

# 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, FEBRUARY 19, 2026

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DATE: THURSDAY, FEBRUARY 19, 2026  
TIME: 9:00 AM  
LOCATION: BOARD CHAMBERS  
ADMINISTRATION BUILDING  
727 OAK STREET  
RED BLUFF, CA 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 MINUTES - December 4, 2025, Planning Commission Minutes 26-0199**  
  - A. Waive the reading and approve the minutes of the regular meeting held 12/4/2025

**IV. OTHER MATTERS**

- 2. 2026/27 NOMINATION OF CHAIR AND VICE-CHAIR 26-0202**  
 Nomination and Appointment of Planning Commission Chairperson and Vice-Chairperson 2026/27.  
  - A. Nomination of Chairperson for the 2026/27 year.
  - B. Nomination of Vice-Chairperson for the 2026/27 year.
- 3. DISCUSSION SESSION - DIRECTOR OF PLANNING 26-0210**  
  - A. To review and discuss the Ground Water Ad-Hoc Committee.
  - B. Discussion and possible direction for staff.

**V. REGULAR ITEM**

- 4. REZONE #25-02; ADMINISTRATIVE PERMIT AGRICULTURE TOURISM 25-2068**  
 Staff recommends the Planning Commission take the following actions:  
  - A. Public Hearing - Conduct a public hearing to receive input from public
  - 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.

**VI. PUBLIC HEARING**

**5. ENVIRONMENTAL HEALTH / CODE ENFORCEMENT - Hearing on [25-2222](#)  
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: Kristin M McDaniel  
 Site Address: 18975 Jewell Rd., Cottonwood  
 APN: 006-140-005 (District 3)  
 Case No: CE-25-29

- 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.

**VII. DIRECTOR COMMENTS**

**VIII. 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>





# Tehama County

## Agenda Request Form

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**File #:** 26-0199

**Agenda Date:** 2/19/2026

**Agenda #:** 1.

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### **APPROVAL OF MINUTES - December 4, 2025, Planning Commission Minutes**

#### **Requested Action(s)**

A. Waive the reading and approve the minutes of the regular meeting held 12/4/2025

#### **Financial Impact:**

None

#### **Background Information:**



Tehama County Planning Department  
Thursday, December 4, 2025, 9:00 AM  
Planning Commission Meeting Minutes

Time: 9:00 AM  
Location: Board Chambers  
Administration Building  
727 Oak Street,  
Red Bluff, CA 96080

<https://tehamacounty.legistar.com/Calendar.aspx>  
Board Chambers

**MINUTES OF THE MEETING HELD:** THURSDAY, December 4, 2025

**LOCATION:** BOARD CHAMBERS  
ADMINISTRATION BUILDING  
727 OAK STREET  
RED BLUFF, CA 96080

**COMMISSIONERS PRESENT:** Miranda, Halpin, Patrick, Harris

**COMMISSIONERS ABSENT:** None

**STAFF PRESENT:** Jessica Martinez, Director of Planning  
Brittany Ziegler, County Counsel  
Melinda Touvell, Administrative Sec. III

I. **PLEDGE OF ALLEGIANCE**  
Pledge of Allegiance was led by Commissioner Jones.

II. **CITIZENS CONCERNS**  
None

III. **OTHER MATTERS**

**1. NOMINATION OF CHAIR AND VICE-CHAIR**

Nomination and Appointment of Planning Commission Chairperson and Vice Chairperson 2025/26.

A motion was made by Commissioner Jones to nominate Vici Miranda for Chair.  
A motion was made by Commissioner Patrick to nominate Lesa Harris for Vice-Chair.

**RESULT:** APPROVE  
**MOVER:** Commissioner Jones  
**SECONDER:** Commissioner Patrick  
**AYES:**Harris, Miranda, Jones, Patrick

**IV. MINUTES OF THE MEETING**

**2. APPROVAL OF MINUTES - NOVEMBER 20, 2025, PLANNING COMMISSION**

A. Waive the reading and approve the minutes of the regular meeting held November 20, 2025.

A motion was made by Commissioner Jones;

**RESULT:** APPROVED  
**MOVER:** Karen Jones  
**SECONDER:** Lesa Harris  
**AYES:**Harris, Miranda, Jones, Patrick

**V. PUBLIC HEARING**

**4. GPA #24-01; TEHAMA COUNTY HOUSING ELEMENT 2024-29 UPDATE**

Staff recommend the Planning Commission take the following actions:

- A. Public Hearing - Conduct a public hearing to receive input from public.
- B. Move to recommend 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 and as contained in the Board of Supervisors Resolution (Attachment A);
- C. Move to recommend the Board of Supervisors adopt the findings and approve the GPA #24-01 for the 2024-2029 Tehama County Housing Element Update.

Jessica Martinez, Director of Planning, presented GPA #24-01; Housing Element. Director Martinez shared a power point presentation with the Commissioners.

Chair Miranda opened public hearing.

Chair Miranda closed public hearing.

Commissioner Patrick made a motion to approve Item B:

**RESULT: Item B:** APPROVED  
**MOVER:** Commissioner Patrick  
**SECONDER:** Commissioner Jones  
**AYES:**Harris, Miranda, Jones, Patrick

Commissioner Patrick made a motion to approve Item C:

**RESULT: Item C: APPROVED**  
**MOVER:** Commissioner Patrick  
**SECONDER:** Commissioner Harris  
**AYES:**Harris, Miranda, Jones, Patrick

### **3. REZONE #25-01; AMENDING GENERAL PROVISIONS CHAPTER 17.08**

Staff recommend the Planning Commission take the following action:

- 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 the Board of Supervisors adopt the findings and approve Rezone #25-01; Chapter 17.08 General Provisions.

Jessica Martinez, Director of Planning, presented the rezone #25-01; Amending the General Provisions Chapter 17.08.

Chair Miranda opened public hearing  
Chair Miranda closed public hearing

Commissioner Harris made a motion to approve Item B:

**RESULT: Item B: APPROVED**  
**MOVER:** Commissioner Harris  
**SECONDER:** Commissioner Jones  
**AYES:**Harris, Miranda, Jones, Patrick

Commissioner Jones made a motion to approve Item C:

**RESULT: Item C: APPROVED**  
**MOVER:** Commissioner Jones  
**SECONDER:** Commissioner Patrick  
**AYES:**Harris, Miranda, Jones, Patrick

### **5. REZONE #25-02; ADMINISTRATIVE PERMIT AGRICULTURE TOURISM**

Staff recommend the Planning Commission take the following actions:

- A. Public Hearing - Conduct a public hearing to receive input from public
- 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.

Jessica Martinez, Director of Planning, presented Rezone #25-02; Administrative Use Permit Agriculture Tourism.

Chair Miranda opened the public hearing;

Chip Gracey, a resident, spoke on the item and gave his facts and shared ideas on how to amend the code for Agriculture Tourism. Mr. Gracey passed a copy of his proposed amendment to the commissioners.

Commissioner Patrick stated that the best form of action would be to form an Ad-Hoc committee which would allow the committee a chance to review and write the correct wording needed for the proposed amendment.

Commissioner Jones asked how the roads will be impacted and feels this needs to be addressed in the amendment.

Andrew Grady, a resident of the community, shared his thoughts and ideas on the amendment of the Agricultural Tourism permit.

Rob Burroughs, District 1 Supervisor, stated we need to look at this as a good opportunity to allow the residents in our community to make a living and keep the money in our county.

Tia Branton, Environmental Health Director, stated in the community the answer is always a no, so then people do it illegally. Ms. Branton stated she wants to offer her support.

