
Chapter 12. Conservation and Open Space Elements

12.1 Introduction

The purpose of this chapter is to describe policy and implementation programs for two State mandated elements, the Conservation Element and the Open Space Element. The Conservation Element provides direction regarding the conservation, development and utilization of natural resources (water, forests, soils, rivers and mineral deposits, and others), while the Open Space Element guides the comprehensive and long-range preservation and conservation of open-space lands (Government Code Section 65563).

This chapter describes the relationship between these two elements, and other parts of the Plan, and how they are all integrated together. It presents a framework of goals and policies for use and protection of all the natural resource and open space assets of the County.

12.2 Relationship to Other Elements

State planning law provides a detailed description of open space lands by identifying four broad categories, and in doing so covers the topics required in the Conservation Element:

- **Open Space for the Preservation of Natural Resources** including but not limited to areas required for the preservation of plant and animal life including habitat for fish and wildlife and areas required for ecological and other scientific study (rivers, streams, bays and estuaries, coastal beaches, lake shores, banks of rivers and watersheds).
- **Open Space for the Managed Production of Resources** including but not limited to forest lands, rangelands, agricultural lands, and areas of economic importance for the production of food or fiber; areas required for recharge of ground water basins; and areas that are important for the management of commercial fisheries; and areas containing major mineral deposits.
- **Open Space for Outdoor Recreation** including but not limited to areas of outstanding scenic, historical and cultural values; areas suited for park and recreational purposes (i.e. access to lake shores, beaches, rivers and streams); and areas that serve as links between major recreational and open-space reservations (i.e. highway corridors, trails, utility easements, etc).
- **Open Space for Public Health and Safety** including but not limited to: areas that require special management or regulation because of hazardous conditions (i.e. earthquake fault zones, floodplains, high fire hazards areas and areas required for the protection of air and water resources); areas designed for fuel breaks, fire access and fuel reduction zones; and historical natural hazard boundaries (i.e. inundation areas, landslide paths, debris flows, earthquake faults).

The categories of open space lands and the topics required by the Conservation Element are addressed and coordinated with the rest of the general plan in the following manners:

Open Space for the Preservation of Natural Resources:

- The Biological Resources chapter addresses areas required for the preservation of fish, plants, and wildlife, including protection of rivers and streams.
- The Water Resources Element addresses watersheds and their water resources.
- The coastal plans address bays, estuaries, and coastal beaches.
- The Land Use Element plans land uses consistent with the maintenance of natural resources and identifies public lands managed for resource protection.

Open Space for the Managed Production of Resources:

- The Forest and Agricultural Resources chapters address land use for timber and agricultural production.
- The Mineral Resources chapter addresses managed production of mineral deposits, including rock, sand, and gravel.
- The coastal plans address bays, estuaries, and coastal beaches.
- The Land Use Element plans land uses for continued resource production.

Open Space for Outdoor Recreation:

- The Land Use Element identifies public lands managed for public recreation and open space.
- The Circulation Element identifies trails and bikeways.
- The Cultural and Scenic Resources chapter addresses protection of scenic, historic, and cultural value, including Native American cultural heritage resources.
- The Infrastructure and Public Facilities chapter addresses parks and recreation facilities.
- The coastal plans address coastal access and recreational open space.

Open Space for Public Health and Safety:

- The Land Use Element includes policies restricting development in hazardous areas, such as flood zones and geologic and fire hazard areas.
- The Safety Element includes policies to manage development and exposure to risk due to seismic hazards and unstable soils, flooding, fire hazards, airports, and hazardous materials.

- The Water Resources Element addresses water supply and water quality.
- The Air Quality chapter addresses the protection and enhancement of air quality.

12.3 Overall County Strategy for Conservation and Open Space

The County's overall strategy for using and conserving natural resources, and protecting open space lands is a multi-faceted program that involves mapping, zoning, environmental review through the California Environmental Quality Act (CEQA), and implementing State programs such as the Williamson Act and Coastal Act. It also involves support of federal, State and local programs for public and private resource lands. Table 12-1 below summarizes the goals of the County's strategy for using and conserving natural resources, and protecting open space lands.

