct re-zone</p> <p>JTMP or NTMP: Required for all parcels</p>		
			COMMENTS:		
A	B	C	<p>FR-S2. Forestland-Residential Interface (FRI). For areas identified as the FRI, reduce use conflicts via the following:</p> <ul style="list-style-type: none"> A. Require subdivisions in these areas to include forested buffers and building setbacks between residential uses and adjacent timberlands, in consultation with CALFIRE. B. Identify preferred and necessary log haul routes to be maintained and acknowledged by residential users. C. Require recordation of "Right to Harvest" acknowledgements (and other 		

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				<p>timber management activities such as prescribed burns) in the subdivision approval process.</p> <p>D. Support protection of residential drinking water supplies.</p> <p>E. For residential development, require demonstration of structural fire response capabilities, compliance with fire safe standards, and ongoing fire protection management programs.</p> <p>F. Support noticing via North Coast Unified Air Quality Management District requirements of affected property owners for prescribed burn activities.</p> <p>G. For hilltop development, require a fire break and open space adjacent to forestlands, with houses internal to the fire break, to ensure defensible space.</p>		
A	B	C		<p>FR-S3. State Clearance. Prior to the issuance of a building permit on lands regulated by the Forest Practices Act, the owner must obtain, where necessary, a timber conversion permit or timber conversion exemption from the state lead agency.</p>		
				<p>COMMENTS:</p>		
	B			<p>FR-S4. Timberland Subdivisions. Subdivision of lands designated as Timberland (T) to the minimum parcel size may be permitted if the project meets the following criteria:</p> <p>A. The subdivision will result in significant improvements (including but not limited to stocking and conifer release) in site productivity, timber growth, and harvest through intensive management; and</p> <p>B. Adequate access, water, and geologic stability can be demonstrated for the proposed use and the land division meets all other regulatory requirements, including the General Plan standards and policies for rural</p>		

Plan Alternative	Section 4.6 Forest Resources	Staff Remarks/ Implementation	Position R,M,D
	<p>lands; and</p> <ul style="list-style-type: none"> C. On each parcel, the residential site is located, to the fullest practical extent, in areas of the lowest productivity. D. Access to the remainder is consistent with the uses of the remaining property. E. A joint timber management plan (JTMP) is prepared for divisions below 160 acres. 		
	<p>COMMENTS:</p>		
<p>A</p>	<p>FR-S4. Timberland Subdivisions for Lands Planned Industrial Timber (IT) and Timberlands (T). No further subdivision of lands designated as Industrial Timberland (IT) shall be allowed unless residential development rights are conveyed to the County. Subdivision of lands designated as Timberland (T) to the minimum parcel size may be permitted if the project meets the following criteria:</p> <ul style="list-style-type: none"> A. The subdivision will result in significant improvements in timber production capabilities demonstrated by a sustained timber production assessment consistent with the Forest Practices Act Article 6.75, Section 1091.4.5 to the satisfaction of the Forestry Review Committee; and B. Adequate access, water, and geologic stability can be demonstrated for the proposed use and the land division meets all other regulatory requirements, including the General Plan standards and policies for rural lands; and C. On each parcel, the residential site is located, to the fullest practical extent, in areas of the lowest productivity. D. Access to the remainder is consistent with the uses of the remaining property. E. A joint timber management plan (JTMP) is prepared for divisions below 160 		

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			acres.		
			COMMENTS:		
		C	<p>FR-S4. Timberland Subdivisions. Subdivision of lands designated as Timberland (T) to the minimum parcel size may be permitted if the project meets the following criteria:</p> <ul style="list-style-type: none"> A. Adequate access, water, and geologic stability can be demonstrated for the proposed use and the land division meets all other regulatory requirements, including the General Plan standards and policies for rural lands; and B. On each parcel, the residential site is located, to the fullest practical extent, in areas of the lowest productivity. C. Access to the remainder is consistent with the uses of the remaining property. D. A joint timber management plan (JTMP) is prepared for divisions below 160 acres. 		
			COMMENTS:		
		D	<p>2721.4 Subdivision to the minimum parcel size allowed in the zone may be permitted where no parcel is created with less than forty (40) acres of Site III or lower or twenty (20) acres of Site II or higher, except where separate management units of a smaller size already exist and based on the findings that:</p> <ul style="list-style-type: none"> A. The subdivision will result in significant improvements (including but not limited to stocking and conifer release) in site productivity, timber growth and harvest through intensive management; and B. Adequate access, water and geologic stability can be demonstrated for the proposed use and the land division meets all other regulatory requirements; 		

