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## BOARD OF SUPERVISORS MEETING September 10, 2024

FILE NUMBER: RZ #2024-001 and AA #2024-001  
PROPERTY OWNER: Grimes Rice Canyon Ranches, LLC  
TYPE OF APPLICATION: Rezone and Agricultural Preserve

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County of Lassen

Department of Planning and Building Services

• Planning • Building • Environmental Health • Code Enforcement • Surveyor • Surface Mining

August 27, 2024

**Maurice L. Anderson, Director**  
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 Susanville, CA 96130-3912  
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TO: Board of Supervisors  
 Agenda Date: September 10, 2024

FROM: Maurice L. Anderson, Director

Zoning & Building  
 Inspection Requests  
 Phone: 530 257-5263

SUBJECT: Rezone of lands located approximately 9.5 miles outside of Susanville in the community of Johnstonville, owned by Grimes Rice Canyon Ranches, LLC into an Agricultural Preserve Combining District in order to facilitate an application for a new Land Conservation (Williamson) Act contract. (Files: AA #2024-001 and RZ #2024-001).

ACTION REQUESTED:

1. Receive the Planning Commission's recommendation on rezoning; and
2. Conduct a public hearing pursuant to County Code Section 18.124.050 (Procedures for Precise Zoning and Amendments); and
3. Introduce and adopt, by title only, an Ordinance implementing the rezone of four parcels, approximately 341.18 acres of property from E-A to E-A-A-P and U-C to U-C-A-P; and
4. Receive and consider the Land Conservation Committee recommendation on the establishment of an agricultural preserve; and
5. Adopt a resolution establishing an agricultural preserve and authorize the execution of a Land Conservation (Williamson) Act Contract; and
6. Alternatively, the Board could determine that the lands are not suitable for the purpose of establishing a Land Conservation (Williamson) Act contract and deny the applications.

SUMMARY:

Supplemental information about this project can be found in the Planning Commission and Land Conservation Committee staff reports, which are attached. Additionally, Planning Commission Resolution Number 8-01-24, recommending approval, is attached. This Board letter is intended to provide a summary of the information found in the above packets.

Grimes Rice Canyon Ranches, LLC applied for a rezone of four parcels so that they may add those parcels to an existing Agricultural Land Conservation (Williamson Act) contract. The proposed ordinance would rezone approximately 341.18 acres of land, Rezone File #2024-001, into an Agricultural Preserve Combining District (A-P), in order to enter into a new Agricultural Land Conservation (Williamson Act) contract. If approved, the proposed parcels APN's 117-510-055, 117-510-058, 117-510-059, currently zoned E-A (Exclusive Agricultural District) would be rezoned to E-A-A-P (Exclusive Agricultural District, Agricultural Preserve Combining District) and APN 101-120-030 currently zoned U-C (Upland Conservation District) would be rezoned to U-C-A-P (Upland Conservation District, Agricultural Preserve Combining District). The proposed ordinance rezone would make it possible for the applicant to enter into a new Agricultural Land Conservation (Williamson Act) contract, and add the four subject parcels into

a preexisting Williamson Act contract that contains approximately 727 acres of partially irrigated land.

On May 15, 2024 a rezone application was submitted in order for four parcels to be eligible to be added into an existing Williamson Act Contract. Along with the rezone application, an agricultural preserve application was submitted in an effort to effectuate the above. In order for a parcel to enter into a Williamson Act contract, the parcel must be in an agricultural preserve (i.e., must be zoned into the Agriculture Preserve). The 341.18 acres being considered with this application is associated with approximately 727 acres of partially irrigated land owned by the applicant, which is already in the Williamson Act program. Thus, it is easy to demonstrate that acreage requirements for entry into the program are met with this application (see the Planning Commission staff report and Land Conservation Committee memorandum for further discussion).

The above applications were considered by the Planning Commission and the Land Conservation Committee who both recommended that the Board of Supervisors approve the applications (see Planning Commission Resolution Number 8-01-24, attached).

If the Board of Supervisors establishes an agricultural preserve and authorizes the execution of a Land Conservation (Williamson) Act Contract, the Department of Planning and Building Services will work with County Counsel to prepare such a contract.

If the Board is unable to make the above findings to rezone the subject parcels, then the parcels will not be eligible for contract. That said, it is staff's position that there is sufficient evidence in the record to allow the Board to make the above findings.

#### DISCUSSION:

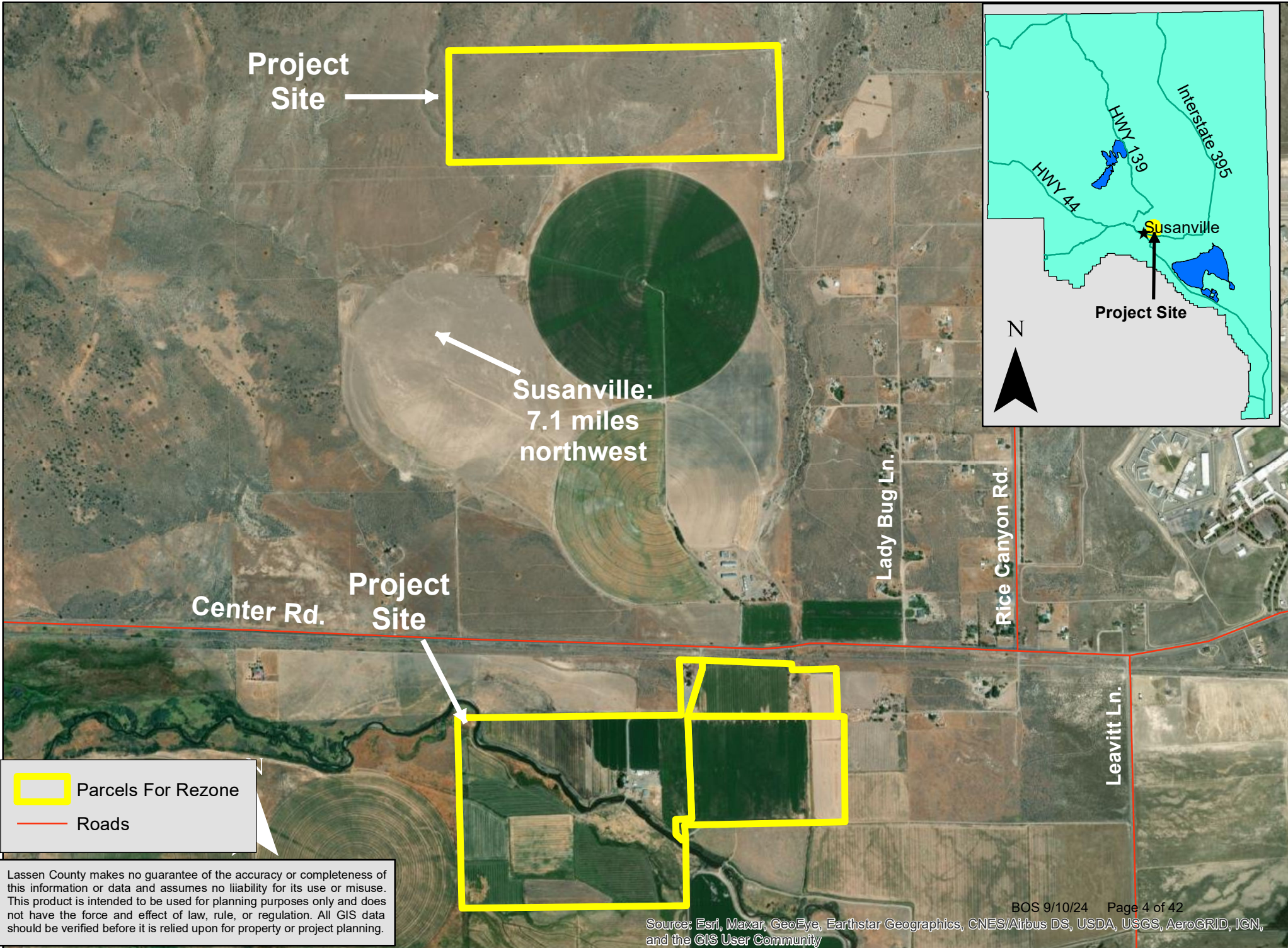
On July 31, 2024, the Lassen County Land Conservation Committee (LCC) met and considered Agricultural Preserve Application #2024-001, and determined the application met the minimum requirements as stipulated in Board Resolution 12-50 and recommended that the Board of Supervisors approve the rezone and offer the applicant a Land Conservation (Williamson) Act contract.

On August 6, 2024, the Lassen County Planning Commission determined Rezone Application #2024-001 is eligible for entry into the Agricultural Preserve Combining District zoning district, project site being suitable for the uses allowed within the "A-P" District, consistent with goals and policies set forth in the Lassen County General Plan, and exempt from the provisions of California Environmental Quality Act under Section 15317 (Class 17) of the Guidelines. The Planning Commission recommended that the subject lands be rezoned into the Agricultural Preserve Combining District (see Resolution No. 8-01-24 attached). The Planning Commission staff report, which includes the Land Conservation Committee recommended findings, and Board Resolution #12-050 are attached.

S:/PLA/Planning/2024/ AA and RZ #2024-001, Grimes/BOS/Board Letter

# ReZone #2024-001 Grimes

C-1



RESOLUTION NO. 8-01-24

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION  
RECOMMENDING THAT THE BOARD OF SUPERVISORS APPROVE REZONE  
APPLICATION #2024-001, AND ADOPT AN ORDINANCE EFFECTING THE  
REZONE.

WHEREAS, the Planning Commission of Lassen County, after due notice, has considered Rezone Application #2024-001, filed by Grimes Rice Canyon Ranches, LLC, to enter four parcels of land within Lassen County (described in legal description) into an Agricultural Preserve Combining District, in order to facilitate an application for a new agricultural land conservation (Williamson Act) contract; rezone APN 101-120-030 from U-C (Upland Conservation District) to U-C-A-P (Upland Conservation Agricultural Preserve Combining District), and rezone APN's 117-510-055, 117-510-058, and 117-510-059 from E-A (Exclusive Agricultural District) to E-A-A-P (Exclusive Agricultural Agricultural Preserve Combining District).

