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BOARD OF SUPERVISORS' MEETING November 18, 2025

Public hearing in accordance with Government Code Section 65856 to consider a proposed ordinance amending Section 18.64.050 (Area requirement) of Chapter 18.64 O-S Open Space District of the Lassen County Code. The proposed change will remove a provision, which implies that legal parcels cannot be conveyed. The proposed ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant CEQA Guidelines Subsection 15061(b)(3).

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County of Lassen
Department of Planning and Building Services

C-1

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

Gaylon F. Norwood, Director
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Main Phone: 530 251-8269
Fax: 530 251-8373
email: landuse@co.lassen.ca.us
website: www.co.lassen.ca.us

November 7, 2025

Zoning and Building
Inspection Requests
Phone: 530 257-5263

TO: Lassen County Board of Supervisors
Agenda Date: November 18, 2025

FROM: Gaylon F. Norwood, Director

GFN

SUBJECT: Public hearing in accordance with Government Code Section 65856 to consider a proposed ordinance amending Section 18.64.050 (Area requirement) of Chapter 18.64 O-S Open Space District of the Lassen County Code. The proposed change will remove a provision, which implies that legal parcels cannot be conveyed. The proposed ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant CEQA Guidelines Subsection 15061(b)(3).

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 Lassen County Planning Commission met on March 4, 2025 and recommended that the Board of Supervisors adopt the proposed ordinance (see attached Planning Commission resolution).

Please see the attached March 4, 2025, Planning Commission packet for more information.

GFN:mao

Enclosures: Planning Commission Resolution Number 3-02-25
March 4, 2025, Planning Commission packet

Pla/admin/file/318.01/73

ORDINANCE NO. _____

Ordinance Amending Section 18.64.050 (Area requirement) of the Lassen County Code.

The following ordinance, consisting of three 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 _____, 2025, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

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 Supervisors

**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 passage, and before the expiration of fifteen (15) days after its passage 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 18.64.050 (Area requirement) of the Lassen County Code is hereby repealed and replaced with the following:

18.64.050 Area requirement

The O-S zone may be applied to any parcel, or portion thereof, however, no lot or parcel of land, and no contiguous lots or parcels of land, under one ownership at the effective date of the ordinance codified in this title, or which may come under one ownership within the O-S zone area any time after the effective date of the ordinance codified in this title, shall be divided, excepting in the case of a conveyance or dedication of land to a governmental agency, public entity, or public utility for public purposes or public utility purposes.

SECTION THREE: 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.

EXCERPTS
 APPROVED MINUTES
 LASSEN COUNTY PLANNING COMMISSION
 March 4, 2025

The Commission convened in regular session at 1:10 p.m. at 707 Nevada Street Susanville, CA. with Commission members Jeff Askew, Mark Solomon, Carol Clark, John Shaw and Toby Corder present. Also present were Maurice Anderson (Director and 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 regarding changes to a proposed ordinance amending Section 18.64.050 (Area requirement) of Chapter 18.64 O-S Open Space District of the Lassen County Code. The proposed change will remove a provision, which implies that legal parcels cannot be conveyed. The proposed ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant CEQA Guidelines Subsection 15061(b)(3). Staff Contact: Matt Oden, Associate Planner.

The public hearing was opened at 1:46 p.m.

The public hearing was closed at 1:46 p.m.

MOTION:

It was moved by Commissioner Solomon, seconded by Commissioner Clark and carried to adopt Resolution 3-02-25 to make a recommendation to the Board of Supervisors regarding changes to a proposed ordinance amending Section 18.64.050. Commissioners Solomon, Clark, Shaw, Corder and Askew voted "Aye".

The meeting adjourned at 1:47 p.m.

