

CITY OF ARCATA
GENERAL PLAN CONFORMANCE REVIEW

Case No. 2021-PLN-17514
Assessor's Parcel Number 507-131-091

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 City of Arcata has requested a General Plan Conformance review of the proposed purchase of approximately 0.66 acre of the Mad River. The property borders the City's Carlson Park (within Arcata city limits) on the east side and the Mad River on the north side. The City has prioritized grant writing to fund improvements to Carlson Park including playground amenities and developing river access for the Valley West neighborhood, which is a severely disadvantaged neighborhood in Arcata with limited recreational opportunities. The existing Carlson Park property has too steep of access to the Mad River, and that location is a significant distance from the proposed parking and staging area. This development of Carlson Park and Mad River access will provide the community with free river related recreational opportunities within walking and biking distance of their homes while also serving the wider region.

The conveyance of this portion of APN 507-131-091 to the City will be done utilizing the Subdivision Map Act Section 66428(a)(2) Exemptions for conveyances to or from a governmental agency. The City will record a survey and merge this 0.66 acre area with the City's adjacent Carlson Park parcel. The City plans to subsequently work towards annexation of this 0.66 acre area to bring into Arcata jurisdiction. The subject parcel is owned by Eureka Ready Mix and has been used for gravel extraction accessory to the adjacent concrete batch plant.

Findings and Recommendations:

For the purpose of this General Plan Conformance Review, staff is assuming the future use will allow multiple uses including public access and recreation, and watershed and resource conservation. These proposed uses are consistent with continued management of the biological resources along with the provision of new and expanded recreational opportunities for the community. The proposed uses conform to the primary or compatible uses described in the CF land use designation.

Staff believes that the Planning Commission may report that the proposed acquisition of the river access area conforms to the General Plan based on the analysis in Attachment 1. Alternatively, your Commission may make such modifications to the report as deemed appropriate.