



PLANNING DIVISION  
COMMUNITY DEVELOPMENT SERVICES  
**COUNTY OF HUMBOLDT**  
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EUREKA, CALIF. 95501-4484 PHONE (707) 445-7541

DATE: September 10, 2007  
TO: Humboldt County Planning Commission  
FROM: Kirk A. Girard, Director of Community Development Services  
SUBJECT: **Staff Report # 8 for September 20<sup>th</sup> Meeting**

**RECOMMENDED COMMISSION ACTION:**

It is recommended that the Commission take the following actions:

STAFF RECOMMENDATIONS:

1. Open the public hearing and receive the staff report.
2. Continue taking public input on Group 6 Sections: Agricultural Resources and Forest Resources
3. Provide Commission direction on suggested modifications.

**SUMMARY**

Planning Commission Review Process

At the Planning Commission's meeting on August 16, 2007, the Commission received a staff report on the proposed Agricultural and Timber Resources policies. The Commission received testimony from 28 people, including 9 written comments. A summary of the public comments is included as Attachment A. A summary of the Commissioner comments is included as Attachment B. Written comments on the preliminary draft document received as of September 12 are included as Attachment C.

The Planning Commission requested additional information concerning the data supporting future trends (regarding "conversions" of resource lands), the inclusion of a "no net loss" policy as an alternative and an explanation of the difference in the tax rate for TPZ and non TPZ lands. These items have been addressed below. The Commission also requested a glossary of definitions and using consistent terminology throughout the chapter. Staff is currently in the process of revising the document which will include a glossary to be circulated to the Commission during the next comprehensive review of the chapters.

Data Supporting Future Trends

Section 1.4 of the 2003 Forest Resource Technical Background Report (Background Report) discussed trends for possible conversion of timberlands. This information was subsequently updated in 2005 for the Forestry Review Committee regarding the increased issuance of Certificates of Compliances (Attachment D).

Examples of trends of possible fragmentations of large holdings that County staff referred to during the August 16<sup>th</sup> Planning Commission meeting includes:

1. Sale of over 6500 acres of timberlands owned by Eel River Sawmills to private real estate investors in 2004.
2. Applications for Certificate of Compliances (usually for recognition of patent parcels) received by the Department has tripled on timberlands in the last 5 years (recent applications by Barnum Timber company alone has included over 23,500 acres of lands zoned TPZ/AE (Barnum Timber holds a total of approximately 38,000 acres)).
3. Since 2000, over 67% of all Certificate of Compliance/Determination of Status applications received by the County has been on agricultural and timberlands, affecting over 53,000 acres.
4. The Pacific Lumber Company is currently in the process of selling up to 60,000 acres of their timberlands to a land development company.

5. PALCO bankruptcy filing. Discussion with the PALCO appraisers have predominately centered on the residential and full buildout capacity of these lands.

The Background Report cites the increase in the issuance of Certificates of Compliances (CC's) of patents and subsequent approval of Lot Line Adjustments (LLA's) on TPZ lands as a potential indicator for "conversion". What should be clarified; however, is that the issuance of a CC or approval of a LLA on resource lands does not necessarily indicate that the land has been taken out of timber production. From a planning perspective, it flags a possible trend in resource lands that bares closer evaluation. Usually Certificates of Compliances are issued prior to the sale of the property. Historically, this has not occurred in a great extent on industrially owned timberland. These lands have been managed cohesively with little to no residential development on them. Staff is recording an increase in the number of Certificates of Compliance applications that are being submitted on behalf of the industrial timber owners. The study results can be found in Attachment D.

As was indicated during the last Planning Commission meeting, staff will provide a map illustrating the industrial timberlands and the effect of entitlements on these lands with full buildout.