After the Planning Commission has made a recommendation in regard to the rezone, the Board of Supervisors will consider placing the subject properties into an agricultural preserve and entering the same lands into a Williamson Act Contract. This rezone application, if approved, would make the zoning consistent with that required by Lassen County Policies and Procedures for Williamson Act contracts (Resolution No. 12-050); and

WHEREAS, the Board of Supervisors will consider the placement of the subject property into an Agricultural Preserve and entering of this land into a Williamson Act Contract at a future date; and

WHEREAS, the Land Conservation Committee has determined that the subject lands meet the minimum qualifications to be placed into an agricultural preserve; and

WHEREAS, the Environmental Review Officer of the County of Lassen has determined that this proposal is exempt from the California Environmental Quality Act under Section 15317 (Class 17) of the Guidelines.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The Planning Commission finds as follows:
  - a. That rezoning APN 101-120-030 from "U-C" to "U-C-A-P" is consistent with the "Extensive Agriculture" land use designation and all applicable goals and policies set forth in the Lassen County General Plan.
  - b. That rezoning APN's 117-510-055, 117-510-058, and 117-510-059 from "E-A" to "E-A-A-P" is consistent with the "Intensive Agriculture" land

RESOLUTION NO. 8-01-24

use designation and all applicable goals and policies set forth in the Lassen County General Plan.

- c. The proposed project is exempt from the provisions of the California Environmental Quality Act under Section 15317 (Class 17) of the Guidelines.
- d. The project site is physically suitable for the uses allowed within the "A-P" District.
- e. The rezoning of the subject properties to "U-C-A-P" and "E-A-A-P" will not adversely affect the health, welfare, and safety of the public.

Based on the foregoing, the Planning Commission hereby makes the following recommendations to the Lassen County Board of Supervisors:

- 1. That the Board of Supervisors adopt findings (a) through (e) as set forth above.
- 2. That the Board of Supervisors approve Rezone Application #2024-001 and adopt an ordinance rezoning the subject properties from "U-C" to "U-C-A-P" and "E-A" to "E-A-A-P".

PASSED AND ADOPTED at the regular meeting of the Planning Commission of the County of Lassen, State of California, on the 6<sup>th</sup> day of August, 2024, by the following vote:

AYES: Commissioners Solomon, Clark, Shaw, and Clark

NOES: None

ABSTAIN: None

ABSENT: None



Chairman  
Lassen County Planning Commission

ATTEST:



Maurice L. Anderson, Secretary  
Lassen County Planning Commission

RESOLUTION NO. 8-01-24

**EXHIBIT "A"**  
**Legal Description**

All that certain real property situated in portions of Sections 5 and 8, Township 29 North, Range 13 East, Mount Diablo Base and Meridian, and in a portion of Section 32, Township 30 North, Range 13 East, Mount Diablo Base and Meridian, all in the unincorporated territory of Lassen County, California, more particularly described as follows:

**A.P.N. 117-510-055:**

All those portions of the Southeast one-quarter (SE1/4) of said Section 5 and the North one-half (N1/2) of said Section 8, Township 29 North, Range 13 East, Mount Diablo Base and Meridian, according to the official plat thereof, described as follows: Beginning at the Northwest corner of said Section 8; thence along the North line of said Section 8, Easterly to the one-quarter corner common to said Sections 5 and 8; thence along the West line of the Southeast one-quarter (SE1/4) of said Section 5, North 00° 15' 13" West, 600.91 feet to the Southerly line of the Southern Pacific Railroad right of way; thence along said Southerly line, South 87° 05' 41" East, 235.52 feet to the Northeast corner of Parcel A, as shown on Parcel Map No. 54-10-75 for Keith Senteney filed in the office of the Lassen County Recorder on December 7, 1976 in Book 12 of Maps, Pages 30 and 31, and as shown on the Record of Survey for the Keith D. Senteney Estate, et al., filed in the office of the Lassen County Recorder on November 30, 1984 in Book 23 of Maps, Page 76; thence along the Easterly line of said Parcel A, South 03° 18' 48" West, 109.98 feet and South 17° 54' 00" West, 470.75 feet to a point which bears North 00° 48' 00" West, from the Northwest corner of Parcel 1, as shown on Parcel Map No. 5-05-85 for the Keith D. Senteney Estate, filed in the office of the Lassen County Recorder on September 19, 1986 in Book 25 of Maps, Pages 33, 34 and 35; thence South 00° 48' 00" East, 113.02 feet to the Northwest corner of said Parcel 1; thence along the Westerly line of said Parcel 1, South 00° 48' 00" East, 1189.63 feet, South 89° 00' 00" West, 200.00 feet, South 05° 00' 00" West, 220.00 feet to the centerline of the Susan River; thence along said centerline South 51° 26' 06" East, 100.00 feet; thence due East, 46.90 feet to the East line of the Northwest one-quarter (NW1/4) of said Section 8; thence along said East line of the Northwest one-quarter (NW1/4), South 00° 12' 30" East, 759.8 feet to the Southeast corner of the parcel described in the deed to R. Fred McAllister, et ux., recorded July 30, 1956 in Book 122 of Official Records at Page 224; thence due West, 2663 feet to the West line of the Northwest one-quarter (NW1/4) of said Section 8; thence along the West line of said Northwest one-quarter (NW1/4), Northerly, 2310 feet to the point of beginning.

**A.P.N. 117-510-058:**

All those portions of the Southeast one-quarter (SE1/4) of said Section 5 and the North one-half (N1/2) of said Section 8, Township 29 North, Range 13 East, Mount Diablo Base and Meridian, according to the official plat thereof, described as follows:

RESOLUTION NO. 8-01-24

Beginning at the Northeast corner of Parcel A, as shown on Parcel Map No. 54-10-75 for Keith Senteney filed in the office of the Lassen County Recorder on December 7, 1976 in Book 12 of Maps, Pages 30 and 31, and as shown on the Record of Survey for the Keith D. Senteney Estate, et al., filed in the office of the Lassen County Recorder on November 30, 1984 in Book 23 of

Maps, Page 76; thence along the Southerly line of the Southern Pacific Railroad right of way, South 87° 05' 41" East, 1089.50 feet, South 00° 18' 16" East, 75.12 feet and South 87° 05' 41" East, 501.07 feet; thence leaving said Southerly line, South 00° 15' 42" East, 545.48 feet to the North line of Parcel 1, as shown on Parcel Map No. 5-05-85 for the Keith D. Senteney Estate, filed in the office of the Lassen County Recorder on September 19, 1986 in Book 25 of Maps, Pages 33, 34 and 35; thence along the Northerly line of said Parcel 1, North 88° 40' 16" West, 1741.16 feet to the Northwest corner of said Parcel 1; thence North 00° 48' 00" West, 113.02 feet to a point in the Easterly line of said Parcel A; thence along said Easterly line of said Parcel A, North 17° 54' 00" East, 470.75 feet and North 03° 18' 48" East, 109.98 feet to the point of beginning.

**A.P.N. 117-510-059:**

Parcel 1, as shown on Parcel Map No. 5-05-85 for the Keith D. Senteney Estate, filed in the office of the Lassen County Recorder on September 19, 1986 in Book 25 of Maps, Pages 33, 34 and 35.

**A.P.N. 101-120-030:**

The North one-half of the Southwest one-quarter (N1/2 SW1/4) and the Northwest one-quarter of the Southeast one-quarter (NW1/4 SE1/4) of said Section 32, Township 30 North, Range 13 East, Mount Diablo Base and Meridian, according to the official plat thereof.

Note: The legal descriptions shown above were obtained from the vesting deeds for Grimes Rice Canyon Ranches, LLC, which were recorded on December 18, 2020 as Document No. 2020-05644 and Document No. 2020-05645 of the Official Records of Lassen County, California.

It was discovered that the legal description within said Document No. 2020-05645, specifically the description describing lands represented by Assessor's Parcel Number 117-510-055, was missing several courses. The missing courses were properly added by using those shown at Document No. 2007-07996 of the Official Records of Lassen County, California.



## RESOLUTION NO. \_\_\_\_\_

RESOLUTION OF THE BOARD OF SUPERVISORS, COUNTY OF LASSEN, TO REZONE AND ENTER CERTAIN LANDS INTO AN AGRICULTURAL PRESERVE COMBINING DISTRICT AND AUTHORIZING EXECUTION OF CONTRACT IMPOSING LIMITATIONS UPON USE OF SAID LANDS (FILE AA #2024-001 AND RZ #2024-001, Grimes).

WHEREAS, Grimes Rice Canyon Ranches, LLC as owners of certain agricultural lands located within the County of Lassen, have applied or stated their intent to have the same placed into an agricultural preserve pursuant to law; and

WHEREAS, said owners desire to enter into a contract with the County of Lassen to limit the use of such land, pursuant to the Land Conservation Act of 1965; and

WHEREAS, establishment of agricultural preserves is categorically exempt from environmental review pursuant to Section 15317 (Class 17) of the 2024 California Environmental Quality Act Guidelines.

NOW, THEREFORE, BE IT RESOLVED, the Board of Supervisors hereby adopts the findings made by the Land Conservation Committee on July 31, 2024; and

BE IT FURTHER RESOLVED, the Board of Supervisors hereby adopts the findings made by the Planning Commission on August 6, 2024; and

BE IT FURTHER RESOLVED, that the lands hereinafter described in Exhibit "A" and attached hereto are hereby established as an Agricultural Preserve pursuant to the California Land Conservation Act of 1965 and Lassen County Board Resolution #12-050 (Policies and Procedures for Williamson Act), as amended; and

BE IT FURTHER RESOLVED, that the Chairman of the Board of Supervisors of the County of Lassen is authorized and directs staff to execute a contract with Grimes Rice Canyon Ranches, LLC, imposing limitations upon the use of agricultural lands described in Exhibit "A"; and

BE IT FURTHER RESOLVED, that the County Recorder of the County of Lassen is authorized and directed to record this resolution, said contract and any associated documents, without charge.

PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of Lassen, State of California, on the 10<sup>th</sup> day of September, 2024, by the following vote:

RESOLUTION NO. \_\_\_\_\_

Page 2 of 4

AYES: \_\_\_\_\_

NOES: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ABSENT: \_\_\_\_\_

\_\_\_\_\_  
Chairman of the Board of Supervisors  
County of Lassen, State of California

ATTEST:  
JULIE BUSTAMANTE  
Clerk of the Board

BY \_\_\_\_\_  
MICHELE J. YDERRAGA, Deputy Clerk of the Board

I, MICHELE J. YDERRAGA, Deputy Clerk of the Board of the Board of Supervisors,  
County of Lassen, do hereby certify that the foregoing resolution was adopted by the said  
Board of Supervisors at a regular meeting thereof held on the 10<sup>th</sup> day of September,  
2024.

