








## Plan Alternatives Comparison Chart – PC Markup 6-10-10


Plan Alternative			Section 4.6 Forest Resources	Staff Remarks/ Implementation	Position R,M,D
			<b>4.6.3 Goals</b>		
A	B	C	<b>FR-G1 Forestland Resources.</b> Public and private forests producing a wealth of multiple economic, natural resource <u>values</u> , and <u>a healthy ecosystem values</u> . Constructive dialog and cooperation between state, federal and local agencies and private property owners and a regulatory framework that maximizes private and public interests, <u>including a healthy timber industry and a healthy ecosystem</u> .		M
			<b>COMMENTS:</b> This revised language was accepted, 5-0, on May 13, 2010.		
A	B	C	<b>FR-G2. Forestland Timber Production.</b> A prosperous timber industry managing a stable inventory of productive forest lands for timber production. Ranches and rural homesteads making full use of the timber production potential of their lands.		R
			<b>COMMENTS:</b>		
	B		<b>FR-G3 <u>Supply of Productive Forestlands</u> <del>Stable Land Base.</del></b> <del>Forest lands protected from further fragmentation into parcel sizes that cannot economically sustain timber production as the primary use.</del> <u>An adequate and stable supply of forestlands whose economic and ecosystem values are sustained by policies and standards governing minimum parcel sizes, public acquisition, incompatible uses, public infrastructure investments, environmental protection and incentives for sustainable uses.</u>		M Split Vote 4-1

Plan Alternative			Section 4.6 Forest Resources	Staff Remarks/ Implementation	Position R,M,D
			<b>COMMENTS: The revised language was accepted, 4-1 on April 15, 2010.</b>		
<b>A</b>			<b>FR-G3 Stable Land Base.</b> Forestlands protected from further fragmentation into parcel sizes that <del>that</del> <u>which undermine eco-system values</u> or cannot economically sustain timber production as the primary use.		<b>D</b>
			<b>COMMENTS: C. Faust supported the proposed wording revisions for A.</b>		
		<b>D</b>	To actively protect and conserve timberlands for long-term economic utilization and to actively enhance and increase county timber production capabilities.		<b>D</b>
<b>A</b>	<b>B</b>		<b>FR-G4. Incompatible and Conflicting Uses.</b> Forest lands protected from land uses that are incompatible or conflict with their primary use.		<b>R Split Vote 4-2</b>
			<b>COMMENTS: 4-08-10: There was a majority of Commissioners that supported the A/B version of FR-G4 and two Commissioners supporting the C version (Commissioners Emad, Faust, Gearheart and Krebs).</b>		
		<b>C</b>	<b>FR-G4. Incompatible and Conflicting Uses.</b> Forest lands protected from the encroachment of incompatible uses and managed for the inclusion of compatible uses to maximize overall property values.		<b>D Split Vote 4-2</b>
			<b>COMMENTS: 4-08-10: Minority support of FR-G4 by Commissioners Smith and Mayo.</b>		
<b>A</b>	<b>B</b>	<b>C</b>	<b>FR-G5. Infrastructure.</b> A public road system maintained for transportation of logs to mills and forest products to market. <del>and</del> <u>Sufficient inventory of industrially zoned</u> property to support forest products manufacturing. Wildland fire protection that prevents the loss of timber on private property.		<b>M</b>

Plan Alternative			Section 4.6 Forest Resources	Staff Remarks/ Implementation	Position R,M,D
			<b>COMMENTS:</b> The revised language was accepted, 6-0 on April 08, 2010.		
			<b>4.6.3 Policies</b>		
			<b>State and Federal Regulatory Issues</b>		
<b>A</b>	<b>B</b>	<b>C</b>	<b>FR-P1. Timberland Regulatory Review.</b> Support the California Department of Forestry and Fire Protection's (CAL FIRE) strategic planning efforts in order to create a regulatory system that encourages the continued commercial use and productivity of timberlands.	Iss, Prog, FR-IM1	<b>R</b>
			<b>COMMENTS:</b>		
<b>A</b>	<b>B</b>		<b>FR-P2. Timber Harvest Plan Review.</b> Defer to CAL FIRE 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.	Iss, Prog, FR-S2, FR-IM1	<b>Split vote 3-3</b>
			<b>COMMENTS:</b> 04-08-10: The Commission was split regarding FR-P2 with Commissioners Faust, Kreb and Gearhart supporting the A/B version and three Commissioners (Smith, Emad and Mayo) supporting the C version.		
		<b>C</b>	<b>FR-P2. Timber Harvest Plan Review.</b> Defer to CAL FIRE on Timber Harvest Plan reviews.		<b>Split vote 3-3</b>
			<b>COMMENTS:</b> see discussion above		
<b>A</b>	<b>B</b>	<b>C</b>	<b>FR-P3. Timber Management Regulations.</b> Support fewer, more effective and lower-cost timber management regulations as a strategy to maintain timber production as the primary <b>economic</b> use of forestlands. Coordinate County policies <b>shall be</b> so they are	Iss, Prog FR-IM1 IM8, IM9	<b>Split vote</b>






