

With comments from the Farm Bureau and Cattlemen in blue and ~~strikeout~~

With questions from Planning Commission meetings in green including clarifications from Martha Spencer preceded by "MS"

With follow up comments from Farm Bureau and Cattlemen in red

| Plan Alternative | | | Section 4.5 Agricultural Resources | Staff Remarks/ Implementation | Position R, M, D |
|------------------|---|--|--|-------------------------------|------------------|
| | | | area of one acre for a homesite and appurtenant uses. | | |
| | | | <p>2523.11 Affirm and support the public services provided by County Government which are necessary in maintaining a viable agricultural products industry.</p> <p>There is a significant need to explain this section to address legal parcels that are less than the minimum parcel size established by the zone.</p> | | D |
| | | | 4.5.4 Standards | | |
| B | C | | <p>AG-S1. Subdivision of Planned Agricultural Exclusive (AE) Lands. No further subdivision of lands planned AE except as follows:</p> <p>STANDARDS TO THE EXCEPTIONS TO THE SUBDIVISION PROHIBITION</p> <p>1. Within areas designated AE, no agricultural land division will be approved whereby any parcel thusly created will be less than 60 acres. However, divisions except that a single, one-time creation of a substandard parcel of at least 20 acres, and a remainder of at least 40 acres of these lands to a minimum size of 20 acres may be approved if the Planning Commission finds that the division is necessary for a specific agricultural purpose (e.g. to provide for a family member) (e.g., to provide for a separate starter farm for a family member), and the division will not adversely affect the area's agricultural economy or environmental resources. The rezoning and parcel map may be approved only upon satisfaction of all of the following conditions:</p> <ul style="list-style-type: none"> A. Conveyance of a permanent agricultural easement covering both the new substandard parcel and the remainder parcel to the County of Humboldt or other public entity or private non-profit corporation having as its chief goal the preservation of agricultural or open space lands. B. Conveyance of residential development rights beyond those necessary for agricultural purposes. C. Recorded acknowledgement that, although the new parcel is of a size below that considered a viable economic agricultural unit, its creation was approved for a specific agricultural purpose, and no further division or other conversion from agricultural use, except to other open space or habitat | SUPPORT AS MODIFIED | M |

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| A | | | | AG-S1. Subdivision of Ranchlands (AGR) and Agricultural Exclusive (AE) Lands. No further subdivision of lands planned AGR and AE unless the subdivision is necessary for the protection of cultural resources or to mitigate impacts of public acquisition. | | D |
| | | | | COMMENTS: | | |
| | B | | D | 2722.3 Minimum Parcel Size: BUILDING SITES Sixty (60) acres minimum parcel size, except that divisions to 20 acres may be permitted where the parcel is subject to an agricultural preserve contract or agreement. The total number of building sites shall not exceed a density of one dwelling unit per 20 acres. A use permit or special permit shall be required where a density of more than one dwelling unit per parcel is sought, except that 40 acres or larger agriculture parcels zoned Agriculture Exclusive (AE) will be allowed two single family farm dwellings as a principal use. Total homesite coverage shall not exceed two acres for both dwellings and accessory structures. (Res. 89-106, 6- 27-89). | SUPPORT RETENTION WITH A DIFFERENT NAME | M |
| | B | C | D | AG-S2. Agricultural Grazing (AG) Land. Parcels designated AG will may be zoned to maintain practical and useful units for Cattle grazing and other commercial agricultural uses. as small as 40 acres in size, where the — The protection of agricultural operations will be ensured, maintained or enhanced based upon the ability to make all of the following findings: <ul style="list-style-type: none"> A. The parcel size shall not inhibit the use of the property for commercial agricultural operations; and B. The parcel size shall not inhibit economically viable agricultural and timber production on adjoining lands; and C. Uses and parcel sizes in the adjoining area are compatible; and D. The parcel size is consistent with a comprehensive view of all relevant plan policies; and E. Each parcel has frontage on an existing publicly maintained road; and F. All such zoning is within 1/4 mile of an existing maintained public road. G. In the AG areas, we recommend a minimum parcel size of 160 acres. | SUPPORT AS MODIFIED | M |

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| | | COMMENTS: In the AG areas, we recommend a minimum parcel size of 160 acres. | | |
| A | B | AG-S3 Subdivision of Planned Agricultural Grazing Lands. Subdivision to the minimum parcel size allowed in the zone may be permitted based on the findings that: A. The subdivision does not reduce the property to parcels less than 160 acres and will result in significant production improvements through intensive management for the commercial growing of crops and animals; and B. The subdivision shall not inhibit the use of the property for agricultural operations. In making this determination the County shall use the County's Williamson Resolution entry requirements as a guide in conjunction with advice from the agricultural community; and C. The subdivision shall not inhibit economically viable agricultural agriculture and timber production on adjoining lands; and D. Adequate access, water and geologic stability can be demonstrated for the proposed use and the land division meets all other regulatory requirements; and E. On each parcel the residential site is located, to the fullest practical extent, in areas of lowest productivity; and Building Sites shall be clustered adjacent to existing development areas or on portions of land least suited for agricultural use with the least adverse effects on the environment. F. Access to the remainder is consistent with the uses of the remaining property; and G. All applicable subdivision policies of the Rural Lands can be met. | Recommend re-wording for clarity. SUPPORT AS MODIFIED | M |
| | | COMMENTS: | | |
| | C | AG-S3. Subdivision of Planned Agricultural Grazing (AG) Lands. Subdivision to the minimum parcel size allowed in the zone may be permitted based on the findings that: A. The subdivision shall not inhibit the use of the property for agricultural operations; and B. The subdivision shall not inhibit economically viable agricultural and timber production on adjoining lands; and C. Adequate access, water, and geologic stability can be demonstrated for the | Eliminates requirement for "significant production improvement." | D |

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| | consistent with the County General Plan. | | |
| D | 5-2520.3 Support, promote, and broaden the application of Williamson Act contracts and agricultural preserves. | SUPPORT | R |
| D | 5-2520.4 Utilize the application of zone districts to identify the areas where development is appropriate under Sections 2723.3A. | DELETE | D |
| D | 5-2520.5 Continue the County's participation in predator control programs, including the education of the public. | SUPPORT | R |
| D | 5-2520.6 Continue to support the U.C. Cooperative Extension Service and the County Agricultural Commissioner. | SUPPORT | R |
| D | 5-2520.7 Broaden the public input base by maintaining a continuing dialogue with public interest groups, expanding and updating the basic data which guides formulation of policy and implementation | SUPPORT | R |
| D | 5-2520.8 Establish an agricultural review committee to evaluate and report on the implementation of agriculture policies during the first year after adoption of a revised General Plan. The report shall be included as part of the yearly report on progress to the Board of Supervisors. | | D |
| D | 5-2520.9 The County should adopt a Right to Farm Ordinance in cooperation with the Farm Bureau, Board of Realtors and Forestry Review Committee. | Already Completed | D |