

Staff Report

Submission Date: April 7, 2025

To: Siskiyou County Agricultural Preserve Administrator

From: Bernadette Cizin, Associate Planner

Subject: Chase APA-24-02, Williamson Act Contract No. 20004, 74006 and 76012, Application to rescind property from the existing contracts and reissue a single contract consisting solely of their property with the primary Commercial Agricultural Use of livestock grazing.

Location: The project site is located south of the community of Grenada, on APNs 022-400-060, 022-400-110, 022-400-120, 038-280-120, 020-020-020, 020-020-100, 020-250-030, 022-190-020, 022-190-110, 022-190-120, 038-230-020, 038-230-080, 038-240-010, 038-240-030, 038-240-040, 038-250-260, 038-260-140, 038-270-040, 038-270-231, 038-280-090, 039-330-050, 022-190-170, 022-200-430 & 022-410-150, Township 44N, Range 6W, Sections 25, 26, 34, 35 & 36 and Township 44N, Range 5W, Section 1 and Township 43N, Range 5W, Section 6 and Township 43N, Range 6W, Sections 1, 2, 3, 10, 11 & 12, MDBM.

Exhibits:

- A.** Map of property under existing contract No. 20004
- B.** Map of property under existing contract No. 74006
- C.** Map of property under existing contract No. 76012
- D.** Location Map
- E.** Zoning Map
- F.** Williamson Act Contract Amendment Questionnaire
- G.** Existing Contract 20004 and Establishment of Agricultural Preserve
- H.** Existing Contract 74006 and Establishment of Agricultural Preserve
- I.** Existing Contract 76012 and Establishment of Agricultural Preserve

Background and Discussion

The applicant proposes to rescind their property from the existing Williamson Act Contracts and create a single contract consisting of only their property. The subject property is approximately 4312.47 acres, of which a portion of is currently under contract which has multiple property owners. The property is primarily used for livestock grazing with some areas developed for hay production and residential uses.

The applicant does not propose to increase or decrease the acreage in Agricultural Preserve.

Parcel Creation

- APNs 022-190-170, 022-200-430 and 022-410-150 together are one 736-acre, legal parcel, created as Parcel 1 of Waiver as recorded on December 27, 1993, in Siskiyou County Records in Volume 1023 at Page 385.
- A portion of APN 038-230-080 is one approximately 83-acre legal parcel, confirmed as Parcel 1 of Certificate of Compliance as recorded on October 2, 2018, in Siskiyou County Records as document 2018-0008084.
- A portion of APN 038-230-080 is one approximately 40-acre legal parcel, confirmed as Parcel 2 of Certificate of Compliance as recorded on October 2, 2018, in Siskiyou County Records as document 2018-0008084.
- A portion of APN 038-230-080 is one approximately 160-acre legal parcel, confirmed as Parcel 3 of Certificate of Compliance as recorded on October 2, 2018, in Siskiyou County Records as document 2018-0008084.
- A portion of APN 038-230-020 is one approximately 80-acre legal parcel, confirmed as Parcel 4 of Certificate of Compliance as recorded on October 2, 2018, in Siskiyou County Records as document 2018-0008084.
- A portion of APN 038-230-020 is one approximately 160-acre legal parcel, confirmed as Parcel 5 of Certificate of Compliance as recorded on October 2, 2018, in Siskiyou County Records as document 2018-0008084.
- A portion of APN 038-230-020 is one approximately 80-acre legal parcel, confirmed as Parcel 6 of Certificate of Compliance as recorded on October 2, 2018, in Siskiyou County Records as document 2018-0008084.
- A portion of APN 038-230-020 is one approximately 238.9-acre legal parcel, confirmed as Parcel 7 of Certificate of Compliance as recorded on October 2, 2018, in Siskiyou County Records as document 2018-0008084.
- A portion of APN 038-230-020 is one approximately 70-acre legal parcel, confirmed as Parcel 8 of Certificate of Compliance as recorded on October 2, 2018, in Siskiyou County Records as document 2018-0008084.
- A portion of APN 038-250-260 is one approximately 80-acre legal parcel, confirmed as Parcel 9 of Certificate of Compliance as recorded on October 2, 2018, in Siskiyou County Records as document 2018-0008084.
- A portion of APN 038-250-260 is one approximately 7-acre legal parcel, confirmed as Parcel 10 of Certificate of Compliance as recorded on October 2, 2018, in Siskiyou County Records as document 2018-0008084.
- APN 038-260-140 is one approximately 78.60-acre, legal parcel, confirmed as Parcel 11 of Certificate of Compliance as recorded on October 2, 2018, in Siskiyou County Records as document 2018-0008084.