Plan Alternative			Section 4.6 Forest Resources	Staff Remarks/ Implementation	Position R,M,D
			compatible with the State Forest Practice Act and State Forest Practice Rules.		3-3
			<b>COMMENTS: April 08, 2010.</b> Commissioners Mayo, Emad and Smith supported the modifications made by the Resource Land Working Group excluding the word “economic”; Commissioners Faust, Gearheart, and Krebs supported the modifications of the Resource Land Working Group with the word “economic” added.		
A	B	C	<b>FR-P4. 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.	Iss Prog FR-IM1	R
			<b>COMMENTS:</b>		
	B	C	<b>FR-P5. Forest Improvement Programs.</b> Support continuance and funding of forest improvement and management programs for <u>eligible landowners</u> <del>ranches and homesteads.</del>	Iss, Prog, FR-IM2	M
			<b>COMMENTS: The revised language was accepted, 6-0 on April 08, 2010.</b>		
A			<b>FR-P5. Forest Improvement Programs.</b> Support continuance and funding of forest improvement programs for ranches and forest land owners with approved Non-Industrial Timber Management Plans.		D
			<b>COMMENTS:</b>		
		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
A	B	C	<b>FR-P6. Tax Incentive Programs.</b> Support tax incentive programs, such as the Timber	Iss, Prog, Leg,	R



Plan Alternative		Section 4.6 Forest Resources	Staff Remarks/ Implementation	Position R,M,D
		Production Zone (TPZ), that increase the economic viability of timber production. Support tax policies that provide tax benefits to land owners for conservation easements.	QJ FR-IM2  	
		<b>COMMENTS:</b>		
<b>A</b>	<b>B</b>	<b>FR-P7. Innovative Forestland Programs.</b> Support development of innovative forest and rangeland programs that facilitate production and conservation goals. Support forest management and wood product certification and foster development of markets for new forest products and services; including <u>such as</u> using bio-mass for energy and carbon storage.	Iss, Prog, FR-IM2  	<b>M</b>
		<b>COMMENTS: The revised language was accepted, 6-0 on April 08, 2010.</b>		
		<b>Forest Resource Land Base</b>		
	<b>B</b>	<b>FR-P8. Protection of High Quality Timberlands.</b> Parcels of Timber Site Quality III or higher <u>outside Community Planning Areas</u> shall be planned <u>conserved</u> to maintain timber production as the <b>a</b> primary use.	Leg   	<b>M Split Vote 3-1</b>
		<b>COMMENTS: 5-13-10: Final Straw Vote – The Commission recommended this third revised version by a majority vote of 3-1 with Commissioners Gearheart, Emad and Smith voting for and C. Faust recommending Alternative A or first proposed revision.</b>		
<b>A</b>		<b>FR-P8. Protection of High Quality Timberlands.</b> Parcels of Timber Site Quality III or higher shall be planned to maintain timber production as the primary use. Residential uses shall be limited to individuals employed on the premises for lands planned Industrial Timber (IT) or necessary for the management of timberlands on lands planned Timber Production (T).		<b>D</b>


Plan Alternative	Section 4.6 Forest Resources			Staff Remarks/ Implementation	Position R,M,D
	<p><b>COMMENTS:</b> see discussion above.</p>				
C	<p><b>FR-P8. Protection of High Quality Timberlands.</b> Parcels of Timber Site Quality III or higher should be planned to maintain timber production as the primary use.</p>				D
	<p><b>COMMENTS:</b></p>				
D	<p><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.</p>				D
D	<p><b>2514.3</b> Encourage the long-term management of timberlands.</p>				D
B	<p><b>FR-P9. Residential Construction on TPZ Zoned Parcels.</b> Require continued viability of timber production on TPZ zoned parcels containing residences by mitigating the impacts of residences on timber harvesting, water resources, biological resources, wildland fire potential and public services.</p>			<p>Min, Leg, QJ, FR-S3, FR-IM5</p> 	Split vote 3-3
	<p><b>COMMENTS:</b></p>				
A	<p><b>FR-P9. Residential Construction on TPZ Zoned Parcels.</b> Preserve continued viability of timber production on TPZ zoned parcels by requiring demonstration of active management for timber production prior to issuance <del>on</del> <u>of</u> new residential permits and by mitigating the impacts of residences on water resources, biological resources, wildland fire potential and public services.</p>				Split vote 3-3
	<p><b>COMMENTS:</b>  <b>5-13-10: The Commission concluded their discussion of FR-P9 with three members (Mayo, Smith, and Emad) favoring a Resource Lands Working Group version:</b>  <b>FR-P9. Residential Construction on TPZ Zoned Parcels. Recognize the right to construct a</b></p>				

