



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT

3015 H Street • Eureka CA 95501
Phone: (707) 445-7541 • Fax: (707) 268-3792

Hearing Date: February 20, 2020

To: Humboldt County Planning Commission

From: John H. Ford, Director of Planning and Building Department

Subject: **COUNTY OF HUMBOLDT General Plan Conformance Review**
Case Number PLN-2019-16113
Assessor's Parcel Number 303-012-029
Ridgewood Area

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Please contact Michelle Nielsen, Senior Planner, at (707) 268-3708 or email at mnielsen@co.humboldt.ca.us if you have any questions about the scheduled public hearing item.

AGENDA ITEM TRANSMITTAL

Hearing Date	Subject	Contact
February 20, 2020	General Plan Conformance Review	Michelle Nielsen

Project Description: A General Plan Conformance review for the County of Humboldt to purchase 197 acres of timberland near the Ridgewood residential neighborhood. This project represents Phase II of the McKay Community Forest and would expand the size of the publicly-owned forest by 20 percent, to nearly 1,200 acres. The project would protect headwaters areas and tributaries to Ryan Creek, a major tributary to Humboldt Bay and a regionally important coho salmon-bearing stream. The property will be managed for multiple purposes including public access and recreation, timber harvest, and watershed and resource conservation. It is expected that the McKay Community Forest Trail Plan will be adopted by the Board of Supervisors spring 2020.

Project Location: The project is located in Humboldt County, in the Ridgewood area, on the east side of Beechwood Drive, approximately 366 feet east from the intersection of Ridgewood Drive and Beechwood Drive, on the property known to be in the southwest quarter of Section 12, the west half of section 13 and the northeast quarter of the southeast quarter of Section 14, Township 04 North, Range 01 West.

Present Plan Land Use Designations: Timberland (T); density range: 40 to 160 acres per dwelling unit, Eureka Community Plan. Slope stability: Low and Moderate Instability (1 and 2).

Present Zoning: Timber Production Zone (TPZ).

Case Number: PLN-2019-16113

Assessor's Parcel Number: 303-012-029

Applicant

County of Humboldt, Dept. of Public Works
Attn: Hank Seemann, Deputy Director
1106 2nd Street
Eureka, CA 95501

Owner

Green Diamond Resource Company
1301 5th Avenue, #2700
Seattle, WA. 98101

Agent

None

Environmental Review: General Plan conformance review pursuant to Government Code Section 65402(a) is not a project pursuant to the California Environmental Quality Act.

The Humboldt County Department of Public Works found the proposed purchase of the approximate 197 acres of timberland to expand the existing McKay Community Forest to be categorically exempt from environmental review pursuant to Section 15325 (Transfer of Ownership of Interest in Land to Preserve Existing Natural Conditions) of the CEQA guidelines and filed a Notice of Notice of Exemption with the County Clerk on December 28, 2016.

Major Issues: None

State Appeal Status: Project is NOT appealable to the California Coastal Commission

COUNTY OF HUMBOLDT GENERAL PLAN CONFORMANCE REVIEW

Case No. 2019-PLN-16113
Assessor's Parcel Number 303-012-029

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, 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 Department of Public Works has requested a General Plan Conformance review of the proposed purchase 197 acres of redwood forest in a coastal watershed at the southern reaches of the Cutten area as an expansion to the existing McKay Community Forest. The subject parcel, Assessor's Parcel Number 303-012-029, is owned by Green Diamond Resource Company and has been used for industrial timber production. The parcel is situated at the urban interface with greater Eureka area, and is adjacent to the Ridgewood residential neighborhood.

The McKay Community Forest was established in 2014 for multiple purposes including public access and recreation, timber harvest, and watershed and resource conservation. This effort began in 2009 when Green Diamond Resource Company began working with The Trust for Public Land to develop a three-phase conservation strategy for the Ryan Creek watershed. From the early stages the strategy included the concepts of establishing a publicly-owned community forest which would occur in two phases, and creating a conservation easement over the majority of the land that will remain privately owned timberland. Phase 1 was accomplished in August 2014 when the County acquired 1,000 acres of forestland and established the McKay Community Forest.

This project represents Phase II of the McKay Community Forest and would expand the size of the contiguous publicly-owned forest by 20 percent, to nearly 1,200 acres. The project would protect headwaters areas and tributaries to Ryan Creek, a major tributary to Humboldt Bay and a regionally important coho salmon-bearing stream. The proposed Phase II acquisition represents the final unprotected portion of the McKay Tract which encompasses over 80 percent of the Ryan Creek watershed. The remainder of the McKay Tract, approximately 6,200 acres, will be protected by a conservation easement as Phase III of the Ryan Creek conservation plan.

This Phase II project will preserve the riparian environment and headwaters of several important tributaries of Ryan Creek, including Henderson Gulch (which flows north into the mainstem of Ryan Creek) and an unnamed stream that flows south into the west fork of Ryan Creek. Conserving the headwaters of this key coho stream will also protect the nesting, foraging, and spawning habitat for more than ten sensitive, threatened, or endangered fish and wildlife species and rare plant species. Lower Ryan Creek provides critical rearing habitat for juvenile coho salmon. As the property will be managed as a community forest, the property's already significant carbon sequestration potential will be enhanced and enable a shift in silviculture to protect older and bigger trees.

The Community Forest is envisioned as 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. In January 2019, the Department of Public Works released the draft McKay Community Forest Trail Plan (MCFTP) for public review and comment, with the comment period closing in March 2019.¹

¹ More information about the draft McKay Community Forest Trail Plan and the plan are available here: <https://ca-humboldtcounty.civicplus.com/1808/McKay-Community-Forest>

Anticipating acquisition of the subject parcel, the draft MCFTP incorporated the subject parcel. Currently, the MCFTP is being finalized, and Public Works is developing an Initial Study/Mitigated Negative Declaration as required by the California Environmental Quality Act (CEQA). It is expected that the IS/MND will be circulated for public review in February 2020. Public Works expects to bring the CEQA document and final Trail Plan to the Board of Supervisors for adoption in April 2020. The purpose of the MCFTP is to provide a blueprint for the development of trails, access points, and amenities to support recreational and educational activities within the McKay Community Forest. Actual development of public access points and trails will occur incrementally over the course of several years and will be dependent on available funding. The first trails to be built and opened to the public will be located near the access points at Northridge Road, Harris Street, and Redwood Acres.

Findings and Recommendations:

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.

Staff believes that the Planning Commission may report that the proposed acquisition of Phase II of the McKay Community Forest conforms to the Eureka 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.

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

**Case Number 2019-PLN-16113
Assessor's Parcel Number: 303-012-029**

County of Humboldt, Ridgewood area. A General Plan Conformance review for the County of Humboldt to purchase 197 acres of timberland to expand the McKay Community Forest.

Recommendation

- ☒ Find project to be in conformance with the General Plan based on findings in the staff report.
- ☐ Adopt finding that project does not conform with the General Plan for the reasons specified 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.

