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PLANNING COMMISSION

September 6, 2022

Recommendation to Lassen County Board of Supervisors: Lassen County
File #318.01.43, Camping Ordinance

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County of Lassen
Department of Planning and Building Services

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

August 31, 2022

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TO: Lassen County Planning Commission
Agenda Date: September 6, 2022

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FROM: Maurice L. Anderson, Director

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SUBJECT: **PUBLIC HEARING: RECOMMENDATION TO LASSEN COUNTY BOARD OF SUPERVISORS: LASSEN COUNTY FILE #300.18.01.43. CAMPING ORDINANCE.** As required by Government Code Section 65854, the Lassen County Planning Commission will conduct a public hearing and make a recommendation to the Board of Supervisors regarding a proposed Ordinance amending Title 18 to add Chapter 18.107 (Camping), add Chapter 18.85 (Camping on Private Property Outside Designated Campgrounds Combining District), amend Section 18.08.020 (Combining Districts-Established-Designated), add an administrative camping permit fee to Section 3.18.020 (Planning fees), repeal Chapter 7.08 (House Court, Tent Camp Spaces), repeal Section 18.102.017 (Recreational vehicle use as temporary living quarters), and adopt a rezone ordinance to rezone the Spaulding Eagle Lake Tract, as said Tract is shown on the map filed in Book 1, Pages 50-52, of the Official Records of Lassen County, California, into the Combining District being created. Adoption of the proposed ordinance is exempt from the California Environmental Quality Act (CEQA) in accordance with Sections 15307, 15308, 15060(c)(2) , and 15061(b)(3) of the CEQA Guidelines. Lassen County, California. Staff Contact: Gaylon Norwood, Deputy Director.

SUMMARY

The Planning and Building Services Department has been working with County Counsel, the Sheriff, and Board of Supervisors Chairman Chris Gallagher on the development of the attached camping ordinance. The proposed ordinance would regulate both camping on public property owned or maintained by Lassen County and camping on private property. The proposed ordinance has five primary components:

1. To establish rules for camping on public property;
2. To establish rules for camping on private property;
3. To create a camping combining district, to allow Spaulding and other appropriate areas to be rezoned to allow more intensive camping than would otherwise be allowed;

4. To rezone the Spaulding Eagle Lake Tract (as said Tract is defined in the map filed at Book 1, Pages 50-52 of the Official Records of Lassen County) into the above camping combining district; and
5. To establish an administrative camping permit fee;

Each of the above components of the proposed ordinance is discussed in more detail below.

1. Camping on Public Property:

Due to concerns associated with the significant increase in camping on public lands, updating the county's camping laws consistent with recent case law is recommended to ensure the safety and well-being of the homeless community and preserve the rights of others to use public areas for their intended purposes. The purpose of this ordinance is to avoid unsafe, unsanitary, and potentially disorderly conditions as well as the degradation or destruction of open spaces and facilities within the county.

The proposed ordinance is intended to be consistent with the 9th Circuit *Martin v. Boise* ruling and subsequent case law. The ordinance would establish that is unlawful for any person to camp, occupy camp facilities, use camp paraphernalia, or use public utilities on any County Public Property, except for as specifically authorized by the Board of Supervisors or for "camping by necessity" (as defined). "Camping by Necessity" is defined as follows in Section 18.107.020 of the proposed ordinance:

Camping by Necessity. "Camping by Necessity," is defined as those instances of Camping on public property owned or maintained by the County meeting the requirements of this Chapter. Camping by Necessity is only allowed when every Shelter in the Local Area is at capacity. Camping by Necessity shall comply with Section 18.107.030 (Safe Camping Required While Camping by Necessity) and any guidelines that may be established by the County Administrative Officer.

Except for Camping by Necessity and any other exceptions established in this Chapter, it is unlawful to Camp or Squat upon any public property owned or maintained by the County, including, but not limited to, streets, easements, parks, dump sites, creek beds, electric utility substations, parking lots, alleys, vacant land, or corporation yards. No person shall set up tents, shacks, travel trailers, recreational vehicles, motor homes, campers, or any other temporary or permanent shelter for the purpose of overnight Camping or Squatting. Nor shall any person leave in any such place any movable structure or special vehicle to be used or that could be used for such a purpose, such as a travel trailer, recreational vehicle, tent, automobile, or similar item. Any Camping or Squatting on public property in violation of this Chapter is declared a public nuisance and may be charged as a misdemeanor.

Section 18.107.030 (Safe Camping Required While Camping by Necessity) provides the requirements for camping due to necessity. In summary:

- No person shall erect, configure, or construct any camp facilities in any public area from 7:00 a.m. to 8:00 p.m.
- All camping facilities and paraphernalia must be taken down and removed between 7:00 a.m. and 8:00 p.m.
- No camping facilities or paraphernalia may be stored on county public property during the hours of 7:00 a.m. to 8:00 p.m.

Please refer to the attached draft ordinance for additional detail.

2. Camping on Private Property:

The proposed ordinance would allow camping on private property in certain areas, subject to detailed requirements. The following are some of the especially important provisions found in the ordinance.

- As written, the proposed ordinance allows camping on any parcel on which there is a legally established (and habitable) residence for up to 15 without the need to secure an administrative permit (see subsection 18.107.010(c));
- On any parcel that does not have a legally established residence, the proposed ordinance allows camping, subject to the specific provisions of the ordinance, within the following zoning districts: A-1, A-2, A-3, P.U.D., P-C, R-S, M-R, O-C-B, E-A, U-C, U-C-2, T-P-Z, A-F (see subsection 18.107.045(a))
- On any parcel that does not have a legally established residence, the proposed ordinance requires an administrative camping permit (as described) for any camping lasting longer than three (3) days (see subsection 18.107.035(a))
- The proposed ordinance allows a maximum of 30 days each calendar year in which camping may be permitted (see subsection 18.107.050(b))
- The proposed ordinance requires camping lasting longer than 15 days (20 with special approval from the Director) to have portable restrooms with toilet facilities available (see subsection 18.107.045(b));
- The proposed ordinance prohibits outdoor festivals unless approved through the use permit process on parcels appropriately zoned (see subsection 18.107.010(f));

- The proposed ordinance has provisions for camping on private property, if the residence on the subject parcel is destroyed by fire, flood, wind, landslide, seismic or volcanic activity, and/or any other natural disaster (see subsection 18.107.055(b));
- The proposed ordinance has provisions to allow camping on private property, if a building permit has been issued to construct a residence (see subsection 18.107.055(c));

The proposed ordinance has numerous other safety and sanitation provisions not summarized above. Please refer to the attached proposed ordinance for additional detail.

