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BOARD OF SUPERVISORS

January 27, 2026

FILE NUMBER: 844.02
PROPERTY OWNER: Hanson Family Trust of 2021
TYPE OF APPLICATION: Protest of Notice of Non-Renewal

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**County of Lassen
Department of Planning and Building Services**

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

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

January 9, 2026

Zoning and Building
Inspection Requests
Phone: 530 257-5263

TO: Board of Supervisors
Agenda Date: January 27, 2026

FROM: Gaylon F. Norwood *MHN*

SUBJECT: Protest of the Williamson Act non-renewal recorded as Instrument Number 2025-03183
for Hanson Family Trust of 2021, which was recorded pursuant to direction given by the
Board of Supervisors through Resolution 12-050.

RECOMMENDATION

1. Receive the protest filed by Jack Hanson and Family on behalf of the Hanson Family Trust of 2021; and
2. Receive the staff report; and
3. Invite comments; and
4. Make one of the following decisions regarding the protest:
 - a. Determine that the recorded nonrenewal notice is appropriate; or
 - b. Provide direction to Staff

SUMMARY

Jack Hanson has filed a protest (attached) of the non-renewal filed by Lassen County and recorded as Instrument Number 2025-03183 (attached). Said protest was recorded pursuant to direction given by the Board of Supervisors through Resolution 12-050 (Policies and Procedures for Implementing the California Land Conservation Act of 1965 [Williamson Act]). Specifically, said contract was nonrenewed because the Lassen County Assessor determined that a conservation easement had been entered into that affects all three parcels of the restricted lands owned by Hanson Family Trust of 2021.

Resolution 12-050 (attached) directs staff to non-renew contracts that enter into or have entered into a conservation easement.

DISCUSSION

Jack Hanson submitted the attached appeal for Hanson Family Trust of 2021, which contained the following information:

- The Hanson Family are protesting the nonrenewal.
- The Hanson Family ask the Board to reconsider Board Resolution Number 12-050 by deleting section 2g of Exhibit A, which requires nonrenewal of Williamson Act Contract when a conservation easement is entered into.

BOARD OF SUPERVISORS

January 27, 2026

PAGE 2 OF 2

- The Hanson Family proposes the County allow all landowners that received non-renewals for entering a conservation easement to reapply for a Williamson Act contract.
- The Hanson's believe Lassen County is the only California county that has this requirement.

On September 11, 2025 the Lassen County Planning Department was notified by the Lassen County Assessor's office that on December 5, 2024 a Deed of Agricultural Conservation Easement was recorded, document number 2024-03671, between Hanson Family Trust of 2021 and California Rangeland Trust for Lassen County parcels 091-060-015, 091-060-026, and 091-070-006. This Conservation Easement created enforceable restrictions on 3 of the Hanson Family Trust of 2021 parcels in Lassen County. Those 3 parcels are under Williamson Act Contract.

The Board of Supervisors is authorized by Government Code Section 51245 (attached) to allow submittal of a protest of nonrenewal by a landowner. Absent said protest by the landowner, the Board is prohibited from withdrawing a Notice of Nonrenewal of a contract. The landowner has requested a complete withdraw of the nonrenewal of the lands encumbered by the conservation easement. The Hanson Family propose the Williamson Act and Conservation Easement do not conflict, and they should be allowed to keep their assessor's parcel numbers 091-060-015, 091-060-026, and 091-070-006 in both a Conservation Easement and Williamson Act contract.

Staff concludes that withdrawal of the Notice of Nonrenewal would be inconsistent with the Policies and Procedures adopted by the Board through Resolution 12-050. Further, a partial withdrawal, nonrenewing a portion of the contract, is not possible either, as all of the Hanson Family Trust of 2021 contracted (Williamson Act) land is now also under Conservation Easement. Staff recommends that the Board uphold the original Notice of Nonrenewal.

MLA:mmh
Enclosures

Pla/admin/files/844/Protests of non-renewal/2025Hanson

DEC 17 2025

JULIE BUSTAMANTE
LASSEN COUNTY

By

Dentify

WILLOW CREEK RANCH
Jack and Darcy Hanson
490-800 Horse Lake Road • Susanville, CA 96130
[REDACTED]

December 15, 2025

Mr. Gaylon F. Norwood, Director
Department of Planning and Building Services
707 Nevada Street
Susanville, CA 96130

APN's 091-060-026, 091-060-026, 091-060-015

Notice of Nonrenewal

By this letter, The Hanson Family Trust of 2021, owner of subject parcels, formally protests the "nonrenewal" of the California Land Conservation Act of 1965 (Williamson Act) protection for the subject parcels. The Trust respectfully requests that the Lassen County Board of Supervisors schedules a hearing to discuss this protest and reverse this nonrenewal.