### **"No Net Loss" Policy**

The Humboldt County Farm Bureau submitted comments regarding inclusion of a policy reference to the "No Net Loss" Resolution 92-35 adopted by the Board of Supervisors on March 24, 1992 in the General Plan (Attachment E). This issue was also brought up for discussion during the August 16<sup>th</sup> Planning Commission meeting. Resolution 92-35 in part provides:

'...the Humboldt County Board of Supervisors goes on record as supporting the concept of "no net loss of privately owned lands" coupled with the concept that the acquisition of any lands by State and Federal Government shall be offset by lands of equal dollar value sold back to the private sector by the government with "no net loss of revenue" to the government to be created by the transactions.' (Attachment F)

Staff is proposing to modify Policy AG-P16 to include language reflecting this Resolution to read:

**AG-P16 Public Acquisition.** Public acquisition of lands designated Agriculture Exclusive (AE) shall be from willing sellers only *and shall be on a no net loss basis.* ~~Support Lease back options for continued agricultural operations~~ *shall be required to offset loss to agricultural production.*

### **Comparison of the taxation rate for TPZ and non TPZ lands**

According to staff with the Assessor's office, timber property is currently selling for approximately \$2300 - \$3000 per acre. If the property is zoned TPZ, the base share value would be approximately \$110 - \$120 per acre, depending on the quality of the timber. If it is not zoned TPZ, the tax liability would be 1% of the sales price minus the value of any structures.

To illustrate how this would "pencil out", the Assessor's staff provided an example to Planning of a recent sale of 87 acres in an outlying area. The sale price was approximately \$510,000. The property contains 48 acres of TPZ with the remainder zoned Ag Exclusive (AE). The tax valuation for the portions of the property zoned TPZ was \$114 per acre while the area zoned AE was estimated at \$3,000 per acre. If the property did not have TPZ zoning, the tax valuation was estimated at \$4,700 per acre for the land value (subtracting out the value of the structures). Therefore the annual tax liability for the AE portion is approximately \$1,170 per year; the TPZ portion is \$55 per year for a total of \$1225. Without the TPZ zoning the annual tax liability would be approximately \$4,000 per year. TPZ tax is set up as a deferment tax and only gets collected when timber is harvested. This tax, known as a "yield tax" is collected on all harvested timber regardless of the underlying zoning.

### **ATTACHMENTS**

- Attachment A: Summary of public comments at August 16<sup>th</sup>, 2007 meeting.
- Attachment B: Summary of Commissioner Comments at August 16<sup>th</sup>, 2007 meeting.
- Attachment C: Written comments received as of September 12<sup>th</sup>, 2007.
- Attachment D: Updated Section 1.4 of 2003 Forest Resource Technical Background Report
- Attachment E: Comments submitted by Farm Bureau on July 3, 2007
- Attachment F: "No Net Loss" Resolution 92-35

