

Plan Alternatives Comparison Chart

Section 4.8 Land Use Classifications - PC Final Markup 12-08-11

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
				Residential Land Uses Designations		
A	B	C	D	<i>Residential Medium Density (RM)</i>		
A	B	C	*	The Residential Medium Density classification is used in areas with full urban services and where common-walled units and apartments are appropriate, including duplexes, townhouses, and apartments and manufactured home park developments. Design review can be used to ensure compatibility with neighborhood character.		M Straw Vote 6-0
A	B	C	*	Allowable Use Types: Residential Single Family Residential Multi Family Residential Manufactured Home Parks Group Residential Planned Developments Emergency Shelter Transitional Housing Residential Accessory Uses Other Bed & Breakfast Inns Community Assembly Neighborhood Commercial Non-Commercial Recreation Office and Professional Private Institution Fish & Wildlife Management <u>Essential Services</u> Similar Compatible Uses	Definitions for use types are found in the Hearing Draft Plan, Appendix B, starting on page B-31.	
A	B	C		Development Standards: Density Range – 7 to 30 units per acre, as specified on map	Density ranges of 7-16 and 7-30	

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				Max. Floor Area Ratio – 1.00 Additional Provisions – per zoning	are used on the maps. Proposed Housing Element would change all to 7-30.	
				Comments: 6-24-10: Staff recommended adding “essential services” as a use type for all residential and mixed residential use types. The revision was accepted unanimously by a vote of 6-0 (Faust, Mayo, Gearheart, Emad, Nelson and Smith). The RM land use classification with the addition recommended by staff was approved unanimously by a vote of 6-0 (Faust, Mayo, Gearheart, Emad, Nelson and Smith).		
A	B	C	D	Residential Low Density (RL)		
A	B	C	*	The RL designation is used for areas suitable for residential use where urban services are available or are anticipated to be available. Single family units on individual lots are the dominant use, but the designation can accommodate a mix of housing types including townhouses and common-wall clustered units		M Straw Vote 6-0
				Comments: 6-24-10: The RL land use classification was approved unanimously with the addition of “essential services” by a vote of 6-0 (Faust, Mayo, Gearheart, Emad, Nelson and Smith).		
A	B	C	*	Allowable Use Types: Residential Single Family Residential Second Residential Unit Multi Family Residential Manufactured Home Parks Guest House Planned Developments Residential Accessory Uses		

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				Other Cottage Industry Bed & Breakfast Inns Community Assembly Neighborhood Commercial Non-Commercial Recreation <u>Essential Services</u> Fish & Wildlife Management Similar Compatible Use		
A	B	C		Development Standards: Density Range - 1-8 units per acres, as specified on map Max. Floor Area Ratio - 0.40 Additional Provisions - per zoning		
A	B	C		Residential Estates (RE)		
A	B	C		Allowable Use Types: Residential Single Family Residential Second Residential Unit Guest House Planned Developments Residential Accessory Uses Other Cottage Industry Bed & Breakfast Inns Community Assembly Non-Commercial Recreation Private Institution Fish & Wildlife Management <u>Essential Services</u> <u>General Agriculture</u> <u>Intensive Agriculture</u> <u>Stables & Kennels</u> <u>Timber Production</u> Similar Compatible Uses		M Straw Vote 6-0

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A	B	C		Development Standards: Density Range – 1 – 5 acres per unit as specified on map Max. Floor Area Ratio – 0.20 Additional Provisions – per zoning		
				Comments: 6-24-10: Staff recommended adding general and intensive agricultural uses (including stables and timber production) for Residential Estates. The revisions were accepted unanimously by a vote of 6-0 (Faust, Mayo, Gearheart, Emad, Nelson and Smith).		
A	B	C		<i>Rural Residential (RR)</i>		
A	B	C	*	This designation applies to large lot residential uses that typically rely upon on-site water and wastewater systems. Varying densities are reflective of land capabilities and/or compatibility issues. RR5-20 and RR20 are rural residential designations for lands with slopes generally less than 30% and served by individual water and wastewater systems and good road access. RR40, RR60, and RR160 designations are applied to more remote, steep and high hazard areas or where appropriate to ensure compatibility with adjacent resource production and open space uses.		M Straw Vote 6-0
A	B	C	*	Allowable Use Types: Residential Single Family Residential Second Residential Unit Guest House Planned Developments Residential Accessory Uses Other Cottage Industry Bed & Breakfast Inns Community Assembly Neighborhood Commercial Non-Commercial Recreation General Agriculture Intensive Agriculture Stables & Kennels Timber Production Fish & Wildlife Management Essential Services		

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				Similar Compatible Uses		
A	B	C		Development Standards: Density Range – 5 to 160 acres per unit, as specified on map Max. Floor Area Ratio – 0.10 Additional Provisions – per zoning		
				Comments: 6-24-10: The RR land use classification was approved with the addition of “essential services” unanimously by a vote of 6-0 (Faust, Mayo, Gearheart, Emad, Nelson and Smith).		
				Commercial Designations		
A	B	C	D	<i>Commercial General (CG)</i>		
A	B	C	*	The Commercial General (CG) classification is intended to classify lands that because of their location, access, and availability of services are suitable for commercial development. This includes retail trade services that are easily accessible, compatible and geared for local neighborhood or regional needs.		R Straw Vote 6-0
A	B	C	*	Allowable Use Types: Commercial Automotive Sales, Service, & Repair Bed & Breakfast Inn Commercial Recreation Neighborhood Commercial Office & Professional Private Recreation Retail Sales Retail Services Transient Habitation Civic Administrative Community Assembly Essential Services Health Care Services Other Residential Uses Subordinate to Principal Use Similar Compatible Uses		
A	B	C		Development Standards:		

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				Maximum Structure Height – 45 feet Max. Floor Area Ratio - Additional Provisions - per zoning		
				Comments: 6-24-10: The CG land use classification was approved unanimously by a vote of 6-0 (Faust, Mayo, Gearheart, Emad, Nelson and Smith).		
A	B	C	D	Commercial Services (CS)		
A	B	C	*	This classification is intended for heavy commercial uses and compatible light industrial uses not serving day to day needs. Full range of urban services required (i.e., good access, public sewer and water, electricity, fire protection, and waste disposal).		R Straw Vote 6-0
A	B	C	*	Allowable Use Types: Commercial Automotive Sales, Service, & Repair Bed & Breakfast Inn Commercial Recreation Heavy Commercial Neighborhood Commercial Office & Professional Private Recreation Retail Sales Retail Services Transient Habitation Warehousing, Storage, & Distribution Industrial Research/Light Industrial Civic Administrative Community Assembly Essential Services Health Care Services Other Residential Uses Subordinate to Principal Use Similar Compatible Uses		