Plan Alternative	Section 4.6 Forest Resources			Staff Remarks/ Implementation	Position R,M,D
			<p>and</p> <p>C. On each parcel, the residential site is located, to the fullest practical extent, in areas of the lowest productivity.</p> <p>D. Access to the remainder is consistent with the uses of the remaining property.</p> <p>E. A joint timber management plan will be prepared on the division.</p>		
		C	<p>FR-Sx. Second Units. Second units may be allowed on TPZ parcels less than 160 acres as a conditional use only in the area already converted, intended to be converted, or that does not meet the definition of timberlands.</p>		
			<p>COMMENTS:</p>		
		D	<p>2721.3. Density Range: The density is established through zoning to allow for minimum parcel sizes of 160 acres to 20 acres. The following findings must be made in determining appropriate parcel sizes less than 160 acres.</p> <p>A. <u>Zoning</u> to a minimum parcel size of forty (40) acres is based on the findings that</p> <ol style="list-style-type: none"> 1. It shall not significantly detract from the use of the property for, or inhibit, growing and harvesting of timber; and 2. It shall not inhibit economically viable agricultural and timber production on adjoining lands; and 3. Uses and parcel sizes in the adjoining area are compatible; and 4. It is consistent with a comprehensive view of all relevant plan policies. <p>B. Zoning to a minimum parcel size of twenty (20) acres is based on the findings in 3(A) above and that:</p> <ol style="list-style-type: none"> 1. The timber site designation is Site II or above; and 2. Each parcel has frontage on an existing publicly maintained road; and 3. All such zoning is within 1/4 mile of an existing maintained public road. 		

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		D	2721.6 The total density shall not exceed one (1) dwelling unit per twenty (20) acres. A use permit or special permit shall be required where a density of more than one dwelling unit per 40 acres or larger parcel is sought. Parcels less than 40 acres shall not have second units. Homesite coverage shall not exceed 2 acres total for both dwellings and accessory structures. (Res. 89-106, 6/27/89)		
			COMMENTS:		
		D	2721.1 and 2515.1 The <u>Timber Production</u> designation is utilized to classify land that is primarily suitable for the growing, harvesting and production of timber. The designation <u>shall be</u> restricted to those parcels originally zoned Timberland Production. Portions of these parcels not zoned TPZ may be developed constituent with the existing zone and in compliance with all applicable federal, state and County regulations.		
		D	2715.3 Conversions for the expansion of a community shall be in conformance with the findings required in the Government Code.		
			4.6.5 Implementation Measures		
A	B	C	FR-IM1. Advocate for Regulatory Reform. The County shall advocate for improved design and implementation of state forest practice rules and resource protection regulations.		
			COMMENTS:		
A	B	C	FR-IM2. Develop Incentive Program to Encourage Timber Production. Develop incentives for property owners and forestland managers to encourage continued timber production on forestlands. Support and provide technical assistance to small timber producers working to maintain timber production on lands also used as their primary residence.		

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			COMMENTS:		
	B	C	FR-IM3. Support Conservation Programs. Support local land trusts and conservation organizations in efforts to maximize conservation and production values from timberlands. Work to achieve consistency between County policies and regulations and applicable conservation programs including conservation easement taxing policies.		
			COMMENTS:		
A			FR-IM3. Support and Manage Timber Conservation Programs. Support local land trusts and conservation organizations in efforts to maximize conservation and production values from timberlands. Work to achieve consistency between County policies and regulations and applicable conservation programs including conservation easement taxing policies. Research and report to the Planning Commission and the Board of Supervisors on the potential for a Transfer of Development Rights program, a Carbon Sequestration Timber Conservation program and Community Forest Acquisition and Management Program.		
			COMMENTS:		
	B	C	FR-IM4. Merger Ordinance Revisions. Revise Merger Ordinance to delete the requirement of merger of substandard TPZ lands, not currently under a Williamson Act Contract, from Article II.		
			COMMENTS:		
A			FR-IM4. Merger Ordinance Implementation. Develop a program to implement Article II of the existing Merger Ordinance (Ordinance No. 1762, County Code Section 327.5-1 et al) with a comprehensive noticing effort.		

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				COMMENTS:		
A	B			FR-IM5. Develop Ordinance to Regulate Land Uses in TPZ lands. Prepare an ordinance to implement the policies of this Plan for the designation and residential use of lands zoned TPZ.		
				COMMENTS:		
A	B	C		FR-IM6. Develop Planned Rural Development Assistance Program. Develop program to assist landowners with Planned Rural Development (PRD) applications.		
				COMMENTS:		
	B			FR-IM7. Implementation of FRI Overlay. Map FRI around Rural Community Center (RCC) and Community Planning Area (CPA) land use designations to create an Overlay Zone. FRI is mapped using the adjacency rule—includes every timber and non-resource parcel that are adjacent to each other around RCCs and CPAs. Implement development standards for overlay zone. Develop a “Right to Harvest” Ordinance to be implemented as a part of an FRI Overlay Combining Zone.		
				COMMENTS:		
A				FR-IM7. Implementation of Forestland-Residential Interface Overlay. Map Forestland-Residential Interface (FRI) around all residentially zoned areas next to resource lands to create an Overlay Zone. FRI is mapped using the adjacency rule—includes every timber and non-resource parcel that are adjacent to each other. Implement development standards for an overlay zone. Develop a “Right to Harvest” Ordinance to be implemented as a part of an FRI Overlay Combining Zone.		

