

## Plan Alternatives Comparison Chart

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**Table 5-3 Plan Alternatives Comparison Chart**

<i>Plan Alternative</i>	<i>Policy, Standard or Implementation Measure</i>	<i>Staff Remarks</i>	<i>Vote: R, D, M</i>
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<b>POLICY ALTERNATIVES</b>			
<b>A</b>	<b>B</b>	<b>C</b>	<b>FR-P1.</b> Support the California Department of Forestry and Fire Protection's strategic planning efforts in order to create a regulatory system that encourages the continued productivity of timberlands.
<b>A</b>			<b>FR-P1a.</b> Timberlands <b>shall</b> be retained for timber production, harvesting and compatible uses.
<b>A</b>	<b>B</b>	<b>C</b>	<b>FR-P2.</b> Defer to the California Department of Forestry and Fire Protection (CALFIRE) 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.
<b>A</b>	<b>B</b>	<b>C</b>	<b>FR-P3.</b> Support fewer, more effective and lower cost timber management regulations. Coordinate County policies so they are compatible with the State Forest Practice Act and State Forest Practice Rules.
	<b>B</b>	<b>C</b>	<b>FR-P4.</b> Support broader use of non-industrial timber management plans (NTMPs), including increasing the maximum acreage allowable under such plans and encouraging multiple landowner cooperative plans.
<b>A</b>	<b>B</b>	<b>C</b>	<b>FR-P5.</b> Support continuance and funding of forest improvement programs.
<b>A</b>	<b>B</b>		<b>FR-P6.</b> Support tax incentive programs, such as the Timberland Production Zone, that encourage retention of land ownerships in parcels that are economical to manage.
<b>A</b>	<b>B</b>		<b>FR-P7.</b> Support development of innovative forest and rangeland programs that facilitate production and conservation goals.
<b>A</b>	<b>B</b>	<b>C</b>	<b>FR-P8.</b> Support efforts to maintain large-scale unfragmented ownerships for resource based activities. Support removal of substandard lots from TPZ when residential value is greater than timber production value of land.

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<b>A</b>	<b>B</b>	<b>C</b>		<b>FR-P9.</b> Avoid, wherever practical, the location of any federal, state or local public improvements and any improvements of public utilities, and the acquisition of land therefore, in Timberland Production Zones where the project will have a significant adverse effect on the production of timber.	Modified FRWK 2514.2; modified Gov't Code § 51150	
<b>A</b>	<b>B</b>			<b>FR-P10.</b> Foster development of markets for new products and services, certification of wood and livestock products, and market mechanisms for carbon sequestration.		
	<b>B</b>			<b>FR-P11.</b> Recognize substandard patent parcels as legal parcels through the Determination of Status/Certificate of Compliance process, but make separate findings regarding the ability to develop with residential structures based upon the conformance with General Plan density and open space development policies.	Article II of the Merger Ordinance	
<b>A</b>				<b>FR-P11a.</b> Support implementation of the existing Merger Ordinance with a proactive comprehensive noticing effort.	Article II of the Merger Ordinance	
		<b>C</b>		<b>FR-P11b.</b> Rescind Merger Ordinance section pertaining to merger of substandard sized TPZ lands.	Article II of the Merger Ordinance	
	<b>B</b>	<b>C</b>	<b>D</b>	<b>FR-P12.</b> Parcels in areas of Timber Site Quality III or higher should be retained for timber production or compatible uses.	FRWK 2553.2	
<b>A</b>				<b>FR-P12a.</b> Parcels in areas of Timber Site Quality III or higher shall be retained for timber production or compatible uses.	Modified FRWK 2553.2	
<b>A</b>	<b>B</b>	<b>C</b>		<b>FR-P13.</b> Lot line adjustments of substandard TPZ parcels may be approved in order to consolidate logical management units.	Modified FRWK 2721.5	
	<b>B</b>	<b>C</b>		<b>FR-P14.</b> Support rezoning of land from the TPZ when it can be found that: A. The original inclusion was in error or inappropriate; or B. The conversion and rezoning is necessary to provide for the logical expansion of an existing adjacent community. C. The conversion and rezoning is necessary to provide for the reconfiguration of parcels in order to utilize development unit credits for cluster housing.	Modified FRWK 2514.7	