- APN 038-270-040 is one approximately 26.30-acre, legal parcel, confirmed as Parcel 12 of Certificate of Compliance as recorded on October 2, 2018, in Siskiyou County Records as document 2018-0008084.
- A portion of APN 038-270-231 is one approximately 20-acre legal parcel, confirmed as Parcel 13 of Certificate of Compliance as recorded on October 2, 2018, in Siskiyou County Records as document 2018-0008084.
- A portion of APN 038-270-231 is one approximately 4-acre legal parcel, confirmed as Parcel 14 of Certificate of Compliance as recorded on October 2, 2018, in Siskiyou County Records as document 2018-0008084.
- A portion of APN 038-270-231 is one approximately 4-acre legal parcel, confirmed as Parcel 15 of Certificate of Compliance as recorded on October 2, 2018, in Siskiyou County Records as document 2018-0008084.
- APN 038-280-090 is one approximately 16.90-acre, legal parcel, confirmed as Parcel 16 of Certificate of Compliance as recorded on October 2, 2018, in Siskiyou County Records as document 2018-0008084.
- A portion of APN 038-280-120 is one approximately 14-acre legal parcel, confirmed as Parcel 18 of Certificate of Compliance as recorded on October 2, 2018, in Siskiyou County Records as document 2018-0008084.
- A portion of APN 038-280-120 is one approximately 40-acre legal parcel, confirmed as Parcel 20 of Certificate of Compliance as recorded on October 2, 2018, in Siskiyou County Records as document 2018-0008084.
- A portion of APN 038-240-030 is one approximately 88.4-acre legal parcel, confirmed as Parcel 21 of Certificate of Compliance as recorded on October 2, 2018, in Siskiyou County Records as document 2018-0008084.
- A portion of APN 038-240-030 is one approximately 160-acre legal parcel, confirmed as Parcel 22 of Certificate of Compliance as recorded on October 2, 2018, in Siskiyou County Records as document 2018-0008084.
- A portion of APN 038-240-030 is one approximately 320-acre legal parcel, confirmed as Parcel 23 of Certificate of Compliance as recorded on October 2, 2018, in Siskiyou County Records as document 2018-0008084.
- A portion of APN 038-240-030 is one approximately 27-acre legal parcel, confirmed as Parcel 24 of Certificate of Compliance as recorded on October 2, 2018, in Siskiyou County Records as document 2018-0008084.
- APN 038-240-010 is one approximately 25.20-acre, legal parcel, confirmed as Parcel 25 of Certificate of Compliance as recorded on October 2, 2018, in Siskiyou County Records as document 2018-0008084.
- A portion of APN 038-240-040 is one approximately 240-acre legal parcel, confirmed as Parcel 26 of Certificate of Compliance as recorded on October 2, 2018, in Siskiyou County Records as document 2018-0008084.

