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BOARD OF SUPERVISORS' MEETING November 14, 2023

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County of Lassen
Department of Planning and Building Services

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

Maurice L. Anderson, *Director*
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November 3, 2023

Zoning & Building
Inspection Requests
Phone: 530 257-5263

TO: Board of Supervisors
Agenda Date: November 14, 2023

FROM: Maurice L. Anderson, Director

SUBJECT: A proposed ordinance to amend Title 18 (Zoning) concerning kennels. In zoning districts other than commercial or industrial, the proposed ordinance would require a use permit to establish a kennel, unless a residence is first established.

ACTION REQUESTED:

1. Receive report from staff and recommendation of approval from the Planning Commission;
and
2. Conduct a public hearing; and
3. Introduce and adopt, by title only, the proposed ordinance.

Summary:

The Planning Commission conducted a public hearing on October 3, 2023, and made a recommendation that the Board of Supervisors adopt the attached ordinance (please see the attached Planning Commission minute excerpts). More information regarding the proposed ordinance can be found in the Planning Commissions October 3, 2023, packet (attached).

MLA:gfn

Enclosures: Proposed kennel ordinance
Planning Commission October 3, 2023, minute excerpts
Planning Commission October 3, 2023, packet

x/pla/admin/files/300/18/68/BOS 11.14.23/"Board staff report"

ORDINANCE NO. _____

Ordinance amending sections 18.14.620, 18.16.040, 18.18.030, 18.18.040, 18.20.030, 18.20.040, 18.42.030, 18.55.030, 18.55.040, 18.66.030, 18.66.040, 18.68.030, 18.68.040, 18.69.030, 18.69.040, and 18.108.025 of the Lassen County Code.

The following ordinance, consisting of seventeen sections, 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 _____ day of _____, 2023, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

 Gary Bridges
 Chairman of the Board of Supervisors, County of
 Lassen, State of California

Attest:
 JULIE BUSTAMANTE
 Clerk of the Board

By: _____
 MICHELE YDERRAGA, Deputy Clerk of the Board

I, MICHELE 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 _____ day of _____, 20____.

 Deputy Clerk of the County of Lassen Board of Superviso

THE BOARD OF SUPERVISORS OF THE COUNTY OF LASSEN ORDAINS AS FOLLOWS:

SECTION ONE: This ordinance shall take effect thirty (30) days from the date of its adoption. Before the expiration of fifteen (15) days after its adoption a summary 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: Section 18.14.620 of the Lassen County Code is hereby repealed and replaced with the following:

18.14.620 Kennel

“kennel” means any premises where six or more dogs, six months or older are kept. To be lawfully permitted in accordance with this Title, in zones allowing such, any such kennel must have a valid and operative license issued in accordance with Chapter 8.12 (Dogs).

SECTION THREE: Section 18.16.040 (Uses allowed by right) of the Lassen County Code is hereby repealed and replaced with the following:

18.16.040 Uses allowed by right

All uses allowed by right in the following zones: R-1, U-C, U-C-2 and E-A; except that only one single-family dwelling may be allowed by right; additional dwelling units and residential uses may only be allowed upon first securing a use permit. Also, that kennels may be allowed by right provided the parcel is five acres or more in area and also provided that a residential use is first established; kennels on parcels which are less than five acres in size or on parcels without an established residential use may only be allowed upon first securing a use permit.

SECTION FOUR: Subsection “(4)” of Section 18.18.030 (Uses allowed by right) of the Lassen County Code is hereby repealed and replaced with the following:

- (4) Kennels, provided the parcel is five acres or more in area and also provided that a residential use is first established.

SECTION FIVE: Subsection “(2)” of Section 18.18.040 (Uses allowed by use permit) of the Lassen County Code is hereby repealed and replaced with the following:

- (2) Kennels, if parcel is less than five acres and/or if a residential use is not first established;

Ordinance Number: _____

Page 3 of 4

SECTION SIX: Subsection “(5)” of Section 18.20.030 (Uses allowed by right) of the Lassen County Code is hereby repealed and replaced with the following:

(5) Kennels, provided that a residential use is first established.

SECTION SIX: Subsection “(8)” is hereby added to Section 18.20.040 (Uses allowed by use permit) of the Lassen County Code to read as follows:

(8) Kennels, if a residential use is not first established.

SECTION SEVEN: Subsection “(1)” of Section 18.42.030 (Uses allowed by right) of the Lassen County Code is hereby repealed and replaced with the following:

(1) Animal hospitals and kennels;

SECTION EIGHT: Subsection “(14)” of Section 18.55.030 (Uses allowed by right) of the Lassen County Code is hereby repealed and replaced with the following:

(14) Public stable, kennel (provided that a residential use is first established),
veterinary hospitals and services;

SECTION NINE: Subsection “(5)” of Section 18.55.040 (Uses allowed by right for properties under a Williamson Act contract) of the Lassen County Code is hereby repealed and replaced with the following:

(5) Kennels, provided that a residential use is first established.