The table shows that nearly all the conservation and open space goals are embedded in other chapters of the General Plan. The goals that apply to conservation of water, for example, are in the Water Resources Element (Chapter 13), and goals for open space for public safety purposes are in the Safety Element (Chapter 21).

Policies conserving agricultural lands in the Agricultural Resources section of the Plan are supported in this chapter by a new program to protect working landscapes, large productive agricultural properties with particularly important cultural and scenic values. This chapter also contains goals for outdoor recreation areas as described below.

TABLE 12-1
 CONSERVATION & OPEN SPACE GOALS

Summary of Goals	General Plan Chapter
<p>Open Space for the Preservation of Natural Resources</p> <p>To maximize where feasible, the long-term public and economic benefits from the biological resources within the County by maintaining and restoring fish and wildlife habitats.</p>	<p>Chapter 14. Biological Resources, Chapter 13. Water Resources Element</p>
<p>Sustainable development of Natural Resources / Open Space for Managed Production of Resources</p> <p><u>Forest Resources</u></p> <ul style="list-style-type: none"> - Actively protect and conserve timberlands for long-term economic utilization and to actively enhance and increase county timber production capabilities. <p><u>Agricultural Resources</u></p> <ul style="list-style-type: none"> - Promote and increase Humboldt County's agricultural production and the economic viability of its agricultural operations. - Conserve agricultural land for continued agricultural use. - Protect working landscapes. <p><u>Mariculture</u>: Mariculture expansion should be supported with permit coordination and streamlining, improved dock and processing facilities, and public education.</p> <p><u>Water Resources</u></p> <ul style="list-style-type: none"> - To maintain or enhance the quality of the County's water resources and the fish and wildlife habitat utilizing those resources. - To maintain a dependable water supply, sufficient to meet existing and future domestic, agricultural, industrial needs and to assure that new development is consistent with the limitations of the local water supply. <p><u>Mineral Resources</u></p> <ul style="list-style-type: none"> - To assure the long-term availability of adequate supplies of mineral resources and construction materials, to protect mineral resource areas from incompatible land uses and to minimize adverse environmental impacts. <p><u>Energy Resources</u></p> <ul style="list-style-type: none"> - Develop and implement countywide strategic energy planning. - Increase energy efficiency & conservation. - Increase the supply of energy from renewable sources, distributed generation, and cogeneration. - Pursue opportunities for local management of energy supply. - Move toward self-sufficiency in energy use, with maximum reliance on local renewable resources for local energy needs. <p><u>Fish and Wildlife</u></p> <ul style="list-style-type: none"> - To maximize where feasible, the long-term public and economic benefits from the biological resources within the County by maintaining and restoring fish and wildlife habitats. 	<p>Chapter 5. Land Use Element – Forest Resources & Land Use Maps Chapter 5. Land Use Element – Agricultural Resources & Land Use Maps Chapter 12. Conservation & Open Space Element <i>(see below)</i></p> <p>Chapter 11. Economic Development</p> <p>Chapter 13. Water Resources Element</p> <p>Chapter 16. Mineral Resources</p> <p>Chapter 17. Energy Resources</p> <p>Chapter 14. Biological Resources, Chapter 13. Water Resources Element</p>

TABLE 12-1
CONSERVATION & OPEN SPACE GOALS
 (continued)

Summary of Conservation & Open Space Goals	General Plan Chapter
<p>Open Space for Outdoor Recreation & Cultural and Scenic Values</p> <ul style="list-style-type: none"> - Provide for compatible recreation opportunities on forestland. - Encourage a safe, efficient, and enjoyable County transportation and trails system for the transportation and recreation needs of bicyclists, equestrians, hikers, and joggers. - Increase participation in active recreational opportunities. Maximize public access to and along the coast. - Provide for recreation needs of residents with public parks in the urban study areas. - To provide for the protection and enhancement of cultural resources. - Provide park and recreation opportunities in the County. - Develop a program to coordinate acquisition of important open space property through conservation easements and other mechanisms. - Promote the individual identities of communities by maintaining scenic open space areas between cities and communities. 	<p>Chapter 5. Land Use Element – Forest Resources</p> <p>Chapter 8. Circulation Element</p> <p>Chapter 7. Infrastructure and Community Facilities</p> <p>Chapter 15. Cultural and Scenic Resources</p> <p>Chapter 12. Conservation & Open Space Element <i>(see below)</i></p> <p>Chapter 15. Cultural and Scenic Resources</p>
<p>Open Space for Public Health and Safety</p> <ul style="list-style-type: none"> - Minimize the potential for loss of life and property resulting from natural and manmade hazards. 	<p>Chapter 21. Safety Element</p>