3. *Camping on Private Property Outside Designated Campgrounds Combining District:*

It is recognized that more intensive camping may be appropriate in some areas of Lassen County. As such, the proposed ordinance would create a combining district (see Section Four, Chapter 18.85 et seq of the proposed ordinance) into which pertinent areas of the County could be rezoned into. In summary, said combining district would allow the following in areas to be rezoned to include said combining district:

- As written, the proposed ordinance does not apply to any parcel on which there is a legally established (and habitable) residence (see subsection 18.85.010(c));
- Commercial camping is not authorized by the ordinance, Instead commercial camping is regulated through Chapter 18.112 (Use Permits) and other applicable existing requirements (see subsections 18.85.010(b) and 18.85.010(f));
- The proposed ordinance prohibits outdoor festivals unless approved through the use permit process on parcels appropriately zoned (see subsection 18.85.010(g));
- The proposed ordinance allows camping by right up to 180 days in any calendar year in compliance with the requirements of said Chapter (see subsection 18.85.020(a));
- The proposed ordinance requires camping lasting longer than 15 days (20 with special approval from the Director) to have portable restrooms with toilet facilities available (see subsection 18.85.020(f));

The proposed ordinance has numerous other safety and sanitation provisions not summarized above. Please refer to the attached proposed ordinance for additional detail.

4. *Rezone the Spaulding Eagle Lake Tract*

Section Eight of the proposed ordinance would rezone the Spaulding Eagle Lake Tract into the Combining District created as Chapter 18.85 and would read as follows:

The Spaulding Eagle Lake Tract, as said Tract is shown on the map filed in Book 1, Pages 50-52, of the Official Records of Lassen County, California, is hereby rezoned to the C (Camping on Private Property Outside Designated Campgrounds Combining District), as detailed in Chapter 18.85. Other than to place said area into said combining district, this ordinance shall not change the primary zoning district or any other combining district any parcel within said Tract has been rezoned into. The uses permitted therein shall be subject to the provisions and restrictions as set forth in Chapter 18.85 of the Lassen County Code, as well as any other applicable sections of said Code.

5. *Establish Administrative Camping Fee*

The administrative camping permit fee is established in Section Seven of the proposed ordinance as \$118. Said fee is being established in accordance with section 66014 of the California Government Code. Said section states in part that the fee “...*may not exceed the estimated reasonable cost of providing the service for which the fee is charged, unless a question regarding the amount of the fee charged in excess of the estimated reasonable cost of providing the services or materials is submitted to, and approved by, a popular vote of two-thirds of those electors voting on the issue.*”

In accordance with the above Section, the Planning and Building Services Department has conducted the following analysis to determine the appropriate cost of providing the service:

Activity	Personnel	Time (hours)	Rate (dollars per hour)	Cost (dollars)
Counter Review and Intake	Associate Planner	0.25	\$32.09	\$9.30
Counter Review and Intake	Planning Secretary	0.15	\$30.77	\$4.43
Preparation of Permit and Issuance	Associate Planner	0.15	\$32.09	\$5.58
Fee Collection and Permit Issuance	Planning Secretary	0.15	\$30.77	\$4.43
Time Inspector (Travel and Inspection)	Code enforcement Officer	2.0	\$29.62	\$59.44

Subtotal: \$81.31

Mileage Inspector	60 Miles	0.625 per mile	\$37.50
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Subtotal: \$37.50

Total Cost: \$118.81

Table 1: Administrative Camping Permit Fee. The above are the 2023 Fiscal Year weighted rates for the positions listed in table.

ENVIRONMENTAL REVIEW

The Lassen County Environmental Review Officer (the Director of the Planning and Building and Service Department) recommends that the Board find that adoption of this ordinance is exempt from environmental review under the California Environmental Quality Act (California Public Resources Code, Section 21000, et. seq., hereafter "CEQA"). Adoption of the ordinance will not result in a direct or reasonably foreseeable indirect adverse physical change to the environment, and therefore, its adoption is exempt from CEQA review. (CEQA Guidelines, Sections 15060(c)(2), 15061(b)(3)) The ordinance is also an effort directed to improve public health and safety and is thus exempt from CEQA as an action taken by the County to assure the maintenance, restoration, or enhancement of a natural resource and/or the environment. (CEQA Guidelines, Sections 15307, 15308).

The Planning Commission may make a recommendation to the Board of Supervisors regarding the above analysis.

ADOPTION:

The proposed ordinance is being considered in accordance with section 65853 et seq (Zoning Amendment Procedures) of the California Government Code and Chapter 18.124 (Procedures for Precise Zoning and Amendments). 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.

MLA:gfn

Enclosures: Proposed Ordinance
 Existing County Code Section 18.08.020 (Combining districts-Established-Designated)
 Existing County Code Section 3.18.020 (Planning fees)
 Existing County Code Chapter 7.08 (House Court, Tent Camp Spaces)
 Existing County Code Section 18.102.017 (Recreational vehicle use as temporary living quarters)
 Spaulding Eagle Lake Tract (Book 1 Pages 50-52 of the Official Records of Lassen County)

ORDINANCE NO. _____

Ordinance Amending Title 18 to add Chapter 18.107 (Camping), add Chapter 18.85 (Camping on Private Property Outside Designated Campgrounds Combining District), amend Section 18.08.020 (Combining Districts-Established-Designated), add an Administrative Camping Permit Fee to Section 3.18.020, repeal Chapter 7.08 (House Court, Tent Camp Spaces), repeal Section 18.102.017 (Recreational vehicle use as temporary living quarters); and reclassifying the Spaulding Eagle Lake Tract (Book 1, Pages 50-52 of the Official Records of Lassen County) as to Zoning Regulations.

The following ordinance, consisting of nine 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 _____, 2022, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

CHRIS GALLAGHER
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 adoption, except for the fee established in Section Seven, which will take effect sixty (60) 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: Chapter 18.107 is hereby added to the Lassen County Code to read as follows:

Chapter 18.107 Camping

18.107.010 Purpose and Intent.

- (a) This Chapter is intended to protect private and public property within the unincorporated area of Lassen County (“County”) from the destruction, degradation, and littering that may accompany prolonged Camping or Squatting.
- (b) This Chapter is intended to ensure that proper health and safety accommodations are provided to those who lawfully Camp.
- (c) This Chapter is not intended to prohibit overnight Camping on private property with a Legally Established Residence for up to 15 days, pursuant to property owner consent, and in compliance with all local, state and federal regulations, provided any such residence is habitable (in accordance with Title 12 of this Code and Title 24 of the California Code of Regulations). This Chapter does not apply to any such Camping.
- (d) This Chapter does not apply to any Camping that may occur on property rezoned into the “Camping on Private Property Outside Designated Campgrounds Combining District” (Chapter 18.85) pursuant to the requirements of said Combining District.
- (e) Nothing in this Chapter is intended to prohibit or render unlawful, activities of a property owner, or other lawful user, if such activities are expressly authorized pursuant this Code or other law, or expressly authorized pursuant to a land use entitlement issued pursuant to Chapter 18.112.
- (f) This Chapter does not permit Outdoor Festivals, as defined in Section 18.107.020, or any other commercial Camping activities. If permitted at all, any such activities will be permitted in accordance with the provision of the applicable zoning district or other provisions of this Code.

18.107.015 Enforcement Officer

The persons authorized by the county of Lassen to enforce this chapter are as follows:

- (a) The Director of Planning and Building Services (which includes designations in existing provisions of Lassen County Code referring to the director of community development), and/or his or her designee; and
- (b) The Sheriff and/or his or her designee; and
- (c) The Director of Health and Social Services and/or his or her designee; and
- (d) The Lassen County Agricultural Commissioner and/or his or her designee; and
- (e) The Director of Public Works and/or his or her designee; and
- (f) Any other person designated by resolution of the Lassen County Board of Supervisors either by name or classification and either for a particular case or as a function of their respective classification, as specified in the resolution.

