



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

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

Hearing Date: September 16, 2021

To: Humboldt County Planning Commission

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

Subject: **Diamond C Ranch** Partial Agricultural Preserve Dis-establishment, Agricultural Preserve reformation, Zone Reclassification
Record Number PLN-2020-16295
APN: APN 223-016-017 (formerly 223-071-016, 223-072-009, 223-016-010, 223-016-003, portion of 223-015-011, portion of 223-015-013, and a portion of 223-015-012; Lot Line Adjustment LLA-17-009);
APNs 223-071-013, 223-071-004, 223-052-007, 223-016-006, 216-134-010, Portion of 223-012-009, 223-016-008, 223-071-015.
Garberville area

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Please contact Rebecca Jacobson, Planner, at 707-268-3727 or by email at rjacobson@co.humboldt.ca.us, if you have any questions about the scheduled public hearing item.

AGENDA ITEM TRANSMITTAL

Hearing Date September 16, 2021	Subject Agricultural Preserve dis-establishment, Agricultural Preserve reformation, Zone Reclassification	Contact Rebecca Jacobson
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Project Description: Application has been made to reform an existing Class “B” agricultural preserve into a separate Class B preserve. The existing Class B preserve was originally under the Tooby Ranch conservation preserve/contract since 1977 in cow/calf production. The 761.5-acre parcel (APN 223-016-017) has been owner-operated by the applicant in commercial cow/calf production since 2001. The applicant purchased the other 7 parcels and one portion of a parcel, in November 2020 from Buck Mountain Ranch Limited Partnership. The proposed reformation would dis-establish 1,796.5 acres of the existing Buck Mountain/Upper Tooby Ranch Class “B” preserve and reform those lands into a preserve as follows: The proposed new Diamond C Ranch Class “B” preserve would be approximately 1,796.5 acres, and is represented by the maps attached to this staff report as Exhibit “A”. One parcel (223-016-017) is developed with 1 residence, a garage/storage shed building, a horse/working-stock bard and corral, a kennel, and a cattle corral. This land is currently used for a cow-calf operation. The other 8 parcels are vacant and only used for cow-calf operations and grazing.

Project Location: The 1,633.5-acre portion of the proposed preserve is located in the Garberville area, about 2000 feet southeast of where Tooby Ranch Road begins off of Alderpoint Road, and is located south and north of Tooby Ranch Road. The 163-acre portion of the proposed preserve is located about 4,000 feet east of the edge of the larger portion, on Alderpoint Road where Bell Springs Road and Pratt Mountain Road begin from Alderpoint Road.

Present Plan Land Use Designations: Agricultural grazing (AG), 2017 Humboldt County General Plan. Slope Stability: Moderate Instability (2) and High Instability (3)

Present Zoning: Agricultural Exclusive (AE), Minimum building site area is 160 acres (B-5(160)), Timberland Production Zone (TPZ), Unclassified (U).

Application Number: PLN-2020-16295

Assessor’s Parcel Number: APN 223-016-017 (formerly 223-071-016, 223-072-009, 223-016-010, 223-016-003, portion of 223-015-011, portion of 223-015-013, and a portion of 223-015-012; Lot Line Adjustment LLA-17-009); APNs 223-071-013, 223-071-004, 223-052-007, 223-016-006, 216-134-010, Portion of 223-012-009, 223-016-008, 223-071-015.

Applicant	Owner	Agent
Dylan Carr PO Box 355 Garberville, CA 95542	Same as applicant	None

Environmental Review: Project is categorically exempt from environmental review per Class 17, Section 15317 of the CEQA Guidelines.

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

Major Issues: None.

Diamond C Ranch Agricultural Preserve Partial Dis-Establishment, Agricultural Preserve Reformation, and Zone Reclassification

Application Number: PLN-2020-16295

Assessor's Parcel Numbers: 223-016-017, 223-071-013, 223-071-004, 223-052-007, 223-016-006, 216-134-010, Portion of 223-012-009, 223-016-008, 223-071-015.

Recommended Commission Action

1. Describe the application as a public hearing;
2. Request that staff present the project;
3. Open the public hearing and receive testimony; and
4. Close the hearing and take the following action:

Make all of the required findings for approval of the disestablishment, agricultural preserve reformation, and agricultural Zone reclassification based on evidence in the staff report, and recommend that the Board of Supervisors approve the Diamond C Ranch project subject to the recommended conditions.

Executive Summary:

The matter before the Commission is the approval of the partial disestablishment of an agricultural preserve, the reformation of an agricultural preserve, the zone reclassification of one parcel of land from Unclassified to Agriculture Exclusive with a minimum building site area of 160 acres (AE-B-5(160)), the zone reclassification of two parcels of land from AE to AE with a minimum building site area of 160 acres (AE-B-5(160)), and the zone reclassification of lands within two parcels of land from AE/TPZ to AE-B-5(160)/TPZ (with the portions of these parcels zoned as TPZ will remain TPZ).

An application has been made to establish a Class "B" agricultural preserve of approximately 1,796.5 acres. The lands are currently in the existing Buck Mountain Ranch agricultural preserve. The subject parcels will be disestablished from Buck Mountain Ranch and reformed into a separate preserve, called Diamond C Ranch, owned by the applicant Dylan and Holly Carr.

The Williamson Act is intended to preserve agricultural and open space lands by discouraging conversion to urban uses. When entering into an agricultural preserve, the property owner executes a Land Conservation Contract with the County to restrict uses of the land to agriculture, open space and/or compatible uses. The minimum term for a Land Conservation Contract is ten years and it is automatically renewed every year. In exchange for restricting the uses, the land is valued as open space land pursuant to open space valuation laws (Revenue and Taxation Code Sections 421, et seq.). In order to qualify for a Class "B" Grazing Land Preserve and contract, the preserve area must contain at least 600 acres of land, and no individual lot or parcel shall be less than 160 contiguous acres (the Guidelines do not state that all lands within the preserve must be contiguous). The land must be in an agricultural designation and zoned for agricultural use and a minimum parcel size of 160 acres (AE-B-5(160)). The land shall be non-prime agricultural land of statewide or local significance. While under contract, the zoning and contract would prohibit any parcel divisions (which includes the sale of separate legal parcels).

The subject property consists of nine assessor parcels. Seven of the parcels are contiguous for a combined total of 1,633.5 acres. The other two parcels are contiguous with each other for a total of 163 acres. There are no outstanding building or zoning violations on the subject property. The applicant has provided a copy of the grazing agreement he has with the owner of the parcels located between the non-contiguous parcels (APNs 223-012-003 and 223-012-015) of the proposed preserve, which is evidence of the connectivity between the 163-acre portion and the 1,633.5 acres-portion.

The Natural Resources Conservation Service (NRCS) soil maps (2021) show the property as being roughly

one quarter Burgsblock-Coolyork-Tannin complex, roughly half Yorknorth-Witherell complex; and roughly a quarter Coolyork-Yorknorth complex. None of these soils are classified as prime farmland. This is consistent with a class "B" preserve which should not be on prime farmland.

The parcels all have an Agricultural Grazing General Plan designation. They are zoned for Agricultural Exclusive (AE), Timberland Production Zone (TPZ), and Unclassified (U). Four of the parcels have combining zones Special Building Site Combining Zone B-5 (B-5(160 acres)). The current Agriculture Exclusive zoning and the proposed contract prohibit further parcel divisions.

The land is used for cattle grazing and brings in an income of more than \$12,000 per year by way of cattle sales. The applicant has provided auction yard receipts for each of the past three years that exceed \$12,000.

Based upon a review of Planning Division reference sources and comments from all involved referral agencies, planning staff believes that the proposed agricultural preserve meets the required findings. The Williamson Act Committee reviewed the project on August 11, 2021 and recommended approval.

Alternatives: The Planning Commission could recommend not to approve the project. This alternative should be implemented if the Commission is unable to make all of the required findings. Planning Division staff is confident that the required findings can be made and does not recommend further consideration of this alternative.

