

Tehama County
Tuesday, July 22, 2025 9:00 AM
Board of Supervisors
Meeting Minutes



727 Oak Street, Red Bluff, CA 96080
(530) 527-4655
<http://www.tehama.gov>
Board Chambers

Robert Burroughs, District 1
Tom Walker, District 2
Pati Nolen, District 3, Vice Chair
Matt Hansen, District 4, Chairman
Greg Jones, District 5

Gabriel Hydrick
Chief Administrator

Margaret Long
County Counsel

Sean Houghtby
Clerk of the Board
(530) 527-3287

Present: Supervisor Greg Jones, Supervisor Rob Burroughs, Supervisor Tom Walker, Vice Chair Pati Nolen, and Chairperson Matt Hansen

9:00 AM CALL TO ORDER / PLEDGE OF ALLEGIANCE

Chairman Hansen presided. Present in the chambers were Clerk of the Board Sean Houghtby, County Counsel Margaret Long, and Chief Administrator Gabriel Hydrick.

PUBLIC COMMENT

A resident lead a prayer, commented about integrity and abstaining from votes.

A resident commented about personal conflicts within the County and refocusing the direction of the county.

A resident commented about her RV park, her rent and not being able to get information she is legally entitled to about the park.

A resident complimented Sheriff Kain for his leadership and expressed support for the Sheriff taking on the issues and the homeless situation.

A resident commented about his RV park, the change in management and the increase in his rent.

A resident commented about mental health issues and addiction.

A resident commented on the structure of the survey conducted by the Grand Jury and scientific method.

A resident commented about the first 7 months of the year, integrity and role of a Supervisor.

A resident commented about the agenda, concentrating on what needs to be done and the

importance of prayer.

A resident commented on the Bend RV park, new ownership and rent increases.

A resident commented on being an effective liar, his disappointment in two supervisors.

A resident commented about the dysfunction in County government, that the news needs to hear from the citizens and that the citizens should be able to vote for all the Supervisors not just their Districts.

ANNOUNCEMENT OF AGENDA CORRECTIONS

None

PREVIOUS REPORTABLE ACTIONS FROM CLOSED SESSION

30. CLOSED SESSION 25-1164

a) Liability Claims Pursuant to Government Code 54956.95

Claimant: William and Veronica Poland

Agency claimed against: Tehama County

Reportable Action: Denied 4-0

31. CLOSED SESSION 25-1191

a) PERSONNEL / PUBLIC APPOINTMENT OR EMPLOYMENT (Government Code Section 54957)

Title: Director of Public Works

Reportable Action: Continued to 7/22/25

BOARD OF SUPERVISORS STANDING AND AD HOC COMMITTEE

Public Works Committee (Standing) (Hansen, Walker) - has not met

Veterans Halls Advisory Committee (Standing) (Burroughs, Jones) - has not met

Public Safety Tax Initiative Working Group (Hansen, Jones) - met yesterday, looking at changes to the ordinance

Personnel Procedures & Guidelines Ad Hoc Committee (Burroughs, Walker) - has not met

REPORTS OF MEETINGS ATTENDED INCLUDING AB1234

Supervisor Jones - New Supervisor training in Sacramento

Supervisor Burroughs - Planning commission, Public Works meeting, Flood Control

Supervisor Walker - CSAC new Supervisor training, Flood Control

Supervisor Nolen - Flood Control, Battle Creek Salmon Working Group

Supervisor Hansen - Public Works meeting, Flood Control

ANNOUNCEMENTS BY COUNTY DEPARTMENTS

Facilities Manager Levi Conner announced River Park clean-up work and presented pictures of the site after the work was completed. Mr. Conner further announced the County Parks & Recreation social media pages.

Sheriff Dave Kain complimented Deputy Dylon Rosen for his work assisting a citizen stranded on the road.

Health Services Executive Director Jayme Bottke announced the upcoming meeting of the County Continuum of Care on 7/30/25 at 5pm at the Dept of Education and the Homeless Stakeholder meeting on 8/6/25 at 2pm in the Tuscan Room in the Tehama County Administration Building. Mrs. Bottke offered to provide an orientation for Supervisors and the public to learn about the Health Services Agency.

Supervisor Jones made a public comment regarding the free market economy, rent control and addressing the concerns of the RV park residents.

CONSENT AGENDA

A motion was made by Supervisor Walker, seconded by Supervisor Jones, to approve the Consent Agenda and move #11 to the Regular Agenda. The motion carried by the following vote:

RESULT: APPROVED THE CONSENT AGENDA

MOVER: Tom Walker

SECONDER: Greg Jones

AYES: Supervisor Jones, Supervisor Burroughs, Supervisor Walker, Vice Chair Nolen, and Chairperson Hansen

1. **GENERAL WARRANT REGISTER 6/29/25 - 7/5/25** **25-1242**

2. **AUDITOR'S CLAIMS** **25-1241**
 - a) Court Operations, 2026-53221, Benjamin E. Magid, \$2,800.00.
 - b) Court Operations, 2017-53230, Kent R. Caruso, PH.D., \$1,250.00.

3. **AUDITOR** **25-1250**
 - a) STALE DATED WARRANT-Pursuant to Government Code Section 29802, authorization to reissue the following stale dated warrant
 - 1)Warrant Number 70864222, dated 10/15/2024 in the amount of \$602.66 to Daniel David Etal

4. **FIRE** **25-1225**
 - a) AGREEMENT / RESOLUTION - Request adoption of a Resolution approving and authorizing the Chair to sign the Cooperative Fire Protection Services Agreement #2CA07282 for Local Agencies for Schedule "A" and Amador Fire Protection Services with the California Department of Forestry and Fire Protection; and to further sign Schedule "E", Self-Insurance Certification of Local Agency of Tort Liability and Local

Agency-Owned Vehicles in an amount not to exceed \$4,953,856 effective 7/1/25 through 6/30/26

b) Request authorization for the Chair to sign the Intent to Renew Letter for continued services in FY 26/27

Enactment No: MISC. AGR 2025-221 & RES NO. 2025-069

5. SHERIFF'S OFFICE 25-1229

a) AGREEMENT - Request approval and authorization for the Sheriff and the Chairman to sign Amendment No. 2 to the Agreement with Bennet Omalu Pathology Misc. Agree. 2025-49 and as amended by Misc. Agree. 2025-89, to settle outstanding invoices totaling \$10,000 related to the expired Misc. Agree. 2018-65, maintaining an amount not to exceed \$100,000, effective 3/1/25 through 2/29/28

Enactment No: MISC. AGR 2025-222

6. SHERIFF'S OFFICE 25-1230

a) AGREEMENT- Request approval and authorization for the Chairman and Sheriff to sign the Agreement with Obsidian IT for the provision of technology support services for a monthly flat fee of \$15,155.81, with maximum compensation not to exceed \$181,869.72 additionally the County shall pay a maximum of \$10,000 for computer services specifically requested that are not covered under Exhibit "B" at the hourly rate of \$142.25 per hr., the maximum annual compensation payable under this agreement is \$191,869.72, effective 7/1/25 and shall terminate 6/30/26

Enactment No: MISC. AGR 2025-223

7. SHERIFF'S OFFICE / PROBATION DEPARTMENT 25-1271

a) AGREEMENT - Request approval and authorization for the Sheriff and the Chief Probation Officer to sign the Interagency Memorandum of Understanding for the purpose of providing Computer Voice Stress Analyzer (CVSA) examinations to pre-employment applicants, in the amount of \$400 for each CVSA examination conducted with maximum compensation not to exceed \$8,000 per year, effective 7/1/25 through 6/30/28