SECTION TEN: Subsection “(5)” of Section 18.66.030 (Uses allowed by right) of the Lassen County Code is hereby repealed and replaced with the following:

(5) Kennels, provided that a residential use is first established.

SECTION ELVEN: Subsection “(9)” is hereby added to Section 18.66.040 (Uses allowed by use permit) of the Lassen County Code to read as follows:

(9) Kennels, if a residential use is not first established.

SECTION TWELVE: Subsection “(5)” of Section 18.68.030 (Uses allowed by right) of the Lassen County Code is hereby repealed and replaced with the following:

(5) Kennels, provided that a residential use is first established;

SECTION THIRTEEN: Subsection “(10)” is hereby added to Section 18.68.040 (Uses allowed by use permit) of the Lassen County Code to read as follows:

Ordinance Number: _____

Page 4 of 4

(10) Kennels, if a residential use is not first established;

SECTION FOURTEEN: Subsection “(10)” of Section 18.69.030 (Uses allowed by right) of the Lassen County Code is hereby repealed and replaced with the following:

(10) Kennels, provided that a residential use is first established.

SECTION FIFTEEN: Subsection “(12)” is hereby added to Section 18.69.040 (Uses allowed by use permit) of the Lassen County Code to read as follows:

(12) Kennels, if a residential use is not first established.

SECTION SIXTEEN: Section 18.108.025 (Keeping of dogs) of the Lassen County Code is hereby repealed and replaced with the following:

18.108.025 Keeping of dogs

The maximum number of dogs, six months in age or older, which can be kept on any one parcel of land is limited to the following. This pertains to all kennels, animal hospitals and the keeping of dogs for any purpose:

- (a) If the kennel is a commercial kennel, and allowed by right in the subject zoning district, the maximum number of dogs, six months in age or older, which can be kept on any single parcel shall be 15.
- (b) If the kennel is a commercial kennel, allowed by use permit in the subject zoning district, the maximum number of dogs, six months in age or older, which can be kept on any single parcel shall be 25.
- (c) If the kennel is a private kennel (meaning services are not offered commercially), and allowed by right in the subject zoning district, the maximum number of dogs, six months in age or older, which can be kept on any single parcel shall be 8.
- (d) If the kennel is a private kennel (meaning services are not offered commercially), allowed by use permit in the subject zoning district, the maximum number of dogs, six months in age or older, which can be kept on any single parcel shall be 12.

SECTION SEVENTEEN: If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be unconstitutional and invalid, such decision shall not affect the validity of the remaining portion of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and every section, subsection, sentence, clause or phrase thereof, irrespective of the fact any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.

EXCERPTS
APPROVED MINUTES
LASSEN COUNTY PLANNING COMMISSION
October 3, 2023

The Commission convened in regular session at 1:10 p.m. at 1205 Main Street Susanville, CA. Chairman Mark Solomon presided with Commission members Jeff Askew, Mark Higgins, John Shaw and Carol Clark present. Also present were Maurice Anderson (Director and Acting Planning Commission Secretary), Planning and Building Services Department staff; and Recording Secretary Anetia Elliott.

(**Note:** The following is summary minutes of this meeting and is not a transcript. Contact the Planning and Building Services Department {530} 251-8269 to determine if an audio recording is available.)

The following are excerpts from the above meeting.

PUBLIC HEARING: Make a recommendation to the Board of Supervisors concerning a proposed ordinance to amend Title 18 (Zoning) concerning kennels. In zoning districts other than commercial or industrial, the proposed ordinance would require a use permit to establish a kennel, unless a residence is first established. Gaylon Norwood, Deputy Director presented the staff report.

Gaylon Norwood, announced with the staff report that this was a public hearing. There was no one in the audience for comment.

Discussion was held on the Ordinance.

MOTION:

It was moved by Commissioner Askew, seconded by Commissioner Shaw, and carried to recommend that the Board of Supervisors adopt the proposed ordinance to amend Title 18 (Zoning) concerning kennels. Commissioners Askew, Shaw and Solomon voted "Aye". Commissioners Higgins and Clark abstained.

The meeting adjourned at 2:32 p.m.



County of Lassen

Department of Planning and Building Services

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

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September 28, 2023

Zoning & Building
 Inspection Requests
 Phone: 530 257-5263

TO: Lassen County Planning Commission
 Agenda Date: October 3, 2023

FROM: Maurice L. Anderson, Director

SUBJECT: Make a recommendation to the Board of Supervisors concerning a proposed ordinance to amend Title 18 (Zoning) concerning kennels. In zoning districts other than commercial or industrial, the proposed ordinance would require a use permit to establish a kennel, unless a residence is first established.