Any person authorized to enforce this chapter identified above shall be known for all purposes pursuant to this chapter as the “enforcing officer.”

18.107.020 Definitions

The following terms, used in this Chapter and in Chapter 18.85, shall have the assigned meanings:

1. **Camping.** “Camping” is defined as residing in or using any public or private property for one or more nights as living accommodation, such as sleeping activities or making preparations to sleep (including the laying down of bedding for the purpose of sleeping), or storing personal belongings (including, but not limited to clothing, sleeping bags, bed rolls, blankets, sheets, luggage, backpacks, kitchen utensils, cookware, and similar material), or making any fire or using any tents, regularly cooking meals, or living in a parked vehicle. These activities constitute camping when it reasonably appears, in light of all the circumstances, that a person(s) is using public or private property as a living accommodation for one or more nights.
2. **Camping by Necessity.** “Camping by Necessity,” is defined as those instances of Camping on public property owned or maintained by the County meeting the requirements of this Chapter. Camping by Necessity is only allowed when every Shelter in the Local Area is at capacity. Camping by Necessity shall comply with Section 18.107.030 (Safe Camping Required While Camping by Necessity) and any guidelines that may be established by the County Administrative Officer.

Except for Camping by Necessity and any other exceptions established in this Chapter, it is unlawful to Camp or Squat upon any public property owned or maintained by the County, including, but not limited to, streets, easements, parks, dump sites, creek beds, electric utility substations, parking lots, alleys, vacant land, or corporation yards. No person shall set up tents, shacks, travel trailers, recreational vehicles, motor homes, campers, or any other temporary or permanent shelter for the purpose of overnight Camping or Squatting. Nor shall any person leave in any such place any movable structure or special vehicle to be used or that could be used for such a purpose, such as a travel trailer, recreational vehicle, tent, automobile, or similar item. Any Camping or Squatting on public property in violation of this Chapter is declared a public nuisance and may be charged as a misdemeanor.

3. **Camp Paraphernalia.** “Camp Paraphernalia” shall mean but is not limited to tents, tarpaulins, cots, beds, sleeping bags, hammocks, recliners, couches, furniture, lawn chairs, cooking or heating facilities and similar equipment. The above and other similar items shall be considered “Camp Paraphernalia” when it reasonably appears, in light of all the circumstances that a person is using said items for one or more nights, with intent to Camp.
4. **Director of the Lassen County Planning and Building Services Department.** “Director of the Lassen County Planning and Building Services Department” has the meaning provided for in Chapter 2.14 of this Code, with the duties prescribed by this Code.
5. **Legally Established Residence.** "Legally Established Residence" means a lawfully established structure, that is habitable and is suitable for human occupancy as required by Title 12 of this Code, by Sections 17922 and 17958 of the California Health and Safety Code, or by the California Building Standards Code (Title 24 of the California Code of Regulations). A recreational vehicle does not constitute a Legally Established Residence for purposes of this Chapter.
6. **Outdoor Festivals.** “Outdoor Festivals” means and includes any outdoor gathering of individuals for the purpose of participation in concerts, dances, and similar musical and/or theatrical type performances which are of a periodic nature and to which the public is admitted with or without the payment of admission charges.
7. **Shelter in the Local Area.** “Shelter in the Local Area” means any facility established for the purpose of providing a temporary shelter for the homeless in general, or for specific populations of the homeless, which does not require occupants to sign a lease or occupancy agreement. To be so defined said shelter must be accessible to the homeless using their own access to transportation or transportation to said shelter must be provided at no charge to the individual.

8. **Squat.** “Squat” or “Squatting” is defined as unlawfully settling on another's land, whether said land be public or private, without express legal title or authority to do so, or entering upon another's land in bad faith claiming the right to do so without proper written authority to do so being provided to the satisfaction of the Director of the Planning and Building Services Department. Any Camping that may occur on public lands that does not meet the requirements of this Chapter is also considered Squatting. Squatting is strictly prohibited in Lassen County.

Section 18.107.025 Camping on Public Property

Camping or Squatting on public property is prohibited in the County, except under the following circumstances:

1. Except as may be permitted within parks as determined by the Board of Supervisors, upon recommendation and findings of appropriate conditions from the Director of the Planning and Building Services Department and/or the Director of the Public Works Department, or
2. Except as may be permitted by the County Administrative Officer for individuals confirmed to be “Camping by Necessity,” as defined in this Chapter in Section 18.107.020, and in compliance with the safe camping requirements for Camping by Necessity provided in Section 18.107.030 of this Chapter.

Section 18.107.030 Safe Camping Required While Camping by Necessity

Any individual meeting the requirements of this Chapter for Camping by Necessity on public property shall comply with the following criteria for safe Camping:

- (a) No person shall Camp or erect, configure, or construct any camp facilities in any public area from 7:00 a.m. to 8:00 p.m. A person must take down, fold and completely remove any camp facilities and Camp Paraphernalia stored, erected, configured, or constructed on any public property between the hours of 7:00 a.m. and 8:00 p.m. No camping facilities or paraphernalia shall be stored on County Public Property between the hours of 7:00 a.m. and 8:00 p.m. At no time shall any person obstruct access to a street, sidewalk, park playground, public utility, public property or other public right-of-way open for pedestrian travel or governmental use:
 1. By sitting, lying or sleeping, or by storing, using, maintaining or placing personal property or Camp Paraphernalia in a manner that does not allow for passage as required by the Americans with Disabilities Act of 1990, as amended from time to time; or
 2. By sitting, lying or sleeping, or by storing, using, maintaining or placing personal property or Camp Paraphernalia within fifty (50) feet of any operational or utilizable, entrance, exit, driveway or loading dock; or

3. By creating any barrier with string, wire, rope or chain, or other attachments or appurtenances upon county owned buildings, trees, light poles, fences, equipment, or other public facilities or structures.
- (b) The use of public utilities, including, but not limited to, electricity, sanitation, water, communications, or other services that may exist on public property, is not allowed while Camping by Necessity, unless said use is specifically and lawfully designated for such public use.

18.107.035 Camping on Private Property Outside Designated Campgrounds

- (a) Except as specifically provided in this Chapter with an administrative permit, within the unincorporated area of the County, it is unlawful and declared a public nuisance to Camp or Squat for more than three (3) consecutive days upon private property that does not have a Legally Established Residence, provided said Legally Established Residence is habitable, including Camping by the property owner or with property owner permission, or outside designated campgrounds or in campgrounds which are closed.
- (b) Additionally, no Camping whatsoever, for any period of time, is allowed without the express written permission from the property owner, even if said Camping is for less than three (3) consecutive days. Said written permission shall be provided on demand from any Enforcement Officer.
- (c) Camping on private property that does not have a Legally Established Residence that is habitable, for any length of time, is prohibited in all but the following zoning districts: A-1, A-2, A-3, P.U.D., P-C, R-S, M-R, O-C-B, E-A, U-C, U-C-2, T-P-Z, A-F.
- (d) Camping is allowed on private property that has a Legally Established Residence for up to 15 days without the requirement to secure an administrative permit, provided said Legally Established residence is habitable. Any Camping on private property that has a Legally Established Residence lasting longer than 15 days requires an administrative permit in accordance with Section 18.107.045.
- (e) Any administrative permit issued in accordance with the above shall also comply with the "Application for Administrative Permit, Additional Requirements" listed in this Chapter (Section 18.107.050).