Further, The Hanson Family respectfully suggest the Board reconsider the Board Resolution Number 12-050 by deleting section 2g of Exhibit A, which requires nonrenewal of "Williamson Act" property tax calculation when property is further protected by a conservation easement and to allow landowners which were affected by this to reapply for "Williamson Act" protection. To our knowledge, Lassen County is the only California county that has this requirement.

Respectfully submitted,



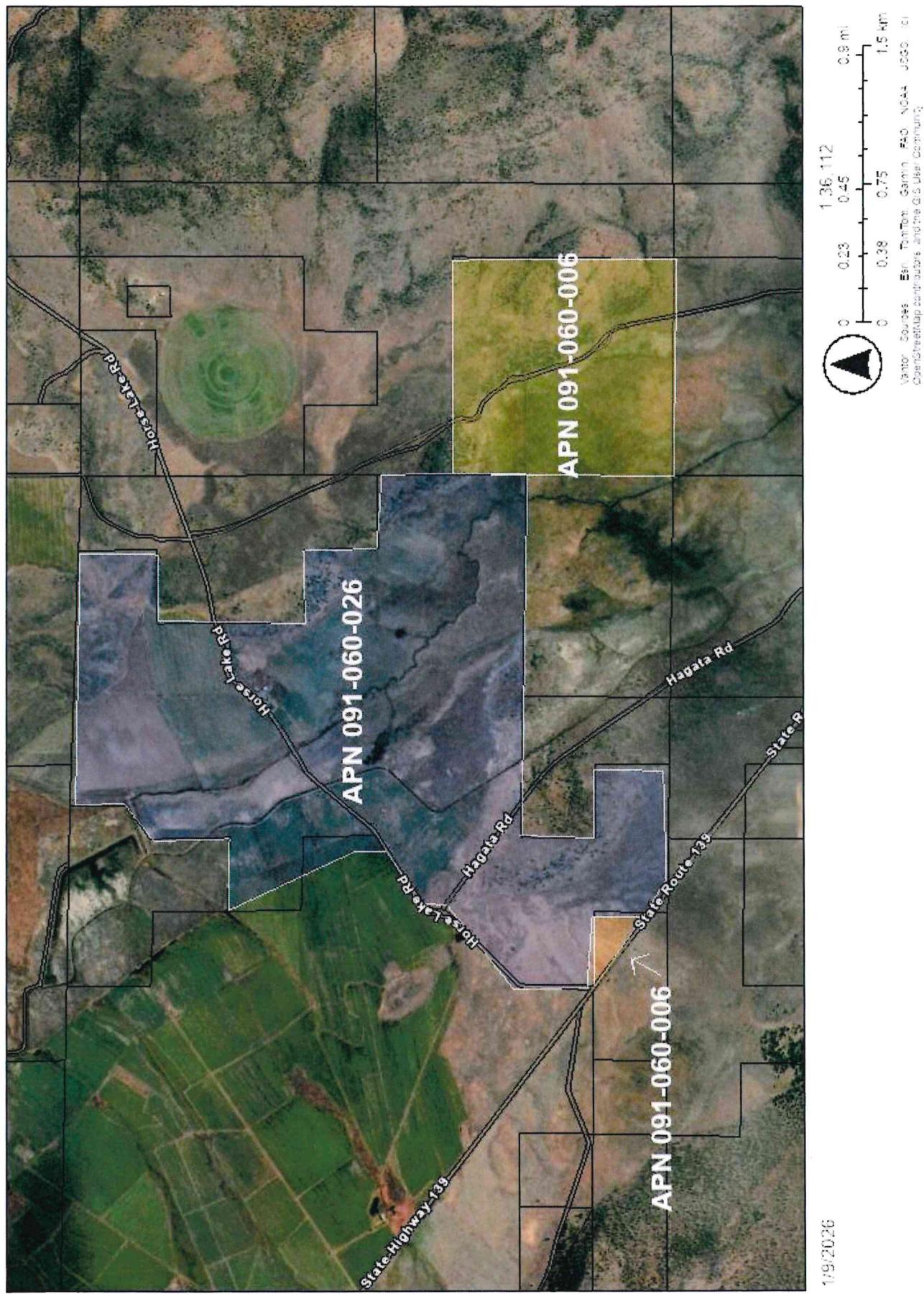
Jack Hanson and Family
On behalf of the Hanson Family Trust of 2021

Cc: Lassen County Board of Supervisors:

Mike Scanlan
Gary Bridges
Tom Neely
Aaron Albaugh
Jason Ingram

Lassen County Assessor, Nick Ceaglio

Hanson Family Trust of 2021 Parcels Under Williamson Act Contract & Conservation Easment



RECORDING REQUESTING BY AND
WHEN RECORDED MAIL TO:

Lassen County Planning & Building Services Dept
707 Nevada St, Suite 5
Susanville, CA 96130

No recording fee pursuant to Government
Code 27383

2025-03183

Recorded at the request of:
LASSEN COU PLANNING & BUILDING SVCS
10/09/2025 09:40 AM
Fee: \$0 Pgs: 1 of 1 NNRW
OFFICIAL RECORDS
Julie M. Bustamante - Clerk-Recorder
Lassen County, CA



(Space above this line for Recorders Use Only)

NOTICE OF NONRENEWAL

This is to notify the County of Lassen or the following landowner(s) that the land conservation contract described below will not be renewed as of January 1, 2026.