Summary:

Attached is a draft ordinance for the consideration of the Planning Commission. The primary intent of the draft ordinance is to require a use permit to establish a kennel unless a residence is first established. The ordinance does not amend kennel requirements in commercial or industrial zoning districts. Also attached is a side-by-side showing the existing and proposed language.

The Planning Commission will make a recommendation (whether the ordinance should or should not be adopted) to the Board of Supervisors.

Adoption Process:

The proposed ordinance is being considered in accordance with section 65853 et seq (Zoning Amendment Procedures) of the California Government Code. In summary, both the Planning Commission and the Board must each conduct a public hearing before said ordinance can be adopted. In accordance with section 65857, the Board of Supervisors can introduce and adopt the ordinance at the same meeting. However, the Board must refer the proposed ordinance back to the Planning Commission, if the Board wishes to consider modifications to the proposed ordinance not considered by the Planning Commission.

California Environmental Quality Act:

The Environmental Review Officer (ERO) has determined that this proposed amendment is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15061(b)(3). Section 15061(b)(3) states that "...CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity

Lassen County Planning Commission
Agenda Date: October 3, 2023
Page 2 of 2

is not subject to CEQA.” The proposed amendment requires a residence to establish a kennel in all zoning districts other than commercial and industrial districts, but does not change the districts in which kennels are allowed.

MLA:gfn

Enclosures: Proposed Ordinance
 Side-by-side comparison of existing and proposed language
 Existing County Code

[x/pla/admin/files/300/18/01/68/“Staff report”](#)

ORDINANCE NO. _____

Ordinance amending sections 18.14.620, 18.16.040, 18.18.030, 18.18.040, 18.20.030, 18.20.040, 18.42.030, 18.55.030, 18.55.040, 18.66.030, 18.66.040, 18.68.030, 18.68.040, 18.69.030, 18.69.040, and 18.108.025 of the Lassen County Code.

The following ordinance, consisting of seventeen sections, 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 _____ day of _____, 2023, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

Gary Bridges
Chairman of the Board of Supervisors, County of
Lassen, State of California

Attest:
JULIE BUSTAMANTE
Clerk of the Board

By: _____
MICHELE YDERRAGA, Deputy Clerk of the Board

I, MICHELE 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 _____ day of _____, 20____.

Deputy Clerk of the County of Lassen Board of Superviso

Ordinance Number: _____
 Page 2 of 4

THE BOARD OF SUPERVISORS OF THE COUNTY OF LASSEN ORDAINS AS FOLLOWS:

SECTION ONE: This ordinance shall take effect thirty (30) days from the date of its adoption. Before the expiration of fifteen (15) days after its adoption a summary 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: Section 18.14.620 of the Lassen County Code is hereby repealed and replaced with the following:

18.14.620 Kennel

“kennel” means any premises where six or more dogs, six months or older are kept. To be lawfully permitted in accordance with this Title, in zones allowing such, any such kennel must have a valid and operative license issued in accordance with Chapter 8.12 (Dogs).

SECTION THREE: Section 18.16.040 (Uses allowed by right) of the Lassen County Code is hereby repealed and replaced with the following:

18.16.040 Uses allowed by right

All uses allowed by right in the following zones: R-1, U-C, U-C-2 and E-A; except that only one single-family dwelling may be allowed by right; additional dwelling units and residential uses may only be allowed upon first securing a use permit. Also, that kennels may be allowed by right provided the parcel is five acres or more in area and also provided that a residential use is first established; kennels on parcels which are less than five acres in size or on parcels without an established residential use may only be allowed upon first securing a use permit.

SECTION FOUR: Subsection “(4)” of Section 18.18.030 (Uses allowed by right) of the Lassen County Code is hereby repealed and replaced with the following:

- (4) Kennels, provided the parcel is five acres or more in area and also provided that a residential use is first established.

SECTION FIVE: Subsection “(2)” of Section 18.18.040 (Uses allowed by use permit) of the Lassen County Code is hereby repealed and replaced with the following:

- (2) Kennels, if parcel is less than five acres and/or if a residential use is not first established;

Ordinance Number: _____

Page 3 of 4

SECTION SIX: Subsection “(5)” of Section 18.20.030 (Uses allowed by right) of the Lassen County Code is hereby repealed and replaced with the following:

(5) Kennels, provided that a residential use is first established.

SECTION SIX: Subsection “(8)” is hereby added to Section 18.20.040 (Uses allowed by use permit) of the Lassen County Code to read as follows:

(8) Kennels, if a residential use is not first established.