Chair Miranda closed the public hearing;

Commissioner Patrick made a motion to table the item to form an Ad-Hoc committee and bring back the item at February 19, 2025, Planning Commission Meeting.

**RESULT:** TABLED  
**MOVER:** Commissioner Patrick  
**SECONDER:** Commissioner Harris  
**AYES:** Harris, Miranda, Jones, Patrick

**VI. DIRECTOR COMMENTS**

Director Martinez stated the December 18, 2025, Planning Commission Meeting will be cancelled and there are rumors the Cottonwood Travel Center has been approved and it has not.

**VII. ADJOURN**

Meeting concluded at 9:56 AM.



# Tehama County

## Agenda Request Form

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**File #:** 26-0202

**Agenda Date:** 2/19/2026

**Agenda #:** 2.

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### 2026/27 NOMINATION OF CHAIR AND VICE-CHAIR

#### **Requested Action(s)**

Nomination and Appointment of Planning Commission Chairperson and Vice-Chairperson 2026/27.

- A. Nomination of Chairperson for the 2026/27 year.
- B. Nomination of Vice-Chairperson for the 2026/27 year.

#### **Financial Impact:**

None at the time.

#### **Background Information:**

[Click here to enter Background Info.](#)



# Tehama County

## Agenda Request Form

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**File #:** 26-0210

**Agenda Date:** 2/19/2026

**Agenda #:** 3.

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### **DISCUSSION SESSION - DIRECTOR OF PLANNING**

#### **Requested Action(s)**

- A. To review and discuss the Ground Water Ad-Hoc Committee.
- B. Discussion and possible direction for staff.

#### **Financial Impact:**

None

#### **Background Information:**

[Click here to enter Background Info.](#)



# Tehama County

## Agenda Request Form

**File #:** 25-2068

**Agenda Date:** 2/19/2026

**Agenda #:** 4.

### **REZONE #25-02; ADMINISTRATIVE PERMIT AGRICULTURE TOURISM**

#### **Requested Action(s)**

Staff recommends the Planning Commission take the following actions:

- A. Public Hearing - Conduct a public hearing to receive input from public
- 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.

#### **Financial Impact:**

None at this time

#### **Background Information:**

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.



# 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**

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### 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 permit 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**

## Chapter 17.81 ADMINISTRATIVE PERMIT AGRICULTURE TOURISM USES

### 17.81.010 Purpose.

The purpose of this chapter is to actively promote outdoor recreation opportunities such as agritourism, agri-nature-tourism, and similar uses that encourage and support agriculture in Tehama County. The ministerial administrative permit process is intended to allow the proper integration of such uses into the community, only if such uses are designed or arranged on the site in accordance with established development standards of this title and policies of the general plan. This chapter is intended to implement the 2009-2029 Tehama County General Plan Policy OS-9.4.

(Ord. No. 1972, § 20, 10-23-2012)

### 17.81.020 Administrative permit—Process.

- A. Applicants may apply for an administrative permit for an agritourism, agri-nature-tourism, Geotourism, glamping, agricultural homestay, ~~sale of prepared food~~ or environmental learning tourism use on lands within the AG-1, AG-2, AG-3, AG-4, NR, ~~A-Combining District (5-acre minimum)~~ and GR zoning districts, if such use is consistent with the Administrative Permit application requirements and administrative permit standards and criteria set forth in this chapter. In the event that the proposed use or activity ~~exceeds- does not comply with~~ the standards and requirements of this chapter, the applicant shall be required to obtain a use permit under Chapter 17.70.
- B. Application for an administrative permit shall be made in writing by the owner or authorized occupant of the property on a form prescribed by the director of planning. The application shall be accompanied by a fee, as set by the board of supervisors, and plans showing the details of the site and the proposed use or activity.
- C. Prior to issuance of any administrative permit, the proposed use or activity and site plans shall be reviewed by ~~the affected- relevant~~ county departments and other ~~affected~~ public agencies to ascertain compliance with all applicable laws, policies, codes and regulations.
- D. Administrative permits under this chapter shall be issued only upon a determination by the director of planning that: the agritourism, agri-nature-tourism, Geotourism, glamping, agricultural homestay, ~~sale of prepared food~~, or environmental learning tourism use described in the application for the permit and the plans filed therewith conform to the requirements of this chapter and other applicable laws, regulations, and ordinances; ~~;~~ and that the fee has been paid.

(Ord. No. 1972, § 20, 10-23-2012)

### 17.81.030 Administrative permit—Notice and appeals.

- A. A public hearing shall not be required ~~on any application~~ for an administrative permit prior to action being taken by the director of planning ~~to approve or deny- approving or denying~~ the application.
- B. Upon the director of planning's ~~action to approve or deny- approval or denial of~~ an administrative permit pursuant to this chapter, ~~the Department shall notify by mail~~ all property owners within one thousand feet of the project parcel, and the applicant, ~~shall be notified by mail~~ of the director of planning's action. The notice

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shall include the location and general description of the proposed use that may be established upon the issuance of the administrative permit. The notice shall inform the property owners and applicant of their right to appeal the approval or denial of the administrative permit to the planning commission.

- C. Appeal of the ~~action to approve or deny approval or denial of~~ an administrative permit under this chapter by the director of planning shall be made in writing to the planning commission and submitted to the planning department within ~~twenty~~ ten days of the date the notification is mailed to the property owners and applicant pursuant to subdivision B. The written appeal shall be accompanied by an appeal fee ~~prescribed as set~~ by the board of supervisors.
- D. Following a public meeting, notice of which shall be given in the manner provided in subdivision B, the planning commission may affirm, modify or reverse the action of the director of planning, based upon the standards and requirements set forth in this chapter.
- E. The decision by the planning commission to affirm, modify or reverse the action of the director of planning may be appealed to the board of supervisors within ten days of such action. The appeal shall be submitted in writing to the clerk of the board and accompanied by an appeal fee ~~prescribed as set~~ by the board of supervisors.
- F. Following a public meeting, notice of which shall be given in the manner provided in subdivision B., the board of supervisors may affirm, modify or reverse the action of the planning commission. Action by the board of supervisors on the appeal of an administrative permit shall be final.

(Ord. No. 1972, § 20, 10-23-2012)

#### **17.81.040 Administrative permit—Time limits.**

- A. In any case where an administrative permit has not been used within one year after the date of ~~granting thereof final approval, then, without further action by the director of planning,~~ the administrative permit granted shall be null and void without further action by the director of planning.
- B. In any case where an active administrative permit has been abandoned for a period of six months, the administrative permit shall be deemed null and void.
- C. The director of planning may approve one extension of the time limits set forth in this section for an approved administrative permit, for up to eighteen additional months after notice is given in the same manner as the original approval, if the director finds that such extension is consistent with the purposes of this chapter.

(Ord. No. 1972, § 20, 10-23-2012)

#### **17.81.050 Administrative permit—General provisions.**

An administrative permit may be issued under this chapter for the following uses:

- A. Limited agritourism, agri-nature-tourism, Geotourism, glamping, agricultural homestay, sale of prepared food and environmental learning tourism uses, as defined in Chapter 17.04, in accordance with the development standards established by this Chapter, shall be permitted when conducted in compliance with ~~all of~~ the following:
  - 1. ~~The daily use or activity is limited to an average of fifteen persons per day with a maximum of one hundred six in any week (not counting employees). If averages are used, they must be on a per week basis.~~

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Examples of limited agritourism and agri-nature tourism uses and activities to which this chapter applies may include, but are not limited to, star-gazing, educational and interpretive seminars, clinics, tours, and walks, horseback riding (which may include trail riding instruction necessary for the safety of guests, if pertinent to agritourism use), cross country skiing, picnics, gold panning, hiking, tours, working dog trials, horseback riding, wagon rides when confined to the agritourism parcel, wildlife viewing, photography, and youth exchange programs when related to an on-site agricultural operation and in accordance with agricultural homestay requirements.