Enactment No: MISC. AGR 2025-224

8. SHERIFF'S OFFICE / PROBATION DEPARTMENT 25-1272

a) AGREEMENT - Request approval and authorization for the Sheriff and the Chief Probation Officer to sign the Interagency Memorandum of Understanding for the purpose of providing maintenance on the Juvenile Hall sewage grinder, in the amount of \$850 for each maintenance call with a maximum compensation not to exceed \$8,000 per year, effective 7/1/25 through 6/30/28

Enactment No: MISC. AGR 2025-225

9. DEPARTMENT OF AGRICULTURE 25-1238

a) AGREEMENT - Request approval and authorization for the Agricultural Commissioner to sign Cooperative Agreement No. 25-0224-000-SA with the California Department of Food and Agriculture for the provision of costs incurred relative to enforcement activities of the California Organic Foods and Farming Act in an amount not to exceed \$5,640, effective 7/1/25 through 6/30/26

Enactment No: MISC. AGR 2025-226

10. DEPARTMENT OF AGRICULTURE 25-1239

a) AGREEMENT- Request approval and authorization for the Agricultural Commissioner to sign Standard Agreement No. 25-0002-015-SF, the Contractor Certification, and the Postconsumer-Content Certification with the California Department of Food and Agriculture for the provisions of the Statewide Exotic Pest Detection for placing and servicing traps for the detection of exotic insect pests, in an amount not to exceed \$27,859, effective 7/1/25 through 6/30/26
Enactment No: MISC. AGR 2025-227

12. SOCIAL SERVICES 25-1252

a) AGREEMENT - Request approval and authorization for the Chair and the Social Services Director to sign the Memorandum of Understanding with the Tehama County Department of Education, Foster Youth Services Program for the purpose of coordinating Education Support for Dependent Youth in the amount of \$249,018.75 effective 7/1/25 and shall terminate 6/30/26 (*Subject to receipt of required insurance documentation*)

Enactment No: MISC. AGR 2025-228

13. HEALTH SERVICES AGENCY / MENTAL HEALTH 25-1265

a) AGREEMENT - Request approval and authorization for the Executive Director to sign the agreement with His Ideas, Inc. a California corporation dba Children First Foster Family Agency and/or Lassen Counseling Center for the provision of Mental Health Services for the rates as listed for the total compensation not to exceed \$1,500,000 during any fiscal year, effective 7/1/25 and shall terminate 6/30/28

Enactment No: MISC. AGR 2025-229

14. CLERK & RECORDER 25-1266

a) AGREEMENT - Request approval and authorization for the Clerk & Recorder to sign Amendment #1 to the License and Services Agreement with Tyler Technologies (Misc Agreement 2023-42) for the purpose of adding credit card readers to the system

Enactment No: MISC. AGR 2025-230

15. COMMITTEES & COMMISSIONS 25-1274

a) BOARD OF LAW LIBRARY TRUSTEES OF TEHAMA COUNTY - One one-year appointment to fill the expired term of Alicia Meyer as County Librarian with new said term expiring upon first Board of Supervisors' meeting of January 2026
(Interested person: Alicia Meyer, County Librarian)

b) BOARD OF LAW LIBRARY TRUSTEES OF TEHAMA COUNTY - One one-year appointment to fill the expired term of Matthew Rogers as District Attorney with new said term expiring upon first Board of Supervisors' meeting of January 2026
(Interested person: Matthew Rogers, District Attorney)

c) BOARD OF LAW LIBRARY TRUSTEES OF TEHAMA COUNTY - One one-year appointment to fill the expired term of Andrew Plett as Deputy County Counsel with new said term expiring upon first Board of Supervisors' meeting of January 2026
(Interested person: Andrew Plett, Deputy County Counsel)

REGULAR AGENDA

11. SOCIAL SERVICES / DISTRICT ATTORNEY

25-1246

a) AGREEMENT - Request approval and authorization for the Social Services Director and the District Attorney to sign Amendment No. 1 to Miscellaneous Agreement 2024-227, Interagency Memorandum of Understanding for the purpose of investigations of Welfare Fraud and IHSS Fraud through the Special Investigations Unit, to increase the maximum compensation by \$150,000, bringing the total not to exceed amount to \$662,418, and extending the term through 7/31/25

In response to Supervisor Hansen, Social Services Director Bekkie Emery explained the contract extension and the vehicles being replaced using last years budget.

RESULT: APPROVE

MOVER: Greg Jones

SECONDER: Tom Walker

AYES: Supervisor Jones, Supervisor Burroughs, Supervisor Walker, Vice Chair Nolen, and Chairperson Hansen
Enactment No: MISC. AGR 2025-231

16. PLANNING DEPARTMENT / TREASURER/TAX COLLECTOR -

25-1195

Planning Director Jessica Martinez and Treasurer/Tax Collector - Parker Hunt

a) STUDY SESSION - To review and receive input regarding Short-Term Rentals

b) Discussion and possible direction to staff to create an ordinance and process for short-term rentals

In response to Supervisor Burroughs, Treasurer/Tax Collector Parker Hunt discussed unpermitted businesses and stated that this study session is focused on short term rentals not unpermitted businesses.

In response to Supervisor Walker, Planning Director Jessica Martinez clarified that renting a single room in a house would not be allowed under the ordinance.

In response to Supervisor Walker, Ms. Martinez further clarified that only the property owner would be able to apply for a permit and further discussed using accessory dwelling units as short-term rentals.

In response to Supervisor Hansen, Ms. Martinez discussed that fees would be applicable by each department for their services to permit and inspect short term rentals.

Mr. Hunt discussed that an ordinance would allow the County to collect Transient Occupancy Tax (TOT) on short-term rental properties.

A resident asked who created the ordinances and who would approve them. Mr. Hunt clarified that the Tax Collector put together the ordinances regarding this issue and the Board approves.

Martha Kleykamp expressed support for the potential ordinance and asked for clarification about zoning and Williamson Act requirements. Ms. Kleykamp further commented about a tiered structure to the cost of the permits and that neighborhood

protections should be considered in the ordinance.

Supervisor Nolen commented about AirBnB and making improvements to the ordinance will allow the County to generate more revenue.

Mr. Hunt clarified that Code Enforcement is a complaint driven department and that he can pull a TOT permit if someone does not comply with the ordinance. Mr. Hunt further discussed a potential fee structure and the economics of this proposal.

Supervisor Jones commented on the effect of short-term rentals on the long-term rental market.

Chief Administrator Gabriel Hydrick discussed the TOT rate of the County compared to other jurisdictions. Mr. Hydrick further discussed that TOT is not paid by residents but by visitors to the County.

Sharon Novak commented regarding the minimum size of a rental and the potential of renting out a single room. Ms. Novak further commented that camping should be considered in this as well.

Direction was given to staff to draft an ordinance.