SECTION SEVEN: Subsection “(1)” of Section 18.42.030 (Uses allowed by right) of the Lassen County Code is hereby repealed and replaced with the following:

(1) Animal hospitals and kennels;

SECTION EIGHT: Subsection “(14)” of Section 18.55.030 (Uses allowed by right) of the Lassen County Code is hereby repealed and replaced with the following:

(14) Public stable, kennel (provided that a residential use is first established),
veterinary hospitals and services;

SECTION NINE: Subsection “(5)” of Section 18.55.040 (Uses allowed by right for properties under a Williamson Act contract) of the Lassen County Code is hereby repealed and replaced with the following:

(5) Kennels, provided that a residential use is first established.

SECTION TEN: Subsection “(5)” of Section 18.66.030 (Uses allowed by right) of the Lassen County Code is hereby repealed and replaced with the following:

(5) Kennels, provided that a residential use is first established.

SECTION ELVEN: Subsection “(9)” is hereby added to Section 18.66.040 (Uses allowed by use permit) of the Lassen County Code to read as follows:

(9) Kennels, if a residential use is not first established.

SECTION TWELVE: Subsection “(5)” of Section 18.68.030 (Uses allowed by right) of the Lassen County Code is hereby repealed and replaced with the following:

(5) Kennels, provided that a residential use is first established;

SECTION THIRTEEN: Subsection “(10)” is hereby added to Section 18.68.040 (Uses allowed by use permit) of the Lassen County Code to read as follows:

Ordinance Number: _____

Page 4 of 4

(10) Kennels, if a residential use is not first established;

SECTION FOURTEEN: Subsection “(10)” of Section 18.69.030 (Uses allowed by right) of the Lassen County Code is hereby repealed and replaced with the following:

(10) Kennels, provided that a residential use is first established.

SECTION FIFTEEN: Subsection “(12)” is hereby added to Section 18.69.040 (Uses allowed by use permit) of the Lassen County Code to read as follows:

(12) Kennels, if a residential use is not first established.

SECTION SIXTEEN: Section 18.108.025 (Keeping of dogs) of the Lassen County Code is hereby repealed and replaced with the following:

18.108.025 Keeping of dogs

The maximum number of dogs, six months in age or older, which can be kept on any one parcel of land is limited to the following. This pertains to all kennels, animal hospitals and the keeping of dogs for any purpose:

- (a) If the kennel is a commercial kennel, and allowed by right in the subject zoning district, the maximum number of dogs, six months in age or older, which can be kept on any single parcel shall be 15.
- (b) If the kennel is a commercial kennel, allowed by use permit in the subject zoning district, the maximum number of dogs, six months in age or older, which can be kept on any single parcel shall be 25.
- (c) If the kennel is a private kennel (meaning services are not offered commercially), and allowed by right in the subject zoning district, the maximum number of dogs, six months in age or older, which can be kept on any single parcel shall be 8.
- (d) If the kennel is a private kennel (meaning services are not offered commercially), allowed by use permit in the subject zoning district, the maximum number of dogs, six months in age or older, which can be kept on any single parcel shall be 12.

SECTION SEVENTEEN: If any section, subsection, sentence, clause, or phase of this ordinance is for any reason held to be unconstitutional and invalid, such decision shall not affect the validity of the remaining portion of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and every section, subsection, sentence, clause or phrase thereof, irrespective of the fact any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.

The following is a side-by-side comparison of the existing language found in County Code and the amendments in the proposed ordinance:

Existing Language:	Proposed Language:
<p>Section 18.14.620 (Definitions)</p> <p>“Kennel” means any premises where six or more dogs, six months or older, are kept.</p>	<p>Section 18.14.620 (Definitions):</p> <p>“Kennel” means any premises where six or more dogs, six months or older are kept. To be lawfully permitted in accordance with this Title, in zones allowing such, any such kennel must have a valid and operative license issued in accordance with Chapter 8.12 (Dogs).</p>
<p>Section 18.16.040 (Uses allowed by right) in a General Agricultural (A-1) District:</p> <p>All uses allowed by right in the following zones: R-1, U-C, U-C-2 and E-A; except that only one single-family dwelling may be allowed by right; additional dwelling units and residential uses may only be allowed upon first securing a use permit. Also, that kennels may be allowed by right provided the parcel is five acres or more in area; kennels on parcels which are less than five acres in size may only be allowed upon first securing a use permit.</p>	<p>Section 18.16.040 (Uses allowed by right) in an General Agricultural (A-1) District:</p> <p>All uses allowed by right in the following zones: R-1, U-C, U-C-2 and E-A; except that only one single-family dwelling may be allowed by right; additional dwelling units and residential uses may only be allowed upon first securing a use permit. Also, that kennels may be allowed by right provided the parcel is five acres or more in area and also provided that a residential use is first established; kennels on parcels which are less than five acres in size or on parcels without an established residential use may only be allowed upon first securing a use permit.</p>
<p>Subsection “(4)” of Section 18.18.030 (Uses allowed by right) in an Agricultural Residential (A-2) District:</p> <p>(4) Kennels, provided parcel is five acres or more in area.</p>	<p>Subsection “(4)” of Section 18.18.030 (Uses allowed by right) in an Agricultural Residential (A-2) District:</p> <p>(4) Kennels, provided the parcel is five acres or more in area and also provided that a residential use is first established.</p>
<p>Subsection “(2)” of Section 18.18.040 (Uses allowed by use permit) in an Agricultural Residential (A-2) District:</p>	<p>Subsection “(2)” of Section 18.18.040 (Uses allowed by use permit) in an Agricultural Residential (A-2) District:</p>