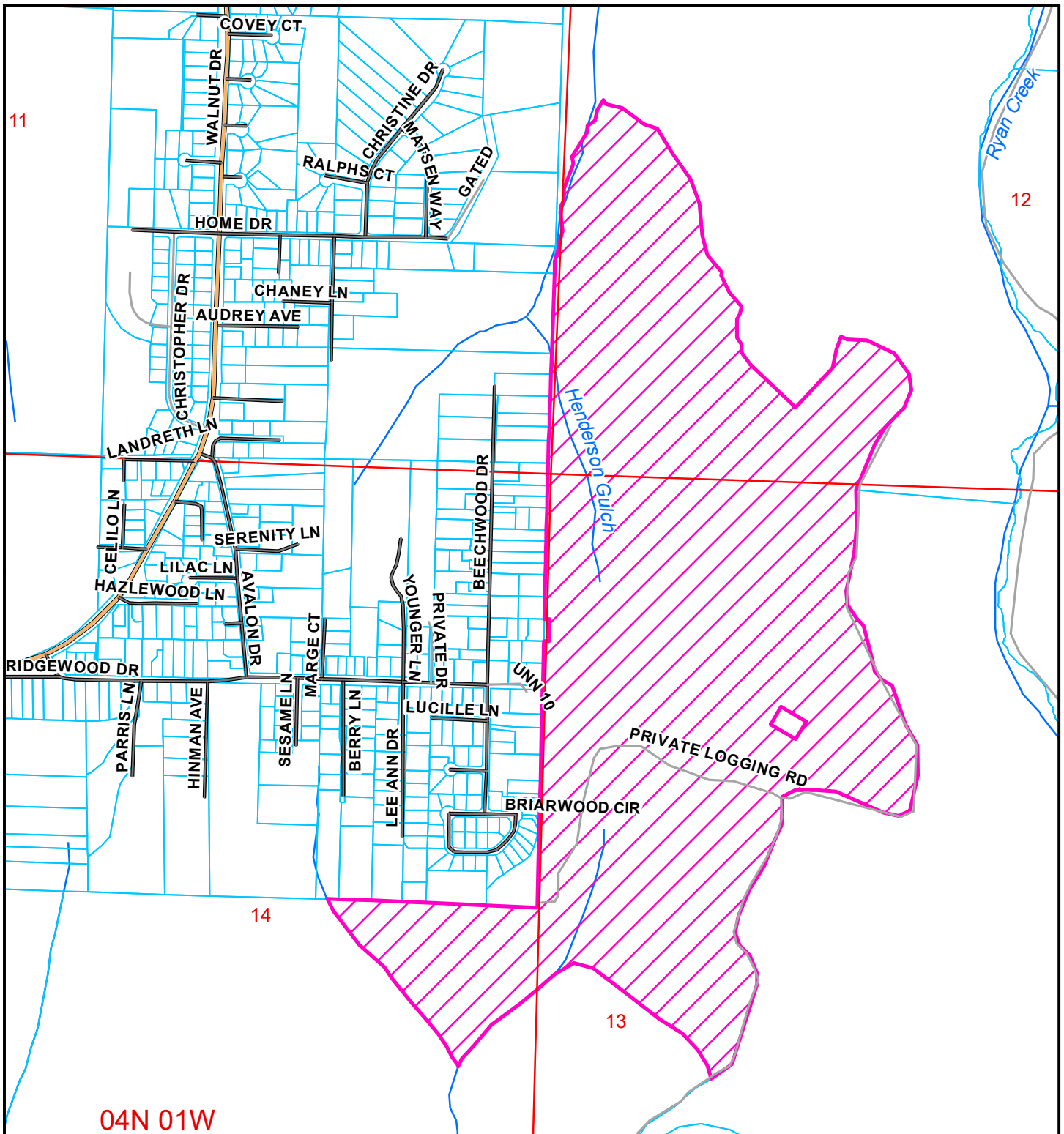
Adopted after review and consideration of all the evidence on February 20, 2020.

The motion was made by Commissioner _____ and seconded by Commissioner _____.

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

I, John H. Ford, Secretary 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.

John H. Ford, Director
Planning and Building Department



LOCATION MAP

PROPOSED COUNTY OF HUMBOLDT GENERAL PLAN CONFORMANCE REVIEW RIDGEWOOD AREA

PLN-16113-GPC

APN: 303-012-029

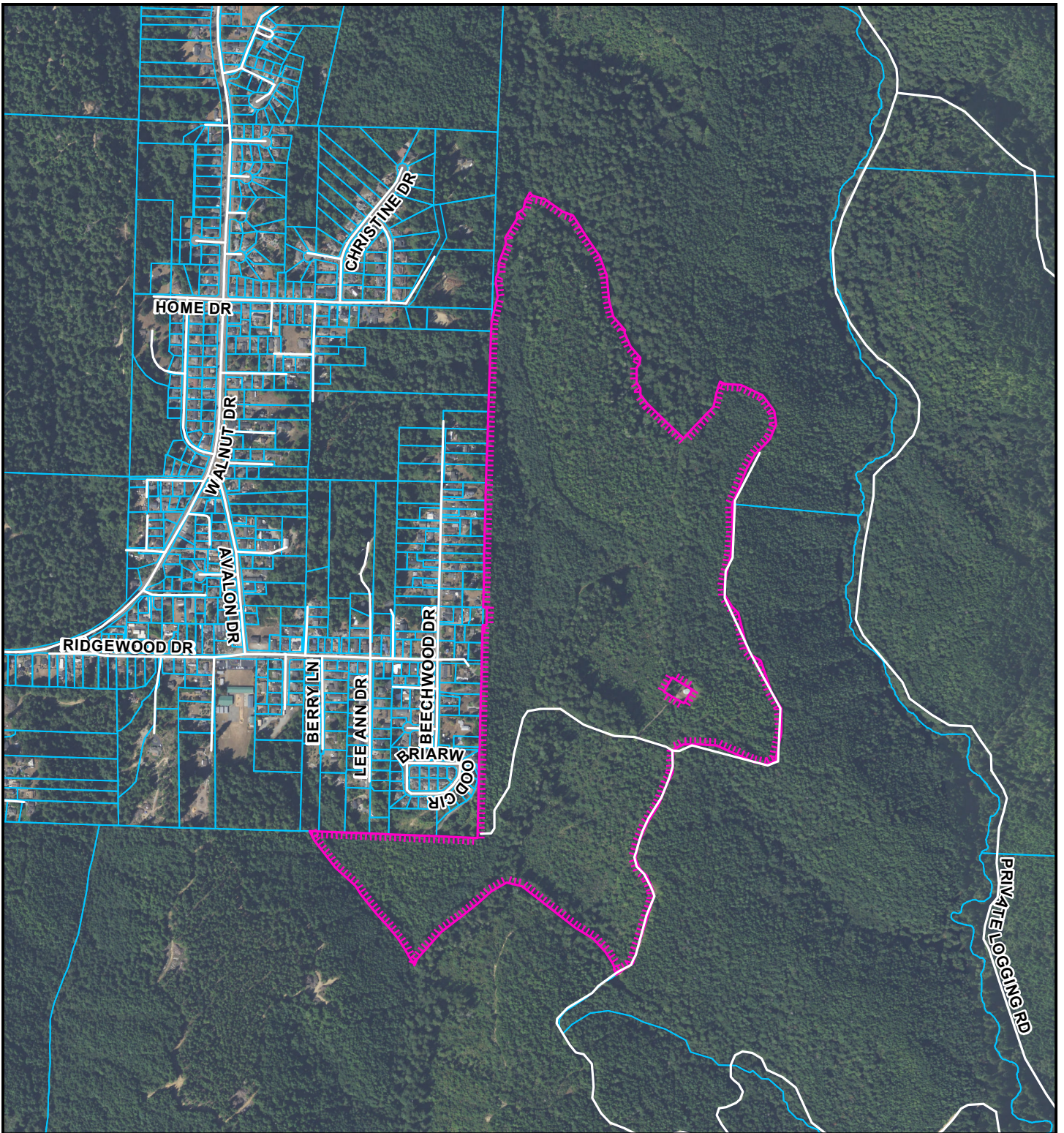
T04N R1W S12-14 HB&M (Fields Landing)

Project Area = 

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.



