

Worksheet for Board of Supervisors Deliberations on the General Plan Update – Meeting on July 23, 2012

Key Issue #	Preliminary Staff Recommendations and Notes
<p>Planning Commission Version 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>Alternative B/C Version 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. However, divisions of these agricultural 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 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 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 development rights beyond those necessary for agricultural purposes. C. Recorded acknowledgment 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 restoration use, will be allowed in the future even if agricultural use of such separate parcel does not provide adequate economic return. <p>Alternative A Version 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.</p>	<p>Staff recommendation - retain Planning Commission-recommended version. 20 acre parcel sizes may create parcels sizes too small for viable ag production and lead to conversion out of agricultural uses.</p> <p>Planning Commission 3-2-1 vote; discussion on p. 4.5-13 of Binder 2. PC Discussion:</p> <p>Planning Commission Discussion of 03-18-10: The Commission was split regarding AG-S1. The majority of votes (three Commissioners) requested that only the first sentence is retained which set the parcel size to 60 acres for AE lands with no further subdivisions below that size for Alt B. Two Commissioners supported a modified "Planned Rural Development" type of provision that would allow for a smaller parcel (with the house) to be split off from the valuable agricultural lands. The development rights would then be conveyed on the larger piece so that the remainder property would be valued and used as agricultural land into the future. One Commissioner supported the staff recommended revisions provided on 3-11-10.</p> <p>Summary of Public Comments: HAR – support minimum parcel size of 20 acres RLWG – one time conveyance of 20 acres for family member Karen Brooks – concerned over eminent domain because of a change in regulations.</p>

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<p>FWRK Version 2722.3 Minimum Parcel Size: 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).</p>	
<p>Board Discussion and Votes:</p>	
<p>Planning Commission Version 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>FWRK Version</p>	<p>Staff recommendation - if the board wishes to allow subdivision down to 40, staff recommends a re-write of the RLWG recommendation for clarity (see below with revisions in red).</p> <p>Planning Commission 3-3 vote split on the minimum parcel size. Mitigation Measure 3.2.3.1a from DEIR uses the 160 acre version to avoid the loss of agricultural lands from direct conversion to other uses.</p> <p>Planning Commission Discussion of 03-18-10: The Commission was split regarding AG-S2. Three Commissioners supported the original Farm Bureau’s recommendation of 160 acre minimum parcel size for AG and three Commissioner supported the staff recommended language that allowed parcels to be zoned to 40 acres.</p> <p>Summary of Public Comments: HAR – support minimum parcel size of 20 acres RLWG – 160 acres as default with 40 acres allowed near public roadways Karen Brooks – concerned over eminent domain because of a change in regulations.</p>

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<p>2723.4 <u>Density Range</u>: One (1) dwelling unit per 160 acres to one (1) dwelling unit per 20 acres. The following findings must be made in determining appropriate density ranges.</p> <p>A. <u>Zoning</u> based on an average parcel size of 40 acres may be permitted, where the protection of agricultural operations will be ensured, maintained or enhanced based on the following findings:</p> <ol style="list-style-type: none"> 1. It shall not significantly detract from the use of the property for, or inhibit agricultural operations; and 2. It shall not inhibit economically viable agricultural an timber production on adjoining lands; and 3. Uses and parcel sizes in the adjoining area are compatible; and 4. It is consistent with a comprehensive view of all relevant plan policies; and 5. Each parcel has frontage on an existing publicly maintained road; and 6. All such zoning is within 1/4 mile of an existing maintained public road. <p>Subdivision to the minimum parcel size allowed in the zone may be permitted based on the findings that:</p> <ol 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. An agricultural economic feasibility plan is approved on the significant production improvements; and C. Adequate access, water and geologic stability can be demonstrated for the proposed use and the land division meets all other regulatory requirements; and D. On each parcel, the residential site is located, to the fullest practical extent, in areas of the lowest productivity; and E. Access to the remainder is consistent with the uses of the remaining property. 	<p>Staff recommended revision -</p> <p>AG-S2. Agricultural Grazing (AG) Land. Lands Parcels designated AG <u>shall be zoned 160 acres but</u> may be re-zoned as small as 40 acres 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> <ol style="list-style-type: none"> G. The parcel size shall not inhibit the use of the property for commercial agricultural operations; and H. The parcel size shall not inhibit economically viable agricultural and timber production on adjoining lands; and I. Uses and parcel sizes in the adjoining area are compatible; and J. The parcel size is consistent with a comprehensive view of all relevant plan policies; and K. Each parcel has frontage on an existing publicly maintained road; and L. All such zoning is within 1/4 mile of an existing maintained public road.
<p>Board Discussion and Votes:</p>	
<p>Planning Commission Version</p> <p>AG-S4. Planned Rural Development Program Clustering Incentive Options:</p>	<p>Staff recommendation - retain Planning Commission-recommended version.</p> <p>Split vote on the density credit; discussion on p. 4.5-16 of</p>

