

## TABLE OF CONTENTS

### BOARD OF SUPERVISORS' MEETING March 24, 2026

Interpretive Action and determination to be made by the Board of Supervisors in accordance with Lassen County Code Section 18.122.040 and 18.14.1110, regarding the classification of alpacas as either small or large livestock. The number of animals that may be kept is impacted by this classification. Assessor Parcel Number 135-190-027, 449-585 Hamlin Rd. Milford, CA, 96121.

Board Letter .....	02
Letter dated February 18, 2026 from Stacey Payne.....	04
Lassen County Code Chapter 18.122.....	07
Lassen County Code Section 18.14.1110 .....	09
Vicinity Map of APN 135-190-027 .....	10
Site Pictures .....	11



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

March 12, 2026

TO: Lassen County Board of Supervisors  
Agenda Date: March 24, 2026

Zoning and Building  
Inspection Requests  
Phone: 530 257-5263

FROM: Gaylon F. Norwood, Director *MFN*

SUBJECT: Interpretive Action and determination to be made by the Board of Supervisors in accordance with Lassen County Code Section 18.122.040 and 18.14.1110, regarding the classification of alpacas as either small or large livestock. The number of animals that may be kept is impacted by this classification. Assessor Parcel Number 135-190-027, 449-585 Hamlin Rd. Milford, CA, 96121.

**ACTION REQUESTED:**

1. Receive report; and
2. Determine whether an alpaca shall be classified as a small or large livestock animal.

**Summary:**

The purpose of this meeting is for the Board of Supervisors to determine if an alpaca should be classified as a small or large livestock animal. The Board of Supervisors will be making this determination in accordance with County Code Chapter 18.122 (Interpretive Action, attached). Section 18.122.040 provides authority for the Director of the Planning and Building Service Department to refer requests to the Board of Supervisors. Additionally, County Code Section 18.14.1110 (attached) requires that the Board makes these determinations. Assessor Parcel Number 135-190-027 is zoned Agricultural Residential, 4.5-acre Building Site Combining District (A-2-B-4.5). under Section 18.18.030(2) of the Lassen County Code, agricultural uses including livestock farming and animal husbandry are allowed.

**Discussion:**

This Interpretive Action and determination to be made by the Board of Supervisors will decide how many alpacas may be kept per-acre. Currently Lassen County Code does not define alpacas as either small or large livestock. However, under Lassen County Code, Special Provisions, Section 18.108.230(1), horses, cows, ostriches, and llamas are considered to be large livestock.

Per Lassen County Code Section 18.108.230:

Board of Supervisors  
Agenda Date: March 24, 2026  
Page 2

*(a) Unless otherwise provided in this title, the following regulations shall apply to the keeping of animals on a property:*

*(1) The minimum lot area upon which a horse, cow, ostrich, llama or other large animal may be kept is one acre, and two large animals may be kept on such area. One additional large animal may be kept for each twenty thousand square feet by which a parcel of land exceeds one acre.*

*(2) Stables shall be located midway between the side lot lines, but in no case closer than twenty feet to the side lot lines, and not closer than fifty feet to the front lot line.*

*(3) Not more than one goat, or one hog, or one sheep or similar livestock shall be kept for every seven thousand square feet of area. Such area requirements shall not include the special setback requirements of this title, nor the area occupied by the main building.*

*(b) The density limitations listed above shall not apply to targeted grazing, provided said targeted grazing lasts no longer than thirty days in any single calendar year on any single parcel.*

Should it be determined that alpacas are small livestock, one could keep 7 alpacas per-acre. If alpacas are determined to be large livestock, one could keep 2 alpacas per-acre. Although weight is certainly one component of determining whether an animal is large livestock or small livestock; it is not the only component. Other factors such as animal impact including noise and odor may be considered. Per Department research, alpacas typically weigh under 200 pounds, have padded feet, and make minimal to no noise. Whereas, llamas are larger, being 350 to 500 pounds. The EPA, USDA, and FFA do not provide specific stocking rate recommendation on alpacas.