0 250 500 750 1,000
Feet



AERIAL MAP

PROPOSED COUNTY OF HUMBOLDT GENERAL PLAN CONFORMANCE REVIEW RIDGEWOOD AREA

PLN-16113-GPC

APN: 303-012-029

T04N R1W S12-14 HB&M (Fields Landing)

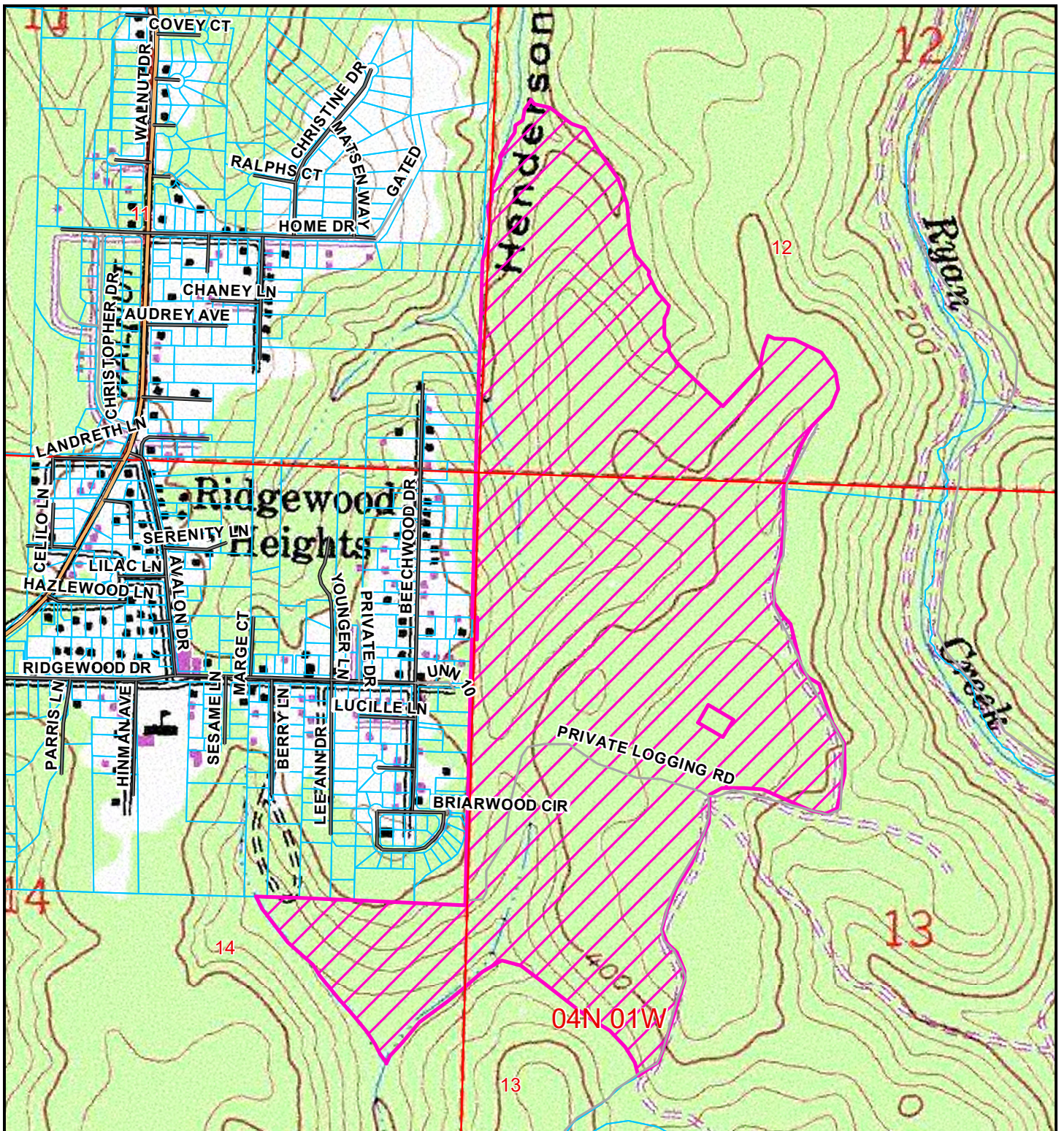
Project Area =



This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.



0 500 1,000
Feet



TOPO MAP

PROPOSED COUNTY OF HUMBOLDT GENERAL PLAN CONFORMANCE REVIEW RIDGEWOOD AREA

PLN-16113-GPC

APN: 303-012-029

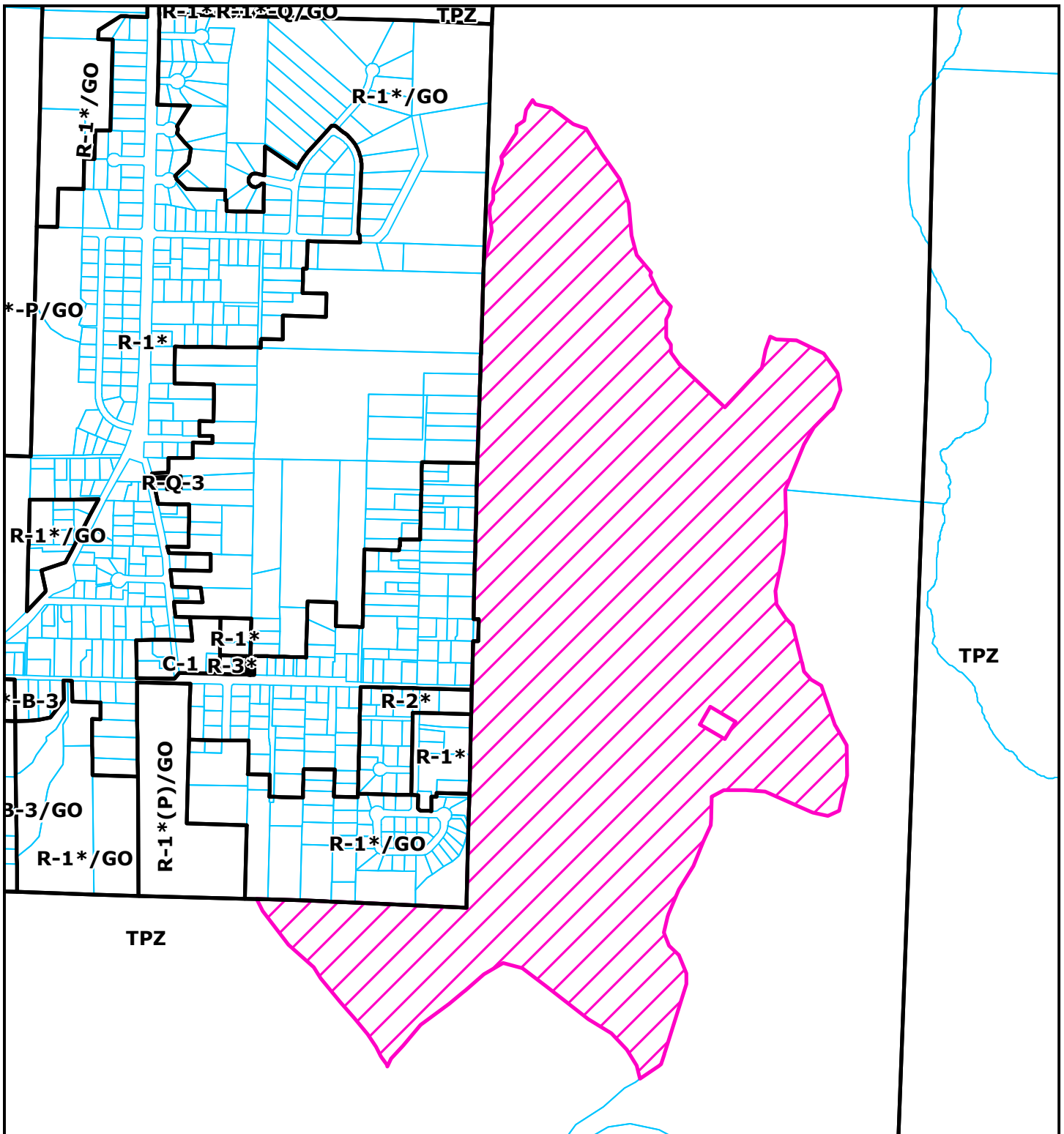
T04N R1W S12-14 HB&M (Fields Landing)

Project Area = 

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.