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<b>A</b>			<b>FR-P14a.</b> Support rezoning of land from the Timberland Production Zone when it can be found that the original inclusion was in error or inappropriate.	Modified FRWK 2514.7	
<b>A</b>	<b>B</b>	<b>C</b>	<b>FR-P15.</b> Support voluntary conservation easement programs for working lands.		
	<b>B</b>	<b>C</b>	<b>FR-P16 - CLUSTERING:</b> Provide a Planned Rural Development (PRD) program that allows incentive based clustering of home sites at a density above what would otherwise be allowed when lands most suitable for timber production are retained for permanent continued production. To qualify, identified home site parcels must be clustered to avoid increasing use conflicts and not be in conflict with any applicable Habitat Conservation Plan. Right to harvest agreements shall be secured on lands proposed for conversion to residential uses. The remaining lands most suitable for continued timber production shall be retained for permanent timber production.		
	<b>B</b>	<b>C</b>	<b>FR-P16 - CLUSTERING</b> <b><u>Tier 1 clustering program:</u></b> <i>Density credit:</i> 2 times existing entitlements when 90% of timberlands are protected <i>Protection instrument:</i> B7 zoning for remainder <i>Rezone of homesite parcels:</i> County to follow up <i>JTMP:</i> Required  <b><u>Tier 2 clustering program:</u></b> <i>Density credit:</i> 3 times existing entitlements when 95% of timberlands are protected <i>Protection instrument:</i> Permanent Conservation Easement on remainder <i>Rezone of homesite parcels:</i> County to follow up <i>JTMP:</i> Required		

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<b>A</b>		<p><b>FR-P16a - CLUSTERING:</b>            Provide a Planned Rural Development (PRD) program that allows incentive based clustering of home sites at a density above what would otherwise be allowed when lands most suitable for timber production are retained for permanent continued production and identified home site parcels</p> <ul style="list-style-type: none"> <li>a. are on the portion of the property suitable for non timber use</li> <li>b. have legal access to a public roadway</li> <li>c. are mitigated for fire risk</li> <li>d. are clustered to avoid increasing use conflicts</li> <li>e. are able to be adequately serviced</li> <li>f. are not in conflict with any applicable Habitat Conservation Plan</li> </ul> <p>Right to harvest agreements shall be secured on lands proposed for residential uses. The remaining lands most suitable for continued timber production shall be retained for permanent timber production.</p> <p><u>Tier 1 clustering program:</u>  <i>Density credit:</i> 1/160 acres  <i>Protection instrument:</i> B7 zoning for remainder  <i>Rezone of homesite parcels:</i> County to follow up  <i>JTMP:</i> Required</p>		
	<b>B C</b>	<p><b>FR-P17.</b> Densities should reflect road constraints. No subdivisions are allowed where deficiencies have been identified that are not feasible to correct.</p>	Modified FRWK 2554.8	
	<b>C D</b>	<p><b>FR-P18.</b> No more than two single-family dwelling units and normal accessory uses and structures for owner and caretaker on timberlands. The second dwelling unit shall require a use permit and shall be conditioned so as to not constitute a subdivision of the parcel. Minor conversion of timberland for residential use is limited to an area of 5% of the total parcel, to a maximum area of three acres for a homesite and appurtenant uses. The total area need not be a contiguous unit.</p>	FRWK 2721.2.F	
<b>A</b>	<b>B C D</b>	<p><b>FR-P19.</b> Lands containing sensitive habitats should only be developed consistent with the maintenance requirements of the habitat.</p>	FRWK 2553.3	