12.4 Recreational and Conservation Easement Program

Program Description

The Humboldt County Board of Supervisors has recognized the importance of protecting working lands and recreational access, and on July 13, 2004 directed funding from the federal HR 2389 Title III monies to support a county level program to preserve Humboldt County working lands and public lands access in support of General Plan conservation and open space goals

State law requires open space elements to have implementing action plans. The Recreational and Conservation Easement Program (the "Program") provides a method of implementing goals pertaining to conservation and open space in the county, via the protection of working lands and the provision of access to public lands. Two main Program categories will provide support for 1) Conservation Easements, including new Williamson Act contract fees; and 2) Access Easements.

Guidelines established for the use of these monies included "funding assistance for costs associated with acquiring easements including: appraisal costs, legal fees, recording fees, preparation and planning costs, and easement purchases (suggested 20% maximum contribution) for non-County initiated projects." It was anticipated that in addition to easement support, California Land Conservation (Williamson Act) contract fee assistance could be provided.

Easements serve to preserve and protect working landscapes as well as provide public access. Conservation easements are restrictions on a piece of property that remove development rights from the "bundle of rights" that constitute property ownership. Access easements separate the right to travel across a parcel from the ownership rights bundle, providing access to adjacent lands. When an easement is established it is recorded and runs with the deed on a piece of property. Local land trusts, governments, or nonprofit groups hold the easements and are responsible for monitoring and stewardship. Williamson Act contracts protect county working lands via voluntarily restrictions by private landowners that keep lands in agricultural and compatible open space land uses.

Program Goals

As pressures on working landscapes in the County increase, General Plan implementation programs that provide methods of preservation without undue regulation are desirable. This Program involves local government in support of conservation efforts that are undertaken voluntarily by landowners and implemented and managed by local land trusts. The Access Easement Program for non-motorized access to public lands will support hunting, fishing and recreational uses of public lands. The Conservation Easement Program will support costs associated with conservation and open space easements, and may assist with fees for new lands enrolled as part of the county's Williamson Act program.

Program Goals

- 1) Position the County as an active participant in all conservation and preservation activities in the County.
- 2) Provide support of General Plan policies encouraging the conservation of working lands and access to public lands and the implementation of conservation policies.
- 3) Create cooperative working relationships with local land trust and conservancy organizations.
- 4) Provide incentives for voluntary participation by producers and landowners in working lands conservation, while respecting land owner property rights.
- 5) Provide non-motorized access to public lands for hunting, fishing and recreational uses.

Program Funding Criteria

Funding for projects are approved during advertised funding rounds based on available funding allocated, depending on a specific project's ability to support the Program Goals and substantially meet the Funding Criteria defined for its category. All proposals will be required to meet criteria for consistency with the General Plan, Title III funding

guidelines (Appendix 1), and any applicable State or County laws or guidelines (P1 – P3). Proposals will not be required to meet all of the other listed criteria for funding; however, projects meeting a majority will receive stronger consideration.

Program Funding Criteria for <i>Both</i> Conservation and Access Easement Categories	
P1	Consistent with the General Plan
P2	Consistent with Title III funding guidelines
P3	Consistent with applicable State or County laws or requirements
P4	Demonstrates capability of grantee and/or landowner to maintain easement and perform easement monitoring requirements
P5	Leverages matching funds
P6	Involves willing seller/participants
P7	Demonstrates financial need
P8	Provides protection of resources (including, but not limited to, open space, wildlife, threatened species, riparian resources, water quality, and cultural resources)
P9	Demonstrates public benefit
P10	Expected success in obtaining easement
P11	Immediacy of need
P12	Implementation has no significant adverse effects on county tax base
Specific Conservation Easement Program Criteria	
C1	Insures that working lands remain in resource production status
C2	Likelihood of funds reinvestment by grantee and/or landowner for continued productivity and stewardship of the land
C3	Supported by local agricultural and timber interests
Specific Access Easement Program Criterion	
A1	Provides non-motorized access to public lands for hunting, fishing and other recreational purposes