18.107.040 Administrative Permit (15-day limit)

Camping on private property that does not have a Legally Established Residence for more than three consecutive days is only allowed by administrative permit in accordance with all of the following:

- (a) Any such Camping for more than three consecutive days is allowed only in the following zoning districts: A-1, A-2, A-3, P.U.D., P-C, R-S, M-R, O-C-B, E-A, U-C, U-C-2, T-P-Z, A-F, with an administrative permit issued by the Director of the Planning and Building Services Department upon submittal of a proper and complete application by a property owner; and
- (b) Said administrative permit shall not to exceed fifteen (15) days, except for any such longer periods as may be allowed pursuant to Section 18.107.045; and
- (c) All human waste must be buried at least six inches deep at least 100 feet from any water source; and
- (d) Any administrative permit issued in accordance with the above shall also comply with the “Application for Administrative Permit, Additional Requirements” listed in this Chapter (Section 18.107.050).

18.107.045 Administrative Permit (over 15-days)

Camping on any property permitted pursuant to this Chapter, lasting longer than fifteen (15) days, shall require an administrative permit pursuant to this Chapter and shall also meet all of the following requirements:

- (a) Unless there is a Legally Established Residence that is habitable, any such Camping is allowed only in the following zoning districts: A-1, A-2, A-3, P.U.D., P-C, R-S, M-R, O-C-B, E-A, U-C, U-C-2, T-P-Z, A-F, with an administrative permit issued by the Director of the Planning and Building Services Department upon submittal of a proper and complete application by a property owner; and
- (b) Unless there is a Legally Established Residence that is habitable, the site on which camping is proposed lasting longer than fifteen (15) days shall have portable restroom(s) with toilet facilities available to campers meeting all requirements of this Code, the California Plumbing Code, and other applicable state law or regulation. Said facilities must be provided and accessible to campers on the private property on which Camping is proposed. Restrooms at nearby publically owned campgrounds and parks do not qualify for use by campers on private property. However, it shall be at the discretion of the Director of the Planning and Building Services Department to allow camping for up to twenty (20) days without portable restroom toilet facilities being made available; and.
- (c) Any administrative permit issued in accordance with the above shall also comply with the “Application for Administrative Permit, Additional Requirements” listed in this Chapter (Section 18.107.050).

18.107.050 Application for Administrative Permit, Additional Requirements.

- (a) The application for the administrative permit defined by this Chapter shall be provided by the Director of the Planning and Building Services Department, and the administrative permit may be issued over-the-counter, during normal business hours, whenever possible, provided a complete application is submitted. Any administrative permit issued, regardless of the duration, shall be subject to compliance with all of the following:
1. The applicant shall be responsible for paying the application fee established at Section 3.18.020 prior to issuance of any permit.
 2. Any applicant for an administrative permit to Camp, who is not the owner of the property involved, must have written permission to apply from the property owner, to the satisfaction of the Director of the Planning and Building Service Department.
 3. The address of the subject property must be visible from the road, and access to the property on which Camping is proposed must be provided in accordance with the requirements of this Code.
 4. The applicant for an administrative permit to Camp is responsible for ensuring there is an adequate supply of potable water available. Any connection to an onsite well, spring or other water source must first be approved by the Manager of the Environmental Health Division of the Planning and Building Service Department or by the applicable community service district or state agency.
 5. The dumping of any trash or litter in conjunction with any Camping activity is prohibited. Trash receptacles sufficient for the number of campers must be provided, and, at the termination of the term of Camping, all garbage, trash, or other waste shall be removed and properly disposed of.
 6. All use of camp fires or burning in conjunction with any Camping activity shall be in compliance with this Code and state law, and pursuant to any required permits.
 7. No outdoor storage of Camping Paraphernalia shall be permitted in conjunction with any Camping activity except during the period in which the administrative permit detailed in this Chapter is valid.
 8. All setback requirements of the property on which camping is proposed shall be adhered to.

9. Docks, boats and boat launching facilities and uses shall comply with all applicable regulations.
10. All uses pursuant to this section shall comply with the Lassen County Noise Ordinance (County Code Chapter 9.65).
11. At the termination of the term of Camping, all tents and temporary structures or shelters, and Camping Paraphernalia shall be removed from the subject property.
12. At the conclusion of the period of time permitted through the above administrative permit, the Planning and Building Services Department may conduct an inspection to confirm that all requirements of this section have been met.
13. The applicant shall comply with any orders issued by any Enforcing Officer in terms of removing garbage and debris, sanitation, and/or any other applicable requirements of this Code and/or state law or regulation.
14. The application for any administrative permit to camp, shall list all adults who will participate in the Camping activity. Any such participants shall be limited to a cumulative total of thirty (30) days in one calendar year in which they may Camp on the specified parcel, regardless of whether they are the applicant or property owner. Any administrative permit issued shall be limited to no more than ten (10) adults.
15. All Camp Paraphernalia, recreational vehicles, travel trailers and any items utilized for Camping shall occupy a cumulative area of no more than 8,000 square feet for any single administrative permit. Further, no more than one administrative permit to camp shall be valid for any given period of time for any parcel.
16. Any building exempt from the requirement to secure a building permit, constructed as allowed in the zoning district applicable to the subject parcel, used in conjunction with the Camping activity shall be used in a manner consistent with its construction and purpose. Exempt buildings shall be used for storage only and not for any human occupancy in violation of Title 12 of this Code or in violation of the California Building Standards Code (Title 24 of the California Code of Regulations). Any such exempt buildings must be accessory to an allowed primary use of said property. Camping is not considered a primary use, and exempt buildings cannot be accessory to Camping.
17. Said permit shall be conditioned any recreational vehicle being used for Camping to be licensed and maintained in a readily transportable

configuration, meaning it is transportable within four (4) hours either on its own power or towed by a light duty truck.

- (b) The Director of the Planning and Building Services Department may renew or reissue an administrative permit to Camp one or more times in a calendar year, subject to the requirements detailed in this Chapter, so long as the cumulative period of Camping authorized on the subject property does not exceed thirty (30) days in one calendar year, and also provided the applicant is in full compliance with this section and all applicable provisions of this Code and applicable State law, as determined by the Director of the Planning and Building Services Department.