Plan Alternative	Section 4.6 Forest Resources	Staff Remarks/ Implementation	Position R,M,D
	<p><a href="#">residence under a ministerial permitting process subject to physical standards set by the County. Second units: <u>may be allowed on TPZ parcels greater than 160 acres; And, may be allowed on TPZ parcel less than 160 acres as a conditional use only in the area already converted, intended to be converted, or that does not meet the definition of timberlands. Seconds units may be allowed on TPZ parcels less than 40 acres within Community Planning Areas.</u></a></p> <p><b>Commissioner Faust favored an alternative version of the A Alternative presented on 4-15-10: During the review of FR-P8, staff noticed that the second sentence for the Alternative A policy really belongs in FR-P9 and recommends the following revision:</b></p> <p><b>Alternative A Policy changes –</b></p> <p><b>FR-P9. Residential Construction on TPZ Zoned Parcels.</b> Preserve continued viability of timber production on TPZ zoned parcels by requiring demonstration of active management for timber production prior to issuance on new residential permits and by mitigating the impacts of residences on water resources, biological resources, wildland fire potential and public services. . <a href="#">Residential uses shall be limited to individuals employed on the premises for lands planned Industrial Timber (IT) or necessary for the management of timberlands on lands planned Timber Production (T).</a></p> <p><b>6-10-10 Commissioner Kreb requested that the record reflect that he also favored the revised A Alternative presented on 4-15-10.</b></p> <p><b>Commissioner Gearheart favored Alternative A as presented in this chart, with a minor typo correction:</b></p> <p><b>FR-P9. Residential Construction on TPZ Zoned Parcels.</b> Preserve continued viability of timber production on TPZ zoned parcels by requiring demonstration of active management for timber production prior to issuance <del>on</del> <u>of</u> new residential permits and by mitigating the impacts of residences on water resources, biological resources, wildland fire potential and public services.</p>		

Plan Alternative		Section 4.6 Forest Resources		Staff Remarks/ Implementation	Position R,M,D
		C	D	2514.6 Encourage, consistent with the Rural Development Section 2550, improved site productivity, timber growth and harvesting through intensive forestry management.	D
				<b>COMMENTS:</b>	
A	B			<b>FR-P10. Substandard Lots.</b> The County shall seek removal of substandard lots from the TPZ designation when residential use becomes the primary use of the property and timber production cannot be sustained on a commercial basis.	D Split vote 3-2
				<b>COMMENTS: 5-13-10: Commissioners Faust and Gearhart favored this A/B version.</b>	
		C		<b>FR-P10. Substandard Lots and TPZ Rezoning.</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; or C. The conversion and rezoning is necessary to provide for the reconfiguration of parcels in order to utilize development unit credits for cluster housing; or D. The parcel is three acres or less.	R Split vote 3-2
				<b>COMMENTS: 5-13-10: Commissioners Smith, Mayo, and Emad favored this C version.</b>	
			D	2514.7 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.	D
A	B			<b>FR-P11. Lot Line Adjustments.</b> Lot line adjustments of TPZ parcels may be approved in order	M

Plan Alternative			Section 4.6 Forest Resources	Staff Remarks/ Implementation	Position R,M,D
			to consolidate logical timberland management units or facilitate <u>clustered</u> residential development. <u>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.</u>		
			<b>COMMENTS: 6-10-10: This revised language was accepted by the Commission unanimously (Kreb, Gearheart, Nelson, Emad and Smith).</b>		
		<b>C</b>	<b>FR-P11. Lot Line Adjustments.</b> Lot line adjustments of TPZ parcels may be approved in order to consolidate logical timberland management units or facilitate residential development.		<b>D</b>
		<b>D</b>	<b>2721.5</b> Lot Line Adjustments 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.		<b>D</b>
<b>A</b>	<b>B</b>		<b>FR-P12. Timberland Ownership.</b> The County shall provide incentives to maintain large-scale land ownerships for commercial timber production <u>and to protect forest ecosystem values.</u>	Prog, FR-IM2, 3 and 6.  	<b>M</b>
			<b>COMMENTS: 5-13-10: Commissioners unanimously supported the above Alt A,/B version with the shown modification.</b>		
<b>A</b>	<b>B</b>	<b>C</b>	<b>FR-P13. Planned Rural Development.</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.	Prog, FR-S1, FR-IM6   	<b>D</b>
			<b>COMMENTS:</b>		
<b>A</b>	<b>B</b>	<b>C</b>	<b>FR-P14. Public Utilities on TPZ Lands.</b> Where feasible avoid locating federal, state, or local public improvements and utilities in TPZ where the project or land acquisition will have a	Iss, QJ,	<b>M</b>

