

Chapter 4. Land Use Element

GP-G1. Land Inventory and Service Availability. An adequate supply of vacant land with readily available urban services to accommodate a wide variety of industrial, commercial and residential development opportunities necessary for growth.

POLICIES	STANDARDS	IMPLEMENTATION MEASURES
<p>GP-P2. Urban Development Areas. Establish and maintain Urban Development Areas within Community Plan Areas to reflect areas that are served with existing or planned to be served with public wastewater systems.</p> <p>GP-P3. Urban Levels of Development. Lands located within the Urban Development Area are intended to be developed at a density of one or more dwelling units per acre.</p> <p>GP-P4. Urban Service Area. Urban Service Areas are located Within Urban Development Areas where sewer services are available.</p> <p>GP-P5. Connection to Public Wastewater Systems within Urban Service Areas. All new development within Urban Service Areas shall connect to public wastewater systems.</p> <p>GP-P6. Use of On-Site Sewage Systems within Urban Development Areas. The utilization of on-site sewage disposal systems shall not be acceptable for new development, including subdivisions in the Urban Development Area, unless the Planning Commission makes specific factual findings that: 1) the extension of services are physically infeasible; or, 2) the area is not planned for service in the service provider’s Municipal Service Review and other written long-term plans; or, 3) the services are not reasonably available in a timely manner.</p> <p>GP-P7. Connection to Public Water Systems. All new development within the Urban Development or Urban Expansion areas shall be required to connect to the public water system, and existing development is strongly encouraged to utilize available public water systems.</p>	<p>GP-S3. Public Wastewater Service. Public wastewater service is defined to include service provided by cities, special districts, and public utilities.</p> <p>GP-S4. Urban Development Area. An urban development area contains land that can be developed to a density of one or more dwelling units per acre. This area can be serviced with public water and wastewater in the near term, and constitutes an identifiable urban community, substantially more developed than surrounding lands. Urban densities and land use designations apply to the urban development area. These areas provide the best opportunity for affordable development and economic delivery of necessary public services and are to be sized to provide an adequate supply of land to accommodate growth as specified in this Plan.</p> <p>GP-S5. Urban Service Area. Urban Service Area means areas within Urban Development Areas currently served with public water and sewer. For sewer service purposes, this area also includes all parcels adjacent to the Urban Services Area that can be served with a service line extension no longer than 300 feet from an existing public sewer system lateral or main line located within the Urban Service Area.</p> <p>GP-S6. Urban Expansion Area. Urban Expansion Area means land outside and adjacent to the Urban Development Area boundary that may be appropriate for urban densities of development when further development in the urban development area is constrained by the availability of land.</p> <p>GP-S7. Required Findings for Urban Expansion. To determine when it is permissible to extend urban level development into the Urban Expansion Area, the Planning Commission shall evaluate housing demand and capacity within the Urban Development Area and public service availability and capacities for Urban Expansion Area proposals including factors such as: water and sewer availability; roads, streetlights, parks and recreation and trail capacity; police and fire protection; proximity to educational and health facilities; and solid waste management capabilities and make the following findings:</p> <ul style="list-style-type: none"> A. That the amount of land available within the Urban Development Area for urban uses is insufficient to meet Housing Element goals; and, B. Necessary public service systems have current or expansion capacity to serve the proposed addition; and, C. The addition is adjacent to the existing urban development area and 	<p>GP-IM2. Map Urban Development Areas. Identify and map urban development areas for all community plan areas within existing or planned public wastewater systems. Planning for urban development areas shall include the review of LAFCo adopted spheres of influence and district boundaries, municipal service reviews, and capital improvement programs, as well as consultation with appropriate special districts, cities, public utilities, and LAFCo. Review and revise boundaries to ensure compatibility with community needs as part of updates to the Housing Element.</p> <p>GP-IM3. Map Urban Expansion Areas An urban expansion area may be identified and mapped for communities within defined urban development areas. Boundaries to these areas shall also be established contiguous to urban development areas and should follow geographic land features and other definitive limits, (i.e., roads and streams). Review and revise boundaries to ensure compatibility with community needs as part of updates to the Housing Element.</p> <p>GP-IM4. Map Water Service Areas. Identify and map water service areas for all Community Plan Areas within existing or planned public water systems. Planning for water service areas shall include the review of LAFCo adopted spheres of influence and district boundaries, municipal service reviews, and capital improvement programs, as well as consultation with appropriate special districts, cities, public utilities, and LAFCo. Review and revise boundaries to ensure compatibility with community needs as part of updates to the Housing Element.</p> <p>GP-IM5. Urban Service Coordination. Coordinate with special districts, cities, public utilities, and LAFCo in the establishment of urban development areas, urban expansion areas, and water service areas.</p>

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	<p>will assist in the completion of an orderly and contiguous extension of urban development.</p> <p>D. Such lands can feasibly be annexed to a district providing water and wastewater service.</p> <p>E. The expansion will have a neutral or positive impact on the financing of County services.</p> <p>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.</p> <p>GP-S10. Water Service Areas. Water Service Areas are areas where sewer service is not expected but community water service is available or expected to be available. Residential estate style buildout on one to five acre lots are expected to be the dominant land use in such areas.</p>	

GP-G2. Community Planning Areas. Sufficient development emphasis and public investment in Urban Development Areas to create expanding commerce and housing opportunities, economically viable urban services and conservation of open space and resource lands.

Policies	Standards	Implementation Measures
<p>GP-P1. Maintain Community Plans. Periodically update Community Plans to ensure they meet the specific planning needs of individual communities and that demographic, land use, and municipal service information remains current.</p> <p>GP-P8. Urban Expansion Areas. Establish and maintain Urban Expansion Areas within Community Planning Areas that consists of land not provided with public sewer services, but projected to be developed to urban densities and provided with public water and sewer services beyond the 20-year planning horizon of the General Plan.</p> <p>GP-P9. Urban Expansion Area Review. Review Urban Expansion Areas during Community Plan or comprehensive General Updates to determine if the boundaries reflect current conditions and community needs. The boundaries of an Urban Expansion Area shall remain fixed until modified</p>	<p>GP-S1. Characteristics of Community Plan Areas. The Community Planning Area designation shall be applied to an area to allow greater planning detail when the Board of Supervisors finds that an analysis of the following characteristics supports the designation:</p> <ul style="list-style-type: none"> A. Urban service availability B. Parcels suitable for development C. Commercial activities D. Access to transportation corridors E. Population F. Economic growth G. Local interest H. Service district boundaries and LAFCo adopted spheres of influence I. Adopted General Plans of incorporated cities. <p>GP-S2. Designation of Community Plan Areas. Community Planning Areas are established for the following communities:</p>	<p>GP-IM1. Community Plans and Boundaries. Review and revise community plan boundaries and policies to ensure compatibility with community needs as a part of updates to the Housing Element.</p>

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GP-G2. Community Planning Areas. Sufficient development emphasis and public investment in Urban Development Areas to create expanding commerce and housing opportunities, economically viable urban services and conservation of open space and resource lands.