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT
Resolution Number 21-
Record Number PLN-2020-16295
Assessor's Parcel Number: APN 223-016-017,
223-071-013, 223-071-004, 223-052-007, 223-016-006, 216-134-
010, Portion of 223-012-009, 223-016-008, 223-071-015.**

Resolution by the Planning Commission of the County of Humboldt to conditionally approve the Diamond C Ranch Agricultural Preserve,

WHEREAS, Dylan Carr, submitted an application dated March 10, 2020 requesting approval of the partial disestablishment of the parcels listed above from the existing Buck Mountain Ranch agricultural preserve, subsequent reformation of the above listed parcels into Diamond C Ranch, the zone re-classification of 223-012-009 from Unclassified (U) to AE-B-5(160), zone reclassification of both 223-071-013 and 223-071-004 from AE to AE-B-5(160), zone reclassification of both 223-052-007 and 223-071-015 from AE and TPZ to AE-B-5(160) and TPZ; and

WHEREAS, pursuant to Sections 15317 (Open Space Contracts or Easements) of the CEQA Guidelines the proposed project is found categorically exempt from environmental review; and

WHEREAS, the Humboldt County Planning Commission held a duly noticed public hearing on September 16, 2021 and reviewed, considered, and discussed the application for the partial disestablishment, reformation, zone reclassification, and new land conservation contract, and reviewed and considered all evidence and testimony presented at the hearing.

Now, THEREFORE BE IT RESOLVED, that the Planning Commission makes all the following findings:

- 1. FINDING: Project Description:** Application has been made to reform an existing Class "B" agricultural preserve into a separate Class B preserve. The existing Class B preserve was originally under the Tooby Ranch conservation preserve/contract since 1977 in cow/calf production. The 761.5-acre parcel (APN 223-016-017) has been owner-operated by the applicant in commercial cow/calf production since 2001. The applicant purchased the other 7 parcels and one portion of a parcel, in November 2020 from Buck Mountain Ranch Limited Partnership. The proposed reformation would dis-establish 1,796.5 acres of the existing Buck Mountain/Upper Tooby Ranch Class "B" preserve and reform those lands into a preserve as follows: The proposed new Diamond C Ranch Class "B" preserve would be approximately 1,796.5 acres, and is represented by the maps attached to this staff report as Exhibit "A". One parcel (223-016-017) is developed with 1 residence, a garage/storage shed building, a horse/working-stock bard and corral, a kennel, and a cattle corral. This land is currently used for a cow-calf operation. The other 8 parcels are vacant and only used for cow-calf operations and grazing.

- EVIDENCE:**
- a) Project File: PLN-2020-16295
 - b) *Grazing Agreement between Dylan Carr and Thomas P. Crandall* dated January 20, 2020.
 - c) Livestock sales receipts for APN 223-016-017 from years 2015, 2017, and 2018.

- 2. FINDING: CEQA.** The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA).

EVIDENCE: The proposed project may be found categorically exempt from environmental review pursuant to Section 15317 Open Space Contracts or Easements because the proposed action will result in the same subject parcels remaining in an agricultural preserve. None of the subject parcels will be taken out of a preserve, but will be in a different preserve. The disestablishment and zone reclassification are necessary to reform the parcels into the new preserve and new land conservation contract.

3. FINDING: The proposed actions are in conformance with the 2017 Humboldt County General Plan.

EVIDENCE: a) The Agricultural Grazing (AG) land use designation applies to dry-land grazing areas in relatively small land holdings that support cattle ranching or other grazing supplemented by timber harvest activities that are part of the ranching operation, and other non-prime agricultural lands. Residential uses must support agricultural operation. Density range is 20 -160 acres/unit.

b) The project complies with the County's Housing Element as it doesn't add or reduce the number of housing units within the County. The lands are currently planned and zoned for agricultural use and timber production and, as such, were not included in the housing assessment. The parcels will continue to be resource lands, planned and zoned for agricultural use and timber production. The project does not reduce the residential density utilized by the Department of Housing and Community Development.

c) All of the parcels are located within an area of moderate to high geologic instability. The parcels are within a high fire hazard area and within the state responsibility area for fire protection. No new development is proposed as a result of the partial dis-establishment, reformation, and zone reclassification. Future development of all parcels will be required to comply with the provisions of this County's Fire Safe Ordinance and demonstrate compliance with all building code requirements. The project will comply with SRA requirements. Based on these findings and staff recommendations, the proposed development will not increase risks to hazards.

4. FINDING: The proposed project is consistent with the Land Use element of the 2017 Humboldt County General Plan- specifically the Agriculture Resources Section 4.5.

EVIDENCE: a) The project will support the Williamson Act Property Tax Incentive Program by reforming the subject parcels into a new preserve and Williamson Act contract. Because these lands are scheduled for nonrenewal in 2026, this action will result in the continuation of these lands as an agricultural preserve and in the Williamson Act Property Tax Incentive Program.

b) This action is increasing the effectiveness of the Williamson Act Program by keeping these lands in the program. The subject lands consist of 1,796.5 acres out of Buck Mountain Ranch's 13,106.5 total acres that are scheduled for cancellation of their Williamson Act contract in 2026.

5. FINDING: The project is consistent with the purposes of the Agricultural Exclusive (AE) zone, the Timberland Production Zone (TPZ), and the combining zone Minimum building site area of 160 acres (B-5(160)) in which the site is located, and conforms with all applicable standards and requirements of the Zoning regulations. The land is designated "agricultural" on Humboldt County General Plan maps and is zoned agricultural.

- EVIDENCE:**
- a) The parcel is consistent with §312-1.1.2 Legal Lot Requirement and compliant with the provisions of the Subdivision Map Act, as described below:
 - b) APN 223-016-017 has been owned by the applicant since 2001. It is one legal parcel due to Notice of Lot Line Adjustment (NOLLA) COSC 2019-009837.
 - c) The subject portion of APN 223-012-009 and 216-134-010 are one patent parcel described in the Patent recorded in Book 5 of patents, page 47.
 - d) APNs 223-016-008 and 223-071-015 are one patent parcel described in the Patent recorded in Book 3, Page 641.
 - e) APNs 223-052-007 and 223-071-004 are made up of three patent parcels described in the Patent recorded in Book 2, Page 511; Book 5, Page 295; and Book 6, Page 347.
 - f) APNs 223-071-013 and 223-016-006 are one patent parcel, described in Book 4, Page 344 of Patents.
 - g) The proposed actions are principally permitted in the Timberland Production zone (TPZ) because grazing and other agricultural uses are principally permitted in this zone.
 - h) The proposed actions are principally permitted in the Agricultural Exclusive zone (AE) because all agricultural production, including grazing and cow/calf operations, are included in this zone. The parcel of land which is currently zoned Unclassified will be rezoned to Agricultural Exclusive Building Minimum building site area 160 acres AE-B-5(160)) as part of this project.
 - i) The proposed actions are consistent with the Minimum Building Site B-5(160) combining zone because there is only one existing residence on one of the nine parcels. No residences are proposed. The parcel of land which is currently zoned Unclassified will be rezoned with AE with combining zone Building Minimum building site area 160 acres.
 - j) Two of the parcels are proposed to be re-classified from just Agricultural Exclusive to Agricultural Exclusive with Building Minimum building site area 160 acres AE-B-5(160)).
 - k) Two of the parcels are proposed to be re-classified from AE and TPZ to AE-B-5(160) and TPZ (with the portions of these parcels zoned as TPZ will remain TPZ).

5. FINDING: The Zoning Reclassifications are in the public interest.

EVIDENCE: The Rezoning is required in order to enable the land to be enrolled in the County's Williamson Act Program which is in the public interest through its protection of the county's agricultural resources.

6. FINDING: The Zoning Reclassification is consistent with the County General Plan.

EVIDENCE: The rezoning of Unclassified land to Agricultural Exclusive is consistent with the County General Plan policies to protect agricultural resources and open space land. The land use designation for the properties is Agricultural grazing, for which the AE zoning is most consistent. The rezoning of parcels from AE to AE-B-5(160) does not change the agricultural grazing use of the lands. The rezoning of parcels from AE and TPZ to AE-B-5(160) and TPZ does not change the agricultural grazing use of the lands. All reclassifications are consistent with the Agricultural Grazing General Plan land use designation because the lands will be continued to be used for such purposes.

7. FINDING: The proposed development does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.

EVIDENCE: The project complies with the Housing Element and will not reduce the number of available housing units within the County.

8. FINDING: The proposed actions are consistent with the California Land Conservation Act of 1965, also known as the Williamson Act, which provides the legislative authority and specifies the findings that must be made to establish Agricultural Preserves and to both execute and cancel land conservation contracts. The Williamson Act may be found commencing with Section 51200 of the California Government Code.

EVIDENCE: a) The subject lands were established as an approximately 10,500 acre Class "B" agricultural preserve by Resolution No. 77-30. The Land Conservation Contract was recorded February 25, 1977 and was non-renewed on June 2, 2016. The lands remain subject to the Land Conservation Contract until the termination date of February 1, 2026. The current proposal is for a dis-establishment of a portion of the existing Class "B" preserve and an immediate reformation of the portion of the land conservation contract pertaining to the subject properties.

b) The proposed preserve is consistent with the County's General Plan (Section 51234 Government Code) because the lands all have an agricultural designation (AG), and the proposed preserve is supporting the Williamson Act.

c) The other requirements of Section 51200 are consistent with the requirements of the Humboldt County Board of Supervisors Resolution 16-144 of the Adoption of the revised Guidelines for Establishment of Agricultural Preserves in the County of Humboldt, detailed below.