18.107.055 Exceptions

The following exceptions to the requirements of this Chapter are hereby established:

- (a) The provisions of this Chapter shall not apply to any individual Camping by Necessity (as defined in Section 18.107.020), provided said Camping meets the requirements of Section 18.107.030 (Safe Camping Required While Camping by Necessity).
- (b) Notwithstanding the other provisions of this Chapter, when a legally established permanent residence is destroyed by fire, flood, wind, landslide, seismic or volcanic activity, and/or any other natural disaster, the property owner may apply for an administrative permit to Camp in a recreational vehicle on said property where a permanent residence was destroyed, as detailed in this Chapter, for a period of one year, provided that an approved domestic water and sewage disposal source is onsite and also provided that the Manager of the County Environmental Health Division of the Planning and Building Services Department has confirmed that any hazardous waste resulting from the disaster and presenting a risk to human health and safety has been cleared from the property.

The Director of the Planning and Building Services Department or his or her designated representative may issue an extended permit for up to one additional year, for a maximum time of two (2) years.

Said permit shall be conditioned on the recreational vehicle being licensed and maintained in a readily transportable configuration, meaning it is transportable within four (4) hours either on its own power or towed by a light duty truck. In no case shall the temporary occupancy exceed two (2) years.

The administrative permit issued pursuant to this Chapter shall notate the above requirements and allowances.

- (c) When a property owner has an active building permit for construction or placement of a dwelling on their property, and providing such use is not prohibited by deed restrictions, such property owner may live in a recreational vehicle properly connected to the required and properly permitted utilities, for a period not to exceed two (2) years from the date the building permit was issued, or until the building which is the subject of the building permit is completed or expires, whichever is earlier.

The administrative permit issued pursuant to this Chapter shall notate the above requirements and allowances.

- (d) An employer may provide employee housing or farm labor camps as defined by California Health and Safety Code Division 13, Housing, Employee Housing Act, Sections 17000 through 17062.5, and by Section 18.14.380 of this Code, provided such use is allowed in the zoning district on which any such employee housing or farm labor camp is proposed.

An administrative permit is not required for any such lawfully established employee housing or farm labor camps.

18.107.060 Violations

Violations of this Chapter are hereby declared to be a public nuisance and shall be subject to the enforcement actions detailed in Chapter 1.18 (Public Nuisances) as well as any other applicable provision of this Code and/or state law or regulation. Any such violation of this Chapter may also be charged as a misdemeanor.

SECTION THREE: Number twelve (12) is added to the list of Combining Districts listed in Section 18.08.020 (Combining Districts-Established-Designated), to read as follows:

- (12) C Camping on Private Property Outside Designated Campgrounds Combining District

SECTION FOUR: Chapter 18.85 is hereby added to the Lassen County Code to read as follows:

Chapter 18.85 C Camping on Private Property Outside Designated Campgrounds Combining District

18.85.010 Applicability

- (a) The Combining District defined by this Chapter is applicable to any property which is rezoned by the Lassen County Board of Supervisors to include said Combining District, including but not limited to the Spaulding Eagle Lake Tract, as said Tract is

shown on the map filed in Book 1, Pages 50-52, of the Official Records of Lassen County, California.

- (b) The Development Standards of this Combining District shall apply to non-commercial Camping on private property outside designated operational campgrounds. This Combining District is not intended for commercial campgrounds regulated by the California Department of Housing and Community Development and/or through a use permit issued in accordance with Chapter 18.112.
- (c) This Chapter is not intended to prohibit overnight Camping on private property with a Legally Established Residence, pursuant to property owner consent, and in compliance with all local, state and federal regulations, provided any such residence is habitable (in accordance with Title 12 of this Code and Title 24 of the California Code of Regulations). This Chapter does not apply to any such Camping.
- (d) Property owners owning property rezoned into this Combining District shall be permitted to allow non-paying guests and family members to Camp on their property, in accordance with the requirements of this chapter, provided there is no commercial activity associated with the Camping.
- (e) The definitions established at section 18.107.020 shall have the same meaning for this Chapter as the defined terms have in Chapter 18.107.
- (f) Nothing in this Chapter is intended to prohibit or render unlawful, activities of a property owner, or other lawful user, if such activities are expressly authorized pursuant this Code or other law, or expressly authorized pursuant to a land use entitlement issued pursuant to Chapter 18.112.
- (g) Any Camping associated with Outdoor Festivals, as defined in Section 18.107.020, is strictly prohibited and is not permitted pursuant to this Chapter.
- (h) Any Camping allowed pursuant to this Chapter shall be limited to no more than ten (10) adults.

18.85.020 Development Standards

- (a) In any District to which this Combining District is added, Camping shall be allowed by right up to 180 days in any calendar year without the requirement to obtain the administrative permit detailed in Chapter 18.107.
- (b) If the requirements detailed in this section are not fully satisfied, the protocol detailed in Chapter 18.107 shall apply until such a time as the requirements of this section are fully met.

- (c) Compliance with all minimum setbacks for the primary zoning district must be met.
- (d) Any person Camping on private property who is not the owner of the property involved must have written permission from the property owner, to the satisfaction of the Director of the Planning and Building Service Department.
- (e) The address of the subject property must be visible from the road providing access to the property on which the Camping is to occur in accordance to the requirements of this Code.
- (f) The site on which camping is proposed lasting longer than fifteen (15) days shall have portable restroom(s) with toilet facilities available to campers meeting all requirements of this Code, the California Plumbing Code, and other applicable state law or regulation. Said facilities must be provided and accessible to campers on the private property on which Camping is proposed. Restrooms at nearby publically owned campgrounds and parks do not qualify for use by campers on private property. However, it shall be at the discretion of the Director of the Planning and Building Services Department to allow camping for up to twenty (20) days without portable restroom toilet facilities being made available.
- (g) The applicant is responsible for ensuring there is an adequate supply of potable water available. Any connection to an onsite well, spring or other water source must first be approved by the Manager of the Environmental Health Division of the Planning and Building Service Department or by the applicable community service district or state agency.
- (h) Dumping of any trash or litter is prohibited. Trash receptacles sufficient for the number of campers must be provided, and, at the termination of the term of camping, all garbage, trash, or other waste shall be removed and properly disposed of, or, if the period of Camping is longer than 15 days, disposal shall be weekly.
- (i) All use of camp fires or burning shall be in compliance with this code and state law, and pursuant to any required permits.
- (j) Outdoor storage of Camp Paraphernalia shall not be permitted when not in use by campers. For purposes of this Chapter, "Camp Paraphernalia" shall have the same meaning as in Section 18.107.020.
- (k) Docks, boats and boat launching facilities and uses shall comply with all applicable regulations.
- (l) All uses pursuant to this combining district shall comply with the Lassen County Noise Ordinance (County Code Chapter 9.65)

- (m) At the termination of the term of Camping, all tents and temporary structures or shelters shall be removed from the subject property.
- (n) Any building exempt from the requirement to secure a building permit, constructed as allowed in the zoning district applicable to the subject parcel, used in conjunction with the Camping activity shall be used in a manner consistent with its construction and purpose. Exempt buildings shall be used for storage only and not for any human occupancy in violation of Title 12 of this Code or in violation of the California Building Standards Code (Title 24 of the California Code of Regulations). Any such exempt buildings must be accessory to an allowed primary use of said property. Camping is not considered a primary use, and exempt buildings cannot be accessory to Camping.
- (o) Any recreational vehicle being used for Camping shall be licensed and maintained in a readily transportable configuration, meaning it is transportable within four (4) hours either on its own power or towed by a light duty truck.
- (p) The applicant shall comply with any orders issued by the Enforcement Officer in terms of removing garbage and debris, sanitation, and/or any other applicable requirements of this Code and/or state law or regulation.