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<b>A</b>	<b>B</b>		<b>FR-P20.</b> New development not including forest practice activities regulated by California Department of Forestry and Fire Protection, (except where subject to local land use and zoning regulations pursuant to Public Resources Code Section 4516.5(f) or other provision of law) shall be regulated to protect beneficial uses of sensitive watersheds and critical water supply areas.		
<b>A</b>	<b>B</b>	<b>C</b>	<b>FR-P21.</b> New development not including forest practice activities regulated by California Division of Forestry, (except where subject to local land use and zoning regulations pursuant to Public Resources Code Section 4516.5(f) or other provision of law) shall be designed to avoid cumulative impacts caused by water withdrawal from surface and groundwater sources.	(Note: standards will be developed in Water Resources Element)	
<b>A</b>	<b>B</b>	<b>C</b>	<b>FR-P22</b> Support timber production on lands planned for it. Lands adjacent to areas designated as Timberlands should be planned for uses compatible with agriculture and timber.	Modified FRWK 2553.1	
	<b>B</b>		<b>FR-P23.</b> Forestland-Residential Interface zoning overlay shall be applied on all parcels contiguous to the boundary between TPZ zoned lands and lands zoned for rural residential use in those resource areas around Rural Community Centers (RCCs) and Community Planning Areas (CPAs)		
<b>A</b>			<b>FR-P23a.</b> FRI zoning overlays shall be applied on all parcels contiguous to the boundary between TPZ zoned lands and lands zoned for rural residential use.		
		<b>C</b>	<b>FR-P23b.</b> Forestland-Residential Interface zoning overlay shall be applied on all parcels contiguous to the boundary between TPZ zoned lands and lands zoned for rural residential use in those resource areas around current Community Planning Areas that abut residential uses.		
<b>A</b>	<b>B</b>	<b>C</b>	<b>FR-P24.</b> Support biomass to energy conversion and utilization programs for energy production that result in reduced fuel loading.	Modified FRWK 3291	

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<b>A</b>	<b>B</b>	<b>C</b>	<b>FR-P25.</b> Maintain public roads and drainage facilities to address traffic safety, reduce hauling costs, allow for resource transportation, and minimize erosion and water quality degradation.		
<b>A</b>	<b>B</b>	<b>C</b>	<b>FR-P26.</b> Secure revenues to support the costs of maintaining public roads in timberland areas.		
<b>A</b>	<b>B</b>	<b>C</b>	<b>FR-P27.</b> Proposed uses in forest resource lands not related to timber production shall not negatively affect timber production and harvesting nor create demand for additional county services without mitigation.		
			<b>STANDARDS:</b>		
<b>A</b>	<b>B</b>	<b>C</b>	<b>FR-S1.</b> The policies included for Timber Management and State Law are to be used by the County in formulating its legislative priorities platform and in drafting policy response to State and Federal proposals.		
	<b>B</b>		<p><b>FR-S2.</b> Subdivision to the minimum parcel size may be permitted if the project meets the following criteria:</p> <p>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</p> <p>B. Adequate access, water and geologic stability can be demonstrated for the proposed use and the land division meets all other regulatory requirements; 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 when TPZ lands are divided below 160 acres.</p>	Modified FRWK 2721.4	

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	<p><b>FR-S2b.</b> Subdivision to the minimum parcel size allowed in the zone may be permitted where no parcel is created with less than forty (40) acres of Site III or lower or twenty (20) acres of Site II or higher, except where separate management units of a smaller size already exist and based on the findings that:</p> <ul style="list-style-type: none"> <li>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</li> <li>B. Adequate access, water and geologic stability can be demonstrated for the proposed use and the land division meets all other regulatory requirements; and</li> <li>C. On each parcel, the residential site is located, to the fullest practical extent, in areas of the lowest productivity.</li> <li>D. Access to the remainder is consistent with the uses of the remaining property.</li> <li>E. A joint timber management plan (JTMP) will be prepared on the division.</li> </ul>	Modified FRWK 2721. 4		
<b>A</b>	<b>B</b>	<p><b>FR-S3.</b> Subdivision of land may be approved for residential purposes, if:</p> <ul style="list-style-type: none"> <li>A. There is proof of adequate water for domestic use (400 gallons per day minimum) and fire suppression (See Fire Safe Standards) provided through either: <ul style="list-style-type: none"> <li>1) Certified dry weather tests of individual developed water supply systems on each parcel using wells, creeks, or springs; or</li> <li>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</li> <li>3) Evidence of connection to a public water supply meeting the water works standards of the State of California.</li> </ul> </li> </ul>	Modified FRWK 2554.9	

