

## General Plan Update Process

### Comparison of Plan Alternatives Section 4.6 (Forest Resources) Released March 2009 With Forestry Review Committee General Plan Update Recommendations

Section 4.6 Plan Alternative (Forest Resources)	FRC Recommendations	Comments
<p><b>FR-P3. Timber Management Regulations. (A, B, C):</b> 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><b>Reduce the Regulatory Burden:</b> 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. 6/27/07</p>	
<p><b>FR-P4. (A, B, C) Broader Use of Non-industrial Timber Management Plan(s) (NTMP).</b> Support broader use of NTMPs, including increasing the maximum acreage allowable under such plans and encouraging multiple landowner cooperative plans.</p>	<p><b>Reduce the Regulatory Burden:</b> 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. 6/27/07</p>	
<p><b>FR-P10 (C): Substandard Lots and TPZ Rezoning.</b> 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"> <li>A. The original inclusion was in error or inappropriate; or</li> <li>B. The conversion is necessary to provide for the logical expansion of an existing community; or</li> <li>C. The conversion and rezoning is</li> </ul>	<p><b>Rezoning out of TPZ.</b> 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:</p> <p><b>FR-P14.</b> Support rezoning of land from the TPZ when it can be found that:</p>	

<p>necessary to provide for the reconfiguration of parcels in order to utilize development unit credits for cluster housing; or</p> <p>D. The parcel is three acres or less.</p>	<p>A. The original inclusion was in error or inappropriate; or</p> <p>B. The conversion and rezoning is necessary to provide for the logical expansion of an existing adjacent community.</p> <p>C. The conversion and rezoning is necessary to provide for the reconfiguration of parcels in order to utilize development unit credits for cluster housing.</p> <p><b><i>“D. TPZ parcels three acres or less.”</i></b>  <b>1/29/08</b></p>	
<p><b>FR-P13. Planned Rural Development (A, B, C):</b> The County shall provide a Planned Rural Development (PRD) program that allows voluntary 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.</p>	<p><b>Clustered Development:</b> 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.  6/27/07</p>	
<p><b>FR-S3. State Clearance (A, B, C):</b> Prior to the issuance of a building permit on lands regulated by the Forest Practices Act, the owner must obtain, where necessary, a timber conversion permit or timber conversion exemption from the state lead agency.</p>	<p><b>Conversion permits.</b> 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. 1/29/08</p>	
<p><b>FR-Sx. Second Units (C):</b> Second units may be allowed on TPZ parcels less than 160 acres as a conditional use only in the area already converted, intended to be converted, or that does</p>	<p><b>Second Unit:</b> Second units should be <b>allowed</b> on TPZ parcels less than 160 acres <b>(or quarter section) as a conditional use, only in the area already converted, intended to be converted, or</b></p>	

not meet the definition of timberlands.	<b>does not meet the definition of timberlands”.</b> 5/28/08	
<b>FR-IM4. Merger Ordinance Revisions (B,C):</b> Revise Merger Ordinance to delete the requirement of merger of substandard TPZ lands, not currently under a Williamson Act Contract, from Article II.	<b>Merger:</b> Motion to recommend the Planning Commission and Board of Supervisors modify proposed Alternatives A and B to include rescinding the merger ordinance. 6/27/07	(Staff used “revise” instead of “rescind”)
<b>FR-IM10. Review Standards and Process of Joint Timber Management Plans (JTMP) (A, B, C):</b> Review and provide recommendations to the Board of Supervisors on the standards for JTMPs and guides for subdivisions of TPZ lands below 160 acres. Establish a process for review of all previously approved JTMPs every 5 years for compliance. Work to reduce redundancy between NTMP and JTMP requirements in cases where NTMPs have been prepared.	<b>JTMP’s:</b> 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. 6/27/07	
	Other FRC Recommendations not incorporated into the GPU Alternatives: 11/13/07: Residential uses should remain as a ministerial compatible use for legal TPZ parcels 160 acres or larger; and 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 The FRC recommends that the development of these standards should be incorporated into the	

	<p>General Plan Update process.</p> <p>12/18/07: <b>Designation of building sites in JTMP's.</b> 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.</p> <p>3/18/08: <b>TPZ Implementing Ordinance.</b> 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.</p> <p>5/28/08: <b>Minimum parcel size (revision of the motion previously made on November 27, 2007 with changes noted in bold).</b> The FRC recommends that 160 acres, or a quarter section, is the minimum TPZ parcel size, and allow subdivisions down to 40 acres, <b>or quarter, quarter section,</b> 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.</p>	
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