- A portion of APN 038-240-040 is one approximately 70-acre legal parcel, confirmed as Parcel 27 of Certificate of Compliance as recorded on October 2, 2018, in Siskiyou County Records as document 2018-0008084.
- A portion of APN 038-240-040 is one approximately 10-acre legal parcel, confirmed as Parcel 28 of Certificate of Compliance as recorded on October 2, 2018, in Siskiyou County Records as document 2018-0008084.
- A portion of APN 038-240-040 is one approximately 81-acre legal parcel, confirmed as Parcel 29 of Certificate of Compliance as recorded on October 2, 2018, in Siskiyou County Records as document 2018-0008084.
- A portion of APN 038-240-040 is one approximately 120-acre legal parcel, confirmed as Parcel 30 of Certificate of Compliance as recorded on October 2, 2018, in Siskiyou County Records as document 2018-0008084.
- APN 039-330-050 is one approximately 9-acre, legal parcel, confirmed as Parcel 31 of Certificate of Compliance as recorded on October 2, 2018, in Siskiyou County Records as document 2018-0008084.
- APN 022-400-060 is one approximately 32.60-acre, legal parcel, confirmed as Parcel 32 of Certificate of Compliance as recorded on October 2, 2018, in Siskiyou County Records as document 2018-0008084.
- APN 022-400-110 is one approximately 8.70-acre, legal parcel, confirmed as Parcel 33 of Certificate of Compliance as recorded on October 2, 2018, in Siskiyou County Records as document 2018-0008084.
- APN 022-400-120 is one approximately 78.90-acre, legal parcel, confirmed as Parcel 34 of Certificate of Compliance as recorded on October 2, 2018, in Siskiyou County Records as document 2018-0008084.
- A portion of APN 022-190-110 is one approximately 90-acre legal parcel, confirmed as Parcel 35 of Certificate of Compliance as recorded on October 2, 2018, in Siskiyou County Records as document 2018-0008084.
- A portion of APN 022-190-120 is one approximately 57-acre legal parcel, confirmed as Parcel 36 of Certificate of Compliance as recorded on October 2, 2018, in Siskiyou County Records as document 2018-0008084.
- A portion of APN 022-190-120 is one approximately 308-acre legal parcel, confirmed as Parcel 37 of Certificate of Compliance as recorded on October 2, 2018, in Siskiyou County Records as document 2018-0008084.
- A portion of APN 022-190-110 is one approximately 61-acre legal parcel, confirmed as Parcel 38 of Certificate of Compliance as recorded on October 2, 2018, in Siskiyou County Records as document 2018-0008084.
- A portion of APN 022-190-120 is one approximately 12-acre legal parcel, confirmed as Parcel 39 of Certificate of Compliance as recorded on October 2, 2018, in Siskiyou County Records as document 2018-0008084.

- A portion of APN 022-190-110 is one approximately 3-acre legal parcel, confirmed as Parcel 40 of Certificate of Compliance as recorded on October 2, 2018, in Siskiyou County Records as document 2018-0008084.
- A portion of APN 022-190-020 is one approximately 280-acre legal parcel, confirmed as Parcel 41 of Certificate of Compliance as recorded on October 2, 2018, in Siskiyou County Records as document 2018-0008084.
- A portion of APN 022-190-020 is one approximately 40-acre legal parcel, confirmed as Parcel 42 of Certificate of Compliance as recorded on October 2, 2018, in Siskiyou County Records as document 2018-0008084.
- A portion of APN 022-190-020 is one approximately 120-acre legal parcel, confirmed as Parcel 43 of Certificate of Compliance as recorded on October 2, 2018, in Siskiyou County Records as document 2018-0008084.
- A portion of APN 022-190-020 is one approximately 40-acre legal parcel, confirmed as Parcel 44 of Certificate of Compliance as recorded on October 2, 2018, in Siskiyou County Records as document 2018-0008084.
- A portion of APN 022-190-020 is one approximately 40-acre legal parcel, confirmed as Parcel 45 of Certificate of Compliance as recorded on October 2, 2018, in Siskiyou County Records as document 2018-0008084.
- A portion of APN 022-190-020 is one approximately 20-acre legal parcel, confirmed as Parcel 46 of Certificate of Compliance as recorded on October 2, 2018, in Siskiyou County Records as document 2018-0008084.
- A portion of APN 022-190-020 is one approximately 3-acre legal parcel, confirmed as Parcel 47 of Certificate of Compliance as recorded on October 2, 2018, in Siskiyou County Records as document 2018-0008084.
- APN 020-250-030 is one approximately 60-acre, legal parcel, confirmed as Parcel 48 of Certificate of Compliance as recorded on October 2, 2018, in Siskiyou County Records as document 2018-0008084.
- A portion of APN 020-020-020 is one approximately 100-acre legal parcel, confirmed as Parcel 49 of Certificate of Compliance as recorded on October 2, 2018, in Siskiyou County Records as document 2018-0008084.
- A portion of APN 020-020-020 is one approximately 96-acre legal parcel, confirmed as Parcel 50 of Certificate of Compliance as recorded on October 2, 2018, in Siskiyou County Records as document 2018-0008084.
- APN 020-020-100 is one approximately 82.90-acre, legal parcel, confirmed as Parcel 51 of Certificate of Compliance as recorded on October 2, 2018, in Siskiyou County Records as document 2018-0008084.
- APN 022-190-110 is one approximately 25-acre, legal parcel, confirmed as Parcel 52 of Certificate of Compliance as recorded on October 2, 2018, in Siskiyou County Records as document 2018-0008084.