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
A	B	C		Development Standards: Maximum Structure Height - Max. Floor Area Ratio - Additional Provisions - per zoning		
				Comments: 6-24-10: The CS land use classification was approved unanimously by a vote of 6-0 (Faust, Mayo, Gearheart, Emad, Nelson and Smith).		
A	B	C	D	<i>Commercial Recreation (CR)</i>		
A	B	C	*	This classification is intended for commercial recreation facilities and accommodations and recreation/tourist oriented sales and services geared to local and visitor needs.		M Straw Vote 6-0
A	B	C	*	Allowable Use Types: Commercial Bed & Breakfast Inn Commercial Recreation Heavy Commercial Private Recreation Transient Habitation Visitor Serving Facilities Civic Community Assembly Essential Services Other Residential Uses Subordinate to Principal Use Timber Production Similar Compatible Uses		
A	B	C		Development Standards: Maximum Structure Height - Max. Floor Area Ratio - Additional Provisions - per zoning		
				Comments: 6-24-10: The CR land use classification, with the addition of "timber production" as an allowable		

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				use type was approved unanimously by a vote of 6-0 (Faust, Mayo, Gearheart, Emad, Nelson and Smith).		
				Mixed-Use & Urban Reserve Designations		
A	B	C		<i>Mixed Use (MU)</i>		
A	B	C		This classification is intended for lands in central areas of urban communities where the presence of public utilities and a sufficient population base allows the development of pedestrian-oriented, mixed-use (commercial, office, and residential) development. The maximum residential density is 16 dwelling units per acre and the maximum allowable FAR (Floor to Area Ratio) is 3.	MU is most broadly applied in Alt A, least in Alt C.	M Straw Vote 6-0
A	B	C		<p>Allowable Use Types:</p> <p>Residential</p> <p><u>Single Family Residential</u></p> <p><u>Second Residential Unit</u></p> <p>Multi Family Residential</p> <p>Group Residential</p> <p>Planned Developments</p> <p>Emergency Shelter</p> <p>Transitional Housing</p> <p>Residential Accessory Uses</p> <p>Commercial</p> <p>Bed & Breakfast Inn</p> <p>Commercial Recreation</p> <p>Neighborhood Commercial</p> <p>Office & Professional</p> <p>Private Recreation</p> <p>Retail Sales</p> <p>Retail Services</p> <p>Transient Habitation</p> <p>Other</p> <p>Cottage Industry</p> <p>Community Assembly</p> <p>Non-Commercial Recreation</p> <p>Stables & Kennels</p> <p>Fish & Wildlife Management</p> <p><u>Essential Services</u></p> <p>Similar Compatible Uses</p>		

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A	B	C		Development Standards Max. Floor Area Ratio - 3 Additional Provisions – per zoning		
				Comments: 6-24-10: The MU land use classification, with the deletion of “stables and kennels” as an allowable use type was approved unanimously by a vote of 6-0 (Faust, Mayo, Gearheart, Emad, Nelson and Smith).		
				Comments: 12-08-11: The MU land use classification was revised during the PC hearing of December 8, 2011 to include SFR’s and second residences as an allowable use type. This was approved unanimously by a vote of 6-0 (Faust, Gearheart, Kreb, Masten, Edmonds and Nelson).		
A	B	C		Village Center (VC)		
A	B	C		The Village Center (VC) classification is used to classify lands in central areas of community planning areas without public utilities. The VC allows for small scale mixed-use development appropriate for a smaller population base. The maximum residential density is 1 dwelling unit per acre, or 2 to 4 dwelling units per acre with a package treatment plant, and the maximum allowable FAR is 2.		M Straw Vote 6-0
A	B	C		Allowable Use Types: Residential Single Family Residential Second Residential Unit Multi Family Residential Manufactured Home Parks Group Residential Planned Developments Emergency Shelter Transitional Housing Residential Accessory Uses Commercial Bed & Breakfast Inn Commercial Recreation Heavy Commercial Neighborhood Commercial Office & Professional Private Recreation		

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				Retail Sales Retail Services Transient Habitation Other Cottage Industry Community Assembly Non-Commercial Recreation General Agriculture Stables & Kennels Timber Production Fish & Wildlife Management <u>Essential Services</u> Similar Compatible Uses		
A	B	C		Development Standards Max. Floor Area Ratio - 2 Additional Provisions – per zoning		
				Comments – 6-24-10: The VC land use classification, with the retention of “stables and kennels” as an allowable use type and the addition of “essential services” was approved unanimously by a vote of 6-0 (Faust, Mayo, Gearheart, Emad, Nelson and Smith).		
A	B	C	D	Rural Community Center (RCC)		
A	B	C		The Rural Community Center (RCC) classification is used for small unincorporated towns and community centers which provide a variety of community and tourist oriented goods and services, but that may not have developed identifiable commercial or residential districts. These centers may also serve a small grouping of rural residential housing, allowing limited retail and public services. The maximum residential density is 1 dwelling unit per acre with community water, or 2 to 4 dwelling units per acre with a package treatment plant, and the maximum allowable FAR is 2.		M Straw Vote 6-0
A	B	C	*	Allowable Use Types: Residential Single Family Residential Second Residential Unit Multi Family Residential Manufactured Home Parks Group Residential Planned Developments		