18.85.030 Use Permit Required.

Any Camping in any calendar year greater than 180 days or commercial Camping shall require that a class II use permit first be secured in accordance with Chapter 18.112.

18.85.040 Violations

Violations of this Chapter are hereby declared to be a public nuisance and shall be subject to the enforcement actions detailed in Chapter 1.18 (Public Nuisances) as well as any other applicable provision of this Code and/or state law or regulation. Any such violation of this Chapter may also be charged as a misdemeanor.

SECTION FIVE: Lassen County Code Chapter 7.08 (House Court, Tent Camp Spaces) is hereby repealed.

SECTION SIX: Lassen County Code Section 18.102.017 (Recreational vehicle use as temporary living quarters) is hereby repealed.

SECTION SEVEN: Section 3.18.020 is hereby amended to add the fee for an administrative camping permit, to read as follows:

Administrative Camping Fee	\$118.00	Pursuant to Chapter 18.107 (Camping)
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SECTION EIGHT: The Spaulding Eagle Lake Tract, as said Tract is shown on the map filed in Book 1, Pages 50-52, of the Official Records of Lassen County, California, is hereby rezoned to the C (Camping on Private Property Outside Designated Campgrounds Combining District), as detailed in Chapter 18.85. Other than to place said area into said combining district, this ordinance shall not change the primary zoning district or any other combining district any parcel within said Tract has been rezoned into. The uses permitted therein shall be subject to the provisions and restrictions as set forth in Chapter 18.85 of the Lassen County Code, as well as any other applicable sections of said Code.

SECTION NINE: 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.

EXISTING COUNTY CODE

Lassen County, California County Code

Title 18 ZONING

Chapter 18.08 DESIGNATION OF DISTRICTS

18.08.020 Combining districts—Established—Designated.

In addition to the classes of districts designated in Section 18.08.010, certain combining districts may be established and are designated as follows:

- (1) AA accessory animal combining district;
- (2) A agricultural combining district;
- (3) AP agricultural preserve combining district;
- (4) B building site combining district;
- (5) D design combining district;
- (6) F floodplain combining district;
- (7) G geothermal combining district;
- (8) H highway combining district;
- (9) NH natural habitat combining district;
- (10) P-S public safety combining district;
- (11) T trailer court districts.

(Ord. 467 § 7, 1984).

Contact:

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

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EXISTING COUNTY CODE

Lassen County, California County Code

Title 3 REVENUE AND FINANCE

Chapter 3.18 FEES AND REVENUES

3.18.020 Planning fees.

(a) Planning fees shall be as follows (these fees do not include applicable fees charged by other county departments):

Application	Fee	Details
Use Permit, Class 1	\$742	Includes signs and single-family residential structures or as specifically indicated.
Use Permit, Class 2	\$1,350	All other uses requiring a use permit which are not classified as a Class 1 or a Class 3.
Use Permit, Class 3	\$1,350	<p>Includes: A. power projects: to be applied to use permit applications for proposed production projects to generate electrical power for private or public utility uses, as well as exploratory and production wells; or otherwise to supply an energy resource by any means for sale or use other than use strictly by the applicant. Also applies to transmission facilities including power lines and pipelines.</p> <p>B. Projects in which a major component of the operation is the handling or disposal of solid or hazardous wastes, or the handling of hazardous or toxic materials.</p> <p>C. Cannabis dispensary and testing use permit application pursuant to §§ 18.108.045 and 18.108.046.</p> <p>In addition to the application fee the cost also includes either: (1) a preparation charge based on actual cost (time and materials) exceeding the application fee if the document is prepared and/or reviewed by county staff; or (2) an administration fee equal to ten percent of the total contract costs if the document is prepared under contract to the county.</p>
Subdivision	\$1,750 plus \$56 per lot	Five or more parcels.
Parcel Map	\$1,600	Four or fewer parcels, not including any remainder.
Lot Line Adjustment/Merger	\$500	Four or fewer existing adjoining parcels.
Rezone	\$1,350	
Agricultural Preserve Contract	\$1,350	

Application	Fee	Details
Initial Study, Class I	\$2,000	A Class I negative declaration (ND) results from a routine initial study in which no or few mitigation measures are applied.
Initial Study, Class II	\$2,000	A Class II ND results from an initial study process that identifies potential significant mitigation measures. An initial study process that results in a determination that an Environmental Impact Report is required is also a Class II initial study.
		<p>The upgrading of an initial study from a Class I to a Class II is to be determined by the planning director during the environmental review process.</p> <p>In addition to the application fee the cost also includes either: (1) a preparation charge based on actual cost (time and materials) exceeding the application fee if the document is prepared and/or reviewed by county staff; or (2) an administration fee equal to ten percent of the total contract costs if the document is prepared under contract to the county.</p>
Preliminary Review	\$500	
Appeal to Planning Commission	\$500	
Appeal to Board of Supervisors	\$500	
Design Review	\$130	
Variance, Zoning	\$1,350	
Variance, Fire Safe	\$571	
Planned Development	\$1,750	In addition to the application fee the cost also includes either: (1) a preparation charge based on actual cost (time and materials) exceeding the application fee if the document is prepared and/or reviewed by county staff; or (2) an administration fee equal to ten percent of the total contract costs if the document is prepared under contract to the county.
General Plan Amendment	\$1,750	In addition to the application fee the cost also includes either: (1) a preparation charge based on actual cost (time and materials) exceeding the application fee if the document is prepared and/or reviewed by county staff; or (2) an administration fee equal to ten percent of the total contract costs if the document is prepared under contract to the county.
Environmental Impact Report	\$2,619	In addition to the application fee the cost also includes either: (1) a preparation charge based on actual cost (time and materials) exceeding the application fee if the document is prepared and/or reviewed by county staff; or (2) an administration fee equal to ten percent of the total contract costs if the document is prepared under contract to the county.

Application	Fee	Details
Specific Plan	\$2,619	In addition to the application fee the cost also includes either: (1) a preparation charge based on actual cost (time and materials) exceeding the application fee if the document is prepared and/or reviewed by county staff; or (2) an administration fee equal to ten percent of the total contract costs if the document is prepared under contract to the county.
Certificate of Conditional Use	\$130	
Notice of Exemption	\$500	Pursuant to the California Environmental Quality Act.
Authorization to Operate	\$200	
Hemp Authorization To Operate	\$200	
Groundwater Exportation (1)	\$500	Agricultural use or domestic service with one connection.
Groundwater Exportation (2)	\$1,350	Domestic service with two or more connections.
Appeal to Hearing Officer	\$500	Pursuant to Title 12 or Chapter 1.18.
Extension Request	\$238	

(b) A funding agreement between Lassen County and the applicant is required if an outside consultant will be utilized in any capacity (to prepare the document or provide third party review of any document prepared by the applicant's consultant). Until said contract is executed between the applicant and the county and also until a separate contract is executed between Lassen County and the selected consultant, any timelines associated with the project shall be suspended.