Program Implementation

Program strategies will focus on incentive-based, voluntary and cooperative approaches to implementing access and conservation easements in the county. The County GIS system is available for use to identify, inventory, and prioritize working lands that may be eligible and appropriate for the Program. With the input of Program partners, potential benefits of placing conservation easements on particular parcels can be examined in light of specific threats or development pressures. Partners will include local land trusts, Farm Bureau, agricultural and timber interest groups, and agencies that fund easements or manage public lands. Access easement support will be explored with groups concerned with non-motorized access to public lands for hunting, fishing and other recreational purposes, as well as with public lands agencies affected.

12.5 Open Space for Outdoor Recreation

Humboldt County has a wealth of outdoor recreational opportunities and areas of incomparable value and unsurpassed beauty. More than twenty percent of the county's 2.3 million acres are protected open space, forests, and recreation areas. Within the county boundaries, there are 4 federal parks and beaches, 10 State parks (3 of which are encompassed by Redwood National Park), 16 county parks and beaches, recreational areas and reserves, and National Parkland and National Forest land. There are also a number of city parks, and open space areas owned by non-profit conservation groups.

These outdoor recreation areas contribute to the quality of life in Humboldt County and provide recreation opportunities for residents of neighboring counties and from all over the world as well. Public forest lands are important elements of the Humboldt economy through both their role in the timber industry and the tourist industry. As tourism eclipses timber as the stronghold of Humboldt's economy, parks and recreational resources will increase in value to the County.

Several regulatory agencies manage parks, recreation, and open space resources in the County, including the United States Forest Service (USFS), Bureau of Land Management (BLM), California State Parks Department, California Department of Fish and Game, Native American Tribes, local city governments, and the County itself. Goals and policies in this Element support coordination with federal and State agencies involved with managing resource land, as well as cities and tribes. This Element also continues support for County parks facilities.

12.6 Goals and Policies

Goals and policies conserving natural resources and protecting open space are distributed among various chapters of the General Plan as shown earlier in Table 12-1, and those presented below.

Goals

- CO-G1. Open Space Program for Working Landscapes.** To provide an overall system for the conservation and preservation of open space lands.
- CO-G2. County Parks.** To provide and adequately maintain park and recreation opportunities which are highly accessible and reflective of public needs; to protect park resources from incompatible uses; and to plan park development in such a manner as to minimize environmental impacts.
- CO-G3. Support Conservation and Open Space Programs of Other Resource Land Management Agencies.** To enhance the County's overall conservation and open space strategy by supporting conservation and open space programs of federal, and State agencies, as well as cities and tribes.

Policies

- CO-P1. Greenbelts.** Establish greenbelts and agricultural and timberland buffers to insure separation of existing communities. Avoid merging urban growth boundaries of adjacent communities.
- CO-P2. Working Landscapes.** Seek permanent protection for particularly important working landscapes through conservation easements and other mechanisms.
- CO-P3. Proactive Approach.** Be proactive in conservation of open space by implementing a recreational and conservation easement program.
- CO-P4. Planning for Recreational Needs Within Communities.** Policies addressing community recreational needs shall be prepared as part of planning efforts within each community. Implement park in-lieu fee programs in major communities.
- CO-P5. Review of New Development for Impacts on Recreational Resources.** During review of new development, the County Parks and Recreation Division staff shall continue to provide information regarding recreational opportunities within Humboldt County and input into land use planning decisions insofar as those decisions may affect recreational opportunities in the County.
- CO-P6. Pursuit of Funding.** The County shall pursue sources of funding for the maintenance, development or acquisition of recreational facilities and programs consistent with this plan.
- CO-P7. Develop and Maintain County Parks.** The County should continue to support efforts to secure, develop, and maintain county parks and recreation areas that are highly accessible to the public, and serve the present and future needs of County residents and tourists.
- CO-P8. Local Needs.** The County should focus on local outdoor recreational needs in the acquisition, development and maintenance of County parks.
- CO-P9. Development of Additional Recreation Facilities.** Plans for the development of additional County recreational facilities and opportunities shall consider the County's long term capabilities for the maintenance of all facilities and opportunities.
- CO-P10. Encourage Private Outdoor Recreation.** The County shall encourage the private acquisition, development, and preservation of outdoor recreational resources and opportunities and facilities.
- CO-P11. Coordinate with Other Agencies.** The County shall coordinate recreation plans with all appropriate agencies.

