

**ATTACHMENT 7**

**Record of Action and Staff Report for  
Planning Commission General Plan Conformance Review**

RECORD OF ACTION OF THE PLANNING COMMISSION  
OF THE COUNTY OF HUMBOLDT

Case No. GPC 13-005

APNs 015-061-001, 015-171-001, 016-181-002, 016-191-004, 016-201-005, 017-031-007, 017-032-006 (portion), 017-071-010, 017-071-011, 017-172-004, 017-073-003, 017-073-006, 017-141-004, 017-151-007, 017-164-002, 017-173-003, 300-011-008 (portion), 300-011-013 (portion), 300-011-014 (portion), 300-011-003 (portion), 303-012-001, 303-012-005, 303-012-006, 304-021-002, 304-021-003

**McKay Community Forest**, Eureka area. A General Plan Conformance Review involving the proposed acquisition of land for the McKay Tract Community Forest and its "conformity" with the General Plan pursuant to Government Code Section 65402. The land under consideration is part of the McKay Tract currently owned by Green Diamond Resource Company. The proposal involves the acquisition of approximately 1,006 acres by Humboldt County to establish a community forest that would be managed for multiple objectives including public access and recreation, timber harvest, and watershed and resource protection.

**Recommendation**

Adopt the Report as to Conformance with the General Plan as presented in the staff report.

**Record of Action**

- Adopt Planning Division's recommendation.  
 Adopt Planning Division's recommendation with revisions as made by the Planning Commission.

Adopted after review and consideration of all the evidence on November 7, 2013.

The motion was made by Commissioner Faust and seconded by Commissioner Masten.

AYES: Commissioners: Faust, Ulansey, Morris, Disiere, Edmonds, Masten, Bongio  
NOES: Commissioners:  
ABSTAIN: Commissioners:  
ABSENT: Commissioners:  
DECISION: Motion carries 7/0.

  
Linda Disiere, Chair

I, Karynn Merkel, Clerk to the Planning Commission of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above entitled matter by said Commission at a meeting held on the date noted above.

  
Karynn Merkel, Clerk



**COUNTY OF HUMBOLDT  
PLANNING AND BUILDING DEPARTMENT  
CURRENT PLANNING DIVISION**

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<http://www.co.humboldt.ca.us/planning/>

Date: October 29, 2013

To: Humboldt County Planning Commission

From: Kevin Hamblin, Director of Planning and Building Department

Subject: **McKay Community Forest** General Plan Conformance Review

Case No. GPC 13-005

Assessor Parcel Numbers (APNs) 015-061-001, 015-171-001, 016-181-002, 016-191-004, 016-201-005, 017-031-007, 017-032-006 (portion), 017-071-010, 017-071-011, 017-172-004, 017-073-003, 017-073-006, 017-141-004, 017-151-007, 017-164-002, 017-173-003, 300-011-008 (portion), 300-011-013 (portion), 300-011-014 (portion), 300-011-003 (portion), 303-012-001, 303-012-005, 303-012-006, 304-021-002, 304-021-003  
Eureka Area

The attached staff report has been prepared for your consideration of the McKay Community Forest General Plan Conformance Report at the public hearing on November 7, 2013. The staff report includes the following:

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Please contact John Miller, Senior Planner, at (707) 268-3781 or by email at [jmiller@co.humboldt.ca.us](mailto:jmiller@co.humboldt.ca.us) if you have any questions about the scheduled public hearing item.

## AGENDA ITEM TRANSMITTAL

To: Humboldt County Planning Commission

From: Kevin Hamblin, Director of Planning and Building Department

<b>Meeting Date</b> November 7, 2013	<b>Subject</b> General Plan Conformance Review	<b>Contact</b> John Miller
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**Project:** This is a report on "the location, purpose and extent" of the proposed acquisition of land for the McKay Tract Community Forest and its "conformity" with the General Plan pursuant to Government Code Section 65402. The land under consideration is part of the McKay Tract currently owned by Green Diamond Resource Company. The proposal involves the acquisition of approximately 1,006 acres by Humboldt County to establish a community forest that would be managed for multiple objectives including public access and recreation, timber harvest, and watershed and resource protection.

**Project Location:** The project contains a portion of the McKay Tract located southeast of Eureka in the Myrtle town, Cutten, and Ridgewood Heights area. No site address exists at this time.

### Present Plan Designations and Zoning by Assessor's Parcel Numbers (APNs)

Parcel Number	General Plan Designation	Zone Classification
015-061-001	AE;NR;RL (HBAP)	AE/T
015-171-001	RL;AE (HBAP)	AE/T
016-181-002	RL (HBAP)	RS-5
016-191-004	RL (HBAP)	RS-5
016-201-005	RL (HBAP)	RS-5
017-031-007	RM;A;G(ECP68);TC(HBAP)	TPZ
017-032-006 (portion)	TC;RL;T (ECP)	TPZ;TPZ/R
017-071-010	T (ECP)	TPZ
017-071-011	TC (HBAP);T (ECP/FWCP)	TPZ;TPZ/R
017-072-004	T (ECP)	TPZ
017-073-003	T (ECP)	TPZ
017-073-006	T (ECP)	TPZ
017-141-004	AE (HBAP)	AE-60/A,F,T
017-151-007	AE (HBAP)	AE-60/A,F,T
017-164-002	TC (HBAP)	TC
017-173-003	TC (HBAP)	TC
300-011-008 (portion)	T;RL;RM;CG (ECP)	R1;R4;R1-Q/GO;TPZ;C1
300-011-013 (portion)	T (FWCP)	TPZ
300-011-014 (portion)	RL;T (ECP)	TPZ;R-1-Q/GO;R-1
303-011-003 (portion)	RL;T (ECP)	R-1*/GO;TPZ
303-012-001	T;RL (ECP);T (FRWK)	R-1-Q/GO;TPZ
303-012-005	T;AR-5 (ECP)	TPZ;AG-B-5(5)
303-012-006	T (ECP);T (FRWK)	TPZ
304-021-002	T (ECP)	TPZ
304-021-003	T (FRWK)	TPZ

**Applicant**

Humboldt County Department of  
Public Works  
Hank Seemann, Deputy Director  
1106 Second Street  
Eureka CA 95501

**Owner**

Green Diamond Resource Co  
Craig Compton  
PO Box 68  
Korbel CA 95550  
(707) 668-4424

**Agent**

**Environmental Review:** General Plan conformance review pursuant to Government Code Section 65402(a) and Humboldt County Framework General Plan Policy 4920.1 is not a project pursuant to the California Environmental Quality Act.

The Humboldt County Department of Public Works, found the purchase of the approximate 1006 acre parcel to be categorically exempt from environmental review pursuant to Section 15316 (Transfer of Ownership of Land in Order to Create Parks) of the CEQA guidelines.