\_\_\_\_\_  
Deputy Clerk of the County of Lassen Board of Supervisors

## Exhibit "A"

## LEGAL DESCRIPTION

All that certain real property situated in portions of Sections 5 and 8, Township 29 North, Range 13 East, Mount Diablo Base and Meridian, and in a portion of Section 32, Township 30 North, Range 13 East, Mount Diablo Base and Meridian, all in the unincorporated territory of Lassen County, California, more particularly described as follows:

**A.P.N. 117-510-055:**

All those portions of the Southeast one-quarter (SE1/4) of said Section 5 and the North one-half (N1/2) of said Section 8, Township 29 North, Range 13 East, Mount Diablo Base and Meridian, according to the official plat thereof, described as follows: Beginning at the Northwest corner of said Section 8; thence along the North line of said Section 8, Easterly to the one-quarter corner common to said Sections 5 and 8; thence along the West line of the Southeast one-quarter (SE1/4) of said Section 5, North 00° 15' 13" West, 600.91 feet to the Southerly line of the Southern Pacific Railroad right of way; thence along said Southerly line, South 87° 05' 41" East, 235.52 feet to the Northeast corner of Parcel A, as shown on Parcel Map No. 54-10-75 for Keith Senteney filed in the office of the Lassen County Recorder on December 7, 1976 in Book 12 of Maps, Pages 30 and 31, and as shown on the Record of Survey for the Keith D. Senteney Estate, et al., filed in the office of the Lassen County Recorder on November 30, 1984 in Book 23 of Maps, Page 76; thence along the Easterly line of said Parcel A, South 03° 18' 48" West, 109.98 feet and South 17° 54' 00" West, 470.75 feet to a point which bears North 00° 48' 00" West, from the Northwest corner of Parcel 1, as shown on Parcel Map No. 5-05-85 for the Keith D. Senteney Estate, filed in the office of the Lassen County Recorder on September 19, 1986 in Book 25 of Maps, Pages 33, 34 and 35; thence South 00° 48' 00" East, 113.02 feet to the Northwest corner of said Parcel 1; thence along the Westerly line of said Parcel 1, South 00° 48' 00" East, 1189.63 feet, South 89° 00' 00" West, 200.00 feet, South 05° 00' 00" West, 220.00 feet to the centerline of the Susan River; thence along said centerline South 51° 26' 06" East, 100.00 feet; thence due East, 46.90 feet to the East line of the Northwest one-quarter (NW1/4) of said Section 8; thence along said East line of the Northwest one-quarter (NW1/4), South 00° 12' 30" East, 759.8 feet to the Southeast corner of the parcel described in the deed to R. Fred McAllister, et ux., recorded July 30, 1956 in Book 122 of Official Records at Page 224; thence due West, 2663 feet to the West line of the Northwest one-quarter (NW1/4) of said Section 8; thence along the West line of said Northwest one-quarter (NW1/4), Northerly, 2310 feet to the point of beginning.

**A.P.N. 117-510-058:**

RESOLUTION NO. \_\_\_\_\_

Page 4 of 4

All those portions of the Southeast one-quarter (SE1/4) of said Section 5 and the North one-half (N1/2) of said Section 8, Township 29 North, Range 13 East, Mount Diablo Base and Meridian, according to the official plat thereof, described as follows: Beginning at the Northeast corner of Parcel A, as shown on Parcel Map No. 54-10-75 for Keith Senteney filed in the office of the Lassen County Recorder on December 7, 1976 in Book 12 of Maps, Pages 30 and 31, and as shown on the Record of Survey for the Keith D. Senteney Estate, et al., filed in the office of the Lassen County Recorder on November 30, 1984 in Book 23 of

Maps, Page 76; thence along the Southerly line of the Southern Pacific Railroad right of way, South 87° 05' 41" East, 1089.50 feet, South 00° 18' 16" East, 75.12 feet and South 87° 05' 41" East, 501.07 feet; thence leaving said Southerly line, South 00° 15' 42" East, 545.48 feet to the North line of Parcel 1, as shown on Parcel Map No. 5-05-85 for the Keith D. Senteney Estate, filed in the office of the Lassen County Recorder on September 19, 1986 in Book 25 of Maps, Pages 33, 34 and 35; thence along the Northerly line of said Parcel 1, North 88° 40' 16" West, 1741.16 feet to the Northwest corner of said Parcel 1; thence North 00° 48' 00" West, 113.02 feet to a point in the Easterly line of said Parcel A; thence along said Easterly line of said Parcel A, North 17° 54' 00" East, 470.75 feet and North 03° 18' 48" East, 109.98 feet to the point of beginning.

**A.P.N. 117-510-059:**

Parcel 1, as shown on Parcel Map No. 5-05-85 for the Keith D. Senteney Estate, filed in the office of the Lassen County Recorder on September 19, 1986 in Book 25 of Maps, Pages 33, 34 and 35.

**A.P.N. 101-120-030:**

The North one-half of the Southwest one-quarter (N1/2 SW1/4) and the Northwest one-quarter of the Southeast one-quarter (NW1/4 SE1/4) of said Section 32, Township 30 North, Range 13 East, Mount Diablo Base and Meridian, according to the official plat thereof.

Note: The legal descriptions shown above were obtained from the vesting deeds for Grimes Rice Canyon Ranches, LLC, which were recorded on December 18, 2020 as Document No. 2020-05644 and Document No. 2020-05645 of the Official Records of Lassen County, California.

It was discovered that the legal description within said Document No. 2020-05645, specifically the description describing lands represented by Assessor's Parcel Number 117-510-055, was missing several courses. The missing courses were properly added by using those shown at Document No. 2007-07996 of the Official Records of Lassen County, California.

## RESOLUTION NO. \_\_\_\_\_

RESOLUTION OF THE BOARD OF SUPERVISORS, COUNTY OF LASSEN,  
DISAPPROVING REZONE APPLICATION #2024-001.

WHEREAS, the Board of Supervisors of Lassen County, after due notice, have considered Rezone Application #2024-001, filed by Grimes Rice Canyon Ranches, LLC, to enter four parcels of land within Lassen County into an Agricultural Preserve Combining District, in order to facilitate an application for a new agricultural land conservation (Williamson Act) contract; rezone APN 101-120-030 from U-C (Upland Conservation District) to U-C-A-P (Upland Conservation Agricultural Preserve Combining District), and rezone APN's 117-510-055, 117-510-058, and 117-510-059 from (Exclusive Agricultural District) to E-A-A-P (Exclusive Agricultural Agricultural Preserve Combining District).

After the Planning Commission and Land Conservation Committee made recommendations in regard to the rezone, the Board of Supervisors considered placing the subject properties into an agricultural preserve and entering the same lands into a Williamson Act Contract. The rezone application, if approved, would have made the zoning consistent with that required by Lassen County Policies and Procedures for Williamson Act contracts (Resolution No. 12-050); and

WHEREAS, the Board of Supervisors considered the placement of the four subject parcels into an Agricultural Preserve and entering of this land into a Williamson Act Contract; and

WHEREAS, projects that are disapproved are not subject to the California Environmental Quality Act (CEQA) pursuant to Section 15270 of the 2024 CEQA Guidelines.

## NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The Board of Supervisors finds as follows:
  - a. That rezoning APN 101-120-030 from "U-C" to "U-C-A-P" is inconsistent with the "Extensive Agriculture" land use designation and all applicable goals and policies set forth in the Lassen County General Plan.
  - b. That rezoning APN's 117-510-055, 117-510-058, and 117-510-059 from "E-A" to "E-A-A-P" is inconsistent with the "Intensive Agriculture" land use designation and all applicable goals and policies set forth in the Lassen County General Plan.
  - c. The proposed project is exempt from the provisions of the California Environmental Quality Act under Section 15270 (Projects Which Are Disapproved) of the Guidelines.

RESOLUTION NO. \_\_\_\_\_

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- d. The project site is not physically suitable for the uses allowed within the “A-P” District.
- e. The rezoning of the subject properties to “U-C-A-P” and “E-A-A-P” will adversely affect the health, welfare, and safety of the public.

Based on the foregoing, the Board of Supervisors:

- 1. Adopt findings (a) through (e) as set forth above.
- 2. Disapprove Rezone Application #2024-001 and do not adopt an ordinance rezoning the subject properties from “U-C” to “U-C-A-P” and “E-A” to “E-A-A-P”.

PASSED AND ADOPTED at the regular meeting of the Board of Supervisors of the County of Lassen, State of California, on the 10<sup>th</sup> day of September, 2024, by the following vote:

AYES: \_\_\_\_\_

NOES: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ABSENT: \_\_\_\_\_

\_\_\_\_\_  
 Chairman of the Board of Supervisors  
 County of Lassen, State of California

ATTEST:  
 JULIE BUSTAMANTE  
 Clerk of the Board

By \_\_\_\_\_  
 MICHELE J. YDERRAGA, Deputy Clerk of the Board

I, MICHELE J YDERRAGA, Deputy Clerk of the Board of the Board of Supervisors, County of Lassen, do hereby certify that the foregoing resolution was adopted by the said Board of Supervisors at a regular meeting thereof held on the 10<sup>th</sup> day of September, 2024.

\_\_\_\_\_  
 Deputy Clerk of the County of Lassen Board of Supervisors

ORDINANCE NO. \_\_\_\_\_  
(Grimes Rice Canyon Ranches, LLC)  
File: RZ #2024-001

RECLASSIFYING CERTAIN LANDS IN THE UNINCORPORATED AREA OF THE  
COUNTY OF LASSEN AS TO ZONING REGULATIONS

The following ordinance, was duly and regularly passed and adopted by the Board of Supervisors of the County of Lassen, State of California, at a regular meeting of the Board of Supervisors held on the 10<sup>th</sup> day of September, 2024 by the following vote:

AYES: \_\_\_\_\_

NOES: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ABSENT: \_\_\_\_\_

\_\_\_\_\_  
Chairman of the Board of Supervisors,  
County of Lassen, State of California

Attest:  
Julie Bustamante  
Clerk of the Board

BY \_\_\_\_\_  
MICHELE J. YDERRAGA, Deputy Clerk of the Board

I, MICHELE J. YDERRAGA, Deputy Clerk of the Board of the Board of Supervisors, County of Lassen, do hereby certify that the foregoing ordinance was adopted by the said Board of Supervisors at a regular meeting thereof held on the 10<sup>th</sup> day of September, 2024.

\_\_\_\_\_  
Deputy Clerk of the County of Lassen Board of Supervisors

THE BOARD OF SUPERVISORS OF THE COUNTY OF LASSEN,  
STATE OF CALIFORNIA DOES ORDAIN AS FOLLOWS:

SECTION ONE: This ordinance shall take effect thirty (30) days after its passage, and before the expiration of fifteen (15) days after its passage shall be published with the names of the members voting for and against the same, once in a local newspaper of the County of Lassen, State of California.

