

Recording Requested By:
HUMBOLDT COUNTY BOARD OF SUPERVISORS
Eureka, California

Return to:
County of Humboldt
Planning and Building Department
3015 H Street
Eureka CA 95501-4484

TITLE OF DOCUMENT
RESOLUTION NO. 25-200

Amending Resolution 73-151 (recorded as document number 25-200) to add approximately 52- acres to the Fort Seward Ranch Agricultural Preserve No. 73-3

Pursuant to Board of Supervisors' Action of December 16, 2025

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA
Certified copy of portion of proceedings, Meeting on December 16, 2025

RESOLUTION NO. 25-200

*Amending the Fort Seward Ranch Agricultural Preserve (Resolution 73-151)
with Uniform Rules Including Compatible Uses
(Ag Preserve # 73-3)*

WHEREAS, the County of Humboldt is authorized to establish agricultural preserves pursuant to the California Land Conservation Act of 1965 (hereafter the "Act") and the County's Resolution Establishing Guidelines for Agricultural Preserves (hereafter the "Guidelines"); and

WHEREAS, The County of Humboldt pursuant to Resolution 73-151 created an agricultural preserve for the land comprising the Satterlee Fort Seward Ranch; and

WHEREAS, The County of Humboldt pursuant to Resolution 75-27 amended the agricultural preserve for the Satterlee Fort Seward Ranch; and

WHEREAS, the County of Humboldt has been requested to add amend the agricultural preserve to include the lands described in the attached Exhibit A; and

WHEREAS, the Humboldt County Planning Commission has considered and approved the addition to of the existing Fort Seward Ranch Class agricultural preserve, and has made the findings required to support such approval pursuant to the Act and Guidelines; and

WHEREAS, the procedural requirements to establish an agricultural preserve as required by the Act and Guidelines have been followed; and

WHEREAS, the land to be included within the agricultural preserve is, and will continue to be, used for the purposes of producing agricultural commodities for commercial purposes and uses compatible with agriculture; and

WHEREAS, this Board is authorized by statute to determine according to uniform rules what constitutes a compatible use of land within each preserve;

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The hereinafter-described real property located in the County of Humboldt is hereby designated and established as a Class B Agricultural Preserve within the meaning of and pursuant to the California Land Conservation Act of 1965, including amendments thereto, and shall be known as and may be referred to as: Agricultural Preserve No. 73-3.

Said Property, excluding all timber and timber lands zoned TPZ, is described in Exhibit A attached hereto.

2. The following findings are hereby made with respect to the establishment of this proposed agricultural preserve:

- A. the establishment of this proposed Agricultural Preserve is consistent with the Humboldt County General Plan;
- B. the requirements of the California Environmental Act have been met; and
- C. the requirements of the Williamson Act (Government Code Section 51200 et seq) have been met.

3. The following uses are hereby declared to be compatible permitted uses or uses permitted with a use permit on all lands included within the recommended agricultural preserve:

A. Permitted Uses:

- (1) Single family residences essential for agricultural operations and noncommercial guest houses. Two (2) single detached farm residences may be allowed when consistent with the General Plan density standard.
- (2) Field, row, tree, berry and bush crops, including timber growing and harvesting.
- (3) Raising and grazing of horses, cattle, sheep and goats.
- (4) Dairies.
- (5) Nurseries, greenhouses, aviaries, apiaries, and mushroom farms.

B. Uses Permitted with a Use Permit:

- (1) Farms devoted to the hatching, raising, dressing and marketing for commercial purposes of chickens, turkeys, other fowl or poultry, rabbits, chinchillas, beavers, fish, frogs or hogs.
- (2) Fruit and vegetable storage or packing plants and wayside stands for sale of products produced on the premises.
- (3) Grain and produce storage warehouses.
- (4) Dog kennels.
- (5) Excavation of earth and soil for agricultural purposes only.
- (6) Animal feed yards and sale yards.
- (7) Extraction of minerals and petroleum products consistent with Sections 51238.1 and 51238.2 of the Government Code.
- (8) Labor camps.
- (9) Animal hospitals.

- (10) The erection, construction, alteration or maintenance of gas, electric, water, communication facilities.
- (11) Public stables and training facilities.
- (12) Agricultural-related recreation facilities, such as hunting and duck camps but excluding recreational activities such as golf courses, shooting ranges or similar activities which require non-agricultural development.
- (13) Home occupations and cottage industries.
- (14) Agricultural homestays.
- (15) Incidental public service purposes consistent with Section 51293 of the Government Code.
- (16) Any other use determined to be a compatible use as provided in Section 51238.1 of the Government Code by the Board of Supervisors after notice and public hearing. Such uses shall be deemed a compatible use in any agricultural preserve. The Director of the Department of Community Development Services shall maintain a list of uses found to be compatible pursuant to this section.

Some of the above listed uses will require a Use Permit in the Agricultural Exclusive Zone District, or require discretionary review by the Board of Supervisors, prior to the initiation of the use or activity. Uses which are included in the list of Uses Permitted with a Use Permit may be allowed without a Use Permit or discretionary review only if the Planning Director finds them to be "accessory" to a listed Permitted Use in paragraph 1.A above (i.e., the use is necessarily and customarily associated with, and is appropriate, incidental, and subordinate to, the "Permitted Use").

BE IT FURTHER RESOLVED that a certified copy of this resolution and the attached map of Agricultural Preserve No. 73-3 shall be filed in the office of the County Recorder by the Clerk of the Board of Supervisors.

Adopted on motion by Supervisor Bohn, seconded by Supervisor Bushnell, and the following vote:

AYES: Supervisors—Arroyo, Bohn, Bushnell, Madrone, and Wilson
NOES: Supervisors—Noe
ABSENT: Supervisors—None
ABSTAIN: Supervisors—None

STATE OF CALIFORNIA)
County of Humboldt)

I, TRACY DAMICO, Clerk of the Board of Supervisors, County of Humboldt, State of California, do hereby certify the foregoing to be a full, true and correct copy of the original made in the above entitled matter by said Board of Supervisors at a meeting held in Eureka, California as the same now appears of record in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of said Board of Supervisors



Kaleigh Maffei

Deputy Clerk of the Board of Supervisors of the County of Humboldt, State of California