- A portion of APN 022-190-120 is one approximately 30-acre legal parcel, confirmed as Parcel 53 of Certificate of Compliance as recorded on October 2, 2018, in Siskiyou County Records as document 2018-0008084.
- A portion of APN 022-190-120 is one approximately 40-acre legal parcel, confirmed as Parcel 54 of Certificate of Compliance as recorded on October 2, 2018, in Siskiyou County Records as document 2018-0008084.
- A portion of APN 022-190-120 is one approximately 40-acre legal parcel, confirmed as Parcel 55 of Certificate of Compliance as recorded on October 2, 2018, in Siskiyou County Records as document 2018-0008084.

Parcel History

Williamson Act Contract

- 188 acres of the subject property (APNS 022-400-060, 022-400-110, 022-400-120 & 038-280-120) is all of the property under Williamson Act Contract No. 20004 (Clerk's No. 506) as recorded on November 22, 2000, the Siskiyou County Records as Document No. 2000-15504.
- 3836.06 acres of the subject property (APNs 020-020-020, 020-020-100, 020-250-030, 022-190-020, 022-190-110, 022-190-120, 038-230-020, 038-230-080, 038-240-010, 038-240-030, 038-240-040, 038-250-260, 038-260-140, 038-270-040, 038-270-231, 038-280-090 & 039-330-050) are all of the property under Williamson Act Contract No. 74006 (Clerk's No. 201) as recorded on February 25, 1974, in the Siskiyou County Records in Volume 704 at Page 364.
- 288.41 acres of the subject property (APNs 022-190-170, 022-200-430 & 022-410-150) are all of the property under Williamson Act Contract No. 76012 (Clerk's No. 267) as recorded on February 17, 1976, in the Siskiyou County Records in Volume 749 at Page 834.

Agricultural Preserve

- 188 acres of the subject property (APNS 022-400-060, 022-400-110, 022-400-120 & 038-280-120) is within an Agricultural Preserve as established by Board of Supervisor's Resolution 00-140A, adopted October 17, 2000.
- 3836.06 acres of the subject property (APNs 020-020-020, 020-020-100, 020-250-030, 022-190-020, 022-190-110, 022-190-120, 038-230-020, 038-230-080, 038-240-010, 038-240-030, 038-240-040, 038-250-260, 038-260-140, 038-270-040, 038-270-231, 038-280-090 & 039-330-050) is within an Agricultural Preserve as established by Board of Supervisor's Resolution No. 356 in Book 5, adopted January 30, 1974.
- 288.41 acres of the subject property (APNs 022-190-170, 022-200-430 & 022-410-150) is within an Agricultural Preserve as established by Board of Supervisor's Resolution No. 30 in Book 7, adopted on February 10, 1976.