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<b>A</b>	<b>B</b>	<b>C</b>	<p><b>FR-S3 Continued</b></p> <p>4) Cumulative impact of water withdrawals from surface and groundwater sources shall be assessed and found to be not detrimental to beneficial uses.</p> <p>B. There is proof that adequate sewage disposal capability will be provided through either:</p> <p>1) Individual on-site systems approved by the Humboldt-Del Norte Health Department; or</p> <p>2) Evidence of connection to a public waste disposal system.</p> <p>C. Building sites are identified that are not subject to health and safety hazards caused by:</p> <p>1) geologic instability, steep slopes and erosion;</p> <p>2) seismic activity;</p> <p>3) flooding; and</p> <p>4) have access to structural fire protection.</p> <p>D. Recorded access or other acceptable legally documented access to a publicly maintained road that is:</p> <p>1) Adequate for ultimate development at planned densities; and</p> <p>2) Adequate for use by emergency vehicles.</p> <p>3) Not subject to adverse impacts caused by:</p> <p>a) geologic instability, steep slopes and erosion;</p> <p>b) seismic activity;</p> <p>c) flooding; and</p> <p>d) have access to structural fire protection.</p>		
	<b>B</b>	<b>C</b>	<p><b>FR-S4</b> The standards of FR-S3 may be replaced for subdivisions meeting the following criteria:</p> <p>1) All parcels created and any remainder are each in excess of 160 acres; and</p> <p>2) The purpose of the parcels is resource production; and</p> <p>3) A transfer of development rights for residential purposes is executed in favor of the County of Humboldt.</p>	Modified FRWK 2554.10	



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<b>A</b>	<b>B</b>	<b>C</b>	<p><b>FR-S5.</b> For areas mapped within the Forestland-Residential Interface Overlay Zone, reduce use conflicts via the following:</p> <ul style="list-style-type: none"> <li>a. Require subdivisions in these areas to include forested buffers and building setbacks between residential uses and adjacent timberlands.</li> <li>b. Identify preferred and necessary log haul routes to be maintained and acknowledged by residential users.</li> <li>b. Identify preferred and necessary log haul routes to be maintained and acknowledged by residential users <i>Helicopter logging shall only occur Monday through Friday during the hours of 7:00 am to 7:00 pm.</i> <b>[A]</b></li> <li>c. Require recordation of "Right to Harvest" (and other timber management activities such as prescribed burns) acknowledgements in subdivision approval process.</li> <li>d. Support protection of residential drinking water supplies.</li> <li>e. Require demonstration of structural fire response capabilities, compliance with Fire Safe standards, and ongoing fire protection management programs.</li> <li>f. Support noticing via North Coast Unified Air Quality Management requirements of affected property owners for prescribed burn activities.</li> <li>g. For hilltop development, require perimeter road and open space adjacent to forestlands, with house internal to the perimeter road, to ensure defensible space.</li> </ul>		
<b>A</b>	<b>B</b>	<b>C</b>	<p><b>FR-S6</b> Develop standards and definitions for adequate structural fire response capabilities in consultation with the Humboldt County Fire Safe Council.</p>	Definitions/ standards for "adequate structural fire response capabilities" will be developed by Fire Safe Council.	

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A	B	C	<b>LAND USE DESIGNATIONS</b>		
			<p><b><i>Timber Production (T)</i></b>                      The Timber Production designation is utilized to classify land that is primarily suitable for the growing, harvesting and production of timber. The designation <u>shall be</u> restricted to those parcels originally zoned Timberland Production. Portions of these parcels not zoned TPZ may be developed consistent with the existing zone and in compliance with all applicable federal, state and County regulations.</p> <p><i>Primary and Compatible Uses:</i> Primary uses include the growing and harvesting of timber and timber production facilities, including portable processing equipment. No use shall be permitted in Timber Production that significantly detracts from or inhibits the growing and harvesting of timber. Compatible uses other than the direct growing, harvesting and portable processing of timber include:</p> <ul style="list-style-type: none"> <li>A) Watershed management.</li> <li>B) Management for fish and wildlife habitat.</li> <li>C) A use integrally related to the growing, harvesting and processing of forest products, including but not limited to roads, log landings, watercourse crossings, water drafting sites, and log storage areas (portable chippers and portable sawmills are considered a part of "processing").</li> <li>D) The erection, construction, alteration or maintenance of gas, electricity, water or communication transmission receiving and generating facilities consistent with Section 2514.2.</li> <li>E) Grazing and other agricultural uses.</li> <li>F) A residence or other structure necessary for the management of land zoned for timber production. <b>[A, B]</b></li> </ul>		

