

Draft Adaptation of Appendix E: New Policy Options Worksheet-Natural Resources & Hazards Report

<p>Option 1.1 Continue to use the Streamside Management Areas and the Streams and Riparian Corridors Protection Regulations for the Coastal Zone to protect water resources.</p>	<p align="center">✓</p>		<p align="center">✓</p>	<p align="center">✓</p>	<p>Modify</p>	<p>Modified: Continue to use the Streamside Management Areas and the Streams and Riparian Corridors Protection Regulations for the Coastal Zone to protect water resources. Streamside Management Areas and the Streams and Riparian Corridors Protection Regulations for the inland areas shall be brought into alignment with those for the Coastal Zone so the setbacks and requirements are the same.</p> <p>Rationale: the majority of the watershed areas are located inland (outside of the Coastal Zone); adequate protections within the Coastal Zone are negated by inadequate protections for inland areas.</p>
<p>Option 1.2 Establish a secondary watershed protection zone along streams and riparian corridors where TMDL designations have been established.</p>	<p align="center">✓ N</p>		<p align="center">✓</p>	<p align="center">✓</p>	<p>Modify</p>	<p>Modified: Establish a watershed combining zone for watersheds where TMDL designations have been established. This combining zone designation shall require that development has no negative effects on rehabilitation efforts designed to allow the watershed to meet TMDL targets for sediment control and water temperature reduction.</p> <p>Rationale: A combining zone can be added to an existing type of zoning. Examples of existing zones are <i>residential single family, agricultural exclusive, timber production zone</i>. A combining zone has policies that apply to parcels of land in addition to the existing zoning policies.</p>

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<p>Option 1.3 Continue to require use of Best Management Practices for Stormwater Control to minimize pollution from area sources.</p>	<p align="center">√</p>		<p align="center">√</p>	<p align="center">√</p>	<p align="center">Modify</p>	<p>Modified: Continue to require use of Best Management Practices for Stormwater Control to minimize pollution from area sources. Stormwater detention basins shall be planted with native marsh/wetland species that are adapted to withstand periodic dry conditions.</p>
<p>Option 1.4 Pursue grant funds to rehabilitate impacted watersheds to meet TMDL targets for sediment control and water temperature reductions.</p>	<p align="center">√ N</p>	<p align="center">√</p>	<p align="center">√</p>	<p align="center">√</p>	<p align="center">Modify</p>	<p>Modified: Pursue grant funds to rehabilitate impacted watersheds to meet TMDL targets for sediment control and water temperature reductions. The County shall provide the public an annual report of grants sought, grants received, how funds are being used, data and analysis of effectiveness toward meeting TMDL targets.</p> <p>Rationale: It is a waste of funds to address only restoration and not the cause of watershed impairment.</p> <p>See also Added Options 1.11 and 1.12.</p>

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<p>Option 1.5 Update the County's Water Export Policy to strongly encourage the reduction of water exports from Humboldt County and to ensure that water quality, fisheries and sensitive habitat will not be adversely affected by a new water export project. Include specific standards for habitat and fisheries protection and water quality in an updated policy.</p>	<p align="center">√ N</p>	<p align="center">√</p>	<p align="center">√</p>	<p align="center">√</p>	<p align="center">Modify</p>	<p>Modified: The County's Water Export Policy shall be updated to strongly encourage the reduction of current water exports (including requiring the Board of Supervisors to seek all legal means to implement the Trinity River Act, 1955, allocation of the 50,000 acre feet of Trinity River waters) from Humboldt County and to prohibit any new water export projects.</p> <p>Rationale: Current levels of water export from the County watersheds have adversely affected water quality, fisheries, and sensitive habitat. Prohibiting future water export projects will protect Humboldt County's options for future economic development.</p>
<p>Option 1.6 Establish standards for maximum allowable runoff from new development where streams and water quality could be adversely impacted.</p>	<p align="center">√ N</p>		<p align="center">√</p>	<p align="center">√</p>	<p align="center">Modify</p>	<p>Modified: Establish standards based on a ten-year storm event for maximum allowable runoff from new development where streams and water quality could be adversely impacted. New development shall result in no increase in runoff to adjacent properties.</p>
<p>Option 1.7 Establish flood control and stormwater management standards on a watershed basis, taking account of planned urban development not just existing uses.</p>	<p align="center">√ N</p>		<p align="center">√</p>	<p align="center">√</p>	<p align="center">Modify</p>	<p>Modified: Establish flood control and stormwater management standards on a watershed basis, incorporating potential impacts based on cumulative increases in impervious surface area of planned development as well as existing uses.</p>
<p>Option 1.8 Continue to monitor groundwater withdrawals associated with rural subdivisions.</p>	<p align="center">√</p>		<p align="center">√</p>	<p align="center">√</p>	<p align="center">Modify</p>	<p>Modified: On a watershed basis, monitor cumulative impacts of groundwater withdrawals associated with rural subdivisions and report monitoring data every two years.</p>

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<p>Option 1.9 Eliminate the special provisions for subdivisions over 60 acres in size that exempt them from having to provide information on water availability.</p>	<p align="center">√</p>		<p align="center">√</p>	<p align="center">√</p>	<p align="center">Yes</p>	
<p>Option 1.10 Restrict residential development in resource production areas.</p>	<p align="center">√ N</p>		<p align="center">√</p>	<p align="center">√</p>	<p align="center">Modify</p>	<p>Modified: To maintain healthy watersheds, especially the headwater areas of watersheds, the County shall restrict development and retain designations of T and AE for agricultural and forest resource parcels with Storie Indices designating prime agricultural soils and timber site indexes of I and II.</p>
					<p align="center">Add</p>	<p>ADD: Option 1.11 Pursue grant funds to purchase lands in impaired watersheds to be managed for beneficial uses of water and to restore overall health of the watershed.</p> <p>Long-term benefits could include low-impact recreation.</p>
					<p align="center">Add</p>	<p>ADD: Option 1.12 Restrict rates of harvest to prevent further degradation of impaired watersheds.</p> <p>See also Modified Option 1.4.</p>