- B. Larger and more frequent agritourism, agri-nature-tourism, Geotourism, glamping, agricultural homestay, sale of prepared food and environmental learning tourism uses, as defined in Chapter 17.04, including but not limited to collaborative agri-nature tourism events, petting zoos of resident animals, and hunting dog trials not involving the discharge of firearms, in accordance with the development standards established by this chapter, shall be permitted when conducted in compliance with all of the following:
- ~~1.~~ ~~A daily use or activity is limited to no more than an average of thirty five persons per day with a maximum of two hundred fifty in any given week (not counting employees). If averages are used, they must be on a per week basis.~~
  - ~~21.~~ The use or activity is conducted in accordance with the development standards established by this chapter.
  - ~~32.~~ Submittal of an agritourism facility compliance form to the Tehama County Planning Department shall be required annually for reporting of the permitted activities and events. The report shall include information on the number of participants, days of activity, and hours of operation.
- C. Agricultural activities associated with a non-profit agricultural youth group project or projects shall not require an administrative permit, but must still comply with applicable development and performance standards as established in this chapter.

(Ord. No. 1972, § 20, 10-23-2012)

### **17.81.060 Administrative permit—Development and performance standards.**

Any agritourism, agri-nature-tourism, Geotourism, glamping, agricultural homestay, sale of prepared food, or environmental learning tourism use or activity permitted under this chapter shall comply with the following standards:

- A. The primary use of the parcel on which the agritourism, agri-nature-tourism, Geotourism, glamping, agricultural homestay, sale of prepared food, or environmental learning tourism use or activity is located on shall be a farm, as defined in Food and Agricultural Code section 52262, that produces agricultural products ~~as its primary source of income~~. Uses and activities permitted under this chapter shall be ~~a secondary accessory use~~ to the primary ~~commercial~~ agricultural production use of the property.
- B. The amount of land allowed for permanent physical improvements (infrastructure and structural improvements) related to any use or activity permitted under this chapter shall be no more than ten percent of the parcel's acreage or five acres of total land area, whichever is ~~the lesser amount~~less. Permanent physical improvements do not include unpaved riding or hiking trails. If the permitted use or activity is conducted on multiple parcels, the maximum percentage of permanent physical improvement shall be separately calculated for each parcel on which the improved facilities are located, and there shall be no more than five acres cumulative physical improvement allowed on all of the parcels combined.

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(Supp. No. 23)

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- C. ~~If the use or activity generates more than 7.5 Average Daily Trips (ADTs), the~~ The following road access and maintenance requirements shall apply:
1. The permitted use or activity shall have access from a public or private road or roads which have adequate capacity for existing traffic and the traffic generated by the activity or use, as set forth in the Tehama County Land Development and Engineering Design Standards. If the use or activity is proposed to have access from a county maintained road that does not fully meet the standards set forth in the Tehama County Land Development and Engineering Design Standards, then the use or activity may only occur if the road is improved by the applicant to provide adequate capacity as described above.
  2. The use or activity shall have access from roads which are maintained. If primary access is not from a county maintained road or a state highway, then the operator of the use or activity shall participate in any existing active road maintenance organization for all privately maintained access roads. If no road maintenance organization exists, then the applicant and any other parties whose consent is legally required shall develop, execute, and record a road maintenance agreement which provides for maintenance of drainage and erosion control devices, fuel modification, and upkeep of road surfaces from at least the proponent's property to the nearest county maintained road or state highway. The road maintenance agreement provisions shall be developed by the applicant and shall:
    - i. Be in effect for the life of the project, unless said maintenance is taken over by the county, a special district, other governmental entity, or another recorded private road maintenance association with the approval of the county.
    - ii. Provide for annual maintenance and the immediate correction of emergency and hazard situations.
    - iii. Be in a form approved by the director of planning and county counsel.
- D. Any exterior activities for permitted uses and activities hereunder shall not commence prior to seven o'clock a.m. and shall cease by ten o'clock p.m. The director of planning may grant exceptions to these hours of operation on a case by case basis, through the administrative permit process, for specific uses which are time sensitive, including, but not limited to, bird-watching, when the director of planning makes the finding that the amended hours will not adversely impact neighbors or the public.
- E. If the use or activity is immediately adjacent to a commercial poultry operation, there shall be no exterior lights for the use or activity (except as minimally necessary for public safety, as determined by the director of planning) and there shall be no organized activities after sunset. The director of planning may waive these requirements upon determining that such waiver will not adversely affect the poultry operation, and shall consider any written comments or agreements submitted by the operator of the poultry operation. This standard shall not apply if the permitted use or activity is established before a poultry operation is established on the adjacent property.
- F. The use or activity shall not employ more than one employee per acre, up to a maximum of five total employees, on-site at any one time. This limit does not include family members, as defined in Section 1.04.205, or employees solely of the agricultural operation. The director of planning may grant limited exceptions to the number of employees allowed at an operation on a case by case basis, through the administrative permit process, for specific uses which may occasionally require more employees, when the director of planning makes the finding that the increased number of employees will not adversely impact neighbors or the public.
- G. The permitted operator of the use or activity, or their authorized agent, shall be personally present onsite at all times throughout the duration of the use or activity.

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- H. Petting zoos of resident animals shall have a minimum of one-third mile buffer from adjacent properties.
  - I. Permitted uses or activities shall be limited to the parcel or parcels identified in the application. Parcel boundaries and no trespassing signs shall be clearly posted by the operator.
  - J. Permitted uses or activities shall have adequate provisions for sewage disposal (permanent or temporary) as determined by the Tehama County Department of Environmental Health.
  - K. The use or activity shall have adequate provisions for potable water as determined by the Tehama County Department of Environmental Health.
  - L. The use or activity shall have adequate on-site parking for all employees and participants.
  - M. Any new exterior lighting installed related to a permitted use or activity shall be designed to illuminate the immediate vicinity and shall not be visible off site.
  - N. An agricultural homestay shall meet all of the following requirements:
    - 1. The parcel on which an agricultural homestay is proposed shall be ~~twenty~~ five acres in size or greater.
    - 2. The agricultural homestay is located in an existing dwelling, occupied by one or more residents, on a full-time basis, as their primary domicile.
    - 3. The primary purpose of the homestay establishment is the guest's education and active participation in the on-site agricultural activities.
    - 4. The agricultural homestay shall comply with all of the requirements for a bed and breakfast under Section 17.08.010, subdivision (j).
    - 5. The operator shall obtain and maintain a valid Transient Occupancy Registration Certificate under Chapter 4.24.
  - O. A glamping use or activity shall meet all of the following requirements:
    - 1. The parcel on which glamping is proposed shall be ~~twenty~~ five acres in size or greater.
    - 2. The glamping operation shall be located on property containing an existing dwelling occupied by one or more residents, on a full-time basis, as their primary domicile.
    - 3. The glamping operation has not more than six guest units and accommodates not more than fifteen guests. Any activities or events that involve more than fifteen guests at a glamping establishment are prohibited.
    - 4. The glamping operation serves meals only to its registered guests and serves meals at any time, and with respect to which the price of meals is included in the price of the overnight transient occupancy accommodation.
    - 5. The glamping operation conforms to all building codes, fire codes, and American Disabilities Act and other accessibility requirements.
    - 6. The operator shall obtain and maintain a valid Transient Occupancy Registration Certificate under Chapter 4.24.
  - P. In the event that a use or activity permitted hereunder is proposed in an area where there is regular agricultural spraying, the director of planning shall consider during the project review process the location of the use or activity in light of the types of chemicals commonly used in the immediate vicinity, the frequency of application and recommendations from department of pesticide regulation for the chemicals that are applied. If it is determined that there is significant health risk to future

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employees or participants in the use or activity, the permitted location shall include sufficient land to provide an adequate buffer between the use or activity and any agricultural spraying activity.

