

Working for a General Plan that will...

Protect Forest Resources and Keep Timber Production Viable

The General Plan Update will shape future land use in unincorporated areas of the County. Protecting timberlands is essential to maintain the jobs they support along with environmental qualities they preserve, such as clean water, clean air, fish and wildlife habitat, and scenic values. Continuing the conversion of timberlands to residential uses threatens an industry that has historically formed the backbone of Humboldt County's economy.

The GPU's Forest Resources Chapter is about planning for future forestlands, not about existing residences. **Healthy Humboldt supports a low-cost, voluntary process for legalizing existing non-permitted residences on Timber Production Zone (TPZ) lands** which comply with feasible standards for safety and forest ecosystem protection.

Healthy Humboldt's Goals for the Forest Resources Chapter of the Land Use Element

Industrial vs. Non-Industrial TPZ Lands

We need policies that will prevent subdivision of and residential development on industrial timber lands while allowing small landowners to live on the land they manage. One way to do this would be to have two land use classifications for timber. Alternative A would establish zoning for Industrial and Non-Industrial timberlands.

- **Non-Industrial Timberlands (ownership of less than 5000 acres)** would allow for one house per 160 acres for all **future** subdivision, with several options for **smaller existing parcels** being actively managed for timber or forest ecosystem values continuing as TPZ. Others would be eligible for immediate rezoning for residential use (see below).
- **Industrial Timberlands (ownership of more than 5000 acres)** would allow for one house per 600 acres. Fewer than 20 landowners own more than 5,000 acres.

Rollout of TPZ for "Substandard" Parcels

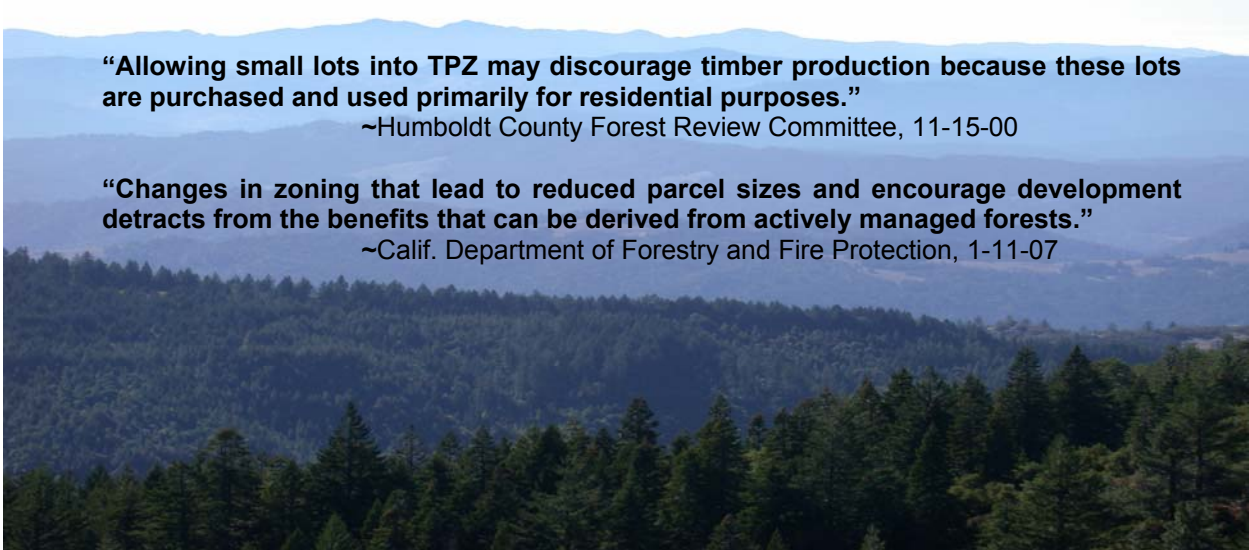
For lands zoned TPZ, immediate rollout is proposed for smaller parcels that are no longer being managed primarily for timber production. The County should bear the administrative costs of TPZ rollout.

TPZ Tax Status should continue to apply to lands managed for EITHER timber production or forest ecosystem values. Management practices could include thinning, habitat restoration, road decommissioning, erosion and sediment source reduction, etc.

Establish a Community Forest Acquisition and Management Program to provide recreational opportunities, protection for fish and wildlife habitat, community income from sustainable timber harvest, and can function as a buffer zone between residential areas and industrial timber production zones.

Protecting Forest Resources with the General Plan Update

Over the past two decades, residential value has begun to eclipse timber value on even the largest and most productive industrial and non-industrial ownerships. Unless we implement measures to protect working timberlands, we stand to lose our timber base and our vital forested landscape. Once developed, we would never get it back.



“Allowing small lots into TPZ may discourage timber production because these lots are purchased and used primarily for residential purposes.”

~Humboldt County Forest Review Committee, 11-15-00

“Changes in zoning that lead to reduced parcel sizes and encourage development detracts from the benefits that can be derived from actively managed forests.”

~Calif. Department of Forestry and Fire Protection, 1-11-07

Humboldt County produces more timber than any other county in the state. **Timber production—both Industrial and Non-Industrial—has long been the cornerstone of the region’s economy, and with proper management is arguably the county’s greatest long-term economic asset.**

The **Timber Production Zone (TPZ)** was established to provide a property tax reduction in exchange for limiting the use of the land to timber production and compatible uses that protect forest resources. The California Timberlands Productivity Act of 1982 was enacted to ensure **long-term economic viability** of the forest products industry by reducing pressures to divert timberlands to other uses. The redwood forest is a particularly limited natural resource that should be managed for timber production and ecosystem values. The “highest and best use” of these forests should be protected by promoting well-planned development in areas served by public infrastructure while discouraging residential development of rural resource lands.

Attend the October 15 Planning Commission Hearing in Eureka at 6 p.m.

Submit written comments to mspencer@co.humboldt.ca.us.

For more information, visit www.healthyhumboldt.org

Healthy Humboldt is a coalition of public interest groups working for a County General Plan that provides healthy housing and transportation choices while protecting resource lands and watersheds by focusing future growth in existing communities.

To read the draft GPU, visit <http://co.humboldt.ca.us/gpu/>.

See “Plan Alternatives—Key Issues and Comparison Charts”

COPIES of the GPU are available at libraries, or from the Planning Department at 268-3074.