**Major Issues:** Compatibility with adjacent uses; Public Safety; Circulation.

**State Appeal Status:** Project is not appealable to the California Coastal Commission.

### **MCKAY TRACT COMMUNITY FOREST GENERAL PLAN CONFORMANCE REVIEW**

Case No. GPC 13-005; APNs 015-061-001, 015-171-001, 016-181-002, 016-191-004, 016-201-005, 017-031-007, 017-032-006 (portion), 017-071-010, 017-071-011, 017-172-004, 017-073-003, 017-073-006, 017-141-004, 017-151-007, 017-164-002, 017-173-003, 300-011-008 (portion), 300-011-013 (portion), 300-011-014 (portion), 300-011-003 (portion), 303-012-001, 303-012-005, 303-012-006, 304-021-002, 304-021-003

**Executive Summary:** A report on conformance with the general plan is required under California Government Code Section 65402 when the County acts to acquire or dispose of real property or intends to construct a new public building or structure. Also, under Section 4900 of the Humboldt County General Plan (Volume I, Framework), this review is to be applied to "future projects and facilities proposed by any agency of County government" in order to "maximize consistency" with the County General Plan. The applicable code is included as Attachment 3 to this staff report.

**Project Description:** The Humboldt Public Works Department has requested a general plan conformance review for the County's acquisition of land from the Green Diamond Resource Company. Humboldt County is considering the acquisition of this property to provide for the establishment of a community forest in the greater Eureka area. The transfer of property is planned with the assistance of the Trust for Public Land and funding for project planning from California Coastal Conservancy and the California Wildlife Conservation Board.

The Public Works Department has not yet completed a management plan for the proposed community forest. Proposals for the community forest, including the construction of parking lots, access point, trails, and other facilities, are entirely conceptual at this time. Public Works is conducting public outreach and meetings and has completed a draft report that identifies timber revenue potential that is under review by the Forest Review Committee and is also preparing a road assessment report. These efforts will contribute to the management plan for the proposed community forest. Given that there is only a conceptual community park proposal available at this time; this report on General Plan conformance is cursory.

Green Diamond has been working with The Trust for Public Land, a national conservation organization, to develop a conservation strategy which includes plans to sell a portion of Green Diamond's McKay Tract land holdings adjacent to the urban interface and west of Ryan Creek in order to establish a community forest. Such a community forest will conserve the land's resource values, maintain timber harvest, and create opportunities for public access and recreation. Once funding for land acquisition is secured, the Humboldt County Board of Supervisors will make the ultimate decision whether to accept and manage the land for a community forest. This decision is projected to occur in December 2013 or January 2014.

If implemented, the proposed community forest would be managed by the Humboldt County Public Works Department as part of the County Parks and Trails system, which currently totals nearly 950 acres across 17 park units. Community forests, like the Arcata Community Forest and others around the country, are typically managed with multiple objectives including public access and recreation, watershed and resource protection, and selective timber harvest. Humboldt County intends to coordinate closely with the City of Eureka on community forest management. Humboldt County has started the process of developing a management plan, which will include an environmental review under CEQA and a thorough public outreach and review process. Project web site: <http://www.co.humboldt.ca.us/pubworks/mckayforest/>.

The Public Works Department has identified integration with existing development and infrastructure and compatibility with adjacent properties and land use as a key element of

project planning for the proposed community forest. Potential public access points continue to be evaluated and will be a part of the management plan or other future community forest planning activity. Candidates for primary access points include Redwood Acres fairgrounds, Redwood Ball Fields, and the future Hospice of Humboldt campus. Planning for the trail network within the community forest will depend largely on the location of access points, the ability to convert existing logging roads into trails, and opportunities to create linkages between different parts of the community forest. Actual development of public access points and trails will be implemented in phases over time.

Traffic circulation in Cutten and southern Eureka and the adequacy of the road network continues to be an area of concern for the County, the City, and the general public. The Eureka Community Plan (1995), Section 4205 Recommended Improvements, envisions a connector road between Walnut Drive (beginning at Cypress Street) and the end of Harrison Street passing through the McKay Tract. Planning for the proposed community forest includes maintaining the option to utilize the Community Forest property to accommodate this future connector road, if such a road alignment is determined to be feasible and in the public interest.

The Public Works Department has identified the critical next steps for the McKay Tract Community Forest Project. Next steps include:

- the preparation of reports to identify timber revenue potential with Forest Review Committee review, transportation planning for the McKay Tract and the Cutten area; Road assessment report;
- public outreach and meetings;
- grant funding to support the acquisition and project planning from California Coastal Conservancy and the California Wildlife Conservation Board; and
- completion of a preliminary management plan.

**Project Location:** The project site is located, on the west side of Ryan Creek and on the east side of the developed areas of the Cutten/Ridgewood/Myrtle town neighborhoods area (See Figure 1 McKay Tract Community Forest - Location Map).