Existing Language:**Proposed Language:**

(2) Kennels, if parcel is less than five acres in area;	(2) Kennels, if parcel is less than five acres and/or if a residential use is not first established;
Subsection “(5)” of Section 18.20.030 (Uses allowed by right) in an Agricultural District (A-3):	Subsection “(5)” of Section 18.20.030 (Uses allowed by right) in an Agricultural District (A-3):
(5) Kennels.	(5) Kennels, provided that a residential use is first established.
Language does not currently exist.	Subsection “(8)” is hereby added to Section 18.20.040 (Uses allowed by use permit) in an Agricultural (A-3) District:
	(8) Kennels, if a residential use is not first established.
Subsection “(1)” of Section 18.42.030 (Uses allowed by right) in a Light Industrial District (M-1):	Subsection “(1)” of Section 18.42.030 (Uses allowed by right) in a Light Industrial District (M-1):
(1) Dog pounds, animal hospitals and kennels;	(1) Animal hospitals and kennels;
Subsection “(14)” of Section 18.55.030 (Uses allowed by right) in a Mountain Resort (M-R) District:	Subsection “(14)” of Section 18.55.030 (Uses allowed by right) in a Mountain Resort (M-R) District:
(14) Public stable, kennel, veterinary hospital and services;	(14) Public stable, kennel (provided that a residential use is first established), veterinary hospitals and services.
Subsection “(5)” of Section 18.55.040 (Uses allowed by right for properties under a Williamson Act contract) in a Mountain Resort (M-R) District:	Subsection “(5)” of Section 18.55.040 (Uses allowed by right for properties under a Williamson Act contract) in a Mountain Resort (M-R) District:
(5) Kennels.	(5) Kennels, provided that a residential use is first established.
Subsection “(5)” of Section 18.66.030 (Uses allowed by right) in an Exclusive Agriculture (E-A) District:	Subsection “(5)” of Section 18.66.030 (Uses allowed by right) in an Exclusive Agriculture (E-A) District:

Existing Language:**Proposed Language:**

(5) Kennels.	(5) Kennels, provided that a residential use is first established.
Language does not currently exist.	Subsection “(9)” is hereby added to Section 18.66.040 (Uses allowed by use permit)) in an Exclusive Agriculture (E-A) District (9) Kennels, if a residential use is not first established.
Subsection “(5)” of Section 18.68.030 (Uses allowed by right) in an Upland Conservation (U-C) District: (5) Kennels;	Subsection “(5)” of Section 18.68.030 (Uses allowed by right) in an Upland Conservation (U-C) District: (5) Kennels, provided that a residential use is first established.
Language does not currently exist.	Subsection “(10)” is hereby added to Section 18.68.040 (Uses allowed by use permit) in an Upland Conservation (U-C) District: (10) Kennels, if a residential use is not first established.
Subsection “(10)” of Section 18.69.030 (Uses allowed by right) in an Upland Conservation/Resource Management (U-C-2) District: (10) Kennels.	Subsection “(10)” of Section 18.69.030 (Uses allowed by right) in an Upland Conservation/Resource Management (U-C-2) District: (10) Kennels, provided that a residential use is first established.
Language does not currently exist.	Subsection “(12)” is hereby added to Section 18.69.040 (Uses allowed by use permit) in an Upland Conservation/Resource Management (U-C-2) District: (12) Kennels, if a residential use is not first established.
Section 18.108.025 (Keeping of dogs): The maximum number of dogs, six months in age or older, which can be kept on any one parcel of land is twenty-five. This pertains to	Section 18.108.025 (Keeping of dogs): The maximum number of dogs, six months in age or older, which can be kept on any one parcel of land is limited to the following. This pertains to all kennels, animal hospitals and the keeping of dogs for any purpose:

Existing Language:**Proposed Language:**

<p>all kennels, animal hospitals and the keeping of dogs for any purpose.</p>	<ul style="list-style-type: none"> (a) If the kennel is a commercial kennel, and allowed by right in the subject zoning district, the maximum number of dogs, six months in age or older, which can be kept on any single parcel shall be 15. (b) If the kennel is a commercial kennel, allowed by use permit in the subject zoning district, the maximum number of dogs, six months in age or older, which can be kept on any single parcel shall be 25. (c) If the kennel is a private kennel (meaning services are not offered commercially), and allowed by right in the subject zoning district, the maximum number of dogs, six months in age or older, which can be kept on any single parcel shall be 8. (d) If the kennel is a private kennel (meaning services are not offered commercially), allowed by use permit in the subject zoning district, the maximum number of dogs, six months in age or older, which can be kept on any single parcel shall be 12.
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EXISTING COUNTY CODE

Lassen County, California County Code

Title 18 ZONING

Chapter 18.14 DEFINITIONS

18.14.620 Kennel.

"Kennel" means any premises where six or more dogs, six months or older, are kept. (Ord. 467-V § 2, 1998; Ord. 467 § 2, 1984).

Contact:

Clerk of the Board of Supervisors: 530-251-8427

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EXISTING COUNTY CODE

Lassen County, California County Code

Title 18 ZONING

Chapter 18.16 A-1 GENERAL AGRICULTURAL DISTRICT

18.16.040 Uses allowed by right.

All uses allowed by right in the following zones: R-1, U-C, U-C-2 and E-A; except that only one single-family dwelling may be allowed by right; additional dwelling units and residential uses may only be allowed upon first securing a use permit. Also, that kennels may be allowed by right provided the parcel is five acres or more in area; kennels on parcels which are less than five acres in size may only be allowed upon first securing a use permit. (Ord. 467-V § 3, 1998; Ord. 467-J § 2, 1991).

Contact:

Clerk of the Board of Supervisors: 530-251-8427

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EXISTING COUNTY CODE

Lassen County, California County Code

Title 18 ZONING

Chapter 18.18 A-2 AGRICULTURAL RESIDENTIAL DISTRICT

18.18.030 Uses allowed by right.

Uses allowed by right in an A-2 district shall be as follows:

- (1) One-family dwelling, including one noncommercial guest house;
 - (2) All agricultural uses including crop and tree farming, livestock farming and animal husbandry, provided that the following uses shall not be established unless a use permit is secured in each case: commercial hog ranch, cattle feedlot, fertilizer plant or yard, animal sales yard, agricultural or dairy processing plant or stand for the sale of agricultural products produced on the premises;
 - (3) Accessory buildings and accessory uses including, but not limited to barns, stables and other farm outbuildings;
 - (4) Kennels, provided parcel is five acres or more in area. (Ord. 467-V § 4, 1998; Ord. 467 § 12, 1984).
-

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Title 18 ZONING

Chapter 18.18 A-2 AGRICULTURAL RESIDENTIAL DISTRICT

18.18.040 Uses allowed by use permit.

Uses allowed by use permit in an A-2 district shall be as follows:

- (1) Country clubs and golf courses;
- (2) Kennels, if parcel is less than five acres in area;
- (3) Public or quasi-public uses, including churches, fire houses, parks and playgrounds, schools and public utility buildings;
- (4) Guest ranches and public stables;
- (5) Quarters for farm labor or servants employed on the premises;
- (6) All other uses similar to those enumerated above when determined by the planning director, upon presentation of substantial evidence, to be of the same or similar character as the above permitted uses. (Ord. 467-V § 5, 1998; Ord. 467 § 12, 1984).

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Title 18 ZONING

Chapter 18.20 A-3 AGRICULTURAL DISTRICT

18.20.030 Uses allowed by right.

Uses allowed by right in an A-3 district shall be as follows:

(1) Farm or ranch related dwellings occupied by the owner or operator or help employed on the property; farm buildings and farm labor housing, accessory buildings and uses;

(2) Private stables;

(3) All general agricultural uses, including, but not limited to, the following, except those listed in Section 18.20.040 of this chapter:

Animal husbandry and horticultural uses including: crop and tree farming, livestock grazing, greenhouses, (including geothermal nurseries), fish and frog farms;

(4) Seasonal roadside stands for sale of products produced on the property;

(5) Kennels. (Ord. 467-AC § 7, 2003; Ord. 467-V § 6, 1998; Ord. 467 § 13, 1984).

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Title 18 ZONING

Chapter 18.20 A-3 AGRICULTURAL DISTRICT

18.20.040 Uses allowed by use permit.

Uses allowed by use permit in an A-3 district shall be as follows:

- (1) Commercial feedlots, stockyards, commercial hog ranches, animal auction and sale yards, dairies, poultry and fowl production;
- (2) Fertilizer plants and yards, agricultural and dairy processing plants, rendering plants or slaughter houses;
- (3) Geothermal production other than associated with greenhouses;
- (4) Animal hospitals;
- (5) Airports for commercial farm services, commercial excavation of natural materials;
- (6) Sales, rental, service and commercial repair of farm and agricultural equipment;
- (7) Public stables. (Ord. 457-V § 7, 1998; Ord. 467 § 13, 1984).