SECTION TWO: The following described area, is hereby rezoned into an A-P (Agricultural Preserve Combing District). APN's 117-510-055, 117-510-058, and 117-510-059 from E-A to E-A-A-P, and APN 101-120-030 from U-C to U-C-A-P and the uses permitted therein shall be subject to the provisions and restrictions as set forth in Chapters 18.66, 18.68, 18.82, the General Provisions and Exceptions of Chapter 18.102, and Special Provisions of Chapter 18.108, Lassen County Code.

LEGAL DESCRIPTION

All that certain real property situated in portions of Sections 5 and 8, Township 29 North, Range 13 East, Mount Diablo Base and Meridian, and in a portion of Section 32, Township 30 North, Range 13 East, Mount Diablo Base and Meridian, all in the unincorporated territory of Lassen County, California, more particularly described as follows:

**A.P.N. 117-510-055:**

All those portions of the Southeast one-quarter (SE1/4) of said Section 5 and the North one-half (N1/2) of said Section 8, Township 29 North, Range 13 East, Mount Diablo Base and Meridian, according to the official plat thereof, described as follows:

Beginning at the Northwest corner of said Section 8; thence along the North line of said Section 8, Easterly to the one-quarter corner common to said Sections 5 and 8; thence along the West line of the Southeast one-quarter (SE1/4) of said Section 5, North 00° 15' 13" West, 600.91 feet to the Southerly line of the Southern Pacific Railroad right of way; thence along said Southerly line, South 87° 05' 41" East, 235.52 feet to the Northeast corner of Parcel A, as shown on Parcel Map No. 54-10-75 for Keith Senteney filed in the office of the Lassen County Recorder on December 7, 1976 in Book 12 of Maps, Pages 30 and 31, and as shown on the Record of Survey for the Keith D. Senteney Estate, et al., filed in the office of the Lassen County Recorder on November 30, 1984 in Book 23 of Maps, Page 76; thence along the Easterly line of said Parcel A, South 03° 18' 48" West, 109.98 feet and South 17° 54' 00" West, 470.75 feet to a point which bears North 00° 48' 00" West, from the Northwest corner of Parcel 1, as shown on Parcel Map No. 5-05-85 for the Keith D. Senteney Estate, filed in the office of the Lassen County Recorder on September 19, 1986 in Book 25 of Maps, Pages 33, 34 and 35; thence South 00° 48' 00" East, 113.02 feet to the Northwest corner of said Parcel 1; thence along the Westerly line of said Parcel 1, South 00° 48' 00" East, 1189.63 feet, South 89° 00' 00" West, 200.00 feet, South 05° 00' 00" West, 220.00 feet to the centerline of the Susan River; thence along said centerline



South 51° 26' 06" East, 100.00 feet; thence due East, 46.90 feet to the East line of the Northwest one-quarter (NW1/4) of said Section 8; thence along said East line of the Northwest one-quarter (NW1/4), South 00° 12' 30" East, 759.8 feet to the Southeast corner of the parcel described in the deed to R. Fred McAllister, et ux., recorded July 30, 1956 in Book 122 of Official Records at Page 224; thence due West, 2663 feet to the West line of the Northwest one-quarter (NW1/4) of said Section 8; thence along the West line of said Northwest one-quarter (NW1/4), Northerly, 2310 feet to the point of beginning.

**A.P.N. 117-510-058:**

All those portions of the Southeast one-quarter (SE1/4) of said Section 5 and the North one-half (N1/2) of said Section 8, Township 29 North, Range 13 East, Mount Diablo Base and Meridian, according to the official plat thereof, described as follows:

Beginning at the Northeast corner of Parcel A, as shown on Parcel Map No. 54-10-75 for Keith Senteney filed in the office of the Lassen County Recorder on December 7, 1976 in Book 12 of Maps, Pages 30 and 31, and as shown on the Record of Survey for the Keith D. Senteney Estate, et al., filed in the office of the Lassen County Recorder on November 30, 1984 in Book 23 of

Maps, Page 76; thence along the Southerly line of the Southern Pacific Railroad right of way, South 87° 05' 41" East, 1089.50 feet, South 00° 18' 16" East, 75.12 feet and South 87° 05' 41" East, 501.07 feet; thence leaving said Southerly line, South 00° 15' 42" East, 545.48 feet to the North line of Parcel 1, as shown on Parcel Map No. 5-05-85 for the Keith D. Senteney Estate, filed in the office of the Lassen County Recorder on September 19, 1986 in Book 25 of Maps, Pages 33, 34 and 35; thence along the Northerly line of said Parcel 1, North 88° 40' 16" West, 1741.16 feet to the Northwest corner of said Parcel 1; thence North 00° 48' 00" West, 113.02 feet to a point in the Easterly line of said Parcel A; thence along said Easterly line of said Parcel A, North 17° 54' 00" East, 470.75 feet and North 03° 18' 48" East, 109.98 feet to the point of beginning.

**A.P.N. 117-510-059:**

Parcel 1, as shown on Parcel Map No. 5-05-85 for the Keith D. Senteney Estate, filed in the office of the Lassen County Recorder on September 19, 1986 in Book 25 of Maps, Pages 33, 34 and 35.

**A.P.N. 101-120-030:**

The North one-half of the Southwest one-quarter (N1/2 SW1/4) and the Northwest one-quarter of the Southeast one-quarter (NW1/4 SE1/4) of said Section 32, Township 30 North, Range 13 East, Mount Diablo Base and Meridian, according to the official plat thereof.

Note: The legal descriptions shown above were obtained from the vesting deeds for Grimes Rice Canyon Ranches, LLC, which were recorded on December 18, 2020 as Document No. 2020-05644 and Document No. 2020-05645 of the Official Records of Lassen County, California.

It was discovered that the legal description within said Document No. 2020-05645, specifically the description describing lands represented by Assessor's Parcel Number 117-510-055, was missing several courses. The missing courses were properly added by using those shown at Document No. 2007-07996 of the Official Records of Lassen County, California.

S:/PLA/Planning/2024/ AA and RZ #2024-001, Grimes, /BOS/ORDINANCE

LASSEN COUNTY PLANNING COMMISSION  
 REZONE STAFF REPORT  
 August 6, 2024

FILE NUMBERS: RZ 2024-001  
 PROPERTY OWNER(S): Grimes Rice Canyon Ranches, LLC  
 TYPE OF APPLICATION: Rezone  
 GENERAL LOCATION: Litchfield  
 ASSESSOR'S PARCEL NUMBER(S): 117-510-055, 117-510-058, 117-510-059, 101-120-030  
 CURRENT ZONING: U-C (Upland Conservation District) E-A (Exclusive Agriculture District)  
 PROPOSED ZONING: U-C-A-P (Upland Conservation Agricultural Preserve Combining District) E-A-A-P (Exclusive Agriculture Agricultural Preserve Combining District)  
 GENERAL PLAN DESIGNATION: "Extensive Agriculture & Intensive Agriculture"  
 ENVIRONMENTAL DOCUMENT: Exempt (see discussion)  
 ASSIGNED STAFF: Chris Martin, Natural Resources Coordinator

AUTHORITY FOR APPLICATION:

Lassen County Zoning Ordinance §18.124.010 et seq. (Procedure for Precise Zoning and Amendments).

REGULATING AGENCIES: Regulatory authority for the proposed use includes, but is not limited to the following agencies:

<u>Agency</u>	<u>Required Permits / Approvals</u>
Lassen County Planning Commission	Rezone Recommendation
Lassen County Board of Supervisors	Rezone and Contract Approval

PROJECT DESCRIPTION:

The applicant proposes to rezone four Assessor's parcels into an Agricultural Preserve Combining District, in order to facilitate an application for a new agricultural land conservation (Williamson Act) contract.

After the Planning Commission has made a recommendation regarding the rezone, the Board of Supervisors will consider placing the subject properties into an agricultural preserve and entering the same lands into a Williamson Act Contract. This rezone application, if approved, would make the zoning consistent with that required by Lassen County Policies and Procedures for Williamson Act contracts (Resolution No. 12-050).

The Williamson Act requires that contract lands be restricted to the production of food of fiber. In Lassen County, Williamson Act lands are so restricted through stipulations of the contract and through zoning by requiring inclusion into the "A-P" (Agricultural Preserve Combining District).

### PROJECT SITE CHARACTERISTICS:

The subject APNs contain sufficient acreage to enter into a Williamson Act contract pursuant to Section 1(h)(b) of Exhibit A of Board Resolution Number 12-050, which requires at least 400 acres of dry (no irrigation) or partially irrigated land to enter into a contract. The applicant proposes to add the subject APNs (which total approximately 341 acres) into a preexisting Williamson Act contract that contains approximately 727 acres of partially irrigated land.

### NEIGHBORING PROPERTIES:

Surrounding properties are zoned primarily E-A-A-P (Exclusive Agricultural, Agricultural Preserve District), with several parcels zoned U-C, (Upland Conservation District), and E-A (Exclusive Agricultural District) with both “Intensive Agriculture” and “Extensive Agriculture” land use designation in *Lassen County General Plan, 2000*, and are predominantly used for agricultural production and grazing, although some parcels do have a residential component. Surrounding properties range from about 5 to 250 acres.

### GENERAL PLAN:

The subject lands and surrounding properties are located within the area designated by the *Lassen County General Plan, 2000* as “Intensive Agriculture” and “Extensive Agriculture.” The *Lassen County General Plan, 2000, Agriculture Element*, includes the following policies and goals:

AG-1 POLICY: The County recognizes that land having the physical characteristics (e.g., soil) for production of agricultural crops and livestock is a resource of significant value which needs to be protected for its economic value, its contribution to the character of the community, and its environmental and scenic values.

GOAL A-2: Maintain area plan policies and related land use and resource management decisions which support the agricultural policies of the Agriculture Element.

AG-15 POLICY: The County supports the consideration of innovative ways to maintain the economic viability of productive agricultural lands, subject to the unique circumstances of each area. Measures may include use of land conservation contracts (e.g., Williamson Act contracts), land banks, transfer of development rights, voluntary conservation easements, and use of buffer areas between agricultural lands and developing areas.

### Implementation Measures:

AG-G: The County will continue to implement the Williamson Act and utilize land conservation contracts for qualifying lands

AG-H: The County may place lands in the "A-P", Agricultural Preserve Combining

District, to establish the precise boundaries of agricultural preserves and to provide such additional restrictions upon the use of land as are necessary to comply with provisions of laws which are applicable to agricultural preserves.

ENVIRONMENTAL DOCUMENT:

This project is categorically exempt from the California Environmental Quality Act (CEQA), under Section 15317 (Class 17) of the CEQA Guidelines, which exempts establishment of agricultural preserves, the making and renewing of open space contracts under Williamson Act, or the acceptance of easements or fee interests in order to maintain the open space character of the area from the provisions of CEQA.