Figure 1. Proposed McKay Tract Community Forest – Location Map

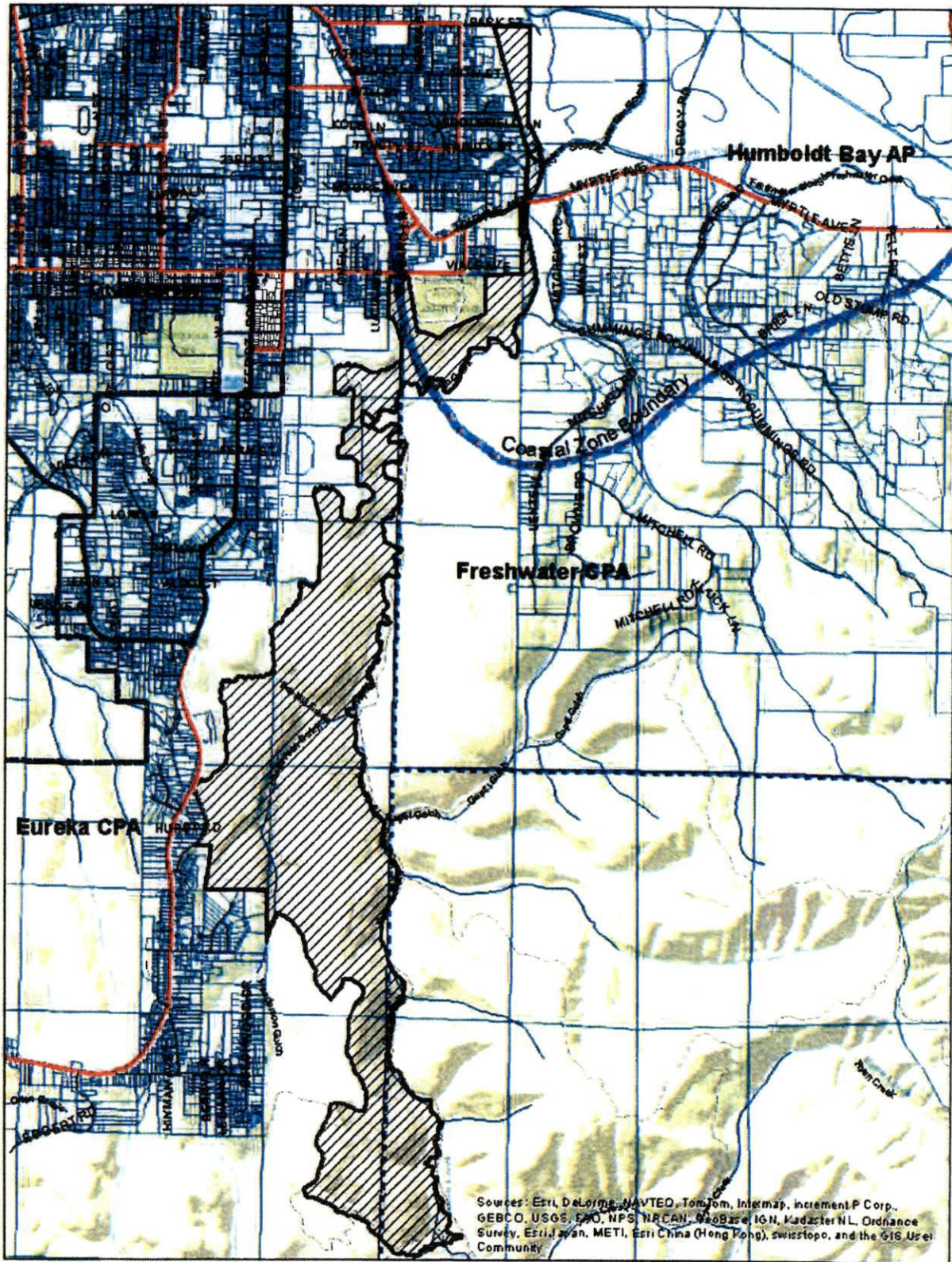
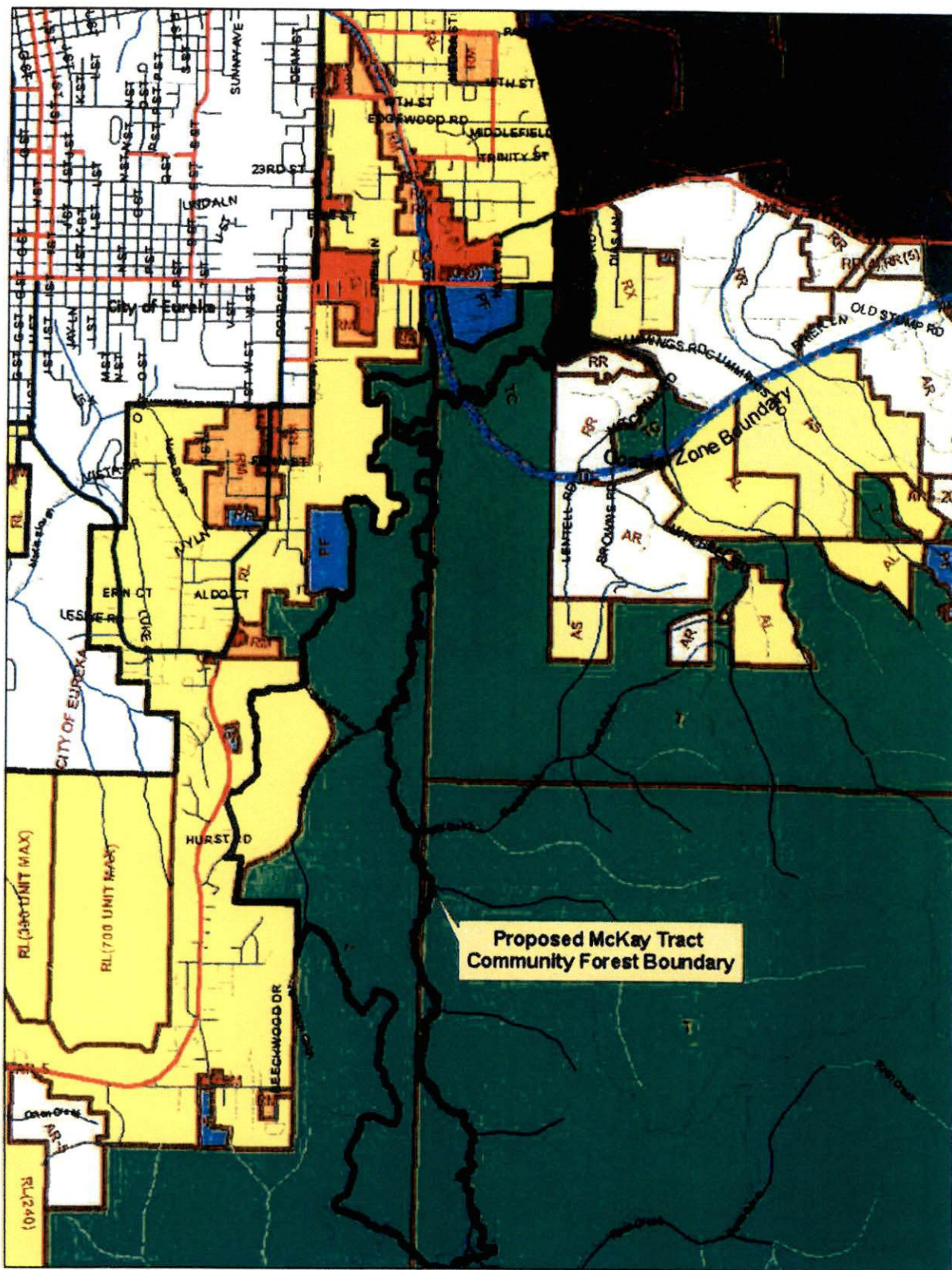




Figure 2. McKay Tract Community Forest - General Plan Land Use



**General Plan Designations:** Land within the 1,006 acre proposed McKay Tract Community Forest is Planned Timber Production (779.1 acres), Residential Low Density (123.6 acres), Agricultural Exclusive (38.8 acres), and Coastal Commercial Timberland (34.8 acres). The following is a general discussion of each land use designation and the portion of the proposed community forest where it applies (See Figure 2. McKay Tract Community Forest - General Plan Land Use).

**Timber Production (T) in the Eureka Community Plan/Freshwater Community Plan/Framework General Plan:** This designation is utilized to classify land that is primarily suitable for the growing, harvesting and production of timber as part of the Eureka Community Plan, Freshwater Community Plan, and Framework General Plan. The primary and compatible uses for the "T" land use designation are the same for each of these plans. Areas within the proposed McKay Tract Community Forest planned "T" are mostly thickly forested with several small clearings and open areas representing more recent timber harvest activity. Compatible uses for the T land use designation that relate to the proposed McKay Tract Community Forest other than the direct growing, harvesting and portable processing of timber include: watershed management, management for fish and wildlife habitat, and recreational uses under the control of the owner which will not significantly detract from or inhibit timber or agricultural production on the project site or adjoining lands.

**Residential Low Density (RL) in the Eureka Community Plan:** This land use designation is applied in urban areas of the County where topography, access, utilities and public services make the area suitable for such development. Compatible uses include noncommercial recreational facilities. A public trail system running through a managed forest unit would appear consistent with this use allowance.

**Agriculture Exclusive (AE) in the Humboldt Bay Area Plan:** A small portion of the proposed McKay Tract Community Forest is planned AE. This designation is utilized to protect prime and non-prime agricultural lands for long term productive agricultural. Conditional uses related to the proposed McKay Tract Community Forest include watershed management, management for fish and wildlife habitat, recreation (such as hunting camps and stables except those requiring non- agricultural development). The proposed management concept is compatible with the AE designation.