Plan Alternative			Section 4.6 Forest Resources	Staff Remarks/ Implementation	Position R,M,D
			significant adverse affect on the production of timber <u>or ecosystem values.</u>		
			<b>COMMENTS: 5-13-10: Commissioners unanimously approved as modified.</b>		
		<b>D</b>	<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.		<b>D</b>
	<b>B</b>		<b>FR-P15. Conservation Easements and Management.</b> Support voluntary easement programs <u>consistent with TPZ standards</u> that combine conservation management with sustainable timber production.	Prog, FR-IM3  	<b>M</b> <b>Split</b> <b>Vote</b> <b>3-2</b>
			<b>COMMENTS: 5-13-10: Commissioners Gearhart, Smith, and Emad supported the revised wording.</b>		
<b>A</b>			<b>FR-P15. Conservation Easements and Management.</b> Support and manage voluntary easement programs that combine conservation management with sustainable timber production.		<b>Split</b> <b>Vote</b> <b>3-2</b>
			<b>COMMENTS: 5-13-10: Commissioners Faust and Mayo supported the Alt A version.</b>		
		<b>C</b>	<b>FR-P15.</b> Support voluntary conservation easement programs for working lands.		<b>D</b>
			<b>COMMENTS:</b>		
			<b>Forestland-Residential Interface</b>		
<b>A</b>	<b>B</b>	<b>C</b>	<b>FR-P16. Planned Compatible Uses.</b> Lands adjacent to areas designated as Timberlands should be planned for uses compatible with <u>timber management, including</u> timber	Leg	<b>M</b>

Plan Alternative			Section 4.6 Forest Resources	Staff Remarks/ Implementation	Position R,M,D
			harvesting <u>activities</u> .		
			<b>COMMENTS: 5-13-10: Commissioners unanimously supported the proposed revisions.</b>		
<b>A</b>	<b>B</b>		<b>FR-P17. Forestland-Residential Interface (FRI).</b> Identify FRI lands where residential uses adjacent to forestlands create the potential for use conflicts and fire safety hazards.	Prog, QJ, FR-S2, FR-IM7 	<b>D Split Vote 3-2</b>
			<b>COMMENTS: 5-13-10: Commissioners Faust and Gearhart supported the above Alt A, B version.</b>		
		<b>C</b>	<b>FR-P17. Forestland-Residential Interface (FRI).</b> Identify FRI lands around Community Planning Areas where residential uses adjacent to forestlands create the potential for use conflicts and fire safety hazards.		<b>R Split Vote 3-2</b>
			<b>COMMENTS: 5-13-10: Commissioners Smith, Mayo, and Emad supported the above Alt C version.</b>		
<b>A</b>	<b>B</b>	<b>C</b>	<b>FR-P18. Fire Safety Hazards.</b> The County shall implement State Responsibility Area Fire Safe Standards and Wildland-Urban Interface Building Codes for new development and support voluntary programs for fuels reduction, dwelling fire protection and creation of defensible space for existing development.		<b>R</b>
			<b>COMMENTS:</b>		
			<b>Infrastructure and Public Services</b>		
<b>A</b>	<b>B</b>		<b>FR-P19. Maintain Public Roads.</b> The County shall maintain public roads and drainage facilities to support log and forest products transportation. <del>The County shall work with</del>	Prog, FR-IM11	<b>M Split</b>

Plan Alternative			Section 4.6 Forest Resources	Staff Remarks/ Implementation	Position R,M,D
			<del>timber producers to cooperatively address substandard road conditions and maintenance deficits.</del>		Vote 3-2
			<b>COMMENTS: 5-13-10: Commissioners Faust and Gearhart supported the above Alt A, B version. Commissioners Smith, Mayo, and Emad supported it minus the second sentence.</b>		
		<b>C</b>	<b>FR-P19. Maintain Public Roads.</b> The County shall maintain roads used for residential development and the transportation of logs and monitor substandard conditions and maintenance needs in cooperation with timber producers and residential land owners.		<b>D</b>
			<b>COMMENTS:</b>		
		<b>D</b>	<b>2514.5</b> Affirm and support the public services provided by County government which are necessary in maintaining a viable forest products industry.		<b>D</b>
			<b>4.6.4 Standards</b>		
<b>A</b>	<b>B</b>	<b>C</b>	<p><b>FR-S1. Planned Rural Development Program Clustering Incentive Options:</b> The Planned Rural Development Program shall be a voluntary incentive based program. To qualify, identified homesite parcels must be clustered to minimize conflicts with timber harvesting and impacts to water resources, biological resources, wildland fire potential. 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 commercial timber production.</p> <p><u>Tier 1 clustering program:</u></p> <p>Density credit: Twice the existing entitlements when 90% of timberlands are protected</p> <p>Protection instrument: B7 zoning or permanent conservation easement on remainder</p> <p>Rezone homesite parcels: County to conduct re-zone</p>	<b>Recommend revised wording regarding the need for JTMP's on residential lots.</b>	<b>D</b>