Policies	Standards	Implementation Measures
<p>through a General Plan amendment.</p> <p>GP-P10. Conversion of Resource Lands. Parcels of timber site quality III or higher and prime agricultural lands suitable for resource production should not be included within Urban Expansion Areas unless the County makes a finding that there are no alternatives to increase the Urban Expansion Area on lands less suitable for resource production. (Modified Alternative A Version)</p> <p>GP-P11. Evaluation of Urban Expansion Area Proposals. Public service availability, capacities, and fiscal effects shall be assessed for development proposals in Urban Expansion Areas or changes in Urban Expansion Boundaries.</p>	<p>A. Jacoby Creek B. Eureka C. Freshwater D. Fortuna E. Willow Creek F. McKinleyville G. Blue Lake H. Hydesville-Carlotta I. Fieldbrook-Glendale J. Garberville-Benbow-Redway-Alderpoint K. Avenue of the Giants (Weott-Holmes-Stafford-Miranda-Myers Flat- Phillipsville) L. Trinidad-Westhaven M. Orick N. Orleans O. Arcata P. Shelter Cove Q. Rio Dell-Scotia</p>	

GP-G3. Timed Development and Infrastructure Investments. Development policies and financing mechanisms that support economically viable commercial, industrial and residential developments timed with infrastructure improvements and expansion of urban services.

POLICIES	STANDARDS	IMPLEMENTATION MEASURES

Section 4.3 Urban Lands

UL-G1. Urban Development Areas. Urban Development Areas serving as centers of business expansion, residential growth and public investments in infrastructure and services.

Policies	Standards	Implementation Measures
<p>UL-P1. Urban Development Areas. The County shall plan Urban Development Areas and implement land use regulations to support business expansion, housing opportunities and investments in infrastructure.</p> <p>UL-P2. Streamlined Subdivision Approval. The County shall streamline the approval process for subdivisions located in designated Housing Opportunity Zones within Urban Development Areas.</p>	<p>UL-S3. Business Opportunity Zones. Commercial and industrial activities proposed within designated Business Opportunity Zones shall be principally permitted if they conform to applicable performance standards.</p>	<p>UL-IM3. Business Opportunity Zones. Create a Business Opportunity Zone Overlay designation with associated performance standards and apply the zoning overlay to specific areas or properties within Community Planning Areas to stimulate commercial and industrial development and job growth. Candidate areas shall include business and industrial parks, underutilized or vacant industrial and commercial land.</p> <p>UL-P4. Support for Micro and Small Business Development. Review and update standards for home based businesses and cottage industries to increase the scale and range of principally permitted development in residential zones.</p>

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UL-G1. Urban Development Areas. Urban Development Areas serving as centers of business expansion, residential growth and public investments in infrastructure and services.

POLICIES	STANDARDS	IMPLEMENTATION MEASURES
<p>UL-P3. Streamlined Approval of Business Expansion. The County shall streamline the approval process for business development in designated Neighborhood Centers, Town Centers and Business Opportunity Zones.</p> <p>UL-P4. Support for Micro and Small Business Development. The County shall Review and update standards for home based businesses and cottage industries to increase the scale and range of principally permitted development within Urban Development Areas.</p> <p>UL-P18. Traffic Calming. Traffic calming measures which emphasize pedestrian safety and convenience should be considered for all urban roadway designs. Possible traffic calming measures include chicanes, curb extensions, street trees and traffic circles.</p> <p>UL-P19. Underground Utilities. Encourage and assist in undergrounding existing utilities.</p>		<p>UL-IM5. Sites for Commercial Development. Maintain an adequate inventory of sites to accommodate commercial development in Neighborhood and Town Centers.</p> <p>UL-IM6. Revisions to the Non-Conforming Use and Structures Standards. Revise the Non-Conforming Use and Non-Conforming Structure sections of the zoning ordinance to provide flexibility for continuing buildings and uses in Urban Development Areas where they are found to be compatible with the neighborhood.</p>

UL-G2. Design and Function. Aesthetically appealing Urban Development Areas designed and planned for convenient access to work, shopping, recreation and neighborhoods.

POLICIES	STANDARDS	IMPLEMENTATION MEASURES
<p>UL-P8. Neighborhood Connectivity. Subdivisions shall be designed to promote road and trail circulation between neighborhoods, schools, parks, and open space areas. The subdivision ordinance shall specify standards and limitations for cul- de-sacs, dead end roads, and block sizes.</p> <p>UL-P11. Natural Amenities. Encourage new development projects to incorporate natural amenities (i.e. landmark trees and rock outcroppings) into their design.</p> <p>UL-P12. Design Review. Development within designated Design Review overlay zones shall undergo design review consistent with an adopted Design Review Ordinance.</p> <p>UL-P13. Big Box Design. Large format (“Big Box”) establishments shall be subject to a Design Review process to ensure the design is aesthetic and compatible with the surrounding area.</p> <p>UL-P14. Adult Entertainment Establishments. Adult entertainment establishments shall be limited to areas where they will not conflict with schools or other areas where children congregate, and identify standards to ensure they will be compatible with neighboring uses. Adult entertainment establishments shall be subject to a Design Review process to ensure the design is aesthetic and compatible with the surrounding area.</p> <p>UL-P15. Pedestrian-Friendly Streetscape. Encourage streetscape and pedestrian oriented residential design by using techniques such as:</p>	<p>UL-S4. Definition of a “Big-Box” Retail Store. A large commercial structure in excess of 50,000 square feet of floor area where, under one proprietor or a set of discrete franchises, retail sales and services are offered in a centralized, warehouse-like setting intended to serve a regional area.</p> <p>UL-S5. Standards for Adult Entertainment Establishments. Adult entertainment establishments shall be conditionally permitted and required to operate in conformance with explicit standards adopted by ordinance regarding; location, hours of operation, security, signage, screening, noise and lighting.</p> <p>UL-S6. Landscaping Standards. Landscaping shall be required for new development which creates five (5) or more new parking spaces. The landscaping policies shall be accomplished by the submittal of a landscaping plan, which shall include the information described below.</p> <p>A. The landscape plan shall be drawn to scale and show all existing trees on the property, and indicate the size and location of those being removed. The plan shall indicate the exact location, number; scientific name, common name, and container size of all proposed planting.</p> <p>B. All landscaped areas for commercial, industrial and multi-family projects shall include an automatic irrigation system.</p> <p>C. Plantings shall be replaced as needed to ensure compliance with initially</p>	<p>UL-IM7. Review and Update the Subdivision Ordinance. Comprehensively review and update the Subdivision Ordinance and incorporate circulation and design standards consistent with the policies of this Plan.</p> <p>UL-IM8. Review and Update Design Review Ordinance and Areas. Comprehensively review and update the Design Review standards of the zoning ordinance and maps of areas subject to design review.</p> <p>UL-IM11. Review and Update the Sign Ordinance. Comprehensively review and update the standards for signs in the zoning ordinance.</p> <p>UL-IM12. Simplify the Zoning Ordinance with Illustrations and Matrices. Modify the zoning ordinance to incorporate the use of illustrations and matrices to simplify communicating allowed uses, design principals and development standards.</p> <p>UL-IM13. Revisions to the Zoning Ordinance to Regulate Big Box Commercial Uses. Revise the zoning ordinance to incorporate standards for “big box” commercial uses.</p> <p>UL-IM14. Adult Entertainment Ordinance. Develop an ordinance for adult</p>