**Attachment A:**

**Summary of public comments  
At August 16, 2007 meeting.**

**Verbal Public Comments  
General Plan Update  
Preliminary Hearing Draft  
Planning Commission Hearing 8/16/07**

<b>Index #</b>	<b>Synopsis of comments received during Planning Commission meeting</b>
V145 W112	Richard Dorn: Humboldt Association of Realtors (HAR); 750+ members; handed out draft of a Right To Harvest ordinance. We recommend it be implemented. In the end, there are going to be maybe 5 different disclosures necessary. The County has a right to create its own disclosure for all property transfers that covers all these areas. We want to help the County develop that.
V146 W113	Dan Opalach: Green Diamond Timber Co.; submitted a letter, and read it. It's difficult to find the data that supports the conclusions. Timber production doesn't seem to be negatively impacted by residential uses. Looked to the number of harvest plans submitted. Natural Resources report concludes that Lot Line Adjustment and Certificates of Compliance don't affect timber productivity. There should be a map produced showing the residential use of Timber Production Zone (TPZ) lands. Forestry Review Committee (FRC) could also benefit from such a map. Consequences of policies are huge. FRC should be given a chance to finish their review of the Element. Property owners with Non Industrial Timber Management Plans (NTMP) will result in lower harvest yields – that's to be expected.
V147 W114	Connie Wolfson Bird; Wolfson Blueberry Farm; Described their family situation; wants to subdivide property to provide a place for a family member to help with running the farm. Now it's not allowed, but there ought to be a way. It's only 26 acres. Surrounded by smaller lots on 3 sides.
V148 W114	Laurie Wolfson & Elaine Wolfson; Wolfson Blueberry Farm; reiterated the above comments.
V149 W115	Charles Ciancio; NTMP owner, Registered Professional Forester; submitted a letter. Don't get hung up on parcel size. A lot of NTMP product isn't getting on the market because there are too many regulations. Does not support B; supports existing policies. Proper development does not reduce productivity. Development is a benefit on TPZ. Lack of RPF input up to now. Andrea Tuttle doesn't have hands on experience. Her comments didn't get peer review. More rules will reduce open space.
V150 W116	Shane Green; North Coast Regional Land Trust; submitted a letter. There is a good range of alternatives. Subdivision of TPZ lands and unpermitted residential development has impacts on biological resources; grading, water diversions impact health of the watersheds; pond construction fails, delivers sediment to streams. Cumulative impacts are considerable. If we can't enforce County requirements now, we need to strengthen that. There are thousands of acres of forest lands impacted by unpermitted development. Supports Goal FR-G2; orderly growth. Planned Rural Development (PRD) program, Transfer of Development Rights (TDR) program could work.
V151 W117	Tom Walz; Sierra Pacific Industries; 50,000 acres. Submitted comments. Their markup is recommended. Provides for long term management for timber production while maintaining values. Would be a win win. Existing policies are working well. Public acquisition resulted in the most loss of productivity.
V152 W111	Tina Christensen; attended all the FRC meetings. Listen to the timber companies. Representing HAR. Merger ordinance should be rescinded. April 6 letter submitted

	to the FRC; explains why they feel that way.
V153	Victoria Copeland; HAR; Forestland Residential Interface overlay. We're curious about it. Who would be subject to it? Is it the residential or timberland owner; what development standards would be applied; does it change over time? It should be flexible so it follows development outward. Spoke to the reasons for formation of the Buckeye Conservancy – it was a reaction to over regulation, not for protection of timberlands.
V154	Debbie Provolt; HAR; Supports 40 acre minimum parcel size in TPZ lands and 20 acre minimum in agricultural lands. Second units should be allowed by right. Does not support creation of an Open Space District or Board. It's a property rights issue; they should be protected.
V155 W109	Virginia Graziani; submitted written comments; we're seeing an opportunity to revitalize the agricultural industry in Humboldt County; local, organic products are becoming higher demand; grass fed beef. Need to protect our resource lands to allow for that. Spoke about the PRD program. Resource lands aren't appropriate for affordable housing; it's for producing agricultural products. Uses that inhibit agricultural resources needs to be tightened up. Need language for monitoring and enforcement of Williamson Act. I pay more taxes on my ½ acre than large Williamson Act land owners; and I'm willing to do that provided they are using their property for agricultural use.
V156	Mark Lovelace; Healthy Humboldt; Large timberland owners are a stakeholder, but there are others; State law has a high bar for maintaining timberland. TPZ lands are subsidized by the public. It's not for other non-timber uses. Forested estates should not be subsidized by the public. Subdivision does not work to protect timber productivity. If we make it easier to subdivide, that's what we're going to get. Timber productivity is compromised by competing with residential use. Merger ordinance could work if incentives were provided. It's the only tool the County has to protect timberlands from becoming fragmented. PRD program may work to a limited degree, but we think a TDR program would work better.
V157	John Laboyteaux; wheat is being grown locally for the first time in 80 years; Who would have believed in the success of goat cheese and organic products? My farm is 26 acres; it had a life estate; they were able to farm their part, and I farmed it, and it worked out well. Question of agricultural use on Williamson Act. Is gross product sufficient to pay taxes? – that should be the criteria for whether it is a viable agricultural use. 20 acre parcels are no longer farms if they have substantial residential use. Supports 50 acre minimum parcel size. Likes the options presented for strengthening our resource protection policies. Residential development is appropriated in infill areas. Supports stronger resource protection measures.
V158	Jorie Grundy; President of Cattlemen's Association. Supports discussion of the development pressure on agricultural lands. Supports policies for protection of agricultural lands.
V159	Katherine Ziemer; Farm Bureau. Will be submitting something in writing. Appreciates the agricultural protection policies.
V160	Butch Parton; Humboldt County Farm Bureau; Resolution 92-135 should be added to the general plan – no net loss of agricultural lands.
V161	Joe Russ; If it ain't broke, does it need to be drastically repaired? We spent a lot of time working on the Framework Plan. New regulations of TPZ lands are coming from the State. Our family works in both timber and agricultural lands. Supports Industrial Timber owner's recommendations; supports Alternative C or D. Study of sales of property; value of 600 acre lots were less than 160 acre lots. Buckeye