**Coastal Commercial Timberland (TC) in the Humboldt Bay Area Plan:** This designation is utilized to protect productive timberlands for long-term production of merchantable timber. Conditional uses related to the proposed McKay Tract Community Forest include management of watershed, management for fish and wildlife, utility and transmission lines, second dwellings, temporary labor camps, permanent timber processing plants for commercial processing of wood and wood products. Recreation while not specifically listed is a conditionally permitted use in the Commercial Timber (TC) implementing zone district. A small portion of the proposed McKay Tract Community Forest is planned TC. This area is located to the west, south, and east sides of Redwood Acres Fairgrounds in the lower reaches of the Ryan Creek drainage. This area contains mature conifer trees along the slopes and brush and open areas along the drainage floor.

#### **Findings and Recommendations:**

Staff believes that the Planning Commission may report that the proposed McKay Tract Community Forest does conform to the Humboldt County Framework General Plan, the Eureka Community Plan, the Freshwater Community Plan, and Humboldt Bay Area Plan based on the analysis in Attachment 1 and the following:

- A. The proposed use is consistent with continued management of the timber resource along with the provision of new and expanded recreational opportunities for the community. By maintaining the unit as a "working forest" it will conserve the McKay Tract's resource values, maintain timber harvest to offset operating costs, and will create opportunities for expanded public access and recreation. The proposed uses conform to the primary or compatible uses described in the affected land use designations. Future recommended action: once these lands are under County ownership, re-designation to Public Lands (P) may be advisable.
- B. While non-commercial recreation is a use permitted in the Low Density Residential land use designation and thereby consistent with the RL designation, the project effectively removes land from the Housing Inventory. As described in the following analysis, this reduction in land inventory will not impact the County's ability to meet its housing goals because there is more than sufficient inventory of lands designated for low density residential development. Future recommended action: the 2014 Housing Element update should reflect the reduction in residential development potential attributed to the removal of Assessor's Parcel Numbers 300-011-008 and 300-011-003 from the Housing Inventory.
- C. The land being acquired for the Community Forest is presently managed through a private road system under control of the current landowner, Green Diamond Resources Company (GDRC). The acquisition would include the reservation for common use of certain portions of this road system for forest management purposes. Consequently, consistency with the Plan exists in that there are no circulation element issues raised by the project. However, the ECP recommends that a public roadway extension be constructed that would reroute Walnut Drive traffic along Cypress Street north through the North McKay Tract to the end of Harrison Avenue (ECP 4205.3). The Community Forest land is not specifically identified in the circulation element to provide this future road dedication. Nonetheless, the Humboldt County Public Works is currently analyzing existing and future traffic in the Cutten area and McKay Tract, and is seeking to determine it is feasible to consider a potential route through these lands. Future recommended action: planning for the proposed community forest should include maintaining the option to utilize the Community Forest property to accommodate this future connector road, if such a road alignment is determined to be feasible and in the public interest.
- D. The General Plan does not identify the lands currently being considered for acquisition as part of the County's Trail Plan. However, the proposal does envision that the Community Forest will allow for public access and trails development as a means of expanding recreational opportunities for the community. Access points and trail design considerations will be a major component of the Management Plan for the proposed Community Forest. As access and trail planning is undertaken, integration with existing development and infrastructure and ensuring compatibility with adjacent properties and land uses will be key considerations. Recommended future action: apply the standards for trail development in Section 4311 of the General Plan to future access points and trail and support facilities when adopting the Management Plan for the Community Forest property.

It is recommended that your Commission adopt the report with the staff findings. Alternatively, your Commission may make such modifications to the report as deemed appropriate.

**RECORD OF ACTION OF THE PLANNING COMMISSION  
OF THE COUNTY OF HUMBOLDT**

**Case No. GPC 13-005**

**APNs 015-061-001, 015-171-001, 016-181-002, 016-191-004, 016-201-005, 017-031-007, 017-032-006 (portion), 017-071-010, 017-071-011, 017-172-004, 017-073-003, 017-073-006, 017-141-004, 017-151-007, 017-164-002, 017-173-003, 300-011-008 (portion), 300-011-013 (portion), 300-011-014 (portion), 300-011-003 (portion), 303-012-001, 303-012-005, 303-012-006, 304-021-002, 304-021-003**

**McKay Community Forest**, Eureka area. A General Plan Conformance Review involving the proposed acquisition of land for the McKay Tract Community Forest and its "conformity" with the General Plan pursuant to Government Code Section 65402. The land under consideration is part of the McKay Tract currently owned by Green Diamond Resource Company. The proposal involves the acquisition of approximately 1,006 acres by Humboldt County to establish a community forest that would be managed for multiple objectives including public access and recreation, timber harvest, and watershed and resource protection.

**Recommendation**

Adopt the Report as to Conformance with the General Plan as presented in the staff report.

**Record of Action**

- Adopt Planning Division's recommendation.
- Adopt Planning Division's recommendation with revisions as made by the Planning Commission.

Adopted after review and consideration of all the evidence on November 7, 2013.

The motion was made by Commissioner \_\_\_\_ and seconded by Commissioner \_\_\_\_.

AYES:           Commissioners:  
NOES:           Commissioners:  
ABSTAIN:       Commissioners:  
ABSENT:        Commissioners:  
DECISION:

\_\_\_\_\_  
Linda Disiere, Chair

I, Karynn Merkel, Clerk to the Planning Commission of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above entitled matter by said Commission at a meeting held on the date noted above.

\_\_\_\_\_  
Karynn Merkel, Clerk

**ATTACHMENT 1**

**STAFF ANALYSIS OF PROJECT'S CONFORMANCE WITH THE GENERAL PLAN**

The following table identifies the evidence considered by staff in analyzing the conformance of the proposed acquisition of real property by the Humboldt County Public Works Department with all applicable policies and standards in the Humboldt County Framework General Plan (FWRK), the Eureka Community Plan (ECP), The Freshwater Community Plan (FCP), and Humboldt Bay Area Plan (HBAP).

<b>Relevant Plan Section(s)</b>	<b>Summary of Applicable Goal, Policy or Standard</b>	<b>Analysis of General Plan Conformance</b>
Rural Land Use 2500	Development dependent in part on the protection of economically viable resource production land from incompatible uses.	A community forest that is intended to conserve the McKay Tract resource values, maintain timber harvest, and create opportunities for public access and recreation would be consistent with Rural Land Use objective to protect economically viable resource production land from incompatible uses.
Urban Land Use 2600	Concentrate development in existing served areas, especially those with provided with adequate infrastructure and services; protect drainage gulches; provide opportunities for recreation.	The portion of the proposed community forest that is planned RL is subject to Urban Land Use policies.  Services and infrastructure is not currently provided to the portion of the McKay Tract subject to Urban Land Use policies. The community forest would protect greenways and open space areas and provide for public recreation.