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<ol style="list-style-type: none"> 1. Windows and front porches overlooking front yards and sidewalks. 2. Using alley systems or courtyards to minimize driveways facing the street. 3. Make the placement and design of garages subordinate to the house from a streetscape view. <p>UL-P20. Landscaping. All designs shall use landscaping to enhance the appearance of neighborhoods, control erosion, conserve water, improve air quality and improve pedestrian and vehicular safety.</p> <p>UL-P21. Cultivation of medical marijuana shall be regulated by ordinance to provide for the health, safety, and welfare of the community but shall not interfere with a patient’s right to medical marijuana.</p>	<p>approved landscape requirements. Required plantings may be augmented with additional plantings as desired.</p> <p>D. The use of native and fire resistant species is encouraged where appropriate.</p> <p>E. Landscape design should minimize the area of impervious surfaces to reduce runoff.</p> <p>F. The area of crushed rock, redwood chips, pebbles and similar materials should not dominate the required landscaped area.</p>	<p>entertainment establishments to ensure they will be compatible with neighboring uses.</p> <p>UL-IM15. Marijuana Cultivation and Dispensary Ordinance. Develop an ordinance for medical marijuana cultivation and dispensing to ensure the protection of health, safety and welfare and will be compatible with neighboring uses.</p>
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UL-G3. Unique Identity of Towns. Communities with mixed use neighborhoods and town centers, serving as the community focal point and center for commerce, recreation and social interaction.		
POLICIES	STANDARDS	IMPLEMENTATION MEASURES
<p>UL-P9. Historic Structures. Encourage historic resources to be retained and restored to serve as focal points of neighborhoods and communities.</p> <p>UL-P7. Neighborhood and Town Centers. Within designated neighborhood and town centers, the County shall:</p> <ol style="list-style-type: none"> A. Allow buildings with commercial uses on the ground or lower floors and residential uses on upper floors and in other designated areas, as long as residential use is subordinate to commercial uses. B. Reduce the County’s off-street parking requirements to encourage new business development and to reflect multi-modal access options. C. Allow ministerial approval of development that conforms to performance standards adopted by ordinance. D. Encourage and provide incentives for the following design characteristics: <ol style="list-style-type: none"> 1. Pedestrian-oriented scale and character. 2. Orientation of buildings toward the street or central open space areas rather than parking lots. 3. Parking areas to the side or rear rather than between buildings and the street edge. 4. Placement of buildings that create a central open space, or plaza, where passive activity can occur. 5. Transparent ground-level façades designed for pedestrian-oriented sidewalks. 6. Landscaped pedestrian walkways. 		<p>UL-IM2. Neighborhood and Town Centers. Prepare a Neighborhood and Town Center ordinance and establish Neighborhood and Town Centers areas by zoning overlay during General Plan Updates and Community Planning processes. Promote a more uniform commercial streetscape by establishing build-to lines rather than setback lines, or a combination of the two. Develop figures in the implementing ordinance to demonstrate design principles; for example, how to orient commercial and mixed-use buildings toward the street or the central open space areas.</p>

GP-G4. Community Character. Development design and density within Urban Development Areas that preserves and enhances existing community character and identity.		
POLICIES	STANDARDS	IMPLEMENTATION MEASURES

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UL-P5. Community Identity. Preserve community features that residents value and create development that compliments or adds to community identity and character.

UL-P6. Mixed-Use Zoning. Utilize mixed-use zoning to help create town centers that are community focal points. The mixed-use zone shall promote higher density urban housing in concert with retail commercial uses, day care centers, and shopfronts, and shall include an abundance and variety of open spaces.

UL-P17. High Density Uses Near Parks. The County shall consider planning higher density mixed-uses and/or commercial uses adjacent to parks to promote park use and safety.

UL-S1. Allowed Uses in Mixed-Use Areas. Mixed-Use zoned areas should offer a range of commercial, office, housing and civic activities. Conflicts between uses should be minimized through adoption of standards to guide approval of principally permitted uses and findings to guide the approval of discretionary uses.

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Section 4.4 Rural Lands

RL-G1. Rural Residential Development. The orderly development of land suitable to meet projected demand during the General Plan planning period for rural residential use with access to Rural Community Centers and Community Planning Areas.