	Conservancy is interested in reduction of rules.
V162	Miriam Cook; Freshwater; The clearcutting of forests upstream has increased flooding in the area. A 10 year storm now results from a 1 ½ inch storm event. Increased frequency of floods. Causes safety problems. Pools are filled up. There are fewer fish in the creek. We've asked a lot of agencies for help, but nothing seems to have changed.
V163	Lisa Brown. Background chapters indicate conversion of thousands of acres of resource lands, and we need to change this. Supports Option A – no net loss. Existing Framework Plan could also function effectively with some revisions. Will be providing written comments.
V164 W118	Jennifer Kalt; CNPS; Grew up in Bay Area. They would have laughed if you said, 20 years ago, that 20 years from now, you're going to have air pollution and traffic problems. Was surprised to learn there is no open space zoning designation like other communities; would like to see one. Our agricultural and timber resource protection policies serve that purpose. Approval of septic systems near the ocean may result in fecal coliform contamination. Existing State laws are not being enforced. Survey from Humboldt State University; farmers need to expand; residential uses are in conflict with resource production; don't make it easier to do agriculture.
V165	Joyce King; we need to diversify the FRC. We need to start thinking about the diverse use of forests. There are a variety of uses of forests, such as carbon sequestration, climate control, air quality, a variety of products from non-timber forest products that are increasing in demand. Interested in watershed based planning. Forests are the headwaters of our rivers. If they're healthy, they'll deliver water for a long time during the year, and now some of our rivers dry up during the summer. Cumulative impacts aren't considered by the permitting process. Even if each person, household, businesses is individually held to a certain standard, when there are too many of them, the watersheds collapse. And because we adapt so well and because change is so slow... we need long term effectiveness monitoring for all the mitigations we are proposing. Listed non-timber uses of forest lands.
V166	Hans Pershall; Mr. Ciancio, representatives fro industrial timber know what they're doing, and they support less regulation. I support that too. Unpermitted development won't be affected by new policies. If we can't enforce the existing policies, how are use permit requirements for second units with the new general plan going to be enforced? Second units should be allowed by right. Revised drafts are all broken on the County's website.
V167	Chuck Harvey; respects private property rights, but markets work best with certain rules in place, i.e. child labor laws. Change is accelerating. Rules need to be set for economic gains. Markets are games with rules. Supports Plan A. We need to conserve energy. We need urbane cities and more rural countrysides.
V168 W119	Kay Backer; HELP; Second units are allowed in McKinleyville, but why not for Blueberry farmowners? Read goal of and described members of HELP group. Diverse group. Staff attempted to influence the FRC with their own agenda. Andrea Tuttle hired to assist with Forest Resources chapter, but she's not a Registered Professional Forester. Why does the County tolerate the lack of professional work from staff? They were supposed to bring back the exact wording of the FRC and they didn't. County staff is interfering with the process. They should be allowed to bring forward their own comments, but they should be put alongside those of the FRC More regulations won't help with timber productivity.
V169	Christy Wrigley; Elk River has been impacted by timber production. Supports