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					Add	ADD: Option 1.13 The County shall support publicly owned water systems and not support privatization of water systems within the county.
<i>Policy Option/Evaluation Criteria:</i>	<i>Responds to Phase I Issues; New Policy Direction (N)</i>	<i>Provides Economic Benefits</i>	<i>Provides Environmental Benefits</i>	<i>Requires Minimal Public Costs</i>	<i>Public Preference (Yes, No, Modify or Add)</i>	<i>Comments</i>
2. Biological Resources						
Goal: <i>To maximize where feasible, the long-term public and economic benefits from the biological resources within the County by maintaining and restoring fish and wildlife habitats.</i>					Modify	Goal: Modified: To maximize the long-term public and economic benefits from the biological resources within the County by maintaining and restoring fish and wildlife habitats.
Option 2.1 Continue to map and analyze biological information, particularly for sensitive habitats on a watershed basis.	√		√		Modify	Modified: The County shall collaborate with other governmental agencies and citizens associations to map and analyze biological information on a watershed basis and have this mapping complete within one year following General Plan Update adoption. In critical habitat areas, habitat analysis using LANDSAT and high resolution photography shall be repeated semiannually.

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<p>Option 2.2 Work with the California Wildlife Habitat Relationships (CWHR) Program of the Department of Fish and Game to develop predictive models of habitat relationships geared to Humboldt County.</p>	<p align="center">√ N</p>		<p align="center">√</p>		<p align="center">Modify</p>	<p>Modified: The County shall work with the California Wildlife Habitat Relationships (CWHR) Program of the Department of Fish and Game and use predictive models of habitat relationships, adapted for Humboldt County, as one of multiple measures to support open space combining zone designation.</p>
<p>Option 2.3 Establish a County-level Habitat Protection Program to complement State and Federal programs.</p>	<p align="center">√</p>		<p align="center">√</p>		<p align="center">Modify</p>	<p>Modified: Within one year after General Plan Update adoption, the County shall establish a county-level Habitat Protection Program to complement State and Federal programs. The goals and policies of the Habitat Protection Program shall be to identify and create open space corridors for species to move safely to the extent necessary to maintain healthy levels of biological diversity.</p>
<p>Option 2.4 Establish incentives for creation of “Rural Conservation” parcels, including provisions for Transfer of Development Rights (TDRs) and cooperative arrangements with land trusts and others who could accept conservation easements.</p>	<p align="center">√ N</p>		<p align="center">√</p>		<p align="center">Modify</p>	<p>Modified: Within two years after adoption of the General Plan Update, the County shall establish incentives for creation of “Rural Conservation” parcels, including provisions for Transfer of Development Rights (TDRs) and cooperative arrangements with land trusts and others who could accept conservation easements.</p>
<p>Option 2.5 Establish a Habitat Mitigation Fee and Land Banking Programs to help protect habitat for special status species.</p>	<p align="center">√ N</p>	<p align="center">√</p>	<p align="center">√</p>		<p align="center">Modify</p>	<p>Modified: The County shall establish a Habitat Mitigation Fee and Land Banking Program to help create or restore and preserve open space corridors and adequate acreages of diverse habitat types to ensure maintenance of current levels of biological diversity.</p>

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<p>Option 2.6 Support creation of a private non-profit open space trust.</p>	<p align="center">√ N</p>	<p align="center">√</p>	<p align="center">√</p>	<p align="center">√</p>	<p align="center">Modify</p>	<p>Modified: The County shall collaborate with existing land trusts to maximize abilities of willing parcel owners to receive incentives for entering into arrangements for creation of “Rural Conservation” parcels.</p>
					<p align="center">Add</p>	<p>ADD: Option 2.7 The County shall maintain current sensitive species lists including California Native Plant Society classifications for plants and provide updated lists to planning staff along with provisions of the Endangered Species Act.</p>
					<p align="center">Add</p>	<p>ADD: Option 2.8 The County shall work with Federal and State agencies and private consultants to identify existing patterns of animal travel to and from seasonal feeding, mating, and habitat areas that require animals to cross County, State or Federal highways and build suitable structures (see <i>Sierra</i>, Vol. 88, No. 4 July/August, 2003) for their safe passage over or under highways.</p>
<p><i>Policy Option/Evaluation Criteria:</i></p>	<p><i>Responds to Phase I Issues; New Policy Direction (N)</i></p>	<p><i>Provides Economic Benefits</i></p>	<p><i>Provides Environmental Benefits</i></p>	<p><i>Requires Minimal Public Costs</i></p>	<p><i>Public Preference (Yes, No, Modify or Add)</i></p>	<p align="center"><i>Comments</i></p>
<p>3. Forest Resources</p>						

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<p>Option 3.1 Initiate discussion with the timber industry and the environmental community about modifications to requirements for timber harvesting plans to protect and enhance timber resources and respond to needs of those with small timber holdings, while maintaining water quality and protecting fishers and sensitive habitats and recreational opportunities.</p>	√	√	√	√	Modify	<p>Modified: The County shall work with and provide incentive for industrial timberland owners to continue timber production; the County shall employ merger and patent parcel development standards to maximize protection of forest lands and minimize potential for forest land conversion.</p> <p>Specific needs of those with small timber holdings should be addressed in a separate policy.</p> <p>For last part of this policy, see Goals 2, 3 and 4 above and Modified Options 3.6, 3.9, and Added Option 3.10.</p>
					Add	<p>ADD: Option 3.1.a. In processing Conversion Exemptions for three acres or less, the County shall do site inspections for suitability of soils, slopes, and other factors necessary for successful conversion, as well as site inspections for accuracy of information on applications.</p>
					Add	<p>ADD: Option 3.1.b. In processing conversion exemptions for three acres or less the County shall encourage retention of some trees by employing Small Woodland Performance Standards which include alternatives to clear cutting for expediting issue of permits.</p> <p>Forest Practice Act sections 1104.1 and 1104.1(a) contain no specifications for the amount of timber to be cut for a conversion exemption.</p> <p>See two attached proposals for preferred ways the current “Small Woodland Performance Standards” could be modified.</p>

