

**RESOLUTION OF THE PLANNING COMMISSION  
OF THE COUNTY OF HUMBOLDT  
Resolution Number 16-36**

**Case Number AGP-16-005**

**Assessor Parcel Numbers 102-011-004, 102-173-003, 102-181-001, 102-181-004, 102-191-005**

**Makes the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves the Morrison Ranch Class B Agricultural preserve application.**

**WHEREAS**, Kelly Quinn has applied to establish a new Class "B" Agricultural Preserve in the Bear River area pursuant to the California Land Conservation (Williamson) Act; and

**WHEREAS**, the proposed Agricultural Preserve may be approved if it can be found that: (1) the proposed preserve is consistent with the County's General Plan (Section 51234 Government Code); (2) the land to be included in the agricultural preserve contract is, and will continue to be, used for the purposes of producing agricultural commodities for commercial purposes, and uses compatible with agriculture; (3) the preserve area should not be less than the required minimum acres of the type of preserve unless it is proven to the satisfaction of the Planning Commission and Board of Supervisors that the proposal is a viable working preserve meeting all of the qualifications pursuant to Prime Agricultural Lands or Non-Prime Lands of Statewide significance; (4) the land must be zoned for agricultural purposes and provide for minimum parcel sizes; (5) the land shall consist of prime and/or non-prime agricultural land of statewide significance; and

**WHEREAS**, the County Planning Division has reviewed the submitted application and evidence and has referred the application and evidence to involved reviewing agencies for site inspections, comments and recommendations; and

**WHEREAS**, the State of California has determined that the establishment of agricultural preserves is categorically exempted from the provisions of the California Environmental Quality Act (CEQA) per Class 17, Section 15317; and

**WHEREAS**, the County Planning Division has prepared, posted for public review, and filed with the Planning Commission reports with evidence, findings, and conclusions showing that evidence does exist in support of making the required findings for approving the proposed agricultural preserve (Case Number AGP-16-005); and

**WHEREAS**, the Planning Commission has reviewed and considered said reports and other written evidence and testimony presented to the Commission; and

**WHEREAS**, the Planning Commission held a public hearing on this matter to receive other evidence and testimony on September 1, 2016.

**NOW, THEREFORE**, be it resolved, determined, and ordered by the Humboldt County Planning Commission that the following findings be and are hereby made:

1. The proposed agricultural preserve is consistent with the General Plan; and
2. The land is and will continue to be used for the purpose of producing agricultural commodities for commercial purposes, and uses compatible with agriculture; and
3. The proposed agricultural preserve is approximately 845 acres, and that the County Williamson Act Committee has determined it to be a viable working preserve; and
4. The proposed preserve is zoned for agricultural use (AE-B-5(160) and TPZ); and
5. The proposed project is categorically exempt from environmental review pursuant to Class 17, Section 15317 of CEQA; and

**BE IT FURTHER RESOLVED** that the Planning Commission recommends that the Board of Supervisors of the County of Humboldt:

1. Hold a public hearing in the manner prescribed by law; and
2. Consider the application; and
3. Adopt the necessary findings prepared by Planning Staff; and
4. Adopt Resolution No. 16-36 establishing the Morrison Ranch Class "B" Agricultural Preserve with Uniform Rules including Compatible Uses; and
5. Authorize the Chair of the Board to execute a Land Conservation Contract for the Class "B" Preserve and; and
6. Direct Planning Staff to prepare and file a Notice of Exemption with the County Clerk and Office of Planning and Research; and
7. Direct the Clerk of the Board to give notice of the decision to the applicant, the California Office of Land Conservation and any other interested party; and
8. Direct the Clerk of the Board to file for record the executed Land Conservation Contract with the Humboldt County Recorder.

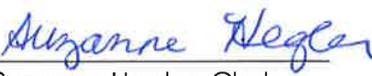
Adopted after review and consideration of all the evidence on September 1, 2016.

The motion was made by Commissioner Shepherd and seconded by Commissioner Edmonds.

AYES: Commissioners Levy, Mckenny, Morris, Edmonds, Shepherd, Bongio  
NOES: Commissioners None  
ABSTAIN: Commissioners None  
ABSENT: Commissioners Ulansey  
DECISION: Motion carries 6/0.

  
Robert Morris, Chair

I, Suzanne Hegler, Clerk 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.

  
Suzanne Hegler, Clerk