17. SHERIFF / PERSONNEL - Sheriff Dave Kain 25-1264

a) OTHER THAN "A" STEP - Request approval to appoint applicant as Sheriff's Correctional Deputy, Range 32, Step 5, upon successful completion of all pre-employment requirements

RESULT: APPROVE
MOVER: Pati Nolen
SECONDER: Rob Burroughs

AYES: Supervisor Jones, Supervisor Burroughs, Supervisor Walker, Vice Chair Nolen, and Chairperson Hansen

18. SHERIFF'S OFFICE - Sheriff Dave Kain 25-1254

a) RESOLUTION - Request adoption of the resolution authorizing the Sheriff's Office to accept grant funding from the Law Enforcement: Small and Mid-Size Organizations/Agencies FY 25/26 Grant, Cannabis Tax Fund Grant Program (CTFGP), from the State of California Department of California Highway Patrol for FY 25/26, if awarded, the anticipated amount of funding is \$72,798.43, and to have signature authority on all program-related documents to carry out the purpose of this resolution

RESULT: APPROVE
MOVER: Greg Jones
SECONDER: Pati Nolen

AYES: Supervisor Jones, Supervisor Burroughs, Supervisor Walker, Vice Chair Nolen, and Chairperson Hansen
Enactment No: RES NO. 2025-067

b) AGREEMENT - Request approval and authorization for the Sheriff to electronically sign the FY 25/26 CTFGP Law Enforcement Grant Agreement through the State of California Department of California Highway Patrol, to accept reimbursement for the amount not to exceed \$72,798.43 effective 7/1/25 and shall terminate 6/30/25

RESULT: APPROVE

MOVER: Greg Jones

SECONDER: Tom Walker

AYES: Supervisor Jones, Supervisor Burroughs, Supervisor Walker, Vice Chair Nolen, and Chairperson Hansen
Enactment No: MISC. AGR 2025-232

19. SHERIFF'S OFFICE - Sheriff Dave Kain

25-1255

a) RESOLUTION - Request adoption of the resolution authorizing the Sheriff's Office to accept grant funding from the Toxicology: Medical Examiners/Coroners Offices, and Law Enforcement Coroner Divisions FY 25/27 grant, Cannabis Tax Fund Grant Program (CTFGP), State of California Department of California Highway Patrol for Fiscal Years 25/26 and 26/27, if awarded, the anticipated amount of funding is \$100,00, and to have signature authority on all program-related documents to carry out the purpose of this resolution

RESULT: APPROVE

MOVER: Rob Burroughs

SECONDER: Tom Walker

AYES: Supervisor Jones, Supervisor Burroughs, Supervisor Walker, Vice Chair Nolen, and Chairperson Hansen
Enactment No: RES NO. 2025-068

b) AGREEMENT - Request approval and authorization for the Sheriff to electronically sign the FYs 25 - 27 CTFGP Toxicology Coroners - Grant Agreement through the State of California Department of California Highway Patrol, to accept reimbursement for the amount not to exceed \$100,00 effective 7/1/25 and shall terminate 6/30/27

RESULT: APPROVE

MOVER: Tom Walker

SECONDER: Pati Nolen

AYES: Supervisor Jones, Supervisor Burroughs, Supervisor Walker, Vice Chair Nolen, and Chairperson Hansen
Enactment No: MISC. AGR 2025-233

20. SHERIFF'S OFFICE - Sheriff Dave Kain

25-1291

a) AGREEMENT - Request approval and authorization for the Sheriff and the Chairman to sign the Amendment No. 1 to the Agreement with UBEO West, LLC Misc. Agree. 2025-187 to agree that funding will be budgeted yearly to ensure the agreed upon lease payments will be made throughout the life of the multi-year agreement for the lease of 8 multifunction devices (copier/printer/scanner/fax) and 8 printers, effective 4/22/25 and shall terminate on 4/21/30

RESULT: APPROVE
MOVER: Pati Nolen
SECONDER: Greg Jones
AYES: Supervisor Jones, Supervisor Burroughs, Supervisor Walker, Vice Chair Nolen, and Chairperson Hansen
Enactment No: MISC. AGR 2025-234

21. SHERIFF'S OFFICE - Sheriff Dave Kain 25-1177

a) RESOLUTION: Request adoption of the resolution authorizing the Sheriff's Office to retain the Law Firm of Jones Mayer to provide conflict legal counsel and advisory services in connection with an ongoing criminal investigation involving public officials and county department heads, agreement will not exceed \$100,000.00

Supervisor Walker, Supervisor Jones and Chairman Hansen recused themselves from the meeting.

County Counsel Margaret Long explained that with 3 members recused there is no longer a quorum and the item cannot be heard.

22. PERSONNEL - Personnel Director Coral Ferrin 25-1258

a) AGREEMENT - Request approval and authorization for the Personnel Director to sign the agreement with AirMedCare Network (AMCN) for the purpose of providing Tehama County employees with an opportunity to enroll in emergent air ambulance transportation program, effective 7/22/25

RESULT: APPROVE
MOVER: Pati Nolen
SECONDER: Greg Jones
AYES: Supervisor Jones, Supervisor Burroughs, Supervisor Walker, Vice Chair Nolen, and Chairperson Hansen
Enactment No: MISC. AGR 2025-235

b) AGREEMENT - Request approval and authorization for the Personnel Director to sign the agreement with AirMedCare Network Fly-U-Home for the purpose of providing Tehama County employees with an opportunity to enroll in non-emergent patient transports within the contiguous 48 states, effective 7/22/25

RESULT: APPROVE
MOVER: Rob Burroughs
SECONDER: Tom Walker
AYES: Supervisor Jones, Supervisor Burroughs, Supervisor Walker, Vice Chair Nolen, and Chairperson Hansen
Enactment No: MISC. AGR 2025-236

c) AGREEMENT - Request approval and authorization for the Personnel Director to sign the agreement with AirMed International for the purpose of providing Tehama County employees with an opportunity to enroll in non-emergent patient transports internationally, effective 7/22/25

RESULT: APPROVE

MOVER: Tom Walker

SECONDER: Rob Burroughs

AYES: Supervisor Jones, Supervisor Burroughs, Supervisor Walker, Vice Chair Nolen, and Chairperson Hansen
Enactment No: MISC. AGR 2025-237

23. PERSONNEL / ADMINISTRATION - Personnel Director Coral Ferrin 25-1183

a) Request the Board of Supervisors approve proposed revisions to the classification specification of Chief Administrator, effective 7/22/25

Martha Kleykamp commented about a case involving the Chief Administrator and does not think that the Chief Administrator should be involved in personnel decisions regarding Department Heads.

Louise Wilkinson commented that the Board is responsible for being in charge and is not in favor of approving this change.

Liz Merry commented that this responsibility should not be passed on to the Chief Administrator.

Jenny Alexander commented that she does not support these changes and that delegation of this oversight is not in the best interest of the County.

Jessica Clark commented that language in this class specification implies authority over Elected Officials and that she is not in favor of the Chief Administrator being named an interim department head.

Treasurer/Tax Collector Parker Hunt commented that it does not appear to him that this gives the Chief Administrator authority over Elected Department Heads and that this seems to be in line with what other counties are doing.

Supervisor Hansen discussed that this will help clean up language and address things that are currently not working. Supervisor Hansen further discussed the timelines of discipline under the current structure and the evaluation process.

Supervisor Nolen commented that this change is an overreach and that she does not see the point of doing this.

Supervisor Walker stated that he agrees with Supervisor Hansen and that Mr. Hydrick is very involved in the evaluation process.

Supervisor Jones stated that he feels this is good practice and that the Board would discipline any misuse of authority.

Supervisor Burroughs stated that he does not support this change and commented on lawsuits.

Supervisor Hansen clarified that there are no lawsuits but there are investigations.