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<p>Option 3.2 Create a two-tier system of TPZ zoning, with larger lot sizes for existing and potential industrial timberland and smaller lot sizes for timberland within or adjacent to community plan areas.</p>	√	√	√	√	No	See Options 3.10 and 3.11 .
<p>Option 3.2.b. Allow a window of opportunity for Non-industrial Private Forest owners whose land is not zoned TPZ to rezone their land into TPZ. Require a Joint Timber Management Plan for parcels smaller than 160 acres and a requirement for a sustainable low impact, e.g. NTMP, management plan for such parcels.</p>					Modify	<p>California Government Code Section 51119.5 requires NTMP's only for subdivisions to keep TPZ if new ownerships will result in less than 160 acres and at least 40 acres.</p> <p>Modified: Provide a window (5 years) when forestland owners of less than 160 acres can apply for TPZ if they commit to sustainable low impact management plans, e.g. Non-industrial Timber Management Plans (NTMPs).</p> <p>Rationale: The purpose of this option is to discourage subdivision of potential timberland by owners who need a tax incentive to help pay for an NTMP. Humboldt County already has many TPZ ownerships of less than 40 acres.</p> <p>Other counties in California require less than 40 acres for TPZ. (Santa Cruz County requires a minimum of 5 acres for TPZ.)</p> <p>Many current owners of NTMP's in Humboldt County are harvesting profitably from less than 160 acres and some from less than 20 acres.</p> <p>See attached table of ownership sizes on NTMP applications through October 2002 and the map of Potential Non-industrial Private Timber Lands in Report Chapter 3.</p>

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<p>Option 3.3.a Continue to work with the timber industry and the environmental community on management issues of concern.</p>	√	√	√	√	Modify	<p>Modified: The County shall continue to work with the Timber Industry and the Environmental Community on management issues of concern. The County shall direct the Forest Review Committee to develop protocols (1) for use of helicopters in logging, (2) to reduce slash burning and (3) for use of alternatives to herbicides.</p> <p>“Management systems shall promote the development and adoption of environmentally friendly non-chemical methods of pest management and strive to avoid the use of chemical pesticides.”*</p> <p>Rationale: Ashes from burning combine with sediment to produce clay. Burning creates particulates and Humboldt County is currently out of compliance with air quality standards for pm10 particulates.</p> <p>Herbicides jeopardize water supplies and contribute to flammability of forest lands.</p> <p><small>* Source: <i>Principles and Criteria for Forest Stewardship; Pocket Guide</i> [rev. 2000] Forest Stewardship Council, Washington D.C.</small></p>
<p>Option 3.3.b. Continue funding and staffing for the Forestry Review Committee as a vehicle for communication between the Timber Industry and Environmental Community.</p>					Modify	<p>Modified: The County shall continue funding and staffing for the Forestry Review Committee to perform the functions assigned to it by the Board of Supervisors with input from the public. [Publicize agendas by e-mail to lists of interested members of the public.]</p>

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<p>Option 3.4 Promote the County as a model for sustainable forestry by facilitating participation in certification programs, such as those established by the Forest Steward Council and the Sustainable Forest Initiative. This might include hiring a consultant to study the best way for the County to encourage participation in these programs and/or having the County adopt a policy or policies for using Certified wood products.</p>	√	√	√	√	Modify	<p>Modified: Promote the County as a model for sustainable forestry by facilitating participation in certification programs such as those accredited by the Forest Stewardship Council. This might include having the County adopt a policy or policies for using Smartwood certified wood products. Use criteria from the Forest Stewardship Council, op. cit. for “sustainability.”</p> <p>Rationale: Humboldt County cannot afford a consultant but could request the Forest Stewardship Council to distribute guidelines that include stewardship criteria for plantations.</p>
					Add	<p>ADD: Option 3.4.a. To promote the County as a model for economic benefits from high quality wood products and sustainable forestry, the County shall publicly recognize those who practice forestry that maximizes wood product quality and long-term productivity.</p> <p>Rationale: “It is the intent of the Legislature ...to assure that... (b) The goal of maximum sustained production of high-quality timber products is achieved...” (<i>Z’berg Nejedley Forest Practice Act of 1973</i>, Public Resources Code, Section 4513).</p>

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					Add	<p>ADD: Option 3.4.b. The County shall encourage landowners with significant proportions of redwood on their parcels, or the potential to grow redwood, to maximize wood product quality and long-term productivity.</p> <p>Rationale: Humboldt County has unique potential to produce high quality redwood. California Board of Equalization Records show that the value (dollars per million board feet) of redwood has been approximately twice that of Douglas fir. (See attached table.)</p>
					Add	<p>ADD: Option 3.4.c. The County shall “encourage optimal use and local processing of the forest’s diversity of products.”*</p> <p>* Forest Stewardship Council, op. cit.</p>
Option 3.5.a. Create a Timberland Infrastructure Maintenance and Improvement Program (TIMIP). As a systematic approach to identifying public service needs (law enforcement and fire protection) and public improvement needs. The program shall be developed on an individual watershed basis.	√	√	√		No	<p>Rationale: The County cannot afford to subsidize additional law enforcement and fire protection for commercial timber harvest operations. Designated agencies currently spend high proportions of their budgets supporting commercial timber operations.</p>
Option 3.5.b. Establish cooperative funding mechanisms for implementing TIMIP programs, including provisions for cost-sharing between the County and the forest industry.					No	<p>Rationale: The County cannot afford to subsidize industrial forestry for which short-term profits are the bottom line.</p> <p>See Added Policy Options 3.5.d and 3.5.e.</p>