0 250 500 750 1,000
Feet



ZONING MAP

PROPOSED COUNTY OF HUMBOLDT GENERAL PLAN CONFORMANCE REVIEW RIDGEWOOD AREA

PLN-16113-GPC

APN: 303-012-029

T04N R1W S12-14 HB&M (Fields Landing)

Project Area = 

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.

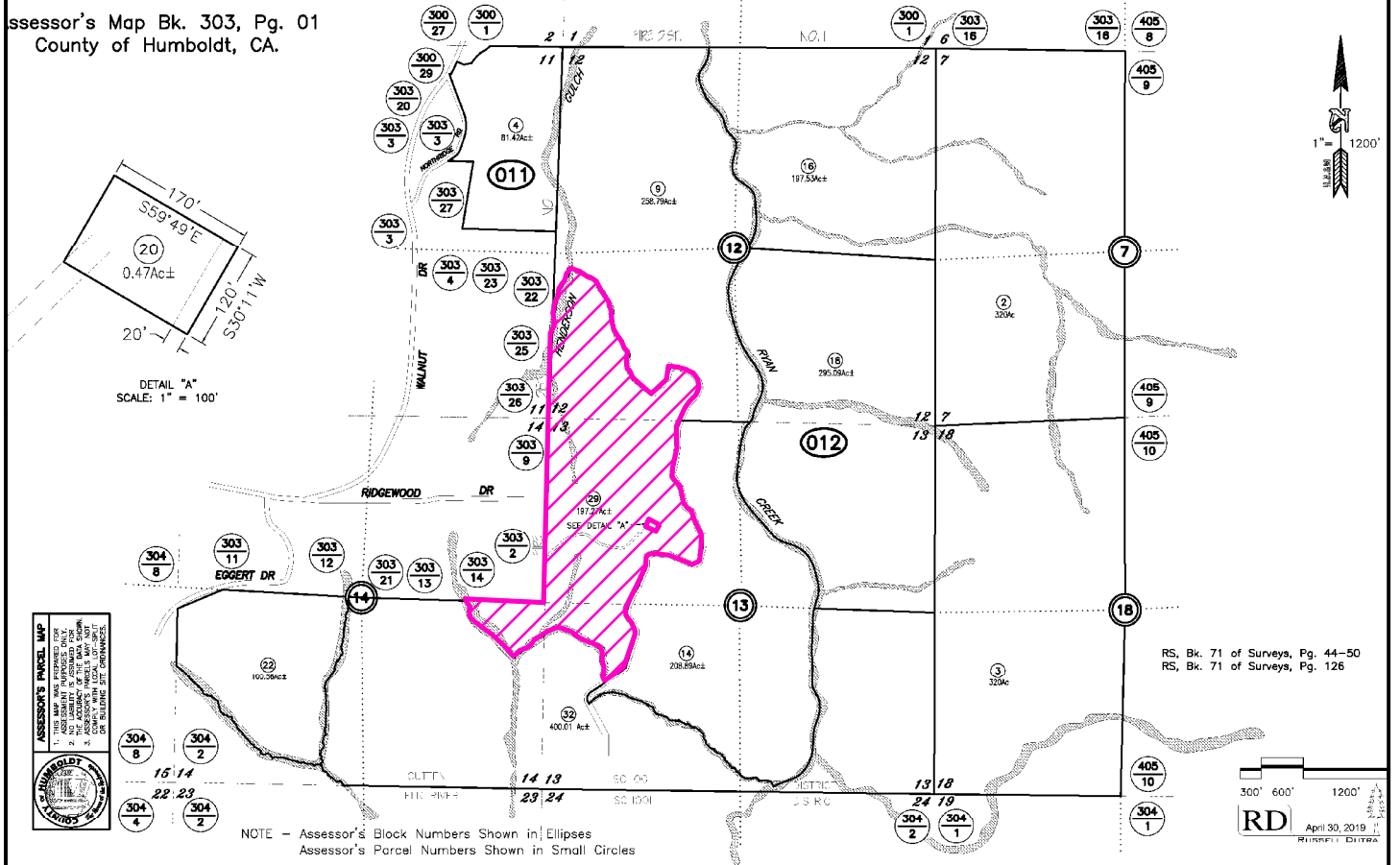


0 250 500 750 1,000
Feet

SECS 12, 13, PTN 11 & 14, T4N R1W & W1/2 SECS 7 & 18, T4N R1E, H.B.&M.

303-01

Assessor's Map Bk. 303, Pg. 01
County of Humboldt, CA.



ASSESSOR PARCEL MAP

PROPOSED COUNTY OF HUMBOLDT GENERAL PLAN CONFORMANCE REVIEW

RIDGEWOOD AREA

PLN-16113-GPC

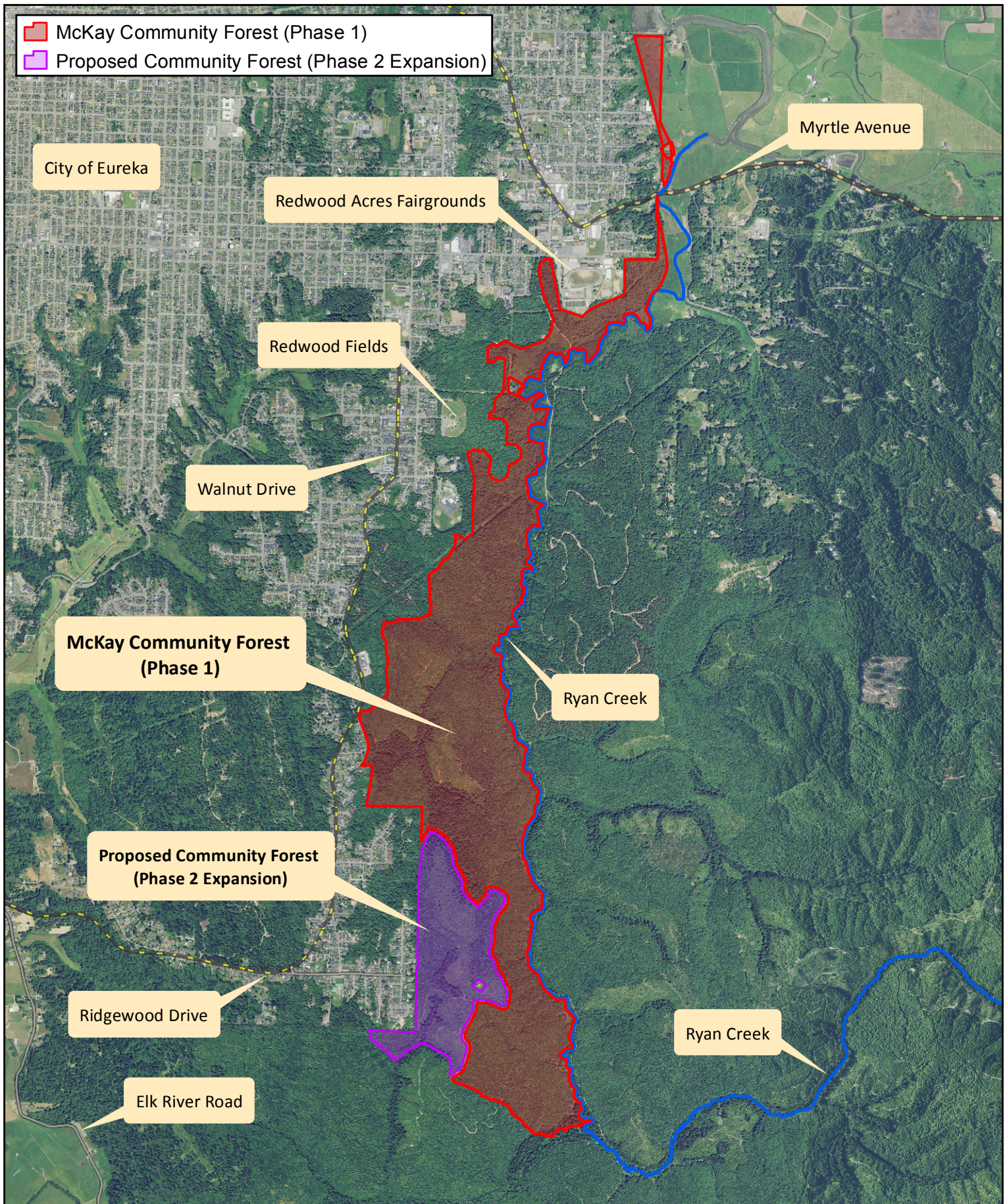
APN: 303-012-029

T04N R1W S12-14 HB&M (Fields Landing)

Project Area =

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.