The planning and building services department director shall be responsible for the selection of any consultant. (Ord. 2019-10 § 6).

Contact:

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

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EXISTING COUNTY CODE

Lassen County, California County Code

Title 7 HEALTH AND SANITATION

Chapter 7.08 HOUSE COURT, TENT CAMP SPACES

7.08.010 Definitions.

7.08.020 Health officer right of entry.

7.08.030 Permission required for habitation.

7.08.040 Application of chapter.

7.08.050 Exceptions to chapter provisions.

7.08.060 Garbage receptacles.

7.08.070 Camping space ground area.

7.08.080 Accumulation of offensive matter prohibited.

7.08.090 Building maintenance—Good repair required.

7.08.100 Habitation constructed of refuse materials prohibited.

7.08.110 Water supply.

7.08.120 Outdoor fires.

7.08.130 Sewage and garbage disposal.

7.08.140 Toilet requirements.

7.08.150 Privies.

7.08.160 Sinks.

7.08.170 Persons with contagious diseases.

7.08.180 General requirements.

7.08.190 Guest registration required.

7.08.200 Enforcement duty.

7.08.010 Definitions.

For the purpose of this chapter, certain words and phrases are defined and certain provisions shall be construed as herein set out unless it is apparent from their content that they have a different meaning.

Words used in the singular include the plural and the plural include the singular.

Words used in the present tense include the future.

“Apartment” is a room or suite of rooms which is occupied or intended or designed to be occupied by one family or person for living and/or sleeping purposes in a house court.

“Camp car and/or trailer” is any unit used for living and/or sleeping purposes and which is equipped with wheels or similar devices used for the purpose of transporting the unit from place to place, whether by motive power or other means.

“Family” is one person living alone or a group of two or more persons living together in an apartment whether related to each other or not.

“Health department” means the health department of Lassen County and shall include the county health officer and his or her deputies.

“House court” is any building or structure containing two or more apartments or any group of two or more separate buildings or structures containing one or more apartments each located on a parcel of land or contiguous parcel or parcels of land under the ownership or operation of one person, which building or structure or any portion thereof is, with the expressed consent of the owner or person legally in charge of the land upon which such house court is located, designed, built, rented, leased, let or hired out to be occupied by, or which is occupied as the home or residence or living quarters of two or more families or persons living independently of each other.

“Person” means a corporation, copartnership or association as well as a natural person.

“Squatter” is one who settles or locates on land enclosed or unenclosed with no bona fide claim or color of the title or without the expressed consent of the owner or person legally in charge of the land.

“Squatter camp” is an area of land occupied by a squatter.

“Tent camp space” is any place where one or more tents or camp cars or trailers are erected or maintained for hire or use or intended or designed to be used as living or sleeping quarters for one or more families or persons or where space is rented for the placing of such tents or camp cars or trailers, or where free camping is permitted with or without tents or camp cars or trailers, or where one or more tents or camp cars or trailers are established for living or sleeping purposes with the expressed consent of the owner or person legally in charge of the land upon which such camp space is located. (Ord. 222 § 1, 1942).

7.08.020 Health officer right of entry.

It shall be the duty of the county health officer and his deputies to enforce all of the provisions of this chapter and for the purpose of securing enforcement thereof the county health officer or any of his duly authorized representatives shall have the right and are empowered to enter upon any public or private property, including any building or habitation, in the unincorporated area of Lassen County to inspect such accommodations and installations thereon or therein that may be covered by the provisions of this chapter. (Ord. 222 § 2, 1942).

7.08.030 Permission required for habitation.

It is unlawful to construct, reconstruct or maintain or to begin the operation of or to operate a house court or tent camp space upon any public or private property in the unincorporated area of Lassen County except as herein otherwise specified; and it is unlawful to occupy for living and/or sleeping purposes or to reside in any established house court or tent camp space without written permission so to do from the owner of the land or person legally in charge thereof upon which such house court or tent camp space is located or the owner or person legally in charge of such house court or tent camp space; and in any prosecution for the violation of this chapter the burden of proving such permission shall rest upon the person or persons so occupying the house court or tent camp space and in the absence of such permission such tent camp space or house court habitation shall be declared to be a squatter camp, as defined in this chapter and shall be vacated when so ordered by the health officer, it being the expressed intention of this chapter that no squatter camp shall be permitted to exist in the unincorporated area of Lassen County. (Ord. 222 § 3, 1942).

7.08.040 Application of chapter.

The provisions of this chapter shall be applicable to any and every house court, tent camp space and squatter camp in the unincorporated area of Lassen County and it is unlawful for any person, firm or corporation, maintaining, operating or conducting or carrying on, or for any person residing in any house court, tent camp space or squatter camp, or any other person, to violate or to contribute in any way to the violation, of any of the provisions of this chapter. (Ord. 222 § 4, 1942).

7.08.050 Exceptions to chapter provisions.

The provisions of this chapter shall not be construed to apply to premises, buildings, structures or equipment referred to in an Act entitled "An Act of regulating construction and maintenance of auto camps in unincorporated areas, to provide for the inspection and supervision thereof," Chapter 214, of the state of California, Statutes of 1931, or in an Act entitled, "An Act regulating the sanitation and ventilation in and at camps where five or more persons are employed; and providing a penalty for the violation thereof," Chapter 182, state of California, Statutes of 1913, and amendments thereto, nor does this chapter apply to any supervised public park or public camp or picnic ground owned, operated and/or maintained by the federal government, the state of California or any agency of the state or by any political subdivision or municipality. (Ord. 222 § 5, 1942).

7.08.060 Garbage receptacles.

An adequate number of covered metal water-tight and fly-tight depositories for garbage and rubbish shall be provided and shall be conspicuously and conveniently located in every house court and tent camp space. (Ord. 222 § 6, 1942).

7.08.070 Camping space ground area.

Each camping party shall be allowed usable ground space of not less than five hundred square feet. (Ord. 222 § 7, 1942).

7.08.080 Accumulation of offensive matter prohibited.

Every building, structure, camp car, trailer, tent or other habitation in a house court or tent camp space and all of the premises of every house court or tent camp space shall be kept clean and sanitary in every part and free from all accumulation of debris, filth, rubbish, garbage or other offensive matter. (Ord. 222 § 8, 1942).

7.08.090 Building maintenance—Good repair required.

It shall be the duty of the owner or person legally in charge of the land upon which any house court or tent camp space is located or of the operator or person in charge of such house court or tent camp space to see that all of the buildings, structures, tents and equipment in connection therewith, are maintained in good repair and that the habitations are in such condition as to afford protection to the occupants against elements and so as to exclude dampness in inclement weather. The roofs shall be kept waterproof and all storm or casual water properly drained and conveyed therefrom to the street sewer, storm, drain or street gutter, or otherwise disposed of in a manner so as to not create an unsanitary condition. (Ord. 222 § 9, 1942).