<p>Housing FP 2420-2430</p>	<p>Encourage innovative designs which facilitate optimum use of sites.</p>	<p>Assessor's Parcel Numbers 300-011-008 and 300-011-003 are listed on the Humboldt County Housing Inventory as contributing 282 and 77 housing units, respectively, to meet the unincorporated County's moderate and above moderate income households housing needs for this Housing Element planning period. These 359 moderate and above moderate income housing units would not be constructed if the McKay Tract Community Forest were to be established.</p> <p>The County is obligated to accommodate its Regional Housing Need Allocation of 892 moderate and above moderate income households this Housing Element planning period (Housing Element Table 8-4, Projected Housing Need). The Housing Element, as revised in August 2012, indicates that the County has an inventory of 2,845 units to meet the moderate and above moderate need. Therefore, even with the loss of these 359 units to a non-residential land use, the County would still have a surplus inventory available to meet the projected housing need. Consequently, the removal of available land from the housing inventory as an outcome of the Community Forest acquisition would not impair the County's ability to meet its obligations under the adopted Housing Element.</p>
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<p>Land Use Residential Low Density (RL) 2732 (ECP)</p>	<p>The RL designation is applied to urban areas of the County where topography, access, utilities and public services make the area suitable residential development at densities between one and six dwelling units per acre.</p>	<p>The portion of the proposed McKay Tract Community Forest planned RL is located east of the Humboldt Community Services District office/headquarters. This area is comprised of approximately 61 acres of level terrain and approximately 61 acres of steeply sloped gulch area. The developable area is not served by streets or infrastructure and is located outside the boundaries of Humboldt CSD. For this area to be developed, a new access road would need to be constructed beginning near the intersection of Northridge Road and Eiger Lane and the area would need to be annexed to Humboldt CSD. Portions of this area are subject to Greenway And Open Space Areas policies (Section 3600) contained in the Eureka Community Plan. This area is forested with tightly spaces young conifer trees.</p> <p>This land is currently used as timber land. The proposal to manage this area for multiple objectives including public access and recreation, watershed and resource protection, and sustainable timber harvest would not be a change in use.</p> <p>The RL land use designation is intended for residential development. Compatible uses in the RL land use designation that relate to the proposed McKay Tract Community Forest include noncommercial recreational facilities. A public trail system running through a managed forest unit would appear consistent with this use allowance.</p>
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<p>Timber Production (T) 2721 (FWRK, ECP, FCP)</p>	<p>The T designation is utilized to classify land that is primarily suitable for the growing, harvesting and production of timber.</p>	<p>Approximately 100 acres of the proposed McKay Tract Community Forest is planned T and located outside community planning areas. This area is south and east of the Ridgewood Heights area on the western slope of Ryan Creek drainage in the southeast half of Section 12, eastern half of Section 13. This area is forested with tightly spaces young conifer trees and is subject only to the Framework General Plan.</p> <p>The portion of the proposed McKay Tract Community Forest within the Eureka Community Plan area and planned T is located south of Harris Street and Redwood Acres and west of Ryan Creek. This are is thickly forested (with small clearing north east of the Redwood Ball Fields) and includes open areas representing more recent timber harvest activity. A cleared right of way containing PG&amp;E electric transmission line extends through this area in a north east direction.</p> <p>A small portion of the proposed McKay Tract Community Forest within the Freshwater Community Plan area and planned T is located south of Redwood Acres and west of Ryan Creek. This area contains trees and brush along the bank of the creek.</p> <p>Compatible uses for the FWRK, ECP, and FCP "T" land use designation, other than the direct growing, harvesting and portable processing of timber that relate to the proposed McKay Tract Community Forest, include watershed management, management for fish and wildlife habitat, and recreational uses under the control of the owner which will not significantly detract from or inhibit timber or agricultural production on the project site or adjoining lands.</p> <p>The proposed management concept, which includes land management for</p>
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		multiple objectives including public access and recreation, watershed and resource protection, and sustainable timber harvest activities, is compatible with the T designation.
Coastal Commercial Timberland (TC) 4.10, Section 3.23 (HBAP)	To protect productive timberlands for long-term production of merchantable timber.	<p>The portion of the proposed McKay Tract Community Forest within the Coastal Zone and Humboldt Bay Area Plan area and planned TC is located to the west, south, and east sides of Redwood Acres Fairgrounds in the lower reaches of the Ryan Creek drainage. This area contains mature conifer trees along the slopes and brush and open areas along the drainage floor.</p> <p>Conditional uses related to the proposed McKay Tract Community Forest include management of watershed, management for fish and wildlife, and utility and transmission lines. Recreation while not specifically listed is a conditionally permitted use in the Timberland Commercial (TC) implementing zone district. The proposed management concept is compatible with the TC designation.</p>
Agriculture Exclusive (AE) 4.10, Section 3.24 (HBAP)	To protect prime and non-prime agricultural lands for long term productive agricultural.	<p>The portion of the proposed McKay Tract Community Forest within the Coastal Zone and Humboldt Bay Area Plan area and planned AE is located to the east of Redwood Acres Fairgrounds, on the west side of the drainage, beginning in the area where Ryan Creek becomes Ryan Slough and extending north along the west side of Ryan Slough and an unnamed slough associated with Eureka Slough to Park Street.</p> <p>Conditional uses related to the proposed McKay Tract Community Forest include watershed management, management for fish and wildlife habitat, recreation (such as hunting camps and stables except those requiring non-agricultural development). The proposed management concept is compatible with the AE designation.</p>

<p>Hazards 3200 (FWRK)</p>	<p>Regulate development in potentially hazardous areas to promote public safety</p>	<p>The proposed acquisition of the McKay Tract Community Forest does not involve development that would permanently place people in potentially hazardous areas. The proposed management concept would ultimately need to address two ongoing public safety issues: law enforcement; wildland urban interface fire protection.</p>
<p>Water Resources 3300 (FWRK)</p>	<p>Maintain or enhance the quality of the County's water supply and water resources and the fish and wildlife habitat utilizing those resources.</p>	<p>The proposed acquisition of the McKay Tract Community Forest does not involve site disturbing activities that could affect water quality or quantity. In addition, the proposed management concept involves sustainable forestry and water resource protections. Formal water resource review will be performed as part of any subsequent development proposal on the property and the proposed management concept involves water resource protections.</p>
<p>Biological Resources 3400 (FWRK) Sensitive Wildlife And Vegetation Habitat 3400 (ECP)</p>	<p>The protection of sensitive or critical habitat</p>	<p>The proposed acquisition of the McKay Tract Community Forest does not involve site disturbing activities. Formal biological resource review will be performed as part of any subsequent development proposal on the property and the proposed management concept involves biological resource protections. Streamside Management Area (SMA) buffers along streams will apply to new trail and facility development. Timber operations would be subject to the protections mandated under the California Forest Practices Act.</p>
<p>Cultural Resources 3500 (FWRK, ECP)</p>	<p>To protect designated historical and archeological resources.</p>	<p>The proposed acquisition of the McKay Tract Community Forest does not involve site disturbing activities. Formal cultural resource review will be performed as part of any subsequent development proposal on the property.</p>
<p>Archaeological and Paleontological Resources (3.18)</p>	<p>Where new development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.</p>	<p>The proposed acquisition of the McKay Tract Community Forest does not involve site disturbing activities. Formal archaeological and paleontological resource review will be performed as part of any subsequent development proposal on the property.</p>