	conserving natural resource; supports Option A. Questioned the objectivity of the Planning Commission chairman because of his connection to the Pacific Lumber Company.
V170  W120	Julie Williams; North Coast Home Builders; they have a diverse group as well. Bob Morris helped her with their comments. Submitted written comments. 5 concerns and solutions: 1 - Substandard TPZ parcels. They were created by the County. Solution is to allow for rezone to appropriate size and use, such as the Forestry Recreation zone. 2 - Withdrawal of timberland. Withdrawn of timberland is caused by governmental acquisition; despite policies not supporting public land acquisition, they allow it. Solution is to apply standards modeled from the Headwaters deal. 3 – parcelization and fragmentation. The size of parcels has been fluctuating over time. Solution: change the zone to fit the parcel size, not the other way around. 4 Disagree with use permit requirement for residences on TPZ zoned parcels. Supports Alternative D, no further regulations
V171	Gary Rynearson; FRC member; Registered Professional Forester. The FRC passed a bunch of motions. The last one was to continue deliberations. Want to do a line by line review of the chapter. Will take several meetings. Timber tax is a State tax, which is the value of the discounted flow of the...(I can't keep up with him) It was supposed to be revenue neutral to the County. Our discussions at the FRC haven't been about subdivision, it's been about conversion. It's a tough question. State law provides for 2.99 acre conversion for a residence.

**Attachment B:**

**Summary of Commissioner comments  
at August 16, 2007 meeting.**



**Verbal Public Comments  
General Plan Update  
Preliminary Hearing Draft  
Planning Commission Hearing 8/16/07**

Commissioner	Synopsis of comments received during Planning Commission meeting
Murguia	Clarification – most of these timberland protection policies are rooted in existing law, correct? <i>Staff response: yes</i>
Emad	Advice from the agricultural community – is it binding or advisory? <i>Staff response: advisory, but they carry a lot of weight.</i>
Herman	What are the Timber Production Zone (TPZ) requirements in Humboldt? <i>Staff response: parcel size can go down to 40 acres, but if you're creating lots less than 160 acres, you would need to demonstrate the subdivision improves the timber productivity of the site; no use permit or special permit are required for residences on existing lots zoned TPZ.</i>
Gearhart	Is the marked up Forest Resources chapter the Forestry Review Committee's (FRC) version? <i>Staff response: Not, it is from the industrial timber owners and submitted to the FRC for consideration.</i>
Kelly	Questions about data supporting the trends mentioned. We heard people say the data doesn't support the policies. <i>Staff response: Forest resources chapter talks about conversion. Conversion of timberland occurs when residential use becomes the primary use, and timber production becomes secondary. It's a tricky issue because you can continue to produce timber from lots with homes on them. The large industrial timber land bases are changing. There have been sales of these lands outside of industrial timberland owners. Records on file in the Planning Division on Certificates of Compliance and lot line adjustments indicate a change of use. It doesn't necessarily mean conversion is occurring, but it's a step that needs to happen in order for conversion to take place. We're hearing from timberland appraisers that the residential value of timberland is making it difficult for timber companies to compete in the marketplace with those interested in the property for residential use. And we get a lot of phone calls from people asking about what they can do with TPZ properties if they buy them, and it seems like they aren't interested in timber production, their focus is on the residential use of the property.</i>
Smith	Does staff have any comment on the Farm Bureau request for a no net loss policy? <i>Staff response: we were planning to put it in the public lands chapter. The no net loss policy that was adopted in '92 applied to tax revenue to the County; it was intended that land taken out of production by other government agencies shouldn't impact the County's tax base. But what you are talking about here is different; it is more directed toward ensuring the productivity of the County's resource lands is not affected by public acquisition. That policy really should be placed in the agricultural resources and forest resources chapters.</i>