These minutes were approved by the Planning commission on 7-1-25
 (Date)

ATTEST:



Gaylon Norwood, Secretary
 Lassen County Planning Commission

RESOLUTION NO. 3-02-25

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT AN ORDINANCE AMENDING SECTION 18.64.050 (AREA REQUIREMENT) OF THE LASSEN COUNTY CODE. (File #318.01.73)

WHEREAS, the Lassen County Planning Commission, after due notice and public hearing conducted on March 4, 2025, has considered Zoning Text Amendment #318.01.73, filed by Lassen County, proposing revisions to the Lassen County Zoning Ordinance, Title 18, modifying Section 18.64.050 "Area Requirement"; and

WHEREAS, the Board of Supervisors will consider Zoning Text Amendment #318.01.73; and

WHEREAS, the Lassen County Planning Commission is an advisory body to the Lassen County Board of Supervisors; and

WHEREAS, on March 4, 2025, the Planning Commission has considered the proposed changes to the ordinance as required by Section 65857 of the Government Code; and

WHEREAS, the Lassen County Environmental Review Officer has recommended that the Board of Supervisors find that the proposed ordinance is exempt from the California Environmental Quality Act (CEQA) in accordance with Sections 15061(b)(3) of the CEQA Guidelines.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The above recitals are true and correct; and
2. The Planning Commission hereby concurs with the Environmental Review Officer that the proposed ordinance is exempt from the California Environmental Quality Act (CEQA) in accordance with Sections 15061(b)(3) of the CEQA Guidelines.
3. The Planning Commission hereby recommends that the Board of Supervisors adopt the proposed ordinance presented to the Planning Commission on March 4, 2025.

Resolution: 3-02-25
Page 2 of 2

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Lassen, State of California, on the 4th day of March 2025, by the following vote:

AYES: Commissioners Shaw, Clark, Solomon, Corder and Askew

NOES: None

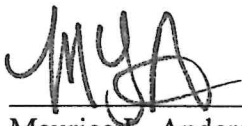
ABSTAIN: None

ABSENT: None



Chairman Lassen County Planning Commission

ATTEST:



Maurice L. Anderson, Secretary
Lassen County Planning Commission

x/pla/admin/files/318.01.73/PC report 3-4-2025/"PC resolution"

February 26, 2025

TO: Lassen County Planning Commission
Agenda Date: March 4, 2025

FROM: Maurice L. Anderson, Director

SUBJECT: Make a recommendation to the Board of Supervisors regarding changes to a proposed ordinance amending Section 18.64.050 (Area requirement) of Chapter 18.64 O-S Open Space District of the Lassen County Code. The proposed change will remove a provision, which implies that legal parcels cannot be conveyed. The proposed ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant CEQA Guidelines Subsection 15061(b)(3). Staff Contact: Matt Oden, Associate Planner.

Summary:

Attached is a draft ordinance for the consideration of the Planning Commission. The proposed ordinance would amend an existing Section 18.64.050 (Area requirement) regulating area requirements for the O-S Open Space District.

The existing section reads as follows:

The O-S zone may be applied to any parcel, or portion thereof, however, no lot or parcel of land, and no contiguous lots or parcels of land, under one ownership at the effective date of the ordinance codified in this title, or which may come under one ownership within the O-S zone area any time after the effective date of the ordinance codified in this title, shall be divided or separated in any manner, excepting in the case of a conveyance or dedication of land to a governmental agency, public entity, or public utility for public purposes or public utility purposes.

The amended section adopted with the proposed ordinance would read as follows:

The O-S zone may be applied to any parcel, or portion thereof, however, no lot or parcel of land, and no contiguous lots or parcels of land, under one ownership at the effective date of the ordinance codified in this title, or which may come under one ownership within the O-S zone area any time after the effective date of the ordinance codified in this title, shall be divided, excepting in the case of a conveyance or dedication of land to a governmental agency, public entity, or public utility for public purposes or public utility purposes.

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

Discussion:

As currently written, Section 18.64.050 (Area requirement) is not enforceable and the intent is simply met by stating that no lot or parcel shall be divided further. Also, to include a provision that an owner cannot separate and convey (i.e. sell) a legal parcel to another party is unnecessarily restrictive.

Environmental Review:

The Lassen County Environmental Review Officer (the Director of the Planning and Building Services Department) has determined that the proposed ordinance is exempt from the California Environmental Quality Act (CEQA) in accordance with subsection (b)(3) of CEQA Guidelines Section 15061 (e.g. the Common Sense exemption), which reads as follows:

The activity is covered by the common sense exemption 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 is not subject to CEQA.