<p>Greenway and Open Space 3600 (ECP)</p>	<p>To protect Greenway and Open Space (GO) areas historically known as gulches from incompatible development</p>	<p>Development within GO areas must occur above 30% slope break and outside of streamside management areas (SMA). The implementation of the GO protections included the application of overlay zoning. The proposed McKay Tract Community Forest management concept would be expected to include resource protections at least as stringent as the Greenway and Open Space policies. Activities proposed as a result of the McKay Tract Community Forest Management Plan will be reviewed for conformance with these provisions.</p>
<p>Roads 4230 (FWRK)</p>	<p>To develop, operate and maintain a well-coordinated, balanced, circulation system that is safe, efficient and provides good access to all cities, communities, neighborhoods, recreational facilities and adjoining regions</p>	<p>The proposed acquisition of the McKay Tract Community Forest will result in a new regional recreation attraction that will require the incorporation of access, parking, and circulation planning into the proposed management concept that is consistent with community plan policies.</p>

<p>Circulation Policies 4220 (ECP)</p>	<p>Table F and Figure 17 Circulation Map identifies Walnut Drive traffic to be rerouted along Cypress Street, and thence north through the North McKay Tract to the end of Harrison Avenue.</p>	<p>While not specifically identified in the Circulation Element of the ECP, the McKay Tract Community Forest could possibly accommodate the proposed alignment of the Cypress Street extension (ECP Recommended Improvements Section 4205.3). The internal road system currently used for timber management will be maintained through agreements or easements reserved unto the County at time of acquisition from the current land owner GDRC.</p> <p>Traffic circulation in Cutten and the City of Eureka is an area of concern for the County. The Public Works Department states that the County is committed to keeping open the option for a future roadway extension, if such a road is determined to be feasible and in the public interest. Detailed traffic studies have not been prepared that would specify when this new road extension is needed; the most appropriate roadway alignment; or the predicted affects on the local transportation network. A baseline study is under way at this time. It is a recommendation for future action that the purchase maintain the opportunity to accommodate this access if otherwise consistent with the multi-use function of the proposed Community Forest.</p>
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<p>County Parks And Recreation 4400 (ECP) 4420 (FRWK)</p>	<p>To provide and adequately maintain an accessible park and recreation system reflective of public needs and to minimize environmental impacts</p>	<p>The McKay Tract Community Forest will provide a unique recreation resource that would meet the needs of the ECP and regional area with sustainable funding as required by ECP parks policies.</p> <p>In particular, it will fulfill the policy to facilitate County acquisition, development and maintenance of parks and recreational areas to serve the outdoor recreational needs of County residents and tourists [FWRK, Section 4430.1].</p> <p>An extensive public outreach and participation process has been undertaken by County staff during the development of this park proposal consistent with Plan requirements [FWRK, Section 4440.2]. See Web Portal – Attachment 4.</p>
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<p>Trails 4300 (FRWK)</p>	<p>To provide guidelines for establishing a safe, efficient, and enjoyable County trails system for all users</p>	<p>The McKay Tract Community Forest will provide a multi-use trails network to meet the needs of the region with sustainable funding as required by parks policies.</p> <p>Presently, the County Trails Plan does not describe any trail development recommendations for lands within the McKay Tract, largely because the concept of a community forest in this area is of recent origin. However, the experience of the Arcata Community Forest has shown that trail development within a managed forest environment can be a highly desirable community asset.</p> <p>The ECP circulation maps [Figure 17 and 17A] call for a future pedestrian and bicycle route connecting Cypress Street and Harrison Avenue via a non-precisely determined route to match the Cypress Street extension road identified for the North McKay Tract per ECP Section 4204.3.</p> <p>The proposed management concept would develop multi-purpose trails within the community forest. Trails that blend into the natural environment and provide trips of varying length and difficulty with connections to neighborhoods and public facilities are consistent with the County's trails policies [FWRK, Section 4311].</p> <p>Trail design and location is to be determined as part of the final Management Plan but must adhere to the standards of Section 4312 of the General Plan [FWRK], including measures to minimize conflicts with adjacent uses.</p>
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## ATTACHMENT 2

### GOVERNMENT CODE SECTION 65402

**65402.** (a) If a general plan or part thereof has been adopted, no real property shall be acquired by dedication or otherwise for street, square, park or other public purposes, and no real property shall be disposed of, no street shall be vacated or abandoned, and no public building or structure shall be constructed or authorized, if the adopted general plan or part thereof applies thereto, until the location, purpose and extent of such acquisition or disposition, such street vacation or abandonment, or such public building or structure have been submitted to and reported upon by the planning agency as to conformity with said adopted general plan or part thereof. The planning agency shall render its report as to conformity with said adopted general plan or part thereof within forty (40) days after the matter was submitted to it, or such longer period of time as may be designated by the legislative body. If the legislative body so provides, by ordinance or resolution, the provisions of this subdivision shall not apply to: (1) the disposition of the remainder of a larger parcel which was acquired and used in part for street purposes; (2) acquisitions, dispositions, or abandonment for street widening; or (3) alignment projects, provided such dispositions for street purposes, acquisitions, dispositions, or abandonment for street widening, or alignment projects are of a minor nature.

(b) A county shall not acquire real property for any of the purposes specified in paragraph (a), nor dispose of any real property, nor construct or authorize a public building or structure, in another county or within the corporate limits of a city, if such city or other county has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, and a city shall not acquire real property for any of the purposes specified in paragraph (a), nor dispose of any real property, nor construct or authorize a public building or structure, in another city or in unincorporated territory, if such other city or the county in which such unincorporated territory is situated has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, until the location, purpose and extent of such acquisition, disposition, or such public building or structure have been submitted to and reported upon by the planning agency having jurisdiction, as to conformity with said adopted general plan or part thereof. Failure of the planning agency to report within forty (40) days after the matter has been submitted to it shall be conclusively deemed a finding that the proposed acquisition, disposition, or public building or structure is in conformity with said adopted general plan or part thereof. The provisions of this paragraph (b) shall not apply to acquisition or abandonment for street widening or alignment projects of a minor nature if the legislative body having the real property within its boundaries so provides by ordinance or resolution.

(c) A local agency shall not acquire real property for any of the purposes specified in paragraph (a) nor dispose of any real property, nor construct or authorize a public building or structure, in any county or city, if such county or city has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, until the location, purpose and extent of such acquisition, disposition, or such public building or structure have been submitted to and reported upon by the planning agency having jurisdiction, as to conformity with said adopted general plan or part thereof. Failure of the planning agency to report within forty (40) days after the matter has been submitted to it shall be conclusively deemed a finding that the proposed acquisition, disposition, or public building or structure is in conformity with said adopted general plan or part thereof. If the planning agency disapproves the location, purpose or extent of such acquisition, disposition, or the public building or structure, the disapproval may be overruled by the local agency. Local agency as used in this paragraph (c) means an agency of the state for the local performance of governmental or proprietary functions within limited boundaries. Local agency does not include the state, or county, or a city.