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					Add	<p>ADD: Option 3.5.c. The County shall continue to support education for independent observers and, where deemed necessary to protect the public trust and safety, shall pursue litigation to assure that timber business is conducted legally.</p> <p>Rationale: “ Develop policies for specific aspects of forestry that impact communities, e.g. impacts to roads...” Humboldt County Board of Supervisors’ <i>Critical Choices Directive NR 7b</i>, March 2001.</p>
					Add	<p>ADD: Option 3.5.d. The County shall collect a road maintenance fee from timberland owners who haul logs on County roads to (1) pay for repairs of road damage resulting from repetitive heavy loads, and (2) pay for traffic safety procedures during hauling periods.</p>
					Add	<p>ADD: Option 3.5.e. The County shall conduct educational activities to “increase public awareness of the importance of incorporating the full costs of management and production into the price of forest products.”*</p> <p>* Forest Stewardship Council, op. cit.</p>

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<p>Option 3.6 Expand the use of Natural Resource Zoning to inland areas, designating those pockets of area within timberlands which have high habitat value or sensitive species and because of these values should be reserved from harvesting.</p>					<p align="center">Modify</p>	<p>Modified: The County shall identify High Conservation Value Forests and shall maintain or enhance the attributes, e.g., habitat for sensitive species, which define such forests by expanding the use of Natural Resources zoning. “Decisions regarding high conservation value forests shall always be considered in the context of a precautionary approach.”*</p> <p>* Forest Stewardship Council, op. cit.</p>
					<p align="center">Add</p>	<p>ADD: Option 3.6.a. The County shall support acquisition of damaged forest lands to incorporate into models for stewardship and sustainable forestry to be done in partnership with various entities, e.g. Redwood Forest Foundation, ISF, and small logging companies.</p> <p>Rationale: Of the County’s total revenue, all secured role property taxes contribute less than 14% including the TPZ taxes which contribute less than one-half of 1%. Timber yield taxes (TYP) contribute approx. 1% additional. The real benefit of forests to County residents is amenities (e.g., clean air and water, scenic vistas) that contribute to quality of life, not the tax revenues.</p>
					<p align="center">Add</p>	<p>ADD: Option 3.6.b. The County shall work with private owners of TPZ close to urban areas to foster development of community forests supported by timber production.</p> <p>Rationale: Continue timber production instead of conversion to other uses.</p>

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<p>Option 3.7. Initiate County review of all Timber Harvest Plans within the County jurisdiction area. Hire a Registered Professional Forester to carefully review each plan for potential impacts in key area of importance to local government and county citizens per the CEQA guidelines and recommend mitigation measures to further address the impacts that timber harvest operations have on the community. Areas of critical analysis should include the potential for water quality impacts, increased flooding downstream of timber harvest operations, impacts to county roads and drainage facilities, traffic and noise impacts.</p>					<p align="center">No</p>	<p>Humboldt County cannot afford to pay for work that is the responsibility of federal and state agencies; nor can it afford to neglect <u>communication</u> with agencies about standards to be met. Tabulate expressions of citizen concern and communicate them to the appropriate agencies.</p> <p>Monitoring responsibilities beyond current agency practices should be assumed as a county means of meeting public trust obligations. Monitoring should be done regionally in collaboration with other jurisdictions. (See Modified Options 2.1 and 3.9.)</p> <p>Note: Overlays and combining zones are additional tools that county government can use to affect timber management.</p>
<p>Option 3.8 Define “Critical Watershed Areas” where the County would review Timber Harvest Plans within the County jurisdictional area. Review THPs only in Critical Watershed areas for potential impacts in key areas of importance to local government and county citizens. Focus effort in urban/rural interface areas. Areas of critical analysis could include the potential for water quality impacts, increased sedimentation, potential for increased flooding downstream of timber harvest operations, impacts to county roads and drainage facilities, traffic and noise impacts.</p>					<p align="center">Modify</p>	<p>Modified: The County shall develop standards and implementation ordinances for aspects of forestry management that impact communities in watersheds where TMDLs are required and where there is potential for increased sedimentation and increased flooding downstream from timber harvest operations, which also impact drainage facilities and county roads with traffic and noise.</p> <p>Rationale: “Develop policies for specific aspects of forestry management that impact communities, e.g. impacts to roads, harvesting at the urban fringes, changes to flood elevations.” Humboldt County Board of Supervisors’ <i>Critical Choices Directive NR 7b.</i>, March 2001.</p>

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<p>Option 3.9. Increase the County’s role in the review and monitoring of Joint Timber Management Plans. The County could choose to review all past Joint Timber Management Plans and assess their effectiveness in maintaining timber production, and to monitor and require 5 year updates of all Joint Timber Management Plans.</p>					<p>Modify</p>	<p>Modified: Until Open Space surcharges or other funds are available, the County shall apply for grants to systematically monitor timber management operations to assess their effectiveness in maintaining timber productivity with minimal erosion and sedimentation while conserving beneficial uses of water, habitat and other watershed values.</p> <p>“The frequency of monitoring shall be adjusted to incorporate new science and technology and to respond to changing environmental, social and economic circumstances.”*</p> <p>“The frequency and intensity of monitoring should be determined by the scale and intensity of forest operations as well as the relative complexity and fragility of the environment.”*</p> <p>“Monitoring procedures shall be consistent and replicable over time to allow comparison of results and assessment of change.”*</p> <p>Rationale: “Provide advice and recommendations to the agency secretaries for awarding grants for local watershed plans and projects for the benefit of local watershed management efforts.” (The second of two major goals for an MOU signed on April 28, 2003, between Cal/EPA and the California Resources Agency.)</p> <p>Note: For methodology, refer to the Arcata Community Forest Plan, the Hupa Tribe’s Forest Plan, the 1995 Plan for Six Rivers National Forest, etc.</p> <p>* Forest Stewardship Council, op. cit.</p>
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					Add	<p>ADD: Option 3.10. The County shall collaborate with other jurisdictions to realize more potential from regional forest resources by sharing data and technology, especially from monitoring the cumulative effects of timber operations.</p> <p>Rationale: California Government Code Sections 65101 (b), 65101.1 and 65300 sanction collaboration with other jurisdictions. LANDSAT and high-resolution photography are available as monitoring devices through Humboldt State University.</p> <p>See also Modified Policy Option 2.1.</p>
					Add	<p>ADD: Option 3.11. The County shall assign top priority for staff to seek assistance from the California Resources Agency and to submit applications for federal and state grants to conserve Open Space and reward stewardship on privately owned resource lands.</p> <p>Note: At an Open Space workshop presented by the Buckeye Conservancy June 6, 2003, Madelyn Glickfeld, Assistant Secretary, California Resource Agency, talked about increasing California's share of projects under federal programs like Forest Legacy and especially under provisions of the current 10-year Farm Act.</p>

