



CHAPTER 3 -- THE LAND USE PLAN: RESOURCES AND DEVELOPMENT ISSUES AND POLICIES

3.3 FORESTRY AND SOILS RESOURCES

[Narrative](#)

Coastal Element Policies: Forestry and Soils

- 3.3-1 Coastal commercial timberlands (Coastal Act Section 30243) shall be defined as coastal (mixed conifers) or redwood forest on sites rated IV or better.
- 3.3-2 Timberlands of commercial size have been designated FL on the Land Use Plan Maps.
- 3.3-3 A timberland unit of commercial size shall not be divided into parcels smaller than 160 acres, and shall not be converted to uses other than the growing of timber and those compatible uses as identified in Chapter 2 under the Forest Land Classification.
- 3.3-4 Parcels in timberland designated Forest Lands (FL) shall be eligible for incorporation into a timber preserve after meeting specific qualifications as defined by Mendocino County Code Sections 20.10.02, 20.10.04 (Ordinance 1780, 1976) and 22.07.010 as amended (Ordinance 3453, 1983) and Rule 1021, Title 18, California Administrative Code.
- 3.3-5 TPZ lands or parcels entirely occupied by timberlands of commercial size shall have not more than one housing unit per 160 acres, county review and approval required for more than one dwelling per legally created parcel. Housing units on a timberland parcel, portions of which are not timberland, shall be subject to the density regulations prescribed for the land use shown on the Land Use Maps. Such housing units shall be located, when feasible, on non-Timberland soils.
- 3.3-7 The County shall support and promote reforestation and rehabilitation of understocked timberlands through:
- technical assistance available from the Mendocino County Resource Conservation District, the U.S. Soil Conservation Service, U.C. Cooperative Extension Service, California Department of Forestry and other interests with appropriate expertise.
 - financial assistance available from various sources, including California Department of Forestry, U.S. Agricultural Stabilization and Conservation Service.
- 3.3-8 In order to minimize forest land-residential conflicts, site plans in a residential area



-MENDOCINO COUNTY COASTAL ELEMENT-



shall not result in a residential structure being closer than 200 feet from a parcel designated for forest lands use, unless there is no other feasible building site on an existing residential parcel.

- 3.3-9 Limit residential uses and subdivisions adjacent to Commercial Timberlands to a low density standard to provide a buffer to minimize the conflicts between commercial timber management operations and residential land uses. New parcels created adjacent to a Timber Preserve Zone (TPZ) shall be limited to a ten (10) acre minimum. For parcels beyond the 10-acre minimum buffer (parcels which would be separated from the timberland by the buffer), the minimum parcel size would be dictated by the General Plan Land Use classification.

If parcels adjacent to Commercial Timberland are designated Clustering (:CL) or Planned Development (:PD), the density will be dictated by the General Plan Land Use classification provided that the residential development is located not closer than 200 feet from the property line(s) of the protected timberland or at the farthest feasible point from said property line(s). For residential development within 200 feet of the Timberland parcel(s), density shall not exceed one dwelling unit per 10-acres. (There shall be a minimum of 10-acres of lot area for each dwelling unit located within the 200-foot limit). Approval of any land divisions shall be consistent with Policy 3.9-2 and only when the creation of new parcels at the proposed acreages will not adversely affect the long term productivity of the timberlands.