9. FINDING: The proposed actions are consistent with the Humboldt County Board of Supervisors Resolution 16-144 of the Adoption of the revised Guidelines for Establishment of Agricultural Preserves in the County of Humboldt. The proposed preserve and Williamson Act contract meet the County guidelines for a class "B" preserve.

EVIDENCE: a) Minimum Preserve Area: The proposed Diamond C Ranch will have two portions: one of which comprises 7 assessor parcels of land for a combined total of 1,633.5 contiguous acres. The other portion is two parcels of land, which is one patent parcel, of 163 contiguous acres. The total area of land in the proposed preserve is 1,796.5 acres. This exceeds the minimum preserve area requirement of 600 acres. This meets the requirement that no individual parcel or lot of land shall be under 160 contiguous acres.

b) Zone Classification: Two of the nine parcels are zoned AE only. Four of the nine parcels are zoned appropriately as AE-B-5(160). Two of the nine parcels are zoned AE and TPZ. One of the nine parcels is zone Unclassified (U). The lands in the proposed preserve that are not zoned Timberland Production Zone (TPZ) will be re-classified as AE-B-5(160), which will be five of the nine parcels. By reclassifying the zoning of these five parcels, the preserve will meet the requirement in Section 1.B(2) that all land not in TPZ shall be zoned AE-B-5(160).

c) Non-Prime Agricultural Land: Soil maps from the Natural Resources Conservation Service (NRCS) (2021) show the property as being roughly one quarter Burgsblock-Coolyork-Tannin complex, roughly half Yorknorth-Witherell complex; and roughly a quarter Coolyork-Yorknorth complex. None of these soils are classified as prime farmland. None of the criteria defining prime agricultural land in California Government Code 51201(c) were met. This is consistent with the requirement in Section 1.B(3) that land within a class "B" preserve shall not be prime agricultural land of statewide or local significance.

d) Agricultural production standards: The preserve complies with and exceeds the annual production standards of \$12,000 in gross income per year from cattle sales, detailed in Section 1.F(7a), as shown by agricultural sales receipts of cattle from three of the past five years from the applicant.

e) No parcel divisions: The zoning of the proposed preserve is Agricultural Exclusive specifying a minimum parcel size of 160 acres. The preserve will be prohibited from being further divided under the Humboldt County Zoning Ordinance in addition to the prohibition within the land conservation contract per Section 1.D.(4c).

f) Residential development rights: Residential development rights beyond one single family residence for each ownership unit in the preserve would be conveyed to the County for the life of the contract with the execution of the land conservation contract per Section 1.D(4d). Currently, there is one residence on the proposed preserve, which is consistent with this requirement.

g) TPZ 25% Maximum: Less than 25% of the land area within the preserve is zoned TPZ, consistent with Section 1.D(4e).

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Humboldt County Planning Commission does hereby:

- Adopt the findings set forth in this resolution; and
- Recommend that the Board of Supervisors approve the **Diamond C Ranch** Partial Agricultural Preserve Dis-establishment, Agricultural Preserve reformation, Zone Reclassification; and

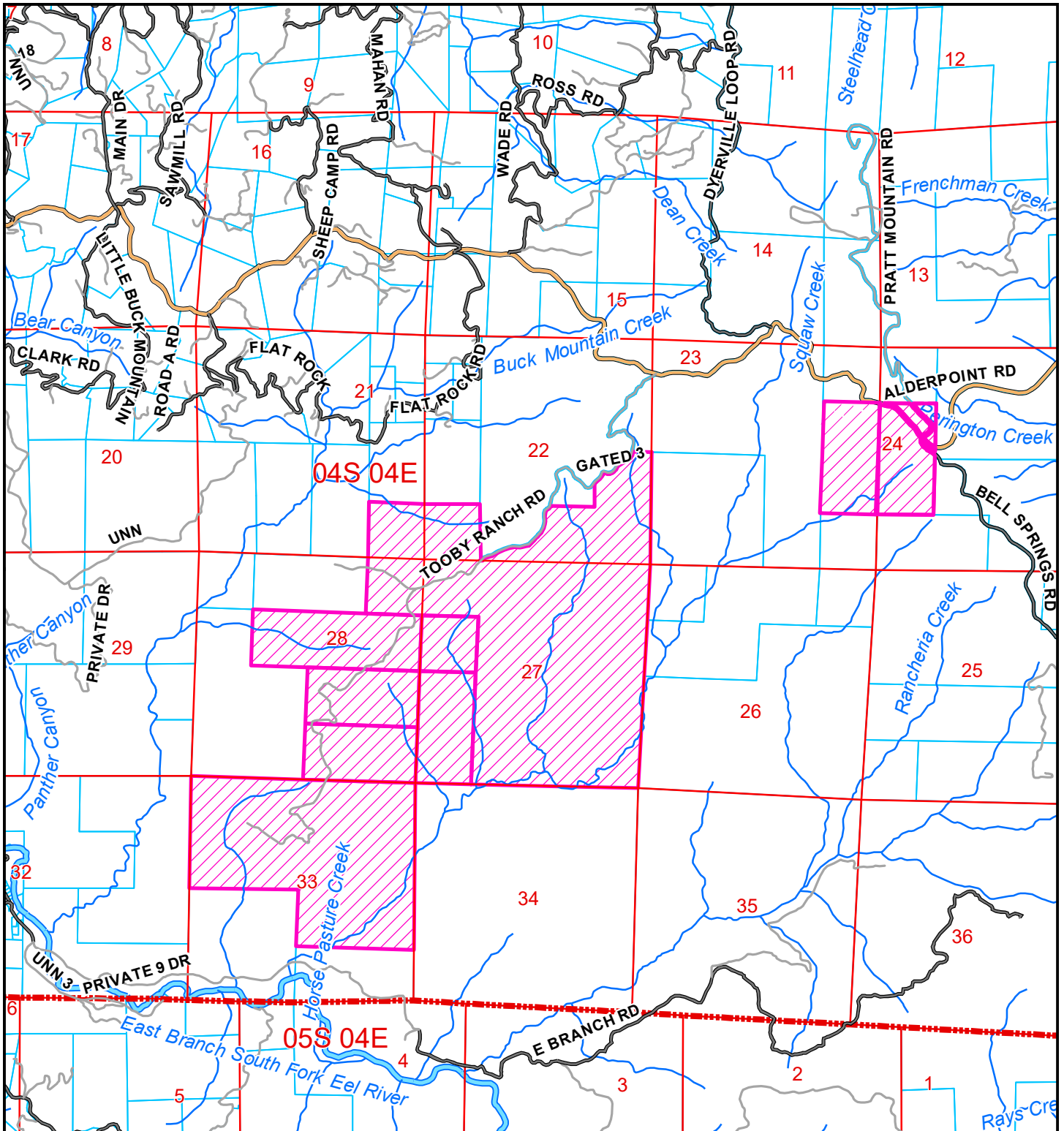
Adopted after review and consideration of all the evidence on September 16, 2021.

The motion was made by COMMISSIONER _____ and second by COMMISSIONER _____ and the following ROLL CALL vote:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONERS:
ABSENT:	COMMISSIONERS:
ABSTAIN:	COMMISSIONERS:
DECISION:	

I, John 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 Ford, Director
 Planning and Building Department



LOCATION MAP

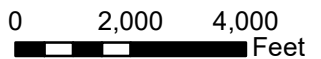
**PROPOSED DIAMOND C RANCH
 AGRICULTURAL PRESERVE
 GARBERVILLE AREA
 PLN-2020-16295
 APN: 216-134-010 et al**

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.

T04S R04E S21, 22, 23, 24, 28, 33 HB&M (Harris)



ATTACHMENT 1

CONDITIONS OF APPROVAL - ZONE RECLASSIFICATION

Approval of the Zone Reclassification is conditioned on the following terms and requirements which must be satisfied before the Zone Reclassification can be scheduled for action by the Board of Supervisors.

