

# Tehama County Planning Commission



Lesa Harris	District 1
Vici Miranda	District 2
Robert Halpin - Chairman	District 3
Ryan Partrick	District 4
Karen Jones – Vice-Chair	District 5

**DATE:** THURSDAY, FEBRUARY 20, 2025  
**LOCATION:** BOARD CHAMBERS  
ADMINISTRATION BUILDING  
727 OAK STREET  
RED BLUFF, CALIFORNIA 96080

**COMMISSIONER PRESENT:** JONES, HALPIN, MIRANDA, PATRICK, HARRIS

**COMMISSIONER ABSENT:** NONE

**STAFF PRESENT:** JESSICA MARTINEZ, PLANNER III  
ANDREW PLETT, COUNTY COUNSEL  
MELINDA TOUVELL, ADMIN SECRETARY III

**I. PLEDGE OF ALLEGIANCE**

Chairman Halpin led the Pledge of Allegiance

**II. CITIZENS CONCERNS**

None

**III. MINUTES OF THE MEETING**

**1. APPROVAL OF MINUTES - November 7, 2024**

A.) Approval of November 7, 2024, Planning Commission Meeting Minutes.

**RESULT: APPROVED [ 5 – 0 ]**

**MOVER:** Commissioner Jones – Vice-Chair

**SECONDER:** Commissioner Miranda

**AYES:** Halpin, Jones, Patrick, Miranda, Harris

**NAYS:** None

## **2. APPROVAL OF MINUTES - December 19, 2024**

A) Approval of December 19, 2024, Planning Commission Meeting Minutes

**RESULT: APPROVED [ 5-0 ]**

**MOVER:** Commissioner Jones – Vice-Chair

**SECONDER:** Commissioner Miranda

**AYES:** Jones, Halpin, Miranda, Patrick, Harris

**NAYS:** None

## **3. APPROVAL OF MINUTES - January 16, 2025**

A). Approval of January 16, 2025, Planning Commission Meeting Minutes.

**RESULT:** TABLED ( March 20, 2025)

## **IV. PUBLIC HEARING**

### **4. USE PERMIT #23-05; VERIZON WIRELESS**

Staff recommends that the Planning Commission:

- A). Public Hearing - Conduct a public hearing to consider Use Permit #23-05 and the associated Mitigated Negative Declaration.
- B). Move that the Planning Commission approve the Findings in Attachment D for Use Permit #23-05; including the CEQA Findings for the adoption of the Mitigated Negative Declaration; and
- C). Move that the Planning Commission approve Use Permit #23-05 subject to the Conditions in Attachment E, and the associated Mitigated Negative Declaration.

Jessica Martinez, Planner III, presented Use Permit #23-05; Verizon Wireless. Ms. Martinez stated the applicant is requesting a Use Permit to establish a new 120' monopole on a 394.08 parcel consisting of nine (9) antennas, six (6) radio units, two (2) microwave dishes, and four (4) 6x12 (1 5/8') hybrid cables. Associated equipment includes a 65' x 30'6" x 25' 30'6" equipment shelter, a 30kw diesel generator, entire tower, and a 190-gallon tank.

Chairman Halpin opened the public hearing.

Chris Roth, Representative for Verizon Wireless, Mr. Roth thanked the commissioners for their time and consideration. He stated if the commissioners had any question, he would be happy to answer them.

Commissioner Patrick asked if this project would help and benefit the emergency

services in the area.

Mr. Roth stated yes it will help, especially around the drop zones on highway 36 where it is lacking coverage.

Chairman Halpin closed the public hearing.

Commissioner Harris made a motion to approve Use Permit #23-05; Verizon Wireless.

**RESULT: APPROVED [5-0]**

**MOVER:** Commissioner Patrick

**SECONDER:** Commissioner Harris

**AYES:** Jones, Halpin, Miranda, Patrick, Harris

**NAYS:** None

## **6. APPEAL HEARING, THOMAS FRANKOVICH**

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

Owner:	Thomas E. Frankovich, Trustee of Thomas E. Frankovich Living Trust dated 12/12/2006 DBA Family-Black Butte Bison Ranch
Site Address:	1495 Black Butte Rd., Orland
APN:	085-140-008 (District 5)

- B) RESOLUTION - 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 Chapter 10.16;

Ron Robbins, Code Enforcement Officer, presented the code case located at 1495 Black Butte Rd., Orland. Mr. Robbins stated that Clint Weston was the original code officer for this code case, and he would be filling in for him. He stated Mr. Weston wrote an email explaining that he got an anonymous complaint that there was unpermitted building going on at the parcel in reference. Mr. Weston stated using google earth historical imaging he could see several buildings were being built, but permits had not been pulled. Mr. Weston stated he verified with the Building Department that no permits had been pulled for the structures on the parcel.