12.7 Standards

- CO-S1. **Lead Agency.** The Parks Division of the Department of Public Works shall be the lead agency of the County for developing public parks and access facilities.
- CO-S2. **Handicapped Access.** Outdoor recreation facilities shall provide reasonable accommodation to handicapped persons consistent with the requirements of the Americans with Disabilities Act.

12.8 Implementation Measures

- CO-IM1. **Working Landscapes Open Space Program.** Secure continued funding for a coordinated protection program for working landscapes and other priority open space lands through conservation easements and other mechanisms, in concert with public and private agencies.
- CO-IM2. **General Plan, Zoning and Environmental Review.** Implement policies for conservation and open space through General Plan, Zoning and CEQA review.
- CO-IM3. **Pursuit of Funding.** The County shall pursue funding for the maintenance, development or acquisition of recreational facilities and programs consistent with this plan.

NOTE: the section below will fall out of the 'final' version of the General Plan, but will be critical to the process of review.

12.6 Staff Analysis and Alternatives

State Requirements

The California Government Code, Section 65302 requires in the General Plan a conservation element for the "conservation, development, and utilization of natural resources including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources." It is intended that the conservation element consider the effect of development on natural resources. The conservation element may also cover the following:

- The reclamation of land and waters.
- Prevention and control of the pollution of streams and other waters.
- Regulation of the use of land in stream channels and other areas required for the accomplishment of the conservation plan.
- Prevention, control, and correction of the erosion of soils, beaches, and shores.
- Protection of watersheds.
- The location, quantity and quality of the rock, sand and gravel resources.
- Flood control.

The Government Code also requires an open-space element as provided in Article 10.5 (commencing with Section 65560). The purpose of the Open Space Element is to ensure the preservation of open-space land for not only the maintenance of the economy of the state, but also for continued availability of land for the production of food and fiber, for the enjoyment of scenic beauty, for recreation, and for the use of natural resources.

State law discourages premature and unnecessary conversion of open-space land to urban uses as a matter of public interest, and to avoid unnecessary increases in the costs of community services to residents. An intended outcome of the Open Space Element is a coordinated approach between local, regional, State and federal agencies for the conservation and preservation of open-space lands.

Staff Recommendations

The overall strategy for using and conserving natural resources, and protecting open space lands is mostly a continuation of existing programs that involves mapping, zoning, environmental review, and implementation of State programs such as the Williamson Act and Coastal Act. Most aspects of the County's conservation and open space strategy are handled in other chapters of the Plan, including Forest Resources and Agricultural Resources (Chapter 5), Water Resources (Chapter 13) and Biological Resources (Chapter 14). A new initiative to promote community identity by protecting scenic open space areas between communities to separate them from one another is in Cultural and Scenic Resources (Chapter 15).

Protecting open space areas as working landscapes and for outdoor recreation receives focused attention in this chapter. Included are goals, policies and programs from a new

open space program already underway in the County, and to carry forward policies of the existing Framework Plan for County parks facilities.

Alternatives

Alternative A provides more protection of private forestlands and agricultural lands than the other alternatives with policies and land use designations that better protect continued resource production of these lands, and more strongly discourage conversion to residential, commercial or industrial use. Alternative A also goes further than the other alternatives to support conservation easements and Williamson Act contracts.

Alternative A includes policies for an expanded open space program. It would establish a classification of open space resources to help guide land use decisions, and provide additional funding for open space programs. It would also establish a transfer of development rights program, which can supplement other open space protection efforts.