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<b>A</b>	<b>B</b>	<b>C</b>	<p>F) No more than two single-family dwelling units and normal accessory uses and structures for owner and caretaker on timberlands. The second dwelling unit shall require a use permit and shall be conditioned so as to not constitute a subdivision of the parcel. Minor conversion of timberland for residential use is limited to an area of 5% of the total parcel, to a maximum area of two acres for a homesite and appurtenant uses. The total area need not be a contiguous unit. <b>[C]</b></p> <p>G) Temporary labor camps, less than one year in duration, accessory to timber harvesting, processing or planting operations.</p> <p>H) Recreational uses under the control of the owner that will not significantly detract from or inhibit timber or agricultural production on the project site or adjoining lands.</p> <p>I) All prudent reforestation and restoration activities, including site preparation and reclamation.</p>	Modified FRWK 2721	
	<b>B</b>		<p><b>Homesite Density:</b> 40-160 acres (Conditional Use Permits required for homesite development below 160 acres. Special Permits are required for homesite development on parcels of 160 acres and greater)</p> <p><b>Minimum Parcel Size:</b> 160 acres</p>		
<b>A</b>			<p><b>Homesite Density:</b> 0 (Conditionally permitted where necessary for timber management)</p> <p><b>Minimum Parcel Size:</b> 160 acres</p>		
		<b>C</b>	<p><b>Homesite Density:</b> Densities should reflect road constraints:</p> <p>a. 1du/20 acres; ¼ mile from public road</p> <p>b. 1du/40 acres; ½ mile from public road</p> <p>c. 1du/160 acres; greater than ½ mile from public road</p> <p><b>Minimum Parcel Size:</b> 20-160 acres</p>	Similar to Existing Framework Plan	

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<b>A</b>				<p><b><i>Industrial Timber (IT)</i></b>                      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 (HCP). 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.                      Homesite Density: 0; Minimum Parcel Size: 160 acres</p>		
<b>IMPLEMENTATION MEASURES</b>						
<b>A</b>	<b>B</b>	<b>C</b>		<p><b>FR-IM1. Merger Ordinance Revisions.</b> Rescind section of Merger Ordinance (Article II) pertaining to merger of substandard TPZ lands. Provide recognition of substandard legal parcels (those parcels below 160 acres) per County Subdivision Ordinance and State Subdivision Map Act standards, but make separate findings regarding the ability to develop with residential structures based upon conformance with General Plan density and open space development policies (<b>Policy FR –P11</b>). Provide an exception to the density finding when clustering is approved per the standards set forth in the Planned Rural Development Program.(<b>Policy FR –P16</b>)</p>		
<b>A</b>	<b>B</b>	<b>C</b>		<p><b>FR-IM2. Develop Incentive Program to Encourage Timber Production.</b> Develop programs designed to support incentives for property owners and forestland managers, consistent with this Plan, to encourage continued timber production on forest lands.</p>		
<b>A</b>	<b>B</b>	<b>C</b>		<p><b>FR-IM3. Develop Landowner Assistance Program.</b> Develop departmental planning assistance program and incentives based on policies to assist landowners with lot line adjustments and density bonuses, and to encourage clustered development patterns.</p>		

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	<b>B</b>		<b>FR-IM4. Implementation of Forestland-Residential Interface Overlay.</b> Map Forestland-Residential Interface (FRI) around Rural Community Centers (RRCs) and Community Planning Areas (CPAs) to create FRI Overlay Zone. Implement development standards for overlay zone. Develop a "Right to Harvest" Ordinance to be implemented as a part of the FRI Overlay.		
<b>A</b>			<b>FR-IM4a. Implementation of Forestland-Residential Interface Overlay.</b> Map Forestland-Residential Interface (FRI) around all residentially zoned areas next to resource lands. Implement development standards for overlay zone.		
		<b>C</b>	<b>FR-IM4b. Implementation of Forestland-Residential Interface Overlay.</b> Map Forestland-Residential Interface (FRI) only around Community Planning Areas (CPAs) to create FRI Overlay Zone. Implement development standards for overlay zone.		
<b>A</b>	<b>B</b>	<b>C</b>	<b>FR-IM5. Coordination of County and State Policies.</b> Coordinate County policies on rules for less than 3 acre conversions and streamside management areas so they are compatible with the State Forest Practice Act and State Forest Practice Rules.		
			<b>FR-IM6. Identification of Substandard Roads.</b> Coordinate with the Department of Public Works and Emergency Service Providers to identify roads that are substandard to subdivision road standards and fire safe standards that would limit future residential subdivisions. Define what the deficiency is and measures necessary to improve existing conditions to acceptable levels of service.		
<b>A</b>	<b>B</b>	<b>C</b>	<b>FR-IM7. Review Standards and Process of Joint Timber Management Plans (JTMP).</b> Direct the Forestry Review Committee to review and provide recommendations to the Board of Supervisors on the standards for Joint Timber Management Plans and Guides for subdivisions of TPZ lands below 160 acres. Establish a process for review of all previously approved JTMP's every 5 years for compliance.		

