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BOARD OF SUPERVISORS’ MEETING
April 28, 2026

Interpretive Action and determination to be made by the Board of Supervisors in accordance with Lassen County Code Section 18.122, regarding the storage of explosives on Assessor Parcel Number 115-122-022, Highway 36 Westwood, CA, 96137.

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County of Lassen
Department of Planning and Building Services

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

April 10, 2026

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

TO: Lassen County Board of Supervisors
Agenda Date: April 28, 2026

Zoning and Building
Inspection Requests
Phone: 530 257-5263

FROM: Gaylon F. Norwood, Director *MFN*

SUBJECT: Appeal of the Director of the Planning and Building Services Department's March 27, 2026, interpretive action regarding land use occurring at Assessor Parcel Number 115-122-022, filed by Timothy Short.

ACTION REQUESTED:

1. Conduct a public meeting pursuant to Lassen County Code 18.122.050; and
2. Grant the appeal; or
3. Deny the appeal

Summary:

On March 26, 2026, Timothy Short submitted a request for a Determination/Interpretation of Similar Use for storing explosives on Assessor Parcel Number 115-122-022, as described in the attached letter. This request for interpretation is allowed pursuant to Chapter 18.122 of said code.

In summary, the request is to store explosives in portable type 2 ATF standard magazines. The subject property is zoned Upland Conservation/Resource Management District (U-C-2), and is 2 acres in size. Under Section 18.69.030 and 18.69.040 of the Lassen County Code, storage of explosives is not an allowed use.

On March 27, 2026, the Director responded to the request for interpretation. The Director determined that the storage of explosives is not a use that is similar in character to those uses allowed in a U-C-2 zoning district.

On April 1, 2026, Timothy Short filed an appeal of the above Interpretation/Determination as allowed pursuant to Lassen County Code section 18.122.050. Both the Interpretation/Determination and appeal are attached herein.

GFN:cjm



WEST COAST BLASTING SERVICES

3/26/2026

Attention Chris Martin
Natural Resources Coordinator

Chris,

I have included the topo map of the property in Westwood. APN 115-120-022-000. Western Infrastructure Group/West Coast Blasting Services does not have any structures on the property except a small storage shed for firewood. Though we do intend to build at some point, it's all I can do to make the whole property fireproof at this time to store magazines. The magazines are portable type II atf standard that measure 42inX42inX46in and weigh approximately 1500lbs. There are two of them and they are currently in place for inspection. I have included picture of them on the land. They are not visible from the road and approximately 300 ft from the highway with a barricade. These are the only structures besides two Connex boxes that will be there soon.





County of Lassen

Department of Planning and Building Services

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March 27, 2026

Timothy Short
 West Coast Blasting Services
 1740 N National Ave #1024
 Chehalis, WA 98532
 tim@westcoastblastingservices.com
 916-572-9051

Zoning & Building
 Inspection Requests
 Phone: 530 257-5263

Re: Request for Determination of Similar Use, Lassen County Code § 18.36.020; Location Highway 36, Westwood CA 96137, APN 115-120-022

Dear Mr. Short:

Pursuant to Lassen County Code Chapter 18.122 (Interpretive Action) you have requested a determination of similar use for storing explosives, as described in your attached letter.

The project site is zoned "U-C-2" (Upland Conservation/Resource Management District) and is located on Highway 36, Westwood, CA 96137. The proposed use involves a parcel of land that is 2 acres in size and is undeveloped.

After reviewing applicable code and the submitted project description, this Department has determined that an explosive storage as described, is not a use similar in character to those uses allowed in a U-C-2 zoning district.

This interpretation may be appealed to the Lassen County Board of Supervisors, pursuant to Lassen County Code Section 18.122.050. An appeal would need to be submitted to the Clerk of the Board of Supervisors, together with a filing fee of \$785.00 (pursuant to Lassen County Code Section 3.18.020) within ten days of this notice.

Sincerely,

Gaylon F. Norwood
 Director

GFN:cjm
 Enclosure



WEST COAST BLASTING SERVICES

Safety measures will include ATF-compliant magazine construction, required separation distances, site security, and vegetation/fire control practices.