Q. Farm to fork preparation and sales shall meet all of the following requirements:

1. 33 percent of all food products used for the purpose of selling prepared foods shall be grown, harvested, raised or similarly produced within Tehama County. Operator shall maintain sourcing records available for county review.
2. Shall comply with the California Retail Food Code and obtain approvals from the Tehama County Environmental Health.
3. Management Plan. Owner/operator shall maintain a management plan that includes but is not limited to all applicable conditions of approval, approved administrative permit and plot plan, traffic management plan, exhibit map showing all close surrounding sensitive receptors, and all other operational limitations. A copy of the management plan shall be provided to the planning department and must be available for on-site inspections at all times.
4. Noise Control. Noise shall never create a nuisance for any sensitive receptor. Outdoor amplified music and speech shall not be allowed after 10:00 p.m.
5. Traffic and Circulation. The administrative permit shall include a traffic management plan. The traffic management plan shall be approved for traffic safety by the department of public works. The traffic management plan shall include the following requirements and standards:
  - a. Approved access conforming to county improvement standards as determined by the public works department.
  - b. Adequate ingress and egress shall be provided for all emergency vehicles to satisfaction of the Tehama County Fire Department and Public Works Department.
  - c. A traffic control plan to ensure an orderly and safe arrival, parking departure of all vehicles and ensure that traffic will not back-up or block private easements, county roads, intersections, or private driveways.
6. Operational Limitations. The following operational limitations apply to all agricultural tourism uses:
  - a. Agricultural tourism uses shall be accessory to the owner's primary agricultural use of property. No agricultural tourism uses will be permitted where there is no agricultural use.
  - b. Operational hours shall not exceed twelve hours per day and are limited to the hours of 9:00 a.m. and 10:00 p.m.
  - c. Permitted uses or activities shall be limited to the parcel or parcels identified in the application.
7. Setbacks. The minimum setback shall be as per the zoning code for each property.
8. Lighting. Any new exterior lighting installed related to a permitted use or activity shall be designed to illuminate the immediate vicinity and shall not shine on adjacent properties. All lighting associated with the agricultural tourism uses shall be turned off by 11:00 p.m. Parking lighting may remain on for a longer period of specified under the administrative use permit.
9. Dust Control. The administrative use permit shall control fugitive dust emissions, with fugitive dust emission control measures as, or one space for every four persons based on the maximum building occupancy, whichever is greater.

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R. Williamson Act Contract Properties. Agriculture tourism uses on Williamson Act Contract Properties shall be accessory to the agricultural use of the property. Agriculture tourism uses are permitted only when: no new permanent improvements are required; when the use does not interfere with the existing agricultural operation; and the use is otherwise in compliance with the Williamson Act Contract.

(Ord. No. 1972, § 20, 10-23-2012)

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF TEHAMA AMENDING TITLE 17 OF THE TEHAMA COUNTY CODE REGULATING THE ADMINISTRIVE PERMIT AGRICULTURE TOURISM USES**

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

**SECTION 1.** Section 17.81.020 of the Tehama County Code is hereby repealed.

**SECTION 2.** Section 17.81.020 is hereby added to the Tehama County Code to read:

17.81.020 Administrative Permit – Process.

- A. Applicants may apply for an administrative permit for an agritourism, agrinature-tourism, Geotourism, glamping, agricultural homestay, sale of prepared food or environmental learning tourism use on lands within the AG-1, AG-2, AG-3, AG-4, NR, A-Combining District (5-acre minimum) and GR zoning districts, if such use is consistent with the Administrative Permit application requirements and administrative permit standards and criteria set forth in this chapter. In the event that the proposed use or activity does not comply with the standards and requirements of this chapter, the applicant shall be required to obtain a use permit under Chapter 17.70.
- B. Application for an administrative permit shall be made in writing by the owner or authorized occupant of the property on a form prescribed by the director of planning. The application shall be accompanied by a fee, as set by the board of supervisors, and plans showing the details of the site and the proposed use or activity.
- C. Prior to issuance of any administrative permit, the proposed use or activity and site plans shall be reviewed by relevant county departments and other public agencies to ascertain compliance with all applicable laws, policies, codes and regulations.
- D. Administrative permits under this chapter shall be issued only upon a determination by the director of planning that: the agritourism, agri-nature-tourism, Geotourism, glamping, agricultural homestay, sale of prepared food, or environmental learning tourism use described in the application for the permit and the plans filed therewith conform to the requirements of this chapter and other applicable laws, regulations, and ordinances; and that the fee has been paid.

**SECTION 3.** Section 17.81.030 of the Tehama County Code is hereby repealed.

**SECTION 4.** Section 17.81.030 is hereby added to the Tehama County Code to read:

17.81.030 Administrative Permit – Notice and appeals.

- A. A public hearing shall not be required for an administrative permit prior to action being taken by the director of planning approving or denying the application.
- B. Upon the director of planning's approval or denial of an administrative permit pursuant to this chapter, the Department shall notify by mail all property owners within one thousand feet of the project parcel, and the applicant, of the director of planning's action. The notice shall include the location and general description of the proposed use that may be established upon the issuance of the administrative permit. The notice shall inform the property owners and applicant of their right to appeal the approval or denial of the administrative permit to the planning commission.
- C. Appeal of the approval or denial of an administrative permit under this chapter by the director of planning shall be made in writing to the planning commission and submitted to the planning department within ten days of the date the notification is mailed to the property owners and applicant pursuant to subdivision B. The written appeal shall be accompanied by an appeal fee as set by the board of supervisors.
- D. Following a public meeting, notice of which shall be given in the manner provided in subdivision B, the planning commission may affirm, modify or reverse the action of the director of planning, based upon the standards and requirements set forth in this chapter.
- E. The decision by the planning commission to affirm, modify or reverse the action of the director of planning may be appealed to the board of supervisors within ten days of such action. The appeal shall be submitted in writing to the clerk of the board and accompanied by an appeal fee as set by the board of supervisors.
- F. Following a public meeting, notice of which shall be given in the manner provided in subdivision B., the board of supervisors may affirm, modify or reverse the action of the planning commission. Action by the board of supervisors on the appeal of an administrative permit shall be final.

**SECTION 5.** Section 17.81.040 of the Tehama County Code is hereby repealed.

**SECTION 6.** Section 17.81.040 is hereby added to the Tehama County Code to read:

17.81.040 Administrative Permit – Time limits.

- A. In any case where an administrative permit has not been used within one year after the date of final approval, the administrative permit granted shall be null and void without further action by the director of planning.
- B. In any case where an active administrative permit has been abandoned for a period of six months, the administrative permit shall be deemed null and void.
- C. The director of planning may approve one extension of the time limits set forth in this section for an approved administrative permit, for up to eighteen additional months after notice is given in the same manner as the original approval, if the director finds that such extension is consistent with the purposes of this chapter.