POLICIES	STANDARDS	IMPLEMENTATION MEASURES
<p>RL-P1. Compatible with Resource Production. Development on rural residential lands adjacent to designated agricultural and timberlands shall be planned to be compatible with agriculture and timber production.</p> <p>RL-P3. Rural Commercial Uses. New tourist, commercial, and retail outlets shall be located within the Rural Community Center land use designation or designated Community Planning Areas or other existing developed areas with development of a similar nature, unless the use meets rural cottage industry standards or is characteristic of and compatible with a rural setting.</p> <p>RL-P5. Road Constraints and Rural Development. Rural zoning densities and subdivision approvals shall reflect road constraints identified by the County Public Works Department. Subdivisions may be allowed where roads can be feasibly improved to minimum County standards at the time of subdivision or incrementally, through road improvements from future development.</p> <p>RL-P7. Clustered Rural Residential Development. Clustered rural residential development is encouraged on rural lands suitable for development consistent with planned densities. Density bonuses may be provided where significant permanent land dedications are secured.</p>	<p>RL-S1. Compatibility with Timber and Agricultural Production. Rural Residential subdivision adjacent to lands planned for timber or agricultural production shall be evaluated for compatibility with continued resource production. Subdivisions shall be conditioned to minimize constraints on resource production due to access limitations and water supply impacts. Right-to-Harvest or Right-to-Farm agreements shall be required on newly created Rural Residential subdivision lots adjacent to lands planned for timber or agricultural production.</p> <p>RL-S3. Cottage Industry Standards. Modify cottage industry standards in areas designated Rural Residential (RR) to include the following changes:</p> <ul style="list-style-type: none"> A. May be principally permitted where the use is conducted by occupants on the premises and not more than 5 non-resident full time employees in a manner which does not substantially affect the primary use of the parcel; B. May be principally permitted where the use involves no sales of merchandise other than that grown, manufactured or processed on the premises or merchandise directly related to and incidental to the industry; C. The use does not increase water withdrawals in Critical Watershed Areas during the dry season; D. Remove Auto Repair as an allowable cottage industry. 	<p>RL-IM1. Inventory of Rural Residential Lands. Maintain searchable GIS inventory of lands planned Rural Residential (RR) and review during Housing Element Updates for adequacy to meet homestead development demands during the Housing Element planning period.</p> <p>RL-IM2. Identification of Substandard Roads. Coordinate with the County Department of Public Works and area emergency service providers to inventory and map road segments that do not meet subdivision road standards or State Responsibility Area Fire Safe standards, and thereby would limit development of future residential subdivisions in the area. Identify the deficiency and assess the feasibility of achieving minimum standards through the Public Works Capital improvement program or through incremental road improvements provided by future development. Where adequate access cannot be achieved by these methods, place a plan overlay designation over the affected area restricting further residential subdivision. This designation may be removed if remedies are proposed that alleviate the constraints.</p>

RL-G2. Rural Land Development. Homestead style independent living on rural residential lands with minimum fire risks, impacts to water resources, public service demands and conflicts with resource production.

POLICIES	STANDARDS	IMPLEMENTATION MEASURES
<p>RL-P2. Water Withdrawal. Cumulative impacts of water withdrawal from surface and groundwater sources and cumulative impacts from on-site sewage disposal systems shall be assessed during the zoning and subdivision, and, in critical watersheds, any other discretionary review of development in of all areas designated for rural residential development.</p>	<p>RL-S2. Subdivisions Near Identified Resource Lands. Land divisions within the following four areas (as designated on the Biological Resources Map) subject to a finding that the proposed division is consistent with preserving the areas' natural values:</p> <ul style="list-style-type: none"> A. Horse Mountain B. Kings Range National Conservation Area 	

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RL-G2. Rural Land Development. Homestead style independent living on rural residential lands with minimum fire risks, impacts to water resources, public service demands and conflicts with resource production.

POLICIES	STANDARDS	IMPLEMENTATION MEASURES
<p>RL-P4. Fire Safety Hazards. Support implementation of State Responsibility Area Fire Safe Standards and Wildland-Urban Interface Building Codes for new development and voluntary programs for fuels reduction, dwelling fire protection and creation of defensible space for existing development.</p> <p>RL-P6. Rural Development in the King Range. All development within the boundaries of the King Range National Conservation Area shall be consistent with the Bureau of Land Management's Management Plan.</p>	<p>C. Scotia Bluffs D. Luffenholtz Creek Bishop Pine Stand</p> <p>RL-S4. Subdivision Standards. Subdivision of land designated rural residential may be approved if it can be found that:</p> <p>A. There is proof of adequate water for domestic use as determined by current standards of the Division of Environmental Health provided through either:</p> <ol style="list-style-type: none"> 1) Certified dry weather tests of individually developed water supply systems on each parcel using wells, creeks, or springs; or 2) Four or fewer connections to a developed private water system, including certified dry weather testing of source, storage, and transmission facilities, with recorded easements and legal agreements; or 3) Evidence of connection to a public water system. <p>B. Water use is limited on accordance with the policies of the Water Resources Element.</p> <p>C. There is proof that adequate sewage disposal capability will be provided through either:</p> <ol style="list-style-type: none"> 1) Individual on-site systems approved by the Division of Environmental Health; or 2) Evidence of connection to a public wastewater disposal system. <p>D. Building site locations are identified that meet county streamside management setback requirements and that are not subject to the following hazards:</p> <ol style="list-style-type: none"> 1) Geologic instability, steep slopes, and erosion; 2) Seismic activity; or 3) Flooding. <p>B. Recorded access to a publicly maintained road that is:</p> <ol style="list-style-type: none"> 1) Adequate for ultimate development at planned densities; and 2) Adequate for use by emergency vehicles per State Responsibility Area Standards. 3) Not subject to adverse impacts caused by: <ol style="list-style-type: none"> (a) Geologic instability, steep slopes and erosion; (b) Seismic activity; or (c) Flooding. <p>C. Findings A, C, and D may be replaced by the following:</p> <ol style="list-style-type: none"> 1) All parcels created and any remainder are each in excess of 160 acres; and 2) The purpose of the parcels is resource production; and 3) A transfer of development rights for residential purposes is executed and recorded in favor of the County of Humboldt. Residential development rights may be reclaimed by meeting the standards in A, C, and D. <p>D. Other findings specific to the area, zone, and land use designation can be made.</p>	

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Section 4.5 Agricultural Resources

AG-G1. Agricultural Production. Economically viable agricultural operations contributing to the growth and stability of the economy and a strong market demand for agricultural lands dedicated to agricultural production.