Plan Alternative			Section 4.6 Forest Resources	Staff Remarks/ Implementation	Position R,M,D
			JTMP or NTMP: Required for all parcels  Tier II clustering program:  Density credit: 3 times existing entitlements when 95% of timberlands are protected Protection instrument: Permanent conservation easement on remainder Rezone homesite parcels: County to conduct re-zone JTMP or NTMP: Required for all parcels		
			<b>COMMENTS: 5-27-10: Staff presented a recommendation to delete the clustering standard, given the Commission’s actions providing other allowances for housing in timberland. The Commission accepted this recommendation, and unanimously recommended deletion.</b>		
<b>A</b>	<b>B</b>	<b>C</b>	<b>FR-S2. Forestland-Residential Interface (FRI).</b> For areas identified as the FRI, reduce use conflicts via the following: <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, <u>and if necessary fire breaks around all or a portion of the development</u>, in consultation with CALFIRE.</li> <li>B. Identify preferred and necessary log haul routes to be maintained and acknowledged by residential users.</li> <li>C. Require recordation of “Right to Harvest” acknowledgements <del>(and other timber management activities such as prescribed burns)</del> <u>in the subdivision approval process as a condition of subdivision approvals.</u></li> <li>D. Support protection of residential drinking water supplies <u>when planning and implementing timber harvesting activities.</u></li> <li>E. For residential development, require demonstration of structural fire response capabilities, compliance with fire safe standards, and ongoing fire protection</li> </ul>		<b>M</b>

Plan Alternative				Section 4.6 Forest Resources	Staff Remarks/ Implementation	Position R,M,D
				<p>management programs.</p> <p>F. Support noticing via North Coast Unified Air Quality Management District requirements of affected property owners for prescribed burn activities <u>related to forest land management</u>.</p> <p>G. For <del>hilltop</del> residential development <u>in high and very high fire severity zones</u>, require a fire break and open space adjacent to forestlands, <u>consistent with CALFIRE recommendations with houses internal to the fire break</u>, to ensure defensible space.</p>		
				<b>COMMENTS: 6-10-10: The Commission unanimously approved the proposed revisions to FR-S2.</b>		
<b>A</b>	<b>B</b>	<b>C</b>		<b>FR-S3. State Clearance.</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.		<b>R</b>
				<b>COMMENTS: 5-27-10: retain, unanimous</b>		
	<b>B</b>			<p><b>FR-S4. Timberland Subdivisions.</b> Subdivision of lands designated as Timberland (T) 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, including the General Plan standards and policies for rural lands; and</p> <p>C. On each parcel, the residential site is located, to the fullest practical extent, in areas of the lowest productivity.</p>		<b>R Split Vote 4-1</b>

Plan Alternative	Section 4.6 Forest Resources	Staff Remarks/ Implementation	Position R,M,D
	<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 for divisions below 160 acres.</p>		
	<p><b>COMMENTS: 6-10-10: Commissioners Kreb, Smith, Nelson and Emad supporting the B version and Commissioner Gearheart supporting the modified A version.</b></p>		
<b>A</b>	<p><b>FR-S4. Timberland Subdivisions for Lands Planned Industrial Timber (IT) and Timberlands (T).</b>                      No further subdivision of lands designated as Industrial Timberland (IT) shall be allowed unless residential development rights are conveyed to the County. Subdivision of lands designated as Timberland (T) to the minimum parcel size may be permitted if the project meets the following criteria:</p> <ul style="list-style-type: none"> <li>A. The subdivision will result in significant improvements in timber production capabilities demonstrated by a sustained timber production assessment consistent with the Forest Practices Act Article 6.75, Section 1091.4.5 to the satisfaction of the Forestry Review Committee; 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, including the General Plan standards and policies for rural lands; 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) is prepared for divisions below 160 acres.</li> </ul>		<b>D Split Vote 4-1</b>
	<p><b>COMMENTS:</b>  <b>6-10-10: Commissioner Gearheart supported the “A” version with the following</b></p>		

Plan Alternative	Section 4.6 Forest Resources	Staff Remarks/ Implementation	Position R,M,D
	<p><b>modification:</b></p> <p><del><b>FR-S4. Timberland Subdivisions. for Lands Planned Industrial Timber (IT) and Timberlands (T).</b></del>                      No further subdivision of <del>timber</del>lands designated as Industrial Timberland (IT) shall be allowed unless residential development rights are conveyed to the County. Subdivision of lands designated as Timberland (T) to the minimum parcel size may be permitted if the project meets the following criteria: <b>(with subsections A-E to follow as written)</b></p>		
C	<p><b>FR-S4. Timberland Subdivisions.</b> Subdivision of lands designated as Timberland (T) to the minimum parcel size may be permitted if the project meets the following criteria:</p> <ul style="list-style-type: none"> <li>A. Adequate access, water, and geologic stability can be demonstrated for the proposed use and the land division meets all other regulatory requirements, including the General Plan standards and policies for rural lands; and</li> <li>B. On each parcel, the residential site is located, to the fullest practical extent, in areas of the lowest productivity.</li> <li>C. Access to the remainder is consistent with the uses of the remaining property.</li> <li>D. A joint timber management plan (JTMP) is prepared for divisions below 160 acres.</li> </ul>		D
	<p><b>COMMENTS:</b></p>		
D	<p><b>2721.4</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</li> </ul>		D