**SECTION 7.** Section 17.81.050 of the Tehama County Code is hereby repealed.

**SECTION 8.** Section 17.81.050 is hereby added to the Tehama County Code to read:

17.81.050 Administrative Permit – General Provisions.

An administrative permit may be issued under this chapter for the following uses:

- A. Limited agritourism, agri-nature-tourism, Geotourism, glamping, agricultural homestay, sale of prepared food and environmental learning tourism uses, as defined in Chapter 17.04, in accordance with the development standards established by this Chapter, shall be permitted when conducted in compliance with the following:
  - 1. Examples of limited agritourism and agri-nature tourism uses and activities to which this chapter applies may include, but are not limited to, star-gazing, educational and interpretive seminars, clinics, tours, and walks, horseback riding (which may include trail riding instruction necessary for the safety of guests, if pertinent to agritourism use), cross country skiing, picnics, gold panning, hiking, tours, working dog trials, horseback riding, wagon rides when confined to the agritourism parcel, wildlife viewing, photography, and youth exchange programs when related to an on-site agricultural operation and in accordance with agricultural homestay requirements.
- B. Larger and more frequent agritourism, agri-nature-tourism, Geotourism, glamping, agricultural homestay, sale of prepared food and environmental learning tourism uses, as defined in Chapter 17.04, including but not limited to collaborative agri-nature tourism events, petting zoos of resident animals, and hunting dog trials not involving the discharge of firearms, in accordance with the development standards established by this chapter, shall be permitted when conducted in compliance with all of the following:
  - 1. The use or activity is conducted in accordance with the development standards established by this chapter.
  - 2. Submittal of an agritourism facility compliance form to the Tehama County Planning Department shall be required annually for reporting of the permitted activities and events. The report shall include information on the number of participants, days of activity, and hours of operation.
- C. Agricultural activities associated with a non-profit agricultural youth group project or projects shall not require an administrative permit, but must still comply with applicable development and performance standards as established in this chapter.

**SECTION 9.** Section 17.81.060 of the Tehama County Code is hereby repealed.

**SECTION 10.** Section 17.81.060 is hereby added to the Tehama County Code to read:

17.81.060 Administrative Permit – Development and performance standards.

Any agritourism, agri-nature-tourism, Geotourism, glamping, agricultural homestay, sale of prepared food, or environmental learning tourism use or activity permitted under this chapter shall comply with the following standards:

- A. The primary use of the parcel on which the agritourism, agri-nature-tourism, Geotourism, glamping, agricultural homestay, sale of prepared food, or environmental learning tourism use or activity is located on shall be a farm, as defined in Food and Agricultural Code section 52262, that produces agricultural products. Uses and activities permitted under this chapter shall be accessory to the primary agricultural production use of the property.
- B. The amount of land allowed for permanent physical improvements (infrastructure and structural improvements) related to any use or activity permitted under this chapter shall be no more than ten percent of the parcel's acreage or five acres of total land area, whichever is less. Permanent physical improvements do not include unpaved riding or hiking trails. If the permitted use or activity is conducted on multiple parcels, the maximum percentage of permanent physical improvement shall be separately calculated for each parcel on which the improved facilities are located, and there shall be no more than five acres cumulative physical improvement allowed on all of the parcels combined.
- C. The following road access and maintenance requirements shall apply:
  1. The permitted use or activity shall have access from a public or private road or roads which have adequate capacity for existing traffic and the traffic generated by the activity or use, as set forth in the Tehama County Land Development and Engineering Design Standards. If the use or activity is proposed to have access from a county maintained road that does not fully meet the standards set forth in the Tehama County Land Development and Engineering Design Standards, then the use or activity may only occur if the road is improved by the applicant to provide adequate capacity as described above.
  2. The use or activity shall have access from roads which are maintained. If primary access is not from a county maintained road or a state highway, then the operator of the use or activity shall participate in any existing active road maintenance organization for all privately maintained access roads. If no road maintenance organization exists, then the applicant and any other parties whose consent is legally required shall develop, execute, and record a road maintenance agreement which provides for maintenance of drainage and erosion control devices, fuel modification, and upkeep of road surfaces from at least the proponent's property to the nearest county maintained road or state highway. The road maintenance agreement provisions shall be developed by the applicant and shall:
    - i. Be in effect for the life of the project, unless said maintenance is taken over by the county, a special district, other governmental entity, or another recorded private road maintenance association with the approval of the county.
    - ii. Provide for annual maintenance and the immediate correction of emergency and hazard situations.
    - iii. Be in a form approved by the director of planning and county counsel.
- D. Any exterior activities for permitted uses and activities hereunder shall not commence prior to seven o'clock a.m. and shall cease by ten o'clock p.m. The director of planning

may grant exceptions to these hours of operation on a case by case basis, through the administrative permit process, for specific uses which are time sensitive, including, but not limited to, bird-watching, when the director of planning makes the finding that the amended hours will not adversely impact neighbors or the public.

- E. If the use or activity is immediately adjacent to a commercial poultry operation, there shall be no exterior lights for the use or activity (except as minimally necessary for public safety, as determined by the director of planning) and there shall be no organized activities after sunset. The director of planning may waive these requirements upon determining that such waiver will not adversely affect the poultry operation, and shall consider any written comments or agreements submitted by the operator of the poultry operation. This standard shall not apply if the permitted use or activity is established before a poultry operation is established on the adjacent property.
- F. The use or activity shall not employ more than one employee per acre, up to a maximum of five total employees, on-site at any one time. This limit does not include family members, as defined in Section 1.04.205, or employees solely of the agricultural operation. The director of planning may grant limited exceptions to the number of employees allowed at an operation on a case by case basis, through the administrative permit process, for specific uses which may occasionally require more employees, when the director of planning makes the finding that the increased number of employees will not adversely impact neighbors or the public.
- G. The permitted operator of the use or activity, or their authorized agent, shall be personally present onsite at all times throughout the duration of the use or activity.
- H. Petting zoos of resident animals shall have a minimum of one-third mile buffer from adjacent properties.
- I. Permitted uses or activities shall be limited to the parcel or parcels identified in the application. Parcel boundaries and no trespassing signs shall be clearly posted by the operator.
- J. Permitted uses or activities shall have adequate provisions for sewage disposal (permanent or temporary) as determined by the Tehama County Department of Environmental Health.
- K. The use or activity shall have adequate provisions for potable water as determined by the Tehama County Department of Environmental Health.
- L. The use or activity shall have adequate on-site parking for all employees and participants.
- M. Any new exterior lighting installed related to a permitted use or activity shall be designed to illuminate the immediate vicinity and shall not be visible off site.
- N. An agricultural homestay shall meet all of the following requirements:
  - 1. The parcel on which an agricultural homestay is proposed shall be five acres in size or greater.
  - 2. The agricultural homestay is located in an existing dwelling, occupied by one or more residents, on a full-time basis, as their primary domicile.

3. The primary purpose of the homestay establishment is the guest's education and active participation in the on-site agricultural activities.
  4. The agricultural homestay shall comply with all of the requirements for a bed and breakfast under Section 17.08.010, subdivision (j).
  5. The operator shall obtain and maintain a valid Transient Occupancy Registration Certificate under Chapter 4.24.
- O. A glamping use or activity shall meet all of the following requirements:
1. The parcel on which glamping is proposed shall be five acres in size or greater.
  2. The glamping operation shall be located on property containing an existing dwelling occupied by one or more residents, on a full-time basis, as their primary domicile.
  3. The glamping operation has not more than six guest units and accommodates not more than fifteen guests. Any activities or events that involve more than fifteen guests at a glamping establishment are prohibited.
  4. The glamping operation serves meals only to its registered guests and serves meals at any time, and with respect to which the price of meals is included in the price of the overnight transient occupancy accommodation.
  5. The glamping operation conforms to all building codes, fire codes, and American Disabilities Act and other accessibility requirements.
  6. The operator shall obtain and maintain a valid Transient Occupancy Registration Certificate under Chapter 4.24.
- P. In the event that a use or activity permitted hereunder is proposed in an area where there is regular agricultural spraying, the director of planning shall consider during the project review process the location of the use or activity in light of the types of chemicals commonly used in the immediate vicinity, the frequency of application and recommendations from department of pesticide regulation for the chemicals that are applied. If it is determined that there is significant health risk to future employees or participants in the use or activity, the permitted location shall include sufficient land to provide an adequate buffer between the use or activity and any agricultural spraying activity.
- Q. Farm to fork preparation and sales shall meet all of the following requirements:
1. 33 percent of all food products used for the purpose of selling prepared foods shall be grown, harvested, raised or similarly produced within Tehama County. Operator shall maintain sourcing records available for county review.
  2. Shall comply with the California Retail Food Code and obtain approvals from the Tehama County Environmental Health.
  3. Management Plan. Owner/operator shall maintain a management plan that includes but is not limited to all applicable conditions of approval, approved administrative permit and plot plan, traffic management plan, exhibit map showing all close surrounding sensitive receptors, and all other operational limitations. A copy of the

management plan shall be provided to the planning department and must be available for on-site inspections at all times.