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<p><u>Tier 1 clustering program:</u></p> <p><i>Density credit:</i> 1.1 times existing entitlements when 95% of subject lands are protected</p> <p><i>Protection instrument:</i> conservation easement or equivalent protection on remainder</p> <p><i>Rezone homesite parcels:</i> County to conduct re-zone.</p> <p>Alternative A/B Version AG-S4 Planned Rural Development Program Clustering Incentive Options:</p> <p><u>Tier 1 clustering program:</u></p> <p><i>Density credit:</i> 2 times existing entitlements when 90% of subject lands are protected</p> <p><i>Protection instrument:</i> B7 zoning, conservation easement or equivalent protection on remainder</p> <p><i>Rezone homesite parcels:</i> County to conduct re-zone.</p> <p><u>Tier 2 clustering program:</u></p> <p><i>Density credit:</i> 3 times existing entitlements when 95% of subject lands are protected</p> <p><i>Protection instrument:</i> Permanent conservation easement on remainder</p> <p><i>Rezone homesite parcels:</i> County to conduct re-zone.</p>	<p>Binder 2.</p> <p>Planning Commission Discussion from 03-18-10: There was consensus on removing the “Tier 2” clustering category and raising the protected remainder at 95%. There was not consensus on the density bonus credit which ranged from 1.1 to 1.5 times existing entitlements. The majority of the Commissioners recommended the density bonus at 1.1 times existing entitlements which was the alternative wording provided by the Farm Bureau.</p> <p>Summary of Public Comments: HAR – support clustering as long as it is voluntary, density credit of 2</p>
<p>Board Discussion and Votes:</p>	

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<p>Planning Commission Version</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 contributed to use conflicts at issue and where the County can assist in dispute resolution.</p> <p>Alternative C Version</p> <p>FR-P2. Timber Harvest Plan Review. Defer to CAL FIRE on Timber Harvest Plan reviews.</p>	<p>Staff recommends A/B version because timber harvest activities next to urban areas may generate controversy that may merit County assistance in dispute resolution. It also provides early notification to CALFIRE for potential land use issues. These are recommendations only that does not insert the County into timber harvest approvals. It helps ensure consistency between our policies for residential development and timber production.</p> <p>Split vote three (3) voted for the Alt. A/B version, and three (3) voted for the Alt. C version</p> <p>Summary of Public Comments:</p> <p>HAR – prefers Alternative C, support right to harvest disclosure requirement</p>
<p>Board Discussion and Votes:</p>	
<p>Planning Commission Version - split</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 <u>economic</u> use of forestlands. County policies shall be compatible with the State Forest Practice Act and State Forest Practice Rules.</p> <p>Alternative A/B/C Version</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 use of forestlands. Coordinate County policies so they are compatible with the State Forest Practice Act and State Forest Practice Rules.</p>	<p>Staff supports RLWG recommendations (new PC Version) but prefers the original version regarding compatibility with FPA ("coordinate" versus "shall be compatible". Example – road construction requirements).</p> <p>Split vote; three (3) voted for the PC version, and three (3) voted for the PC version without the word "economic".</p> <p>Planning Commission discussion on April 08, 2010: Commissioners Mayo, Emad and Smith supported the modifications made by the Resource Land Working Group excluding the word "economic"; Commissioners Faust, Gearheart, and Kreb supported the modifications of the Resource Land Working Group with the word "economic" added.</p> <p>Public Comments:</p> <p>RLWG – likes inclusion of the word "economic" and mandatory compatibility with the Forest Practices Act.</p>