**ATTACHMENT 3**

**MCKAY TRACT COMMUNITY FOREST – WEB PAGE/PUBLIC PARTICIPATION**





ARCATA-EUREKA AIRPORT TERMINAL  
McKINLEYVILLE  
FAX 839-3596

AVIATION 639-5401

DEPARTMENT OF PUBLIC WORKS

COUNTY OF HUMBOLDT

MAILING ADDRESS: 1106 SECOND STREET, EUREKA, CA 95501-0579  
AREA CODE 707

PUBLIC WORKS BUILDING  
SECOND & L ST., EUREKA  
FAX 445-7409

ADMINISTRATION 445-7491  
BUSINESS 445-7652  
ENGINEERING 445-7377  
FACILITY MAINTENANCE 445-7493

NATURAL RESOURCES 445-7741  
PARKS 445-7651  
ROADS & EQUIP MAINT 445-7421  
445-7493

CLARK COMPLEX  
HARRIS & H ST., EUREKA  
FAX 445-7388

LAND USE 445-7205  
NATURAL RESOURCES 445-7205  
PLANNING

**McKay Tract Community Forest:**

**Project Update No. 2**

**September 10, 2013**

Project web site: <http://www.co.humboldt.ca.us/pubworks/mckayforest/>

This information sheet provides an update on the proposed community forest within a portion of the McKay Tract (currently owned by Green Diamond Resource Company), located southeast of Eureka near Myrtle town, Cutten, and Ridgewood Heights. The proposed community forest would be managed for multiple objectives including public access and recreation, timber harvest, and watershed and resource protection. The first information sheet was issued February 20, 2013, and provides more extensive background for the proposed project.

**Funding Status and Proposed Boundaries**

A total of \$6.66 million is expected to be available by November 2013 for land acquisition to purchase 1,006 acres within the McKay Tract for a community forest (this acquisition is designated as Phase 1). Additional land acquisition of up to 866 acres (Phase 2) is possible in 2014 or 2015 contingent upon available funding. A map depicting the current proposed boundaries is attached (dated July 16, 2013).

Funding for the first phase of land acquisition is being made available through the River Parkways Grant Program (California Natural Resources Agency); National Coastal Wetlands Conservation Grant Program (U.S. Fish & Wildlife Service and California Coastal Conservancy); and Forest Conservation Program (California Wildlife Conservation Board).

Staff are currently preparing a preliminary management plan and evaluating the financial viability of owning and managing the proposed community forest, using the Arcata Community Forest as an example. Once funding for land acquisition is secured, the Humboldt County Board of Supervisors will make the ultimate decision whether to accept and manage the land for a community forest. This decision is projected to occur in December 2013.

**Partnership between Humboldt County and City of Eureka**

Humboldt County and the City of Eureka are coordinating to plan for the proposed community forest as a cooperative, multi-jurisdictional initiative due to the size and complexity of the project and because residents of the greater Eureka area are expected to benefit. While the proposed community forest is located within the unincorporated area of the County, a portion of the land is situated within the City's sphere of influence and the City's municipal boundaries could change in the future through annexation.

Partnership between Humboldt County and the City of Eureka provides the opportunity to leverage the strengths and resources of each agency, maximize efficiency and effectiveness, and ensure broad

representation and participation in management decisions. County and City staff are currently reviewing options for administering this partnership and evaluating issues including land ownership, financial support and revenue sharing, and management and maintenance responsibilities. A formal agreement defining the partnership will be developed over the next several months for consideration by the Board of Supervisors and City Council.

## **Public Input**

A public meeting was held on April 30, 2013, at Winship School. The presentation slides and a summary of the public comments are available on the project web site.

An open house is scheduled for September 11, 2013, at Redwood Acres to provide a project update and identify next steps. Another public meeting is expected to be scheduled in early November 2013.

The Board of Supervisors and City Council will consider various administrative items related to the community forest over the next several months.

The County's web site has a function called Open Humboldt which provides a forum for public comment on current issues (<http://www.co.humboldt.ca.us/openhumboldt/>). Open Humboldt is posing a series of questions soliciting input on the proposed community forest.

To request being included on an e-mail update list, send an e-mail to: [mckayforest@co.humboldt.ca.us](mailto:mckayforest@co.humboldt.ca.us)

The staff points of contact for additional information are:

Hank Seemann, Deputy-Director  
Humboldt County Public Works Department  
[hseemann@co.humboldt.ca.us](mailto:hseemann@co.humboldt.ca.us)  
445-7741

Miles Slattery, Parks & Recreation Director  
City of Eureka Parks & Recreation Department  
[msslattery@ci.eureka.ca.gov](mailto:msslattery@ci.eureka.ca.gov)  
441-4184

## **Property Evaluations**

### Hazardous Materials

The property for the proposed community forest has been evaluated for the potential presence of hazardous substances or petroleum products that would constitute soil or water contamination. SHN Consulting Engineers & Geologists, Inc. prepared a Phase I Environmental Site Assessment (April 2013) and found no evidence of recognized environmental conditions.

### Forest Management

BBW & Associates, a local consulting forestry firm, is providing professional assistance with timber analysis and forest management planning in conjunction with the University of California Cooperative Extension and the Humboldt County Forestry Review Committee. This work will support development of forest management goals and objectives and analysis of potential scenarios for future timber harvest. The anticipated forest management approach is uneven-age management with selective harvest techniques operating under a non-industrial timber management plan. A report analyzing potential future timber harvest revenues will be completed in October 2013.

### Wildlife and Habitat Information

Data and information regarding wildlife and habitat within the proposed community forest have been provided by Green Diamond Resource Company and California Department of Fish & Wildlife and are being incorporated into the project planning process.

#### Assessment of Logging Roads

Pacific Watershed Associates is evaluating the condition of logging roads on the property, the risks of road or culvert failures and sediment delivery to Ryan Creek, and the needs for upgrading or decommissioning roads. A preliminary report with the results of the road assessment will be completed in October 2013.

#### Zoning and Land Use Issues

The Humboldt County Planning Commission is expected to consider the proposed project for conformance with the Humboldt County General Plan at its November 2013 meeting.

### **Community Integration and Compatibility**

A key element of project planning for the proposed community forest is integration with existing development and infrastructure and compatibility with adjacent properties and land use.

#### Access Points and Trail Connectivity

Potential public access points continue to be evaluated, but a specific plan for access points has not been completed. Candidates for primary access points include Redwood Acres fairgrounds, Redwood Fields, and the future Hospice of Humboldt campus. These and other potential access points require further evaluation to achieve safe connectivity with parking areas and trail routes, ensure compatibility with adjacent properties, and determine the extent of improvements needed. Planning for the trail network within the community forest will depend largely on the location of access points, the ability to convert existing logging roads into trails, and opportunities to create linkages between different parts of the community forest. Actual development of public access points and trails will need to be implemented in phases over time.

#### Traffic and Public Roads

Traffic circulation in Cutten and southern Eureka and the adequacy of the road network continues to be an area of concern for the County, the City, and the general public. The Eureka Community Plan (1995) envisions a connector road between Walnut Drive and Harris Street passing through the McKay Tract. In planning for the proposed community forest, the County is committed to keeping the option open for a future connector road if such a road is determined to be feasible and in the public interest.