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					Add	<p>ADD: Option 3.12.a. The County shall strongly encourage forest landowners to improve the defensible space around buildings and to improve forest stand structure which can reduce damage resulting from wild land fire.</p> <p>Note: There are regulatory mechanisms as well as federal and state programs to help large and small landowners reduce impacts and costs of providing fire protection.</p>
					Add	<p>ADD: Option 3.12.b. The County shall encourage the development of shaded fuel brakes.</p>
					Add	<p>ADD: Option 3.12.c. The County shall request that the State provide a reliable source of funding for the California Forest Improvement Program (CFIP) which now includes shaded fuel brakes as eligible projects.</p> <p>Rationale: See comments about need for CFIP in attached letter from CDF Service Forester Rich Eliot.</p>
<i>Policy Option/Evaluation Criteria:</i>	<i>Responds to Phase I Issues; New Policy Direction (N)</i>	<i>Provides Economic Benefits</i>	<i>Provides Environmental Benefits</i>	<i>Requires Minimal Public Costs</i>	<i>Public Preference (Yes, No, Modify or Add)</i>	<i>Comments</i>
4. Agricultural Lands						

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<p>Goal: The optimum amount of agricultural land shall be conserved for and maintained in agricultural use to promote and increase Humboldt County's agricultural production.</p>					<p align="center">Modify</p>	<p>Goal: Modified: 1) Prevent conversion of agricultural lands. 2) Enhance economic viability of ag lands. 3) Increase small ag operations without promoting agricultural conversion through subdivision.</p>
<p>Option 4.1 Support creation of a private non-profit land trust to support agricultural conservation programs (coordinated with Option 2.7).</p>	√	√	√	√	<p align="center">Modify</p>	<p>Modified: Support private non-profit land trusts for agricultural conservation programs (coordinated with Option 2.6 contained in the Natural Hazards Report).</p> <p>Note: Land trusts can acquire or accept as donations conservation easements for agricultural lands, which can offer tax benefits to property owners. The American Farmland Trust has model deeds for “Agricultural Open Space Conservation Easements” that can be used by those interested in participating in such a program. Alternatively, as previously suggested, the County could work with established trusts, such as the American Farmland Trust or the North Coast Regional Land Trust, who have specific expertise in this area.</p>
<p>Ornelas-Option 4.1(a) Support the creation of a countywide Open Space District and an Open Space/Resource Advisory board.</p>					<p align="center">Yes</p>	<p>Note: This committee could include all resource interests such as agriculture, forestry, fisheries, open space, and recreation. This would be for purposes of development of a strategic plan and funding mechanisms for a county Open Space program. The Committee would conduct a yearly resource use and open space education program for the Planning Commission and the Board of Supervisors. This committee could inform ranchers & farmers about conservation easements.</p>

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<p>Ornelas-Option 4.1(b) Actively promote the Williamson Act program to local agricultural operators, particularly those in prime agricultural areas.</p>					<p align="center">Yes</p>	<p>Note: Make Williamson Act application and protection more accessible to farmers. Educate smaller scale (AE-15 acre) landowners about applications for smaller parcels. Research methods to reduce application cost.</p>
<p>Ornelas-Option 4.1(c) Support no net loss of Agriculture Exclusive (AE) land.</p> <p>Ornelas-Note: Prohibit conversion of AE designated land unless it is determined by OS/Resource committee, Planning Commission, & the Board of Supervisors that the project is in the public interest and the loss shall be mitigated by protection of an equal amount of similar or higher quality agricultural land by agricultural or conservation easement as part of the cost of conversion.</p>					<p align="center">Modify</p>	<p>Modified: Support no net loss of Agriculture Exclusive (AE) land. Prohibit conversion of AE designated land unless the OS/Resource Committee, the Planning Commission, & the Board of Supervisors determine that a conversion is in the public interest, and the loss shall be mitigated by acquisition of an equal amount of similar or higher quality agricultural lands.</p>
<p>Ornelas-Option 4.1(d) Provide density bonuses for cluster development during the division of resource lands, including the recognition of patent parcels, by requiring the enrollment in an agricultural or conservation easement for the remainder parcel.</p>					<p align="center">Modify</p>	<p>Modified: Allow minimum parcel sizes below zoning or plan designation for division in agricultural resource areas if the remainder piece is determined to be of a size that can support a viable agricultural operation.</p>
<p>Ornelas-Option 4.1(e) Continue to monitor the conversion of economically viable agricultural lands and annual reporting to the Board of Supervisors.</p>					<p align="center">Yes</p>	