GFN:mmh

Enclosures: February 18, 2026, Stacey Payne Email  
Lassen County Code Chapter 18.122  
Lassen County Code Section 18.14.1110

**Mindie Hilton**

**From:** Land Use  
**Sent:** Wednesday, February 18, 2026 1:47 PM  
**To:** Matthew Schortz  
**Subject:** FW: 449-585 Hamlin Dr Animal Count - Compliance Agreement  
**Attachments:** Project Phases.pdf; Alpaca Adventures Pitch Deck.pdf

**From:** Stacey Payne <oldelyfealpacas@gmail.com>  
**Sent:** Wednesday, February 18, 2026 12:28 PM  
**To:** Land Use <landuse@co.lassen.ca.us>  
**Cc:** Melissa Bluhm <pen2paper.yourstory@gmail.com>; Stacey Payne <stacey.payne65@gmail.com>  
**Subject:** 449-585 Hamlin Dr Animal Count - Compliance Agreement

**This Message Is From an External Sender**

This message came from outside your organization.

Hello

My name is Stacey Payne and I am the owner of Olde LYFE Alpacas, and Alpacas Adventures at Honey Lake, a newly formed LLC. [www.oldelyfealpacas.com](http://www.oldelyfealpacas.com)

I currently live at 449-585 Hamlin Road Milford. I started moving here at the end of December 2025, with the intention of developing a small operation with my alpacas, primarily with my dams and cria. I am in contract purchasing this property. The previous owner was a client who purchased alpacas, from me and who I mentored over 2023-2025. Honestly, I didnt even think to inquire about the number of animals allowed, as they had 12 alpacas/llamas, and well, knew what my herd counts were, so I was naive of the code. Please forgive me on that.

I am also the deeded owner to 713-400 Jeters Road , Janesville, CA, where it is my intention to create a complete luxury ranch experience. I am just finishing the CA registration of the LLC formed in Nevada, and had planned to get down to the planning department again with my overall plan, so we could go line by line on my biz plan and see what I would be allowed by right and what I would need permitting for, such as guest cabins, welcome center, retail store.... I have attached the Phased Plan and Pitch Deck here

For Hamlin, I was approached by David Jodoin, and told that a complaint had been filed regarding the number of alpacas I have onsite. David stated he would let me know what the code says, and did so a couple days later. I do have some questions as to how and why alpacas would be in the "large animal category and not in the small animal category, and even how the designation is made. Is it weight, size, amount of noise, amount of healthy space per animal?? In looking at the designation of animals, horse, cows, ostriches, llamas, vs goats, sheep, pigs, I make an assumption only on designation being size. That being the case and alpacas, not actually listed, I'm wondering if there is a possible reconsideration of which category alpacas fit into. Alpacas typically weigh under 200#, have padded feet, make minimal to no noise, whereas the larger camelid Llama is 350-500#, substantially larger, still padded feet and not

much noise. My alpacas typically weigh in the 120# to 180# range for my full grown adult females/males. As I am a breeder, I have many juveniles and yearlings under 100# making up part of the total.

If alpacas were classified into a small animal category, I believe I would still have too many here on Hamlin, but it was never my intention to keep them all here. What I WOULD like to be able to do though, since I live here, is have my pregnant, and birthing dams here . where I can watch over them. As of today, I have 19 bred females, due from May to early Dec. A secondary question is, when a female births, is that new cria now part of my total animal count??

My ask is that we can somehow go into a compliance agreement, so I can get animals living, per the codes, on the right properties. My intentions to build out and prepare Jetters for animals will take a few months. We have no water, no electricity yet, and need additional fencing, and a small residence of some kind for my ranch hand to live. My herd of 60 alpacas, 6 llamas, 8 angora goats, represent a couple hundred thousand dollars of assets, and is my whole life and business. Our rush to move animals to be in compliance, has shown us that we have a lot to accomplish to be able to move them.

To date, here is what I have working:

- contacted SPREC and had the staking engineer out to discuss placement of first "can" and where we should place our pole for electric panel
- contact and met with Orrin Harkness from Advanced Comfort Control to start to pull a permit and get us a proposal for installing electric to the well and to a RV pad hookup or to a residence(modular home)
- contacted and met with John at H2O Pros for design and proposal of well operation, pump, pressure tank, etc, trenching water/electric lines to 4 acre front pasture for animal troughs
- contacted Brock (local welder) to design interior fencing/gate system in 4 acre front pasture for females(approx 25)alpacas, gelded males and female llamas and also completed fencing/gate for another paddock for male alpacas and llamas.
- created Sec of State application of Foreign Entity operating in CA
- once completed, apply for Lassen County Biz license.

I am waiting on all 4 contractors to get back to me with bids, and timelines. I expect I should have these by March 1st, as some have had vacations going on during these last two weeks.