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<p>Board Discussion and Votes:</p>	
<p>Planning Commission Version FR-P8. Protection of High Quality Timberlands. Parcels of Timber Site Quality III or higher <u>outside Community Planning Areas</u> shall be planned <u>conserved</u> to maintain timber production as the <u>a</u> primary use.</p> <p>Alternative A Version FR-P8. Protection of High Quality Timberlands. Parcels of Timber Site Quality III or higher shall be planned to maintain timber production as the primary use. 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>Alternative C Version FR-P8. Protection of High Quality Timberlands. Parcels of Timber Site Quality III or higher should be planned to maintain timber production as the primary use.</p> <p>FWRK Version 2514.1 Timberlands shall be retained for timber production, harvesting and compatible uses, and reclassification of Timberland Production Zones (TPZ) shall be done in accordance with statutory requirements.</p> <p>2514.3 Encourage the long-term management of timberlands.</p>	<p>Staff supports either the PC version or the RLWG recommended second sentence only (which is also the Framework Plan language). Please note that the first and second sentence of the RLWG's recommended changes are in conflict with each other – includes all timberland, where the first sentence says some should be retained.</p> <p>Split vote; three (3) voted for the PC version, and one (1) voted against the PC version, two (2) voted for Alternative C, and one (1) recommending Alternative A or first proposed revision.</p> <p>Planning Commission comments on 5-13-10: The Commission recommended this third revised version by a majority vote of 3-1 with Commissioners Gearheart, Emad and Smith voting for and C. Faust recommending Alternative A or first proposed revision.</p> <p>Public Comments: RLWG recommendations (changes in blue): FR-P8. Protection of High Quality Timberlands. Parcels <u>zoned TPZ</u> of Timber Site Quality III or higher shall be planned<u>planned conserved</u> to maintain timber production <u>and compatible uses (except within Community Planning Areas) as the a primary use.</u> Timberlands shall be retained for timber production, harvesting and compatible uses, and reclassification of Timberland Production Zones (TPZ) shall be done in accordance with statutory requirements.</p> <p>Healthy Humboldt – should be discussed in conjunction with FR-P10 for consistency.</p>

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<p>Board Discussion and Votes:</p>	
<p>Planning Commission Version 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>Alternative B Version FR-P9. Residential Construction on TPZ Zoned Parcels. Require continued viability of timber production on TPZ zoned parcels containing residences by mitigating the impacts of residences on timber harvesting, water resources, biological resources, wildland fire potential and public services.</p> <p>Alternative A Version 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 residences on water resources, biological resources, wildland fire potential and public services. <u>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).</u></p>	<p>Staff continues to recommend Alternative B, ending sentence after "timber harvesting" to be in conformance with state statutes.</p> <p>FR-P9. Residential Construction on TPZ Zoned Parcels. Require continued viability of timber production on TPZ zoned parcels containing residences by mitigating the impacts of residences on timber harvesting, water resources, biological resources, wildland fire potential and public services.</p> <p>Split vote; three (3) voted for the modified Alt. B version, and three (3) voted for the modified Alt. A version.</p> <p>Planning Commission Discussion on 5-13-10: The Commission concluded their discussion of FR-P9 with three members (Mayo, Smith, and Emad) favoring a Resource Lands Working Group version. Commissioner Faust favored an alternative version of the Alternative A presented on 4-15-10: During the review of FR-P8, staff noticed that the second sentence for the Alternative A policy really belongs in FR-P9 and recommends the following revision: 6-10-10 Commissioner Krebs requested that the record reflect that he also favored the revised A Alternative presented on 4-15-10. Commissioner Gearheart favored Alternative A as presented in this chart, with a minor typo correction:</p> <p>Summary of Public Comments: HAR – support the right to allow people to live on their land. FPA allows conversions up to 3 acre to build residences. Delete. RLWG supports the PC version and notes that is what the FRC</p>