POLICIES	STANDARDS	IMPLEMENTATION MEASURES
<p>AG-P1. Planned Rural Development. The County shall provide a Planned Rural Development (PRD) Program for lands designated Agricultural Grazing (AG) and Ranchland (AGR) that allows voluntary clustering of homesites at a density above what would otherwise be allowed when lands most suitable for agricultural production are retained for permanent continued production. To qualify, identified homesite parcels must be clustered to avoid increasing use conflicts and not be in conflict with any applicable conservation plan. Right-to-Farm agreements shall be secured on lands proposed for conversion to residential uses. The remaining lands most suitable for continued agricultural production shall be retained solely for permanent production.</p> <p>AG-P2. Support Voluntary Purchase of Development Rights. The County shall support the voluntary purchase of development rights to provide income to farm operations and limit the intrusion of residential development into agricultural lands.</p> <p>AG-P3. Support the Williamson Act Property Tax Incentive Program. The County shall support the continuation, enhancement and growth of the county Williamson Act program.</p> <p>AG-P4. Supplemental Farm Income. The County shall support activities compatible with agriculture that enhance the viability of agricultural operations such as cottage industries, farm homestays, sale of farm products and visitor services and accommodations.</p> <p>AG-P8. Right to Farm or Harvest. The County shall utilize the “Right-to-Farm or Harvest” Ordinance to provide constructive notice about the nature of agricultural activities to residents living adjacent to farm operations.</p> <p>AG-P9. Predator Control. Support predator control programs that comply with federal, state and local laws in order to reduce livestock and other agricultural production losses.</p>	<p>AG-S1. Subdivision of Planned Agricultural Exclusive (AE) Lands. Within areas designated AE, no agricultural land division will be approved whereby any parcel thusly created will be less than 60 acres.</p> <p>AG-S2. Agricultural Grazing (AG) Land. Parcels designated AG may be zoned as small as 40 acres (3 votes) 160 acres (3 votes) in size, where the protection of agricultural operations will be ensured, maintained or enhanced based upon the ability to make all of the following findings:</p> <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. <p><i>Split vote on parcel size.</i></p> <p>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:</p> <ul style="list-style-type: none"> A. The subdivision will result in significant production improvements through intensive management for the growing of crops and animals; and B. The subdivision shall not inhibit the use of the property for agricultural operations; and C. The subdivision shall not inhibit economically viable agricultural 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 the lowest productivity; and F. Access to the remainder is consistent with the uses of the remaining property. G. All applicable subdivision policies of the Rural Lands can be met. 	<p>AG-IM1. Develop Planned Rural Development Program. Update the Zoning Regulations to include provisions for Planned Rural Development (PRD) and implement a program to assist landowners with PRD applications.</p> <p>AG-IM3. Supplemental Farm Income. Update the Zoning Regulations to provide for greater flexibility and allowances for cottage industries, farm homestays, sale of farm products and visitor services and accommodations within agricultural lands.</p> <p>AG-IM4. No Net Loss of Prime Agricultural Lands. Provisions for mitigation offsets of prime agricultural land conversion shall be adopted by ordinance.</p> <p>AG-IM6. Williamson Act Contracts. Support, promote, and broaden the application of Williamson Act contracts and agricultural preserves. Provide monitoring and enforcement to protect agricultural and taxpayer benefits and ensure compliance with state law and local guidelines. (Alternative A Version)</p> <p>AG-IM7. Economic Development Assistance. Develop programs within the County’s Economic Development Division that assists local producers to promote strong local product identity and enhance economic viability of agricultural operations.</p> <p>AG-IMx. Compliance with Regulations. The County shall maintain an agricultural protection compliance program to enforce land use and building regulations on lands (AE, AG, AGR). (Alternative A Implementation Measure)</p>

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AG-G1. Agricultural Production. Economically viable agricultural operations contributing to the growth and stability of the economy and a strong market demand for agricultural lands dedicated to agricultural production.

POLICIES	STANDARDS	IMPLEMENTATION MEASURES
<p>AG-P11. Support Vegetative Management Programs. Support vegetation management programs (controlled burning, etc.) when it is found that they improve the availability and quality of rangeland for livestock and wildlife, reduce the hazard of disastrous wildfires, and increase water quality and quantity.</p> <p>AG-P12. Advice from Agricultural Community. Seek advice from organizations and affected individuals within the agricultural community for any future evaluation of land areas needed for urban development or for any consideration of requests by Humboldt’s Local Agency Formation Commission (LAFCo) to change spheres of influence or urban service boundaries next to or near agricultural lands.</p> <p>AG-P13. Agricultural Zoning and Parcel Size. Utilize Agricultural Exclusive (AE) and Agricultural Grazing (AG), land use classifications to ensure appropriate parcel sizes and land use for continuing availability of the necessary agricultural land base.</p> <p>AG-P14. Residential Uses on Timberland Production Zone (TPZ) Lands within Agricultural Preserves. Residential uses on TPZ lands within agricultural preserves shall be consistent with the requirements of the Williamson Act and local Williamson Act Guidelines.</p> <p>AG-Pxx. Protect Productive Agricultural Soils. Development on lands planned for agriculture (AE, AG) shall be designed to the maximum extent feasible to minimize the placement of buildings, impermeable surfaces or non-agricultural uses on land as defined in Government Code Section 51201(c) 1- 5 as prime agricultural lands. (Alternative A Policy)</p>	<p>AG-S4. Planned Rural Development Program Clustering Incentive Options: <u>Tier 1 clustering program:</u> -Density credit: 1.1 times existing entitlements when 95% of subject lands are protected -Protection instrument: conservation easement or equivalent protection on remainder -Rezone homesite parcels: County to conduct re-zone.</p> <p>AG-S5. Historical Preservation. An exception to the minimum parcel size for planned agricultural land may be made for the purposes of historic preservation where the following findings are made: A. The site or structure qualifies and is included on a local, state or federal historic registry; and, B. The viability of continued agricultural operations is not inhibited, and; C. No additional density beyond what would be permitted as part of the existing agricultural operations is created.</p> <p>AG-S6. Resource Protection Acquisition Program. Allow land divisions associated with public land acquisitions of lands planned agriculture to less than the minimum size when the division would serve to: 1. maintain land in agricultural production; or 2. protect existing residences and ag related structures; or, 3. protect existing water rights and existing water supply systems. (Alternative A Version)</p> <p>AG-SX. Prime Agricultural Land. Prime Agricultural land per California Government Code Section 51201(c) means: 1. All land which qualifies for rating as Class I or Class II in the Soil Conservation Service land use capability classifications. 2. Land which qualifies for rating 80 through 100 in the Storie Index Rating. 3. Land which supports livestock used for the production of food and fiber and which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the U.S.D.A. 4. Land planted with fruit or nut bearing trees, vines, bushes or crops which have a non-bearing period of less than five years and which will normally return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than \$200.00 per acre. 5. Land which has returned from the production of unprocessed agricultural plant products on an annual gross value of not less than \$200.00 per acre for</p>	

Chapter 4. Land Use Element

AG-G1. Agricultural Production. Economically viable agricultural operations contributing to the growth and stability of the economy and a strong market demand for agricultural lands dedicated to agricultural production.