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				Emergency Shelter Transitional Housing Residential Accessory Uses Commercial Bed & Breakfast Inn Commercial Recreation Heavy Commercial Neighborhood Commercial Office & Professional Private Recreation Retail Sales Retail Services Transient Habitation Other Cottage Industry Community Assembly Non-Commercial Recreation General Agriculture Stables & Kennels Timber Production Fish & Wildlife Management' <u>Essential Services</u> Similar Compatible Uses		
A	B	C	*	Development Standards Max. Floor Area Ratio – 2 Additional Provisions – per zoning		
				Comments: 6-24-10: The RCC land use classification was approved with the addition of “essential services” unanimously by a vote of 6-0 (Faust, Mayo, Gearheart, Emad, Nelson and Smith).		
A	B	C		Urban Reserve (UR/)		
A	B	C		The purpose of this classification is to protect from premature subdivision and development urban lands not now developed to urban densities or adequately provided with urban services but expected to develop to urban uses and densities when services are available. This designation is used where annexation is required for urban services and full build-out.		R Straw Vote 4-3

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A	B	C	<p>Allowable Use Types:</p> <p>Residential Single Family Residential</p> <p>Commercial Bed & Breakfast Inn Commercial Recreation Heavy Commercial Neighborhood Commercial Office & Professional Private Recreation Retail Sales Retail Services Transient Habitation</p> <p>Other Cottage Industry General Agriculture Timber Production Fish & Wildlife Management Similar Compatible Uses</p>		
A	B	C	<p>Development Standards Max. Floor Area Ratio - Additional Provisions - per zoning</p>		
			<p>Comments: 7-8-10</p> <p>Commissioner Faust – I’m not sure how much difference it makes to have a “holding zone”. I don’t understand why a landowner couldn’t come in to the county and request a change or develop to the current standards. The real issue is the level of intensity the land owner wants to achieve. If the city doesn’t want to annex, they probably couldn’t developed at a higher level anyway. I’m not opposed to allowing someone who has gotten a “ No” answer a way to developed. We need a push to make a decision not an arbitrary time limit – if they get an up or down vote, than they should be able to move forward. Density is based upon service district or city providing services.</p> <p>Commissioner Gearheart – I agree with Commissioner Faust – it could still come in under a different proposals. I support staff’s version.</p> <p>Commissioner Kreb – based upon what staff said on mapping changes, I support</p> <p>Commissioner Emad – I support as written.</p>		

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				<p>Commissioner Nelson - I agree with the time limit – need to see the policy or mapping. Commissioner Mayo – it’s about density and landowners ability to develop how they want. I would like to see the mapping changes. Chair Smith – I’m okay moving forward with this and then reviewing the map. if the property gets developed UR – what other uses can they do on it? I like what Tom offered regarding an addition policy that allows a sunset if they get turned down for annexation.</p> <p><u>Straw vote</u> Commissioners Faust, Emad and Kreb supported the policy. Commissioners Nelson, Smith, and Mayo supported the policy with the fact that they would discuss the areas again in the future when looking at the maps. Commissioner Gearheart supported staff’s version.</p>		
				<p>Comments: 7-22-10 Staff provided the following policy revision to GP-S9 regarding urban reserve lands: GP-S9 Urban Reserve. Lands given the land use designated “Urban Reserve”, as defined in the Land Use Element, shall be developed when urban services are available, and, if outside city or district limits, require annexation to the adjacent city or service district. Development within Urban Reserves prior to extension of water and sewer services shall not prevent attainment of planned urban level densities. <u>In the event the applicable service provider has acted to deny an annexation request, the property may be developed consistent with available services and the base land use designation.</u></p> <p>Discussion ensued and Tom Hofweber suggested revising this policy by adding to the language “to be developed to be consistent with available services and density”.</p> <p><u>Straw vote</u> Unanimous Support of staff’s recommendation with the additional language suggested by Tom Hofweber. 5/0</p>		
				Industrial Designations		
A	B	C	D	<i>Industrial, General (IG or MG)</i>		
A	B	C		This classification (IG in inland areas; MG in coastal areas) provides for general industrial and manufacturing uses, typically in urban areas, convenient access to transportation		M Straw

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				systems and full range of urban services are available. May be accommodated in rural areas where full urban services are not required for the intended use.		Vote 5-2
A	B	C		<p>Allowable Use Types:</p> <p>Industrial Aquaculture Coastal-Dependent Industrial Coastal-Related Industrial Hazardous Industrial Heavy Industrial Research/Light Industrial Surface Mining Metallic Mining Timber Products Processing</p> <p>Agricultural Agricultural Products Processing Feed Lot/Slaughter House Hog Farming Intensive Agriculture</p> <p>Commercial Heavy Commercial Office and Professional Warehousing, Storage and Distribution</p> <p>Civic Administrative Essential Services Extensive Impact Civic Uses Solid Waste Disposal</p> <p>Timber Timber Production</p> <p>Other Public Access Facilities Public Recreation Residential Subordinate to Principal Use Similar Compatible Uses</p>		
A	B	C		<p>Development Standards: Maximum Structure Height - Max. Floor Area Ratio -</p>		

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				Additional Provisions - per zoning		
				<p>Comments: 7-8-10</p> <p>Commissioner Gearheart – questioned whether use of the phrase “utilities and energy facilities” covered telecommunication towers. (staff suggested that uses like transmission lines are allowed in all zones– however, it is better to be vague here and more specific in the zoning ordinance).</p> <p>Commissioner Nelson – wanted timber production added in there as recommended by the RLWG.</p> <p>Commissioner Smith – don’t suggest that we add energy, okay with adding timber (we have ag).</p> <p><u>Straw vote</u></p> <p>Commissioners Smith, Kreb, Emad, Nelson and Mayo supported staff’s version with the addition of “Timber Production”.</p> <p>Commissioner Faust objected to tree growing being included in industrial designations</p> <p>Commissioner Gearheart supported staff’s original version.</p>		
A	B	C	D	Industrial, Resource Related (IR)		
A	B	C		This classification provides areas for resource-related industrial processing such as timber, agriculture and mineral products processing in areas not typically served by urban services and therefore not suitable for a broader range of industrial uses.		M Straw Vote 5-2
A	B	C		<p>Allowable Use Types:</p> <p>Industrial</p> <ul style="list-style-type: none"> Aquaculture Hazardous Industrial Heavy Industrial Surface Mining Metallic Mining Timber Products Processing <p>Agricultural</p> <ul style="list-style-type: none"> Agricultural Products Processing Feed Lot/Slaughter House Hog Farming Intensive Agriculture 		

