

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA
Certified Copy of Portion of Proceedings for the Meeting of May 21, 2024

ORDINANCE AMENDING SECTION 311-7 OF THE HUMBOLDT COUNTY CODE BY REZONING PROPERTY IN THE BRICELAND AREA [PLN-2023 18106 (THE MARSHALL RANCH AGRICULTURE PRESERVE)]

ORDINANCE NO. 2737

SECTION 1. ZONE AMENDMENT. Section 311-7 of the Humboldt County Zoning Code is hereby amended by reclassifying lands in the Briceland area, i.e., those lands currently zoned Agriculture Exclusive and Unclassified within the proposed Agricultural Preserve as described by the attached property legal description (Exhibit A) to Agriculture Exclusive with a Special Building Site combining zone specifying a minimum lot size of 160 acres (AE B-5(160)). The area described in Exhibit A is also shown on the Humboldt County zoning maps O-47, O-48, P-47, and P-48, and on the map attached as Exhibit B of this Ordinance; and

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

PASSED, APPROVED AND ADOPTED this 21 day of May 2024, by the following vote, to wit:

AYES: Supervisors: -- Bohn, Bushnell, Wilson, Madrone, Arroyo
NAYES: Supervisors: --
ABSENT: Supervisors: --
ABSTAIN: Supervisors: --



Rex Bohn, Chair
Board of Supervisors of the County of Humboldt
State of California

(SEAL)

ATTEST:

Tracy Damico, Clerk of the Board of Supervisors
of the County of Humboldt, State of California

By: 

Nikki Turner, Deputy Clerk

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EXHIBIT A

Assessor Parcel No. 215-062-003, 215-062-005, 215-062-007, 215-063-005, 215-063-006, 215-063-007, 215-064-001, 215-064-004, 215-064-005, 220-061-011, 222-081-001, 222-081-003, 222-081-005, 222-081-010, 222-081-012, 222-082-002, 222-083-002, 222-154-005, 222-154-006, 222-154-007

PROPERTY DESCRIPTION

All that real property situated in the County of Humboldt, State of California, described as follows:

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

PARCEL 1:

The North Half of the Southeast Quarter, the Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northwest Quarter of Section 17 in Township 4 South, Range 3 East, Humboldt Meridian.

PARCEL 2:

The Northeast Quarter of the Northeast Quarter of Section 20 and the Southeast Quarter of the Southeast Quarter of Section 17 in Township 4 South, Range 3 East, Humboldt Meridian.

PARCEL 3:

The South Half of the Southwest Quarter, the Northeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 17 in Township 4 South, Range 3 East, Humboldt Meridian.

EXCEPTING therefrom that parcel of land conveyed to Frost and wife, by Deed recorded July 2, 1902 in Book 79 of Deeds, Page 286, described as follows:

COMMENCING at the Southwest corner of Section 17, Township 4 South, Range 3 East; thence North, 4 chains, more or less, to the South side of the County Road; thence in a Southeasterly direction along said road until it intersects the section line between Sections 17 and 20; thence West, to the place of beginning.

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ALSO EXCEPTING therefrom the oil rights reserved by Mary E. Page in Deed recorded June 6, 1893 in Book 4 7 of Deeds, Page 1, Humboldt County Records.

PARCEL 4:

BEGINNING at the corner of Sections 17, 18, 19 and 20, Township 4 South, Range 3 East, Humboldt Meridian;
thence North, 296 feet to the County Road;
thence East 40 feet;
thence South 296 feet to a point 30 feet East of said section corner;
thence continuing South 185 feet to the intersection of the line Sections 19 and 20;
thence North 7 degrees West along said line to the point of beginning.

EXCEPTING therefrom the oil rights reserved by Mary E. Page in Deed recorded June 6, 1893 in Book 47 of Deeds, Page 1, Humboldt County Records.

ALSO EXCEPTING therefrom an undivided one-half interest in all oil, gas and other hydrocarbon substances in and to the above described lands, as reserved by Edith M. Gallaway, in Deed recorded January 10, 1962 in Book 668 of Official Records at Page 364.