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<p>Board Discussion and Votes:</p>	<p>recommended.</p>
<p>Planning Commission Version</p> <p>FR-P10. 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. <p>Alternative A/B Version</p> <p>FR-P10. Substandard Lots. The County shall seek removal of substandard lots from the TPZ designation when residential use becomes the primary use of the property and timber production cannot be sustained on a commercial basis.</p>	<p>Staff supports A/B version, or deletion of FR-P10 and IMxx.</p> <p>Split vote; three (3) voted for the PC version, and two (2) voted for the Alt. A/B version.</p> <p>Planning Commission recommendation on 5-13-10: Commissioners Faust and Gearhart favored this A/B version. Commissioners Smith, Mayo, and Emad favored this C version.</p> <p>Summary of Public Comments: HAR – support PC version. RLWG – support PC version but strike word “correction” in first sentence.</p> <p>NOTE: may want to review/revise FR-IMxx. Substandard Lots to be consistent with P10</p>
<p>Board Discussion and Votes:</p>	

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<p>Planning Commission Version FR-P15. Conservation Easements and Management. Support voluntary easement programs consistent with TPZ standards that combine conservation management with sustainable timber production.</p> <p>Alternative B Version FR-P15. Conservation Easements and Management. Support voluntary easement programs that combine conservation management with sustainable timber production.</p> <p>Alternative A Version FR-P15. Conservation Easements and Management. Support and manage voluntary easement programs that combine conservation management with sustainable timber production.</p>	<p>Staff recommends Planning Commission-recommended version.</p> <p>Split vote; three (3) voted for the PC version, and two (2) voted for the Alt. A version.</p> <p>Planning Commission recommendation on 5-13-10: Commissioners Gearhart, Smith, and Emad supported the revised wording. Commissioners Faust and Mayo supported the Alt A version.</p> <p>Summary of Public Comments: RLWG – support PC version.</p>
<p>Board Discussion and Votes:</p>	
<p>Planning Commission Version FR-P17. Forestland-Residential Interface (FRI). Identify FRI lands around Community Planning Areas where residential uses adjacent to forestlands create the potential for use conflicts and fire safety hazards.</p> <p>Alternative A/B Version FR-P17. Forestland-Residential Interface (FRI). Identify FRI lands where residential uses adjacent to forestlands create the potential for use conflicts and fire safety hazards.</p>	<p>Staff recommends Planning Commission-recommended version with modification to include "within and around" CPA's.</p> <p>Split vote; three (3) voted for the Alt. C version, and two (2) voted for the Alt. A/B version</p> <p>PC Recommendations on 5-13-10: Commissioners Faust and Gearhart supported the above Alt A, B version. Commissioners Smith, Mayo, and Emad supported the above Alt C version.</p> <p>Summary of Public Comments: RLWG – support PC version with modification to identify lands "within" CPA's.</p>
<p>Board Discussion and Votes:</p>	

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<p>Planning Commission Version FR-P19. Maintain Public Roads. The County shall maintain public roads and drainage facilities to support log and forest products transportation. The County shall work with timber producers to cooperatively address substandard road conditions and maintenance deficits.</p> <p>Alternative C Version FR-P19. Maintain Public Roads. The County shall maintain roads used for residential development and the transportation of logs and monitor substandard conditions and maintenance needs in cooperation with timber producers and residential land owners.</p>	<p>Staff supports Planning Commission-recommended version.</p> <p>Split vote; three (3) voted for the Alt A/B version with the last sentence deleted, and two (2) voted for the Alt. A/B version with the strikeout text added.</p> <p>Planning Commission recommendations on 5-13-10: Commissioners Faust and Gearhart supported the above Alt A, B version. Commissioners Smith, Mayo, and Emad supported it minus the second sentence.</p> <p>Summary of Public Comments: RLWG – support PC version.</p>
<p>Board Discussion and Votes:</p>	
<p>Planning Commission Version 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 	<p>Board discretion - EIR consideration.</p> <p>See below DEIR modification to paragraph (E).</p> <p>Summary of Public Comments: RLWG – concerned with the creation of the FRI.</p>

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<p>District requirements of affected property owners for prescribed burn activities related to forest land management.</p> <p>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> <p>Alternative B Version</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, 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 (and other timber management activities such as prescribed burns) in the subdivision approval process. D. Support protection of residential drinking water supplies. 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. G. For hilltop development, require a fire break and open space adjacent to forestlands, with houses internal to the fire break, to ensure defensible space. <p>EIR Mitigation Measure</p> <p>FR-S2 Forestland-Residential Interface (FRI).</p> <ul style="list-style-type: none"> E. For residential development, <u>fire protection management programs are required to demonstrate ion of structural fire response capabilities, establishment and maintenance of fuel</u> 	