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				Commercial Heavy Commercial Warehousing, Storage, & Distribution Timber Timber Production Other Public Access Facilities Public Recreation Residential Subordinate to Principal Use Similar Compatible Uses		
A	B	C		Development Standards: Maximum Structure Height - Max. Floor Area Ratio - Additional Provisions - per zoning		
				Comments: 7-8-10 See discussion for IG <u>Straw vote</u> Commissioners Smith, Krebs, Emad, Nelson and Mayo supported staff's version with the addition of "Timber Production". Commissioner Faust objected to tree growing being included in industrial designations, otherwise, he supported the land use designation as proposed. Commissioner Gearheart supported staff's version. All agreement to take as written and add timber processing to it.		
A	B	C	D	<i>Industrial, Coastal Dependent (MC)</i>		
A	B	C	D	The purpose of this classification is to protect and reserve parcels on or near the sea for industrial uses dependent on, or related to, the harbor.		R Straw Vote 7-0
A	B	C	D	Allowable Use Types: Industrial Aquaculture		

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				Coastal-Dependent Industrial Coastal-Related Industrial Heavy Industrial Surface Mining Commercial Office & Professional Warehousing, Storage, & Distribution Civic Essential Services Extensive Impact Civic Uses Other Public Access Facilities Public Recreation Residential Subordinate to Principal Use Similar Compatible Uses		
A	B	C		Development Standards: Maximum Structure Height - Max. Floor Area Ratio - Additional Provisions - per zoning		
				Comments: 7-8-10 Tom Hofweber explained that Timber Production was not supported by staff for Industrial, Coastal Dependent (MC). Conversation continued regarding Timber Production being included or excluded in Industrial Classifications. Commissioner Faust objected to adding timber production here; this is not an industrial use. Should be covered elsewhere in all industrial classifications. <u>Straw vote</u> Unanimous: support of staff's version		
A	B	C	D	Business Park (MB)		
A	B	C	D	This classification is intended to provide sites that are suitable for "business park" developments. These are to be well designed and mixed industrial - commercial areas developed in a park-like environment and composed of nuisance-free light industrial; research and development; administrative, business, and professional offices; and warehousing and storage facilities.		M Straw Vote 5-0
A	B	C	*	Allowable Use Types:		

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				Industrial Research/Light Industrial Commercial Neighborhood Commercial Office & Professional Warehousing, Storage, & Distribution Civic Administrative Essential Services Other Public Access Facilities Public Recreation Residential Subordinate to Principal Use Transient Habitation Similar Compatible Uses		
A	B	C		Development Standards: Maximum Structure Height – 50 feet Max. Floor Area Ratio – 1.0 . Additional Provisions - per zoning		
				Comments: 7-8-10 Commissioner Kreb wanted the Maximum Floor Area Ration defined. Commissioner Gearheart wanted to know if hotels would be allowed in the Arcata airport business park under that designation and if not that might be something they would want to add. Tom Hofweber responded that staff would do some more research and bring back the information and a recommendation.		

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				<p>Comments: 7-22-10</p> <p>There were requests to add hotels as an allowable use and to define a maximum floor to area ratio (FAR). Hotels are included as part of the Transient Habitation use type, and staff recommends adding this use type to the MB land use classification. Transient Habitation is currently an allowed use type in the MB (Business Park) zone.</p> <p>Regarding the FAR, the MB zone currently has a maximum ground coverage of 50%. If the FAR were set at 0.5, this would allow 50% of the lot area to be covered with a one-story building. If the FAR were set at 1.0, this would allow (together with the 50% maximum ground coverage standard) 50% of the lot area to be covered with a two-story building. (See attached figure showing FAR examples, from Solano County.) Staff recommends an FAR of 1.0.</p> <p>All okay with staff 7-22-10 recommendations for MB.</p>		
				Open Space and Public Lands Designations		
A	B	C	D	<i>Conservation Flood Plain (CF)</i>		
A	B	C	D	Applied to the channels of river and streams, including the areas which carry normal flood waters or the area between existing or planned levees, dykes dikes , or other such flood control features, and in which agricultural and limited recreational uses may be desirable or permissible.		M Straw Vote 7-0
A	B	C	*	<p>Allowable Use Types:</p> <p>Natural Resource Boating Facilities Fish & Wildlife Habitat Mgt Public Access Facilities Resource-Related Recreational Watershed Management Wetland Restoration</p> <p>Resource Production General Agriculture</p> <p>Industrial Aquaculture</p> <p>Civic</p>		

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				Public Recreation & OS Other Surface Mining Similar Compatible Uses		
A	B	C		Development Standards Additional Provisions – per zoning		
				<p>Comments: 7-8-10</p> <p>Commissioner Mayo wanted to see designation for off highway vehicles (OHV). (Discussion ensued regarding OHV parks on prime ag lands versus the river bar).</p> <p>Commissioner Kreb wanted to know if when they reached the mapping portion of the update would they be able to narrow down those areas that were being spoken about and Tom Hofweber explained that would be the best approach. He also explained that the update didn't specifically identify OHV use areas but it was covered by public recreation.</p> <p>Commissioner Faust spoke in regards to the title including the words 'Public Lands' and commented on public trust lands. He explained they were talking about the actual channels of rivers and stream which were not available for agricultural uses. He wanted to see a distinction between public trust lands and surrounding areas that flood.</p> <p>Chairman Smith clarified that the heading "Public" did not necessarily apply to all classifications. He clarified with staff that Conservation Flood Plain was not being categorized as 'Public Lands' and Tom Hofweber responded it was not.</p> <p>Commissioner Nelson wanted to know if these topics had anything to do with FEMA designations and Tom Hofweber responded that they were in accordance with FEMA but these lands were not necessarily in the hundred year flood plain.</p> <p><u>Straw vote</u> Commissioners Smith, Kreb, Gearheart, Mayo, Nelson and Emad supported staff's version with the word 'area' added where it had been omitted. Commissioner Faust supported staff's version with the word 'area' added where it had been omitted and the distinction between private and public lands.</p>		
A	B	C	D	<i>Conservation Flood Plain Recreation (CFR)</i>		
A	B	C	D	Applied to the channels of river and streams, including the areas which carry normal		M