4. Noise Control. Noise shall never create a nuisance for any sensitive receptor. Outdoor amplified music and speech shall not be allowed after 10:00 p.m.
  5. Traffic and Circulation. The administrative permit shall include a traffic management plan. The traffic management plan shall be approved for traffic safety by the department of public works. The traffic management plan shall include the following requirements and standards:
    - a. Approved access conforming to county improvement standards as determined by the public works department.
    - b. Adequate ingress and egress shall be provided for all emergency vehicles to satisfaction of the Tehama County Fire Department and Public Works Department.
    - c. A traffic control plan to ensure an orderly and safe arrival, parking departure of all vehicles and ensure that traffic will not back-up or block private easements, county roads, intersections, or private driveways.
  6. Operational Limitations. The following operational limitations apply to all agricultural tourism uses:
    - a. Agricultural tourism uses shall be accessory to the owner's primary agricultural use of property. No agricultural tourism uses will be permitted where there no agricultural use.
    - b. Operational hours shall not exceed twelve hours per day and are limited to the hours of 9:00 a.m. and 10:00 p.m.
    - c. Permitted uses or activities shall be limited to the parcel or parcels identified in the application.
  7. Setbacks. The minimum setback shall be as per the zoning code for each property.
  8. Lighting. Any new exterior lighting installed related to a permitted use or activity shall be designed to illuminate the immediate vicinity and shall not shine on adjacent properties. All lighting associated with the agricultural tourism uses shall be turned off by 11:00 p.m. Parking lighting may remain on for a longer period of specified under the administrative use permit.
  9. Dust Control. The administrative use permit shall control fugitive dust emissions, with fugitive dust emission control measures as , or one space for every four persons based on the maximum building occupancy, whichever is greater.
- R. Williamson Act Contract Properties. Agriculture tourism uses on Williamson Act Contract Properties shall be accessory to the agricultural use of the property. Agriculture tourism uses are permitted only when: no new permanent improvements are required; when the use does not interfere with the existing agricultural operation; and the use is otherwise in compliance with the Williamson Act Contract.

**SECTION 11.** This ordinance shall take effect thirty (30) days from the date of its adoption, and prior to the expiration of fifteen (15) days from the adoption thereof shall be published at least one time in the Red Bluff Daily News, a newspaper of general circulation in Tehama County.

The foregoing ordinance was duly passed and adopted by the Board of Supervisors of the County of Tehama, State of California, at a regular meeting of the Board of Supervisors on the \_\_\_\_\_ day of \_\_\_\_\_, 2026 by the following vote:

AYES:

NOES:

ABSENT OF NOT VOTING:

\_\_\_\_\_  
CHAIR, Board of Supervisors

Ordinance No. \_\_\_\_\_

STATE OF CALIFORNIA )  
 )  
COUNTY OF TEHAMA )

I, SEAN HOUGHTBY, County Clerk and ex-officio Clerk of the Board of Supervisors of the County of Tehama, State of California, hereby certify the above and foregoing to be a full, true and correct copy of a resolution adopted by said Board of Supervisors on the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

SEAN HOUGHTBY, County Clerk and ex-officio Clerk of the Board of Supervisors of the County of Tehama, State of California.

By: \_\_\_\_\_  
Deputy

Ordinance No. \_\_\_\_\_



# Tehama County

## Agenda Request Form

File #: 25-2222

Agenda Date: 2/19/2026

Agenda #: 5.

### ENVIRONMENTAL HEALTH / CODE ENFORCEMENT - Hearing on Notice Issued by the Enforcing Officer in Public Nuisance Enforcement Action Against the Premises

#### Requested Action(s)

- 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: Kristin M McDaniel  
Site Address: 18975 Jewell Rd., Cottonwood  
APN: 006-140-005 (District 3)  
Case No: CE-25-29

- 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.

#### Financial Impact:

none

#### Background Information:

Tehama County Code Enforcement conducted an inspection of 18975 Jewell Rd., Cottonwood, California, APN: 006-140-005 ("Premises") on 2/25/2025.

The enforcing officer issued a "Notice of Violation and Proposed Administrative Penalty to the owner (s) and/or occupants(s) of the Premises on 3/5/2025.

The enforcing officer issued a "Notice of Violation and Proposed Administrative Penalty, "Notice to Abate Public Nuisance and Administrative Order to Show Cause" ("Notice") to the owner(s) and/or occupants(s) of the Premises on 12/1/2025.

The Notice alleged a public nuisance, existed on the Premises. Abatement of the nuisance was ordered as specified in the Notice.



Notice of Violation and Proposed Administrative Penalty  
**PUBLIC NUISANCE**  
 (Tehama County Code chapter 10.16)

DATE OF NOTICE: 3/5/2025

Case No. CE-25-29

Property Owner Name and Last Known Address:

Kristin M McDaniel  
 18975 Jewell Rd.  
 Cottonwood, CA 96022

Occupant:

To all occupants at this site address

Site Address:

18975 Jewell Rd., Cottonwood

Assessor's Parcel Number:

006-140-005

Enforcing Officer:

R. Robbins

Inspection Date:

2/25/2025

YOU ARE HEREBY NOTIFIED that the Tehama County Code Enforcing Officer has determined that the following conditions existing on the above premises constitute a public nuisance under Tehama County Code section 10.16.020.

17.78.020 tcc: Unlawful acts (Zoning Violation)

**Currently there exists a violation of livestock farming on the mentioned parcel. Per Code Section 17.48.020 (B), Animal husbandry and livestock farming are as follows. Not more than one horse, cow, or similar livestock per acre of land area.**

**Due to the mentioned parcel being 2.54 acres in size, you must remove all but two livestock animals from the mentioned parcel.**

10.16.050 tcc: Duty of property owners and occupants (Public Nuisance); F-3. Abandoned, wrecked, disabled, dismantled or inoperative vehicles or parts thereof except inoperative vehicles that are not abandoned, are either registered or are certified pursuant to Section 4604 of the California Vehicle Code, and are in a n active state of renovation or restoration

**Currently there exists multiple unregistered / inoperable vehicles on the mentioned parcel.**

**You must remove all unregistered / inoperable vehicles from the mentioned parcel.**

9.02.030 - Exceptions.

