



PLANNING DEPARTMENT COUNTY OF TEHAMA

STAFF REPORT

DATE: December 4, 2025

TO: Tehama County Planning Commission

FROM: Jessica Martinez, Director of Planning

SUBJECT: **PUBLIC HEARING RECOMMENDING THE APPROVAL OF REZONE NO. 25-02 AMENDING THE TEHAMA COUNTY ZONING CODE; CHAPTER 17.81 ADMINISTRATIVE PERMIT AGRICULTURE TOURISM USES TEXT AMENDMENT, TO THE BOARD OF SUPERVISORS FOR ADOPTION**

BOARD OF SUPERVISORS DIRECTION

Under future agenda items on December 12, 2023, Board of Supervisors meeting Supervisor Nolen requested a study session to discuss possible amendments to Tehama County Code Chapter 17.81. On January 9, 2024, Senior Planner, Jessica Martinez was given direction to bring the item to the Planning Commission for further review and consideration. On July 22, 2025, Supervisor Jones requested a study session to look at allowing Farmers to sell food directly to consumers in the Farm to Fork Corridor.

SUMMARY:

At the Planning Commission meeting on August 21, 2025, a Study/Discussion Session was held to review the Administrative Permit Agriculture Tourism Ordinance. The Planning Commission received input from the public and staff. Direction was given to staff to expand the uses to allow all zones in the current Administrative Permit Agriculture Tourism Ordinance to be permitted to sell prepared foods. In addition, the Planning Commission requested to add the A-Animal Raising Combining District.

PROPOSED AMENDMENTS:

The purpose and intent of the requested countywide ordinance (Rezone #25-02) is to modify Chapter 17.81 Administrative Permit Agriculture Tourism Uses of the Tehama County Zoning Code, expanding the uses permitted and adding the A-Combining District.

The expanded use is to allow prepared foods to be sold directly to the consumer with a minimum of 25 percent of all food products used for the purpose of selling prepared foods shall be grown, harvested, raised or similar procedure within Tehama County.

The Tehama County Zoning Code Chapter 17.48 A-Animal Raising Combining District is permitted to have Animal husbandry and livestock farming, as follows: not more than one horse, cow or similar livestock per acre of land, Poultry and rabbit farming; provided, that such operations for commercial purposes shall be confined within enclosed structures, and further provided that poultry farms meet the standards and requirements of Chapter 17.82, and Sale of Agricultural products produced on the premises an sign of not more than four square feet

advertising of such sales (Chapter 17.48.020(B)(C)(D). Therefore, adding the A-Combining District would be consistent with the Zoning Code and the General Plan.

The format of the mark-up version of the proposed text rezone and ordinance includes wording that is proposed to be added by red underlined text.

GENERAL PLAN CONSISTENCY:

The surrounding land uses consist of Rural Large Lot, Rural Small lot, Valley floor Ag/Capay, Upland Ag, Valley Floor Ag, General Plan Land Use Designations. It should be noted that crops, orchards and other common agricultural activities are permitted uses under the A-combining District designated land uses. The new land use and zoning designation will be compatible with the surrounding uses

ENVIRONMENTAL ASSESSMENT:

The proposed amendments to the Tehama County zoning code (Rezone No. 25-02) are consistent with various policies and implementation measures of the Tehama County General Plan (2009-2029). The proposed action is not subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15061(b)(3). The expansion of existing permitted uses and the addition of the A-Combining Zoning District that is permitted to have animal husbandry and livestock farming and sale of agricultural products produced on the premises would not have an impact on the environment.

PUBLIC NOTICE:

A public hearing notice addressing the proposed ordinance changes to Chapter 17.81 Administrative Permit Agriculture Tourism uses was published in the Daily News on November 15, 2025

RECOMMENDATION:

Staff recommends the Planning Commission taking the following actions:

- A. Public Hearing – Conduct a public hearing to receive public input.**
- B. Move to Recommend that the Board of Supervisors find that the project is exempt from CEQA pursuant to CEQA guidelines Section 15061(b)(3) and adopt the Findings relative to CEQA in the staff report;**
- C. Move to recommend that the Board of Supervisors adopt the findings in the staff report, and the Ordinance in Attachment A for Text Rezone #25-02.**

ATTACHMENTS

- A. Draft Ordinance (Text Rezone No. 25-02); Chapter 17.81 Administrative Permit Agriculture Tourism**