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				flood waters or the area between existing or planned levees, dikes dikes or other such flood control features, and in which conditions for recreational uses are favorable.		Straw Vote 7-0
A	B	C	*	<p>Allowable Use Types:</p> <p>Natural Resource Boating Facilities Fish & Wildlife Habitat Mgt Public Access Facilities Resource-Related Recreational Watershed Management Wetland Restoration</p> <p>Resource Production General Agriculture</p> <p>Industrial Aquaculture Coastal Dependent Industrial</p> <p>Civic Public Recreation & OS</p> <p>Other Caretaker's Residence Subordinate Residential Surface Mining Temporary RV Park Similar Compatible Uses</p>		
A	B	C		<p>Development Standards Additional Provisions – per zoning</p>		
				<p><u>Comments: 7-8-10 (see “comments” for CF above – these were discussed concurrently)</u></p> <p><u>Straw vote</u> Commissioners Smith, Krebs, Gearheart, Mayo, Nelson and Emad supported staff’s version with the word ‘area’ added where it had been omitted. Commissioner Faust supported staff’s version with the word ‘area’ added where it had been omitted and the distinction between private and public lands.</p>		
A	B	C	D	Natural Resources (NR)		
A	B	C	D	The purpose of this classification is to protect and enhance valuable coastal fish and		R

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				wildlife habitats, and provide for public and private use of their resources, including hunting, fishing and other forms of recreation.		Straw Vote 7-0
A	B	C	D	Allowable Use Types: Natural Resource Boating Facilities Fish & Wildlife Habitat Mgt Public Access Facilities Resource-Related Recreational Watershed Management Wetland Restoration Industrial Aquaculture Other Caretaker's Residence Surface Mining Similar Compatible Uses		
A	B	C		Development Standards Additional Provisions – per zoning		
				Comments: 7-8-10 Chairman Smith wanted to know if Natural Resources would be applied to public or private land and Tom Hofweber explained that it would apply in coastal zones only and that it would be applicable to private lands. He also questioned having “Caretaker’s Residence” in other allowable use types. Staff provided a specific example located in the HBAP (Stamps property). The owner of the land can live on the land and be the caretaker. Commissioner Nelson wanted to know why the Working Resource Lands Group included agriculture and timber and why staff was not recommending that. Tom Hofweber explained that it was in the Coastal Zone and there were more restrictions involved and the California Coastal Commission (CCC). <u>Straw vote</u> Unanimous: support of staff’s version		
A	B	C		<i>Open Space (OS)</i>		

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A	B	C	This classification provides for land which is essentially unimproved and devoted to open space use, including areas for conservation of natural resources and habitat values, for protection of public health and safety such as areas subject to flooding, steep or unstable slopes, and for compatible outdoor recreational uses such as accessways and trails and scenic enjoyment.		R Straw Vote 7-0
A	B	C	<p>Allowable Use Types:</p> <p>Natural Resource Boating Facilities Fish & Wildlife Habitat Mgt Public Access Facilities Resource-Related Recreational Watershed Management Wetland Restoration</p> <p>Resource Production General Agriculture Timber Production</p> <p>Industrial Aquaculture</p> <p>Civic Public Recreation & OS</p> <p>Other Caretaker's Residence Surface Mining Similar Compatible Uses</p>		
A	B	C	<p>Development Standards Additional Provisions – per zoning</p>		
			<p>Comments: 7-8-10</p> <p>Chairman Smith wanted to know if this classification was associated with private lands. Commissioner Mayo wanted to know why a property owner would want this type of designation and Tom Hofweber explained that some property owners had entered into conservation easement and it was clarified that there were tax benefits associated with the classification.</p> <p><u>Straw vote</u> Unanimous: support of staff's version</p>		

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A	B	C	D	Public Facility (PF)		
A	B	C	*	The Public Facilities designation is utilized to classify land appropriate for use by a governmental agency or public agency, which has the purpose of serving the public health, safety, convenience, or welfare.		M Straw Vote 7-0
A	B	C	*	Allowable Use Types: Natural Resource Boating Facilities Fish & Wildlife Habitat Mgt Public Access Facilities Resource-Related Recreational Watershed Management Wetland Restoration Civic Administrative <u>Community Assembly</u> Essential Services Extensive Impact Civic Uses Public Recreation & OS Solid Waste Disposal Other Caretaker's Residence Surface Mining Temporary RV Park Similar Compatible Uses		
A	B	C		Development Standards Additional Provisions – per zoning		
				Comments: 7-8-10 <u>Straw vote</u> Unanimous: support of staff's version with the addition of "community assembly"		
A	B	C	D	Public Recreation (PR)		
A	B	C	*	The purpose of this classification is to protect lands suitable for public recreation or resource protection.		M Straw Vote

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
						7-0
A	B	C	*	<p>Allowable Use Types:</p> <p>Natural Resource Boating Facilities Fish & Wildlife Habitat Mgt Public Access Facilities Resource-Related Recreational Watershed Management Wetland Restoration</p> <p>Resource Production General Agriculture Timber Production</p> <p>Industrial Aquaculture</p> <p>Civic <u>Community Assembly</u> Public Recreation & OS</p> <p>Other Caretaker's Residence Surface Mining Temporary RV Park Similar Compatible Uses</p>		
A	B	C		<p>Development Standards Additional Provisions – per zoning</p>		
				<p>Comments: 7-8-10 Commissioner Faust did not want Aquaculture to be included in the use. Conversation ensued regarding what would be considered compatible. Tom Hofweber gave some examples and explained that they did not preclude other uses. It was clarified that aquaculture was a conditionally permitted use in Public Recreation. Commissioner Mayo wanted to know if OHV rentals could operate from these locations if they were properly permitted. Tom Hofweber responded that there were other avenues where he could reach his goal. Conversation continued regarding public access facilities. Commissioner Faust explained that the CCC was very stringent with it's guidelines regarding OHV use. Some clarification was made as to whether or not the areas under</p>		