OS-G4 Open Space Classification System. Establish an open space classification system to summarize open space resources in the County and serve as a framework for land use planning and environmental resource management programs.

OS-IM4 Identify and Protect Open Space Linkages. Identify where appropriate linkages may be needed between parks and trails systems and the County's coastal access program using the open space classification system. Protect these linkages through acquisition or other mechanisms.

OS-G5 Transfer of Development Rights. Supplement open space protection measures with a transfer of development rights program.

OS-IM5 Establish a Transfer of Development Rights Program. Establish a transfer of development rights program to allow residential development potential to be transferred away from productive open space lands to ensure their continued productivity.

Alternative C provides less protection of open spaces in private forestlands and agricultural lands than the other alternatives. Alternative C also is not as strong as the other alternatives in support other open space protection mechanisms. In this chapter, goals and policies to develop an overall open space program are not included in Alternative C. However, it does include measures to continue most of the existing plan policies that apply to County parks.

Plan Alternatives Comparison Chart

The “Vote” column is provided for the user to indicate a policy preference. Enter a **Retain**, **Delete** or **Modify**.

<i>Table 20-4. Plan Alternatives Comparison Chart</i>							
<i>Plan Alternative</i>					<i>Goals</i>	<i>Staff Remarks</i>	<i>Vote: R, D, M</i>
A	B				CO-G1. Open Space Program for Working Landscapes. To provide an overall system for the conservation and preservation of open space lands.		
A	B	C	D		CO-G2. County Parks. To provide and adequately maintain park and recreation opportunities which are highly accessible and reflective of public needs; to protect park resources from incompatible uses; and to plan park development in such a manner as to minimize environmental impacts.		
A	B				CO-G3. Support Conservation and Open Space Programs of Other Resource Land Management Agencies. To enhance the County’s overall conservation and open space strategy by supporting conservation and open space programs of federal, and State agencies, as well as cities and tribes.		
A					OS-G4. Open Space Classification System. Establish an open space classification system to summarize open space resources in the County and serve as a framework for land use planning and environmental resource management programs.		
A					OS-G5. Transfer of Development Rights. Supplement open space protection measures with a transfer of development rights program.		

<i>Plan Alternative</i>				<i>Policies</i>	<i>Staff Remarks</i>	<i>Vote: R, D, M</i>
A	B			CO-P1. Greenbelts. Establish greenbelts and agricultural and timberland buffers to insure separation of existing communities. Avoid merging urban growth boundaries of adjacent communities.		
A	B			CO-P2. Working Landscapes. Seek permanent protection for particularly important working landscapes through conservation easements and other mechanisms.		
A	B			CO-P3. Proactive Approach. Be proactive in conservation of open space by implementing a recreational and conservation easement program.		
A	B	C	D	CO-P4. Planning for Recreational Needs Within Communities. Policies addressing community recreational needs shall be prepared as part of planning efforts within each community. Implement park in-lieu fee programs in major communities. [FRWK 4430(7)]		
A	B	C	D	CO-P5. Review of New Development for Impacts on Recreational Resources. During review of new development, the County Parks and Recreation Division staff shall continue to provide information regarding recreational opportunities within Humboldt County and input into land use planning decisions insofar as those decisions may affect recreational opportunities in the County. [FRWK 4430(6)]	Added "During review of new development," to the beginning of the policy	
A	B	C	D	CO-P6. Pursuit of Funding. The County shall pursue sources of funding for the maintenance, development or acquisition of recreational facilities and programs consistent with this plan. [FRWK 4430(5)]	Deleted "all feasible" from the term "sources of funding"	
A	B	C	D	CO-P7. Develop and Maintain County Parks. The County should continue to support efforts to secure, develop, and maintain county parks and recreation areas that are highly accessible to the public, and serve the present and future needs of County residents and tourists. [FRWK 4430(1)]	Replaced the word "acquire" with "secure"	
A	B	C	D	CO-P8. Local Needs. The County should focus on local outdoor recreational needs in the acquisition, development and maintenance of County parks. [FRWK 4430(2)]	Substituted "local" for "residents"	
A	B	C	D	CO-P9. Development of Additional Recreation Facilities. Plans for the development of additional County recreational facilities and opportunities shall consider the County's long term capabilities for the maintenance of all facilities and opportunities. [FRWK 4430(3)]		
A	B	C	D	CO-P10. Encourage Private Outdoor Recreation. The County shall encourage the private acquisition, development, and preservation of outdoor recreational resources and opportunities and facilities. [FRWK 4430(4)]		
A	B			CO-P11. Coordinate with Other Agencies. The County shall coordinate recreation plans with all appropriate agencies.		