Adoption:

Zoning ordinances are adopted in accordance with Section 65853 et seq of the California Government Code. The Planning Commission is required to conduct a public hearing and to make a recommendation to the Board of Supervisors regarding said ordinance. In accordance with Section 65857, the Board of Supervisors may then introduce and adopt the ordinance at the same meeting, after conducting its own public hearing in accordance with said section.

MLA:mao

Enclosures: Mark Up of Existing County Code Section 18.64.050
Proposed Ordinance

Pla/admin/file/318.01/73

Mark Up of Existing County Code Section 18.64.050

*Lassen County, CA
Wednesday, February 26, 2025*

Title 18. Zoning

Chapter 18.64. O-S OPEN SPACE DISTRICT

§ 18.64.050. Area requirement.

The O-S zone may be applied to any parcel, or portion thereof, however, no lot or parcel of land, and no contiguous lots or parcels of land, under one ownership at the effective date of the ordinance codified in this title, or which may come under one ownership within the O-S zone area any time after the effective date of the ordinance codified in this title, shall be divided ~~or separated in any manner~~, excepting in the case of a conveyance or dedication of land to a governmental agency, public entity, or public utility for public purposes or public utility purposes.
(Ord. 467 § 70, 1984)

ORDINANCE NO. _____

Ordinance Amending Section 18.64.050 (Area requirement) of the Lassen County Code.

The following ordinance, consisting of three 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 _____, 2025, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

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 Supervisors

**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 passage, and before the expiration of fifteen (15) days after its passage 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 18.64.050 (Area requirement) of the Lassen County Code is hereby repealed and replaced with the following:

18.64.050 Area requirement

The O-S zone may be applied to any parcel, or portion thereof, however, no lot or parcel of land, and no contiguous lots or parcels of land, under one ownership at the effective date of the ordinance codified in this title, or which may come under one ownership within the O-S zone area any time after the effective date of the ordinance codified in this title, shall be divided, excepting in the case of a conveyance or dedication of land to a governmental agency, public entity, or public utility for public purposes or public utility purposes.

SECTION THREE: 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.

RESOLUTION NO. _____

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION RECOMMENDING
 THAT THE BOARD OF SUPERVISORS ADOPT AN ORDINANCE AMENDING SECTION
 18.64.050 (AREA REQUIREMENT) OF THE LASSEN COUNTY CODE. (File #318.01.73)

WHEREAS, the Lassen County Planning Commission, after due notice and public hearing conducted on March 4, 2025, has considered Zoning Text Amendment #318.01.73, filed by Lassen County, proposing revisions to the Lassen County Zoning Ordinance, Title 18, modifying Section 18.64.050 "Area Requirement"; and

WHEREAS, the Board of Supervisors will consider Zoning Text Amendment #318.01.73; and

WHEREAS, the Lassen County Planning Commission is an advisory body to the Lassen County Board of Supervisors; and

WHEREAS, on March 4, 2025, the Planning Commission has considered the proposed changes to the ordinance as required by Section 65857 of the Government Code; and

WHEREAS, the Lassen County Environmental Review Officer has recommended that the Board of Supervisors find that the proposed ordinance is exempt from the California Environmental Quality Act (CEQA) in accordance with Sections 15061(b)(3) of the CEQA Guidelines.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The above recitals are true and correct; and
2. The Planning Commission hereby concurs with the Environmental Review Officer that the proposed ordinance is exempt from the California Environmental Quality Act (CEQA) in accordance with Sections 15061(b)(3) of the CEQA Guidelines.
3. The Planning Commission hereby recommends that the Board of Supervisors adopt the proposed ordinance presented to the Planning Commission on March 4, 2025.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Lassen, State of California, on the 4th day of March 2025, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

Chairman Lassen County Planning Commission

ATTEST:

Maurice L. Anderson, Secretary
Lassen County Planning Commission

x/pla/admin/files/318.01.73/PC report 3-4-2025/"PC resolution"