1. The applicant shall submit a legal description of the approximately 835 acres to be re-zoned into AE-B-5(160) for review and approval by the County Land Surveyor. The applicable review fee (currently \$206.00) must accompany each legal description. The legal description must be approved by the County Land Surveyor prior to the Zone Reclassification being scheduled for a decision by the Board of Supervisors.
2. Prior to hearing, the applicant shall submit a check to the Planning Division, payable to Humboldt County in the amount of \$50. This check is to cover the County Clerk's costs for filing the Notice of Exemption pursuant to Section 15067 of the CEQA Guidelines.
3. The property owner(s) shall execute and file with the Planning Division the statement titled "Notice and Acknowledgment Regarding Agricultural Activities in Humboldt County" as required by Section 314-43.2 of the Humboldt County Code. A copy of the required form will be provided in the final approval packet.

CONDITIONS OF APPROVAL – AGRICULTURAL PRESERVE

Approval of the partial disestablishment and reformation of the Agricultural Preserve is conditioned on the following terms and requirements which must be satisfied before the Agricultural Preserve can be scheduled for action by the Board of Supervisors.

Conditions of Approval

1. The applicant shall submit a signed and notarized Land Conservation Contract on a form prepared by the Planning Division prior to scheduling the project for hearing.

Informational Notes

1. This permit shall expire and become null and void at the expiration of one (1) year after all appeal periods have lapsed (see "Effective Date") except where construction under a valid building permit or use in reliance on the permit has commenced prior to such anniversary date. The period within which construction or use must commence may be extended as provided by Section 312-11.3 of the Humboldt County Code.
2. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. Any and all outstanding Planning fees to cover processing of the project shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
3. If cultural resources are encountered during construction activities, the contractor on site shall cease all work in the immediate area and within a 50-foot buffer of the discovery location. A qualified archaeologist and the appropriate Tribal Historic Preservation Officer(s) are to be contacted to evaluate the discovery and, in consultation with the applicant and lead agency, will develop a treatment plan in any instance where significant impacts cannot be avoided.

The Native American Heritage Commission (NAHC) can provide information regarding the appropriate Tribal point(s) of contact for a specific area; the NAHC can be reached at 916-653-4082. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, ground-stone artifacts, shellfish or faunal remains, and human burials. If human remains are found, California Health and Safety Code 7050.5 requires that the County Coroner be contacted immediately at 707-445-7242. If the Coroner determines the remains are Native American, the NAHC will be contacted by the Coroner to determine appropriate treatment of the remains pursuant to PRC 5097.98. Violators shall be prosecuted in accordance with PRC Section 5097.99

The applicant is responsible for ensuring compliance with this condition.

ATTACHMENT 2
Applicant's Evidence in Support of the Required Findings

- Application Form (On file)
- Fee Schedule (On File)
- Lot Line Adjustment LLA-17-009 resulting in APN 223-016-017 (On file)
- Preliminary title report for APNs 223-071-013, 223-071-004, 223-052-007, 223-016-006, 216-134-010, Portion of 223-012-009, 223-016-008, 223-071-015 (On file)
- Grant deed for APNs 223-071-013, 223-071-004, 223-052-007, 223-016-006, 216-134-010, Portion of 223-012-009, 223-016-008, 223-071-015. (**Attached**)
- Grazing agreement between Dylan Carr and Thomas Crandall dated January 20, 2020. (**Attached**)
- Cattle sale receipts from 2015, 2017, and 2018. (**Attached**)

2021-005527

RECORDING REQUESTED BY:
Humboldt Land Title, a division of Fidelity
National Title Company of CA

Recorded - Official Records
Humboldt County, California
Kelly E. Sanders, Recorder
Recorded by: HUMBOLDT LAND TITLE COMPANY
Pages: 5

**When Recorded Mail Document
and Tax Statement To:**
Dylan Carr and Holly Carr
P.O. Box 355
Garberville, CA 95542

Recording Fee: \$ 35.00
Tax Fee: \$390.50
Clerk: sc Total: \$425.50
Mar 11, 2021 at 02:42:10



Escrow Order No.: FHBT-0022000910

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Property Address: APN/Parcel ID(s)
223-071-013, 223-071-004, 223-052-007,
223-016-006, 216-134-010, a portion of
223-012-009, 223-016-008 and 223-071-015
APN/Parcel ID(s): 223-071-013
223-071-004
223-052-007
223-016-006
216-134-010
a portion of 223-012-009
223-016-008
223-071-015

Exempt from fee per GC 27388.1 (a) (2); recorded in connection with a transfer subject to
the imposition of documentary transfer tax.

GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
 - The documentary transfer tax is \$390.50** and is computed on:
 - the full value of the interest or property conveyed.
 - the full value less the liens or encumbrances remaining thereon at the time of sale.
- The property is located in an Unincorporated area.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Buck Mountain Ranch Limited Partnership, a California limited partnership

hereby GRANT(S) to Dylan Carr and Holly Carr, husband and wife as joint tenants

the following described real property in the Unincorporated Area of the County of Humboldt, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

PROPERTY COMMONLY KNOWN AS: APN/Parcel ID(s) 223-071-013, 223-071-004, 223-052-007, 223-016-006,
216-134-010, a portion of 223-012-009, 223-016-008 and 223-071-015

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Grant Deed
SCA0000129.doc / Updated: 04.08.20

CA-CT-FHBT-01510.050002-FHBT-0022000910

GRANT DEED
(continued)

APN/Parcel ID(s): 223-071-013
223-071-004
223-052-007
223-016-006
216-134-010
a portion of 223-012-009
223-016-008
223-071-015

Dated: March 3, 2021

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Buck Mountain Ranch Limited Partnership, a California limited partnership
By: Briceland Corporation, General Partner

BY: Robert C. McKee

Robert C. McKee President

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Humboldt

On 03/04/2021 before me, J. Bubenik, Notary Public,
(here insert name and title of the officer)

personally appeared Robert C. McKee,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature J. Bubenik

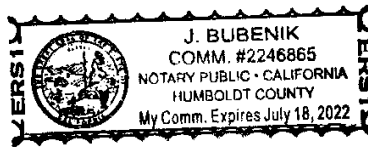


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 223-071-013, 223-071-004, 223-052-007, 223-016-006, 216-134-010, a portion of 223-012-009, 223-016-008 and 223-071-015

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF HUMBOLDT, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

TRACT A

The West Half of the Southwest Quarter of Section 27 and the North Half of the Southeast Quarter of Section 28, in Township 4 South, Range 4 East, Humboldt Meridian.

Being the same as described in the Patent recorded in Book 4 of Patents, Page 344, Humboldt County Records.

TRACT B

The South Half of the Southeast Quarter Quarter of Section 28 and the West Half of the Northeast Quarter of Section 33, in Township 4 South, Range 4 East, Humboldt Meridian.

Being the same as described in the Patent recorded in Book 2 of Patents, Page 511, Humboldt County Records.

TRACT C

The East Half of the Northeast Quarter and the North Half of the Southeast Quarter of Section 33, in Township 4 South, Range 4 East, Humboldt Meridian.

Being the same as described in the Patent recorded in Book 5 of Patents, Page 295, Humboldt County Records.

TRACT D

The Northwest Quarter of Section 33, in Township 4 South, Range 4 East, Humboldt Meridian.

Being the same as described in the Patent recorded in Book 6 of Patents, Page 347, Humboldt County Records.

TRACT E

The Southwest Quarter of the Northwest Quarter and the Northwest of the Southwest Quarter of Section 24, and the Southeast Quarter of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 23, in Township 4 South, Range 4 East, Humboldt Meridian.

Being the same as described in the Patent recorded in Book 5 of Patents, Page 47, Humboldt County Records.

TRACT F

The Southwest Quarter of the Northwest Quarter of Section 27; and the Southeast Quarter of the Northwest Quarter and the South Half of the Northeast Quarter of Section 28, Township 4 South, Range 4 East, Humboldt Meridian.

Being the same as described in the Patent recorded in Book 3, Page 641 of Patents, Humboldt County Records.

RESERVING from Tracts A through Tract F, unto the Grantor, its successors and assigns a non-exclusive easement 70 feet in width for ingress, egress and public utilities, more particularly described as Parcel One of Tract B in the Partial Reconveyance recorded February 21, 2001, as Instrument No. 2001-4176-36, Humboldt County Records.

EXHIBIT "A"
Legal Description
(continued)

ALSO RESERVING from Tracts A through Tract F, unto the Grantor, its successors and assigns non-exclusive easements for ingress, egress and public utilities over, under, and across strips of land 60 feet in width, described as follows:

See Exhibit B attached hereto and made a part hereof.

TRACT G

PARCEL ONE

A non-exclusive easement 70 feet in width for ingress, egress and public utilities in Sections 22, 23, 27, 28, 29, 30, and 33 in Township 4 South, Range 4 East, and Section 25 in Township 4 South, Range 3 East, Humboldt Meridian, in the County of Humboldt, State of California, more particularly described as Parcel One of Tract B in the Partial Reconveyance recorded February 21, 2001, as Instrument No. 2001-4176-36, Humboldt County Records.