Supervisor Walker motioned to approve and Supervisor Hansen seconded

Supervisor Nolen motioned to table this until after the investigation seconded by Supervisor Burroughs.

Supervisor Jones motioned to Table this for 2 weeks which failed for lack of a second.

RESULT: TABLE - Failed
MOVER: Pati Nolen
SECONDER: Rob Burroughs
AYES: Supervisor Burroughs, and Vice Chair Nolen
NAYS: Supervisor Jones, Supervisor Walker, and Chairperson Hansen

RESULT: APPROVE
MOVER: Tom Walker
SECONDER: Matt Hansen
AYES: Supervisor Jones, Supervisor Walker, and Chairperson Hansen
NAYS: Supervisor Burroughs, and Vice Chair Nolen

FUTURE AGENDA ITEMS

Supervisor Burroughs - Discussion and possible action for a fuel stipend for the Board (consensus received)

Supervisor Walker - Letter to request that the DOJ take over the Sheriff investigation discussed today. (consensus received)

Supervisor Nolen - Rent Control Ordinance on RV parks in the unincorporated area (consensus received)

CLOSED SESSION

31. CLOSED SESSION 25-1090

a) PERSONNEL / PUBLIC EMPLOYEE PERFORMANCE EVALUATION (Government Code Section 54957)

Title: Part One of the Child Support Services Director Annual Performance Evaluation Process

32. CLOSED SESSION 25-1194

a) PERSONNEL / PUBLIC EMPLOYEE PERFORMANCE EVALUATION (Government Code Section 54957)

Title: Part Two of the Chief Administrator Annual Performance Evaluation Process

33. CLOSED SESSION 25-1270

- a) Liability Claims Pursuant to Government code 54956.95
 Claimant: Olivia, Melinda, and Luke Freemyers
 Agency claimed against: Tehama County

34. CLOSED SESSION 25-1306

- a) PERSONNEL / PUBLIC APPOINTMENT OR EMPLOYMENT (Government Code Section 54957)

Title: Director of Public Works

11:10 A.M. RECESS

1:30 P.M. RECONVENE

1:30 P.M.

24. ENVIRONMENTAL HEALTH / CODE ENFORCEMENT - Code Enforcement Officers Clint Weston and Ron Robbins 25-1253

- a) Public Nuisance Administrative Penalty Lien Hearing Pursuant to Chapter 10.16 of the Tehama County Code and Government Code section 53069.4:

1) HEARING - Conduct Hearing to review the enforcing officer's report of the amount of administrative penalty and to determine whether, and in what amount, the administrative penalty shall be enforced as a lien against the affected property listed below:

Owner: Elsie Morgan, deceased, c/o Lynda Yanez
 Site Address: 23150 Smith Ave., Gerber
 APN: 063-210-017 District 4
 Code Case: CE-25-22

2) RESOLUTION - Request adoption of an Administrative Penalty Lien Resolution making a determination and ordering that the amount of administrative penalty relating to public nuisance be enforced as a lien against the affected property and further ordering recordation of a notice of administrative penalty lien against said property

Code Enforcement Officer Clint Weston presented his report of the code violations on the property.

Lynda Yanez participated via phone and gave an update on efforts to clean up the property.

In response to Supervisor Hansen, Ms. Yanez gave an update on the timing of cleaning up the property.

Motion to table this to 9/30/25 made by Supervisor Hansen seconded by Supervisor Nolen.

RESULT: TABLE

MOVER: Matt Hansen

SECONDER: Pati Nolen

AYES: Supervisor Jones, Supervisor Burroughs, Supervisor Walker, Vice Chair Nolen, and Chairperson Hansen

25. ENVIRONMENTAL HEALTH / CODE ENFORCEMENT - Code 25-1256
Enforcement Officers Clint Weston and Ron Robbins

a) Public Nuisance Administrative Penalty Lien Hearing Pursuant to Chapter 10.16 of the Tehama County Code and Government Code section 53069.4:

1) HEARING - Conduct Hearing to review the enforcing officer's report of the amount of administrative penalty and to determine whether, and in what amount, the administrative penalty shall be enforced as a lien against the affected property listed below:

Owner: Mario Andrade, Margarita Andrade, Fernando Torres and Lorena Torres

Site Address: 20740 Canal View Rd., Corning

APN: 061-360-013 District 4

Code Case: CE-24-124

2) RESOLUTION - Request adoption of an Administrative Penalty Lien Resolution making a determination and ordering that the amount of administrative penalty relating to public nuisance be enforced as a lien against the affected property and further ordering recordation of a notice of administrative penalty lien against said property

RESULT: APPROVE

MOVER: Matt Hansen

SECONDER: Tom Walker

AYES: Supervisor Jones, Supervisor Burroughs, Supervisor Walker, Vice Chair Nolen, and Chairperson Hansen
Enactment No: RES NO. 2025-062

26. ENVIRONMENTAL HEALTH / CODE ENFORCEMENT - Code 25-1259
Enforcement Officers Clint Weston and Ron Robbins

a) Public Nuisance Administrative Penalty Lien Hearing Pursuant to Chapter 10.16 of the Tehama County Code and Government Code section 53069.4:

1) HEARING - Conduct Hearing to review the enforcing officer's report of the amount of administrative penalty and to determine whether, and in what amount, the administrative penalty shall be enforced as a lien against the affected property listed below:

Owner: Shirley Lynn Burns, Deceased, Anthonius Todd Nuse
Site Address: 22825 Jorgenson Ln., Red Bluff
APN: 039-340-043 District 3
Code Case: CE-23-160

2) RESOLUTION - Request adoption of an Administrative Penalty Lien Resolution making a determination and ordering that the amount of administrative penalty relating to public nuisance be enforced as a lien against the affected property and further ordering recordation of a notice of administrative penalty lien against said property

RESULT: APPROVE

MOVER: Pati Nolen

SECONDER: Tom Walker

AYES: Supervisor Jones, Supervisor Burroughs, Supervisor Walker, Vice Chair Nolen, and Chairperson Hansen
Enactment No: RES NO. 2025-063

27. ENVIRONMENTAL HEALTH / CODE ENFORCEMENT - Code 25-1262
Enforcement Officers Clint Weston and Ron Robbins

a) Public Nuisance Administrative Penalty Lien Hearing Pursuant to Chapter 10.16 of the Tehama County Code and Government Code section 53069.4:

1) HEARING - Conduct Hearing to review the enforcing officer's report of the amount of administrative penalty and to determine whether, and in what amount, the administrative penalty shall be enforced as a lien against the affected property listed below:

Owner: Peter Raap & Lois Raap
Site Address: 18200 Luce Griswold Rd., Cottonwood
APN: 006-040-037 District 1
Code Case: CE-24-135

2) RESOLUTION - Request adoption of an Administrative Penalty Lien Resolution making a determination and ordering that the amount of administrative penalty relating to public nuisance be enforced as a lien against the affected property and further ordering recordation of a notice of administrative penalty lien against said property

Code Enforcement Officer Ron Robbins explained the code violations on the property.

Peter Raap discussed the history of this case and the violations alleged. Mr. Raap further discussed the details of the warrant and search of the property related to marijuana and code violations. Mr. Raap asserted that there is no public nuisance due to his neighbors not being able to view the property. Mr. Raap confirmed that there is trash and old cars on the property but they are not visible to the public. Mr. Raap explained that he needs this complaint dismissed so that he can have PG&E reconnect power to the property. Mr. Raap explained that he made a mistake in leasing property to his tenants who grew marijuana and started this issue.