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<b>Existing Framework Policy Alternatives</b>			
	D	<b>2514.1</b> 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.	
	D	<b>2514.2</b> Avoid, wherever practical, the location of any state or local public improvements and any improvements of public utilities, and the acquisition of land therefore, in Timberland Production Zones where the project will have a significant adverse effect on the production of timber.	
	D	<b>2514.3</b> Encourage the long-term management of timberlands.	
	D	<b>2514.4</b> Support the use of forest improvement programs, whether funded publicly or privately, whether in a TPZ or other forestland.	
	D	<b>2514.5</b> Affirm and support the public services provided by County government which are necessary in maintaining a viable forest products industry.	
	D	<b>2514.6</b> Encourage, consistent with the Rural Development Section 2550, improved site productivity, timber growth and harvesting through intensive forestry management.	
	D	<b>2514.7</b> The County supports zoning correction of land from the Timberland Production Zone when it can be found that: 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.	
		<b>2553 POLICIES (remote rural development)</b>	
	D	<b>2553.1</b> Lands adjacent to areas designated as agricultural and timberlands in the General Plan should be planned for uses compatible with agriculture and timber wherever possible.	
	D	<b>2553.2</b> Parcels in areas of Timber Site Quality III or higher should be retained for timber production or compatible uses wherever possible.	

## Plan Alternatives Comparison Chart

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**Table 5-3 Plan Alternatives Comparison Chart**

<i>Plan Alternative</i>	<i>Policy, Standard or Implementation Measure</i>	<i>Staff Remarks</i>	<i>Vote: R, D, M</i>
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		D	<b>2553.3</b> Lands containing sensitive habitats should be developed consistent with the maintenance requirements of the habitat. (Sections 3400-3433).		
		D	<b>2553.4</b> Lands which contain identified hazards shall be developed consistent with the objective to reduce public exposure to the hazards.		
		D	<b>2553.7.</b> Cumulative impacts of water withdrawal from surface and groundwater sources and sewage disposal should be assessed during the zoning of all areas designated for Rural Development.		
		D	<b>2554.1</b> When TPZ is intermixed with areas designated as Agriculture Grazing (AG) the TPZ shall have a minimum parcel size the same as the minimum parcel size established for the AG designation but no less than 40 acres on Site III or lower, or 20 acres on Site I or II, whichever is less.		
		D	<b>2554.8</b> Densities should reflect road constraints, identified by the County Public Work Department.		
		D	<p><b>2554.9.</b> Subdivision of land may be approved for residential purposes, if it can be found that:</p> <p>A. There is proof of adequate water for domestic use (400 gallons per day minimum) and fire suppression (See 3291.4) provided through either:</p> <ol style="list-style-type: none"> <li>1) Certified dry weather tests of individual developed water supply systems on each parcel using wells, creeks, or springs (Res. 85-55, 5/7/85); or</li> <li>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</li> <li>3) Evidence of connection to a public water supply meeting the water works standards of the State of California.</li> </ol> <p>B. There is proof that adequate sewage disposal capability will be provided through either:</p>		

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	<p>1) Individual on-site systems approved by the Humboldt-Del Norte Health Department; or 2) Evidence of connection to a public waste disposal system.</p> <p>C. Identification of building sites that are not subject to adverse impacts caused by: (Res. 85-55, 5/7/85)</p> <p>1) geologic instability, steep slopes and erosion; 2) seismic activity; or 3) flooding.</p> <p>D. Recorded access or other acceptable access to a publicly maintained road that is: (Res. 85-55, 5/7/85)</p> <p>1) Adequate for ultimate development at planned densities; and 2) Adequate for use by emergency vehicles. 3) Not subject to adverse impacts caused by: a) geologic instability, steep slopes and erosion; b) seismic activity; or c) flooding.</p>		
	<p><b>2554.10</b> Findings a, b, and c of Section 9 may be replaced by the following:</p> <p>a. All parcels created and any remainder are each in excess of 160 acres; and</p> <p>b. The purpose of the parcels is resource production; and</p> <p>c. A transfer of development rights for residential purposes executed in favor of the County of Humboldt. Note: Residential development rights may be reclaimed by meeting the standards in 9 a, b, and c. (Res. 85-55, 5/7/85)</p>		D
	<p><b>3291.4B</b> Use the appropriate sections of the California Department of Forestry "Fire Safe Guides" as guidelines for review of residential development in rural areas, to be applied consistent with other plan policies.</p>		D
	<b>Land Use Designation</b>		
	<p><b>2721 - "T" Timber Production</b></p> <p>1. <u>Character</u>: The Timber Production designation is utilized to classify land that is primarily suitable for the growing, harvesting and production of timber. The designation shall be restricted to</p>		D