FINDINGS and/or RECOMMENDATIONS BY LCC:

On July 31, 2024, the Land Conservation Committee found that the subject APNs meet the minimum standards required to enter into an agricultural preserve and to be offered a Williamson Act contract. Said committee recommended that the Board of Supervisors approve the rezoning and that it offer the applicant a Williamson Act Contract.



County of Lassen

Department of Planning and Building Services

• Planning • Building • Environmental Health • Code Enforcement • Surveyor • Surface Mining

Maurice L. Anderson, Director  
 707 Nevada Street, Suite 5  
 Susanville, CA 96130-3912  
 Phone: 530 251-8269  
 Fax: 530 251-8373  
 email: landuse@co.lassen.ca.us  
 website: www.co.lassen.ca.us

July 31, 2024

Zoning & Building  
 Inspection Requests  
 Phone: 530 257-5263

TO: Land Conservation Committee  
 Agenda Date: July 31, 2024

FROM: Maurice L. Anderson, Director

RE: Williamson Act application (Rezone and Contract) RZ#2024-001 and AA#2024-001, Grimes.

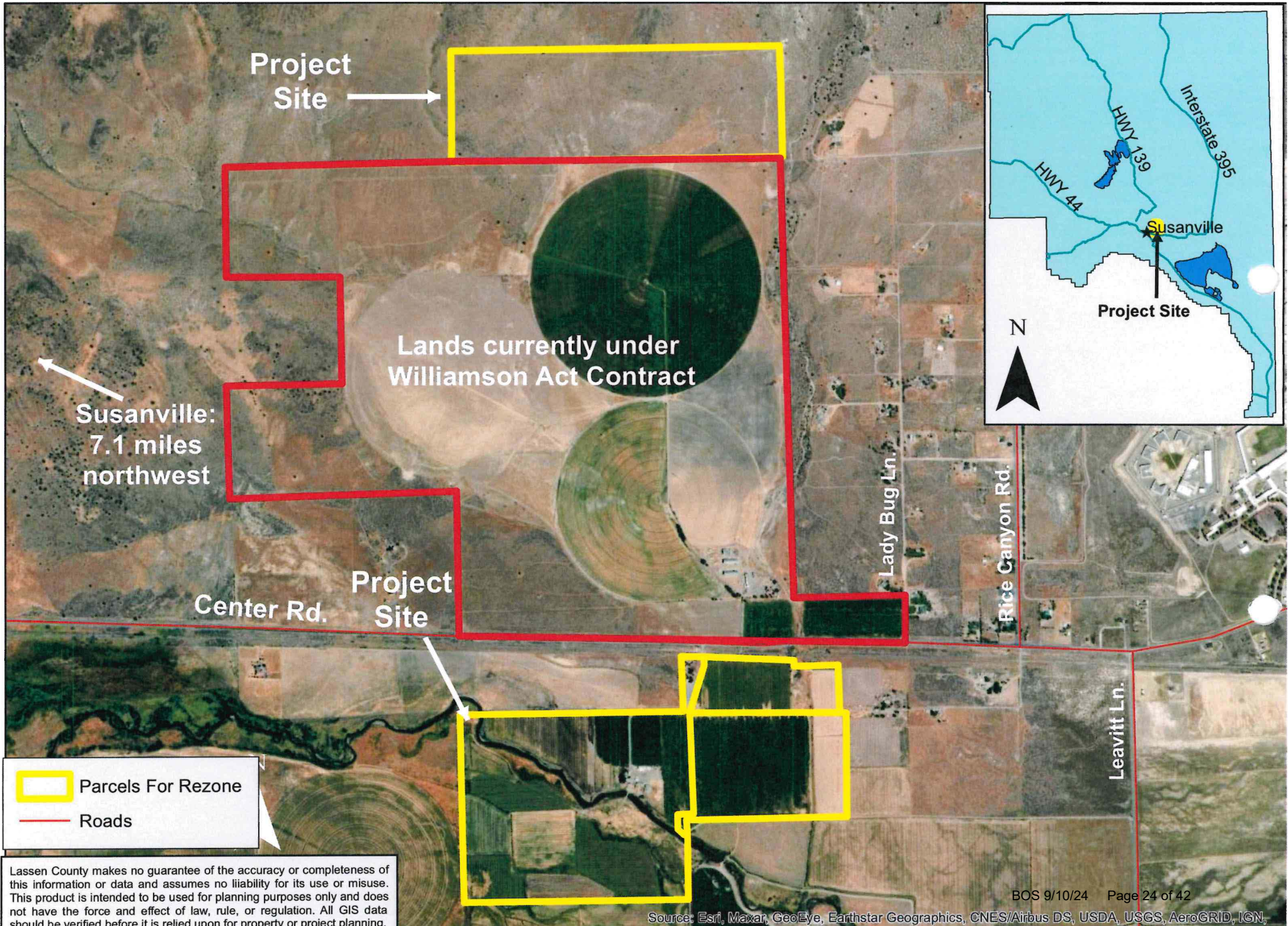
**AGRICULTURAL PRESERVE #2024-001 AND REZONE #2024-001, GRIMES.** The Land Conservation Committee will consider an application by Grimes Rice Canyon Ranches LLC, requesting to rezone and enter lands within Lassen County into a new Land Conservation (Williamson Act) contract. If approved the contract would add 4 parcels to the existing Agricultural Preserve, and approximately 341.18 acres of land. Assessor's Parcel Number 101-120-030 is zoned U-C (Upland Conservation District). Assessor's Parcel Numbers 117-510-055, 117-510-058, and 117-510-059 are zoned E-A (Exclusive Agriculture District) and are designated Intensive Agriculture by the *Lassen County General Plan, 2000*. The project site is located is located and approximately 9.5 miles east of Susanville CA, via Highway 395. Staff Contact: Chris Martin, Natural Resources Coordinator.

The Lassen County Department of Planning and Building Services recommends that the Land Conservation Committee adopt the following findings:

1. A land conservation (Williamson Act) contract application, expanding an existing contract, approximately 341.18 acres of land has been submitted for consideration by Lassen County.
2. Agricultural commodities include 141.94 acres of alfalfa and spring grain, 77.32 acres of spring grain, and 118.41 acres of brush.
3. The project site is currently unrestricted by any Land Conservation Easement.
4. All of the project site (341.18 acres) is in a qualifying agricultural zoning district (U-C) None of the parcels are currently in an Agricultural Preserve Combining District (A-P); inclusion in an A-P is required to enter into a Williamson Act Contract pursuant to Exhibit A (1)(a) of Board Resolution 12-050.

5. An application to rezone all 4 parcels into the County's required Agricultural Preserve Combining District, has also been submitted; the rezone will be forwarded by the Lands Conservation Committee to the Planning Commission for review.
6. The Board of Supervisors will consider the recommendations from LCC regarding the contract and Planning Commission regarding the rezone.
7. The subject applications facilitate the same project proposal and approval of the Williamson Act Contract cannot be finalized by the Board without the approval of the rezone.
8. The subject APNs contain sufficient acreage to enter into a Williamson Act contract pursuant to Section 1(h)(b) of Exhibit A of Board Resolution Number 12-050, which requires at least 400 acres of dry (no irrigation) or partially irrigated land to enter into a contract. The applicant proposes to add the subject APNs (which total approximately 341 acres) into a preexisting Williamson Act contract that contains approximately 727 acres of partially irrigated land.
9. The proposed project is exempt from the provisions of the California Environmental Quality Act under section 15317, class 17, of the guidelines.
10. The Lassen County Land Conservation Act Policies and Procedures, Board Resolution Number 12-050, direct the Land Conservation Committee to determine if an application is eligible for an Agricultural Preserve and/or for contract and to make a recommendation to the Planning Commission and Board of Supervisors [Lassen County Land Conservation Act Policies and Procedures 1(d)].
11. The Board of Supervisors will determine if this project is consistent with the *Lassen County General Plan, 2000*.

# ReZone #2024-001 Grimes



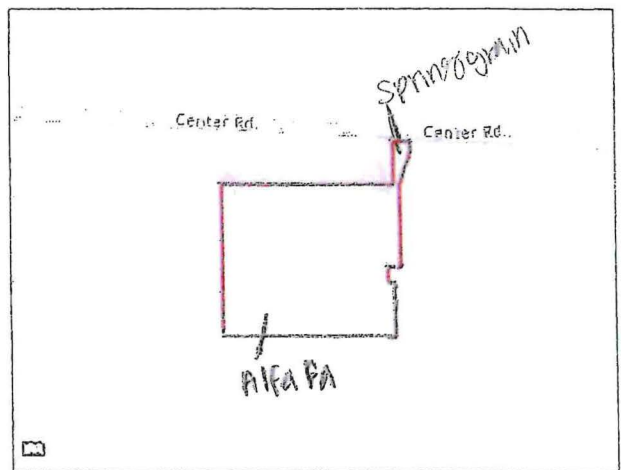
Lassen County makes no guarantee of the accuracy or completeness of this information or data and assumes no liability for its use or misuse. This product is intended to be used for planning purposes only and does not have the force and effect of law, rule, or regulation. All GIS data should be verified before it is relied upon for property or project planning.