LACO Associates is conducting a transportation analysis to provide baseline information on roads and traffic circulation in Cutten and southern Eureka and to identify opportunities for road improvements. This analysis will compile existing data on traffic volumes and service levels; develop an inventory of previously identified improvement project concepts for existing roads and intersections; and provide a preliminary evaluation of four alternatives for new road alignments on the northeast side of Cutten. The report for this transportation analysis will be completed in October 2013.

### **Public Safety and Appropriate Use**

Management for public safety and appropriate use within the proposed community forest is a high priority. County and City staff are continuing to analyze options for patrols and law enforcement presence.

### **Public Involvement**

The proposed community forest will depend on active public involvement in order to be successful. Public involvement can occur in a variety of forms including trail building and maintenance, trail clean-up, volunteer patrols, restoration activities, advisory support, fund-raising, and educational programs.

The proposed community forest would provide substantial opportunities for projects and activities by schools, Boy Scouts and Girl Scouts, recreation groups (walkers, runners, cyclists, equestrians), public service clubs, and other organizations. The preliminary management plan (described below) will provide more information on public involvement opportunities.

### **Preliminary Management Plan**

The County and City are developing a preliminary management plan to describe how the community forest would be managed to meet the desires and interests of the public; identify needs and opportunities for trails, access points, and other facilities; identify roles and responsibilities of entities who would be involved with management, operations, maintenance, and services; and provide a framework to guide future management actions. The plan will include a financial element that identifies projected revenues and expenditures and presents options for a financing strategy. This preliminary management plan will support the decision whether to accept the property to own and manage as a community forest.

### **Projected Next Steps**

#### September 2013

- Humboldt County Board of Supervisors to consider resolution supporting grant application to California Wildlife Conservation Board

#### October 2013

- California Coastal Conservancy to consider grant funding for the project
- Eureka City Council and Humboldt County Board of Supervisors to consider Memorandum of Understanding for community forest partnership
- Completion of timber revenue report (BBW & Associates)
- Completion of road assessment report (Pacific Watershed Associates)
- Completion of McKay Tract/Cutten Area Transportation Analysis (LACO Associates)
- Humboldt County Forestry Review Committee to consider timber revenue report

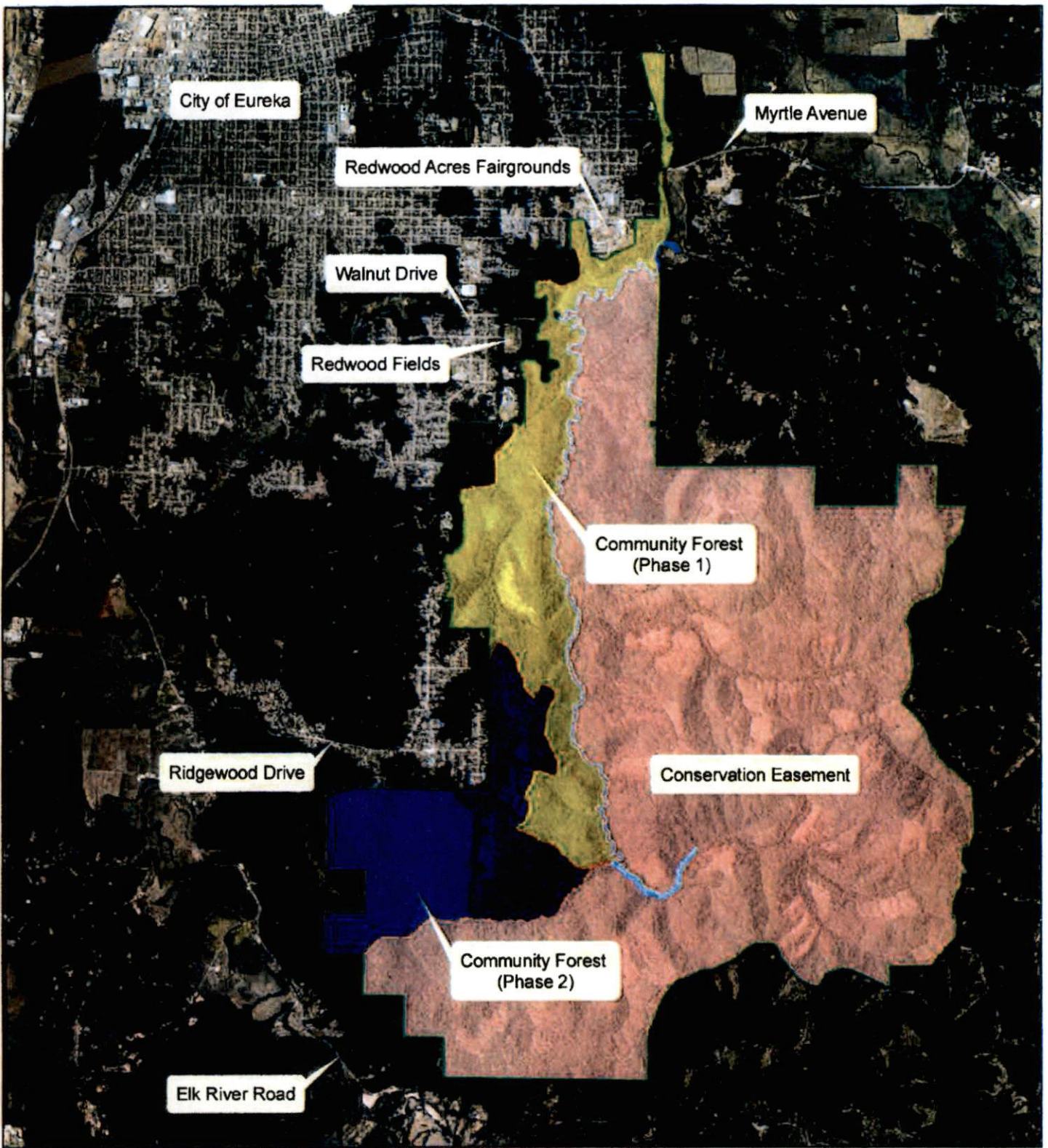
#### November 2013

- Public Meeting
- Humboldt County Planning Commission to consider conformance with General Plan
- California Wildlife Conservation Board to consider grant funding for the project
- Completion of preliminary management plan

#### December 2013

Humboldt County Board of Supervisors to consider acceptance of property

(Note: Timeline is approximate and subject to change)



## Proposed McKay Tract Community Forest

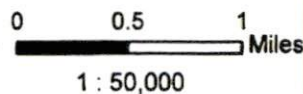


Imagery: NAIP 2010

Prepared July 16, 2013

Humboldt County Public Works

Coord Sys: NAD83 UTM Zone 10N



### Overview Map

### Legend

- Community Forest - Phase 1  
1,006 acres  
Funding likely by December 2013
- Community Forest - Phase 2  
Up to 866 acres  
Funding targeted for 2014-2015
- Conservation Easement
- Ryan Creek
- McKay Tract