Herman	Barnum Timber Company's application for Certificates of Compliance on 50,000+ acres won't necessarily lead to conversion. Sales of property by Pacific Lumber have been only those land holdings that were recently acquired, which in some cases had marginal timber value. They've kept the core of their timberlands. I get a lot of inquiries of prospective owners of TPZ lands, and most of them go away because of the use restrictions.
Hansis	Supports staffs conclusions with respect to Eel River Timber Company lands. People are buying them for residential uses – 160 acre parcels.
Murguia	We do have to be careful about generalizing. We made some accommodation in no net loss policy to provide for the lease back of resource lands, and continued resource production. Headwaters deal and all public acquisition of forest land only occurred with a willing seller. Need to be careful of not adopting a knee jerk reaction.
Smith	None of the findings we made with the Fish and Game plan amendment included an analysis of consistency with the County's no net loss policy, and it should have been. I agree that many, many times, the landowner gets a good deal from the sale of their resource property to public agencies; but not all the time. It's not necessarily in the community's best interest from an economic perspective. If the Board has adopted the policy, we should get it into the General Plan
Herman	Illegal development is resulting in the conversion of timberlands. We need to separate illegal development from legal development. We shouldn't change how we adopt our policies just because some people break the law. Maybe there are policies we could adopt to assist with enforcement. TPZ tax subsidy statement is wrong. Now it's assessed on how you harvest your timber, not the standing timber.
Kelly	Regarding the Williamson Act – is there any enforcement of that? <i>Staff response:</i> As a result of recent developments, the County is moving forward with increased enforcement of the Williamson Act requirements. The State does an annual audit of those lands; we are helping them with our GIS maps.
Emad	Reserves comments until the FRC and Farm Bureau reports come in. One area of interest to me that I'd like staff to address is the aging of landowners as a trend. Didn't see any new solutions in the draft. Regulations don't really help with that situation, where because of estate tax policy; people have to sell off parts of their resource properties. <i>Staff response:</i> There was a recent study done by Humboldt State University that includes some recommendations to help solve that problem that we can present.
Herman	We need some definitions in here. Agricultural land versus farmland versus rural land – are these the same? Staff should put together a list of key terms and use them consistently. What is meant by compatible in the policy stating that residential uses will be allowed only when "compatible" with timber production? Is it a discretionary term? More clear regulations will be beneficial to land owners.
	Meeting continued to September 20, 2007.

**Attachment C:**

**Written comments received  
as of noon, September 12, 2007**

W121 – September 07, 07 Board of Forestry and Fire Protection  
W122 – email September 11, 2007 from Michael Eckhard

W121

**BOARD OF FORESTRY AND FIRE PROTECTION**

P.O. Box 944246  
SACRAMENTO, CA 94244-2460  
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August 31, 2007

Humboldt County  
Department of Community Development Services  
3015 H Street  
Eureka, CA 95501

Re: Humboldt County General Plan Fire Safety Element Recommendations

Dear Mr. Kirk Girard:

The State Board of Forestry and Fire Protection (Board) is required to review and provide recommendations to the safety element of county and local government general plans when such plans are being updated. This review is in accordance with Government Code (GC) §65302.5 which requires the Board to review the fire safety element when the general plan update contains State Responsibility Areas or Very High Fire Hazard Severity Zones.

Enclosed is a list of standard recommendations titled "*General Plan Fire Safety Elements Standard Recommendations*" which should be incorporated into the General Plan. Each entity should evaluate their general plan and include the appropriate recommendations from the list.

Please note requirements for response pursuant to GC §65302.5(b). Thank you for the opportunity to participate in your planning process. We hope this input leads to greater protection and reduced cost and losses from wildfires to the County and adjacent wildlands.

Sincerely,

Stan Dixon  
Chair, State Board of Forestry and Fire Protection

Bill Hoehman, Northern Region Chief  
Ralph Minnich, Humboldt Del Norte Unit Chief  
Wayne Mitchell, State Fire Marshal Office  
Allan Robertson, Chief Environmental Coordinator

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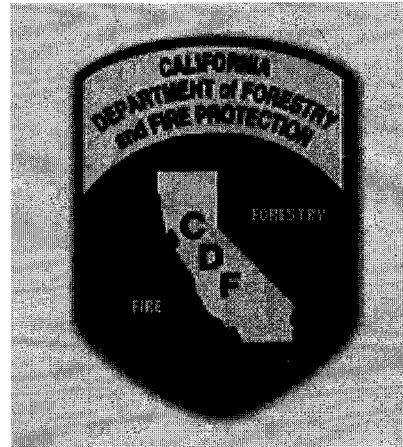
**HUMBOLDT COUNTY  
PLANNING DIVISION**