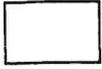
I ask for consideration on this and any feedback suggestions you have to help expedite this. It is my full intention to abide by the codes of CA and Lassen County, and hope we can work together so I can build out this beautiful fun Alpaca Adventure here, for the local folks and travel guests, like I was able to do in Southern Washoe County.

In addition, I have a couple of key questions regarding road management. Yesterday I was unable to get up Hamlin Drive to my property, due to the amount of snow that has dropped recently. Who is responsible for plowing Hamlin Dr and BobCat Lane?? This isn't just info for me personally, frankly the walk home from the HWY, did me good, but I will need hay delivery, potential visitors, and just daily life travel on these two roads....

Again, thank you for your consideration.

--

Be Blessed  
Stacey Payne  
702-496-7561



Virus-free. [www.avast.com](http://www.avast.com)

# Chapter 18.122 INTERPRETIVE ACTION

**Note: Prior ordinance history: Ord. 467, as amended by Ord. 467-Q.**

---

## § 18.122.010 Interpretation of this title.

The director of community development shall have authority to consider written requests for interpretation and determinations related to the provisions of this title. The provisions of this title shall be held as the minimum requirements adopted for the promotion of the public health, safety, comfort, convenience and general welfare.

(Ord. 467-X § 16, 2000)

## § 18.122.020 Determination of similar use.

The director of community development shall have authority to make determinations as to the similarity of one use which is not listed in this code to another use which is listed. In making determinations of similarity the following characteristics of the use not listed shall be considered and compared to the uses listed:

- (a) The general character of the use;
- (b) Generation of or sensitivity to noise;
- (c) Generation of traffic;
- (d) Generation of or sensitivity to light;
- (e) Generation of or sensitivity to smoke and odors;
- (f) Any other relevant characteristics.

(Ord. 467-X § 16, 2000)

## § 18.122.030 Requests for interpretation or determination of similar use.

Any person may petition the community development director for interpretation of the provisions of this title or for determination of similar use. Said petition shall be submitted in writing to the community development director on a form provided by the community development department, together with any additional information the petitioner feels should be considered. The director of community development may also initiate the interpretation or determination process.

(Ord. 467-X § 16, 2000)

## § 18.122.040 Consideration of request.

The community development director shall consider requests for interpretation or determinations of similar use and shall render his/her decision within thirty days from the date the request form was received. The community development director may, at his/her discretion, refer requests to the board of supervisors for decision. In such cases, the thirty-day time period shall not apply.

(Ord. 467-X § 16, 2000)

## § 18.122.050 Appeal of decisions.

- (a) Any interpretation or determination made by the director in response to a written request may be appealed to the board of supervisors by the party making the request. All such appeals must be submitted in writing to the county clerk within ten days of the notice of the director's

decision. The written appeal must be accompanied by the appropriate appeal fee as established by the board of supervisors.

(b) Notice of public meeting on an appeal of the director’s decision shall be given by the following methods:

- (1) Publication in a newspaper of general circulation within Lassen County at least seven days prior the meeting; and
- (2) Posting of the notice in the office of the county clerk, the community development department and outside the board of supervisors’ meeting room, at least seven days prior to the meeting.

- (c)
- (1) Upon appeal, the community development director shall forward to the board of supervisors all information provided to and considered by him/her in making his/her decision. The board of supervisors shall conduct a public meeting on the appeal and shall render its decision within sixty days from the date the appeal was filed. Said meeting shall be limited to a review of the information provided to and considered by the community development director.
  - (2) Any information presented to the board of supervisors at the appeal hearing not previously considered by the community development director shall result in the matter being referred back to the director for decision. Any subsequent appeal shall be considered a new appeal and shall be subject to all applicable fees.

(Ord. 467-X § 16, 2000)

§ 18.122.060 Record of decision.

A public record of the decision by the community development director or the board of supervisors, shall be kept in the community development department, and shall be periodically incorporated into the body of this title, or maintained as an appendix hereto.