MAP NOT TO SCALE



PLN-2017-16113

0 1,500 3,000 Feet

Imagery: 2016 NAIP
Printed: January 16, 2019
County of Humboldt, GPC



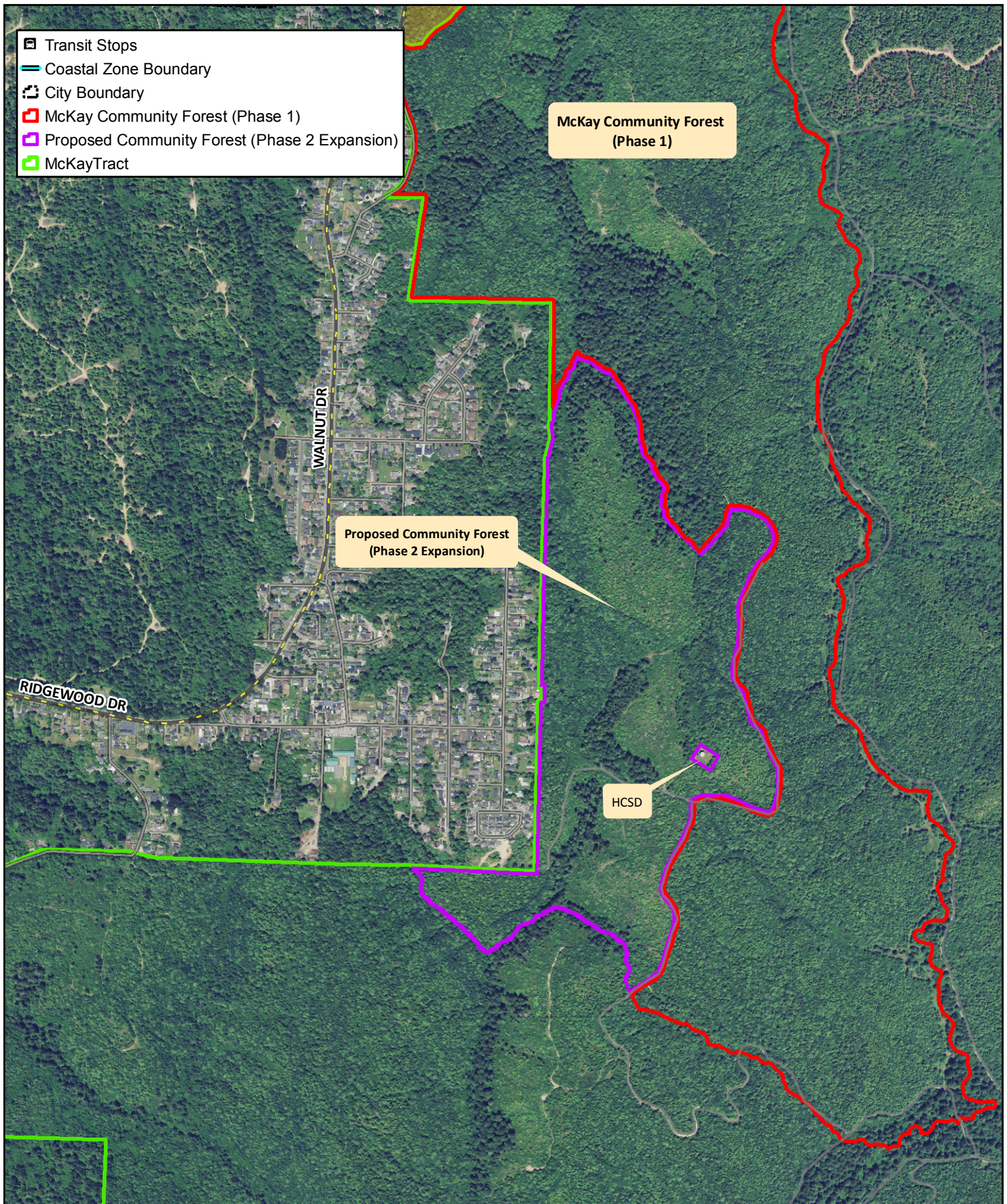
McKay Community Forest

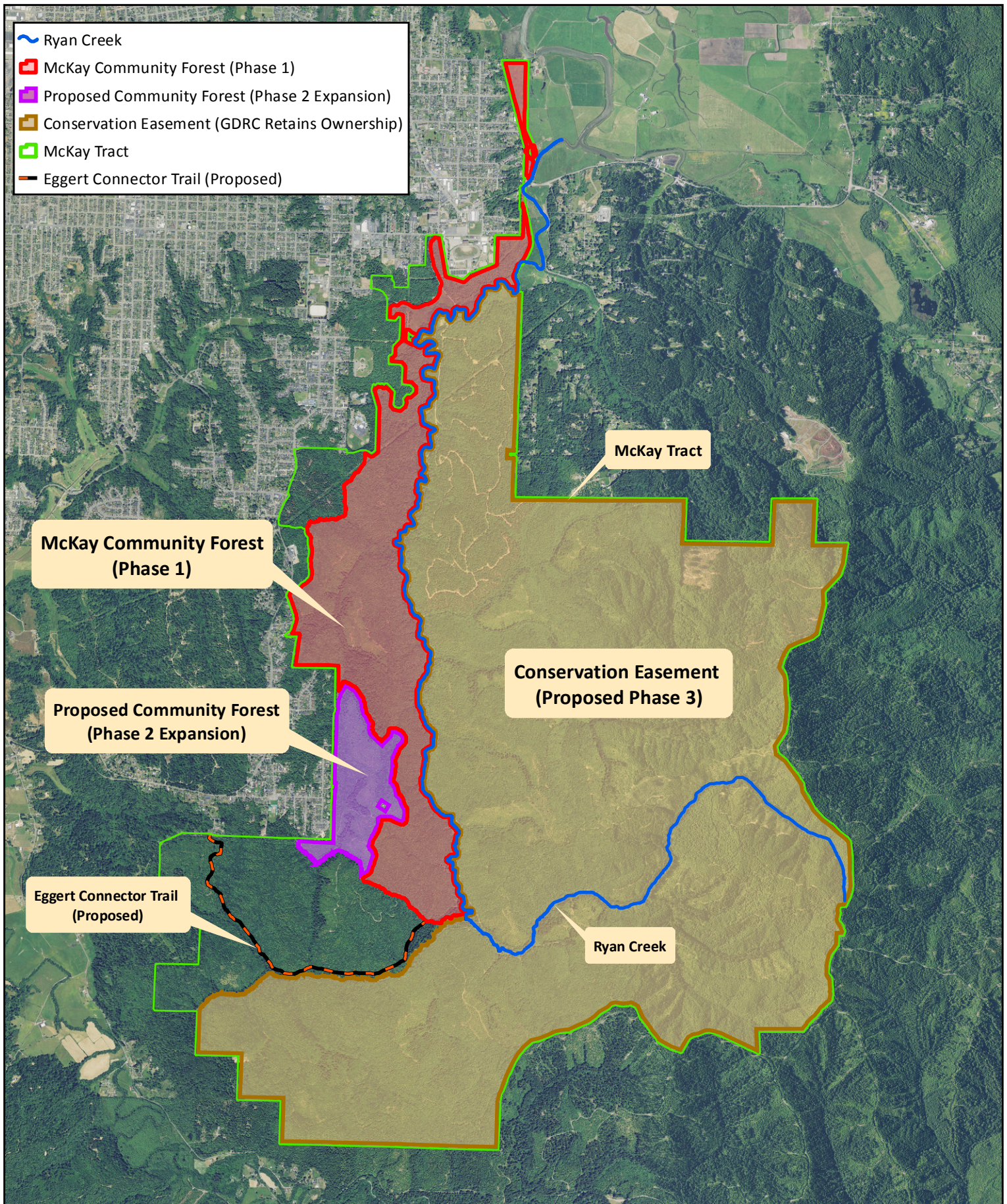