Plan Alternative		Standards	Staff Remarks	Vote: R, D, M
A	B	CO-S1. Lead Agency. The Parks Division of the Department of Public Works shall be the lead agency of the County for developing public parks and access facilities.		
A	B	CO-S2. Handicapped Access. Outdoor recreation facilities shall be designed and constructed to be accessible to handicapped persons consistent with the requirements of the Americans with Disabilities Act.	This policy rewrites Policy 4440(4) of the existing Framework Plan.	
<i>Implementation Measures</i>				
A	B	CO-IM1. Working Landscapes Open Space Program. Secure continued funding for a coordinated protection program for working landscapes and other priority open space lands through conservation easements and other mechanisms, in concert with public and private agencies.		
A	B	CO-IM2. General Plan, Zoning and Environmental Review. Implement policies for conservation and open space through General Plan, Zoning and CEQA review.		
A	B	CO-IM3. Pursuit of Funding. The County Public Works Department shall continue to pursue all feasible sources of funding for the maintenance, development or acquisition of recreational facilities and programs consistent with this plan.		
A		OS-IM4. Identify and Protect Open Space Linkages. Identify where appropriate linkages may be needed between parks and trails systems and the County's coastal access program using the open space classification system. Protect these linkages through acquisition or other mechanisms.		
A		OS-IM5. Establish a Transfer of Development Rights Program. Establish a transfer of development rights program to allow residential development potential to be transferred away from productive open space lands to ensure their continued productivity.		

Preliminary CEQA Analysis

Setting

The Natural Resources and Hazards technical background study inventories some of the County's important natural resources and open space.

A complete discussion of land conserved for managed production of natural resources, and land protected as open space is contained in the Framework Plan, each of the individual community plans, coastal plans, and the Natural Resources and Hazards Report (Dyett and Bhatia, 2002).

Humboldt County has a wealth of outdoor recreational opportunities and areas of incomparable value and unsurpassed beauty. More than twenty percent of the county's 2.3 million acres are protected open space, forests, and recreation areas. Within the county boundaries, there are 4 federal parks and beaches, 10 state parks (3 of which are encompassed by Redwood National Park), 16 county parks and beaches, recreational areas and reserves, and National Parkland and National Forest land.

The total acreages of park and reserve lands in unincorporated Humboldt County are listed in Table 5-1 of the Natural Resources and Hazards Report. Nearly 468,000 acres of National Forest, park, and wildlife lands are in the unincorporated County. The County has about 76,000 acres of State Beach, Parks, and Reserve Lands and 7,600 acres of Bureau of Land Management Reserve Lands.

All of these lands are managed for multiple open space purposes. The Six Rivers National Forest is managed for protection of natural and cultural resources, outdoor recreation, and managed production. The State and National Parks have recently updated their management plans to provide additional protection of natural and cultural resources, as well as management for recreation. These lands, as well as the lands managed by BLM such as the Headwaters Forest Reserve and the King Range National Conservation Area are managed in a way that promotes long-term sustainable resource protection, while providing recreational opportunities that can be accommodated within that goal.

Private open space lands primarily consist of the 1.4 million acres of managed for agricultural and timber production, including nearly one million acres of TPZ.

Summary of Impacts

The new Plan encourages the construction of new residential, commercial and industrial development, which may affect land conserved for managed production of natural resources, and land protected as open space. If the plan concept of community centered growth, compact development boundaries, and increased protections for resource production lands are followed, impacts will be minimal. If not, they will be significant.

Mitigation

To a large extent, the policies of this chapter mitigate the effects of other parts of the Plan.

Conclusions

If the precepts of Alternatives A or B are followed, the impacts will be minimal. If Alternatives C or D are selected, the impacts to open space will be significant.