PARCEL 5:

That parcel of land conveyed to Frost and wife by Deed recorded July 2, 1902 in Book 79 of Deeds, Page 286, described as follows:

COMMENCING at the Southwest corner of Section 17, Township 4 South, Range 3 East;
thence North, 4 chains, more or less, to the South side of the County Road;
thence in a Southeasterly direction along said road until it intersects the section line between Sections 17 and 20;
thence West to the place of beginning.

EXCEPTING therefrom the oil rights reserved by Mary E. Page in Deed recorded June 6, 1893 in Book 47 of Deeds, Page 1, Humboldt County Records.

ALSO EXCEPTING therefrom that parcel of land described in a Deed to M.G. Yates recorded November 16, 1914 in Book 128 of Deeds, Page 366, described as follows:

BEGINNING at the corner of Sections 17, 18, 19, and 20, Township 4 South, Range 3 East, Humboldt Meridian;
thence North 296 feet to the County Road;
thence East 40 feet;
thence South 296 feet to a point 30 feet East of said section corner;

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thence continuing South 185 feet to the intersection of the line between Sections 19 and 20;
thence North 7 degrees West along said line to the point of beginning.

ALSO EXCEPTING therefrom an undivided one-half interest in all oil, gas and other hydrocarbon substances in and to the above described lands, as reserved by Edith M. Gallaway, in Deed recorded January 10, 1962 in Book 668 of Official Records at Page 364.

PARCEL 6:

BEGINNING at the corner of Sections 17, 18, 19, and 20 in Township 4 South, Range 3 East, Humboldt Meridian;
thence North 4 chains to the South line of the County Road;
thence South 62 degrees West 2.59 chains;
thence South 52 degrees West 4.68 chains along the South line of said County Road to the section line between Sections 18 and 19;
thence North 89 degrees 12 minutes East along said section line to the point of beginning.

EXCEPTING therefrom an undivided one-half interest in all oil, gas and other hydrocarbon substances in and to the above described lands, as reserved by Edith M. Gallaway, in Deed recorded January 10, 1962 in Book 668 of Official Records at Page 364.

PARCEL 7:

The Northeast Quarter of the Northeast Quarter of Section 19, Township 4 South, Range 3 East, Humboldt Meridian.

EXCEPTING therefrom that parcel of land conveyed to M.G. Yates and Eva Yates by Deed recorded February 27, 1904 in Book 87 of Deeds, Page 22, described as follows:

BEGINNING at a point on the section line between Sections 18 and 19, Township 4 South, Range East, Humboldt Meridian, from which the quarter section corner bears South 89 degrees 12 minutes West 20.92 chains;
thence North 89 degrees 12 minutes East along the section line between Sections 18 and 19, 6.13 chains to the North line of the County Road;
thence South 26 degrees 45 minutes West 1.78 chains;
thence South 41 degrees West 1.98 chains;
thence South 89 degrees 45 minutes West 3.48 chains along the North line of the County Road;
thence North 9 degrees 13 minutes West to the point of beginning.

EXCEPTING therefrom an undivided one-half interest in all oil, gas and other hydrocarbon substances in and to the above described lands, as reserved by Edith M. Gallaway, in Deed recorded January 10, 1962 in Book 668 of Official Records at Page 364.

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PARCEL 8:

BEGINNING at a point 1.58 chains West of the quarter section post between Sections 18 and 19, Township 4 South, Range 3 East, Humboldt Base and Meridian;
thence South 49 degrees East 1.69 chains;
thence South 35 degrees East 3.59 chains;
thence South 39 1/2 degrees East 0.56 chains;
thence South 50 1/2 degrees West 3.27 chains;
thence North 33 1/2 degrees West 7.86 chains to the section line between Sections 18 and 19;
thence East 3.15 chains to the place of beginning.

EXCEPTING therefrom an undivided one-half interest in all oil, gas and other hydrocarbon substances in and to the above described lands, as reserved by Edith M. Gallaway, in Deed recorded January 10, 1962 in Book 668 of Official Records at Page 364.