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<p><u>breaks situated to protect residential development from wildfire, of fuel breaks compliance with fire safe standards, and ongoing fire protection management programs developed by qualified experts.</u></p>	
<p>Board Discussion and Votes:</p>	
<p>Planning Commission Version FR-IM3. Support Voluntary Conservation Programs. Support local land trusts and conservation organizations in efforts to maximize conservation and production values from timberlands. Work to achieve consistency between County policies and regulations and applicable conservation programs including conservation easement taxing policies.</p> <p>Alternative B/C Version FR-IM3. Support Conservation Programs. Support local land trusts and conservation organizations in efforts to maximize conservation and production values from timberlands. Work to achieve consistency between County policies and regulations and applicable conservation programs including conservation easement taxing policies.</p>	<p>Staff recommends Planning Commission-recommended version.</p> <p>Split vote; three (3) voted for the PC version, two (2) voted for the Alt. B/C version.</p> <p>Summary of Public Comments: HAR- supports voluntary CE only. RLWG – supports IM3</p>
<p>Board Discussion and Votes:</p>	

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<p>Planning Commission Version 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>EIR Mitigation Measure and Alternative A Version FR-IM4. Merger Ordinance Implementation. Develop a program to implement Article II of the existing Merger Ordinance (Ordinance No. 1762, County Code Section 327.5-1 et al) with a comprehensive noticing effort.</p>	<p>Board discretion – EIR consideration. Alt. A version. Also, DEIR Mitigation Measure 3.2.3.1b uses the Alt. A version to avoid the loss of timberlands from increased parcelization and direct conversion to other uses. Source = EIR Mitigation Modification</p> <p>Summary of Public Comments: RLWG – supports Alternative B, revising Merger Ordinance to rescind Article 11.</p>
<p>Board Discussion and Votes:</p>	
<p>Planning Commission Version 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.</p> <p>Alternative A Version FR-IMxx. Substandard Lots. The County shall initiate the removal 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.</p>	<p>Staff recommends to revise to be consistent with FR-P10. Split vote; three (3) voted for the PC version, two (2) voted to delete it. Planning Commission recommendations on 6-10-10: After extensive discussion Commissioners Gearheart, Smith and Kreb recommended the implementation measure as modified while Commissioners Emad and Nelson voted no.</p> <p>Summary of Public Comments: RLWG – delete - revise to be consistent with FR-P10.</p>
<p>Board Discussion and Votes:</p>	

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<p>Planning Commission Version 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.</p>	<p>Staff recommends Alternative B version. In coastal plans and is necessary for consistency with land use management with public agencies.</p> <p>Split vote; three (3) voted for the Alt. B version three (3) voted to delete it.</p> <p>6-17-10: Commissioners Faust, Gearheart and Emad support the language as written. Commissioners Smith, Nelson and Mayo request to delete the policy.</p> <p>Summary of Public Comments: HAR – delete. RLWG – delete.</p>
<p>Board Discussion and Votes:</p>	
<p>Planning Commission Version #1 PL-P7. Public Access. Encourage the provision of the maximum amount of access to public lands and waterways, consistent with:</p> <ul style="list-style-type: none"> A. Public safety; B. Consideration of nearby access alternatives; C. Rights of private property owners; D. Natural resource protection; E. For access to navigable waterways; and, F. Special needs of handicap and elderly persons. <p>Planning Commission Version #2 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> <ul style="list-style-type: none"> A. Public safety; B. Consideration of nearby access alternatives; C. Rights of private property owners; 	<p>Support Planning Commission version 1 with the addition of the words "Subdivision Map Act" in subsection E.</p> <p>Split vote; three (3) voted for this PC version, and three (3) voted for the PC* version presented below.</p> <p>6-24-10: Commissioner Gearheart, Faust, and Krebs supported the revision of P7 noted in red above (version #1). Commissioners Smith, Mayo, and Nelson supported the "alternate" version of P7 which includes both the red and green revisions (version #2).</p> <p>Summary of Public Comments: RLWG – no comment HAR – no comment</p>