Plan Alternative	Section 4.6 Forest Resources			Staff Remarks/ Implementation	Position R,M,D
			harvest through intensive management; and B. Adequate access, water and geologic stability can be demonstrated for the proposed use and the land division meets all other regulatory requirements; and C. On each parcel, the residential site is located, to the fullest practical extent, in areas of the lowest productivity. D. Access to the remainder is consistent with the uses of the remaining property. E. A joint timber management plan will be prepared on the division.		
	<b>C</b>		<b>FR-Sx. Second Units.</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 not meet the definition of timberlands.		<b>D</b>
			<b>COMMENTS:</b>		
	<b>D</b>		<b>2721.3. Density Range:</b> 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. A. <u>Zoning</u> to a minimum parcel size of forty (40) acres is based on the findings that 1. It shall not significantly detract from the use of the property for, or inhibit, growing and harvesting of timber; and 2. It shall not inhibit economically viable agricultural and timber production on adjoining lands; and 3. Uses and parcel sizes in the adjoining area are compatible; and 4. It is consistent with a comprehensive view of all relevant plan policies. B. Zoning to a minimum parcel size of twenty (20) acres is based on the findings in 3(A) above and that:		<b>D</b>

Plan Alternative			Section 4.6 Forest Resources	Staff Remarks/ Implementation	Position R,M,D
			1. The timber site designation is Site II or above; and 2. Each parcel has frontage on an existing publicly maintained road; and 3. All such zoning is within 1/4 mile of an existing maintained public road.		
		D	<b>2721.6</b> 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)		D
			<b>COMMENTS:</b>		
		D	<b>2721.1 and 2515.1</b> The <u>Timber Production</u> 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 constituent with the existing zone and in compliance with all applicable federal, state and County regulations.		D
		D	<b>2715.3</b> Conversions for the expansion of a community shall be in conformance with the findings required in the Government Code.		D
			<b>4.6.5 Implementation Measures</b>		
A	B	C	<b>FR-IM1. Advocate for Regulatory Reform.</b> The County shall advocate for improved design and implementation of state forest practice rules and resource protection regulations <u>that reduce overlapping regulations, maintain property values, support longer term THP's and larger acreage NTMPs.</u>		M
			<b>COMMENTS: 6-10-10: The Commissioners unanimously recommended the revised wording (Emad, Gearheart, Smith, Krebs and Nelson).</b>		
A	B	C	<b>FR-IM2. Develop Incentive Program to Encourage Timber Production and Ecosystem</b>		M

Plan Alternative			Section 4.6 Forest Resources	Staff Remarks/ Implementation	Position R,M,D
			<b>Values.</b> Develop incentives for property owners and forestland managers to encourage continued timber production <u>and ecosystem values</u> on forestlands. Support <u>programs that</u> and provide technical assistance to small timber producers working to maintain timber production on lands also used as their primary residence.		
			<b>COMMENTS: 6-10-10: Commissioner Gearheart requested that the phrase “and ecosystem value” be inserted in the first sentence and the title. Chair Smith requested the alternative wording provided by the Resource Lands Working Group be retained. Commissioner Nelson questioned the definition of “incentives” and was concerned that the County was initiating a incentive program that was overlapping with other agencies. After much discussion, the Commissioners unanimously recommended the changes requested by C. Gearheart and Chair Smith (Emad, Gearheart, Smith, Kreb and Nelson).</b>		
<b>B</b>	<b>C</b>		<b>FR-IM3. Support Voluntary Conservation Programs.</b> Support local land trusts and conservation organizations in efforts to maximize conservation and production values from timberlands. Work to achieve consistency between County policies and regulations and applicable conservation programs including conservation easement taxing policies.		<b>M Split Vote 3-2</b>
			<b>COMMENTS: 6-10-10: Chair Smith requested the addition of the word “voluntary” in the title as recommended by the Resource Lands Working Group. Commissioners Emad, Smith, and Nelson supported this modification and Commissioners Gearheart and Kreb recommended the staff proposed version. The modification was made on a vote of 3-2.</b>		
<b>A</b>			<b>FR-IM3. Support and Manage Timber Conservation Programs.</b> Support local land trusts and conservation organizations in efforts to maximize conservation and production values from timberlands. Work to achieve consistency between County policies and regulations and applicable conservation programs including conservation easement taxing policies. Research and report to the Planning Commission and the Board of Supervisors on the potential for a Transfer of Development Rights program, a Carbon Sequestration Timber Conservation program and Community Forest Acquisition and Management Program.		<b>D</b>