Insurance and Risk Management

Western Infrastructure Group, Inc maintains a \$5,000,000 general liability insurance policy. Lassen County can be named as an additional insured for this property and operation.

Public Safety and Transportation Risk Reduction

Local storage reduces the need to transport explosives over long distances, lowering public risk and improving regulatory oversight and response capability.

Findings for Approval (Consistency with Lassen County CUP Criteria)

The proposed project satisfies the required findings for approval of a Conditional Use Permit as follows:

1. Consistency with the General Plan

The project supports Lassen County's General Plan policies related to resource-based industries, including forestry, energy production, and rural economic development. The use aligns with the County's emphasis on responsible land and resource management.

2. Compatibility with Surrounding Land Uses

The proposed explosives storage will be located, designed, and operated to ensure compatibility with surrounding uses. Required setbacks, terrain considerations, and potential barricading will mitigate off-site impacts. The use is consistent with rural and industrial land use patterns in the area.

3. Public Health, Safety, and Welfare

The project enhances public safety by reducing transportation of explosives and ensuring materials are stored in a regulated, inspected environment. All operations will comply with ATF, State Fire Marshal, and local requirements, and are further supported by existing authorization from the Lassen County Sheriff.

4. Adequate Infrastructure and Access

The site will have adequate access for emergency response and operational needs. Storage facilities will be designed to meet all applicable fire and safety access requirements.

5. No Detrimental Environmental Impact

The proposed use involves contained storage with no ongoing emissions or discharge. With proper siting, vegetation management, and compliance measures, the project will not result in significant environmental impacts.

6. Suitability of the Site

The parcel is suitable for this use due to its location, ability to meet required separation distances, and compatibility with surrounding land uses. The site can be developed to fully comply with all regulatory requirements.

Conclusion

The requested Conditional Use Permit is necessary to support critical industries within Lassen County and is consistent with both historical and current land uses. The project meets all applicable findings for approval and will be operated in full compliance with all regulatory requirements. I respectfully request approval of this Conditional Use Permit. I am available to provide site plans, technical specifications, insurance documentation, and any additional information required. Thank you for your consideration.

Sincerely,

Tim Short
CEO / Founder
West Coast Blasting Services/Western Infrastructure Group, Inc

Title 18. Zoning

Chapter 18.69. U-C-2 UPLAND CONSERVATION/RESOURCE MANAGEMENT DISTRICT

§ 18.69.010. Intent.

- (a) Management of the county's valuable natural resources, including agricultural land, timberland, grazing land, wildlife habitat, minerals and scenic resources, is essential to ensure that such resources will be available to accommodate appropriate growth and development of the community and its economy. With effective management, the county and its residents can retain the ability to benefit in the future from those important resources.
- (b) This district classification is intended to be applied as implementation of the county's general plan in the mountain, upland foothill, and valley areas of the county in which forestry, mining, grazing and recreation (e.g., hunting, hiking, camping, fishing, off-road vehicle use and nature study) are natural and desirable uses; and in floodplains and important water basin in which protection of water shed lands from wildfire, erosion, pollution and other detrimental effects is essential to the general welfare of residents of the county. It is further intended that this district will be applied to land areas which are classified by the general plan as natural resource land uses and identified as intensive agriculture, extensive agriculture, open space, scenic corridor, conservation/conservation corridor, and trail corridor, or other natural resource land use designations adopted in addition to, or to replace the foregoing.
- (c) Development of lands zoned U-C-2 should be limited to those primary uses described in this chapter. Land divisions will be regulated to ensure compatibility with primary uses. Type and intensity of development should be limited to projects necessary to maintain and enhance the resource management objectives contained herein and in the county general plan. Applications for development inconsistent with the general plan within the U-C-2 district should be considered only in conjunction with proposals to amend the general plan. Premature residential subdivision developments which are inconsistent with the general plan shall be discouraged.