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<p>D. Natural resource protection; E. for access to navigable waterways; and, F. Special needs of handicap and elderly persons.</p> <p>Alternative A/B Version</p> <p>PL-P7. Public Access. Encourage the provision of the maximum amount of access to public lands and waterways, consistent with:</p> <p>A. Public safety; B. Consideration of nearby access alternatives; C. Rights of private property owners; D. Natural resource protection; and, E. Subdivision Map Act requirements for access to navigable waterways.</p> <p>FWRK Version</p> <p>2543.11 The County should encourage the provision of the maximum amount of access to public lands and waterways consistent with:</p> <p>A. Public safety; B. Nearby access; C. Rights of private property owners; D. Natural resource protection; and E. The Map Act.</p>	
<p>Board Discussion and Votes:</p>	

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<p>Planning Commission Version Urban Reserve (UR/). The purpose of this classification is to protect from premature subdivision and development urban lands not now developed to urban densities or adequately provided with urban services but expected to develop to urban uses and densities when services are available. This designation is used where annexation is required for urban services and full build-out.</p> <p>Allowable Use Types: Residential Single Family Residential</p> <p>Commercial Bed & Breakfast Inn Commercial Recreation Heavy Commercial Neighborhood Commercial Office & Professional Private Recreation Retail Sales Retail Services Transient Habitation</p> <p>Other Cottage Industry General Agriculture Timber Production Fish & Wildlife Management' Similar Compatible Uses</p>	<p>Discussed during the 7-16-12 meeting.</p> <p>Commissioners supported the policy and asked to discuss it again in the future when looking at the maps.</p>
<p>Board Discussion and Votes:</p>	
<p>Planning Commission Version Agricultural Grazing (AG). This designation applies to dry-land grazing areas in relatively small land holdings that support cattle ranching or other grazing supplemented by timber harvest activities that are part of the ranching operation and other non-prime agricultural lands. Residential uses must support agricultural operation. Density range is 20 -160 acres/unit.</p>	<p>Retain Planning Commission-recommended version.</p> <p>Split vote; three (3) voted for this PC version, and three (3) voted for the recommendation of the Resource Working Lands Group.</p> <p>Comments: 7-29-10 <u>Agricultural Grazing (AG)</u></p>

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Key Issue #	Preliminary Staff Recommendations and Notes
<p>Agricultural Grazing (AG). This designation applies to dry-land grazing areas in relatively small land holdings that support cattle ranching or other grazing supplemented by timber harvest activities that are part of the ranching operation and other non-prime agricultural lands. Residential uses must support agricultural operation. Density range is 160 acres/unit.</p> <p>Allowable Use Types:</p> <p>Agricultural Agriculture-Related Recreation Feed Lot/Slaughter House General Agriculture Hog Farming Intensive Agriculture Stables & Kennels</p> <p>Timber Timber Production Timber-Related Recreation</p> <p>Commercial Agriculture-Related Visitor-Serving¹ Timber-Related Visitor-Serving</p> <p>Industrial/Extractive Agriculture & Timber Products Processing Aquaculture Oil & Gas Drilling & Processing Metallic Mining Surface Mining</p> <p>Natural Resource Fish & Wildlife Habitat Mgt Public Access Facilities Resource-Related Recreational Watershed Management Wetland Restoration</p> <p>Other Cottage Industry Farm Employee Housing Labor Camps Public Recreation Residence Incidental to Principal Use Second Agriculture Residence Utilities & Energy Facilities³</p>	<p>Staff recommends Planning Commission-recommended version.</p> <p><u>Commissioners Recommendations -</u> Chairman Smith, Commissioner Krebs and Emad supported B/C/D Commissioners Nelson and Mayo wanted to add the recommendation of the Resource Working Lands Group (SFR added as use type for AG). Commissioner Faust supported Alternative A.</p> <p>Summary of Public Comments: RLWG – want SFR added as a use type.</p>