This chapter shall not apply to:

- A. A vehicle, or part thereof, which is completely enclosed within a building in a lawful manner where it is not visible from the highway or other public or private property;
- B. A vehicle, or part thereof, which is not completely enclosed within a building, but is at all times completely screened from unaided view from neighboring properties or public ways by

TEHAMA COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH - CODE ENFORCEMENT  
 633 Washington Street, Room 36, Red Bluff, CA 96080  
 Phone: 530-527-8020 • FAX: 530-527-6617



Notice of Violation and Proposed Administrative Penalty  
PUBLIC NUISANCE  
{Tehama County Code chapter 10.16}

vegetation, solid wood or masonry fence, solid cover, or otherwise with the approval of the county vehicle abatement officer;

- C. A vehicle, or part thereof, which is at all times completely covered by a custom-fitted tarpaulin or similar covering; and
- D. A vehicle, or part thereof, which is stored or parked in a lawful manner on private property in connection with the business of a licensed dismantler as defined by Vehicle Code Section 220, licensed vehicle dealer as defined in Vehicle Code Section 285, or a lawfully permitted junkyard as defined by Tehama County Code Section 17.04.320.
- E. Nothing in this section authorizes the maintenance of a public or private nuisance as defined under provision of law other than Chapter 10 (commencing with Section 22650) Division 11 of the Vehicle Code and this chapter. A vehicle cited for a seventy-two hour parking violation pursuant to Vehicle Code section 22651, subdivision (k), and a vehicle cited for expired registration longer than six months, pursuant to Vehicle Code section 22651, subdivision (o) constitute nuisances under the chapter, but are not subject to the noticing requirements herein, and shall be abated by the enforcing officer pursuant to the Vehicle Code.

THE NUISANCE CREATED BY THESE CONDITIONS MUST BE ABATED BY: March 15, 2025  
In order to avoid any administrative penalty, you must abate the foregoing condition(s) and contact Code Enforcement at (530) 527-8020 so that the abatement may be confirmed.

**Penalty**

**Administrative Penalty:**

If the nuisance has not been confirmed to be abated by the Enforcing Officer within **10 DAYS OF THIS NOTICE** an administrative penalty of up to **\$1000.00** per day, for each violation, shall begin to accrue and continue to accrue for up to 30 days.

**Hearing:**

The proposed administrative penalty may be contested by submitting a written request for a hearing before the Tehama County Planning Commission to the Department of Environmental Health (633 Washington St., Rm. 36, Red Bluff, CA 96080). Failure to request a hearing within thirty (30) days of date of this notice shall constitute a failure to exhaust administrative remedies and the administrative penalty shall become final and conclusive; as of the same date the administrative penalty is due and interest shall begin to accrue.

**ATTENTION!**

Daily Administrative Penalties of UP To \$1000 per day for each violation will begin accruing on March 16, 2025 and will continue until all condition(s) are met or 30 days, whichever is shorter. Scheduled Hearings to contest the amount of the proposed administrative penalty and appeals DO NOT stop any penalties from accruing.

3/5/2025  
Date

  
\_\_\_\_\_  
Enforcing Officer

9589 0710 5270 2245 9054 75

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$ <b>5.54</b>



Sent To

Street and Apt. No., or PO Box No. \_\_\_\_\_  
 Kristin M McDaniel  
 18975 Jewell Rd.  
 City, State, ZIP+4® \_\_\_\_\_  
 Cottonwood, CA 96022



**Notice of Violation and Proposed Administrative Penalty,  
Notice to Abate Public Nuisance and  
Administrative Order to Show Cause  
PUBLIC NUISANCE  
(Tehama County Code chapter 10.16)**

**DATE OF NOTICE: 12/1/2025**

**Case No. CE-25-29**

Property Owner Name and Last Known Address:

**Kristin M McDaniel  
18975 Jewell Rd.  
Cottonwood, CA 96022**

Occupant:

**To all occupants at this site address**

Site Address:

**18975 Jewell Rd., Cottonwood**

Assessor's Parcel Number:

**006-140-005**

Enforcing Officer:

**R. Robbins**

Inspection Date:

**2/25/2025**

**YOU ARE HEREBY NOTIFIED** that the Tehama County Code Enforcing Officer has determined that the following conditions existing on the above premises constitute a public nuisance under Tehama County Code section 10.16.020.

17.78.020 tcc: Unlawful acts (Zoning Violation)

**Currently there exists a violation of livestock farming on the mentioned parcel. Per Code Section 17.48.020 (B), Animal husbandry and livestock farming are as follows. Not more than one horse, cow, or similar livestock per acre of land area.**

**Due to the mentioned parcel being 2.54 acres in size, you must remove all but two livestock animals from the mentioned parcel.**

10.16.050 tcc: Duty of property owners and occupants (Public Nuisance); F-3. Abandoned, wrecked, disabled, dismantled or inoperative vehicles or parts thereof except inoperative vehicles that are not abandoned, are either registered or are certified pursuant to Section 4604 of the California Vehicle Code, and are in a n active state of renovation or restoration

**Currently there exists multiple unregistered / inoperable vehicles on the mentioned parcel.**

**You must remove all unregistered / inoperable vehicles from the mentioned parcel.**

9.02.030 - Exceptions.

This chapter shall not apply to:

- A. A vehicle, or part thereof, which is completely enclosed within a building in a lawful manner where it is not visible from the highway or other public or private property;
- B. A vehicle, or part thereof, which is not completely enclosed within a building, but is at all times completely screened from unaided view from neighboring properties or public ways by vegetation, solid wood or masonry fence, solid cover, or otherwise with the approval of the county vehicle abatement officer;
- C. A vehicle, or part thereof, which is at all times completely covered by a custom-fitted tarpaulin or similar covering; and



**Notice of Violation and Proposed Administrative Penalty,  
 Notice to Abate Public Nuisance and  
 Administrative Order to Show Cause  
 PUBLIC NUISANCE  
 (Tehama County Code chapter 10.16)**

- D. A vehicle, or part thereof, which is stored or parked in a lawful manner on private property in connection with the business of a licensed dismantler as defined by Vehicle Code Section 220, licensed vehicle dealer as defined in Vehicle Code Section 285, or a lawfully permitted junkyard as defined by Tehama County Code Section 17.04.320.
- E. Nothing in this section authorizes the maintenance of a public or private nuisance as defined under provision of law other than Chapter 10 (commencing with Section 22650) Division 11 of the Vehicle Code and this chapter. A vehicle cited for a seventy-two hour parking violation pursuant to Vehicle Code section 22651, subdivision (k), and a vehicle cited for expired registration longer than six months, pursuant to Vehicle Code section 22651, subdivision (o) constitute nuisances under the chapter, but are not subject to the noticing requirements herein, and shall be abated by the enforcing officer pursuant to the Vehicle Code.

**YOU ARE REQUIRED TO ABATE THE PUBLIC NUISANCE BY: 12/11/2025**

**NOTICE IS FURTHER GIVEN:**

**Planning Commission Hearing:**

Unless you abate the foregoing condition(s), a hearing will be held before the Tehama County Planning Commission to determine whether there is any good cause why the conditions should not be abated on:

**DATE: 1/15/2026**

**TIME: 09:00 a.m.**

**ADDRESS: 727 Oak Street, Red Bluff, CA 96080 (Board of Supervisors Chambers)**

YOU WILL BE GIVEN AN OPPORTUNITY to present evidence and elicit testimony regarding whether the condition(s) existing on the premises constitute a nuisance or whether there is any good cause why the said condition(s) should not be abated. FAILURE TO APPEAR AND PRESENT EVIDENCE at the Planning Commission Hearing will result in the Planning Commission's Recommended Decision ("Recommendation") based solely upon the evidence submitted by the enforcing officer. **FAILURE TO ATTEND THIS HEARING SHALL CONSTITUTE FAILURE TO EXHAUST ADMINISTRATIVE REMEDIES.**

**Abatement by Enforcing Officer:**

If you do not abate the foregoing condition(s) or show good cause before the planning commission why the conditions should not be abated, the enforcing officer will abate the nuisance. The cost of abatement and the cost of administration may be made a special assessment added to the County tax roll and become an abatement lien on the premises or be collected from the responsible parties on the County's unsecured tax roll.