Plan Alternative			Section 4.6 Forest Resources	Staff Remarks/ Implementation	Position R,M,D
			<b>COMMENTS:</b>		
	<b>B</b>	<b>C</b>	<b>FR-IM4. Merger Ordinance Revisions.</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>R</b>
			<b>COMMENTS: 6-10-10: The Commissioners unanimously recommended the implementation measure as written (Emad, Gearheart, Smith, Kreb and Nelson).</b>		
<b>A</b>			<b>FR-IM4. Merger Ordinance Implementation.</b> Develop a program to implement Article II of the existing Merger Ordinance (Ordinance No. 1762, County Code Section 327.5-1 et al) with a comprehensive noticing effort.		<b>D</b>
			<b>COMMENTS:</b>		
<b>A</b>	<b>B</b>		<b>FR-IM5. Develop Ordinance to Regulate Land Uses in TPZ lands.</b> Prepare an ordinance to implement the policies of this Plan for the designation and residential use of lands zoned TPZ.		<b>R</b>
			<b>COMMENTS: 6-10-10: The Commissioners unanimously recommended the implementation measure as written (Emad, Gearheart, Smith, Kreb and Nelson).</b>		
<b>A</b>	<b>B</b>	<b>C</b>	<b>FR-IM6. Develop Planned Rural Development Assistance Program.</b> Develop program to assist landowners with Planned Rural Development (PRD) applications.		<b>D</b>
			<b>COMMENTS: 6-10-10: The Commissioners unanimously recommended the deletion of this implementation measure as they had earlier recommended the deletion of FR-S1- Planned Rural Development Program Clustering Incentive Options on 5-27-10. (Emad, Gearheart, Smith, Kreb and Nelson).</b>		
	<b>B</b>		<b>FR-IM7. Implementation of FRI Overlay.</b> Map FRI around Rural Community Center (RCC)		<b>R</b>

Plan Alternative			Section 4.6 Forest Resources	Staff Remarks/ Implementation	Position R,M,D
			and Community Planning Area (CPA) land use designations to create an Overlay Zone. FRI is mapped using the adjacency rule—includes every timber and non-resource parcel that are adjacent to each other around RCCs and CPAs. Implement development standards for overlay zone. Develop a “Right to Harvest” Ordinance to be implemented as a part of an FRI Overlay Combining Zone.		
			<b>COMMENTS: 6-10-10: After extensive discussion the Commissioners unanimously recommended the implementation measure as written (Emad, Gearheart, Smith, Kreb and Nelson).</b>		
<b>A</b>			<b>FR-IM7. Implementation of Forestland-Residential Interface Overlay.</b> Map Forestland-Residential Interface (FRI) around all residentially zoned areas next to resource lands to create an Overlay Zone. FRI is mapped using the adjacency rule—includes every timber and non-resource parcel that are adjacent to each other. Implement development standards for an overlay zone. Develop a “Right to Harvest” Ordinance to be implemented as a part of an FRI Overlay Combining Zone.		<b>D</b>
			<b>COMMENTS:</b>		
		<b>C</b>	<b>FR-IM7. Implementation of FRI Overlay.</b> Map FRI around Community Planning Area (CPA) land use designations to create an Overlay Zone. FRI is mapped using the adjacency rule—includes every timber and non-resource parcel that are adjacent to each other around CPAs. Implement development standards for overlay zone. Develop a “Right to Harvest” Ordinance to be implemented as a part of an FRI Overlay Combining Zone.		<b>D</b>
			<b>COMMENTS:</b>		
<b>A</b>	<b>B</b>	<b>C</b>	<b>FR-IM8. Streamline County Forest Management Regulatory Requirements.</b> Review and streamline processes for hazard tree removal, fire safety hazard reduction, and other forest management activities under County jurisdiction.		<b>R</b>

Plan Alternative			Section 4.6 Forest Resources	Staff Remarks/ Implementation	Position R,M,D
			<b>COMMENTS: 6-10-10: The Commissioners unanimously recommended the implementation measure as written (Emad, Gearheart, Smith, Krebs and Nelson).</b>		
A	B	C	<b>FR-IM9. Coordination of County and State Policies.</b> Periodically review policies and regulations to ensure that they are compatible with the State Forest Practice Act and State Forest Practice Rules.		R
			<b>COMMENTS: 6-10-10: The Commissioners unanimously recommended the implementation measure as written (Emad, Gearheart, Smith, Krebs and Nelson).</b>		
A	B	C	<b>FR-IM10. Review Standards and Process of Joint Timber Management Plans (JTMP).</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.		R
			<b>COMMENTS: 6-10-10: The Commissioners unanimously recommended the implementation measure as written (Emad, Gearheart, Smith, Krebs and Nelson).</b>		
A	B		<b>FR-IM11. Road Maintenance.</b> The County shall maintain <u>county</u> roads used for the transportation of logs and monitor substandard conditions and maintenance needs in cooperation with timber producers.		M Split Vote 4-1
			<b>COMMENTS: 6-10-10: The Commission recommended by a vote of 4-0-1 to modify the staff recommended policy with the inclusion of the word “county” roads in the first sentence (Emad, Gearheart, Smith and Krebs with Nelson abstaining).</b>		
		C	<b>FR-IM11. Road Maintenance.</b> The County shall maintain roads used for residential development and the transportation of logs and monitor substandard conditions and maintenance needs in cooperation with timber producers and residential land owners.		D