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
				<p>discussion were in the Coastal Zone only and Tom Hofweber explained that they were not.</p> <p>Commissioners Smith and Commissioner Mayo wanted clear language that identified where Off Highway Vehicles could or could not be used.</p> <p>Commissioner Kreb commented on OHV and the issues that could be associated with that particular recreational activity. He thought the guidelines were more complex and the discussion regarding OHV use was too general. He suggested contacting the Blue Ribbon Coalition for more specifics.</p> <p>Commissioner Mayo agreed with Commissioner Kreb. Commissioner Mayo spoke about the Blue Ribbon Coalition and the "Share the Trail" protocols.</p> <p><u>Straw vote</u> Unanimous: support of staff's version with "community assembly" added.</p>		
A	B	C	D	Public Lands (P)		
A	B	C	D	The Public Lands designation is used to classify land owned by or under the jurisdiction of the Federal, State, County or any other district authority or public corporation, or agency thereof.		M Straw Vote 7-0
A	B	C	*	<p>Allowable Use Types:</p> <p>Natural Resource</p> <ul style="list-style-type: none"> Boating Facilities Fish & Wildlife Habitat Mgt Public Access Facilities Resource-Related Recreational Watershed Management Wetland Restoration <p>Resource Production</p> <ul style="list-style-type: none"> General Agriculture Timber Production <p>Industrial</p> <ul style="list-style-type: none"> Aquaculture <p>Civic</p> <ul style="list-style-type: none"> <u>Community Assembly</u> Public Recreation & OS 		

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
				Other Caretaker's Residence Surface Mining Temporary RV Park Similar Compatible Uses		
A	B	C		Development Standards Additional Provisions – per zoning		
				<i>Comments: 7-8-10</i> <u>Straw vote</u> Unanimous: support of staff's version with the addition of "community assembly"		
A	B	C	D	Resource Dependent (MR/)		
A	B	C	D	The purpose of this classification is to protect coastal wetlands and to provide for the development of upland areas consistent with resource protection, and where feasible, resource enhancement.		R Straw Vote 7-0
A	B	C		Allowable Use Types: Natural Resource Boating Facilities Fish & Wildlife Habitat Mgt Public Access Facilities Resource-Related Recreational Watershed Management Wetland Restoration Resource Production General Agriculture Industrial Aquaculture Coastal Dependent Industrial Other Similar Compatible Uses		
A	B	C		Development Standards Additional Provisions – per zoning		
				<i>Comments: 7-8-10</i>		

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
				<p>Chairman Smith wanted to know if the area was covered by the CCC and the California Environmental Quality Act and staff explained that it was currently in the Coastal Plans so it was left in (also supports Coastal Act policies where wetland areas can accommodate uses that are resource dependent). Chairman Smith wanted to know about Timber Production as recommended by the WLRG and staff explained these were not good places to grow trees and it was unlikely that the Coastal Commission would approve the change. It was confirmed that it was an extension of the existing plan.</p> <p><u>Straw vote</u> Unanimous: support of staff's version</p>		
				Resource Production Land Use Designations		
A	B	C	D	<i>Timberland (T)</i>		
A	B	C	*	The Timber Production designation is utilized to classify land that is primarily suitable for the growing, harvesting and production of timber. Prairie and grazing lands may be intermixed. Density range is 40 – 160 acres/unit.		Split Vote 2-2-2-1
A	B	C	*	<p>Allowable Use Types:</p> <p>Agricultural General Agriculture</p> <p>Timber Timber Production Timber-Related Recreation</p> <p>Commercial Timber-Related Visitor-Serving</p> <p>Industrial/Extractive Agriculture & Timber Products Processing Oil & Gas Drilling & Processing Metallic Mining Surface Mining</p> <p>Natural Resource Fish & Wildlife Habitat Mgt Public Access Facilities Resource-Related Recreational Watershed Management</p>		

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
				Wetland Restoration Other Labor Camps Public Recreation Residence Incidental to Principal Use Utilities & Energy Facilities ³ Similar Compatible Uses		
A	B			Development Standards Minimum Parcel Size: 40 – 160 acres Ground Coverage: Additional Provisions – per zoning		
		C	D	Development Standards Minimum Parcel Size: 20 – 160 acres Ground Coverage: <u>2 acres max.</u> Additional Provisions – per zoning		
				Comments: 7-8-10 Commissioner Gearheart was in support of the staff version with the addition of two acre coverage which was the A/B option of the Element Standards. Commissioner Nelson supported the Resource Working Lands Group recommendations. Chairman Smith spoke about the previous residential issue and Tom Hofweber explained there was a use type called residence incidental to the principal use. Conversation ensued regarding principally permitting houses in conformance with Timber Production Zone (TPZ) law. Commissioner Mayo spoke about his concerns with substandard parcels. Conversation ensued regarding zoning being changed due to substandard parcel size. Tom Hofweber explained that there had been a previously voted upon ‘A’ policy that called for supporting rezoning of substandard lots which had a split vote by the Commission. Discussion ensued regarding that policy and substandard parcels. Chairman Smith requested clarification on sub standard parcels with residences in TPZ and Tom Hofweber clarified that the subject would come up again under the Open Space section. He explained the Commission would have to make a determination that the issuance building permits was consistent with the open space plans. He explained that as it stood if there was a legal lot you could build a house if it was in a zone that supported building houses.		

Plan Alternative	Section 4.8 Land Use Classifications			Staff Remarks/ Implementation	Vote R,M,D
			<p><u>Straw vote</u> Commissioner Mayo and Nelson wanted the Resource Working Lands Group recommendations added. Commissioners Kreb and Gearheart supported the staff's version. Commissioner Faust does not support having a residence by right and wouldn't want anything less than 160 acres for development standards. Commissioner Smith and Emad supported staff's version with the word "incidental" removed. The addition of the "2 acre" coverage area was approved earlier in the meeting.</p>		
A			<p>Industrial Timberland (TI)</p>		
A			<p>This designation applies to lands that are industrially managed for timber production, primarily outside CPA's, and where presence of additional homesites would likely contribute to conflict with such timber management; most of these lands are managed through a habitat conservation plan. Minor amounts of non-industrially managed land may be included to avoid fragmenting cohesive units. Residential use may be allowed as a conditionally permitted use where necessary for caretaking purposes, or for compatible recreational use, does not exceed a density of one unit per 600 acres, and records a right to harvest agreement for the subject property.</p>		<p>D Split Vote 4-3</p>
A			<p>Allowable Use Types: same as Timber (T) Classifications</p>		
A			<p>Development Standards Minimum Parcel Size: 160 acres Density: 0 (caretakers residence for those fully employed on the premises) Additional Provisions – per zoning</p>		
			<p>Commissioner Mayo did not support A and Commissioner Gearheart wanted to know why the caretaker's residence had to be fully employed on the premises. Staff responded with an example from another County. Commissioner Nelson requested a member of the FRC speak on this topic. Gary Ryneanson, FRC. He explained the FRC was in support 160 acre divisions. He also explained that the FRC had never voted on Industrial Timber but on the 160 acre division. Commissioners Nelson and Mayo did not support Industrial Timber and wanted to see it eliminated from the General Plan. Commissioner Faust didn't think ministerial permitting was appropriate for those lands. He</p>		