Community Forest Overview

Map 1-1

February 20, 2020

Page 11





0 0.25 0.5
Miles

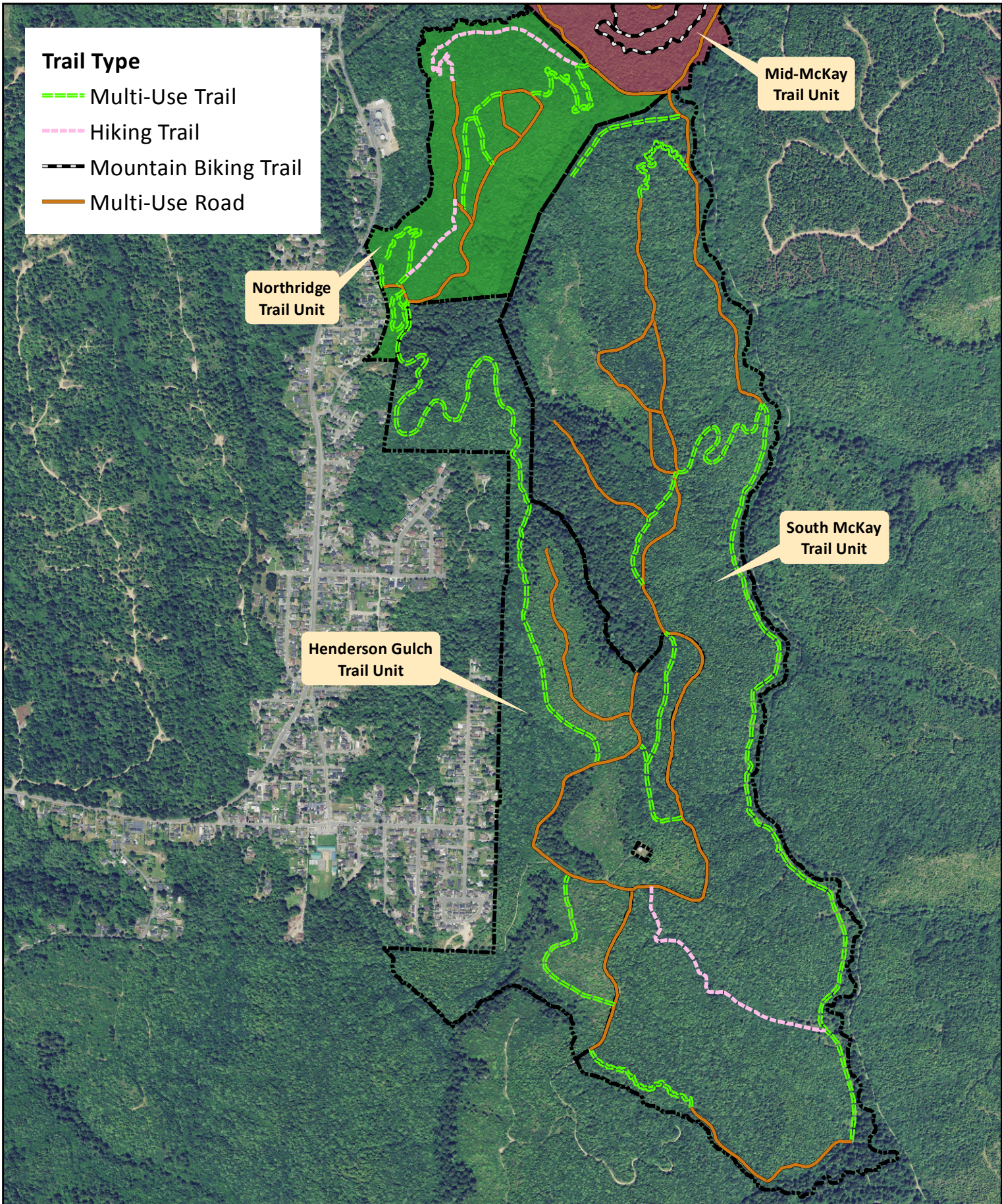
Imagery: 2016 NAIP
Printed: January 28, 2019
County of Humboldt, GPC