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Title 18 ZONING

Chapter 18.42 M-1 LIGHT INDUSTRIAL DISTRICT

18.42.030 Uses allowed by right.

Uses permitted by right in an M-1 district shall be as follows:

- (1) Dog pounds, animal hospitals and kennels;
- (2) Nurseries and greenhouses;
- (3) Saw shops, provided all operations occur within the building;
- (4) Vehicle repair services, garages and body shops, provided all operations occur within a building;
- (5) Miscellaneous repair shops and related services, provided that all operations occur within a building;
- (6) Equipment rental and leasing, provided all equipment shall be screened by a wall, fence, or landscaping screen not less than six feet in height;
- (7) Car washes;
- (8) Off-site construction, maintenance services and contractors' yards including building, electrical, plumbing, heating, roofing, painting, landscaping, excavation and similar contractors, and janitorial, fumigating, septic tank pumping, and similar services;
- (9) Welding shops, machine shops and sheet metal shops, provided all operations occur within a building;
- (10) Commercial laundries and dry cleaning facilities;
- (11) Woodworking shops;
- (12) Feed stores;
- (13) Assembly and light manufacturing uses which are not objectionable, obnoxious or offensive by reason of emission of noise, smoke, dust, odors, fumes, or other materials or which did not involve the handling or storage of flammable explosives or dangerous materials;
- (14) Lumberyards;
- (15) Bulk storage of oil, gasoline, propane and similar products;

EXISTING COUNTY CODE

(16) Mini-storage and public storage facilities;

(17) Warehouses and warehousing;

(18) Bottling works, distilleries, breweries. (Ord. 467-AC § 19, 2003; Ord. 467-Q § 15, 1994; Ord. 467 § 56, 1984).

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Title 18 ZONING

Chapter 18.55 M-R MOUNTAIN RESORT DISTRICT

18.55.030 Uses allowed by right.

Land uses in this district are limited to the following:

(1) Lodges, inns, cabins, hotels, clubs, townhouses, duplexes, housekeeping rooms, bed and breakfast, guest ranch, condominiums, assisted living, single-family and multifamily; dwellings including timeshares/fractional ownership;

(2) Mixed use developments/buildings including the integration of commercial/retail, restaurants, offices and housing;

(3) Retail stores and shops, including, but not limited to, grocery and convenience stores, book stores, beauty salons, sporting goods, and arts and crafts;

(4) Bars, taverns, restaurants, bakery, delicatessens, brew pub, micro-brewery, winery;

(5) Nursery and other outdoor retail uses;

(6) Office, including but not limited to, real estate sales and management, banks, professional, medical, dental, television and radio stations;

(7) Limited industrial such as laundries, storage, warehouse, delivery services, research and development facilities, woodworking shops, housekeeping/cleaning services, and artisan studios;

(8) Convention and conference centers;

(9) Service and fueling stations;

(10) Garages and storage areas for repair of automotive and recreation facility maintenance equipment;

(11) Marine-related equipment rental, service, and sales;

(12) Recreational vehicle parks and campgrounds;

(13) Residence in conjunction with a business, cottage industries and home offices;

(14) Public stable, kennel, veterinary hospital and services;

EXISTING COUNTY CODE

(15) Recreational facilities (e.g., ski areas and facilities, golf courses, skating rinks, tennis courts, private stables, spas, fishing, marinas, recreational trails, public and private parking, indoor sports facilities, playing fields and such support structures and areas accessory to the foregoing uses);

(16) Entertainment facilities such as theaters, auditoriums and clubs;

(17) Printing and lithography;

(18) Day care facilities, day care center, day care family home;

(19) Public and quasi-public uses and buildings (e.g., schools, libraries, youth education facilities, educational campus, museums, public safety, health care, hospital, sewer, water, community center, churches);

(20) Growing, management and harvesting of timber, including Christmas trees, and all other uses that are compatible with and do not significantly detract from or inhibit the use of the property for the growing and harvesting of timber as provided in the California Timberland Productivity Act of 1982, Government Code Section 51100 et. seq., and/or a timber production zone district established pursuant to the Lassen Zoning Code;

(21) Management for watershed;

(22) Management for fish and wildlife habitat, and hunting and fishing;

(23) Construction staging area and facilities;

(24) Utility and communication equipment, lines, towers and stations, including repeaters, cellular towers and satellite disks;

(25) Heliport;

(26) Transit centers (e.g., railway, freight and passenger depot, bus transit and aerial transit);

(27) Grazing and pasturing of livestock;

(28) Such other uses as may be determined by the community development director to be consistent and compatible with the foregoing permitted uses. (Ord. 467-AB § 2, 2003; passed by the vote of the people 11-7-00).