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Key Issue #	Preliminary Staff Recommendations and Notes
Similar Compatible Uses	
Board Discussion and Votes:	
<p>Planning Commission Version</p> <p>Ranchland (AGR). Similar to the AG designation above, this designation applies to dry-land grazing areas that primarily support cattle ranching, supplemented by timber harvest activities that are part of the ranching operation. Residential uses must support agricultural operation.</p> <p>The AGR applies to cohesive major cattle ranching areas and includes the lands that support the above described agricultural use, as well as TPZ land that may be intermixed and typically considered an integral part of the ranching operations. The balance of lands in this use in smaller management units are designated AG. Density range is 160-600 acres/unit.</p> <p>Allowable Use Types:</p> <p>Agricultural Agriculture-Related Recreation Feed Lot/Slaughter House General Agriculture Hog Farming Intensive Agriculture Stables & Kennels</p> <p>Timber Timber Production Timber-Related Recreation</p> <p>Commercial Agriculture-Related Visitor-Serving¹ Timber-Related Visitor-Serving</p> <p>Industrial/Extractive Agriculture & Timber Products Processing Aquaculture Oil & Gas Drilling & Processing Metallic Mining Surface Mining</p> <p>Natural Resource</p>	<p>Board discretion – EIR consideration.</p> <p>Split vote; four (4) voted in support of deleting the AGR land designation and three (3) voted in support of AGR</p> <p>Source = EIR Mitigation Modification</p> <p>Summary of Public Comments: RLWG – recommends deleting AGR.</p>

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Key Issue #	Preliminary Staff Recommendations and Notes
<p>Fish & Wildlife Habitat Mgt Public Access Facilities Resource-Related Recreational Watershed Management Wetland Restoration</p> <p>Other Cottage Industry Farm Employee Housing Labor Camps Public Recreation Residence Incidental to Principal Use Second Agriculture Residence Utilities & Energy Facilities³ Similar Compatible Uses</p>	
<p>Board Discussion and Votes:</p>	
<p>Planning Commission Version</p> <p>Timber (T). The Timber Production designation is utilized to classify land that is primarily suitable for the growing, harvesting and production of timber. Prairie and grazing lands may be intermixed. Density range is 40 – 160 acres/unit.</p> <p>Allowable Use Types:</p> <p>Agricultural General Agriculture</p> <p>Timber Timber Production Timber-Related Recreation</p> <p>Commercial Timber-Related Visitor-Serving</p> <p>Industrial/Extractive Agriculture & Timber Products Processing Oil & Gas Drilling & Processing Metallic Mining Surface Mining</p> <p>Natural Resource Fish & Wildlife Habitat Mgt Public Access Facilities Resource-Related Recreational</p>	<p>Staff recommends Alternative B, residences in Timberlands as an incidental use to principle use, consistent with state law.</p> <p>Split vote; two (2) voted for the recommendation of the Resource Working Lands Group, two (2) supported the Alternative B version as written, two (2) supported the Alternative B version with the word “incidental” removed, and One (1) did not support having a residence by right and did not want anything less than 160 acres for development standards. The addition of the “2 acre” coverage area was approved earlier in the meeting.</p> <p>Summary of Public Comments: HAR – support SFR as a primary use of timberlands RLWG – want SFR added as a use type.</p>

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Key Issue #	Preliminary Staff Recommendations and Notes
<p>Watershed Management Wetland Restoration</p> <p>Other Labor Camps Public Recreation Residence Incidental to Principal Use Utilities & Energy Facilities³ Similar Compatible Uses</p> <p>Alternative A/B Development Standards Minimum Parcel Size: 40 – 160 acres Ground Coverage: Additional Provisions – per zoning</p> <p>Alternative C/FRWK Development Standards Minimum Parcel Size: 20 – 160 acres Ground Coverage: <u>2 acres max.</u> Additional Provisions – per zoning</p>	
<p>Board Discussion and Votes:</p>	

