

**COUNTY OF HUMBOLDT
GENERAL PLAN CONFORMANCE REVIEW**

Case No. 2021-PLN-17528

Assessor's Parcel Numbers 509-061-001, 509-062-004, 509-063-003, 510-011-014, 510-011-016, 511-111-057

Executive Summary: A report on conformance with the general plan is required under California Government Code Section 65402 when a public agency acts to acquire or dispose of real property or intends to construct a new public building or structure. Also, review of public works projects is required by Chapter 3 of the General Plan, Governance policy G-P19 and implementation measure G-IM8. The referenced section of the Government Code section is included as Attachment 3 to this staff report.

The McKinleyville Community Services District has requested a General Plan Conformance review of the proposed purchase of approximately 550 acres of redwood/douglas fir forest in a coastal watershed. The subject parcels are owned by Green Diamond Resource Company and has been used for industrial timber production. The parcels are along the western slope of the hills separating McKinleyville and Fieldbrook on the east side of McKinleyville stretching from Hunts Drive to Murray Road.

The MCSD Community Forest will likely have many of the same features as the McKay Community Forest in Eureka which was established in 2014 for multiple purposes including public access and recreation, timber harvest, and watershed and resource conservation. Like the McKay Community Forest, the MCSD Community Forest is expected to become a place for residents and visitors of all ages and abilities to enjoy walking, hiking, mountain-biking, wheeling, horseback-riding, learning, and connecting with the natural world. A management plan for the forest and trails will be developed by MCSD after the land is acquired.

Findings and Recommendations:

For the purpose of this General Plan Conformance Review, staff is assuming the Forest & Trail Management Plans developed by MCSD in the future will allow multiple uses including public access and recreation, timber harvest, and watershed and resource conservation. These proposed uses are 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 property'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. Once these lands are under MCSD ownership, re-designation to Public Lands (P) may be advisable to streamline permitting of improvements to the property.

Staff believes that the Planning Commission may report that the proposed acquisition of the MCSD Community Forest conforms to the McKinleyville Community Plan and the General Plan based on the analysis in Attachment 1. Alternatively, your Commission may make such modifications to the report as deemed appropriate.