McKay Community Forest

February 20, 2020

Page 13
Map 1-7



Trail Type

- Multi-Use Trail
- Hiking Trail
- Mountain Biking Trail
- Multi-Use Road

Mid-McKay
Trail Unit

Northridge
Trail Unit

South McKay
Trail Unit

Henderson Gulch
Trail Unit



PLN-2017-16113

0 750 1,500 Feet

Imagery: 2016 NAIP
Printed: January 29, 2019
County of Humboldt GPC



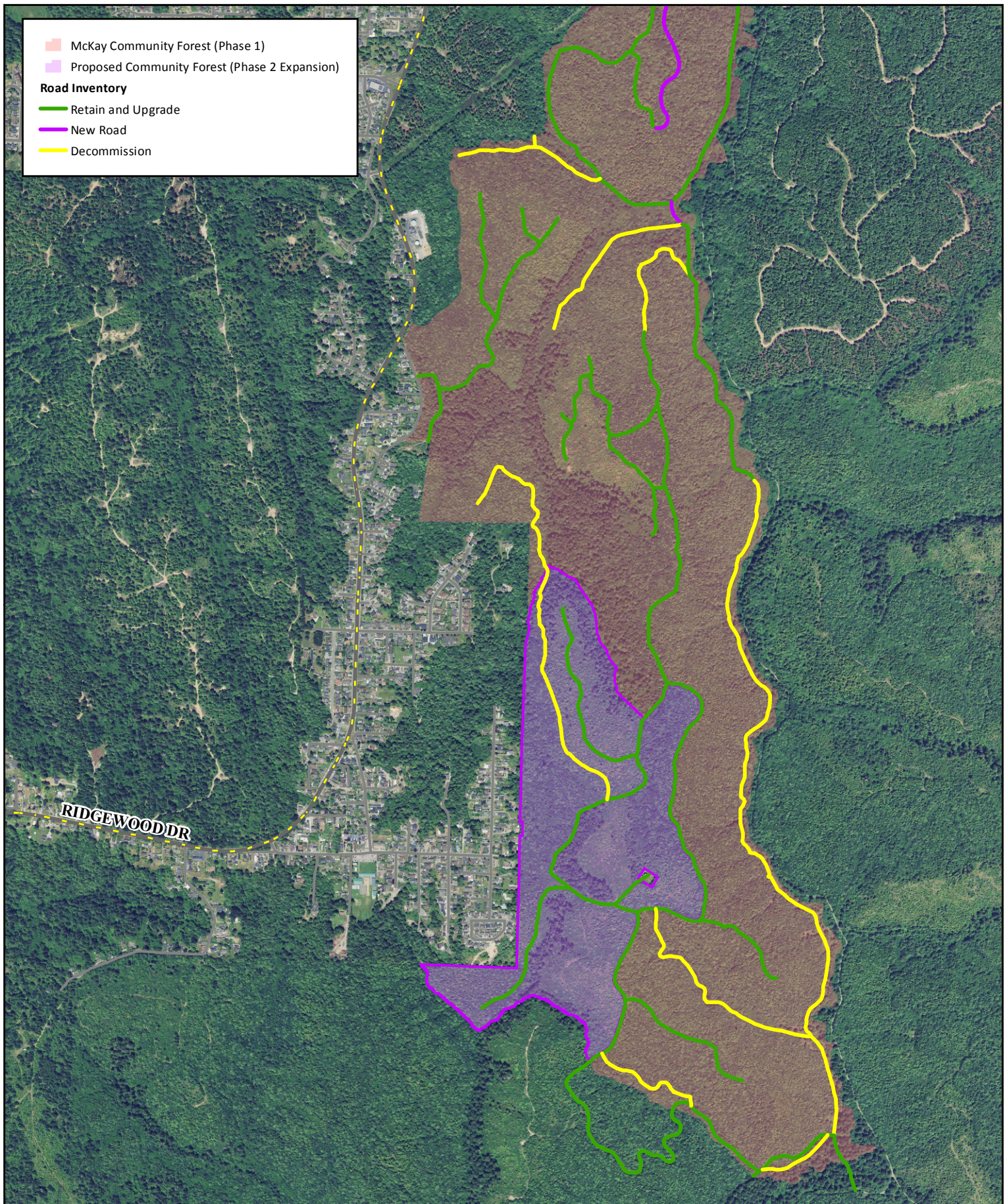
McKay Community Forest

**South McKay and
Henderson Gulch Trails**

**Map 4-10
Aerial Image**

February 20, 2019

Page 4 of 4



- McKay Community Forest (Phase 1)
- Proposed Community Forest (Phase 2 Expansion)
- Road Inventory**
- Retain and Upgrade
- New Road
- Decommission

RIDGEWOOD DR



PLN-2017-16113

0 750 1,500 Feet

Imagery: 2016 NAIP
Printed: January 29, 2019
County of Humboldt GPC



McKay Community Forest

Road System - South

February 20, 2020

Map 1-13
Aerial Image

ATTACHMENT 1

STAFF ANALYSIS OF THE EVIDENCE SUPPORTING THE REQUIRED FINDINGS

Staff believes that the Planning Commission can find that the proposed project is consistent with the 2017 Humboldt County General Plan based on the following:

- A. All applicable goals, policies, standards, and implementation measures of the Eureka Community Plan and General Plan remain in full force.
- B. The applicant will be responsible for obtaining all necessary Federal, State, and local permits, including necessary Building Permits from Humboldt County Planning and Building Department as applicable.

The following table identifies the evidence which supports finding that the County of Humboldt's acquisition of APN 303-012-029 is in conformance with all applicable policies and standards in the 1995 Eureka Community Plan (ECP), the General Plan adopted in 2017, and the 2019 Housing Element.

Relevant Plan Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
General Plan Land Use Chapter 4, §4.6.3	Development is dependent in part on the protection of economically viable resource production land from incompatible uses.	The proposed acquisition is intended to conserve the resource values, maintain timber harvest, and create opportunities for public access and recreation are consistent with the General Plan's land use objectives to protect high quality timberlands, minimize encroachment of incompatible uses and manage for inclusion of compatible uses (FR-G4, FR-P8).
ECP Land Use Chapter 2 Timberland (T) § 2530	The Timberlands designation is used to classify land that is primarily suitable for the growing, harvesting and production of timber. It is an ECP Goal to "protect timberland in areas not proposed for residential expansion". Density range is 40 - 160 acres/unit.	<p>The subject parcel is designated T, and is undeveloped. The subject parcel is part of the 3,200 acres of timberland within the ECP planning area. The parcel is zoned Timber Production zone (TPZ) consistent with the Timberland land use designation. According to Figure 5 of the ECP, much of the parcel is classified as site quality I and II, extremely high and very high suitability for timber production.</p> <p>Compatible uses for the ECP "T" land use designation, other than the direct growing, harvesting and portable timber processing 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. In addition to selective and sustainable timber harvesting, watershed management for habitat and recreational uses that do not inhibit timber production are also central to the purpose for acquiring the property. The Phase II acquisition is consistent with the Timberland land use designation because it will</p>

Relevant Plan Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
		conserve the resource values, maintain timber harvest, and create opportunities for public access and recreation.
<p>General Plan Community Infrastructure and Services</p> <p>Chapter 5</p> <p>Law Enforcement</p> <p>Fire Protection Services</p> <p>Water and Wastewater Systems</p> <p>Parks and Recreation</p>	<p>Goals and Policies contained in this chapter relate to adequate public infrastructure and services as a foundation for growth and area essential for community health, safety and quality of life.</p>	<p>The Phase II acquisition will expand the community forest by 20 percent. This activity does not involve development that would create permanent residential, commercial, or industrial development with the corresponding demand for high levels of service for public infrastructure. While the permanent infrastructure demand may be less than other forms of development, the MCFTP recognizes there will be demands for public safety, especially for law enforcement and fire services. Management Objectives 2-4 and 2-5 respond to these demands (p. 9):</p> <p>2-4: Provide regular safety patrols with a combination of staff presence and volunteer “eyes and ears.”</p> <p>2-5: Coordinate with Humboldt Bay Fire, the Humboldt County Sheriff's Office, and mutual aid agencies.</p> <p>The subject parcel is in the State Responsibility Area meaning that CALFire will be the lead emergency responder. To facilitate timely emergency response the MCFTP calls for an internal road and trail network that provides access for fire-fighting and emergency response to different locations within the Community Forest (pp. 6, 47). Moreover, the MCFTP recognizes that emergency response could be performed by a variety of vehicle types—fire engines, all-terrain vehicles—and modes, e.g., by foot.</p> <p>As stated above, the Phase II acquisition will enlarge the McKay Community Forest by 20 percent by adding 197 acres. The MCFTP anticipated the proposed acquisition, so the scope of the MCFTP incorporates the subject parcel into the management and trails plans. Overall, the MCFTP provides for a multi-use trail network to meet the needs of the region with sustainable funding as required by parks policies. More specifically, Map 4-10 shows a multi-use trail and road within the Phase II acquisition area. It is proposed for the trail and road to interconnect with the Community Forest's overall trail-road network. While the development of a new access point in the Ridgewood neighborhood is</p>

Relevant Plan Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
		<p>not proposed, the MCFTP identifies a potential long-term access opportunity at Ridgewood Drive (p. 38), amongst others. For all identified long-term access opportunities land owner engagement and planning will be necessary before pursuing these further.</p> <p>According to the MCFTP public restrooms portable restrooms are to be provided at the Northridge Access Point. Trash receptacles will be provided at the Northridge and Harris Street access points. The range of amenities at future access points would be determined as part of the planning process for those sites.</p> <p>For all the above reasons the proposed acquisition is consistent with the Community Infrastructure and Services goals, policies and standards of the General Plan.</p>
<p>General Plan Circulation</p> <p>Chapter 7</p> <p>Pedestrian and Bicycle System</p>	<p>Support efforts to develop a regional trails system particularly in the greater Humboldt Bay area.</p>	<p>The McKay Community Forest will provide a multi-use trails network to meet the needs of the region with sustainable funding as required by parks policies. Map 4-10 of the draft MCFTP shows a multi-use trail and multi-use road within the Phase II acquisition area. The mapped road and trails will interconnect and be part of the Community Forest's network. The proposed acquisition is consistent with the Circulation goals, policies and standards of the General Plan.</p>
<p>General Plan 2019 Housing Element</p> <p>Chapter 8</p> <p>Statutory Findings: Gov't Code § 65863, also referenced as No-Net Loss</p>	<p>Policies, Standards, and Implementation Measures for achieving target residential densities, incentivizing affordable housing production, promoting infill development, providing an adequate supply.</p> <p>Gov't Code § 65863: Each jurisdiction shall ensure that its housing element inventory sites can accommodate, at all times throughout the planning period, its remaining unmet share of the regional housing need allocated.²</p>	<p>The subject parcel is not included in the 2019 Housing Element Inventory (Appendix G). As such, the proposed acquisition will not affect the County's ability to meet its 6th cycle Regional Housing Needs Allocation (RHNA). Moreover, because the parcel is not a 2019 Housing Element inventory site, the proposed acquisition will not permit or cause a reduction of the residential density with either fewer units or a different income category. The acquisition is consistent with the 2019 Housing Element and Gov't Code § 65863.</p>

² The "planning period" refers to the RHNA planning period, which is 2019 to 2027.