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
				<p>spoke about parcel size and what should be included in Industrial Timberland zoning. He wanted to see the parcel size increased to more than 160 acres. Conversation ensued regarding Industrial Timberland zoning.</p> <p>Commissioner Gearheart requested the sentence “Minor amounts of non-industrially managed land may be included to avoid fragmenting cohesive units” be removed. She agreed with the density but was uncomfortable with people being ‘trapped’ in the zoning.</p> <p><u>Straw vote 7-22-10</u> Commissioners Nelson, and Mayo did not support Industrial Timber and wanted to see it eliminated from the General Plan. Commissioners Gearheart, Faust and Kreb supported ‘A’ with the removal of the sentence “Minor amounts of non-industrially managed land may be included to avoid fragmenting cohesive units”.</p> <p>7-29-10: Chairman Smith and Commissioner Emad weighed in on TI designation and they were not in support.</p>		
A	B	C	D	<i>Agricultural Exclusive (AE)</i>		
A	B	C	*	<p>This plan designation applies to bottomland farms and lands that can be irrigated; also used in upland areas to retain agricultural character. Typical uses include dairy, row crops, orchards, specialty agriculture, and horticulture. Residential subdivision is not supported. Residential uses must support agricultural operation. Density range is 20-60 acres/unit.</p>		M Straw Vote 5-0
A	B	C	*	<p>Allowable Use Types:</p> <p>Agricultural Agriculture-Related Recreation Feed Lot/Slaughter House General Agriculture Hog Farming Intensive Agriculture Stables & Kennels</p> <p>Timber Timber Production</p>		

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
				Commercial Agriculture-Related Visitor-Serving ¹ Industrial/Extractive Agriculture & Timber Products Processing Aquaculture Oil & Gas Drilling & Processing Surface Mining Natural Resource Fish & Wildlife Habitat Mgt Public Access Facilities Resource-Related Recreational Watershed Management Wetland Restoration Other Cottage Industry Farm Employee Housing Labor Camps Public Recreation Residence Incidental to Principal Use Second Agriculture Residence Utilities & Energy Facilities ³ Similar Compatible Uses		
A	B		D	Development Standards Minimum Parcel Size: 60 acres Ground Coverage: 2 acres max. Additional Provisions – no residential subdivisions		
		C		Development Standards Minimum Parcel Size: 20 - 60 acres Ground Coverage: 2 acres max. Additional Provisions – see zoning for details		
A				Additional Provisions – no further subdivisions		
				Comments: 7-29-10 <u>Agricultural Exclusive (AE)</u> Unanimous support of recommendation by the North Coast Growers Association. 5/0		
A	B	C	D	<i>Agricultural Grazing (AG)</i>		

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
	B	C	D	This designation applies to dry-land grazing areas in relatively small land holdings that support cattle ranching or other grazing supplemented by timber harvest activities that are part of the ranching operation and other non-prime agricultural lands . Residential uses must support agricultural operation. Density range is 20 -160 acres/unit.		Split Vote 3-2-1
A				This designation applies to dry-land grazing areas in relatively small land holdings that support cattle ranching or other grazing supplemented by timber harvest activities that are part of the ranching operation and other non-prime agricultural lands . Residential uses must support agricultural operation. Density range is 160 acres/unit.		
A	B	C	D	Allowable Use Types: Agricultural Agriculture-Related Recreation Feed Lot/Slaughter House General Agriculture Hog Farming Intensive Agriculture Stables & Kennels Timber Timber Production Timber-Related Recreation Commercial Agriculture-Related Visitor-Serving ¹ Timber-Related Visitor-Serving Industrial/Extractive Agriculture & Timber Products Processing Aquaculture Oil & Gas Drilling & Processing Metallic Mining Surface Mining Natural Resource Fish & Wildlife Habitat Mgt Public Access Facilities Resource-Related Recreational Watershed Management Wetland Restoration Other Cottage Industry		

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
				Farm Employee Housing Labor Camps Public Recreation Residence Incidental to Principal Use Second Agriculture Residence Utilities & Energy Facilities ³ Similar Compatible Uses		
	B	C	D	Development Standards Minimum Parcel Size: 40 – 160 acres Ground Coverage: 2 acres max. Additional Provisions – per zoning		
A				Development Standards Minimum Parcel Size: 160 acres Ground Coverage: 2 acres max. Additional Provisions – per zoning		
				Comments: 7-29-10 <u>Agricultural Grazing (AG)</u> Commissioner Krebs spoke about increased chemicals and damage to the water sheds when people move into rural lands for development. <u>Straw vote</u> Chairman Smith, Commissioner Krebs and Emad supported B/C/D Commissioners Nelson and Mayo wanted to add the recommendation of the Resource Working Lands Group.		
				Comments: 9-9-10 <u>AG Classifications</u> Commissioner Faust supported Alternative A. He did not encourage lands less than 160 acres. He explained his position on the controversial topics and explained that all of the costs got transferred to the public. He felt that development on large scale in rural communities had many impacts. He spoke about water quality issues and increased water quality impacts. He ended with the impacts to animals and habitat due to fragmentation. He didn't think there was enough information to determine if it was the least amount of environmental impact that could be made.		
A	B			Ranchland (AGR)		