(Ord. 467-D, 1987; Ord. 467-AC § 23, 2003)

§ 18.69.020. Applicability.

The regulations set forth in Sections **18.69.030** through **18.69.050** shall apply in all U-C-2 districts, and shall be subject to the provisions of Chapters **18.102** and **18.108** of this title.

(Ord. 467-D, 1987)

§ 18.69.030. Uses allowed by right.

- (1) One single-family dwelling, farm buildings and accessory buildings and uses;
- (2) A second single-family dwelling; provided that the dwelling is to be used in conjunction with an operating agricultural unit and is located on a parcel which meets the **BOS 4/28/26 Page 7 of 14**

- (3) General agriculture, crop and tree farming, logging, grazing, animal husbandry, general nurseries and greenhouses;
- (4) Private airstrips accessory to an agricultural operation;
- (5) Hunting clubs or lodges, ski areas and facilities including ski lifts (but only in areas designated as mountain resort in the County General Plan);
- (6) Hydroelectric powerplants;
- (7) Small-scale commercial firewood processing (less than one hundred cords produced on an annual basis);
- (8) Temporary stands for the sale of agricultural products produced on the premises;
- (9) Other uses which are similar in nature to those enumerated herein and are determined by the community development director to be consistent with the stated intent of the U-C-2 district;
- (10) Kennels, provided that a residential use is first established.
(Ord. 467-D, 1987; Ord. 467-V § 16, 1998; amended by the vote of the people 11-7-00; Ord. 2023-08, 11/14/2023)

§ 18.69.040. Uses allowed by use permit.

Uses allowed by use permit in the U-C-2 district shall be as follows:

- (1) Sawmill operations, large-scale firewood processing, accessory buildings and structures;
- (2) Commercial poultry, fur, frog, fish, or hog farms, dairies or feedlots;
- (3) Agricultural product processing and packing facilities and accessory uses;
- (4) Retail nurseries and permanent stands for the sale of agricultural products produced on the premises and related incidental items;
- (5) Additional dwellings, labor housing;
- (6) Mining or processing of precious metal or mineral resources, including sand and gravel mining and hot plants;
- (7) Electrical generating facilities if the produced power is intended for sale or distribution off premises, other than hydroelectric projects;
- (8) Exploratory wells for geothermal, gas and oil resources;
- (9) Production wells and projects involving geothermal, gas and oil resources;
- (10) Commercial recreation facilities including, but not limited to, guest ranches, trap shooting clubs, rifle ranges, campgrounds, marinas and recreational vehicle parks;
- (11) Other uses which are similar in nature to those enumerated in this section which are determined, by the planning director, to be consistent with the stated intent of the U-C-2 district.
- (12) Kennels, if a residential use is not first established.
(Ord. 467-D, 1987; Ord. 2023-08, 11/14/2023)

§ 18.69.050. Development standards.

- (a) Minimum lot size. The proposed size of newly created parcels shall be consistent with the intent of the applicable general plan land use designation, but shall not, except as otherwise provided in this title, be less than eighty acres, or as specified in a project for which a use permit has been secured.
 - (b) Parcel size, timeliness and intensity of development shall be carefully considered to ensure that land division and land use are consistent with the open-space element of the general plan and compatible with the county's objectives for efficient management of its resources, including: timber, agriculture, mineral extraction, wildlife and scenic quality.
 - (c) Unless otherwise specified in this chapter, all other development standards including, but not limited to, general provisions, special provisions, parking regulations and sign regulations shall be as set forth in the U-C district.
- (Ord. 467-D, 1987)