Analysis

Preserve Requirements

Property ownership

Under the County Rules Section VI, Item B, parcels within an agricultural preserve should be under one ownership or contiguous.

The existing Ag Preserves consists of property under several different ownerships and the property is not contiguous. The existing Ag Preserves should be amended to remove the subject property and a new Ag Preserve be established, consisting only of the subject property.

Preserve Size

According to the Rules for the establishment and Administration of Agricultural Preserves and Williamson Act Contracts (Rules), agricultural preserves shall consist of no less than 100 acres. To meet this requirement, two or more parcels may be combined if they are contiguous or if they are owned in common.

At 4312.47 acres, the subject property exceeds the 100-acre minimum size.

Soils Class

Per County Rules Section III, Item C, Agricultural land in a preserve must contain at least 40 acres of Class I or II equivalent soils and a preserve may not be created for land consisting solely of Class VI or VII.

The land is comprised of soil Classes II through VII, mostly Class VI soils as identified in the NRCS soils data. Due to the large acreage of the subject property, it greatly exceeds this requirement.

Contract Requirements

Zoning

All parcels shall be restricted by zoning to agricultural uses pursuant to Rules Section III, Item D.

All property proposed to be part of the preserve is zoned Prime Agricultural (AG-1) and Non-Prime Agricultural (AG-2) as shown on the zoning map (Exhibit E).

Minimum Parcel Size

Per County Rules Section III, Item E, lands shall be in parcels large enough to sustain their commercial agricultural use if the contracted land within a qualifying preserve is at least 40 acres in size. Property is evaluated by legally established parcel.

Nineteen parcels do not meet the minimum 40-acre parcel size requirement. They range in size from 2 acres to 32.6 acres in size. A notice of non-renewal should be issued for these substandard parcels which together total approximately 297 acres.

The remaining thirty-five parcels exceed the minimum 40-acre parcel size. They range in size from 40 acres to 736 acres. Together, these thirty-five parcels total approximately 4015.47 acres.

It should be noted that as all of the property will remain in Agricultural Preserve and encumbered by the same Williamson Act Contract, the owner may at any time during the non-renewal period adjust the boundaries between the properties to meet the 40-acre minimum requirement, bringing the parcels into compliance and staff could then withdraw the notice of non-renewal.

Agricultural Production Uses

Per County Rules Section IV, lands shall be used principally for commercial agricultural production.

The 3836.06 under contract 74006 had historically been used for pasture and dryland grazing, as is noted in the existing contract. 112 acres have been developed for hay farming and continue to be used for grazing.

The 188 acres currently under contract 20004 has historically been used for livestock pasture. It has been developed for hay farming with the installation of two irrigation pivots and continues to be grazed.

The 288.41 acres under contract 76012 has historically been used for and continues to be used for livestock grazing.

Compatible Uses

Per County Rules Section IV, lands shall be used principally for commercial agricultural production. However, secondary uses that are incidental to or supportive of the commercial agricultural use can be allowed.

The property (within APN 022-400-120) is developed with one residential structure which is occupied by family members of the property owner.

The property (within APN 038-270-231) is developed with two residential structures, one of which is owner occupied and the other by a family who is also part of the ag operation.

Pursuant to the County Rules Section II. the Agricultural Preserve Administrator (Administrator) will review and make recommendations on terminating (non-renewing) contracts.

Agricultural Preserve Administrator Recommendation

Based on the information contained within this staff report, the Siskiyou County Agricultural Preserve Administrator finds the applicant's request is consistent with the Siskiyou County Rules for the Establishment and Administration of Agricultural Preserves and Williamson Act Contracts. The Administrator recommends the Siskiyou County Board of Supervisors adopt Resolutions amending the existing Agricultural Preserves to remove the 4312.47 acres, establish a new preserve consisting of the 4312.47 acres, rescind the subject property from the existing contracts and reissue a single contract for all proposed property within the newly established 4312.47 -acre preserve.

