

RCUD 05/24/11  
Williams

Alternatives Comparison Matrix					
	Option A	Option B	Forestry Review Committee Option	Option C	Framework Plan
<b>Merger</b>	Yes Implement - Proactive	No Rescind – but make general plan density findings for development	No Rescind altogether (FRC 6/27/07)	No Rescind altogether	Yes
<b>Land Use Designations:</b>	T and IT	T	T	T	T
<b>Min. parcel size:</b>	160 acres	40 – 160 acres	40 – 160 acres (FRC 5/28/08)	20 – 160 acres	20 – 160 acres
<b>Homesite development</b>	CUP only Necessary for management of timber	CUP below 160 acres, SP for development 160 acres and greater Necessary for management of timber	No CUP for 1 <sup>st</sup> dwelling unit. CUP required for 2 <sup>nd</sup> dwelling unit on TPZ parcels <160 acres (or ¼ section) only in the area already converted or intended to be converted or does not meet the definition of timberlands. (FRC 5/28/08)	No CUP	No CUP
<b>2<sup>nd</sup> residence</b>	NO	NO	Yes – must be in the same conversion area as the 1 <sup>st</sup> residence. (FRC 5/28/08)	Yes – make density findings	Yes – make density findings
<b>Zone Amendments</b>	Support rezoning of land out of TPZ when it can be found that the original inclusion was in error or inappropriate	Support rezoning out of TPZ land when: A. in error or inappropriate; or B expansion of an existing adjacent community. C. reconfiguration for cluster housing.	Support rezoning out of TPZ land when: A. in error or inappropriate; or B. for expansion of an existing adjacent community; or C. for reconfiguration for cluster housing; or D. for TPZ parcels three acres or less. (FRC 1/29/08)	Support rezoning out of TPZ land when: A. in error or inappropriate; or B expansion of an existing adjacent community. C. reconfiguration for cluster housing.	Existing Framework Plan standards
<b>Clustering – PRD Program</b>	Yes – density of 1 per 160 acres with over 95% of remainder permanently protected	Yes - • 2X existing entitlements when 90% protected (B7 zoning/other) • 3X existing entitlements when 95% protected (permanent) • County to follow up with amendment and rezone Avoid "merger" (get credit for all legal lots regarding limitations on ability to develop) JTMP -Required for all parcels	Yes – (FRC supports concept 6/27/07 and requests that the final language of the clustered development policies be brought back to the FRC for review.) • 2X existing entitlements with 20-year conservation easement. • 4X existing entitlements with 40-year conservation easement. • 6X existing entitlements with 60-year conservation easement. • 8X existing entitlements with 80-year conservation easement. • County to follow up with amendment and rezone • JTMP when required under Section 51119.5 of the Government Code. (FRC 5/28/08)	Yes - • 2X existing entitlements when 90% protected (B7 zoning/other) • 3X existing entitlements when 95% protected (permanent) • County to follow up with amendment and rezone JTMP -Required for all parcels Merger does not apply	<del>NO clustering program</del> if D. Williams

			<ul style="list-style-type: none"> <li>• Merger does not apply (FRC 6/27/07)</li> </ul>		
<b>Subdivision Standards</b>	No residential subdivision except with clustering procedures of FR-P14a	Residential subdivisions allowed <ul style="list-style-type: none"> <li>• same as Framework Plan</li> </ul> Cumulative impact of water withdrawals from surface and groundwater sources assessed and found to be not significant (FR-S2, FR-S3)	<ul style="list-style-type: none"> <li>• same as Framework Plan</li> </ul> Impact of water withdrawals from surface and groundwater sources assessed and found to not be detrimental to the beneficial uses listed in the North Coast Basin Plan (FR-S2, FR-S3) (FRC needs to discuss)	Residential subdivisions allowed <ul style="list-style-type: none"> <li>• same as Framework Plan</li> </ul> Cumulative impact of water withdrawals from surface and groundwater sources assessed and found to be not significant (FR-S2, FR-S3)	Existing Framework Plan standards
<b>Reduce the Regulatory Burden</b>			Reduce overlap of regulations, maintain property values, implement a Right to Harvest Ordinance, support JTMP process, and support longer-term THPs. (FRC 6/27/07)		
<b>TPZ Ordinance</b>			Do not enact it. (FRC 11/13/07)		
<b>Designate Building Sites in JTMPs</b>			Designate potential building sites and ancillary improvements to ensure compatibility with the Forest Management Plan by the RPF. (FRC 12/18/07)		
<b>Conversion Permits</b>			Prior to issuance of a ministerial building permit, the owner must obtain, where necessary, a conversion permit or conversion exemption. (FRC 1/29/08)		
<b>TPZ Implementing Ordinance</b>			Bring the draft to the FRC for review of the development standards for ministerial permits on TPZ parcels <160 acres. (FRC 3/18/08)		