Land Conservation Contract No. 884 (File AA-32A)

Assessor's Parcel No(s). 091-060-026, 091-070-006, and 091-060-015

Recorded at: Book 287, Page 495 et seq. on February 27, 1975 as recorded at Doc. No. 3682

Original Owner(s): Hansen Cattle Company, Inc.

Current Owner(s): Hanson Family Trust of 2021

(All current owners must be listed)

NAME AND MAILING ADDRESS OF EACH CURRENT OWNER:

Hanson Family Trust of 2021

490-800 Horse Lake Road

Susanville, CA 96130

Hanson Family Trust of 2021

490-800 Horse Lake Road

Susanville, CA 96130

We, Nick Ceaglio, Lassen County Assessor, and Gaylon F. Norwood, Director of the Lassen County Department of Planning and Building Services, do hereby certify that the foregoing Notice of Nonrenewal is being executed pursuant to direction given by the Board of Supervisors to our Departments through Resolution 12-050, adopted by the Board at a regular meeting thereof held on the 9th day of October, 2012.

NICK CEAGLIO, Lassen County Assessor

GAYLON F. NORWOOD, Director of the Lassen
County Department of Planning and Building Services

U.S. Postal Service
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SECTION ON DELIVERY

3
D Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)	\$
<input type="checkbox"/> Return Receipt (Facsimile)	
<input type="checkbox"/> Return Receipt (Electronic)	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

\$ Total Postage and Fees

Hanson Family Trust
 490-800 Horse Lake Rd.
 Susanville CA 96130

PSN Form 3800, January 2023 PSN 7530-02-00-9053

See Reverse for Instructions

MO Postage
MO Total Postage and Fees

RECEIVED Agent
 Addressee
 C. Date of Delivery
 See different from item 1? Yes
 delivery address below: No
3 2U25

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POSTAL SERVICE

Priority Mail Express®
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Tracking Number:

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9589071052701486471336

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Latest Update

Your item was delivered to an individual at the address at 11:17 am on September 18, 2025 in SUSANVILLE, CA 96130.

Get More Out of USPS Tracking:

[USPS Tracking Plus®](#)

Delivered

Delivered, Left with Individual

SUSANVILLE, CA 96130
September 18, 2025, 11:17 am

[See All Tracking History](#)

Feedback

[What Do USPS Tracking Statuses Mean? \(<https://faq.usps.com/s/article/Where-is-my-package>\)](#)

Text & Email Updates



Select what types of updates you'd like to receive and how. Send me a notification for:

Text Email

All Below Updates

Expected Delivery Updates (i)

State of California
GOVERNMENT CODE
TITLE 5. LOCAL AGENCIES
DIVISION 1. CITIES AND COUNTIES
PART 1. POWERS AND DUTIES COMMON TO CITIES AND COUNTIES
CHAPTER 7. AGRICULTURAL LAND
Article 3. Contracts
§ 51245

51245. If either the landowner or the city or county desires in any year not to renew the contract, that party shall serve written notice of nonrenewal of the contract upon the other party in advance of the annual renewal date of the contract. Unless such written notice is served by the landowner at least 90 days prior to the renewal date or by the city or county at least 60 days prior to the renewal date, the contract shall be considered renewed as provided in Section 51244 or Section 51244.5.

Upon receipt by the owner of a notice from the county or city of nonrenewal, the owner may make a written protest of the notice of nonrenewal. The county or city may, at any time prior to the renewal date, withdraw the notice of nonrenewal. Upon request by the owner, the board or council may authorize the owner to serve a notice of nonrenewal on a portion of the land under a contract.

Within 30 days of the receipt of a notice of nonrenewal from a landowner, the service of a notice of nonrenewal upon a landowner, or the withdrawal of a notice of nonrenewal, the city or county shall deliver a copy of the notice or a notice of withdrawal of nonrenewal to the Director of Conservation.

No later than 20 days after a city or county receives a notice of nonrenewal from a landowner, serves a notice of nonrenewal upon a landowner, or withdraws a notice of nonrenewal, the clerk of the board or council, as the case may be, shall record with the county recorder a copy of the notice of nonrenewal or notice of withdrawal of nonrenewal.