Plan Alternative	Section 4.6 Forest Resources			Staff Remarks/ Implementation	Position R,M,D
	<p><b>COMMENTS:</b></p>				
	<p><b>C</b></p>	<p><b>FR-IMx. Public Services.</b> The County shall support the extension of 911 initiated police, structural fire and emergency services to Timberlands containing residential uses.</p>		<p><b>D</b></p>	
	<p><b>COMMENTS: 6-10-10: After much discussion, it was recommended by a vote of 4-1 to delete this implementation measure (Emad, Gearheart, Kreb and Nelson in favor and Smith, supported as written).</b></p>				
<p><b>A</b></p>	<p><b>FR-IMxx. Substandard Lots.</b> The County shall initiate <u>support rezoning</u> the removal of substandard lots (<u>under 40 acres in size</u>) from the TPZ designation when residential use becomes the primary use of the property and timber production cannot be sustained on a commercial basis.</p>				<p><b>M Split Vote 3-2</b></p>
	<p><b>COMMENTS: 6-10-10: After extensive discussion Commissioners Gearheart, Smith and Kreb recommended the implementation measure as modified while Commissioners Emad and Nelson voted no.</b></p>				
	<p><b>D</b></p>	<p><b>5-2510.1</b> Utilize the application of zone districts to identify the areas where development is appropriate under Sections 2721.3A and B.</p>		<p><b>D</b></p>	
	<p><b>D</b></p>	<p><b>5-2510.2</b> Establish the Forestry Review Committee.</p>		<p><b>D</b></p>	
	<p><b>D</b></p>	<p><b>5-2510.3</b> Matters concerning TPZ zoning and management plans and guides should be decided after advice from the Forestry Review Committee and based on the original intent and spirit of Timber Production Zoning.</p>		<p><b>D</b></p>	
	<p><b>D</b></p>	<p><b>5-2510.4</b> The County TPZ ordinance should be revised to provide:                      A. Divisions of TPZ land are permitted when covered by a Joint Timber Management Plan approved by the County.                      B. Standards for Joint Timber Management Plans and Guides which should include but not be limited to:</p>		<p><b>D</b></p>	

Plan Alternative	Section 4.6 Forest Resources	Staff Remarks/ Implementation	Position R,M,D
	<ol style="list-style-type: none"> <li>1) Stocking to minimum levels described by the Coast Forest District Forest Practice Rules. All work required by Joint Timber Management Plans shall be secured by a guarantee or bond with the County.</li> <li>2) An access component of a Joint Timber Management Plan or access requirement for other land division in Timber Production which will insure the eventual commercial harvesting of timber on each newly created parcel. Adequate access routes within the subdivision shall be recorded.</li> <li>3) Statements of purpose and intent of management Scope and intensity of management for both the timber and compatible uses.</li> <li>4) Property description and maps               <ol style="list-style-type: none"> <li>4a) Legal description, assessors parcel numbers. Location and legal status of right of ways and easements. Location of improvements and non-timber production uses.</li> <li>4b) Topography and physical features. Site classes, soil types.</li> <li>4c) Timber inventory. Species, age classes, stocking levels. Volume and growth.</li> </ol> </li> <li>5) Management descriptions.               <ol style="list-style-type: none"> <li>5a) Silviculture, stand regulation. Cutting cycle, expected yields, regeneration systems. Intermediate treatments, harvest system, access system.</li> <li>5b) Protection Protection of timber from fire, insects, disease and erosion. Protection of compatible uses.</li> </ol> </li> <li>6) Organization               <ol style="list-style-type: none"> <li>6a) Cost allocations for management, road construction maintenance, and protection.</li> </ol> </li> </ol>		

Plan Alternative	Section 4.6 Forest Resources	Staff Remarks/ Implementation	Position R,M,D
	<p>6b)Legal responsibilities, rights of ways, easements and deed restrictions.</p> <p>6c)Provisions for continuity of management.</p> <p>7) Schedule</p> <p>C. The Planning Department will provide a preliminary review of proposed TPZ division so that a Joint Timber Management Plan is not prepared for a division which is not acceptable because of General Planning concerns.</p> <p>D. A timberland owner may petition the Board to have their property zoned TPZ under the provisions of Government Code Section 51113.</p>		
	<p><b>D 5-2510.5</b> The County should investigate the legislative changes necessary to provide more local control for rezoning of lands in Timberland Production Zone.</p>		<b>D</b>