# General Plan Fire Safety Element

## Standard Recommendations

August 29, 2007

State Board of Forestry and Fire Protection



### Contents

Purpose and Background

Methodology for Review and Recommendations

Standard List of Recommendations

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SEP 07 2007

HUMBOLDT COUNTY  
PLANNING DIVISION

**Purpose and Background:** The State Board of Forestry and Fire Protection (BOF/Board) is required to review and make recommendations to the fire safety element of general plan updates in accordance with Government Code (GC) §65302.5. The review and recommendations apply to those general plans with State Responsibility Area (SRA) (Public Resources Code 4125) or Very High Fire Hazard Severity Zones (VHFHSZ) (GC 51175).

The statutory requirements for the Board review and recommendations pursuant to GC 65302.5 (a)(1) and (2), and (b) are as follows:

- *“The draft elements...to the fire safety element of a county’s or a city’s general plan...shall be submitted to the Board at least 90 days prior to... the adoption or amendment to the safety element of its general plan [for each county or city with SRA or VHFHSZ].”*
- *“The Board shall... review the draft or an existing safety element and report its written recommendations to the planning agency within 60 days of its receipt of the draft or existing safety element....”*
- *“Prior to adoption of the draft element..., the Board of Supervisors... shall consider the recommendations made by the Board... If the Board of Supervisors...determines not to accept all or some of the recommendations...,” the Board of Supervisors... shall communicate in writing to the Board its reasons for not accepting the recommendations.*

**Methodology for Review and Recommendations:** The Board has created a standard list of fire protection evaluation factors and recommendations related to these factors. The factors and recommendations provide civic planners general plan goals and policies for mitigation of fire hazard and risks. The factors and recommendations were developed using CAL FIRE technical documents and input from local fire departments.

The recommendations on the attached list are the Board’s general recommendations for any entity. Each entity should evaluate their general plan using the factors and include the appropriate recommendations from the list.

# Standard List of General Plan Safety Element Recommendations

1. **General Plan References and Incorporates County or Unit Fire Plan:**  Yes  Partial  No

**Recommendation:** Identify, reference or create (if necessary) a fire plan for the entity. Plan should incorporate the general concepts and standards from any county fire plan, fire protection agency (federal or state) fire plan, and local hazard mitigation plan.

**Recommendation:** Ensure fire plans incorporated by reference into the GP contain evaluations of fire hazards, assessment of assets at risk, prioritization of hazard mitigation actions, and implementation and monitoring components.

2. **Land Use Planning:**

- 2.1 Goals and policies include mitigation of fire hazard for future development.  Yes  Partial  No

**Recommendation:** Ensure the fire safe development codes used as standards for fire protection for new development in the VHFHSZ portions of the entity's jurisdiction meet or exceed statewide standards used for State Responsibility Area in 14 California Code of Regulations Section 1270 et seq.

**Recommendation:** Include policies and recommendations that incorporate fire safe buffers and greenbelts as part of the development planning. Ensure that land uses designated near high or very fire hazard severity zones are compatible with wildland fire protection strategies/capabilities.

- 2.2 Disclosure of wildland urban interface hazards including Very High Fire Hazard Severity Zones designations and Communities at Risk designations:  Yes  Partial  No

**Recommendation:** Specify whether the entity has a VHFHSZ designation and include a map of the zones. Clearly indicate any area designated VHFHSZ pursuant GC 51175. Adopt CAL FIRE proposed Fire Hazard Severity Zones including model ordinance terms and conditions developed by the Office of the State Fire Marshal for establishing VHFHSZ areas.

3. **Housing:**

- 3.1 Incorporation of current fire safe building codes.  Yes  Partial  No

**Recommendation:** Adopt the International Fire Code Council Urban Interface Model Code for new development in wildland urban interface areas in State Responsibility Areas or local Very

High Fire Hazard Severity Zones. Adopt newly proposed Title 24 CCR Wildland Urban Interface Building Codes.