PARCEL TWO

A non-exclusive easement for ingress, egress and public utilities over, under and across a strip of land 60 feet in width across the Northwest Quarter of the Southeast Quarter and the Northeast Quarter of the Southwest Quarter of Section 28, described as follows:

See Exhibit B attached hereto and made a part hereof.

EXHIBIT B

DESCRIPTION

That real property situate in the County of Humboldt, State of California, described as follows:

An unnamed road running from the Tube Road in the Northwest Quarter of the Southeast Quarter of Section 28 in Township 4 South, Range 4 East, Humboldt Meridian, Northwesterly to the South line of the Northeast Quarter of the Northwest Quarter of said Section 28.

An easement 70 feet in width lying 35 feet on each side of the following described center line in the Northwest Quarter of the Southeast Quarter, the Northeast Quarter of the Southwest Quarter, the Southwest Quarter of the Northeast Quarter, and the Southeast Quarter of the Northwest Quarter, Sections 28 in Township 4 South, Range 4 East, Humboldt Meridian, in the County of Humboldt, State of California, more particularly described as follows:

COMMENCING at a point hereinafter referred to as Point "AA" which is marked by an aluminum cap in a well stamped "CA HPGN DENSIFICATION STA. 01-KD 1993" located on the West side of State Highway 101 at the South end of the Town of Garberville established and published by the National Geodetic Survey of the National Ocean and Atmospheric Administration as a Densification Station of the High Precision Geodetic Network;
thence North 82 degrees 16 minutes 48 seconds East 29448.21 feet to a 2-inch GIP marking the Northeast corner of Section 23 of said Township 4 South, Range 4 East and shown as Note #37 on Book 32 of Records of Surveys at Page 116 and Note #10 on Book 38 of Records of Surveys at Page 1;
thence South 57 degrees 31 minutes 07 seconds West 15082.13 feet to a point referred to as Point "OO", said point is located South 62 degrees 54 minutes 58 seconds West 51.73 feet from the Northeasterly terminus of that course described as South 62 degrees 54 minutes 58 seconds West 163.598 feet in Tract "B" Parcel One and shown as the Tube Road described in Document No. 2001-4176-36 recorded February 21, 2001 and the point of beginning;
thence along the center of an existing road the following courses:
thence North 55 degrees 40 minutes 10 seconds West 119.779 feet;
thence North 31 degrees 15 minutes 10 seconds West 72.130 feet;
thence North 35 degrees 55 minutes 18 seconds West 52.264 feet;

EXHIBIT "A"
Legal Description
 (continued)

thence North 61 degrees 31 minutes 43 seconds West 329.835 feet;
 thence South 88 degrees 55 minutes 23 seconds West 203.315 feet;
 thence North 70 degrees 59 minutes 56 seconds West 174.119 feet;
 thence North 89 degrees 24 minutes 01 seconds West 269.277 feet;
 thence North 86 degrees 33 minutes 56 seconds West 50.177 feet;
 thence North 66 degrees 06 minutes 42 seconds West 107.295 feet;
 thence North 18 degrees 01 minutes 26 seconds West 83.965 feet;
 thence North 48 degrees 02 minutes 46 seconds East 102.891 feet;
 thence North 86 degrees 57 minutes 42 seconds East 113.197 feet;
 thence North 53 degrees 12 minutes 40 seconds East 373.474 feet;
 thence North 42 degrees 14 minutes 22 seconds East 123.935 feet;
 thence North 16 degrees 43 minutes 30 seconds West 79.550 feet;
 thence North 12 degrees 46 minutes 15 seconds West 80.410 feet;
 thence North 46 degrees 28 minutes 49 seconds West 273.830 feet;
 thence North 66 degrees 20 minutes 58 seconds West 113.970 feet;
 thence North 34 degrees 24 minutes 30 seconds West 103.583 feet;
 thence North 50 degrees 49 minutes 03 seconds West 164.964 feet;
 thence North 35 degrees 06 minutes 46 seconds West 122.327 feet;
 thence North 18 degrees 32 minutes 19 seconds West 229.597 feet;
 thence North 37 degrees 50 minutes 34 seconds West 12.130 feet more or less to the South line of the Northeast Quarter of the Northwest Quarter of said Section 28;
 thence continuing North 37 degrees 50 minutes 34 seconds West 193.017 feet;
 thence North 26 degrees 24 minutes 04 seconds West 100.283 feet;
 thence North 25 degrees 13 minutes 07 seconds West 249.076 feet;
 thence North 55 degrees 21 minutes 29 seconds West 137.545 feet;
 thence North 72 degrees 41 minutes 03 seconds West 114.690 feet;
 thence North 02 degrees 38 minutes 31 seconds East 8.160 feet more or less to the intersection with a diagonal line drawn from the Northeast corner of the Northwest Quarter Southwesterly to the Southwest corner of the Northeast Quarter of the Northwest Quarter of said Section 28 and the terminus of this parcel.


Surveyor's Statement: The above description was prepared by Michael R. McGee (PLS 3945), on May 7, 2002 and is based on a Field Survey. The courses given herein are derived from measured independent positions based on observations of the Global Positioning System. Bearings are based on the North American Datum of 1983 (1991.35 Adjustment of the High Precision Geodetic Network) State Plane Coordinates Zone I. Distances are units of the U.S. Survey Foot projected on the Zone I grid and should be multiplied by a combined factor of 1.0001054 to obtain ground distances. The convergence angle is - 1 degree 08 minutes at the Center ¼ Corner of Section 28, rotate bearings herein left 1 degree 08 minutes to obtain geodetic bearings relative to North at said ¼ Corner.

G r a z i n g L e a s e


H u m b o l d t C o u n t y , C a l i f o r n i a

This LEASE is made and entered into in September of year 2001, between Thomas P. Crandall, hereafter called "LANDOWNER", and Dylan Carr, hereafter called "LESSEE". Witness that:

1. LANDOWNER, for and in consideration of the rents and covenants herein referred to, does hereby lease unto LESSEE, for the purpose of grazing cattle, the following premises: as described in Attachment 1, hereafter called "GRAZING LEASE TRACT". Said tract is located in and around Section 23, Township 4 South, Range 4 East, Humboldt Meridian.
2. This LEASE is renewed as of signature date, with the lease period ending 31 December 2025.
3. LESSEE shall pay unto LANDOWNER a unit price of \$6.00/AUM for each AUM foraged. LEASE AUM forage records for the GRAZING LEASE TRACT shall be kept by LESSEE. The end of quarter dates in each lease year are as follows: 31 March, 30 June, 30 September, 31 December. Payment to LANDOWNER from LESSEE for forage grazed shall be made within 30 days of end of quarter or 30 days after each grazing event, per LESSEE.
4. LANDOWNER may inventory the GRAZING LEASE TRACT on an annual basis and determine the total amount of forage in terms of Animal Unit Months (AUMs) available for leasing.
5. In the event LANDOWNER determines that forage production has declined by more than ten (10) percent from the previous two (2) years production level, LESSEE shall reduce the number of AUMs grazed to the level directed and specified by LANDOWNER. LESSEE shall have a period of ninety (90) days to revise forage plan.
6. Maintenance and repair of existing fencing, including material and labor costs, is the responsibility of LESSEE.
7. Forage development/maintenance, water management, accessibility and other agriculture related infrastructure improvements are the responsibility of the LANDOWNER.
8. LESSEE may be permitted to hunt game and/or perform predator control activities on the GRAZING LEASE TRACT. LESSEE shall secure permission from LANDOWNER before conducting such activities on the GRAZING LEASE TRACT.
9. LESSEE agrees to save harmless LANDOWNER against any and all claims of loss, damage, liabilities, or other expense of any nature, character, and kind that may arise out of, or be connected with, or as a result of LESSEE's occupancy and activities on the leased property.
10. IF LESSEE or the LANDOWNER defaults in the performance of any of the conditions or covenants herein, then such breach shall cause immediate termination of this LEASE and forfeiture to LANDOWNER of all rentals paid previous to said breach.


Thomas P. Crandall, LANDOWNER

1/20/2020
Date


Dylan Carr, LESSEE

1/20/2020
Date

Attachment 1

GRAZING LEASE TRACT

The Grazing Lease Tract covers the agricultural grazing land described as follows:

PARCEL ONE:

APN 223-012-003, ~169 acres (the Southwest Quarter of Section 23).