7.08.100 Habitation constructed of refuse materials prohibited.

No habitations or shelters constructed of shacks, rugs, boxes, cans, weeds or refuse material of any objectionable nature, or any combination of the foregoing, shall be permitted in any house court or tent camp space and it shall be the duty of the owner or person legally in charge of the land upon which any house court or tent camp space is located or of the operator or person in charge of such house court or tent camp space where any such construction exists to have it removed from the premises or demolished. (Ord. 222 § 10, 1942).

7.08.110 Water supply.

A supply of water safe for human consumption shall be provided in ample quantity to meet all requirements of the maximum number of persons using such house court or tent camp space at any one time. The water supply shall be easily obtainable from its source, or through a pipe distribution system from which faucets shall be located not more than one hundred fifty feet from any house court or tent camp space within such ground. If the water supply is obtained from a well the wells must be properly covered so that water may not be dipped therefrom, also be properly banked so that surface water cannot drain thereinto. (Ord. 222 § 11, 1942).

7.08.120 Outdoor fires.

No fires shall be at any time so located as to endanger automobiles or other property in any house court or tent camp space. No fires shall be left unattended at any time on the exterior premises of any house court or tent camp space and all campfires shall be completely extinguished before camping party leaves. (Ord. 222 § 12, 1942).

7.08.130 Sewage and garbage disposal.

All sewage effluent, garbage and rubbish from every house court and tent camp space shall be disposed of in a sanitary manner in such a way as to meet with the approval of the health department. (Ord. 222 § 13, 1942).

7.08.140 Toilet requirements.

At least one privy, or water closet or chemical type toilet, as approved by the health department, must be provided at every house court or tent camp space for each sex for every ten apartments, tents, camp cars, trailers, or other habitations. No house court habitation, or habitation in a tent camp space, shall be a greater distance from both men's and women's toilets than two hundred feet. The location of all toilets shall be plainly indicated by proper signs. The interior of all toilet buildings shall be kept clean and properly lighted and ventilated and from sunset to sunrise a proper light shall be kept burning in all public toilet buildings in house courts and tent camp spaces. (Ord. 222 § 14, 1942).

7.08.150 Privies.

Every privy now existing, or hereafter erected in a house court or tent camp space, shall be constructed or reconstructed in a substantial manner of durable materials and all cracks or ventilating openings in the structure shall be effectively battened or covered with wire screening not larger than number sixteen mesh. Every such structure shall be equipped with a full sized door and the door shall be equipped with a spring or similar device or so hung, that it will close tight of its own accord when not in use. Hinged covers shall be placed over all seat holes and so installed that they will close tight over the seat holes of their own accord when not in use.

Pits for such privies shall be of adequate depth and the structures shall be placed over them in such a manner as to prevent the ingress and egress of flies. All privy pits shall be provided with ventilator openings directly into the pit and such openings shall be effectively screened with wire screening not larger than number sixteen mesh. When the excreta in any privy comes within two feet of the surface of the pit it shall be filled with earth.

All nonconforming privies which are not reconstructed to meet the requirements hereinbefore set forth shall be demolished by the owners and the pits shall be properly disinfected, and filled with earth.

No privy hereafter constructed or moved shall be set within twenty-five feet of any human habitation or within fifty feet of any place where food for human consumption or a well is located in a house court or tent camp space. The health department shall have power to prescribe additional regulations as may be necessary. (Ord. 222 § 15, 1942).

7.08.160 Sinks.

A sufficient number of public slop hoppers or sinks shall be provided at all house court or tent camp spaces and shall be connected with an adequate sanitary disposal system. (Ord. 222 § 16, 1942).

7.08.170 Persons with contagious diseases.

It shall be the duty of the owner or resident caretaker of any house court or tent camp space to report immediately to the health officer, whereupon it shall be the duty of the health officer to examine or cause to be examined such person afflicted with, such infectious or contagious disease and cause such person to be isolated or removed from the house court or tent camp space whenever the same may be necessary for the protection of public health, and in accordance with the rules and regulations of the health department and the state department of public health. (Ord. 222 § 17, 1942).

7.08.180 General requirements.

In addition to the other requirements in this chapter set forth, all buildings, structures or tents under or intended or designed to be used for human habitation hereafter erected in any house court or tent camp space shall meet the following minimum requirements and it shall be the duty of the owner or person legally in charge of the land upon which the house court or tent camp space is located or of the operator or person in charge of such house court or tent camp space to see that the following requirements are complied with:

(1) A clear air space of at least twelve inches shall be maintained between the ground and the lower edge of the floor of any building in a house court and the entire space under the building from the level of the floor to the ground must be enclosed, except that a sufficient number of ventilating screens or lattices must be provided to properly ventilate underneath the building. The provisions of this paragraph shall not apply to masonry floors laid directly on the ground.

(2) All floors, exterior and interior walls and ceilings and roofs of house court buildings shall be constructed of a good grade lumber or other impervious material and shall be kept sanitary at all times.

(3) Every house court sleeping room must have a floor area of at least eighty square feet and not less than seven feet in width at any point within that portion of the room for computing the minimum area of eighty square feet; and every living room, sleeping room or kitchen in a house court building must have a ceiling height of at least eight feet. Attic rooms or rooms where sloping ceilings occur, must have the prescribed ceiling heights in not less than one-half the area of the room.

(4) Every living room, sleeping room or kitchen in every house court building shall be provided with windows, the area of which shall be equal at least to one-eighth of the floor area except that in no event shall the aggregate window area of any living room, sleeping room or kitchen be less than twelve square feet.

(5) The windows of all rooms in house courts must open on to unobstructed areas of adequate dimensions, located on the same lot as the house court building they were designed to serve, and must be arranged so that at least one-half of their required aggregate area can be opened unobstructed.

(6) If a kitchen is provided in any house court building, it must be equipped with running water and a sink, if running water is available, and the drainage from such sink must be disposed of in a sanitary manner.

(7) No toilet room shall be permitted to open directly into a kitchen or other room in which food is prepared or stored.

Anything in this chapter to the contrary notwithstanding, the health officer may grant special exception permits in isolated localities where the application of this chapter or any of the provisions thereof, would, in his discretion, be impracticable or unnecessary. (Ord. 222 § 18, 1942).

7.08.190 Guest registration required.

It shall be the duty of the owner or person legally in charge of land upon which any house court or tent camp space is located, or of the operator of or person legally in charge of such house court or camp space, to register all guests, take the license number of automobiles and trailers and to keep a registration book of the same which shall be open to inspection at any time by the health officer, his deputies and assistants and other county law enforcement officers. (Ord. 222 § 19, 1942).

7.08.200 Enforcement duty.

It shall be the duty of the owner or person legally in charge of the land upon which any house court or tent camp space is located or of the operator or person legally in charge to see that all of the provisions of this chapter are complied with. (Ord. 222 § 20, 1942).

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 18.102 GENERAL PROVISIONS AND EXCEPTIONS

18.102.017 Recreational vehicle use as temporary living quarters.

A recreational vehicle may be used as temporary living quarters during a period of construction of a primary residence or other primary use structure in any district, provided such use is clearly temporary for the period of time indicated on the approved building permit for the residence/primary use structure. (Ord. 467-AE § 5, 2009).

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