Chairman Halpin asked if the hearing is an appeal exactly what is the appeal for and why are the appealing.

Mr. Robbins stated he is not sure why there is an appeal the owners just asked for an appeal.

Andrew Plett, County Counsel, explained the appeal process. Mr. Plett stated that the respondent seems to be appealing the administrative fees.

Mr. Robbins stated the respondent has been working with the Building Department to

get the structures permitted. He stated that his department would like to let them try to permit the structures before accessing any penalties.

Chairman Halpin stated he feels that is appropriate and that sometimes you just need to make people aware of there violation before they have knowledge of it.

Mr. Plett advised the Chairman Halpin that it may be appropriate to ask for a motion to table the matter which will give code enforcement the ability to bring the matter back later if the respondent does not comply.

Chairman Halpin stated he would entertain a motion to table the matter to give the respondent time to comply.

**RESULT: APPROVED [5-0]**

**MOVER:** Commissioner Harris

**SECONDER:** Commissioner Jones – Vice-Chair

**AYES:** Jones, Halpin, Miranda, Patrick, Harris

**NAYS:** None

Owner: Thomas E. Frankovich, Trustee of  
Thomas E. Frankovich Living Trust dated 12/12/2006  
DBA Family-Black Butte Bison Ranch  
Site Address: 1495 Black Butte Rd., Orland  
APN: 085-140-008 (District 5)

B) RESOLUTION - 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 Chapter 10.16;

**7. ENVIRONMENTAL HEALTH / CODE ENFORCEMENT** - Hearing on 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: D A Katrina James  
Site Address: Kopta Rd., Corning  
APN: 075-250-042 (District 5)

B) RESOLUTION - 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.

Ron Robbins, Code Enforcement Officer, presented the code case located on Kopta Rd., Corning. Mr. Robbins stated he issued the violation on the use of an unpermitted

well as well as the storage of a recreational vehicle. He stated the property does not have a residence.

Ms. James, property owner, stated her facts. Ms. James stated in July during the Park Fire one of her employees needed to evacuate so she let him stay in her R.V. on her property. She stated due to unforeseen issues she has not been able to finish the septic so that she can build her house. Ms. James stated PG&E has cut the power off to the property.

Commissioner Jones asked Ms. James if she was given notice or a reason from PG&E why they turned the power off.

Mr. Robbins stated he talked to PG&E and the power was shut off because there was a small fire in the electrical box and therefore it was not safe.

Chairman Halpin opened the public hearing.

Ms. James stated that she feels her neighbors are the ones complaining because they want to buy her property, but she will not sell it. Ms. James asked if she could have a little more time to comply.

Chairman Halpin stated that having a travel trailer there without a residence is a violation of our code. He stated you cannot have a trailer on the property.

Jeff Rhodes, property owner and neighbor to Ms. James, stated there is heavy machinery running at all hours of the night and a generator running. He stated he bought the property under the impression nobody could build right next to him. Mr. James stated the encampment just keeps getting bigger and bigger, and his kids do not like to go outside and play. He stated because of this encampment he wants to sell his property, but at this point the value has gone down.

Chairman Halpin closed the public hearing.

After further discussion.

Commissioner Miranda made a motion to adopt the resolution.

**RESULT: APPROVED [5-0]**

**MOVER:** Commissioner Miranda

**SECONDER:** Commissioner Jones – Vice-Chair

**AYES:** Jones, Halpin, Miranda, Patrick, Harris

**NAYS:** None

**V. DIRECTOR COMMENTS**

Jessica Martinez, Planner III, stated we would not have a Planning Commission on March 6, 2025, but we would be having a meeting on March 20, 2025.

**VI. ADJOURN**

Meeting concluded at 10:13 A.M.