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<p>Ornelas-Option 4.1(f) Coordinate the collection of data and GIS information with county assessor, agriculture commissioner, UC extension, and citizen watershed groups to collect the best data of land and resource use possible. Coordinate with the Department of Agriculture Census collection service to incorporate their findings into the County's GIS database.</p>					<p align="center">Yes</p>	
<p>Option 4.2 Support creation of greenbelts and agricultural buffers where agricultural operations may pose land use conflicts.</p>	√	√	√	√	<p align="center">Modify</p>	<p>Modified: Support creation of greenbelts <i>as</i> agricultural buffers where agricultural operations may pose land use conflicts.</p> <p>Rationale: Pesticide and fertilizer use and safety issues posed by farm equipment and operations can pose land use compatibility issues that may be minimized by creation of agricultural buffers.</p>
<p>Ornelas-Option 4.2(a) Coordinate with the cities of Arcata, Blue Lake, and McKinleyville district to create a specific greenbelt region on the lower Mad River floodplain.</p>					<p align="center">Yes</p>	<p>Note: While Arcata has adopted an Urban Limit Line, McKinleyville and Eureka have not adopted urban boundaries. Creating limits on urban growth can reduce pressures for conversion and conflicting land uses. Interest in the creation of a specific greenbelt for the Mad River floodplain area has been expressed and could serve as a model program for other parts of the county. Benefits, such as tax incentives, could be offered to landowners in this region to encourage the creation of a greenbelt region.</p>

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<p>Option 4.3 Continue to use a Right-to-Farm Ordinance to enhance and encourage agricultural activities within the County.</p>	√	√	√	√	Yes	<p>Note: To minimize liabilities of existing farming, livestock and dairy operations related to nuisance suits, the County has adopted a right-to-farm ordinance. This ordinance puts new rural residents on notice about impacts of farm operations and makes it more difficult for homeowners to claim that their property values have been affected by adjacent farming activity. This ordinance also provides a mechanism for mediation where disputes arise, as an alternative to litigation.</p>
<p>Ornelas-Option 4.3(a) Export of water out of county shall not occur until future water needs for regional agricultural uses are determined to be adequate.</p> <p>Ornelas Note: Prior to approval of any water exportation projects, the county agricultural needs for future production must be determined and a finding made that the water exportation project will not adversely impact the viability of the agricultural industry and local markets.</p>					Modify	<p>Modified: The County shall prohibit any new water export projects. (See also Modified Policy Option 1.5)</p> <p>Rationale: Future agricultural needs for water cannot be determined.</p>
<p>Ornelas-Option 4.3(b) Continue to support Alternative Owner Builder regulations in rural agricultural areas.</p>					Yes	<p>Note: Allow for alternative and recycled building materials to be utilized for agriculture related structures, with approved methodologies that assure safety, but allow for eased permitting.</p>

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<p>Ornelas-Option 4.3(c) Develop programs within the county economic development department that assist Humboldt County farmers and ranchers to promote strong local product identity and enhance economic viability of agricultural operations.</p>					<p align="center">Yes</p>	<p>Note: Promote county agriculture with tourism. Re-develop farm trails maps and actively support farmers markets. Develop programs within the county economic development department to assist with niche market development, i.e. grass-fed, natural meats; research support services necessary for small scale meat production, such as USDA approved poultry processing plant, mobile slaughtering unit; institutional purchasing of local foods; farm-to-school efforts. Outreach to farm and ranch business owners regarding county business development services, federal and state farm programs available to farmers and ranchers, and programs that assist ranchers & farmers with tax and estate planning.</p>
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<p>Option 4.4 Create zoning provisions that allow reduced lot size for small-scale, intensive agriculture – either a new AE-15 zone or an AI Agriculture Intensive zone.</p>	√	√	√	√	Modify	<p>Modified: Create Zoning provisions that allow reduced lot size for small-scale, intensive agriculture – a new AI-1 Agriculture Intensive zone.</p> <p>Rationale: From one to three acres is not too small to be considered enough ag land to provide for an economic management base. (See case studies attached.)</p> <p>Note: Such a zone might be appropriate along the rivers, [and close to urban areas] but is not needed for dairies or other large-scale agricultural activities. Participation in an agricultural preserve program or granting agricultural easements may be a condition of approval. This zoning option may be limited to areas where such agricultural development would be economically viable and, possibly as a second condition, be limited to community plan areas.</p>
<p>Ornelas-Option 4.4(a) Actively support a FarmLINK program in the county that matches up landowners with young farmers who need land.</p>					Yes	<p>See Option 4.1(a).</p>

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<p>Ornelas-Option 4.5 Schedule annual educational workshops should be scheduled to keep Planning Commission & Board of Supervisors informed of current agricultural issues.</p>					<p>Modify</p>	<p>Modified: Schedule annual educational workshops to keep Planning Commission & Board of Supervisors informed of current agricultural issues.</p> <p>Rationale: No combination of policies, incentives or regulation will work if the decision makers are not familiar with agriculture and other resource uses in the county. Regularly scheduled educational workshops for both the Board of Supervisors and the Planning Commission need to occur in order to keep the decision makers informed.</p>
<p><i>Policy Option/Evaluation Criteria:</i></p>	<p><i>Responds to Phase I Issues; New Policy Direction (N)</i></p>	<p><i>Provides Economic Benefits</i></p>	<p><i>Provides Environmental Benefits</i></p>	<p><i>Requires Minimal Public Costs</i></p>	<p><i>Public Preference (Yes, No, Modify or Add)</i></p>	<p align="center"><i>Comments</i></p>
<p>5. Parks, Recreation, and Open Space</p>						
<p>Goal:</p>						
<p>Option 5.1 Establish an open space classification system to summarize open space resources in the county and serve as a framework for land use planning and environmental resource management programs.</p>	<p>✓</p>		<p>✓</p>	<p>✓</p>	<p align="center">Yes</p>	
<p>Option 5.2 Establish a secure funding source for open space acquisition and management sufficient to enable acquisition of high priority open space that can not otherwise be preserved by regulatory incentives or partnerships with non-profit land trusts or</p>	<p>✓ N</p>	<p>✓</p>	<p>✓</p>		<p align="center">Yes</p>	