Relevant Plan Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
<p>General Plan Conservation and Open Space, Chapter 10</p> <p>Open Space and Parks Lands</p> <p>§ 10.2</p>	<p>To provide and adequately maintain an accessible park and recreation offering a range of recreation opportunities and a regional trails system that meets the future recreational and non-motorized transportation demands. Support acquisition, development and management of parklands and trails primarily in locations that are highly accessible to the public in order to serve the outdoor recreation and ADA needs of current and future residents, and where such uses do not reduce the agricultural capability, timber productivity and ecological services on open space lands. Also, planning objectives for a regional trails system, equestrian trails, and neighborhood connectivity.</p>	<p>The McKay 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.</p> <p>The development of the McKay Community Forest proposal, and the associated Trail Plan, has had an extensive public outreach and participation process undertaken by the County staff during the development of this park proposal consistent with Plan requirements. That effort is described in detail in the draft MCFTP (p. 3).</p> <p>The acquisition is consistent with the Conservation and Open Space goals, policies and standards of the General Plan for open space and parks.</p>
<p>General Plan Conservation and Open Space, Chapter 10</p> <p>Biological Resources, Sensitive and Critical Habitats § 10.3</p> <p>Also ECP Chapter 3 § 3400</p>	<p>The protection of sensitive or critical habitat</p>	<p>The proposed Phase II acquisition of the McKay 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 not conducted as part of timber operations under the California Forest Practices Act.</p> <p>The acquisition is consistent with the Conservation and Open Space goals, policies and standards of the General Plan for protection of biological resources.</p>
<p>General Plan Conservation and Open Space, Chapter 10</p> <p>Cultural Resources § 10.6</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 cultural resource review will be performed as part of any subsequent development proposal on the property.</p> <p>The acquisition is consistent with the Conservation and Open Space goals, policies and standards of the General Plan for cultural resources.</p>

Relevant Plan Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
General Plan Water Resources Chapter 11, § 11.4	Maintain or enhance the quality of the County's water supply and water resources and the fish and wildlife habitat utilizing those resources.	The Phase II McKay Community Forest acquisition of 197 acres does not involve site disturbing activities that could affect water quality or quantity. In addition, the management plan incorporates 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.
Safety Element Chapter 14 Airport Safety Geologic and Seismic Flooding Fire Hazards	Goals and Policies contained in this Chapter identify hazards and hazard risk reduction policies to guide local decisions related to airport, geologic, flooding, and fire hazards. The principal airport/airspace/land use compatibility issues at most airports are noise, airspace, safety.	<p>The proposed acquisition of 197 acres to be added to the McKay Community Forest does not involve development that would permanently place people in potentially hazardous areas. Nonetheless, the draft MCFTP not only recognizes the need to address fire hazard public safety issues but it directs the County to coordinate with Humboldt Bay Fire, the Humboldt County Sheriff's Office, and mutual aid agencies.</p> <p>The parcel has a high fire hazard severity rating. The property is located in the State Responsibility Area and CALFire provides wildland fire services.</p> <p>The site's seismic safety and slope stability ratings reflect the presence of gulch area, slopes greater than 25 percent, and historic landslides. The slope stability ratings range from low and moderate instability, i.e., "1" and "2" The parcel is not within the Alquist-Priolo Fault Hazard Zone.</p> <p>The site is outside areas subject to flooding and tsunami hazards. The parcel is not located in an area subject to restrictions associated with a proximate airport.</p> <p>The proposed project is not incompatible with measures to protection people and property from hazards related to airport safety, geologic instability, flooding, and fire hazard.</p>

Recommendation

Planning Staff recommends the Planning Commission find the proposed acquisition of the 197 acre parcel to be incorporated into the McKay Community Forest to be in conformance with the Eureka Community Plan and the General Plan.

ATTACHMENT 2

APPLICATION REQUESTING GENERAL PLAN CONFORMANCE REVIEW



PLANNING APPLICATION FORM
Humboldt County Planning Department
 Current Planning Division 3015 H Street Eureka, CA 95501-4484
 Phone (707) 445-7541 Fax (707) 268-3792

INSTRUCTIONS:

1. Applicant/Agent complete Sections I, II and III below.
2. It is recommended that the Applicant/Agent schedule an Application Assistance meeting with the Assigned Planner. Meeting with the Assigned Planner will answer questions regarding application submittal requirements and help avoid processing delays. A small fee is required for this meeting.
3. Applicant/Agent needs to submit all items marked on the reverse side of this form.

SECTION I

APPLICANT (Project will be processed under Business name, if applicable.)

AGENT (Communications from Department will be directed to agent)

Business Name: Humboldt County Public Works
 Contact Person: Hank Seemann
 Mailing Address: 1108 Second Street
 City, St, Zip: Eureka CA 95501
 Telephone: 445-7741 Alt. Tel:
 Email: hseemann@co.humboldt.ca.us

Business Name: _____
 Contact Person: _____
 Mailing Address: _____
 City, St, Zip: _____
 Telephone: _____ Alt. Tel: _____
 Email: _____

OWNER(S) OF RECORD (If different from applicant)

Owner's Name: _____
 Mailing Address: _____
 City, St, Zip: _____
 Telephone: _____ Alt. Tel: _____

Owner's Name: _____
 Mailing Address: _____
 City, St, Zip: _____
 Telephone: _____ Alt. Tel: _____

LOCATION OF PROJECT

Site Address: N/A (timberland)
 Community Area: Eureka

Assessor's Parcel No(s): 303-012-029
 Parcel Size (acres or sq. ft.): 197 acres

Is the proposed building or structure designed to be used for designing, producing, launching, maintaining, or storing nuclear weapons or the components of nuclear weapons? ☐ YES ☒ NO

SECTION II

PROJECT DESCRIPTION

Describe the proposed project (attach additional sheets as necessary):

Humboldt County Public Works proposes to acquire 197 acres of timberland near Ridgewood Heights from Green Diamond Resource Company to expand the McKay Community Forest. The original land (1,000 acres) for the community forest was acquired in 2014. The property will be managed for multiple purposes including public access and recreation, timber harvest, and watershed and resource conservation. A Trail Plan for the community forest will be adopted in spring 2020.

SECTION III

OWNER'S AUTHORIZATION & ACKNOWLEDGEMENT

I hereby authorize the County of Humboldt to process this application for a development permit and further authorize the County of Humboldt and employees of the California Department of Fish and Wildlife to enter upon the property described above as reasonably necessary to evaluate the project. I also acknowledge that processing of applications that are not complete or do not contain truthful and accurate information will be delayed and may result in denial or revocation of approvals.

Hank Seemann
 Applicant Signature

1-7-2020
 Date

If the applicant is not the owner of record: I authorize the applicant/agent to file this application for a development permit and to represent me in all matters concerning the application.

 Owner of Record Signature

 Date

 Owner of Record Signature

 Date

ATTACHMENT 3

GOVERNMENT CODE SECTION 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.