POLICIES	STANDARDS	IMPLEMENTATION MEASURES
	three of the five previous years. (from Glossary)	

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AG-G2. PRESERVATION OF AGRICULTURAL LANDS. AGRICULTURAL LAND PRESERVED TO THE MAXIMUM EXTENT POSSIBLE FOR CONTINUED AGRICULTURAL USE IN PARCEL SIZES THAT SUPPORT ECONOMICALLY FEASIBLE AGRICULTURAL OPERATIONS. (ALTERNATIVE A VERSION)

POLICIES	STANDARDS	IMPLEMENTATION MEASURES
<p>AG-P5. Conservation of Agricultural Lands. Agricultural lands shall be conserved and conflicts minimized between agricultural and non-agricultural uses through all of the following:</p> <ul style="list-style-type: none"> A. By establishing stable zoning boundaries and buffer areas that separate urban and rural areas to minimize land use conflicts. B. By establishing stable Urban Development, Urban Expansion and Community Planning Areas and promoting residential in-filling of Urban Development Areas with phased urban expansion within Community Planning Areas. C. By developing lands within Urban Development Urban Expansion and Community Planning Areas, prior to the conversion of agricultural resource production lands (AE, AG, AGR) within Urban Expansion Areas. D. By not allowing the conversion of agricultural resource production lands (AE, AG, AGR) to other land use designations outside of Urban Expansion Areas. E. By assuring that public service facility expansions and non-agricultural development do not inhibit agricultural viability, either through increased assessment costs, degradation of the environment, land fragmentation or conflicts in use F. By increasing the effectiveness of the Williamson Act Program. G. By allowing historical structures and/or sensitive habitats be split off from productive agricultural lands where it acts to conserve working lands and structures. H. By allowing lot-line adjustments for agriculturally designated lands only where planned densities are met and there is no resulting increase in the number of building sites. (Modified Alternative A Version) <p>AG-P6. Agricultural Land Conversion - No Net Loss. Lands planned for agriculture (AE, AG) shall not be converted to non-agricultural uses unless the Planning Commission makes the following findings:</p> <ul style="list-style-type: none"> 1. There are no feasible alternatives that would prevent or minimize conversion; 2. The facts support an overriding public interest in the conversion; and 3. For lands outside of designated Urban Development Boundaries, sufficient off-setting mitigations have been provided to prevent a net reduction in the agricultural land base and agricultural production. This requirement shall be known as the “No Net Loss” agricultural lands policy. “No Net Loss” mitigations are limited to one or more of the following: <ul style="list-style-type: none"> a) re-planning of vacant agricultural lands from a non-agricultural land use designation to an agricultural plan designation along with the recordation of a permanent conservation easement on this land for continued agricultural use; or b) the retirement of non-agricultural uses on lands planned for agriculture and recordation of a permanent conservation easement on this land for continued agricultural use; or c) financial contribution to an agricultural land fund in an amount sufficient to fully offset the agricultural land conversion for those uses enumerated in subsections a and b. The operational details of the land fund, including the process for setting the amount of the financial contribution, shall be established by ordinance. <p>AG-P7. Agricultural Production in Conservation Areas. The County shall support continued agricultural production on lands placed into conservation easements or acquired by public agencies for conservation purposes. Enforceable provisions contained in terms of sale, deeds and conservation easements shall require continued management for agricultural production.</p> <p>AG-P10. Support Land Trusts. Support private non-profit land trusts that provide agricultural conservation programs in Humboldt County.</p>		<p>AG-IM2. Manage an Agricultural Conservation Program. Seek funding and provide staff for an on-going agricultural conservation program to support activities associated with the Williamson Act, land conservation efforts of local land trusts, conservation easements and mitigation of agricultural land conversion.</p> <p>AG-IM5. Monitor Conversion of Agricultural Lands. Annually monitor the conversion of agricultural land to other uses. If conversions have accelerated over previous historic rates, report to the Board of Supervisors with corrective policy recommendations.</p>

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AG-G2. PRESERVATION OF AGRICULTURAL LANDS. AGRICULTURAL LAND PRESERVED TO THE MAXIMUM EXTENT POSSIBLE FOR CONTINUED AGRICULTURAL USE IN PARCEL SIZES THAT SUPPORT ECONOMICALLY FEASIBLE AGRICULTURAL OPERATIONS. (ALTERNATIVE A VERSION)		
POLICIES	STANDARDS	IMPLEMENTATION MEASURES
AG-Px. Compliance with Regulations. The County shall place a priority on abatement of violations that result in agricultural land conversion, loss of agricultural productivity or conflicts with neighboring agricultural operations. (Alternative A Policy)		

Section 4.6 Forest Resources

FR-G1. Forest Resources. Public and private forests producing a wealth of multiple economic, natural resource values, and a healthy ecosystem values. Constructive dialog and cooperation between state, federal and local agencies and private property owners and a regulatory framework that maximizes private and public interests, including a healthy timber industry and a healthy ecosystem.		
POLICIES	STANDARDS	IMPLEMENTATION MEASURES
<p>FR-P5. Forest Improvement Programs. Support continuance and funding of forest improvement and management programs for eligible landowners.</p> <p>FR-P6. Tax Incentive Programs. Support tax incentive programs, such as the Timber Production Zone (TPZ), that increase the economic viability of timber production. Support tax policies that provide tax benefits to land owners for conservation easements.</p> <p>FR-P7. Innovative Forestland Programs. Support development of innovative forest and rangeland programs that facilitate production and conservation goals. Support forest management and wood product certification and foster development of markets for new forest products and services; such as using bio-mass for energy and carbon storage.</p>	<p>FR-S3. State Clearance. Prior to the issuance of a building permit on lands regulated by the Forest Practices Act, the owner must obtain, where necessary, a timber conversion permit or timber conversion exemption from the state lead agency.</p>	<p>FR-IM1. Advocate for Regulatory Reform. The County shall advocate for improved design and implementation of state forest practice rules and resource protection regulations that reduce overlapping regulations, maintain property values, support longer term THP's and larger acreage NTMPs.</p> <p>FR-IM9. Coordination of County and State Policies. Periodically review policies and regulations to ensure that they are compatible with the State Forest Practice Act and State Forest Practice Rules.</p>

