

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

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

SUMMARY OF FRC MOTIONS

(June 27, 2007)

Merger: Motion to recommend the Planning Commission and Board of Supervisors modify proposed Alternatives A and B to include rescinding the merger ordinance. Ryneanson motion, Fassler second, motion passed unanimously.

JTMP's: Motion to recommend the Planning Commission and Board of Supervisors support the continued use of the Joint Timber Management Plan process for subdivisions less than 160 acres in size, and to direct the Forestry Review Committee be directed to review standards and guidelines for consideration. Motion by Ryneanson, seconded by Able, motion passed unanimously.

Clustered Development: Explore the clustered development option pending some clarification of the process and legal issues pertaining to TPZ lands and recognize that it may be an attempt to facilitate orderly development and protection of resource lands. We also request the final language of the clustered development policies be brought back to the Committee for review. Motion by Valachovic, seconded by Able, motion passed unanimously

Reduce the Regulatory Burden: Motion to support reduced overlap of regulations, maintain property values, implement a Right to Harvest Ordinance, support the JTMP process, and support longer THP's. Motion made by Ryneanson, seconded by Able, motion carried unanimously.

Other Topics in the Forest Resources Chapter

Move to let the Commission know that if we aren't able to meet and complete our review of the chapter before they have a hearing on it, we will be providing additional comments. Motion by Ryneanson, seconded by Able, motion carried unanimously.

(August 8, 2007)

Second Units: Second units should be taken out of the list of permitted uses on substandard TPZ parcels and should be allowed only within the 3 acres converted already, or intended to be converted. (Motion by Mark Andre, seconded by Jim Able and approved unanimously)

Chair Steve Launi made the following motion:

"Housing density on any TPZ parcel shall not be increased without proponent demonstrating feasibility of producing a continuous and or periodic supply of high quality forest products; or orderly progress toward that goal."

Discussion ensued regarding the implementation of this policy. This motion died for lack of a second.

(November 13, 2007)

TPZ Ordinance:

- 1) That the draft TPZ ordinance should not be enacted; and
- 2) Residential uses should remain as a ministerial compatible use for legal TPZ parcels 160 acres or larger; and
- 3) The FRC requests that the Committee and staff work together to develop objective standards for legal TPZ parcels that are < 160 acres in size to ensure residential development is consistent with the definition of "compatible use"(any use which does not significantly detract from the use of the property for, or inhibit, growing and harvesting of timber); and
- 4) The FRC recommends that the development of these standards should be incorporated into the General Plan Update process; and
- 5) The FRC requests that the Board of Supervisors hold a study session on January 15, 2008. (or another suitable date) with the Planning Commission and the FRC to discuss TPZ issues. Motion by Gary Ryneanson, seconded by Jim Able. The motion was approved by a vote of 4 to 2 with Yana Valachovic and Mark Andre opposed

SUMMARY OF FRC MOTIONS

(May 28, 2008)

Minimum parcel size (revision of the motion previously made on November 27, 2007 with changes noted in bold). The FRC recommends that 160 acres, or a quarter section, is the minimum TPZ parcel size, and allow subdivisions down to 40 acres, **or quarter, quarter section**, with an approved Joint Timber Management Plan, and to initiate a review of the current JTMP standards to ensure their consistency with the definition of compatible use. (Gary Rynearson moved, seconded by Mark Andre, motion passed unanimously)

Second Unit (revision of the motion previously made on November 27, 2007 with addition noted in bold, deletions noted by strikethrough). Second units should be **allowed** ~~taken out of the list of permitted uses~~ on TPZ parcels less than 160 acres **(or quarter section) as a conditional use, and should be allowed** only in the ~~3-acre~~ **area already converted, already, or intended to be converted, or does not meet the definition of timberlands**". Gary Rynearson moved, seconded by Jim Able Motion, passes with 4 Ayes, 3 no's - (Yana Valachovic, Mark Andre and Joe Fassler dissenting).

Presentation of motions to Planning Commission. The FRC will present a summary of all the motions completed to date at a regularly scheduled Planning Commission meeting and invite the Commissioners to hold a study session with the FRC on forest policy issues. Gary Rynearson moved, seconded by Mark Andre; motion passed unanimously.

SUMMARY OF FRC MOTIONS

(November 27, 2007)

Second Units. Committee member Andre requested revision of a motion he made at the August 8, 2007 FRC meeting to read as follows:

“Second units should be taken out of the list of permitted uses on ~~substandard~~ TPZ parcels less than 160 acres, and should be allowed only in the 3 acres converted already, or intended to be converted”. Motion by Mark Andre, second by Joe Fassler, passes with 4 ayes and 3 no's (Able, Carroll, Ryneearson).

Minimum parcel size. The FRC recommends that 160 acres, or a quarter section, is the minimum TPZ parcel size, and allow subdivisions down to 40 acres with an approved Joint Timber Management Plan, and to initiate a review of the current JTMP standards to ensure their consistency with the definition of compatible use. Motion by Gary Ryneearson, seconded by Mark Andre. Motion passes with 5 Ayes, 2 no's – (Yana Valachovic and Joe Fassler)

(December 18, 2007)

Designation of building sites in JTMP's. FRC recommends that the JTMP be amended to include the designation of potential building sites and ancillary improvements, if known, so as to ensure compatibility with Forest Management Plan by the RPF. Yana Valachovic moved, seconded by Gary Ryneearson; passed unanimously.

(January 29, 2008)

Rezoning out of TPZ. This Committee does not support the rollout of properties from TPZ; however, we recognize there are conditions in some instances where TPZ rollouts may be logical. We therefore move to accept the list for rezoning out of TPZ found in proposed policy FRP14 and recommend adding section D to the following list:

FR-P14. 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.

“D. TPZ parcels three acres or less.”

Gary Ryneearson moved, seconded by Steve Launi; motion passed unanimously.

Conversion permits. On TPZ lands, prior to the issuance of a ministerial building permit from Humboldt County, the owner must obtain, where necessary, a conversion permit or conversion exemption from the state lead agency. Gary Ryneearson moved, seconded by Jim Able; motion passed unanimously.

(March 18, 2008)

TPZ Implementing Ordinance. The Committee recommends that the draft TPZ implementing ordinance language should be brought to the FRC for review of the development standards for ministerial permits on TPZ parcels less than 160 acres prior to Board adoption. Yana Valochovic moved, seconded by Gary Ryneearson; motion passed unanimously.