# Soils Report

Property Address:  
708980 CENTER RD SUSANVILLE CA 96130-7800

Parcel # (APN):  
117-510-055-000



# Soils Report





Property Address:

708980 CENTER RD SUSANVILLE CA 96130-7800

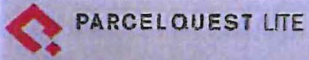
Parcel # (APN):

117-510-055-000

## USDA Soils Legend

Symbol	Name	Slope Grad	Irr. Cap. Class	Non-Irr. Cap. Class	Storie Index	Acres	Parcel %
	0247 Humboldt silty clay, 0 to 1 percent slopes, occasionally	1	3	6		2.783	1.96%
	1285 Modoc-Truax complex, 0 to 2 percent slopes	1	3	6		15.072	10.62%
	2302 Orhood very stony sandy loam, 5 to 15 percent slopes	10		7		1.004	.71%
	3387 Truckee-Humboldt complex, 0 to 2 percent slopes	1	4	6		123.082	86.71%

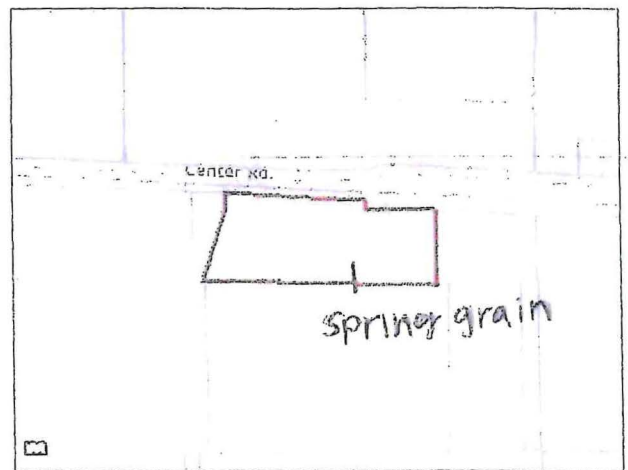
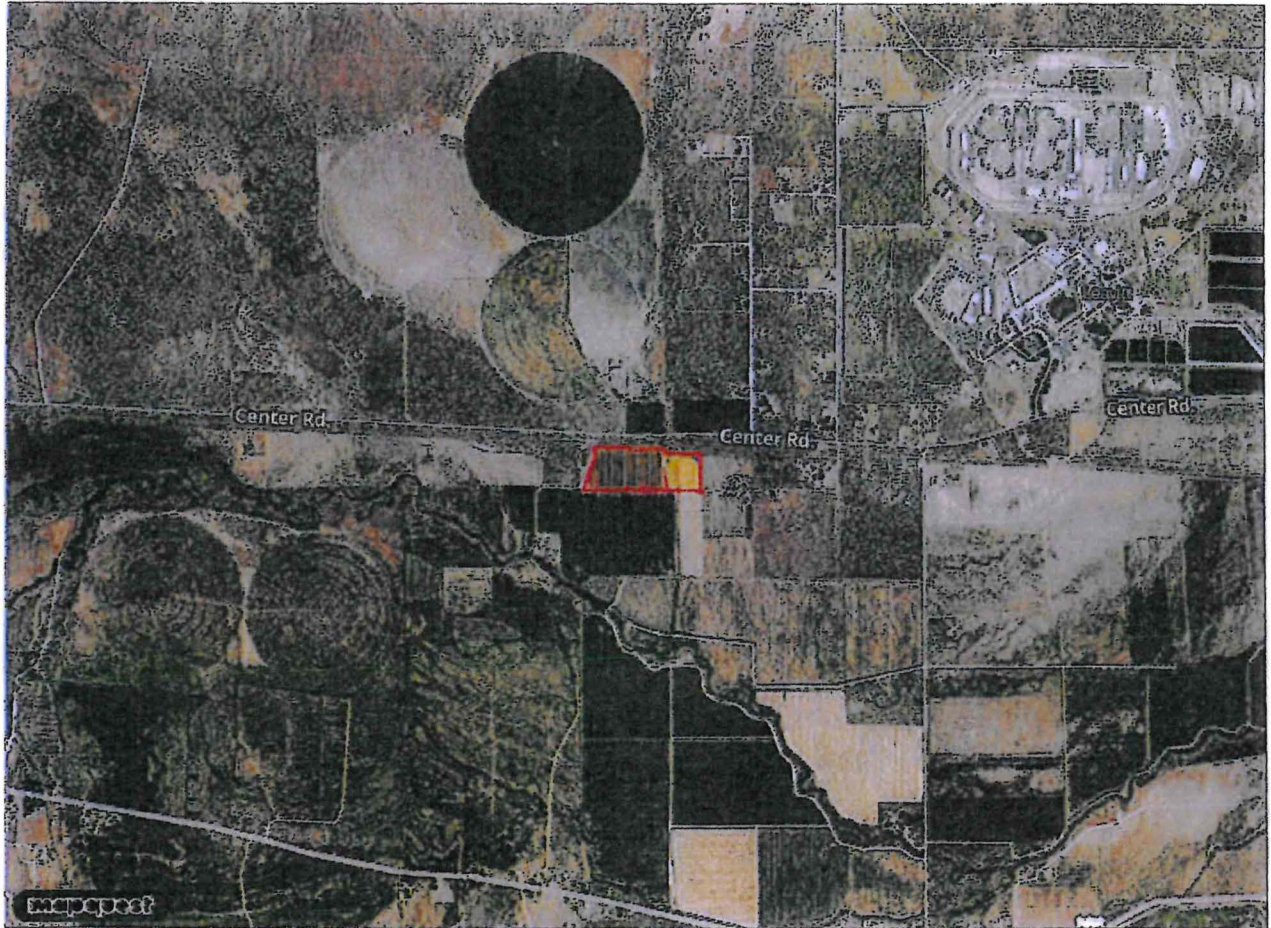
Total Acres: 141.940



# Soils Report

Property Address:

Parcel # (APN):  
117-510-058-000






# Soils Report

Property Address:

Parcel # (APN):

117-510-058-000

## USDA Soils Legend

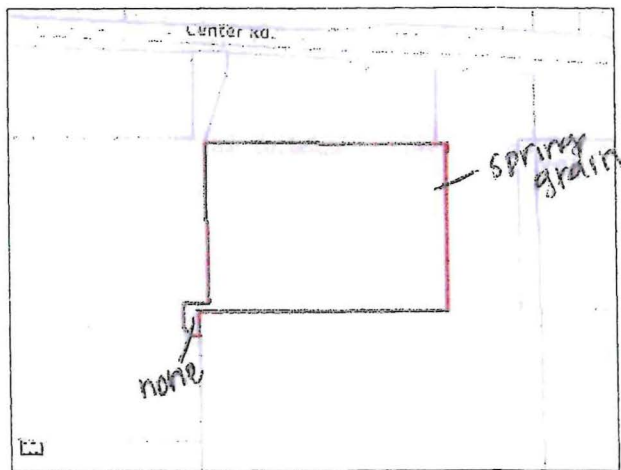
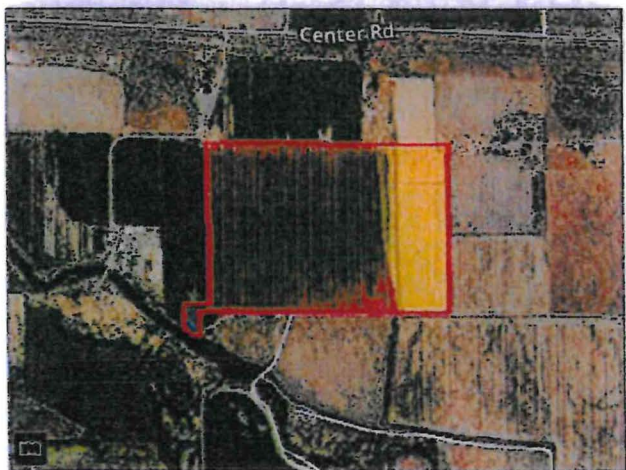
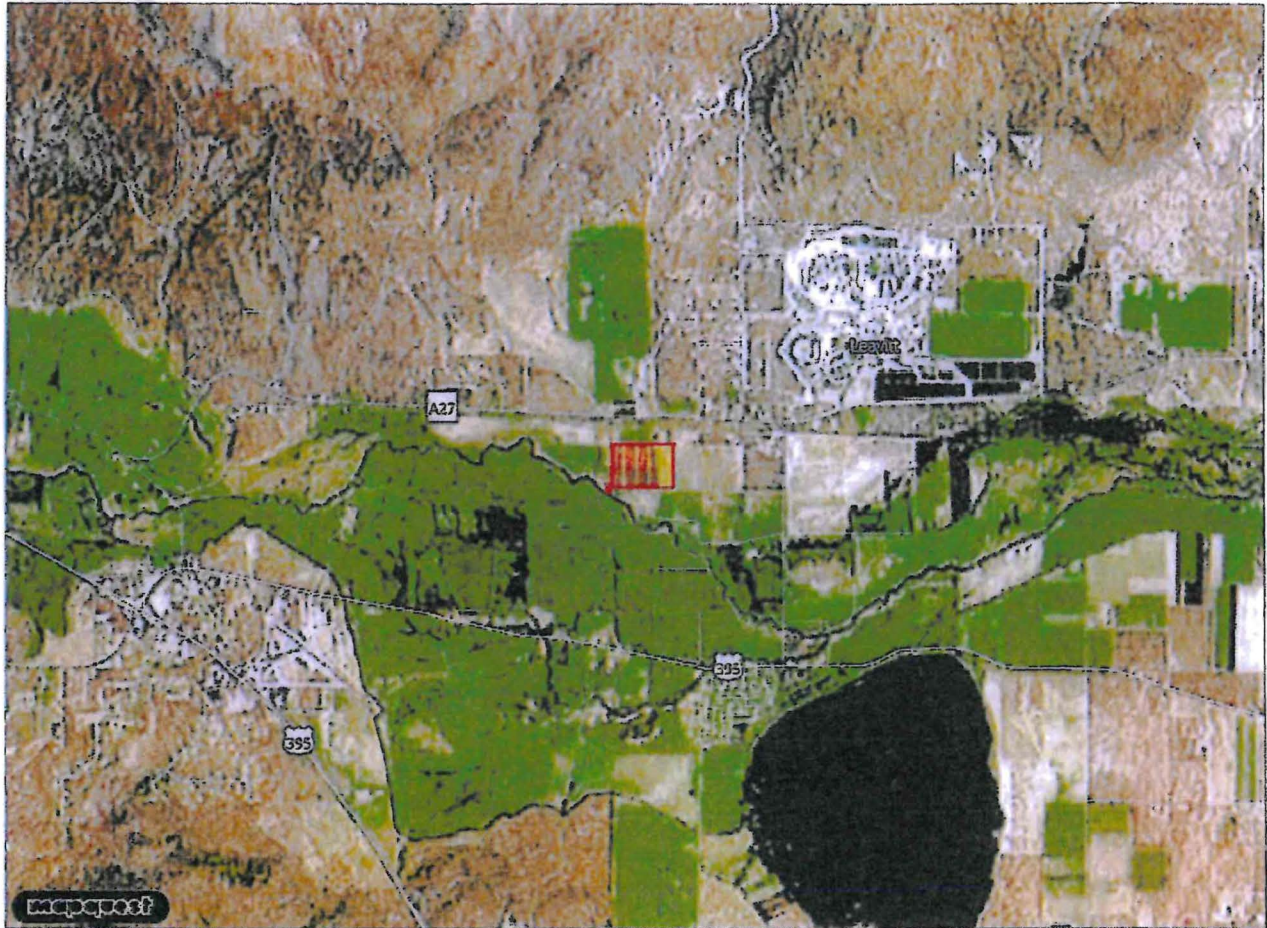
Symbol	Name	Slope Grad	Irr. Cap. Class	Non-Irr. Cap. Class	Storie Index	Acres	Parcel %
	0120 Blickenstaff sandy loam, 0 to 2 percent slopes	1	2	6		6.323	27.02%
	1285 Modoc-Truax complex, 0 to 2 percent slopes	1	3	6		16.776	71.68%
	2285 Modoc-Truax complex, 0 to 2 percent slopes	1	3	6		.305	1.30%