FR-G2. Forestland Timber Production. A prosperous timber industry managing a stable inventory of productive forest lands for timber production. Ranches and rural homesteads making full use of the timber production potential of their lands.		
POLICIES	STANDARDS	IMPLEMENTATION MEASURES
<p>FR-P1. Timberland Regulatory Review. Support the California Department of Forestry and Fire Protection's (CAL FIRE) strategic planning efforts in order to create a regulatory system that encourages the continued commercial use and productivity of timberlands.</p> <p><i>Split vote Alternative B Policy:</i></p> <p>FR-P2 Timber Harvest Plan Review. Defer to CAL FIRE on timber harvest reviews; comment only where county land-use patterns have significantly</p>	<p>FR-S4. Timberland Subdivisions. Subdivision of lands designated as Timberland (T) to the minimum parcel size may be permitted if the project meets the following criteria:</p> <ul style="list-style-type: none"> A. The subdivision will result in significant improvements (including but not limited to stocking and conifer release) in site productivity, timber growth, and harvest through intensive management; and B. Adequate access, water, and geologic stability can be demonstrated for the proposed use and the land division meets all other regulatory requirements, including the General Plan standards and policies for rural 	<p>FR-IM2. Develop Incentive Program to Encourage Timber Production and Ecosystem Values. Develop incentives for property owners and forestland managers to encourage continued timber production and ecosystem values on forestlands. Support programs that provide technical assistance to small timber producers working to maintain timber production on lands also used as their primary residence.</p> <p>FR-IM3. Support Voluntary Conservation Programs. Support local land trusts and conservation organizations in efforts to maximize conservation</p>

Chapter 4. Land Use Element

FR-G2. Forestland Timber Production. A prosperous timber industry managing a stable inventory of productive forest lands for timber production. Ranches and rural homesteads making full use of the timber production potential of their lands.

POLICIES	STANDARDS	IMPLEMENTATION MEASURES
<p>contributed to use conflicts at issue and where the County can assist in dispute resolution.</p> <p>Split vote Alternative C Policy:</p> <p>FR-P2. Timber Harvest Plan Review. Defer to CAL FIRE on Timber Harvest Plan reviews.</p> <p>FR-P3. Timber Management Regulations. Support fewer, more effective and lower- cost timber management regulations as a strategy to maintain timber production as the primary economic use of forestlands. County policies shall be compatible with the State Forest Practice Act and State Forest Practice Rules. Split Vote 3-3 for the addition of the word “economic”.</p> <p>FR-P4. Broader Use of Non-industrial timber management plan(s) (NTMP). Support broader use of NTMPs, including increasing the maximum acreage allowable under such plans and encouraging multiple landowner cooperative plans.</p> <p>FR-P8. Protection of High Quality Timberlands. Parcels of Timber Site Quality III or higher outside Community Planning Areas shall be conserved to maintain timber production as a primary use.</p> <p>Split vote Alternative B Policy:</p> <p>FR-P9 Residential Construction on TPZ Zoned Parcels. Recognize the right to construct a residence under a ministerial permitting process subject to physical standards set by the County. Second units: may be allowed on TPZ parcels greater than 160 acres; And, may be allowed on TPZ parcel less than 160 acres as a conditional use only in the area already converted, intended to be converted, or that does not meet the definition of timberlands. Seconds units may be allowed on TPZ parcels less than 40 acres within Community Planning Areas.</p> <p>Split vote – Alternative A Policy:</p> <p>FR-P9. Residential Construction on TPZ Zoned Parcels. Preserve continued viability of timber production on TPZ zoned parcels by requiring demonstration of active management for timber production prior to issuance of new residential permits and by mitigating the impacts of</p>	<p>lands; and</p> <p>C. On each parcel, the residential site is located, to the fullest practical extent, in areas of the lowest productivity.</p> <p>D. Access to the remainder is consistent with the uses of the remaining property.</p> <p>E. A joint timber management plan (JTMP) is prepared for divisions below 160 acres.</p>	<p>and production values from timberlands. Work to achieve consistency between County policies and regulations and applicable conservation programs including conservation easement taxing policies. Split Vote 3-2</p> <p>FR-IM4. Merger Ordinance Revisions. Revise Merger Ordinance to delete the requirement of merger of substandard TPZ lands, not currently under a Williamson Act Contract, from Article II.</p> <p>FR-IM5. Develop Ordinance to Regulate Land Uses in TPZ lands. Prepare an ordinance to implement the policies of this Plan for the designation and residential use of lands zoned TPZ.</p> <p>FR-IM10. Review Standards and Process of Joint Timber Management Plans (JTMP). Review and provide recommendations to the Board of Supervisors on the standards for JTMPs and guides for subdivisions of TPZ lands below 160 acres. Establish a process for review of all previously approved JTMPs every 5 years for compliance. Work to reduce redundancy between NTMP and JTMP requirements in cases where NTMPs have been prepared.</p> <p>FR-IMxx. Substandard Lots. The County shall support rezoning of substandard lots (under 40 acres in size) from the TPZ designation when residential use becomes the primary use of the property and timber production cannot be sustained on a commercial basis. (Alternative A Implementation Measure) Split Vote 3-2</p>

Chapter 4. Land Use Element

FR-G2. Forestland Timber Production. A prosperous timber industry managing a stable inventory of productive forest lands for timber production. Ranches and rural homesteads making full use of the timber production potential of their lands.

POLICIES	STANDARDS	IMPLEMENTATION MEASURES
<p>residences on water resources, biological resources, wildland fire potential and public services. Residential uses shall be limited to individuals employed on the premises for lands planned Industrial Timber (IT) or necessary for the management of timberlands on lands planned Timber Production (T).</p> <p>FR-P10. Split Vote 3-2 Substandard Lots and TPZ Rezoning. The County supports zoning correction of land from the Timberland Production Zone when it can be found that:</p> <ul style="list-style-type: none"> A. The original inclusion was in error or inappropriate; or B. The conversion is necessary to provide for the logical expansion of an existing community; or C. The conversion and rezoning is necessary to provide for the reconfiguration of parcels in order to utilize development unit credits for cluster housing; or D. The parcel is three acres or less. (Alternative C Version) <p>FR-P11. Lot Line Adjustments. Lot line adjustments of TPZ parcels may be approved in order to consolidate logical timberland management units or facilitate clustered residential development. Such adjustments shall be in keeping with the spirit and intent of TPZ and shall not result in a net reduction of the area of TPZ available for forest management.</p> <p>FR-P12. Timberland Ownership. The County shall provide incentives to maintain large- scale land ownerships for commercial timber production and to protect forest ecosystem values.</p> <p>FR-P14. Public Utilities on TPZ Lands. Where feasible avoid locating federal, state, or local public improvements and utilities in TPZ where the project or land acquisition will have a significant adverse affect on the production of timber or ecosystem values.</p> <p>FR-P15. Conservation Easements. Support voluntary easement programs consistent with TPZ standards that combine conservation management with sustainable timber production. Split Vote 3-2</p>		

FR-G3. Supply of Productive Forestlands. An adequate and stable supply of forestlands whose economic and eco-system values are sustained by policies and standards governing minimum parcel sizes, public acquisition, incompatible uses, public infrastructure investments, environmental protection and incentives for sustainable uses.