(Amended by Stats. 1992, Ch. 273, Sec. 1. Effective January 1, 1993.)

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

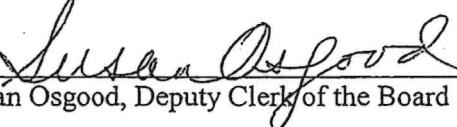
ABSTAIN: None

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:

- 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
- 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.

- No ownership that meets the minimum county acreage standard for a contract before lot line adjustment shall, as a result of adjustment, become substandard.
- 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

Resolution No. 12-050
Page 5 of 7

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.

Resolution No. 12-050
Page 7 of 7

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

County of Lassen**Office of Assessor**

Nick Ceaglio, Assessor
 Lassen County Courthouse
 107 South Roop Street
 Susanville, CA 96130
 PHONE: (530) 251-8241
 FAX (530) 251-8245



Memorandum

Date: January 14, 2026

From: Nick Ceaglio, Assessor

To: Gaylon Norwood, Director Lassen County Planning and Building Services Department

Subject: California Land Conservation Act (CLCA) Contract 884 (File AA-32A) Nonrenewal

Three (3) parcels under the abovementioned CLCA contract have been nonrenewed as of January 1, 2026. The property owner has filed a protest of the county-initiated nonrenewal, entitling them to CLCA assessment procedures until fewer than six (6) years remain on the contract. The assessed values of the three (3) parcels will presumably revert back to their Proposition 13 adjusted base year values in assessment roll year 2030.

The table below shows the difference between the CLCA restricted assessment and the Proposition 13 adjusted base year value as of the 2025 assessment roll year.

APN	2025 TOTAL Assessed Value (CLCA Restricted) (Billed 10/25)	TOTAL 2025 P13 FBYV
091-060-015	\$428	\$6,804
091-060-026	\$1,028,432	\$1,082,201
091-070-006	\$82,088	\$251,308
TOTALS:	\$1,110,948	\$1,340,313
TOTAL Tax @ 1%:	\$11,109.48	\$13,403.13
TOTAL Tax Difference:	\$2,293.65	

**Hanson Willow Creek Ranch
490-800 Horse Lake Road
Susanville, CA 96130 * (530) 251-6452**

January 20, 2026

Lassen County Board of Supervisors
220 S. Lassen Street
Susanville, CA 96130

Dear Board of Supervisors:

The Hanson Family thanks the Board of Supervisors for granting this hearing. We respectfully request that the Board delay auction on the nonrenewal and provide direction to staff to review the Board of Supervisors Resolution 12-050 specifically focusing on paragraph 2g of Exhibit A, or the Board ~~may~~ ignore paragraph 2g of Exhibit A to Board of Supervisors 12-050, which is only a “procedure”, and uphold our appeal. We believe that paragraph 2g is flawed and inconsistent with the County’s General Plan and the findings in Resolution 12-050.

Property protected by both the Williams Act and a conservation easement is in the best interest of the citizens of both Lassen County and California.

Further support for our appeal is as follows:

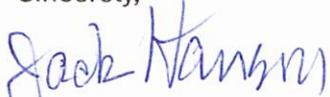
1. The restrictions in the Williamson Act and our conservation easement are not identical but are complimentary. The easement does not require the property to remain in agriculture – an economic activity which creates jobs and provides financial support for local business. The Williamson Act does not provide protection and enhancement to wildlife habitat, ecosystem and conservation values and natural resources and does not require annual monitoring in perpetuity. An easement requires this.
2. From a layman’s point of view and ignoring the convoluted formula required to be used by the County Assessor, one would conclude that the value of property protected by a conservation easement would be less than the value of property protected by the Williamson Act. Our conservation easement has greater limitations on our use of the property and requires us to protect and enhance wildlife habitat and ecosystem and conservation values in perpetuity. The Williams Act does not.
3. Agriculture (including Forestry) is still the “backbone” of Lassen County. This area makes up most of Lassen County’s non-government land and likely generates the highest property tax revenue for the county.

4. We believe that Lassen County is the only County in California to require nonrenewal of Williamson Act contract on property encumbered by a conservation easement.

In conclusion, the Hanson Family would respectfully request the Board either ignore paragraph 2g and uphold our appeal or postpone taking action on our appeal of our Williamson Act contract and direct staff to review Board of Supervisors Resolution 12-050 with the intent to delete paragraph 2g of Exhibit A which would strengthen the County's alignment with the findings in the resolution and the County's General Plan.

Thank you for your time and support. Please contact us if we can be of further assistance.

Sincerely,



Jack Hanson

Willow Creek Ranch

Cc: County Administrative Office
County Counsel
County Assessor
County Director, Planning and Building Services