(Ord. 467-X § 16, 2000)

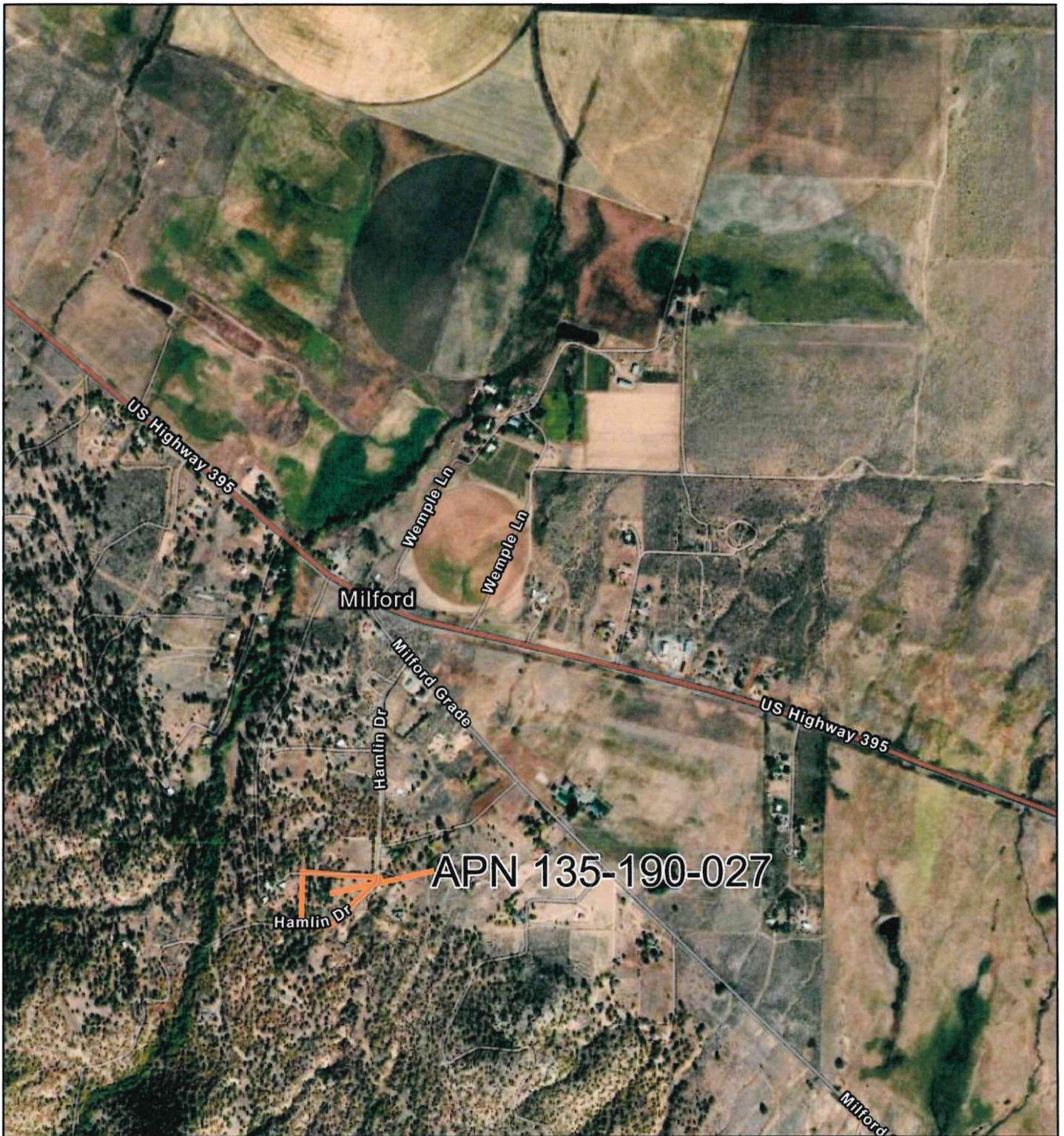
§ 18.14.1110 **Small livestock farming.**

"Small livestock farming" means the raising and/or keeping of more than twelve chicken hens or twelve pigeons or twelve similar fowl and/or twelve rabbits or twelve similar animals or any roosters, quacking ducks, geese, guinea fowl, peafowl, goats, sheep or similar livestock; or the raising and/or keeping for commercial purposes of any cats or dogs; provided, that the term "small livestock farming" as used in this title does not include hog farming, dairying or the raising and/or keeping of horses, mules or similar livestock as determined by the board of supervisors.

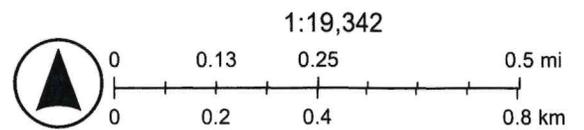
(Ord. 467 § 2, 1984)

# Vicinity Map for APN 135-190-027

D-1



3/18/2026, 3:36:16 PM



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Vantor



D 1

01:28:2026 10:04