PARCEL 9:

The West Half of the Northeast Quarter of the Northwest Quarter of Section 19, Township 4 South, Range 3 East, Humboldt Meridian.

PARCEL 10:

Lots 1, 2, and 3 in Section 19, Township 4 South, Range 3 East, Humboldt Meridian.

EXCEPTING therefrom that portion North and West of Redwood Creek.

PARCEL 11:

The West Half of the Southeast Quarter of the Northwest Quarter of Section 19, Township 4 South, Range 3 East, Humboldt Meridian.

PARCEL 12:

The East Half of the Southeast Quarter of the Northwest Quarter of Section 19, Township 4 South, Range 3 East, Humboldt Meridian.

EXCEPTING therefrom an undivided one-half interest in all oil, gas and other hydrocarbon substances in and to the above described lands, as reserved by Edith M. Gallaway, in Deed recorded January 10, 1962 in Book 668 of Official Records at Page 364.

PARCEL 13:

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Lot Number 4, the East Half of the Southwest Quarter and the Northwest Quarter of the Southeast Quarter of Section 19, Township 4 South, Range 3 East, Humboldt Meridian.

EXCEPTING therefrom an undivided one-half interest in all oil, gas and other hydrocarbon substances in and to the above described lands, as reserved by Edith M. Gallaway, in Deed recorded January 10, 1962 in Book 668 of Official Records at Page 364.

PARCEL 14:

The Southwest Quarter of the Southeast Quarter of Fractional Section 19, Township 4 South, Range 3 East, Humboldt Meridian.

EXCEPTING therefrom all oil, gas, oil shale, coal, phosphate, sodium, gold, silver and all other mineral deposits, as reserved by the State of California in Patent recorded August 15, 1962 in Book 699 of Official Records, Page 281, under Recorder's Serial No. 13937.

PARCEL 15:

The East Half of the Southeast Quarter of Section 19 and the West Half of the Southwest Quarter of Section 20 in Township 4 South, Range 3 East, Humboldt Meridian.

EXCEPTING therefrom all mineral, oil and gas rights in and to the above described property, including right of access to said property for use of said rights, all as reserved by Donald R. Dodd, Trustee, under the Last Will and Testament of Edward Dodd, Deceased, in Deed recorded November 22, 1949 in Book 113 of Official Records at Page 334.

PARCEL 16:

The South Half of the Northeast Quarter, the Northwest Quarter of the Northeast Quarter and the East Half of the Northeast Quarter of the Northwest Quarter of Section 19, Township 4 South, Range 3 East, Humboldt Meridian.

EXCEPTING therefrom that portion conveyed to Charles Hecker by Deed recorded March 30, 1892 in Book 41 of Deeds, Page 630, described as follows:

BEGINNING at a point 1.58 chains West of the quarter section post between Sections 18 and 19, Township 4 South, Range 3 East, Humboldt Meridian;
thence South 49 degrees East 1.69 chains;
thence South 35 degrees East 3.59 chains;
thence South 39 1/2 degrees East 0.56 chains;
thence South 50 1/2 degrees West 3.27 chains:

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thence North 33 1/2 degrees West 7.86 chains to the section line between Sections 18 and 19;
thence East 3. 15 chains to the place of beginning.

ALSO EXCEPTING therefrom an undivided one-half interest in all oil, gas and other hydrocarbon substances in and to the above described lands, as reserved by Edith M. Gallaway, in Deed recorded January 10, 1962 in Book 668 of Official Records at Page 364.

PARCEL 17:

The Northeast Quarter of Section 30, Township 4 South, Range 3 East, Humboldt Meridian.

EXCEPTING therefrom a one-half interest in all oil and mineral rights, as reserved in the Deed from Lottie Bowden and Clara B. Mitchell to Briceland Lumber Company, a corporation, recorded June 24, 1948 in Book 53 of Official Records, Page 57.

ALSO EXCEPTING therefrom the interest in all oil, gas and other hydrocarbon substances in and to the above described land, as reserved by Edith M. Gallaway, in Deed recorded January 10, 1962 in book 668 of Official Records at Page 364.