Total Acres: 23.404

# Soils Report

Property Address:

Parcel # (APN):  
117-510-059-000






# Soils Report

Property Address:

Parcel # (APN):

117-510-059-000

## USDA Soils Legend

Symbol	Name	Slope Grad	Irr. Cap. Class	Non-Irr. Cap. Class	Storie Index	Acres	Parcel %
	0120 Blickenstaff sandy loam, 0 to 2 percent slopes	1	2	6		13.756	25.51%
	1285 Modoc-Truax complex, 0 to 2 percent slopes	1	3	6		39.503	73.27%
	2387 Truckee-Humboldt complex, 0 to 2 percent slopes	1	4	6		.656	1.22%

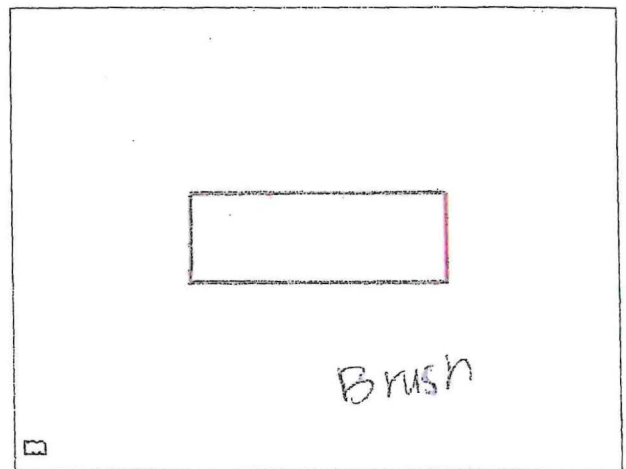
Total Acres: 53.915

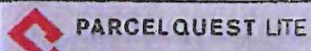
# Soils Report

Property Address:

Parcel # (APN):

101-120-030-000





# Soils Report

Property Address:

Parcel # (APN):  
101-120-030-000

## USDA Soils Legend

Symbol	Name	Slope Grad	Irr. Cap. Class	Non-Irr. Cap. Class	Storie Index	Acres	Parcel %
	0110 Badenaugh stony sandy loam, 5 to 15 percent slopes	10		7		1.892	1.60%
	1164 Corral sandy loam, 5 to 15 percent slopes	10		7		16.676	14.08%
	2179 Devada-Rock outcrop association, 2 to 50 percent slopes	26		7		68.144	57.55%
	3255 Indiano-Searles association, 30 to 50 percent slopes	40		7		2.047	1.73%
	4273 Longcreek-Devada-Rubble land complex, 9 to 30 percent	20		7		17.769	15.01%
	5285 Modoc-Truax complex, 0 to 2 percent slopes	1	3	6		11.693	9.88%
	6407 Zorravista loamy sand, 0 to 5 percent slopes	3		6		.186	.16%

Total Acres: 118.406



RZ 2024<sup>C-1</sup>-001



## REZONE APPLICATION

FILING FEE: \$1,350 and ENVIRONMENTAL HEALTH FEE: \$85  
 DEPARTMENT OF PLANNING AND BUILDING SERVICES 707  
 Nevada Street, Suite 5 · Susanville, CA 96130-3912  
 (530) 251-8269 · (530) 251-8373 (fax)  
 www.co.lassen.ca.us

Form must be typed or printed clearly in black or blue ink. All sections must be completed in full.  
 This application consists of one page; only attach additional sheets if necessary.

FILE NO. 2024-101

Property Owner/s	Property Owner/s
Name: <u>Grimes Rice Canyon Ranches, LLC</u>	Name:
Mailing Address: <u>10274 IRON ROCK WAY</u>	Mailing Address:
City, ST, Zip: <u>ELE GROVE, CA 95624</u>	City, ST, Zip:
Telephone: <u>209 745 7400</u> Fax:	Telephone: Fax:
Email:	Email:

Applicant/Authorized Representative*	Agent (Land Surveyor/Engineer/Consultant)
Same as above: <input checked="" type="checkbox"/>	Correspondence also sent to: <input type="checkbox"/>
Name:	Name:
Mailing Address:	Mailing Address:
City, ST, Zip:	City, ST, Zip:
Telephone: Fax:	Telephone: Fax:
Email:	Email: License #:

Project Address or Specific Location: <u>708-960 Center Rd, Susanville, CA</u>			
Deed Reference: Book:	Page:	Year: -	Doc#: -
Zoning:	General Plan Designation:		
Parcel Size (acreage):	Section:	Township:	Range:

Assessor's Parcel Number(s):	<u>117 - 510 - 55</u>	<u>117 - 510 - 56</u>	<u>117 - 510 - 59</u>
	<u>101 - 120 - 030</u>	-	-

Present Zoning:	Proposed Zoning:
General Plan Amendment Required: <input type="checkbox"/> Yes <input type="checkbox"/> No General Plan Amendment Submitted: <input type="checkbox"/> Yes <input type="checkbox"/> No *Staff Initial:	
Project Description:	

<b>SIGNATURE OF PROPERTY OWNER(S): I HEREBY ACKNOWLEDGE THAT:</b> I have read this application and state that the information given is both true and correct to the best of my knowledge. I agree to comply with all County ordinances and State laws concerning this application.	<b>*SIGNATURE OF APPLICANT/AUTHORIZED REPRESENTATIVE</b> (Representative may sign application on behalf of the property owner only if Letter of Authorization from the owner/s is provided).
Date: <u>05/14/24</u> Date:	Date: Date:

See associated process form for required attachments and instructions.



JA 2024-001



## AGRICULTURAL LAND CONSERVATION APPLICATION

PLANNING FILING FEE: \$1,350  
 DEPARTMENT OF PLANNING AND BUILDING SERVICES  
 707 Nevada Street, Suite 5 · Susanville, CA 96130-3912  
 (530) 251-8269 · (530) 251-8373 (fax)  
 www.co.lassen.ca.us

LISSEN COUNTY DEPARTMENT OF PLANNING AND BUILDING SERVICES

Form must be typed or printed clearly in black or blue ink. All sections must be completed in full. This application consists of one page; ATTACH COPY OF ASSESSOR'S MAP.

Application includes the filing of: (a) Soils Map  
 (b) Condition of Title Report

FILE NO. \_\_\_\_\_

<b>Check Lines Requested: ZONING DISTRICTS</b>	
Agricultural Preserve "AP" <input checked="" type="checkbox"/>	
Exclusive Agricultural "EA" <input type="checkbox"/>	
Upland Conservation "UC" <input type="checkbox"/>	
Agricultural Forest "AF" <input type="checkbox"/>	

Property Owner/s	Applicant/Authorized Representative
Name: Grimes Rice Canyon Ranches, LLC	Name:
Mailing Address: 10274 Iron Rock Way	Mailing Address:
City, ST, Zip: Elk Grove, CA 95624	City, ST, Zip:
Telephone: 209-745-7400 Fax:	Telephone: Fax:
Email:	Email: License #:

<b>Project Address or Specific Location:</b> 708 - 980 Center Rd, Susanville, CA			
<b>Deed Reference:</b> Book:	Page:	Year:	Doc#:
<b>Zoning:</b>		<b>General Plan Designation:</b>	
<b>Parcel Size (acreage):</b>		Section:	Township: Range:
<b>Agricultural Land</b>	<b>Use</b>	<b>Acres</b>	
117 - 510 - 055	Alfalfa / Spring grain	141.94	
117 - 510 - 058	Spring grain	23.4	
117 - 510 - 059	Spring grain	53.92	

<b>Code Area Number(s):</b>			
<b>Assessor's Parcel Number(s):</b>	117 - 510 - 055	117 - 510 - 058	117 - 510 - 059
<b>Assessed Value-Land</b>	\$620,690	\$101,959	\$152,938

<p><b>SIGNATURE OF PROPERTY OWNER(S): I HEREBY ACKNOWLEDGE THAT:</b> I have read this application and state that the information given is both true and correct to the best of my knowledge. I agree to comply with all County ordinances and State laws concerning this application.</p> <p><i>[Signature]</i> Date: 04.16.2024</p> <p>Date: _____</p>	<p><b>*SIGNATURE OF APPLICANT/AUTHORIZED REPRESENTATIVE</b> (Representative may sign application on behalf of the property owner only if Letter of Authorization from the owner/s is provided).</p> <p>Date: _____</p> <p>Date: _____</p>
---	---

**A REZONE APPLICATION AND FEE MUST BE SUBMITTED WITH THIS APPLICATION**

RESOLUTION NO. 12-050

## RESOLUTION OF THE LASSEN COUNTY BOARD OF SUPERVISORS AMENDING THE POLICIES AND PROCEDURES FOR IMPLEMENTING THE CALIFORNIA LAND CONSERVATION ACT OF 1965 (WILLIAMSON ACT) IN LASSEN COUNTY

WHEREAS, the California Legislature adopted the Land Conservation Act (Williamson Act) in 1965 to encourage preservation of limited supplies of agricultural land in the state. The Act provides a potential tax incentive to owners to maintain their land in agricultural production through contracts between the owner and the County; and

WHEREAS, the Williamson Act enforceably restricts the use of land under contract to commercial agriculture and compatible uses; and

WHEREAS, Government Code Section 51257 is ambiguous regarding the requirements for new Williamson Act contracts with lot line adjustments, and should be clarified as to how it will be applied in Lassen County; and

WHEREAS, with regard to minimum acreage for a contract, Government Code Section 51222 provides that the state shall presume that parcels are large enough to sustain their agricultural use, and thereby qualify for a Williamson Act contract if they are at least ten (10) acres in size for prime agricultural land and at least forty (40) acres in size for non-prime land; and

WHEREAS, until 2009, the State made "subvention" payments to local governments (pursuant to Open Space Subvention Act, enacted on January 1, 1972) in order to provide for the replacement of local property tax revenue foregone as a result of participation in the California Land Conservation (Williamson Act). Since 2009 nearly all funding for Williamson Act has been removed from the state budget; and

WHEREAS, the Board has held multiple public meetings and hearings to discuss appropriate action for Lassen County to take as a result of the States failure to fund the program; and

WHEREAS, the Board has on multiple occasions requested input regarding appropriate Board action to the state's failure to fund the program from the Lassen County Farm Bureau, Cattlemen's Association, and others; and

WHEREAS, The Policies and Procedures adopted by this resolution replace those Policies and Procedures adopted by the Board of Supervisors through Board Resolution Number 06-068 on September 12, 2006.