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	those parcels originally zoned Timberland Production. Portions of these parcels not zoned TPZ may be developed consistent with the existing zone and in compliance with all applicable federal, state and County regulations.		
D	<p>2. <u>Primary and Compatible Uses</u>: Primary uses include the growing and harvesting of timber and timber production facilities, including portable processing equipment. No use shall be permitted in Timber Production that significantly detracts from or inhibits the growing and harvesting of timber. Compatible uses other than the direct growing, harvesting and portable processing of timber include:</p> <ul style="list-style-type: none"> <li>A) Watershed management.</li> <li>B) Management for fish and wildlife habitat.</li> <li>C) A use integrally related to the growing, harvesting and processing of forest products, including but not limited to roads, log landings, and log storage areas (portable chippers and portable sawmills are considered a part of "processing").</li> <li>D) The erection, construction, alteration or maintenance of gas, electricity, water or communication transmission facilities consistent with Section 2514.2.</li> <li>E) Grazing and other agricultural uses.</li> <li>F) No more than two single-family dwelling units and normal accessory uses and structures for owner and caretaker. The second dwelling unit shall require a use permit and shall be conditioned so as to not constitute a subdivision of the parcel. Minor conversion of timberland for residential use is limited to an area of 5% of the total parcel, to a maximum area of two acres for a homesite and appurtenant uses. The total area need not be a contiguous unit.</li> <li>G) Temporary labor camps, less than one year in duration, accessory to timber harvesting, processing or planting operations.</li> <li>H) Recreational uses under the control of the owner which will not significantly detract from or inhibit timber or agricultural production on the project site or adjoining lands.</li> </ul>		

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			D	l) All prudent reforestation activities including site preparation.		
			D	<p>3. <u>Density Range</u>: The density is established through zoning to allow for minimum parcel sizes of 160 acres to 20 acres. The following findings must be made in determining appropriate parcel sizes less than 160 acres.</p> <p>A. <u>Zoning</u> to a minimum parcel size of forty (40) acres is based on the findings that</p> <ol style="list-style-type: none"> <li>1.It shall not significantly detract from the use of the property for, or inhibit, growing and harvesting of timber; and</li> <li>2.It shall not inhibit economically viable agricultural and timber production on adjoining lands; and</li> <li>3.Uses and parcel sizes in the adjoining area are compatible; and</li> <li>4. It is consistent with a comprehensive view of all relevant plan policies.</li> </ol> <p>B. Zoning to a minimum parcel size of twenty (20) acres is based on the findings in 3(A) above and that:</p> <ol style="list-style-type: none"> <li>1.The timber site designation is Site II or above; and</li> <li>2.Each parcel has frontage on an existing publicly maintained road; and</li> <li>3.All such zoning is within 1/4 mile of an existing maintained public road.</li> </ol>		
				<p>4. <u>Subdivision</u> to the minimum parcel size allowed in the zone may be permitted where no parcel is created with less than forty (40) acres of Site III or lower or twenty (20) acres of Site II or higher, except where separate management units of a smaller size already exist and based on the findings that:</p> <p>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</p> <p>B. Adequate access, water and geologic stability can be demonstrated for the proposed use and the land division meets all other regulatory requirements;</p>		

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	<p>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 will be prepared on the division.</p>		
	<p>5. <u>Lot Line Adjustments</u> of TPZ may be approved without regard to the, standards 3 and 4 of this section in order to consolidate by merger logical management units. 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>6. The total density shall not exceed one (1) dwelling unit per twenty (20) acres. A use permit or special permit shall be required where a density of more than one dwelling unit per 40 acres or larger parcel is sought. Parcels less than 40 acres shall not have second units. Homesite coverage shall not exceed 2 acres total for both dwellings and accessory structures. (Res. 89-106, 6/27/89)</p>		