PARCEL 18:

The Northwest Quarter of the Northwest Quarter of Section 20, Township 4 South, Range 3 East, Humboldt Meridian.

EXCEPTING therefrom that parcel of land described in a Deed to M.G. Yates recorded November 16, 1914 in Book 128 of Deeds, Page 366, described as follows:

BEGINNING at the corner of Sections 17, 18, 19, and 20, Township 4 South, Range 3 East, Humboldt Meridian;
thence North 296 feet to the County Road;
thence East 40 feet;
thence South 296 feet to a point 30 feet East of said section corner;
thence continuing South 185 feet to the intersection of the line between Sections 19 and 20;
thence North 7 degrees West along said line to the point of beginning.

ALSO EXCEPTING therefrom an undivided one-half interest in all oil, gas and other hydrocarbon substances in and to the above described lands, as reserved by Edith M. Gallaway, in Deed recorded January 10, 1962 in Book 668 of Official Records at Page 364.

PARCEL 19:

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The Northeast Quarter of the Northwest Quarter of Section 20, Township 4 South, Range 3 East, Humboldt Meridian.

EXCEPTING therefrom the parcel of land described as follows:

BEGINNING at the Northeast corner of the Northeast Quarter of the Northwest Quarter of Section 20, Township 4 South, Range 3 East, Humboldt Meridian; and running thence Southerly along the subdivisional line 20 chains, more or less, to the Southeast corner of the said Northeast Quarter of the Northwest Quarter of Section 20; thence West along subdivisional line, 3 chains; thence in a direct line Northerly to the place of beginning.

ALSO EXCEPTING therefrom an undivided one-half interest in all oil, gas and other hydrocarbon substances in and to the above described lands, as reserved by Edith M. Gallaway, in Deed recorded January 10, 1962 in Book 668 of Official Records at Page 364.

PARCEL 20:

COMMENCING at the Northeast corner of the Northeast Quarter of the Northwest Quarter of Section 20, Township 4 South, Range 3 East, Humboldt Meridian; and running thence South 20 chains; thence West 3 chains; thence in a direct line to the place of beginning.

PARCEL 21:

That portion of the Northwest Quarter of the Northeast Quarter of Section 20, Township 4 South, Range 3 East, Humboldt Meridian, which lies Southwest of the following described line:

BEGINNING at a point on the West line of said Northwest Quarter of the Northeast Quarter located 263.03 feet South of the iron pipe monument set for the quarter section corner on the North line of said Section 20; thence from said point of beginning South 56 degrees 53 ½ minutes East 329.34 feet along the Southerly line of the County Road; thence South 31 degrees 42 minutes East 344.35 feet along the existing fence line; thence continuing along said fence line and the Southeasterly prolongation thereof, South 23 degrees 46 minutes East 638.23 feet, more or less, to the South line of said Northwest Quarter of the Northeast Quarter.

EXCEPTING therefrom all oil and other minerals in and under said land, being the same as reserved in the Deed from James Starr and wife to W.W. Marshall, recorded July 14, 1950 in Book 136 of Official Records, Page 297.

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PARCEL 22:

That portion of the Northwest Quarter of the Northeast Quarter of Section 20, Township 4 South, Range 3 East, Humboldt Meridian, which lies Northeasterly of the following described line:

BEGINNING at a point on the West line of said Northwest Quarter of the Northeast Quarter located 263 .03 feet South of the iron pipe monument set for the quarter section corner on the North line of said Section 20;
thence from said point of beginning South 56 degrees 53 ½ minutes East 329.34 feet along the Southerly line of the County Road;
thence South 31 degrees 42 minutes East 344.35 feet along the existing fence line;
thence continuing along said fence line and the Southeasterly prolongation thereof, South 23 degrees 46 minutes East 638.23 feet, more or less, to the South line of said Northwest Quarter of the Northeast Quarter.

PARCEL 23:

The Southwest Quarter of the Northwest Quarter of Section 20, Township 4 South, Range 3 East, Humboldt Meridian.