PARCEL TWO:

APN 223-012-015, ~ 330 acres (east of Tooby Ranch Road & south of Alderpoint Road).

Exhibit E Livestock Sales

2015

VICTORINE LIVESTOCK, Inc./EEL RIVER ORGANIC BEEF, Inc. Livestock Weight Record
 PO BOX 146 HYDESVILLE, CA 95547
 (707) 768-2164 cell / (707) 768-2165 fax / (707) 499-1828 cell Date 1/2 2015

Purchase From: Victorine LLC
 Pasture / Purchase From: Diamond C Ranch Address:
 Weighed At: Victorine Start time: 8:30 am Finish at: 9:30 am
 Hauled By: EA Start travel: 10:10 Stop travel: 12:15
 Start Loading: 9:10 am Stop: 10:10 am Start unloading: 12:10 Stop: 12:40
 Destination: Hydesville, CA (11/10) Contact: Clint
 GAP Rating: 4 ORGANIC / NON ORGANIC

NO.	DESCRIPTION	WEIGHT	NO.	DESCRIPTION	WEIGHT	NO.	DESCRIPTION	WEIGHT
70	Blk	6710						
71	Blk	6715						
72	Blk	6720						
73	Blk	6765						
74	Blk	7000						
75	Blk	7190						
76	Blk	8120						
77	Blk	8120						
78	Blk	8120						
79	Blk	8120						
80	Blk	8120						
81	Blk	8120						
82	Blk	8120						
83	Blk	8120						
84	Blk	8120						
85	Blk	8120						
86	Blk	8120						
87	Blk	8120						
88	Blk	8120						
89	Blk	8120						
90	Blk	8120						
91	Blk	8120						
92	Blk	8120						
93	Blk	8120						
94	Blk	8120						
95	Blk	8120						
96	Blk	8120						
97	Blk	8120						
98	Blk	8120						
99	Blk	8120						
100	Blk	8120						

Total Gross Weight: 42,120 lbs.
 Shrink: 12.4 lbs.
 Net Weight: 42,107.6 lbs.
 Average Weight: 602.1 lbs.
 Head Count: 67
 Head Weight: 400.0 lbs.
 Head Total: 26,800 lbs.
 Body Total: 15,307.6 lbs.
 Total: 42,107.6 lbs.

2018

Shasta Livestock Auction Yard, Inc. 10/19/17
 PO Box 559 • Phone (530) 347-3753 • Fax (530) 347-0329 • Cottonwood, California 96022
LIVESTOCK WEIGHT RECORD Load # 1105

SELLER: Dylan Carr ALL CERTIFICATE FORMS COLLECTED
 TOWN WEIGHED AT: Barberville, Ca DATE: June 6, 2018
 OWNER OF SCALE: Carr DATE SCALE CERTIFIED ON: 6/4/18
 IN THE COUNTY OF Humboldt INSPECTOR: RH Holt

NO.	WEIGHT	NO.	WEIGHT	NO.	WEIGHT	NO.	WEIGHT
10	7305	11	8425	12	6430	13	7640
14	7225	15	7300	16	7110	17	7090
18	6160	19	6160	20	6515	21	6515
22	6515	23	6515	24	6515	25	6515
26	6515	27	6515	28	6515	29	6515
30	6515	31	6515	32	6515	33	6515
34	6515	35	6515	36	6515	37	6515
38	6515	39	6515	40	6515	41	6515
42	6515	43	6515	44	6515	45	6515
46	6515	47	6515	48	6515	49	6515
50	6515	51	6515	52	6515	53	6515
54	6515	55	6515	56	6515	57	6515
58	6515	59	6515	60	6515	61	6515
62	6515	63	6515	64	6515	65	6515
66	6515	67	6515	68	6515	69	6515
70	6515	71	6515	72	6515	73	6515
74	6515	75	6515	76	6515	77	6515
78	6515	79	6515	80	6515	81	6515
82	6515	83	6515	84	6515	85	6515
86	6515	87	6515	88	6515	89	6515
90	6515	91	6515	92	6515	93	6515
94	6515	95	6515	96	6515	97	6515
98	6515	99	6515	100	6515		

Total Gross Amount: 12,300.00
 LESS COMMISSION: 12.50
 GROSS DEDUCTED: 12,287.50
 NET DEDUCTED: 12,287.50
 CHECK NO. 29420
 OFFICE Gen'l
 DRIVER Ar 9 Bated
 TRUCK 16
 4120.4 40.00 4160.40

2017

HUMBOLDT AUCTION YARD, INC. 75527
 CUSTODIAN ACCOUNT FOR SHIPPERS' PROCEEDS
 PO BOX 559 FORTUNA, CA 95540
 SALE EVERY WEDNESDAY
 (707) 725-5188

Page: 1 Check # 75527 ID Number: 1452 Group: 1
 Date: 06/21/17
 CARR, DYLAN
 PO BOX 53
 ALDERPOINT CA 95511 CARR, DYLAN

Tag	Head	Description	Buyer	Tran	Tot LB	Avg LB	Bid/Unit	Amount
675	3	BLK-COW	WALT-5X	8102	4290	1430	.00/C	.00
674	16	BLK-COW	WALT-5X	8101	19435	1215	.00/C	.75
676	6	BLK-COW	WALT-5X	8103	6740	1123	.00/C	.00
3978	1	BWF-COW	WALT-5X	8108	1160	1160	.00/C	.80
3980	1	BWF-COW	WALT-5X	8107	1430	1430	.00/C	.60
3985	1	CHAR-STR	RC-7	8115	660	660	.00/C	.60
678	3	BLK-STR	HAY-11	8114	2885	962	.00/C	.50
3977	1	WF-COW	WALT-5X	8109	1025	1025	.00/C	.00
3979	1	WF-COW	WALT-5X	8105	1100	1100	.00/C	.00
3976	1	RED-COW	WALT-5X	8110	1150	1150	.00/C	.00
3983	1	WF-COW	WALT-5X	8104	1620	1620	.00/C	.00
3984	1	BLK-COW	WALT-5X	8111	1155	1155	.00/C	.60
3982	1	BLK-COW	WALT-5X	8106	1230	1230	.00/C	.00
677	4	BLK-HFR	RC-7	8113	2020	505	.00/C	.00
3981	1	BLK-COW	WALT-5X	8112	935	935	.00/C	.00
42				46835	1115		.37/C	.85
		BEEF COUNCIL						.00
		BRAND INSPECTION						.50
		YARDAGE						.00
		INSURANCE						.23
		COMMISSION						.59
		FREIGHT-MCAULIFF						.00

VICTORINE LIVESTOCK, Inc/EEL RIVER ORGANIC BEEF, Inc
 PO BOX 146 HYDESVILLE, CA 95547
 (707)768-2164 off/ (707)768-2165 fax /(707)499-1828 cell

Livestock Weight Record

Date 6/13 20 15

Pasture Move/Sold to: Victorine L/S

Pasture / Purchase From: Diamond C Ranch Address _____
 Weighed at Toby Ranch Start time 9:15 am Finish at 9:45
 Hauled By WC Start travel 11:30 Stop travel 12:15
 Start Loading 9:55 Stop 10:20 am Start unloading 12:30 Stop 12:45
 Destination Hydesville, Rock Springs Ranch Contact Clint
 GAP Rating 4 ORGANIC / NON ORGANIC

NO.	DESCRIPTION	WEIGHT	NO.	DESCRIPTION	WEIGHT	NO.	DESCRIPTION	WEIGHT
10	HCS	6365						
10	HCS	6615						
10	HCS	6850						
10	HCS	7125						
12	HCS	7920						
52		3917						
-8	weigh back replacement	5670						
-4		5710						
-16		11,340						
		Total Gross Weight		23,995		lbs		
		Shrink 3%		720		lbs		
		Net Weight		23,275		lbs		
		Average Wt Per Head		647		lbs		
		Net WT.		PRICE PER #		AMOUNT		
		23,275		230		53,532		
		23,275		230		53,532		90
		Brand Deduct		on 8x paper				
		Other Deduct						
		TOTAL				53,532		90

REMARKS/NOTES
 Organic Cert # _____ CDFA # _____ EAR TAG #'s yellow 9551-9647
36 HCS LXC RH

Buyer Name _____ Signature _____
 Seller/owner Name _____ Signature _____
 For Organic Cattle Only: Owner/Seller certifies the above described cattle meet all organic certifications and have never been given any non allowed parasitics or antibiotics any other non allowed organic substances since 3rd trimester of birth. Cattle also meet all grassfed criteria and have never been fed any course grains.