Additionally, it is recommended that the board direct staff to issue a notice of non-renewal for all parcels which do not meet the minimum 40-acre size requirement.

Approved by:

County of Siskiyou
Agricultural Preserve Administrator



Hailey Lang
Agricultural Preserve Administrator



Date of Approval

Preparation: Prepared by the Siskiyou County Planning Division (B. Cizin) on April 7, 2025. Copies are available for review at Siskiyou County Planning, 806 S. Main Street, Yreka, California.



Exhibit A – Property Under Contract 20004

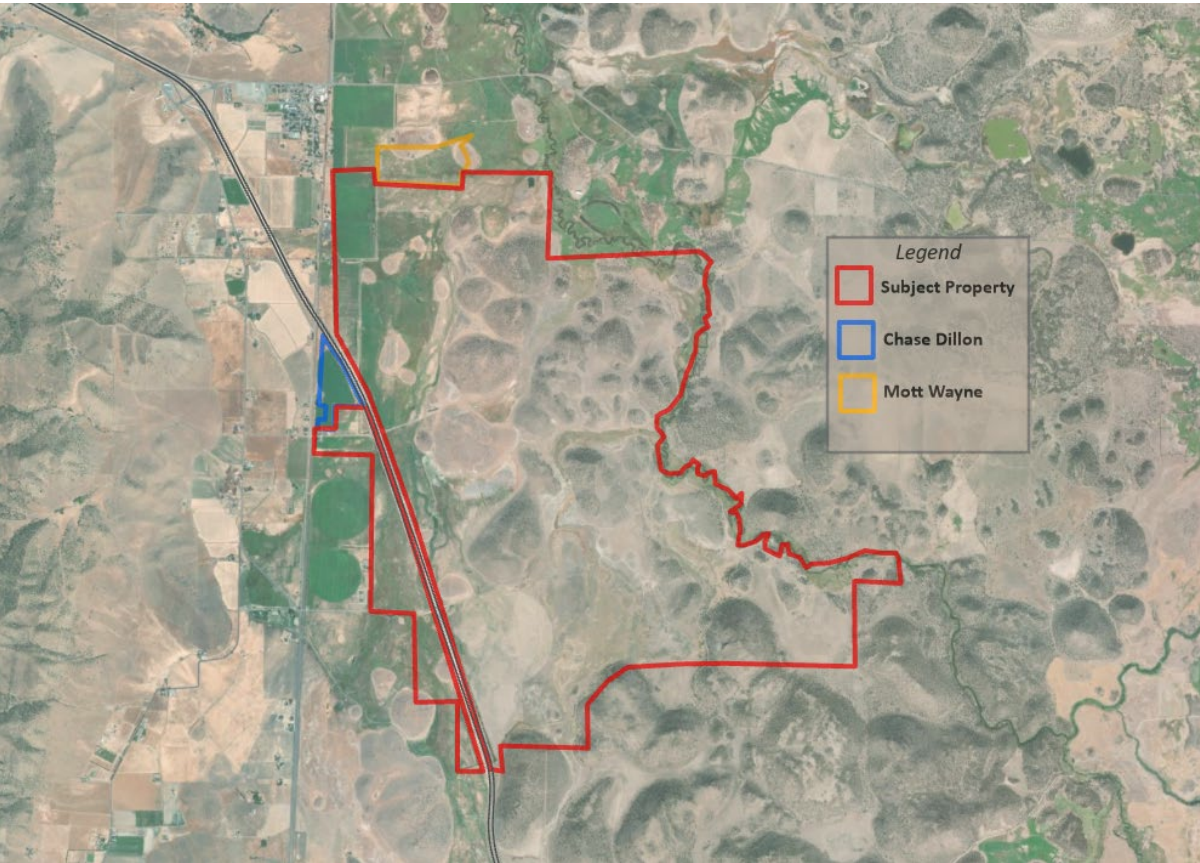


Exhibit B - Property Under Contract 74006



Exhibit C - Property Under Contract 76012

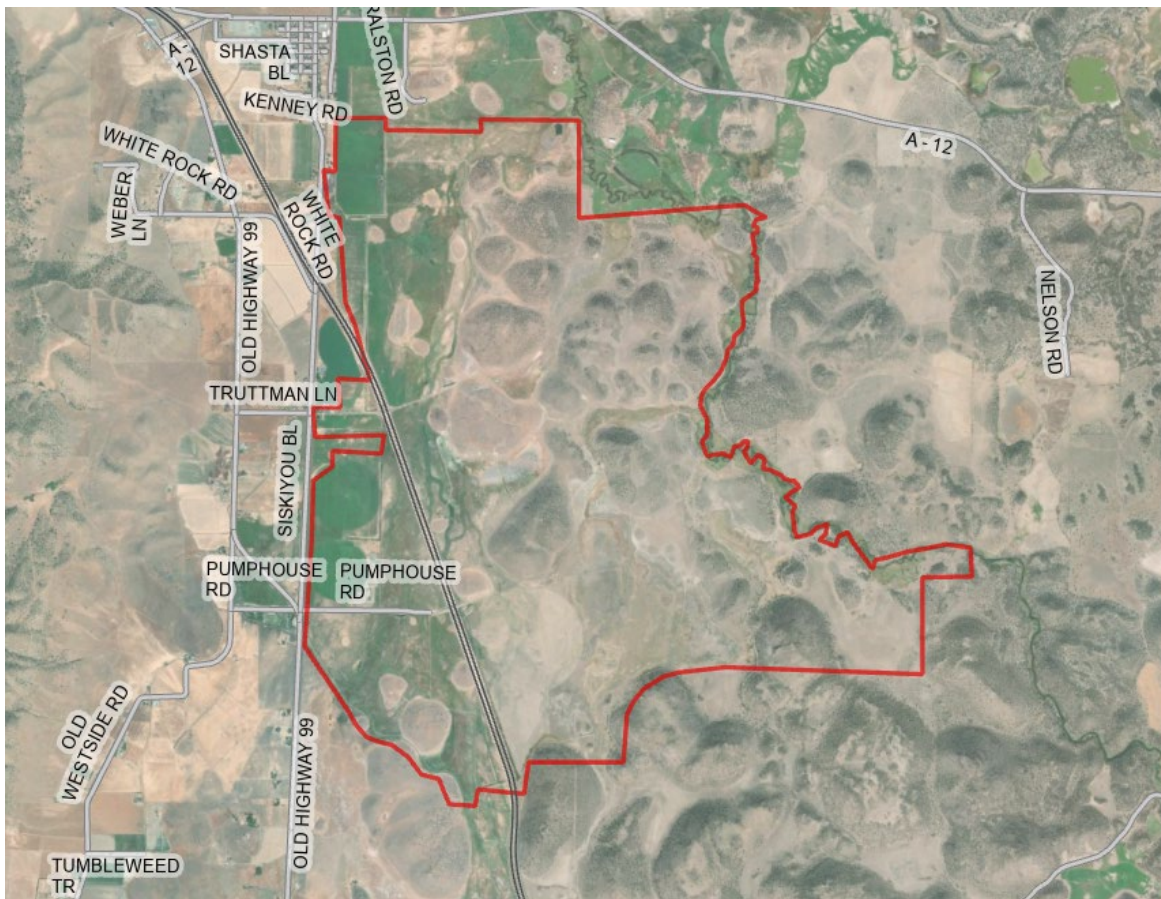


Exhibit D – Location Map

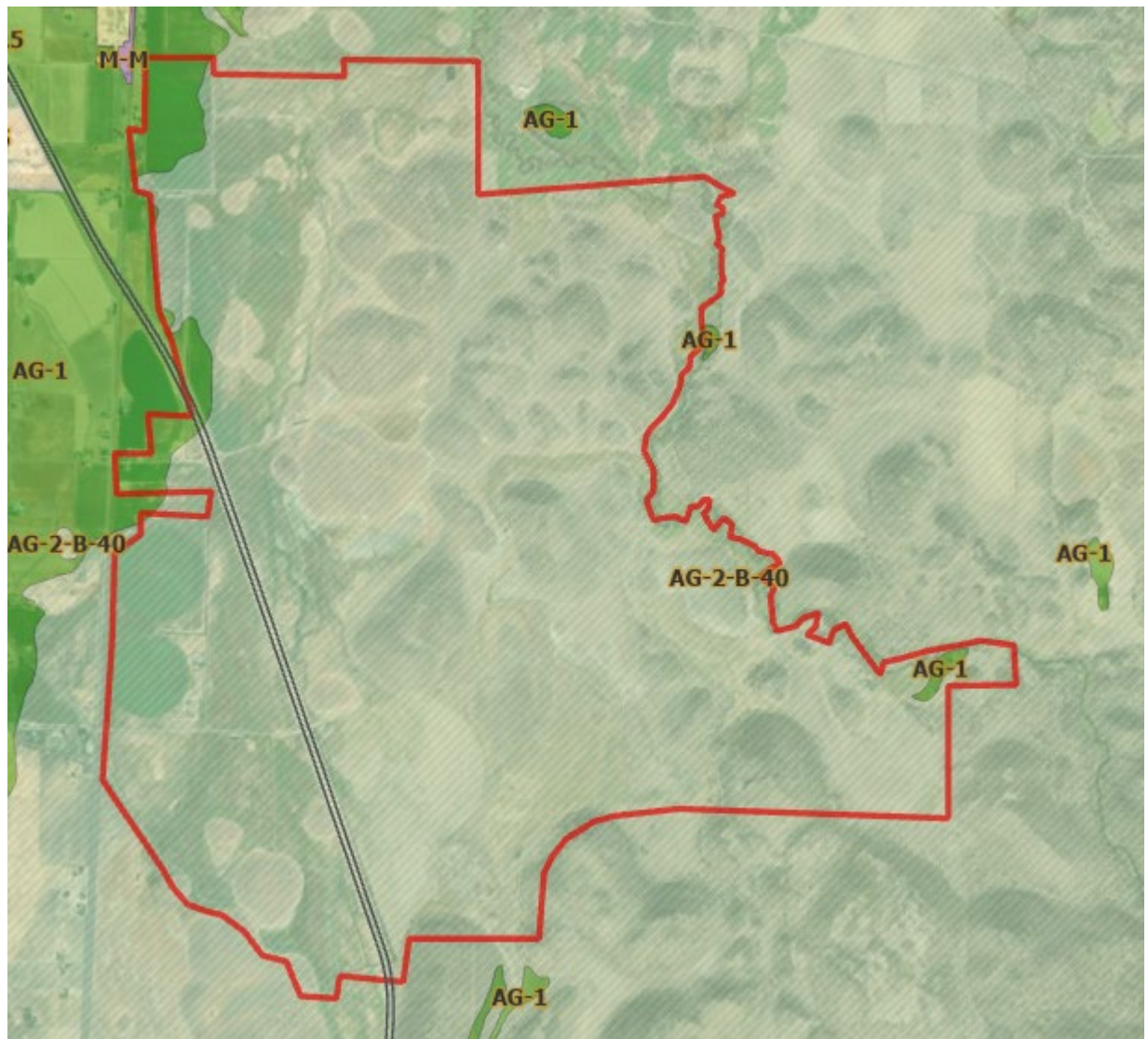


Exhibit E – Zoning Map