In response to Supervisor Burroughs, Mr. Robbins explained the safety issue with the missing electrical panel and that there are further corrections and permits needed to get the power turned back on. Mr. Robbins further explained that there are junkyard conditions on the property.

In response to Supervisor Burroughs, Mr. Raap stated that the Building Department did not write up the electrical violation and that he has gone through the process to get a permit. Mr. Raap stated that the Building Department will not sign off on the electrical reconnection until all permit fees are paid.

RESULT: APPROVE
MOVER: Rob Burroughs
SECONDER: Pati Nolen
AYES: Supervisor Jones, Supervisor Burroughs, Supervisor Walker, Vice Chair Nolen, and Chairperson Hansen
Enactment No: RES NO. 2025-064

28. ENVIRONMENTAL HEALTH / CODE ENFORCEMENT - Code 25-1260
Enforcement Officers Clint Weston and Ron Robbins

a) Public Nuisance Administrative Penalty Lien Hearing Pursuant to Chapter 10.16 of the Tehama County Code and Government Code section 53069.4:

1) HEARING - Conduct Hearing to review the enforcing officer's report of the amount of administrative penalty and to determine whether, and in what amount, the administrative penalty shall be enforced as a lien against the affected property listed below:

Owner: James R Chandler
Site Address: 3580 Toomes Ave., Corning
APN: 087-100-055 District 4
Code Case: CE-24-100

2) RESOLUTION - Request adoption of an Administrative Penalty Lien Resolution making a determination and ordering that the amount of administrative penalty relating to public nuisance be enforced as a lien against the affected property and further ordering recordation of a notice of administrative penalty lien against said property

RESULT: APPROVE
MOVER: Matt Hansen
SECONDER: Tom Walker
AYES: Supervisor Jones, Supervisor Burroughs, Supervisor Walker, Vice Chair Nolen, and Chairperson Hansen
Enactment No: RES NO. 2025-065

29. ENVIRONMENTAL HEALTH / CODE ENFORCEMENT - Code 25-1267
Enforcement Officers Clint Weston and Ron Robbins

a) Public Nuisance Administrative Penalty Lien Hearing Pursuant to Chapter 10.16 of

the Tehama County Code and Government Code section 53069.4:

1) HEARING - Conduct Hearing to review the enforcing officer's report of the amount of administrative penalty and to determine whether, and in what amount, the administrative penalty shall be enforced as a lien against the affected property listed below:

Owner: Faith Hope Love House of Healing E L Trust
Russell Allen Smith Succ Tr
Site Address: 16900 View Dr., Cottonwood
APN: 007-110-013 District 1
Code Case: CE-24-90

2) RESOLUTION - Request adoption of an Administrative Penalty Lien Resolution making a determination and ordering that the amount of administrative penalty relating to public nuisance be enforced as a lien against the affected property and further ordering recordation of a notice of administrative penalty lien against said property

RESULT: APPROVE
MOVER: Rob Burroughs
SECONDER: Pati Nolen

AYES: Supervisor Jones, Supervisor Burroughs, Supervisor Walker, Vice Chair Nolen, and Chairperson Hansen
Enactment No: RES NO. 2025-066

30. ENVIRONMENTAL HEALTH / CODE ENFORCEMENT - Code 25-0796
Enforcement Officers Clint Weston and Ron Robbins

a) Request that the Board of Supervisors adopt the Administrative Hearing Officer's recommended decision relating to Public Nuisance Administrative Penalty Lien Hearing Pursuant to Chapter 9.06 (Marijuana) of the Tehama County Code and Government Code section 53069.4 and section 25845:

Owner: Dakota Lane Farms, LLC
DBA Orchards
Address: 2854 Illinois Ave., Corning
APN: 091-080-004 ("Premises") (District 5)

Code Enforcement Officer Clint Weston advised the Board that the owner of the property is present and has requested that this be heard as a De Novo hearing. Mr. Weston reviewed the case file and his findings regarding the violation.

Robert Yeh stated that he is here to represent the LLC. Mr. Yeh asked for clarification on where exactly the grow was as he could not identify where and what plants were there. Mr. Yeh further stated that this issue was due to tenants on the property and that he was not aware of the issue until the tenants moved out. Mr. Yeh stated that he is currently working on cleaning up the property and asked for the penalty amount to be reduced.

In response to Supervisor Jones, Mr. Weston explained the typical fine and the location of the grow.

Supervisor Jones moved to waive the penalty seconded by Hansen.

Supervisor Walker made a friendly amendment to set the fine at \$3,000, accepted by Supervisor Jones seconded by Supervisor Nolen.

RESULT: APPROVE

MOVER: Greg Jones

SECONDER: Pati Nolen

AYES: Supervisor Jones, Supervisor Burroughs, Supervisor Walker, Vice Chair Nolen, and Chairperson Hansen

REPORTABLE ACTIONS FROM CLOSED SESSION

31. a) PERSONNEL / PUBLIC EMPLOYEE PERFORMANCE EVALUATION (Government Code Section 54957)

Title: Part One of the Child Support Services Director Annual Performance Evaluation Process

Reportable Action: Part one completed

32. a) PERSONNEL / PUBLIC EMPLOYEE PERFORMANCE EVALUATION (Government Code Section 54957)

Title: Part Two of the Chief Administrator Annual Performance Evaluation Process

Reportable Action: Item continued to 7/29

33. a) Liability Claims Pursuant to Government code 54956.95

Claimant: Olivia, Melinda, and Luke Freemyers

Agency claimed against: Tehama County

Reportable Action: Deny claim 5-0

34. a) PERSONNEL / PUBLIC APPOINTMENT OR EMPLOYMENT (Government Code Section 54957)

Title: Director of Public Works

Reportable Action: Direction given to staff
Supervisor Jones recused himself from this matter.

ADJOURN

2:39 P.M. There being no further business before the Board, the meeting was adjourned.

ATTEST: July 24, 2025

APPROVED



Chairman of the Board
of Supervisors

SEAN HOUGHTBY, Clerk
of the Board of Supervisors

by



Peter Raap
515 Dougherty Ave
Morgan Hill, CA 95037
408-455-5506
peraap@gmail.com

July 21, 2025

Sean Houghtby, Clerk of the Board
633 Washington Street – Room 12
Red Bluff, CA 96080
Mailing Address: PO Box 250
Red Bluff, CA 96080
(530) 527-3287 tcbof@tehama.gov
Fax (530) 527-1745, alternate Fax (530) 527-1140

Dear Mr Houghtby;

This is in regards to the Public Nuisance case number: CE-24-135.

I am supposed to be at the Board of Supervisors meeting at 1:30 tomorrow, July 22, 2025,

I humbly beg that you will accept this letter in place of my appearance.

I will call you shortly after 8AM to receive your reply.

Why have I not replied sooner? I am nearly 80 years old, and I have been spending nearly all my waking hours attempting to come up with the funds necessary to keep my wife in her care facility. Lois is now in her 13th year with Alzheimer's. I cared for her at home until I could no longer continue. She has been in a care facility for just over 3 years now. Because she made a slight error in her bill payments with our LongTermCareInsurance company (she paid a prior year's premium rather than the current year's), they lapsed her policy, so it has all been coming from my pocket.