EXCEPTING therefrom an undivided one-half interest in all oil, gas and other hydrocarbon substances in and to the above described lands, as reserved by Edith M. Gallaway, in Deed recorded January 10, 1962 in Book 668 of Official Records at Page 364.

PARCEL 24:

The Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northwest Quarter of Section 20, Township 4 South, Range 3 East, Humboldt Meridian.

EXCEPTING therefrom all oil and other minerals in and under said land, being the same as reserved in the Deed from James Starr and wife to W.W. Marshall, recorded July 14, 1950 in Book 136 of Official Records, Page 297.

PARCEL 25:

The Northeast Quarter of the Southwest Quarter and the West Half of the Southeast Quarter of Section 20 and the Northwest Quarter of the Northeast Quarter of Section 29, Township 4 South, Range 3 East, Humboldt Meridian.

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EXCEPTING therefrom all petroleum, naphtha, oils, gas and like substances in, upon or under said above described lands, together with the right to enter in and upon said premises without any restrictions or limitations whatever as to time, and to dig, bore and mine for the said substances in and upon said premises and to erect buildings, derricks and construct all such pipe lines and roads upon or across said premises as may be reasonably necessary for the purpose of drilling, digging or mining for said substances or any of them, all as excepted and reserved in the Deed from Mrs. J.W. Bowden and Mrs. Clara B. Mitchell to William Wesley Marshall, recorded January 26, 1932 in Book 205 of Deeds at Page 446.

PARCEL 26:

The Southeast Quarter of the Northeast Quarter and the East Half of the Southeast Quarter of Section 20 and the Northeast Quarter of the Northeast Quarter of Section 29, Township 4 South, Range 3 East, Humboldt Meridian.

EXCEPTING therefrom all petroleum, naphtha, oils, gas and like substances in, upon or under said above described lands, together with the right to enter in and upon said premises without any restrictions or limitations whatever as to time, and to dig, bore and mine for the said substances in and upon said premises and to erect buildings, derricks and construct all such pipe lines and roads upon or across said premises as may be reasonably necessary for the purpose of drilling, digging or mining for said substances or any of them, all as excepted and reserved in the Deed from Mrs. J. W. Bowden and Mrs. Clara B. Mitchell to William Wesley Marshall, recorded January 26, 1932 in Book 205 of Deeds at Page 446.

PARCEL 27:

The West Half of the Northwest Quarter, the Southeast Quarter of the Northwest Quarter and the Northeast Quarter of the Southwest Quarter of Section 21, Township 4 South, Range 3 East, Humboldt Meridian.

EXCEPTING therefrom an undivided one-half Gas and Oil Royalty on and underlying said land, and also an undivided one-half of the rental that may be paid for the leasing of the said gas and oil privileges, as conveyed to Sadie R. Jolliff, by Deed recorded March 4, 1916 in Book 134 of Deeds, Page 24, Humboldt County Records.

PARCEL 28:

The Northwest Quarter of the Southwest Quarter of Section 21, Township 4 South, Range 3 East, Humboldt Meridian.

EXCEPTING therefrom an undivided one-half gas and oil royalty on and underlying said land, and also an undivided one-half of the rental that may be paid for the leasing of the said gas and

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oil privileges, as conveyed to Sadie R. Jolliff, by Deed recorded March 4, 1916 in Book 134 of Deeds, Page 24. Humboldt County Records.

PARCEL 29:

The Southwest Quarter of the Southwest Quarter of Section 21 and the West Half of the Northwest Quarter of Section 28, Township 4 South, Range 3 East, Humboldt Meridian.

PARCEL 30:

The Southeast Quarter of the Northeast Quarter and the Northwest Quarter of the Northeast Quarter of Section 28, Township 4 South, Range 3 East, Humboldt Meridian.

PARCEL 31:

The East Half of the Southwest Quarter and the West Half of the Southeast Quarter of Section 28, Township 4 South, Range 3 East, Humboldt Meridian.