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other open space and agricultural conservation organizations.						
Option 5.3 Discourage subdivision in designated open space areas.	√ N		√	√	Modify	Modified: Discourage subdivision in designated open space areas through the implementation of an open space combining zone. See Modified Policy Options 2.2 and 2.3
<i>Policy Option/Evaluation Criteria:</i>	<i>Responds to Phase I Issues; New Policy Direction (N)</i>	<i>Provides Economic Benefits</i>	<i>Provides Environmental Benefits</i>	<i>Requires Minimal Public Costs</i>	<i>Public Preference (Yes, No, Modify or Add)</i>	<i>Comments</i>

7. Mineral and Energy Resources						
Goals: 1) <i>Assure the long-term availability of adequate supplies of mineral resources, to protect mineral resource areas from incompatible land uses and to minimize adverse environmental impacts.</i> 2) <i>To move toward self-sufficiency in energy use, with maximum reliance on local renewable resources for local energy needs.</i>						
Option 7.1 Establish provisions for “-MR” Mineral resource combining zone to facilitate implementation of the County’s regulations for surface mining and reclamation.	√		√	√	Modify	Modified: The County shall establish provisions for “-MR” Mineral resource combining zone to facilitate implementation of the County’s regulations for surface mining, <i>conservation</i> and reclamation, including noise and safety.

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					Add	<p>ADD: Option 7.2 Amounts of hard rock permitted for extraction annually shall not exceed 200,000 tons (total of open pit plus quarry) until after the California Geological Survey is completed for Humboldt County.</p> <p>Rationale: The figure of 200,000 tons per year exceeds the annual average tons extracted for the ten-year period 1992-2001 which is 170,566 tons per year. (Source: California Department of Conservation, facsimile correspondence, 18 October 2002)</p>
					Add	<p>ADD: Option 7.3 Based upon an inventory conducted by the California Geological Survey, cumulative effects of extractions shall be analyzed and future needs projected every time the County General Plan is updated.</p>
					Add	<p>ADD: Option 7.4 Evaluation of applications for surface mining permits shall include distribution of sites so that individual watersheds are not disproportionately impacted.</p>

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					Add	<p>ADD: Option 7.5 To ensure that scarce resources remain available for the benefit of Humboldt County’s citizens and other species, the County shall prohibit export of minerals from Humboldt County. An exception for gravel may be made if a surplus of gravel is verified.</p> <p>Rationale: Hard rock is an irreplaceable resource; millions of years and cataclysmic events are required for hard rock formation. Varieties required for watershed restoration and jetty repair (e.g., blue schist and greenstone) are rare. The highest use of the resource will be encouraged, such as the fabrication of hard rock for higher value dimensional stone rather than crushing it for gravel, as the case may be.</p>
					Add	<p>ADD: Option 7.6 The County shall encourage use and development of alternative materials and processes.</p> <p>Note: Examples of alternative materials are recycled tires and plastics; an example of an alternative process is recycling of asphalt during road repair.</p>

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					Add	<p>ADD: Option 7.7 The County shall consistently require payment of truck weight fees sufficient to cover the true costs of road maintenance and repair.</p> <p>Rationale: “Develop policies for specific aspects of forestry management that impact communities, e.g. impacts to roads...” Humboldt County Board of Supervisors’ <i>Critical Choices Directive NR 7b.</i>, March 2001.</p>
					Add	<p>ADD: Option 7.8 As the lead agency for mineral resources, the County will adopt its own policies to address issues and regulate operations, including operations permitted under state and/or federal regulations such as those on timber harvesting. These polices will conform to state and federal polices, but may go beyond them to protect the interests of the County, its residents and businesses both currently and in the future.</p>
					Add	<p>ADD: Option 7.9 The county will enact its own Naturally-Occurring Asbestos & Dust Control Ordinance</p>
					Add	<p>ADD: Option 7.10 The county recognizes some development has already occurred in both known and yet to be discovered mineral and energy resource areas. Existing residents quality of life in these areas will be prioritized while efforts are made to restrict future development should the extraction of those mineral resources become a high priority land use to the county in the future.</p>

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8. Scenic Resources						
Goal:					Add	Goal: <i>ADD: Identify key visual resources within the county, including aboriginal spiritual areas, and conserve, enhance, and protect these visual resources.</i>
Option 8.1 Establish a GIS-based visual resources inventory.	✓		✓		Modify	Modified: 1 Establish a GIS-based visual resources inventory to be used for, but not limited to, a viewshed maintenance and protection program.
Option 8.2 Develop a Visual Quality Assessment Metric.	✓ N	✓	✓	✓	Modify	Modified: Develop a Visual Quality Assessment Metric to maintain and/or improve the visual score for identified visual resources.
Option 8.3 Coordinate with State and Federal Scenic Roadways initiatives. Currently “eligible” routes should be applied for “officially designated” status.	✓		✓	✓	Modify	Modified: The County shall coordinate with state and Federal Scenic Roadways initiatives and apply for “officially designated” status for currently “eligible” routes.
Option 8.4 Complete Scenic Route Plans or Corridor Studies and adopt Scenic Corridor Overlay Zoning.	✓		✓		Yes	
Option 8.5 Develop heritage landscape protection provisions.	✓ N		✓	✓	Yes	

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Option 8.6 As part of the scenic corridor overlay zone, develop standards for the placement, type, height, and number of roadway signs.	✓	✓	✓	✓	Yes	
Option 8.7 Establish an amortization program to remove billboards along identified scenic corridors over a reasonable time period, consistent with State and Federal law.	✓ N	✓	✓		Yes	
Option 8.8 Establish use agreements with outdoor advertising companies and municipalities for the removal or relocation of billboards.	✓ N	✓	✓	✓	Yes	
Option 8.9 Establish a wayfinding signage network within the county.	✓ N		✓		Yes	