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Lassen County, California County Code

Title 18 ZONING

Chapter 18.55 M-R MOUNTAIN RESORT DISTRICT

18.55.040 Uses allowed by right for properties under a Williamson Act contract.

- (1) One single-family dwelling, farm buildings and farm labor housing, accessory buildings and uses;
- (2) General agriculture, crop and tree farming, logging, grazing, animal husbandry, nurseries and greenhouses, fish farms, frog farms;
- (3) Private airstrips accessory to an agricultural operation;
- (4) Hydroelectric power plants five megawatts or less;
- (5) Kennels. (Ord. 467-AB § 3, 2003).

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Title 18 ZONING

Chapter 18.66 E-A EXCLUSIVE AGRICULTURAL DISTRICT

18.66.030 Uses allowed by right.

Uses permitted by right in an E-A district shall be as follows:

- (1) All general agricultural uses, except those listed in Section 18.66.040 of this chapter;
- (2) Farm or ranch related dwellings occupied by the owner or operator or help employed on the property; farm buildings and farm labor housing, accessory buildings and uses; greenhouses, fish farms, frog farms, roadside stands for sale of agricultural product from premises;
- (3) Private airstrips accessory to an agricultural operation;
- (4) Hydroelectric power plants of five megawatts or less;
- (5) Kennels. (Ord. 467-AC § 21, 2003; Ord. 467-V § 14, 1998; Ord. 467 § 16, 1984).

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Title 18 ZONING

Chapter 18.66 E-A EXCLUSIVE AGRICULTURAL DISTRICT

18.66.040 Uses allowed by use permit.

Uses permitted by use permit in an E-A district shall be as follows:

- (1) Poultry, fur farms, and commercial hog farms;
- (2) Commercial cattle feedlots, auction and sales yards, dairies;
- (3) Agricultural products processing plants;
- (4) Animal hospitals and veterinary clinics;
- (5) Airports for commercial farm services;
- (6) Exploration for geothermal, gas, oil and other hydrocarbon resources;
- (7) Commercial electrical generating facilities utilizing biomass, cogeneration, gas, oil, geothermal, solar, and wind if the produced power is intended for sale or distribution off premises;
- (8) Hydroelectric power plants greater than five megawatts. (Ord. 467-AC § 21, 2003; Ord. 467 § 16, 1984).

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Title 18 ZONING

Chapter 18.68 U-C UPLAND CONSERVATION DISTRICT

18.68.030 Uses allowed by right.

Uses allowed by right in a U-C district shall be as follows:

- (1) Farm or ranch related dwellings occupied by the owner or operator or help employed on the property; farm buildings and farm labor housing, accessory buildings and uses;
- (2) General agriculture, crop and tree farming, logging, grazing, animal husbandry, nurseries and greenhouses, fish farms, frog farms;
- (3) Private airstrips accessory to an agricultural operation;
- (4) Hydroelectric power plants of five megawatts or less;
- (5) Kennels;
- (6) Animal hospitals and veterinary clinics. (Ord. 467-AC § 22, 2003; Ord. 467-V § 15, 1998; Ord. 467 § 17, 1984).

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Title 18 ZONING

Chapter 18.68 U-C UPLAND CONSERVATION DISTRICT

18.68.040 Uses allowed by use permit.

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

- (1) Poultry, fur farms, commercial hog farms, dairies;
- (2) Private institutions, hospitals, churches, schools, nursery schools and day care centers;
- (3) Sawmill operations, accessory buildings and structures;
- (4) Commercial cattle and hog feedlots, fruit and vegetable packing and or accessory to a primary use, commercial airports, cemeteries, commercial or public garbage, waste materials or sewage disposal sites, processing of natural mineral materials;
- (5) Additional dwellings;
- (6) Exploration for geothermal, gas, oil and other hydrocarbon resources;
- (7) Commercial electrical generating facilities utilizing gas, oil, geothermal, solar, wind, cogeneration, and biomass if the produced power is intended for sale or distribution off-premises;
- (8) Hydroelectric power plants greater than five megawatts;
- (9) Public stables. (Ord. 467-AC § 22, 2003; Ord. 467 § 17, 1984).

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Title 18 ZONING

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

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 minimum parcel size criteria;
- (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. (Amended by the vote of the people 11-7-00; Ord. 467-V § 16, 1998; Ord. 467-D, 1987).

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Title 18 ZONING

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

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. (Ord. 467-D, 1987).

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Title 18 ZONING

Chapter 18.108 SPECIAL PROVISIONS

18.108.025 Keeping of dogs.

The maximum number of dogs, six months in age or older, which can be kept on any one parcel of land is twenty-five. This pertains to all kennels, animal hospitals and the keeping of dogs for any purpose. (Ord. 467-V § 18, 1998).

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