PARCEL 32:

The Northeast Quarter of the Northwest Quarter, the Southeast Quarter of the Northwest Quarter and the Southwest Quarter of the Northeast Quarter of Section 28, Township 4 South, Range 3 East, Humboldt Meridian, as described in the Notice of Merger and Certificate of Subdivision Compliance recorded April 21, 2016 as Instrument No. 2016-007290. Humboldt County Records.

PARCEL 33:

The Northeast Quarter of the Northwest Quarter of Section 21, Township 4 South, Range 3 East, Humboldt Meridian, as described in the Notice of Merger and Certificate of Subdivision Compliance recorded April 21, 2016 as Instrument No. 2016-007291, Humboldt County Records.

PARCEL 34:

The North Half of the Northwest Quarter, the Southwest Quarter of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter of Section 17, Township 4 South, Range 3 East, Humboldt Meridian.

The Southeast Quarter of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 18, Township 4 South, Range 3 East, Humboldt Meridian.

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EXCEPTING therefrom that parcel of land described in the Deed to A.L. Brunkal and wife, recorded February 7, 1969 in Book 991, Page 146, Humboldt County Official Records.

ALSO EXCEPTING therefrom that parcel of land described as follows:

BEGINNING at a point that bears South 28 degrees 53 minutes 18 seconds East, 203.18 feet from monument that stands for the Northeast corner of the Southeast Quarter of the Northeast Quarter of said Section 18, as said monument is shown in Book 23 Surveys, Page 127, Humboldt County Records;

thence South 34 degrees 50 minutes 43 seconds West, 227.29 feet;

thence South 16 degrees 11 minutes 49 seconds West, 206.74 feet;

thence South 5 degrees 36 minutes 11 seconds West, 232.04 feet;

thence South 39 degrees 17 minutes 57 seconds West, 139.80 feet;

thence South 53 degrees 07 minutes 20 seconds West, 237.36 feet;

thence South 40 degrees 19 minutes 13 seconds West, 164.53 feet;

thence South 32 degrees 31 minutes 37 seconds East, 90.40 feet;

thence South 35 degrees 16 minutes 09 seconds East, 253.28 feet;

thence South 41 degrees 21 minutes 07 seconds West, 179.32 feet;

thence South 85 degrees 41 minutes 50 seconds West, 725.40 feet, more or less, to an angle point in the East boundary of that parcel of land described in a Deed to A.L. Brunkal and wife, recorded February 7, 1969 in Book 991 Page 146, Humboldt County Official Records, said point being the Southerly terminus of the course "South 19 degrees 22 minutes East, 206.1 feet" in said Deed; thence along the Easterly and Northerly lines of said parcel the following courses, being along the center of Redwood Creek:

North 19 degrees 22 minutes West, 206.10 feet;

North 17 degrees 13 minutes East, 91.70 feet;

North 37 degrees 18 minutes East, 68.60 feet;

thence leaving said creek, North 20 degrees 10 minutes East, 259.76 feet to the Center of the County Road leading from Briceland to Redway;

thence along said County Road, South 69 degrees 32 minutes West, 161.60 feet;

thence along said County Road, South 82 degrees 00 minutes West, 132.00 to the West line of the Southeast Quarter of the Northeast Quarter of said Section 18;

thence Northerly along the West line of the Southeast Quarter of the Northeast Quarter, 1144.80 feet, more or less, to the Northwest corner thereof;

thence Easterly along the North line of the Southeast Quarter of the Northeast Quarter, 1374.9 feet, more or less, to the Northeast corner thereof;

thence South 28 degrees 53 minutes 18 seconds East, 203.18 feet, more or less, to the point of beginning.

This description is based on a Record of Survey Map for The Marshall Ranch, in Sections 17 and 18, Township 4 South, Range 3 East, Humboldt Meridian, dated November 2010 by Kelly-O'Hern Associates, filed in Book 69 of Surveys, Page 120, Humboldt County Records.

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EXCEPTING therefrom the oil rights reserved by Mary E. Page, in Deed recorded June 6, 1893 in Book 4 7 of Deeds, Page I, Humboldt County Records.