In addition:

When I received the notice dated April 8, 2025 (please see Attachments #1a and 1b), informing me of the Code Enforcement Account Invoice, I nearly went into shock. I didn't realize that this was even in the works. I had received mailings regarding a different action against me by Environmental Health, and I attended a meeting regarding that case on October 30, 2024. Mr Robbins was at that meeting. He said NOTHING about this other case at that time. My sister and I had called him a number of times to ask him if we had everything abated, and he told us, "Yes you are all abated". Today, I believe he must have been talking only about the first case.

Had we received notification from his office about this Public Nuisance case? Yes, we had. We had also received notice from his office about a Notice to Abate, dated October 16, 2025, which made absolutely no sense, until at my May 6, 2025 Board of Sups meeting, he explained that it was just a catch-all, in the event they may have overlooked something. Thus I assumed the Nuisance letter was similar to that, and that the items included in the Nuisance letter would appear in the upcoming Building Department Code Enforcement case.

So, may I please address the items of concern in the Public Nuisance case? (please see Attachment "Public Nuisance").

1. The first item holds no merit whatsoever. I believe it to be a "Bogus" claim, used by Mr Robbins to get PG&E to disconnect the power.

- a. Mr Robbins stated at our last Board of Sups meeting on May 6, 2025 (on the record, and under oath) that the reason he called PG&E to disconnect our service was that the subpanel in our home had its cover missing.

- b. Upon checking AI, it states that having a face-plate off a subpanel has the same hazardous risk as changing a light bulb. [Please see attachment #2.](#)
 - c. The face-plate was physically present—within a few feet (the electrician had just left at 4:30AM and would return later in the morning, to finish his work).
 - d. The face-plate claim is completely out of sync with Mr Robbins' statement on the Public Nuisance Violation: "You must contact the Tehama County Building Department to obtain an electrical compliance permit to determine if the electrical system is repairable." This makes no sense, if removing and replacing a faceplate is tantamount to changing a light bulb.
 - e. When Ben W, from Tehama County Building Department investigated for all possible Building Code violations a few days later, he was asked if he didn't need to go into the house. He said, "No, I've seen the pictures." He did NOT then include the missing face-plate on his list of violations. If this missing face-plate was such an egregious infraction, such that it warranted a PG&E request to disconnect power, this should have been one of the primary violations listed by the Building Department—it was not mentioned.
2. In addition to the power situation, Mr Robbins wrote up a few Public Nuisance violations. He placed these into Category 10.16.020 "F", which is for "Visual Blights", which means they must be "viewed at ground level from the public right-of-way or from neighboring premises". Since none of these are visible for anyone other than people on our property, these cannot by definition be Public Nuisances. [\(Please see Attachment #3\)](#)

These were not true "Public Nuisance Violations". The Electrical Issue was a non-entity, and none of the others interfered with any neighbors or other members of the community. [\(Please see Tehama County document, Attachment #4\).](#)

I request that this entire case be thrown out for lack of merit.

Thank you for your kind attention;



Peter Raap

[I BEG the Board of Supervisors to PLEASE have my power re-connected so that I may once again enjoy the use of my property \(the property for which I have paid my property taxes\). We have NOT had any power since Mr Robbins had our power "wrongfully" disconnected on October 16, 2024.](#)



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

DATE OF NOTICE: 10/21/2024

Case No. CE-24-135

Property Owner Name and Last Known Address:

Peter Raap & Lois Raap
515 Dougherty Ave.
Morgan Hill, CA 95037

Occupant:

To all occupants at this site address

Site Address:

18200 Luce Griswold, Cottonwood

Assessor's Parcel Number:
006-040-037

Enforcing Officer:
R. Robbins

Inspection Date:
10/16/2024

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.

- Any use of land, buildings, or premises established, operated, or maintained contrary to the provisions of any provision of this code or state law. (Tehama County Code section 10.16.020, subd. (E).)

15.02.310 tcc: Building Permits required

Currently there exists unpermitted / dangerous electrical alterations inside the main residence on the mentioned parcel.

You must contact the Tehama County Building Department to obtain an electrical compliance permit to determine if the electrical system is repairable.

Due to the dangerous nature of the electrical violations, Pacific Gas and Electric was requested to disconnect this parcel from the electrical grid.

17.86.11 (d) tcc: Storage of unoccupied recreational vehicles

Currently there are multiple substandard recreational vehicles being improperly stored on the mentioned parcel.

You must remove all substandard recreational vehicles from the mentioned parcel.

Tehama County Code-17.86.030 No person shall occupy as a place of human habitation any travel trailer or recreational vehicle for thirty (30) or more days in a 365-day period. Placement or human habitation of a travel trailer or recreational vehicle for more than 30 days shall require a Temporary Occupancy Permit by obtaining an Administrative Use Permit from the Planning Department.

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)

17.86.110 – Storage of unoccupied recreational vehicles.

Recreational vehicles or travel trailers may be stored on property with and existing residence provided that the travel trailer or recreational vehicle is stored in the following manner:

- Disconnection from all fuel, gas, water and sewage disposal system;
- That the placement of such recreational vehicles(s) or travel trailer(s) shall comply with the minimum setback of five feet on the side yards and twenty feet in the front yards and five feet on the rear yards;
- Storage of the recreational vehicle or travel trailer shall remain in a condition as required for moving on a public road, except that stabilization devices may be used to prevent damage;
- No recreational vehicle or travel trailer that has been declared by the environmental health department as salvage or substandard shall be allowed to be placed in dead storage pursuant to this section.

10.16.050 tcc: Duty of property owners and occupants (Public Nuisance); F-1. Junk, trash, debris, scrap metal, wood, rubbish, or packing material

Currently there exists approximately 40 cubic yards of junk, trash and debris on the mentioned parcel.

You must remove all junk, trash and debris 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 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

Attachment #12



My question for AI:

May I remove the faceplate from my electrical subpanel without getting a permit?

