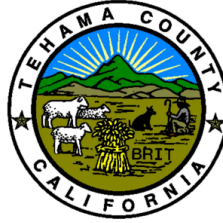


TEHAMA COUNTY PLANNING COMMISSION



Board Chambers
Time: 9:00 AM
Location: Board Chambers
Administration Building
727 Oak Street, Red Bluff, CA 96080
<https://tehamacounty.legistar.com/Calendar.aspx>

AGENDA FOR THURSDAY, NOVEMBER 20, 2025

DATE: Thursday, November 20, 2025
TIME: 9:00 AM
LOCATION: BOARD CHAMBERS
ADMINISTRATION BUILDING
727 OAK STREET
RED BLUFF, CALIFORNIA 96080

Members of the public who are unable to attend in person may participate, listen and watch in the following ways:

- 1) To participate in the Board meeting, the public may listen and comment over the phone by calling: (530) 212-8376, conference code 933876. Press 5* to raise your hand to comment.
- 2) Members of the public who are unable to attend in person may watch and listen via the web at: <https://tehamacounty.legistar.com/Calendar.aspx>. To comment on an upcoming agenda item, call (530) 212-8376, conference code 933876. Press 5* to raise your hand to comment at the time the item is called.

The audio and live video streaming is being offered as a convenience. The Board meeting will continue even if there is a disruption. If there is a disruption, the public is encouraged to consider an alternate option listed above. If you have trouble connecting or accessing the meeting, contact the Board office for assistance at (530) 527-4655.

Use of Cell Phones During Meetings: The Commission appreciates your cooperation in turning off or muting all cell phones during the meeting.

Recording Device used to record the meeting.

I. PLEDGE OF ALLEGIANCE**II. CITIZENS CONCERNS**

This time is set aside for citizens to address the Planning Commission on any item of interest to the public that is within the subject matter jurisdiction of the Commission. No action may be taken on any item not appearing on the agenda unless the action is otherwise authorized by Government Code Section 54954.2(b) (typically, this applies to items meeting criteria as an off-agenda emergency). The Chair reserves the right to limit each speaker to five (5) minutes. Disclosure of a speaker's identity is purely voluntary during the public comment period.

III. MINUTES OF THE MEETING**1. APPROVAL OF SEPTEMBER 18, 2025, PLANNING COMMISSION MEETING 25-1985**

A. Approval of September 18, 2025, Planning Commission Meeting Minutes

2. APPROVAL OF OCTOBER 16, 2025, PLANNING COMMISSION MEETING 25-1993

A. Approval of October 16, 2025, Planning Commission Meeting Minutes.

IV. REGULAR ITEM**3. USE PERMIT #24-02; VERIZON WIRELESS - BEEGUM 25-1887**

Staff recommend the Planning Commission:

- A. Public Hearing - Conduct a public hearing to consider Use Permit #24-02 and the associated Mitigated Negative Declaration.
- B. Move that Planning Commission approve the Findings in Attachment D for Use Permit #24-02; including the CEQA Findings for the adoption of the Mitigated Negative Declaration; and
- C. Move that the Planning Commission approve Use Permit #24-02 subject to the Conditions in Attachment E, and the associated Mitigated Negative Declaration.

4. ENVIRONMENTAL HEALTH / CODE ENFORCEMENT - Hearing on Notice Issued by the Enforcing Officer in Public Nuisance Enforcement Action Against the Premises [25-1958](#)

- A) HEARING - Planning Commission shall hold an administrative hearing to determine whether the conditions existing on the property constitute a public nuisance under Chapter 10.16(Code) of the Tehama County Code

Owner: Georgina Cardenas
Site Address: 8471 Hwy 99W, Gerber
APN: 063-140-009 (District 4)

- B) RESOLUTION - Request adoption of a Resolution declaring the existence of a public nuisance on the property is a use or condition of the property in violation of Tehama County Code 10.16; is unsafe or detrimental to public health, safety, and/or welfare; ordering abatement thereof; and directing an itemized accounting of the costs incurred in abating the nuisance.

**5. ENVIRONMENTAL HEALTH / CODE ENFORCEMENT - Hearing on [25-1959](#)
Notice Issued by the Enforcing Officer in Public Nuisance
Enforcement Action Against the Premises**

- A) HEARING - Planning Commission shall hold an administrative hearing to determine whether the conditions existing on the property constitute a public nuisance under Chapter 10.16(Code) of the Tehama County Code

Owner: Sami J Chartouni
Site Address: 500 Royal Lane, Red Bluff
APN: 039-281-007 (District 3)
Case No: CE-25-131

- B) RESOLUTION - Request adoption of a Resolution declaring the existence of a public nuisance on the property is a use or condition of the property in violation of Tehama County Code 10.16; is unsafe or detrimental to public health, safety, and/or welfare; ordering abatement thereof; and directing an itemized accounting of the costs incurred in abating the nuisance.

V. OTHER MATTERS

6. DISCUSSION SESSION - DIRECTOR OF PLANNING 25-1930

- A. Discussion - To review and receive input regarding the Planning Commission, Chairperson, Vice-Chair, and Ground Water Ad-Hoc committee.
B. Discussion and possible direction to staff.

VI. DIRECTOR COMMENTS

VII. ADJOURN

NOTE:

Any written materials related to an open session item on this agenda that are submitted to the

Planning Department less than 72 hours prior to the Planning Commission Meeting, and that are not exempt from disclosure under the Public Records Act, will promptly be made available for public inspection at the Tehama County Planning Department, 444 Oak Street, Room "I", Red Bluff, California, during normal business hours.

Anyone wishing to appeal a decision of the Planning Commission may do so within 10 calendar days for Use Permits and Tracts (Subdivisions). A \$575.00 filing fee (\$745.00 filing fee if appealing a Public Works condition) must be submitted with the letter of appeal. Requests for a re-hearing must be submitted within 5 calendar days for General Plan Amendments and Rezones. The appeal/request with fees must be submitted to: Tehama County Clerk of the Board of Supervisors, P.O. Box 250, 633 Washington Street, Room 12, Red Bluff, CA 96080.

Postmarks will not be accepted.

MINUTES, AGENDAS, and AGENDA MATERIAL are available on our website at <https://tehamacounty.legistar.com/Calendar.aspx>