Plan Alternative		Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
A	B	<p>Similar to the AG designation above, this designation applies to dry-land grazing areas that primarily support cattle ranching, supplemented by timber harvest activities that are part of the ranching operation. Residential uses must support agricultural operation.</p> <p>The AGR applies to cohesive major cattle ranching areas and includes the lands that support the above described agricultural use, as well as TPZ land that may be intermixed and typically considered an integral part of the ranching operations. The balance of lands in this use in smaller management units are designated AG. Density range is 160-600 acres/unit.</p>		D Split Vote 4-3
A		Density range is 600 acres/unit.		
A	B	<p>Allowable Use Types:</p> <p>Agricultural Agriculture-Related Recreation Feed Lot/Slaughter House General Agriculture Hog Farming Intensive Agriculture Stables & Kennels</p> <p>Timber Timber Production Timber-Related Recreation</p> <p>Commercial Agriculture-Related Visitor-Serving¹ Timber-Related Visitor-Serving</p> <p>Industrial/Extractive Agriculture & Timber Products Processing Aquaculture Oil & Gas Drilling & Processing Metallic Mining Surface Mining</p> <p>Natural Resource Fish & Wildlife Habitat Mgt Public Access Facilities Resource-Related Recreational Watershed Management Wetland Restoration</p>		

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
				<p>Other Cottage Industry Farm Employee Housing Labor Camps Public Recreation Residence Incidental to Principal Use Second Agriculture Residence Utilities & Energy Facilities³ Similar Compatible Uses</p>		
A	B			<p>Development Standards Minimum Parcel Size: 160 acres Ground Coverage 10 acres maximum Additional Provisions – per zoning</p>		
				<p>Comments: 7-29-10 <u>Ranchland (AGR)</u> Chairman Smith and Commissioner Emad had received e-mails from Jay Russ. Chairman Smith explained that he had requested the Farm Bureau explain their concern with the AGR designation. He paraphrased the e-mail explaining that the Farm Bureau thought the AGR designation was counter productive to other programs in use, such as the Williamson Act and conservation easements.</p> <p>Commissioner Kreb requested staff provide a brief history of how AGR came about and Tom Hofweber responded. Tom Hofweber explained that staff felt that AGR and the Williamson Act went hand in hand. They thought it was incongruous to have lands that could be split down to 20 acres. Conversation continued regarding AGR.</p> <p>Commissioner Nelson didn't think that 600 acre parcels were economically viable as a ranch. He talked about the Williamson Act and how that affected the owner of those lands.</p> <p><u>Straw vote</u> Commissioners Smith, Emad, Mayo and Nelson were in support of deleting the AGR land designation Commissioner Kreb was in support of the AGR land designation</p>		

Plan Alternative	Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
	<p>Comments: 9-9-10: Commissioners Faust and Gearheart weighed in on AGR designation and they were in support. <u>AGR Classification</u> Commissioner Faust supported Alternative A. He was in support of keeping the AGR Classification. He felt that if there were resource lands and there was a parcel that didn't meet the size standards, than that parcel needed to be increased not made smaller. He thought policies should be designed to support resource use.</p>		
	<p>Framework Plan Land Use Designations <u><i>Agriculture/Timber</i></u></p>		
	<p>D Agricultural Lands (AL) Remote, steep and high natural hazards areas. Marginal timber, grazing, mining and quarrying, recreational areas, watershed and wildlife areas, occasional rural residences.</p>		
	<p>D Agricultural Rural (AR) Outside of Urban/Rural Community Centers areas, few public services required. Large lot areas on slopes generally less than 30%. Timber or agricultural land allowing intensive management opportunities.</p>		
	<p>D Agricultural Suburban (AS) Adjacent to urban areas or rural community centers and may eventually require urban services.</p>		
	<p>D Agriculture Exclusive (AE) Agriculture Exclusive includes prime agricultural lands as identified by a number of possible criteria, such as land which qualifies for rating as Class I or Class II in the Soil Conservation Service land use capability classifications.</p>		
	<p>D Agriculture Grazing (AG) Agriculture Grazing includes lands which are not prime agricultural lands, but are in agricultural uses that are planned for continued agricultural use.</p>		
	<p>D Timber Production (T) Land that is primarily suitable for the growing, harvesting and production of timber. The designation shall be restricted to those parcels originally zoned Timberland Production.</p>		
	<p><u><i>Commercial</i></u></p>		

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
			D	Commercial General (CG) Generally retail sales and services that should be located for convenience. Easily accessible, compatible and geared for local, neighborhood or regional needs. Density determined by level of available services and by community character.		
			D	Commercial Recreation (CR) Commercial recreation facilities and accommodations and recreation/tourist oriented sales and services geared to local and visitor needs.		
			D	Commercial Services (CS) Heavy commercial uses and compatible light industrial uses not serving day to day needs; in addition to the retail sales and services		
			D	Rural Community Centers (RCC) Applied to small unincorporated towns and community centers which provide a variety of community and tourist oriented goods and services, but which may not have developed identifiable commercial areas.		
				<i>Open Space</i>		
			D	Conservation Flood Plain (CF) Applied to the channels of river and streams, including the areas which carry normal flood waters or the between existing or planned levees, dykes or other such flood control features, and in which agricultural and limited recreational uses may be desirable.		
			D	Conservation Flood Plain Recreation (CFR) Applied to the channels of river and streams, including the areas which carry normal flood waters or the between existing or planned levees, dykes or other such flood control features, and in which conditions for recreational uses are favorable		
			D	Public Facilities (PF) Land appropriate for use by a governmental agency or public agency, which has the purpose of serving the public health, safety, convenience, or welfare.		
			D	Public Lands (P) Land owned by or under the jurisdiction of the Federal, State, County or any other district authority or public corporation, or agency thereof.		
			D			
				<i>Industrial</i>		
			D	Industrial, General (IG)		

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
				In urban areas, convenient access to transportation systems and full range of urban services are required.		
			D	Industrial, Resource Related (IR) In rural areas, uses compatible with, as well as dependent on, or close proximity to resources, including but not limited to, timber, agriculture and minerals.		
				Residential		
			D	Residential Low Density (RL) Applied in urban areas of the County where topography, access, utilities and public services make the area suitable for such development.		
			D	Residential Medium Density (RM) Applied in urban areas of the County where, topography, access, utilities and public services make the area suitable for multiple family home development. Density is to be determined by community plans.		
			D	Urban Development Area (UDA) To classify land provided with urban level services in community planning areas. Land within the urban development area is typically developed to a density of one or more dwelling units per acre, where public water or sewer services are provided.		
			D	Urban Expansion Area (UEA) To classify land outside the urban development area. Land within the urban expansion area is not provided with public water and/or sewer services, but is expected to be developed to urban densities and provided with such services in the near future.		