Policies	Standards	Implementation Measures
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Chapter 4. Land Use Element

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FR-G4. Incompatible and Conflicting Uses. Forest lands protected from land uses that are incompatible or conflict with their primary use.		
Policies	Standards	Implementation Measures
<p>FR-P16.Planned Compatible Uses. Lands adjacent to areas designated as Timberlands should be planned for uses compatible with timber management, including timber harvesting activities.</p> <p>FR-P17.Forestland-Residential Interface. Identify FRI lands around Community Planning Areas where residential uses adjacent to forestlands create the potential for use conflicts and fire safety hazards. (Alternative C Version) Split Vote 3-2</p> <p>FR-P18.Fire Safety Hazards. The County shall implement State Responsibility Area Fire Safe Standards and Wildland-Urban Interface Building Codes for new development and support voluntary programs for fuels reduction, dwelling fire protection and creation of defensible space for existing development.</p>	<p>FR-S2. Forestland-Residential Interface (FRI). For areas identified as the FRI, reduce use conflicts via the following:</p> <ul style="list-style-type: none"> A. Require subdivisions in these areas to include forested buffers and building setbacks between residential uses and adjacent timberlands, and if necessary fire breaks around all or a portion of the development, in consultation with CALFIRE. B. Identify preferred and necessary log haul routes to be maintained and acknowledged by residential users. C. Require recordation of “Right to Harvest” acknowledgements as a condition of subdivision approvals. D. Support protection of residential drinking water supplies when planning and implementing timber harvesting activities. E. For residential development, require demonstration of structural fire response capabilities, compliance with fire safe standards, and ongoing fire protection management programs. F. Support noticing via North Coast Unified Air Quality Management District requirements of affected property owners for prescribed burn activities related to forest land management. G. For residential development in high and very high fire severity zones, require a fire break and open space adjacent to forestlands, consistent with CALFIRE recommendations, to ensure defensible space. 	<p>FR-IM7.Implementation of FRI Overlay. Map FRI around Rural Community Center (RCC) and Community Planning Area (CPA) land use designations to create an Overlay Zone. FRI is mapped using the adjacency rule—includes every timber and non-resource parcel that are adjacent to each other around RCCs and CPAs. Implement development standards for overlay zone. Develop a “Right to Harvest” Ordinance to be implemented as a part of an FRI Overlay Combining Zone.</p>

FR-G5. Infrastructure. A public road system maintained for transportation of logs to mills and forest products to market. Sufficient industrially zoned property to support forest products manufacturing. Wildland fire protection that prevents the loss of timber on private property.		
Policies	Standards	Implementation Measures
<p>FR-P19.Maintain Public Roads. The County shall maintain public roads and drainage facilities to support log and forest products transportation. Split Vote 3-2</p>		<p>FR-IM8. Streamline County Forest Management Regulatory Requirements. Review and streamline processes for hazard tree removal, fire safety hazard reduction, and other forest management activities under County jurisdiction.</p> <p>FR-IM11.Road Maintenance. The County shall maintain county roads used for the transportation of logs and monitor substandard conditions and maintenance needs in cooperation with timber producers.</p>

Chapter 4. Land Use Element

Section 4.7 Public Lands

PL-G1. Coordinated Planning. Coordinated planning of public land uses and management between the County of Humboldt and federal and state agencies.		
Policies	Standards	Implementation Measures
<p>PL-P1. Management Plans. Encourage applicable public land agencies to prepare management plans that:</p> <ol style="list-style-type: none"> 1) Ensure consistency with the General Plan. 2) Promote and protect adjacent private resource production lands. 3) Effectively utilize the multiple-use concept. 4) Emphasize the provision of low-cost recreational opportunities, provided such opportunities do not unfairly compete with private enterprise. 5) Place priority on development and maintenance of facilities over future acquisition. 6) Maximize local employment. <p>PL-P2. In-holdings. Ensure the use of private lands (in-holdings) within the management boundaries of the Six Rivers National Forest and the King Range National Conservation is consistent with the applicable public land agency’s management plan. Split vote 3-3</p> <p>PL-P6. Planning Adjacent to Public Lands. Land use planning and discretionary review of permit and subdivision applications adjacent to public lands shall consider impacts to public lands and consistency with applicable management plans.</p> <p>PL-P7. Public Access. Encourage the provision of the maximum amount of access to public lands and waterways, accommodating multiple modes of access, consistent with:</p> <ol style="list-style-type: none"> A. Public safety; B. Consideration of nearby access alternatives; C. Rights of private property owners; D. Natural resource protection; D. For access to navigable waterways, and E. Special needs of handicap and elderly persons. Split vote 3-3 regarding the revisions. <p>PL-P8. Private Ownership. Private ownerships designated Public Lands (P) may be developed where the proposed development is:</p> <ol style="list-style-type: none"> A. Consistent with the resource production policies; or B. When in or adjacent to a Community Planning Area or Rural Community Center consistent with existing or planned uses of the adjacent properties. <p>PL-P9. Comments on Public Lands Proposals. Utilize this Plan to guide review and comments on state and federal land acquisition and management proposals.</p>		

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PL-G2. Public Land Acquisition. Representation of the interests of Humboldt County fully reflected in public land management plans and acquisitions.		
Policies	Standards	Implementation Measures
<p>PL-P3. Acquisitions. Full-fee acquisitions, other than eminent domain, should only be supported by the County where the acquisition:</p> <ul style="list-style-type: none"> A. Is a part of an adopted management plan; and B. Is within the management boundaries of the public lands, or is for the consolidation of management units; and C. Is made from willing sellers; and D. Is the last option after discussion with the property owner of all less than full fee alternatives, such as, easements and acquisition of development rights. E. Is consistent with the agricultural “No Net Loss policy. <p>PL-P4. Resource Production Lands. Discourage acquisition and conversion of resource production lands to other uses. Encourage lease-back options and deed requirements for continued agricultural and timber operations.</p> <p>PL-P5. Eminent Domain. The County shall not support state or federal acquisitions through eminent domain, unless it is found to be:</p> <ul style="list-style-type: none"> A. The last option after the opportunity for mutual agreement has been exhausted; and B. In the interest of public health, safety, and welfare; or C. Required to protect public rights; or D. Necessary to national security. 		
PL-G3. Working Lands. Resource lands in public ownership managed for resource production purposes when compatible with conservation and recreation goals.		
Policies	Standards	Implementation Measures