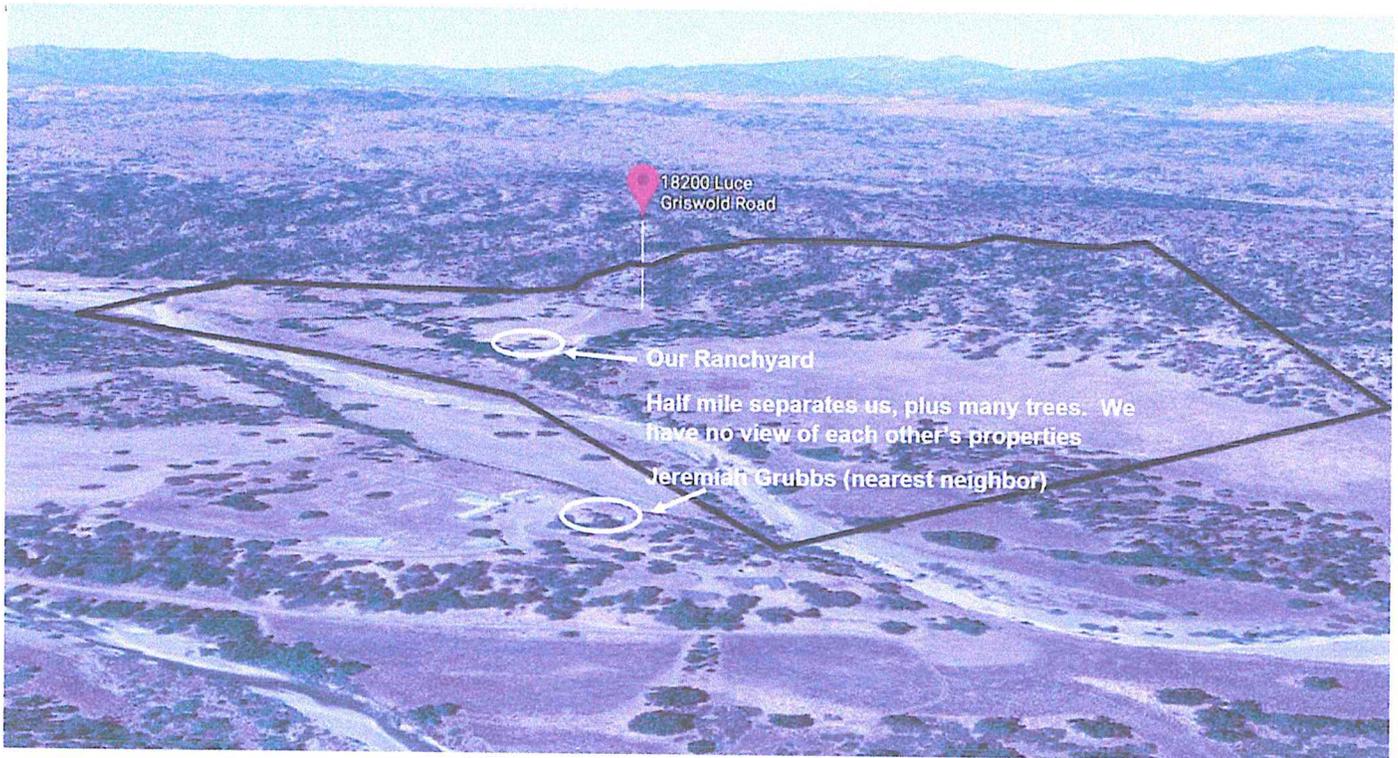
Yes, you can typically remove the faceplate from an electrical subpanel without needing a permit, as long as it's not part of a larger electrical upgrade or modification that requires one.

Here's why:

Faceplate removal is generally a basic maintenance task:

Replacing a faceplate is a common and simple task, similar to changing a light bulb or tightening a wall plug. These types of tasks don't usually require permits.

Permits are typically required for significant electrical upgrades, replacements, or modifications, such as replacing an entire electrical panel, adding new circuits, or increasing the panel's amperage.



Our ranchyard also is not visible from any point on the road. **Attachment #3**

Title 10. PUBLIC PEACE, MORALS AND WELFARE

Chapter 10.16. ALTERNATIVE CIVIL NUISANCE ABATEMENT PROCEDURES AND REMEDIES

§ 10.16.020. **Conditions creating public nuisance.**

Without limiting any other provision of this code, any and all of the following are hereby declared unlawful and a public nuisance and a violation of this code:

- A. Any condition, act, or omission declared by any **statute of the state of California** or any provision of this code to be a public nuisance; [*California Civil Code Section 3480 defines a public nuisance as: "A public nuisance is one which affects at the same time an entire community or neighborhood, or any considerable number of persons, although the extent of the annoyance or damage inflicted upon individuals may be unequal".*]
- B. Any public nuisance known or **recognized in common law** or equity; [*A public nuisance, recognized in both common law and equity, is an activity that unreasonably interferes with a right shared by the general public, such as the right to use public streets or highways, or to enjoy public health and safety. It's essentially a violation of a public right that can lead to injury or harm.*]
- C. Any condition that constitutes a nuisance as defined in Section 3479 of the **California Civil Code**; [*California Civil Code Section 3479 defines a nuisance as anything that is injurious to health, indecent or offensive to the senses, an obstruction to the free use of property, or interferes with the comfortable enjoyment of life or property.*]
- D. Any use or condition of property that (1) poses a **danger to human life** or (2) **is unsafe** or detrimental to the public health, safety, or welfare;
- E. Any **use of land, buildings, or premises** established, operated, or maintained **contrary to the provisions of any provision of this code or state law**;
- F. Any condition that constitutes a **visual blight** to a reasonable person of average sensibilities. For purposes of this chapter, visual blight is any unreasonable or unlawful condition or use of real property, premises, or building exteriors which by reason of its appearance as **viewed at ground level from the public right-of-way or from neighboring premises**, is detrimental to the property of others or to the value of property of others, offensive to the senses, or significantly degrades the aesthetic appearance of the neighborhood. Visual blight may include, but is not limited to, the keeping, storing, depositing, scattering over or accumulation on the premises any of the following:
1. **Junk, trash, debris**, scrap metal, wood, rubbish, or packing materials,
 2. **Abandoned, discarded or unused objects or equipment**, such as furniture, stoves, appliances, refrigerators, freezers, cans or containers, or automotive parts and equipment,
 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 an active state of renovation or restoration,

4. Stagnant water or abandoned excavations,
5. Any personal property, object, device, decoration, design, fence, structure or clothesline which is unsightly by reason of its condition or its inappropriate location.

The board of supervisors of the county of Tehama finds that certain conditions as defined in this section **cause annoyance, inconvenience or damage to the public with respect to the public's comfort, health, safety, welfare and enjoyment of property.** It is the purpose and intent of the board of supervisors to define and proscribe those conditions which are injurious to the public and which constitute a public nuisance, having carefully weighed the interests of the public against the interests of private property owners and possessors in the free use of their property.

****A private nuisance is a legal concept describing an interference with a person's use or enjoyment of their land. It involves an activity or condition on one property that significantly and unreasonably affects a neighbor's ability to enjoy their own property. It's different from public nuisance, which affects the general public.**

AI: PUBLIC NUISANCE:

In environmental health, a public nuisance generally refers to any condition or activity that significantly and adversely affects the **health, safety, or well-being** of the **general public.**

This can include conditions that are **injurious to health, indecent or offensive to the senses, or that interfere with the comfortable enjoyment of life or property by a considerable number of people.**

Short-Term Rentals

Tehama County

Short-Term Rentals (STRs)

- Currently prohibited in unincorporated Tehama County
 - 1966 Ord. 374 and 1988 Ord. 1421 require Treasurer/Tax Collector to collect all transient occupancy tax
-

Transient Occupancy Tax (TOT)

- County code sections 4.12 and 4.13 cover TOT
 - While hosted Short-Term Rentals (STRs) were not conceived of in 1966 when the original ordinance for TOT was created, the activity of renting out a private residence for less than 30 days still falls under the Treasurer/Tax Collector's requirement to collect TOT.
 - Section 4.12 & 4.13 does not have an exemption for prohibited activities.
 - 2024 Ord. 2135 and Ord. 2142 were passed to further support the collection of TOT taxes from STRs, regardless of their permissibility.
 - 2024 Ord. 2135 established a TOT permit for STRs that is required to be obtained annually.
 - We are currently sending the community mixed signals by requiring TOT permits for a prohibited activity. We are recommending the creation of a legal pathway to allow STRs in Tehama County.
-

THANK YOU!!!!!!

- Gabe Hydrick (Admin)
 - Patrick Ewald (Building)
 - Brian Wright (Cal-Fire/Tehama County Fire)
 - Tia Branton (Environmental Health)
 - Burley Phillips (Assessor)
 - Parker Hunt (Treasurer/ Tax Collector)
 - Rob Brownfield (Public Works)
-

Zoning Districts

- Residential
- Agricultural
- Planned Development (subject to the securing of a use permit; per **17.38.030**)

* Rentals of 66323 ADUs must be for terms longer than 30 days.