- 3.2 Identification of substandard fire safe housing relative to fire hazard area.  Yes  Partial  No

**Recommendation:** Identify plans and actions to improve substandard housing structure conformance with contemporary fire standards in VHFHSZ or SRA. Plans and actions should include structural rehabilitation, occupancy reduction, demolition, reconstruction, community education, and community based solutions.

- 3.3 Compatibility of development, construction and building standards relative to access, flammability and fire flow.  Yes  Partial  No

**Recommendation:** Ensure existing residential structures, and other "legacy" substandard residential structures, meet current fire safe ordinances pertaining to access, water flow, signing, and vegetation clearing.

- 3.4 Consideration of occupancy category effects on wildfire protection.  Yes  Partial  No

**Recommendation:** Ensure risks to uniquely occupied structures, such as seasonally occupied homes, multiple dwelling structures, or other structures with unique occupancy characteristics, are considered for appropriate and unique wildfire protection needs.

- 3.5 Urban development and wildfire encroachment resistance features.  Yes  Partial  No

**Recommendation:** Ensure residential housing zoning provides minimum fire safe standards, particularly in VSHSZ or SRA. For example, zone designations that allow less expensive housing should conform to contemporary fire safe building and development standards.

- 3.6 Fire engineering structures (sprinklers/alarms).  Yes  Partial  No

**Recommendation:** Ensure new development proposals contain specific fire protection plans, actions or referenced codes for fire engineering features for structures in VHFHSZ. Examples include codes requiring automatic sprinklers in VHFHSZ.

#### **4. Conservation and Open Space:**

- 4.1 Identification of critical natural resource values relative to fire hazard areas.  
 Yes  Partial  No

**Recommendation:** Determine maximum acceptable wildfire size and initial attack suppression success rates for protection of critical natural resources.



4.2 Inclusion of resource management activities to enhance protection of open space (prescribed burning, fuel breaks, vegetation thinning and removal).  Yes  Partial  No

**Recommendation:** Provide vegetation management fire mitigation measures that provide protection of open space natural resources, reduce fire hazards to adjacent assets, and allow for safe fire suppression tactics.

4.3 Mitigation for unique pest, disease and other forest health issues leading to hazardous situations.  Yes  Partial  No

**Recommendation:** Establish goals and policies that address unique pest, disease, exotic species and other forest health issues in open space areas relative to reducing fire hazard.

4.4 Integration of open space into fire safety effectiveness.  Yes  Partial  No

**Recommendation:** Establish goals and policies for reducing the wildland fire hazards within the entity's boundaries and on adjacent private wildlands, federal lands, vacant residential lots, and greenbelts. Wildland fuels should be treated in those areas to reduce the intensity of fires. Identify goals and policies for engaging adjacent wildland owners regarding hazard mitigation plans on lands with fire hazards that threaten the entity.

4.5 Policies for dedication, construction and maintenance of systematic fire protection improvements in open space.  Yes  Partial  No

**Recommendation:** Establish goals and policies for incorporating, systematic fire protection improvements for open space. Specifics should include standards for adequate access for firefighting, fuel modifications for open space within and on the perimeter of the entity, mitigation planning with agencies managing open space, water sources for fire suppression, and other fire prevention and suppression needs.

4.6 Urban forestry plans relative to fire protection:  Yes  Partial  No

**Recommendation:** Ensure residential areas have appropriate fire resistant landscapes and discontinuous vegetation adjacent to open space or wildland areas.

**Recommendation:** Evaluate and resolve existing laws and local ordinances which conflict with fire protection requirements. Examples include conflicts with vegetation hazard reduction ordinances and listed species habitat protection requirements.

**5. Circulation and Access:**

5.1 Existing and planned transportation system incorporates requirements for designs that minimize wildfire damage to natural resources and minimizes hazards to human life.  
 Yes  Partial  No