## NOW, THEREFORE BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The Board of Supervisors does hereby amend the policies and procedures, for administration and implementation of the Williamson Act Program in Lassen County attached hereto as Exhibit A, and incorporates the following findings as the basis for these policies and procedures:

Resolution No. 12-050  
Page 2 of 7

- a) Agricultural production is and will remain a principle land use in Lassen County.
- b) Agricultural production on lands within Lassen County constitutes an important physical, social, aesthetic and economic asset to the county.
- c) In addition to a range of economically important commodities, agricultural land provides open space and scenic values, wildlife habitat and land stewardship, and contributes significantly to the county's rural character.
- d) Properties which are not in compliance with the Act and/or contract provisions jeopardize the viability of the program within the county.


THE FOREGOING RESOLUTION was adopted at a regular meeting of the Lassen County Board of Supervisors on the 9th day of October, 2012, by the following vote:

AYES: Supervisors Dahle, Chapman, Wosick

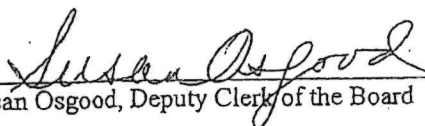
NOES: None

ABSTAIN: None

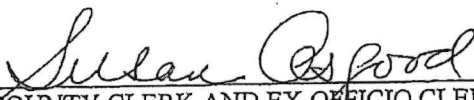
ABSENT: Supervisors Pyle, Hanson

  
 Brian Dahle, Chairman  
 Lassen County Board of Supervisors

ATTEST:

  
 Susan Osgood, Deputy Clerk of the Board

I, SUSAN OSGOOD, Deputy Clerk of the Board of Supervisors, County of Lassen, do hereby certify that the foregoing resolution was adopted by the Lassen County Board of Supervisors on the 9th day of October, 2012.

  
 COUNTY CLERK AND EX-OFFICIO CLERK OF THE  
 BOARD OF SUPERVISORS

## EXHIBIT A

### LASSEN COUNTY POLICIES AND PROCEDURES FOR ADMINISTRATION OF THE LAND CONSERVATION ACT OF 1965 (WILLIAMSON ACT)

1. **Establishing or Modifying an Agricultural Preserve; or Entering into or Modifying a Williamson Act Contract**
  - a. To enter into a Williamson Act contract, the land must first be in a qualifying agricultural zoning district (E-A, Exclusive Agriculture; U-C, Upland Conservation; or U-C-2, Upland Conservation/Resource Management) and must be in an Agricultural Preserve.
  - b. Application(s) to rezone land to a qualifying agricultural zone and to establish or modify an agricultural preserve, and/or enter into or modify a Williamson Act contract shall be filed with the Lassen County Planning and Building Services Department on forms provided by that Department and shall include at least the following (additional information may be required):
    - Name(s) of Landowner(s) of record
    - Location of property, including maps depicting the location and boundaries of all affected lands
    - Complete legal description of all lands to be placed in agricultural preserve and contract
    - The total size of the affected property
    - Details regarding the agricultural commodity(ies) produced on the property, and any proposed compatible land uses
    - All additional information required for processing, as determined by the Planning and Building Services Department.
  - c. Applications shall be accompanied by the appropriate fee(s) established by the Board of Supervisors.
  - d. Applications for new or modified agricultural preserves and contracts shall be reviewed by the Lassen County Land Conservation Committee to determine eligibility. The Committee will forward its recommendation to the Planning Commission and Board of Supervisors.
  - e. The Planning Commission will hold a public hearing to consider the application(s) as required by zoning regulations, and shall forward its recommendation to the Board of Supervisors. The Board will hold its own public hearing and will consider the Planning Commission and Land Conservation Committee findings and recommendations, and shall determine whether or not all criteria have been met for an agricultural preserve and render its decision on the application(s).
  - f. After formation of the agricultural preserve, the applicant is eligible to be offered a Williamson Act contract which, when signed by the County and the Landowner, is binding upon the land for terms of at least ten (10) years, or twenty (20) years in the case of a

Farmland Security Zone. During the term of the contract uses of the land are enforceably restricted by the provisions of the zoning ordinance, the contract and the Williamson Act.

g. Except as provided in subsection 1(i), in the minimum acreage required to be eligible to enter into an agricultural preserve in Lassen County shall be 100 acres of Class I soils or Class I equivalent soils, using the Natural Resources Conservation Service Land Classification System, as prescribed in Lassen County Resolution No.1924, and summarized below.

NRCS Soil Class	Acres Required for 1 Acre of Class I Equivalent
I	1
II	1
III	2
IV	4
V	6
VI	6
VII	10
VIII	20

h. Except as provided in subsection 1(i), the minimum acreage to be eligible to remain in or enter or into a Williamson Act contract in Lassen County shall be one of the following:

- a. One hundred (100) acres of NRCS Class I through V soils with a functioning irrigation system (functioning irrigation system means an adequate and available water source and delivery system). Said irrigation system must be capable of delivering an adequate and available water source to a minimum of 100 acres to qualify under this provision; or
- b. Four hundred (400) acres of dry (no irrigation) or partially irrigated land.

i. The Board of Supervisors may establish agricultural preserves on less acreage than prescribed in 1(g) in accordance with Government Code Section 51230, and may enter into Williamson Act contracts on less acreage than prescribed in 1(h), except that in no case shall an agricultural preserve be established or a contract be offered on acreage less than is presumed by the state to be large enough to sustain its agricultural use (GC §51222).

2. Boundary Adjustments, Division or Transfer of Property under Williamson Act Contract.

- a. No ownership that meets the minimum county acreage standard for a contract before lot line adjustment shall, as a result of adjustment, become substandard.
- b. Lot Line Adjustments shall be considered by the Technical Advisory Committee (TAC) pursuant to the County Code. Any Lot Line Adjustment approved by the TAC on

lands under contract shall be conditioned upon the Board of Supervisors making the required findings in accordance with Government Code Section 51257. Prior to consideration by the Board of Supervisors, any Lot Line Adjustment that affects one or more Williamson Act Contracts shall first be reviewed by the Lassen County Land Conservation Committee, which shall forward its findings and recommendations to the Board of Supervisors.

c. An application to divide land under Williamson Act contract may be considered by the County in accordance with the County Subdivision Ordinance and the Subdivision Map Act, provided that each of the proposed parcels after division must meet the parcel size requirements of the Zoning Code and the County's minimum acreage standard for a Williamson Act contract.

d. Where a land division or lot line adjustment would result in separate ownerships under a single contract, a new contract for each newly created or adjusted parcel (or ownership) may be required as a condition of Tentative Map, Parcel Map or Lot Line Adjustment approval. For Lot Line Adjustments the following general guidelines will apply, subject to case by case review:

- i) Where a lot line adjustment involves parcels located entirely within a single contract under one ownership, new contracts will not be required;
- ii) Where a lot line adjustment involves parcels under two or more separate contracts and/or two or more ownerships, new contracts may be required;
- iii) Where a lot line adjustment results in lands not under contract being added to lands under contract, new contracts will be required as necessary to include the new land.

e. Except as provided in Government Code §51230.1, §51230.2, and as may otherwise be allowed with a binding Joint Management Agreement, no parcel or group of parcels that make up a "substandard portion" of land under contract may be divided and/or sold separately from the remaining lands under contract. As used here "substandard portion" means a parcel or group of contiguous parcels that do not collectively meet the minimum county acreage standard for a contract as established in Policy 1(h), above.

f. The provisions of County Code Section 18.108.250 "Segregation of Homesites in Agricultural Zones," may apply to lands under Williamson Act contract only if the segregated homesite meets the minimum acreage of ten (10) acres of prime land and forty (40) acres of non-prime land, or is subject to a binding Joint Management Agreement with adjoining land under contract, where the segregated homesite parcel and the adjoining lands collectively meet the County's minimum acreage requirement for a contract.

g. A notice on nonrenewal shall be filed on any contract that enters or has entered into a conservation easement. By August 31 of each year the County Assessor shall provide information to the Planning and Building Services Department necessary to allow recordation of said notice of nonrenewal. The Planning and Building Services Department shall record a notice of nonrenewal for all the parcels so identified by October 31 of that year. If for any reason said notice is not recorded in the year it was discovered that there is a conservation



easement on all or a portion of the restricted lands, said notice shall be recorded the following year.

h. A notice on nonrenewal shall be filed on any contract lands that are sold or otherwise transferred and result in a "substandard portion." By August 31 of each year the County Assessor shall provide information to the Planning and Building Services Department necessary to allow recordation of said notice of nonrenewal. The Planning and Building Services Department shall record a notice of nonrenewal for all the parcels so identified by October 31 of that year. If for any reason said notice is not recorded in the year it was discovered that there is a conservation easement on all or a portion of the restricted lands, said notice shall be recorded the following year.

3. **Residential, Commercial and Industrial Structures on Property under Williamson Act Contract**

a. On land under contract that meets or exceeds the county minimum acreage for a contract, one single family residence that is consistent with the Williamson Act may be permitted. Other residential structures, including additional dwellings, attached units such as a duplex, or a dormitory or bunkhouse for employee housing, may be approved upon securing a Certificate of Conditional Use, Use Permit, or other permit as required by the zoning code.

b. On land under contract that is less than the county minimum acreage for a contract, all residential development will be subject to discretionary review and approval. The County may also consider non-renewal of the contract on such lands.

c. On lands under contract, structures that would otherwise not be permitted without existing commercial agriculture (e.g., barn, equipment storage, residence), may, on a case by case basis, be considered for approval concurrently with the establishment of the commercial agricultural operation, provided that the combined floor area of all proposed structures is under 2,500 square feet; the property meets the county minimum acreage for a contract; and a Certificate of Conditional Use specifying the type and extent of commercial agriculture proposed and a timeline for establishment, is first secured.

d. No new structures shall be permitted on lands under Williamson Act contract unless they are directly related to, or are incidental to, on site commercial agriculture or other compatible use(s).

4. **Definition of Agriculture for Williamson Act Purposes**

Agriculture or Commercial Agriculture. As used in relation to the Williamson Act, the terms "agriculture" and "commercial agriculture" shall mean the use of land for the production of agricultural commodities (i.e., crops or livestock produced for food, fiber, flowers, fuel and oils) principally for sale to others.

5. Definition of "Contract" for Lassen County Williamson Act Purposes.

Contract. As used in relation to the Williamson Act, the term "contract" shall mean the contract actually entered into by the Board of Supervisors and a property owner. If the original contract is not owned by a single property owner or group of property owners, "Contract" shall also mean an "inured contract," which is defined as a portion of one or more prior contracts now owned by a unique property owner or group of property owners.

Last Revised 9-4-12 by gfn