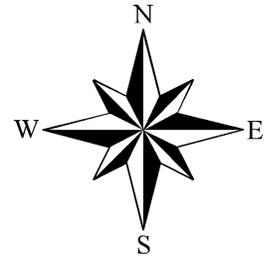
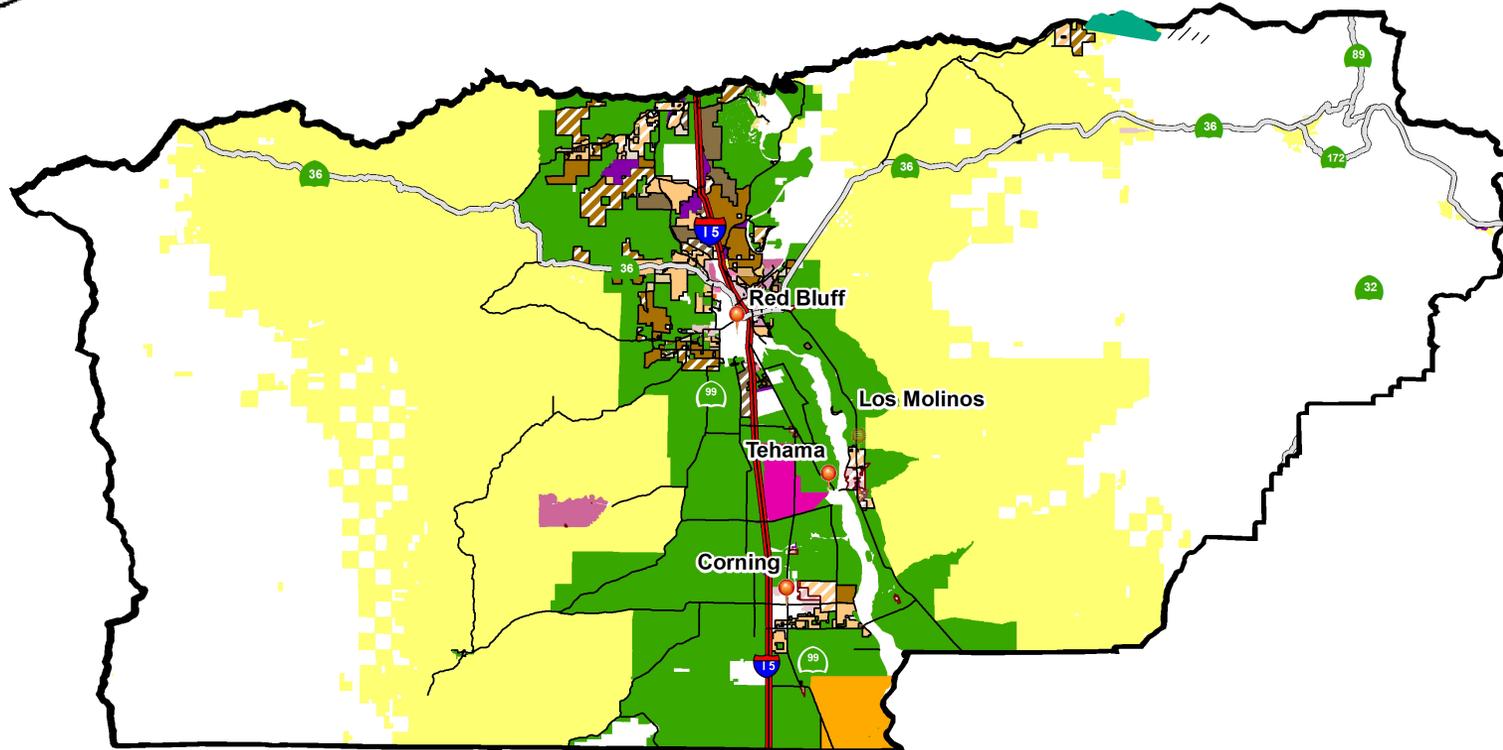
Short-Term Rentals to be permitted in:

Residential	Agricultural	Planned Development
RE (Residential Estate)	AG-1 (Agricultural/Upland)	PD (Planned Development)
R-1 (One-Family Residence)	AG-2 (Agricultural/Valley)	
R-2 (Two-Family Residence)	AG-3 (Agricultural/El Camino)	
R-3 (Neighborhood Apartment)	AG-4 (Agricultural/Capay)	
R-4 (General Apartment)		

* Rentals of 66323 ADUs must be for terms longer than 30 days.



TEHAMA COUNTY ZONING MAP - SHORT-TERM RENTALS



Legend

Zoning Districts	
AG-1	R1-A-MH-B:430
AG-2	R1-A-MH-B:435
AG-3	R1-A-MH-B:86
AG-4	R1-A-MH-BZ
PD	R1-B:10
R-2	R1-B:129
R-2-MH	R1-B:130
R-3	R1-B:43
R-4	R1-B:86
R1	R1-BZ
R1-A-B:10	R1-MH
R1-A-B:108	R1-MH-B:86
R1-A-B:129	R1-MH-BZ
R1-A-B:130	RE
R1-A-B:200	RE-A-B:43
R1-A-B:217	RE-A-MH-B:10
R1-A-B:43	RE-A-MH-B:435
R1-A-B:435	RE-A-MH-B:86
R1-A-B:86	RE-B:10
R1-A-BZ	RE-B:129
R1-A-BZ-H:30	RE-B:43
R1-A-MH-B:10	RE-B:86
R1-A-MH-B:200	RE-BZ
R1-A-MH-B:217	RE-MH-B:10
R1-A-MH-B:43	RE-MH-B:86
	RE-MH-BZ

Program Overview

- Administrative Use Permit.
 - Administrative use permit not transferrable.
 - Allows permanent residents to rent homes for stays less than 30 days.
 - Only property owners can apply.
 - Max booking of 30 days.
 - Minimum size Short-term rental 350 sq. ft.
 - Zoning Districts RE and R-1 through R-4 will need to provide off Street parking.
 - Abide by the noise ordinance.
 - Have accessible Trash and Refuse, sufficient well and septic services.
 - Cottage houses with bathroom services will be permitted as a short-term rental.
 - Administrative use permit will be required by the Treasurer/Tax Collector to issue a TOT tax permit.
 - Annual Health and Safety Inspections.
 - Short-term rentals shall be accessory to the primary use.
 - Camping and sleeping in tents, travel trailers, campers or recreational vehicles shall NOT be permitted as a short-term rental.
-

Administrative Use Permit Process



Things to Consider

- Williamson Act Compatibility
 - Restrictions
 - Owner occupied
 - Number of Short-term rentals to be allowed in an area.
 - Max number of occupancy/ guest, per night, per bedroom.
-

WILLIAMSON ACT COMPATIBILITY

Williamson Act Contracted Properties. Short-term rentals shall be accessory to the agricultural use and the owner's residence. Short-term rentals are permitted only when not requiring new permanent improvements and when not interfering with the agricultural operation and must be in compliance with the Williamson Act Contract.

Questions?

THANK YOU!!!!!!

- Gabe Hydrick (Admin)
 - Patrick Ewald (Building)
 - Brian Wright (Cal-Fire/Tehama County Fire)
 - Tia Branton (Environmental Health)
 - Burley Phillips (Assessor)
 - Parker Hunt (Treasurer/ Tax Collector)
 - Rob Brownfield (Public Works)
-