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Key Issue #	Preliminary Staff Recommendations and Notes
<p>Planning Commission Version Industrial Timberland (TI). This designation applies to lands that are industrially managed for timber production, primarily outside CPA's, and where presence of additional homesites would likely contribute to conflict with such timber management; most of these lands are managed through a habitat conservation plan. Minor amounts of non-industrially managed land may be included to avoid fragmenting cohesive units. Residential use may be allowed as a conditionally permitted use where necessary for caretaking purposes, or for compatible recreational use, does not exceed a density of one unit per 600 acres, and records a right to harvest agreement for the subject property.</p> <p>Allowable Use Types: same as Timber (T) Classification</p> <p>Development Standards Minimum Parcel Size: 160 acres Density: 0 (caretakers residence for those fully employed on the premises) Additional Provisions – per zoning</p>	<p>Staff recommends not including Industrial Timberland Land Use Classification (Alternative B)</p> <p>Planning Commission recommendation on 7-22-10 Commissioners Nelson, and Mayo did not support Industrial Timber and wanted to see it eliminated from the General Plan. Commissioners Gearheart, Faust and Kreb supported 'A' with the removal of the sentence "Minor amounts of non-industrially managed land may be included to avoid fragmenting cohesive units".</p> <p>7-29-10:Chairman Smith and Commissioner Emad weighed in on TI designation and they were not in support.</p> <p>Split vote; two (2) did not support Industrial Timber and wanted to see it eliminated from the General Plan, and three (3) voted for Alternative A with the removal of the sentence "Minor amounts of non-industrially managed land may be included to avoid fragmenting cohesive units", and two (2) weighed in on TI designation and they were not in support.</p> <p>Summary of Public Comments: HAR – support SFR as a primary use of timberlands RLWG – recommends deleting TI.</p>
<p>Board Discussion and Votes:</p>	

Policy abbreviations

- | | |
|--|------------------------|
| AG - Agricultural Resources | MR - Mineral Resources |
| BR - Biological Resources | N - Noise Element |
| C - Circulation element | PL - Public Lands |
| CO - Conservation and Open Space | RL - Rural Lands |
| CU - Cultural Resources | SR - Scenic Resources |
| E – Energy Element | S - Safety Element |
| ED - Economic Development Element | T - Telecommunications |
| FR - Forest Resources | UL - Urban Lands |
| IS - Infrastructure and Services Element | WR - Water Resources |

Mitigation Measure 3.2.3.1c. To avoid the loss of resource production lands from direct conversion to other uses, a proposed policy shall be added to the Forest Resources Section of the Land Use Element that states the following:

FR-Px. Building Permit review on Forest Resource Lands. The County shall monitor the issuance of residential building permits for lands planned Timber Production on an annual basis and provide a written report to the Board of Supervisors on the findings. When building permits issued by the County exceed the historic building permit trends based on an average 5-year period, the Department will schedule a public hearing by the Board of Supervisors for a determination of General Plan compliance for the protection of open space lands.

Mitigation Measure 3.1.2.1. The following Land Use Designation shall be added Section 4.8 Land Use Classifications of the Land Use Element.

Tribal Lands (TL)

The purpose of the Tribal Lands designation is to identify all lands within American Indian the boundaries of Reservations and Rancherias of Federally-recognized Tribes and to land outside Reservations and Rancherias that is held in trust for an American Indian Tribe for the Tribe or its Members by the federal government. The County shall use the Tribal government's adopted land use plan as policy guidance for land use and permit approvals relating to non-Tribal fee land that is planned Tribal Lands.

Where there is no adopted Tribal land use plan, the allowable use types for non-Tribal fee land shall be one of the following:

- 1) For rural areas not zoned TPZ, the allowable use types for non-Tribal fee land shall be the same as those specified for land planned Rural Residential and the maximum residential density for shall be 40 to 160 acres per dwelling unit. In addition, all policies relating to rural lands contained in Section 4.4, Rural Lands, shall apply to non-Tribal fee land designated Tribal Lands.
- 2) Where non-Tribal fee land is zoned TPZ, the allowable use types and maximum allowable residential density shall be the same as those specified for land planned Timber. In addition, all policies relating to timber resources contained in Section 4.6, Forest Resources, shall apply to land designated Tribal Lands that are zoned TPZ.
- 3) The allowable use types for non-Tribal fee land within or adjacent to urbanized areas of community planning areas shall be the same as those specified for land planned land Residential Estates and the maximum residential density for shall be one1 to five acres per dwelling unit. Proposed subdivisions of land planned Tribal Lands shall be originated with contact with the appropriate Tribal government and shall be processed in accordance with the Tribal government's adopted subdivision regulations, where applicable.