**THE NUISANCE CREATED BY THESE CONDITIONS MUST BE ABATED BY: December 11, 2025**

In order to avoid any administrative penalty, you must abate the foregoing condition(s) and contact Code Enforcement at (530) 527-8020 so that the abatement may be confirmed.



**Notice of Violation and Proposed Administrative Penalty,  
Notice to Abate Public Nuisance and  
Administrative Order to Show Cause  
PUBLIC NUISANCE  
(Tehama County Code chapter 10.16)**

**Penalty**

**Administrative Penalty:**

If the nuisance has not been confirmed to be abated by the Enforcing Officer within **10 DAYS OF THIS NOTICE** an administrative penalty of up to **\$1000.00** per day, for each violation, shall begin to accrue and continue to accrue for up to 30 days.

**Hearing:**

The proposed administrative penalty may be contested by submitting a written request for a hearing before the Tehama County Planning Commission to the Department of Environmental Health (633 Washington St., Rm. 36, Red Bluff, CA 96080). Failure to request a hearing within thirty (30) days of date of this notice shall constitute a failure to exhaust administrative remedies and the administrative penalty shall become final and conclusive; as of the same date the administrative penalty is due and interest shall begin to accrue.

**ATTENTION!**

Daily Administrative Penalties of UP To \$1000 per day for each violation will begin accruing on December 12, 2025 and will continue until all condition(s) are met or 30 days, whichever is shorter. Scheduled Hearings to contest the amount of the proposed administrative penalty and appeals DO NOT stop any penalties from accruing.

12/1/2025  
Date

  
\_\_\_\_\_  
Enforcing Officer

9589 0710 5270 2245 9064 4J

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	
\$	
Total Postage and Fees	
\$	



Sent To \_\_\_\_\_  
 Street and Apt. No., or PO Box No. \_\_\_\_\_  
 City, State, ZIP+4® \_\_\_\_\_

Kristin M McDaniel  
18975 Jewell Rd.  
Cottonwood, CA 96022

**TEHAMA COUNTY CODE ENFORCEMENT**

633 Washington St., Room 36  
Red Bluff, CA. 96080  
Tehama County Courthouse Annex  
Phone: (530) 527-8020  
FAX (530) 527-6617

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January 15, 2026

Kristin M McDaniel  
18975 Jewell Rd.  
Cottonwood, CA 96022

RE: 18975 Jewell Rd., Cottonwood  
APN: 00-140-005  
Case No. CE-25-141

Dear Property Owner,

Your hearing that was scheduled for today with the Planning Commission has been rescheduled to:

Date: 2/19/2026

Time: 9:00 am

Address: 727 Oak Street, Red Bluff, CA 96080 (Board of Supervisors Chambers)

Sincerely,

*Julie Benson*  
Julie Benson  
Code Compliance Coordinator

RESOLUTION NO. # \_\_\_\_\_

**A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF TEHAMA RECOMMENDING TO THE BOARD OF SUPERVISORS THE DECLARATION OF A PUBLIC NUISANCE AND TO ORDER ABATEMENT AND ASSESSMENT OF COSTS FOR THE PROPERTY LISTED:**

**Owner: Kristin M McDaniel**  
**Site Address: 18975 Jewell Rd., Cottonwood**  
**APN: 006-140-005**  
**Case No: CE-25-29**

**WHEREAS**, Tehama County Code section 10.16.020, subdivision (E) provides that any use of land, building, or premises established, operated, or maintained contrary to the provisions of this code or state law constitutes a public nuisance; and

**WHEREAS**, Tehama County Code Section 10.16.060, authorizes the enforcing officer to issue and serve a "Notice to Abate Public Nuisance and Administrative Order to Show Cause" ("Notice") in accordance with Tehama County Code sections 10.16.070 and 10.16.080 in order to commence abatement proceedings under Chapter 10.16 of the Tehama County Code; and

**WHEREAS**, under Tehama County Code Section 10.16.100, the Tehama County Planning Commission shall hold an administrative hearing, not less than fifteen (15) calendar days after service of the Notice, to determine whether the conditions existing on the property subject to the Notice constitute a nuisance under Chapter 10.16 of the Tehama County Code, or whether there is any other good cause why those conditions should not be abated; and

**WHEREAS**, on 12/1/2025, the Tehama County Code Enforcement Officer, Ron Robbins, issued and served, by posting and certified mailing, a Notice in accordance with Tehama County Code section 10.16.080 upon the owner(s) and occupant(s) of **18975 Jewell Rd., Cottonwood, CALIFORNIA, (APN: 006-140-005)** ("Premises"); and

**WHEREAS**, the Notice complied with all relevant provisions of Chapter 10.16; and

**WHEREAS**, pursuant to Tehama County Code section 10.16.070, the Notice advised that an administrative hearing before the Tehama County Planning Commission was set for 1/15/2026, in accordance with Tehama County Code section 10.16.100. and

**WHEREAS**, the Enforcing Officer appeared before the Tehama County Planning Commission, testified, and presented documentary evidence:

**WHEREAS**, on 2/19/2026 the Tehama County Planning Commission conducted a duly noticed hearing, and heard and considered the evidence presented by the enforcing officer and other interested persons; and

**NOW THEREFORE BE IT RESOLVED** that the Tehama County Planning Commission

hereby finds and declares that:

1. The foregoing recitals are true and correct; and
2. The public nuisances did exist on the Premises and was not properly abated in accordance with Tehama County Code Section 10.16.040, subdivision (E) of the Tehama County Code.

**BE IT FURTHER RESOLVED** that the Tehama County Planning Commission hereby recommends that:

1. The "Notice to Abate Public Nuisance and Administrative Order to Show Cause" issued by the enforcing officer on 12/1/2025 be affirmed in full; and
2. Pursuant to Tehama County Code section 10.16.020, subdivision (E) the use of the premises is in violation of the zoning code and constitutes a public nuisance and shall be abated by the owner and/or occupant; and
3. The enforcing officer shall present to the Tehama County Board of Supervisors, pursuant to Tehama County Code section 10.16.150, an itemized account of the costs incurred by the County to abate the nuisance, to be charged against the Premises and against each person who causes, permits, suffers, or maintains the public nuisance to exist, in accordance with the provisions of Chapter 10.16 of the Tehama County Code.

The Clerk of the Tehama County Planning Commission shall promptly transmit this Recommended Decision ("Recommendation") to the Tehama County Board of Supervisors to adopt without further notice of hearing, or to set for de novo hearing. The Decision of the Tehama County Board of Supervisors shall be final and conclusive.

The foregoing resolution was offered on a motion by Planning Commissioner \_\_\_\_\_, seconded by Planning Commissioner \_\_\_\_\_, and carried by the following vote of the Planning Commission:

AYES:

NOES:

ABSENT OR NOT VOTING:

\_\_\_\_\_  
CHAIRPERSON, Planning Commission

STATE OF CALIFORNIA        )  
  ) ss  
COUNTY OF TEHAMA )

I, \_\_\_\_\_, Administrative Secretary for the Tehama County Planning

Department and ex-officio Clerk of the Planning Commission of the County of Tehama, State of California, hereby certify the above and foregoing to be a full, true and correct copy of a resolution adopted by said Planning Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

DATED: This \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_, Administrative Secretary for the Tehama County Planning Department and ex-officio Clerk of the Planning Commission of the County of Tehama.

By \_\_\_\_\_