Plan Alternative			Section 4.6 Forest Resources	Staff Remarks/ Implementation	Position R,M,D
			COMMENTS:		
		C	FR-IM7. Implementation of FRI Overlay. Map FRI around Community Planning Area (CPA) land use designations to create an Overlay Zone. FRI is mapped using the adjacency rule—includes every timber and non-resource parcel that are adjacent to each other around CPAs. Implement development standards for overlay zone. Develop a "Right to Harvest" Ordinance to be implemented as a part of an FRI Overlay Combining Zone.		
			COMMENTS:		
A	B	C	FR-IM8. Streamline County Forest Management Regulatory Requirements. Review and streamline processes for hazard tree removal, fire safety hazard reduction, and other forest management activities under County jurisdiction.		
			COMMENTS:		
A	B	C	FR-IM9. Coordination of County and State Policies. Periodically review policies and regulations to ensure that they are compatible with the State Forest Practice Act and State Forest Practice Rules.		
			COMMENTS:		
A	B	C	FR-IM10. Review Standards and Process of Joint Timber Management Plans (JTMP). Review and provide recommendations to the Board of Supervisors on the standards for JTMPs and guides for subdivisions of TPZ lands below 160 acres. Establish a process for review of all previously approved JTMPs every 5 years for compliance. Work to reduce redundancy between NTMP and JTMP requirements in cases where NTMPs have been prepared.		

Plan Alternative				Section 4.6 Forest Resources	Staff Remarks/ Implementation	Position R,M,D
				COMMENTS:		
A	B			FR-IM11. Road Maintenance. The County shall maintain roads used for the transportation of logs and monitor substandard conditions and maintenance needs in cooperation with timber producers.		
				COMMENTS:		
		C		FR-IM11. Road Maintenance. The County shall maintain roads used for residential development and the transportation of logs and monitor substandard conditions and maintenance needs in cooperation with timber producers and residential land owners.		
				COMMENTS:		
		C		FR-IMx. Public Services. The County shall support the extension of 911 initiated police, structural fire and emergency services to Timberlands containing residential uses.		
				COMMENTS:		
A				FR-IMxx. Substandard Lots. The County shall initiate the removal of substandard lots from the TPZ designation when residential use becomes the primary use of the property and timber production cannot be sustained on a commercial basis.		
				COMMENTS:		
		D		5-2510.1 Utilize the application of zone districts to identify the areas where development is appropriate under Sections 2721.3A and B.		

Plan Alternative	Section 4.6 Forest Resources	Staff Remarks/ Implementation	Position R,M,D
	<p>D 5-2510.2 Establish the Forestry Review Committee.</p>		
	<p>D 5-2510.3 Matters concerning TPZ zoning and management plans and guides should be decided after advice from the Forestry Review Committee and based on the original intent and spirit of Timber Production Zoning.</p>		
	<p>D 5-2510.4 The County TPZ ordinance should be revised to provide:</p> <ul style="list-style-type: none"> A. Divisions of TPZ land are permitted when covered by a Joint Timber Management Plan approved by the County. B. Standards for Joint Timber Management Plans and Guides which should include but not be limited to: <ul style="list-style-type: none"> 1) Stocking to minimum levels described by the Coast Forest District Forest Practice Rules. All work required by Joint Timber Management Plans shall be secured by a guarantee or bond with the County. 2) An access component of a Joint Timber Management Plan or access requirement for other land division in Timber Production which will insure the eventual commercial harvesting of timber on each newly created parcel. Adequate access routes within the subdivision shall be recorded. 3) Statements of purpose and intent of management Scope and intensity of management for both the timber and compatible uses. 4) Property description and maps <ul style="list-style-type: none"> 4a) Legal description, assessors parcel numbers. Location and legal status of right of ways and easements. Location of improvements and non-timber production uses. 4b) Topography and physical features. Site classes, soil types. 4c) Timber inventory. Species, age classes, stocking levels. Volume and growth. 		

Plan Alternative	Section 4.6 Forest Resources	Staff Remarks/ Implementation	Position R,M,D
	<ul style="list-style-type: none"> 5) Management descriptions. <ul style="list-style-type: none"> 5a) Silviculture, stand regulation. Cutting cycle, expected yields, regeneration systems. Intermediate treatments, harvest system, access system. 5b) Protection Protection of timber from fire, insects, disease and erosion. Protection of compatible uses. 6) Organization <ul style="list-style-type: none"> 6a) Cost allocations for management, road construction maintenance, and protection. 6b) Legal responsibilities, rights of ways, easements and deed restrictions. 6c) Provisions for continuity of management. 7) Schedule C. The Planning Department will provide a preliminary review of proposed TPZ division so that a Joint Timber Management Plan is not prepared for a division which is not acceptable because of General Planning concerns. D. A timberland owner may petition the Board to have their property zoned TPZ under the provisions of Government Code Section 51113. 		
D	<p>5-2510.5 The County should investigate the legislative changes necessary to provide more local control for rezoning of lands in Timberland Production Zone.</p>		