10/15
 10/13

29 head lot #3

VICTORINE LIVESTOCK, Inc/EEL RIVER ORGANIC BEEF, Inc
 PO BOX 146 HYDESVILLE, CA 95547
 (707)768-2164 off/ (707)768-2165 fax / (707)499-1828 cell

Livestock Weight Record

Date 6/2 20 15

Pasture Move/Sold to: Victorine 2/3

Pasture / Purchase From: Diamond C Ranch Address _____

Weighed at 500 head scale Start time 8:55 am Finish at 9:10 am

Hauled By EH Start travel 10:30 Stop travel 11:15 am

Start Loading 9:30 am Stop _____ Start unloading 11:30 am Stop 12:00 pm

Destination Victorine Ranch / Victorine Home Contact 607

GAP Rating U ORGANIC / NON ORGANIC

NO.	DESCRIPTION	WEIGHT	NO.	DESCRIPTION	WEIGHT	NO.	DESCRIPTION	WEIGHT
7	641	7505						
4	64	6955						
11	64	8955						
1	64	1085						
<hr/>								
29		25,500						
<hr/>								
					Total Gross Weight	25,500	lbs	
					Shrink	3 %	-765	lbs
					Net Weight	24,735	lbs	
					Average Wt			
					Per Head	29	853	lbs
					Net WT.			
						24,735	PRICE PER #	212
							AMOUNT	53,180 ²⁵
					Brand Deduct	2 ²⁵ head	-65 ²⁵	
					Other Deduct			
					TOTAL			53,115

REMARKS/NOTES

Organic Cert # _____ CDFA # _____ EAR TAG #'s _____

29 head lot #3
 going to RMC in 6/15
 DC RP

Buyer Name _____
 Signature _____

Seller/owner Name _____
 Signature _____

For Organic Cattle Only: Owner/Seller certifies the above described cattle meet all organic certifications and have never been given any non allowed paracitics or antibiotics any other non allowed organic substances since 3rd trimester of birth. Cattle also meet all grassfed criteria and have never been fed any course grains.

VICTORINE LIVESTOCK, Inc/EEL RIVER ORGANIC BEEF, Inc
 PO BOX 146 HYDESVILLE, CA 95547
 (707)768-2164 off/ (707)768-2165 fax / (707)499-1828 cell

Livestock Weight Record

Date 6/2 2015

Pasture Move/Sold to: Victorine L/S

Pasture / Purchase From: Diamond C Ranch Address _____

Weighed at Toby Ranch Scales _____ Start time 8:55 am Finish at 9:10 am

Hauled By ER Start travel 10:30 Stop travel 12:15

Start Loading 9:30 am Stop 10:15 am Start unloading 12:30 Stop 12:50

Destination Humboldt Rose Springs Contact Chat

GAP Rating 4 ORGANIC / NON ORGANIC

NO.	DESCRIPTION	WEIGHT	NO.	DESCRIPTION	WEIGHT	NO.	DESCRIPTION	WEIGHT
10	Heads	6510						
10	sk	6715						
10	sk	6900						
10	sk	6905						
10	sk	7010						
11	sk	7780						
61		42,130						
				Total Gross Weight		42,130		lbs
				Shrink 3%		-1264		lbs
				Net Weight		40,866		lbs
				Average Wt. Per Head		670		lbs
				Net WT.		40,866		
				PRICE PER #		2.45		
				AMOUNT		100,121		70
				Brand Deduct		-230		52
				Other Deduct				
				TOTAL		99,891		42

REMARKS/NOTES

Organic Cert # _____ CDFA # _____ EAR TAG #'s yellow 9591-9647

61 light sks
CC RH

Buyer Name _____ Signature _____
 Seller/owner Name _____ Signature _____

For Organic Cattle Only: Owner/Seller certifies the above described cattle meet all organic certifications and have never been given any non allowed paracitics or antibiotics any other non allowed organic substances since 3rd trimester of birth. Cattle also meet all grassfed criteria and have never been fed any course grains.

(18)

HUMBOLDT AUCTION YARD, INC.
 CUSTODIAL ACCOUNT FOR SHIPPERS' PROCEEDS
 P.O. BOX 313 FORTUNA, CA 95540
 SALE EVERY WEDNESDAY.
 (707) 725-5188

Ref. No: G-98920041

75527

WEIGHMASTER'S CERTIFICATE. THIS IS TO CERTIFY that the following described commodity was weighed, measured or counted by a weighmaster, whose name is on this certificate, who is a recognized authority of accuracy, as prescribed by Chapter 7 (commencing with Section 12700) of Division 5 of the California Business and Professions Code, administered by the Division of Measurement Standards of the California Department of Food and Agriculture. Leland Mora, Deputy

Page: 1
 Date: 06/21/17
 CARR, DYLAN
 PO BOX 53
 ALDERPOINT CA 95511

Check # 75527

ID Number: 1452 Group: 1

CARR, DYLAN

Tag	Head	Description	Buyer	Tran	Tot LB	Avg LB	Bid/Unit	Amount
675	3	BLK-COW	WALT-5X	8102	4290	1430	70.00/C	3,003.00
674	16	BLK-COW	WALT-5X	8101	19435	1215	65.00/C	12,632.75
676	6	BLK-COW	WALT-5X	8103	6740	1123	60.00/C	4,044.00
3978	1	BWF-COW	WALT-5X	8108	1160	1160	58.00/C	672.80
3980	1	BWF-COW	WALT-5X	8107	1430	1430	62.00/C	886.60
3985	1	CHAR-STR	RC-7	8115	660	660	76.00/C	501.60
678	3	BLK-STR	HAY-11	8114	2885	962	110.00/C	3,173.50
3977	1	WF-COW	WALT-5X	8109	1025	1025	60.00/C	615.00
3979	1	WF-COW	WALT-5X	8105	1100	1100	58.00/C	638.00
3976	1	RED-COW	WALT-5X	8110	1150	1150	50.00/C	575.00
3983	1	WF-COW	WALT-5X	8104	1620	1620	70.00/C	1,134.00
3984	1	BLK-COW	WALT-5X	8111	1155	1155	72.00/C	831.60
3982	1	BLK-COW	WALT-5X	8106	1230	1230	50.00/C	615.00
677	4	BLK-HFR	RC-7	8113	2020	505	115.00/C	2,323.00
3981	1	BLK-COW	WALT-5X	8112	935	935	40.00/C	374.00
				42	46835	1115	68.37/C	32,019.85

BEEF COUNCIL 42.00
 BRAND INSPECTION 52.50
 YARDAGE 21.00
 INSURANCE 35.23
 COMMISSION 970.59
 FREIGHT-MCAULIFF 900.00

Ref. No: G 88520x

HUMBOLDT AUCTION YARD, INC.
ACCOUNT FOR SHIPPERS' PROCEEDS
FORTUNA, CA 95540
WEDNESDAY.

75528
WEIGHMASTER'S CERTIFICATE. THIS IS TO CERTIFY that the following described commodity was weighed, measured or counted by a weighmaster, whose name is on this certificate, who is a recognized authority of accuracy, as prescribed by Chapter 7 (commencing with Section 12700) of Division 5 of the California Business and Professions Code, administered by the Division of Measurement Standards of the California Department of Food and Agriculture. Leland Mora, Deputy

Check # 75528

ID Number: 1452 Group: 1

CARR, DYLAN

Tag	Head	Description	Buyer	Tran Tot	LB Avg	LB	Bid/Unit	Amount
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							Total Fees	2,021.32
							Total Net Check	\$29,998.53

Humboldt Auction Yard appreciates your business and supports your livestock sales.

Shasta Livestock Auction Yard, Inc.