Vicinity Map

D-3



4/9/2026

June 2015 Parcel Layer

Low Resolution 15m Imagery

High Resolution 60cm Imagery

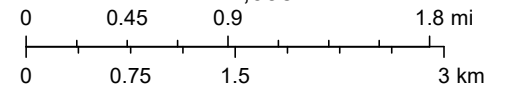
High Resolution 30cm Imagery

Citations

19m Resolution Metadata

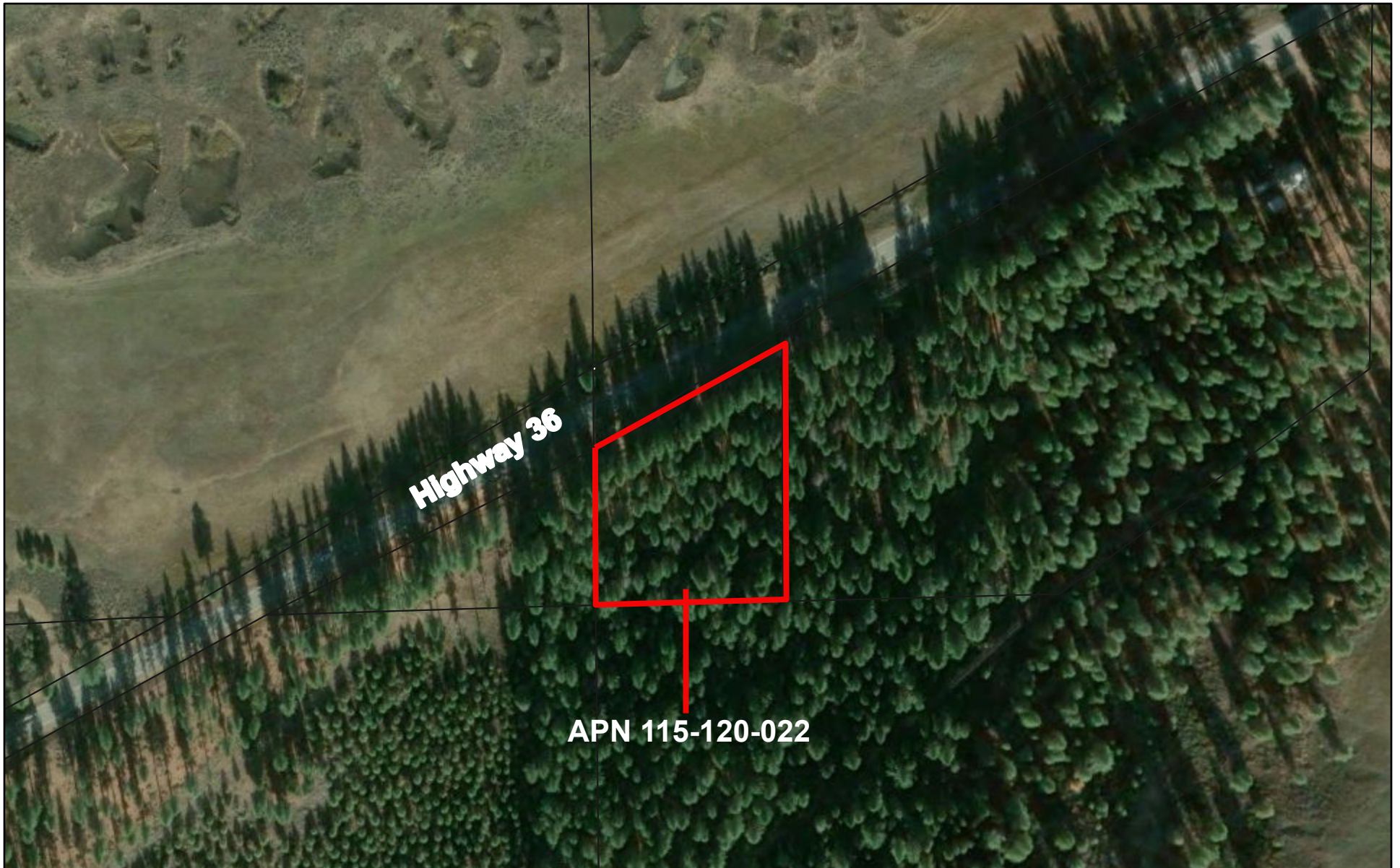
Earthstar Geographics

1:71,095




West Coast Blasting Map

D-3



4/9/2026

 June 2015 Parcel Layer

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

60cm Resolution Metadata

Microsoft, Vantor