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9. Air Quality						
Goal:						
Option 9.1 Establish performance standards for cottage industries and for commercial and industrial uses and buffering standards where these uses abut residential neighborhoods to minimize environmental impacts, including air quality.	✓ N	✓	✓	✓		
Option 9.2 Promote residential development near employment centers to minimize commuting and air emissions from vehicles.	✓ N	✓	✓	✓		

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10. Geotechnical, Soil, and Seismic Hazards						
Goal:						
Option 10.1 Continue to require an independent registered engineering geologist to review reports submitted by applicants if exceptions to standards are requested.	✓		✓	✓		
Option 10.2 Require formation of geologic hazards abatement districts in higher risk area to allow for cooperative funding of engineering solutions that benefit multiple property owners and to reduce the County's liability for high maintenance costs for public infrastructure and areas of public benefit.	✓ N		✓	✓		
Option 10.3 Require geologic reports for all subdivisions with proposed building sites on slopes over 15 percent.	✓		✓	✓		

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11. Flooding Hazards						
Goal:					Add	Goal: <i>ADD: To ensure public health and safety from the risk of flood events.</i>
Option 11.1 Update the flood hazard regulations to restrict development in the floodway and the flood fringe, consistent with federal guidelines and current practice in comparable jurisdictions.	√		√	√	Modify	Modified: To ensure consistency with federal guidelines and FEMA Federal Insurance Rate Maps, the County shall update the flood hazard regulations in the “F”, Flood Hazard combining zone to restrict development in the floodway and the flood fringe.
Option 11.2 Update the flood hazard regulations to address the water quality impact of manure storage areas (ponds).	√		√	√	Yes	
Option 11.3 Apply for participation in the NFIP’s community Rating System in order to secure lower flood insurance premiums.					Modify	Modified: The County shall apply for participation in the National Flood Insurance Program’s (NFIP) Community Rating System and, if required, implement additional flood-related programs. Note: See p. 11-15 of Report where this option was included.
					Add	ADD Option 11.4 The County shall update construction standards and review procedures to minimize risk of flood-related losses.

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					Add	<p>ADD Option 11.5 “The County shall identify areas... which are subject to flooding and shall be reviewed annually” as required by California Government Code Section 65302 (a) for the Land Use element and Section 65302 (g) for the Safety element.</p> <p>See also Added Policy Option 1.4</p>
					Add	<p>ADD Option 11.6 The County shall notify FEMA and DWR if and when the County has evidence from annual monitoring that the 10, 50, and/or 100 year flood elevations and/or recurrence intervals have been altered.</p>
					Add	<p>ADD Option 11.7 The County shall request of EPA and NCRWQB a determination of the sediment transport capacity of the limiting stream reach(es) of each 303(d) water body listed for sediment impairment when that impairment has altered the 10, 50, and/or 100 year flood elevation and/or recurrence interval.</p>
					Add	<p>ADD Option 11.8 For the purpose of reducing the sediment loads, the County shall implement a new combining zone, “FS”, Flood Source, that can be applied temporarily to all parcels designated as timber and agriculture resource land that discharge runoff and sediment to 303(d) water bodies listed as impaired for sediment.</p>

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<i>Policy Option/Evaluation Criteria:</i>	<i>Responds to Phase I Issues; New Policy Direction (N)</i>	<i>Provides Economic Benefits</i>	<i>Provides Environmental Benefits</i>	<i>Requires Minimal Public Costs</i>	<i>Public Preference (Yes, No, Modify or Add)</i>	<i>Comments</i>
12. Fire Service and Emergency Response						
Goal:						
Option 12.1 Support the Board of Supervisors action to establish a County Fire Marshall position and develop a new Fire Protection Master Plan.	✓		✓	✓		See also Added Options 3.11, 3.12.a., b., c.
Option 12.2 Establish development standards for new development adjacent to an identified hazard, such as a nuclear power plant. propane tanks, gas stations, pulp mills, etc.	✓ N		✓	✓		
Option 12.3 Promote the cooperation between the County, the California Division of Forestry, fire protection districts, and cities' law enforcement, fire, and emergency medical services, and support the required training of all personnel who may respond to an emergency, including emergencies involving hazardous materials.	✓		✓	✓		
<i>Policy Option/Evaluation Criteria:</i>	<i>Responds to Phase I Issues; New Policy Direction (N)</i>	<i>Provides Economic Benefits</i>	<i>Provides Environmental Benefits</i>	<i>Requires Minimal Public Costs</i>	<i>Public Preference (Yes, No, Modify or Add)</i>	<i>Comments</i>
13. Noise						

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Goal:						Goal: <i>ADD: To ensure the public's health and safety and their quality of life by incorporating the guidelines established by the Office of Noise Control in the State Department of Health Services.</i>
Option 13.1 Adopt a noise ordinance based on current zoning districts, tailored to community noise standards.	✓		✓	✓	Modify	Modified: Noise contours for various sources may be stated in terms of community noise equivalent level (CNEL) or day-night average level (Ldn).The noise contours shall be prepared on the basis of noise monitoring or following generally accepted noise modeling techniques for the various sources identified.
					Add	ADD Option 13.2 The noise contours shall be used as a guide for establishing a pattern of land uses in the land use element that minimizes the exposure of community residents to excessive noise.
					Add	ADD Option 13.3 Helicopter logging will be restricted to the hours from 8 A.M. to 5 P.M. on weekdays only. No helicopter logging is permitted at any time on weekends, within 500 feet of a paved roadway, or within 1000 feet of a residence.
					Add	ADD Option 13.4 The adopted noise element shall serve as a guideline for compliance with the state's noise insulation standards. For example, truck noise sources can be located as high as ten to fifteen feet above the roadbed due to tall exhaust stacks and higher engines; sound walls are often not effective for mitigating such noise, especially in rural or hilly areas.
					Add	ADD Option 13.5 The County will phase in any changes to the noise ordinance over a reasonable time period to insure there are no unforeseen consequences, such as an unintended loophole allowing permitting of a noise source or operation that would not have been permitted under the previous noise ordinance.

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