P.O. Box 558 • Phone (530) 347-3793 • Fax (530) 347-0329 • Cottonwood, California 96022

LIVESTOCK WEIGHT RECORD

SELLER: Delaney, Carl ALL CERTIFICATES/FORMS COLLECTED
 TOWN WEIGHED AT: Georgetown, Ca DATE: Sept 6, 2018
 OWNER OF SCALES: Carl DATE SCALE CERTIFIED ON: 2-9-17
 IN THE COUNTY OF: Humboldt INSPECTOR: Bill Hark

TRUCKS: 2 BUYER: Pauline Livestock - Ontario
 SHIPPED TO: Georgetown, Ca NO. HEAD: 177 NET WEIGHT: 62

NO. HEAD	KIND	GROSS WEIGHT	SETTLEMENT:			NO. HEAD	NET WEIGHT
			(1)	(2)	(3)		
10	SI	7309	NO. HEAD	177	62		
10		8455	KIND	510	1150		
10		6730	GROSS WT.	57440	11500		
10		7040	SHRINK %	2	2		
10		7225	SHRINK LB.				
10		7300	NET WT.	52830	40870		
10		7110	AVERAGE	719	659		
10		9040	PRICE	135.11	130.10		
10		6142	GROSS AMOUNT	\$ 5777.33	\$ 4999.90		
10		65135					

TOTAL GROSS AMOUNT \$ 131,182.25
 LESS COMMISSION \$ 3,655.00
 DEPOSIT DEDUCTED \$
 BRAND DEDUCTED \$
 CHECK NO. 294216 \$ 128,527.25
 LOT NO. county

HD CNT	TRUCK	DRIVER
19	138	1/10/18
11	135.10	1/10/18

SELLER SIGNATURE: Carl Delaney
 WVM REP SIGNATURE: David Phillips
 BUYER SIGNATURE: _____

Shasta Livestock Auction Yard, Inc.
 CUSTODIAL ACCOUNT FOR SHIPPER'S PROCEEDS
 P.O. Box 558
 COTTONWOOD, CA 96022-0558
 -Sale Every Friday-

WEIGHMASTER CERTIFICATE

THIS IS TO CERTIFY that the following described commodity was weighed, measured, or counted by weighmaster, whose signature is on this certificate, who is a recognized authority of accuracy as prescribed by Chapter 7 (commencing with Section 12700) of Division 5 of the California Business and Professions Code administered by the Division of Measurement Standards of the California Department of Food and Agriculture.
 By ELLINGTON PEEK, DEPUTY

Page: 1
 Date: 06/06/18
 CARR, DYLAN
 P O BOX 53
 ALDERPOINT CA 95511

Check # 182819

182819

ID Number: 21140 Group: 1

CARR, DYLAN

Tag	Head	Description	Buyer	Tran	Tot LB	Avg LB	Bid/Unit	Amount
755	1	CHAR-COW	MC-12X	10	1275	1275		
754	1	BLK-COW	COE-2	26	1315	1315	55.00/C	701.25
1391	6	MIX-COW	MM-20	150	8315	1386	54.00/C	710.10
1392	3	WF, RD, BK-COW	COE-60	161	3760	1253	66.50/C	5,529.48
1393	3	BLK, BWF-HFRETTE	DR-35	169	3220	1073	62.50/C	2,350.00
1413	16	MIX-HFR	DF-16	202	9865	617	85.00/C	2,737.00
1390	1	BLK, BWF-COW	ANGIE-ST	163	1035	1035	146.50/C	14,452.23
1390	1	BLK-COW	COE-22	164	935	935	62.00/C	641.70
Tags: 3354							56.00/C	523.60
1416	15	BKBWF, CHR-STR	DF-6	236	8565	571		
1414	6	BLK, R, CHAR-HFR	EDAY-77	237	4790	798	154.00/C	13,190.10
1415	2	WF, BLK-STR	MC-9	324	1935	968	113.00/C	5,412.70
761	1	BLK-STR	MC-7	403	740	740	107.00/C	2,070.45
56							125.00/C	925.60
				45750	817		107.64/C	49,248.61

BEEF COUNCIL 56.00
 BRAND INSPECTION 70.00
 YARDAGE 98.00
 FEED 228.79
 INSURANCE 54.18
 COMMISSION 1,600.42
 =====
 Total Fees 2,107.39
 Total Net Check \$47,136.22

NOTE: Terms and conditions on reverse side of check.

HUMBOLDT AUCTION YARD, INC.
CUSTODIAL ACCOUNT FOR SHIPPERS' PROCEEDS
P.O. BOX 313 FORTUNA, CA 95540
SALE EVERY WEDNESDAY.
(707) 725-5188

77902

WEIGHMASTER'S CERTIFICATE. THIS IS TO CERTIFY that the following described commodity was weighed, measured or counted by a weighmaster, whose name is on this certificate, who is a recognized authority of accuracy, as prescribed by Chapter 7 (commencing with Section 12700) of Division 5 of the California Business and Professions Code, administered by the Division of Measurement Standards of the California Department of Food and Agriculture. Leland Mora, Deputy

Page: 1
Date: 06/06/18
CARR, DYLAN
PO BOX 53
ALDERPOINT CA 95511

Check # 77902

ID Number: 1452 Group:1

CARR, DYLAN

Tag	Head	Description	Buyer	Tran	Tot LB	Avg LB	Bid/Unit	Amount
013	1	XBRED-STR	RC-7	5002	524	524	40.00/C	209.60
	1				524	524	40.00/C	209.60
		BEEF COUNCIL						1.00
		BRAND INSPECTION						1.25
		YARDAGE						0.50
		INSURANCE						0.23
		COMMISSION						10.48
		===== Total Fees						13.46
		Total Net Check						\$196.14

Humboldt Auction Yard appreciates your business and supports your livestock sales.

ATTACHMENT 3

**BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT
STATE OF CALIFORNIA
Certified copy of portion of proceedings, Meeting on _____, 2021**

ORDINANCE NO. _____

**AMENDING SECTION 311-7 OF THE HUMBOLDT COUNTY CODE BY REZONING PROPERTY IN THE
GARBERVILLE AREA [PLN-2020-16295 (Carr)]**

The Board of Supervisors of the County of Humboldt ordains as follows:

SECTION 1. ZONE AMENDMENT. Section 311-7 of the Humboldt County Code is hereby amended by reclassifying the property described in the Attached Exhibit A as follows: approximately 171.5 acres of Agriculture Exclusive into Agriculture Exclusive with a combining zone specifying a minimum parcel size of 160 acres [AE-B-5(160)], 583.5 acres of Agriculture Exclusive and Timberland Production Zone into Agricultural Exclusive with a combining zone specifying a minimum parcel size of 160 acres [AE-B-5(160)] (while the portions of these parcels zoned TPZ will remain as TPZ), and 80 acres of Unclassified into Agricultural Exclusive with a combining zone specifying a minimum parcel size of 160 acres [AE-B-5(160)].

The area described is also shown on the Humboldt County Zoning Maps [S-47, S-48, and T-47] and on the map attached as Exhibit A.

SECTION 2. EFFECTIVE DATE. This ordinance shall become effective thirty (30) days after the date of its passage.

PASSED, APPROVED, AND ADOPTED this _____ day of _____ 2021 on the following vote, to wit:

AYES: Supervisors:

NOES: Supervisors:

ABSENT: Supervisors:

Chair, Board of Supervisors
County of Humboldt, State of California

(SEAL)

ATTEST:
Kathy Hayes
Clerk, Board of Supervisors
County of Humboldt, State of California

Deputy

ATTACHMENT 4

Referral Agency Comments and Recommendations

The project was referred to the following referral agencies for review and comment. Those agencies that provided written comments are checked off.

Referral Agency	Response	Recommendation	Location
Ag Commissioner			
Assessor	✓	Approval	On-file
Cattlemen's Association			
Farm Bureau			
Williamson Act Committee	✓	Approval	Attached

Attachment 5
Williamson Act Committee Draft Minutes: August 11, 2021



PLANNING AND BUILDING DEPARTMENT

3015 H Street Eureka CA 95501
Phone: (707) 445-7541

WILLIAMSON ACT COMMITTEE
Agricultural Center
5630 South Broadway, Eureka

August 11, 2021 Draft Meeting Minutes

I. Call to Order

The meeting was called to order at 3:00 p.m. by Chair John Vevoda.

II. Roll Call

WAC Members Present: John Vevoda, John Rice, Dean Hunt, Mark Moore (virtual), Martha Spencer (virtual)
Staff Members Present: Cliff Johnson, Rebecca Jacobson, Audrey Hanks

III. Approval of Minutes

None

IV. Scheduled Matters:

Item 1. Diamond C Ranch

The Planning and Building Department is seeking a Committee Recommendation regarding the dis-establishment of a portion of the existing Tooby Ranch Preserve (which is currently in non-renewal) and the establishment of a new Class B Preserve and Land Conservation Contract of 1,796.5 acres.

Staff report was presented by Rebecca Jacobson. The committee expressed support for the formation of the new preserve and asked about the size of the parcels within the preserve. Staff responded that they were all 160 acres or more in size. The hearing was opened for public comment.

Motion to recommend approval of the new Diamon C Ranch Class B Preserve and Land Conservation Contract. (Dean/Rice, Approved 5-0).

- | | |
|------------------------------|---|
| V. Old Business | None |
| VI. New Business | None |
| VII. Correspondence | None |
| VIII. Public Comments | None |
| IX. Adjournment | Motion to adjourn (Vevoda/Hunt, Approved 5-0). Meeting was adjourned by Vevoda at 3:14 p.m. |