



Tehama County Planning Commission
Thursday, April 16, 2026, 9:00 AM

LESA HARRIS DISTRICT 1
VICI MIRANDA DISTRICT 2
TIM POTANOVIC DISTRICT 3
KAREN JONES DISTRICT 4
RYAN PATRICK DISTRICT 5

MINUTES OF THE MEETING HELD: THURSDAY, APRIL 16, 2026

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

COMMISSIONERS PRESENT: MIRANDA, JONES, HARRIS, POTANOVIC

COMMISSIONERS ABSENT: PATRICK

STAFF PRESENT: GREG REDEKER, ACIP, PLANNER IV
 KELSEY WALSH, COUNTY COUNSEL
 MELINDA TOUVELL, ADMINISTRATIVE SECRETARY III

I. PLEDGE OF ALLEGIANCE

Chair Miranda led the Pledge of Allegiance.

II. CITIZENS CONCERNS

Andrew Grady, a member of the public, stated he had spoken with Jessica Martinez, Director of Planning, about the Agricultural Tourism Amendment and although he felt it was going well he did have some questions and concerns. Mr. Grady stated bringing in the R1-A zoning into the Agricultural zoning seems to be a little radical and not create any separation between the permitted uses of the Ag zones and the R1-A zones. He stated the primary use of the R1-A zoning is to preserve the residential aspects like less noise, less traffic, and intensity should be a little less. Mr. Grady stated he feels there should be some guardrails for the R1-A zoning. He stated he feels the amendment should come back to place these guardrails within the R1-A zoning.

III. MINUTES OF THE MEETING

1. APPROVAL OF MINUTES - March 19, 2026, Planning Commission Meeting

A). Waive the reading and approve the minutes of the regular meeting held 3/19/2026.

A motion was made by Commissioner Jones to approve the minutes of the regular meeting held March 19, 2026.

RESULT: Item A: APPROVED

MOVER: Commissioner Jones

SECONDER: Commissioner Harris

AYES:Harris, Jones, Miranda, Potanovic

NAYS: None

ABSENT: Patrick

IV. REGULAR ITEM

2. PLANNING DEPARTMENT - USE PERMIT #25-04; HARMONI TOWERS

Staff recommend that the Planning Commission do the following:

Greg Redeker, ACIP, Planner IV, presented Use Permit #25-04; Harmoni Towers located at 17740 Bowman Road, Cottonwood. Mr. Redeker stated that this was a request for a Use Permit to put in a new communications tower. He stated it would be a 129' foot monopine stealth tower.

Commissioner Potanovic asked what happens to the end run of the towers once they become obsolete.

Mr. Redeker stated the county requires that the developer post a bond to cover the cost of removal, but it rarely happens that a tower needs to be removed.

Chair Miranda stated that she had done an online search and found that there is a Verizon Wireless Tower within 2.6 miles away from this new tower. She asked Mr. Redeker if the Planning Department was aware of this.

Mr. Redeker stated that was news to him and asked what site she had found this information.

After a short recess it was noted that it appears there is no tower located within 2.6 miles of the new tower currently and staff feels comfortable proceeding with the

request for Use Permit #25-04; Harmoni Towers.

Phillip Thomas, Precision Site Development representative for Harmoni Towers, stated he had no comment, but was open for questions.

Chair Miranda opened public hearing;

Rob Burroughs, District 1 Supervisor, stated he is a resident out in the Bowman and Hooker Creek Road area and is concerned with the fact that there is no cell reception to be able to call if there is an emergency. He explained the only way to get cell service is to drive back towards town. He stated that most people do not have land lines and use cellphones, but with no cell service they cannot get the emergency alerts if there was a fire or any kind of emergency.

Chair Miranda closed the public hearing;

- A. Conduct a public hearing to consider Use Permit #25-04 (Harmoni Towers) and The proposed categorical exemption;
- B. Move that the Planning Commission find that Use Permit #25-04 (Harmoni Towers) is categorically exempt pursuant to CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures); and

Commissioner Potanovic made a motion to approve Item B

RESULT: Item B: APPROVED
MOVER: Commissioner Potanovic
SECONDER: Commissioner Harris
AYES: Harris, Miranda, Jones, Potanovic
NAYS: None
ABSENT: Patrick

- C. Move that the Planning Commission approve Use Permit #25-04 (Harmoni Towers) subject to the findings and conditions contained in Attachments H and I of the staff report dated April 16, 2026.

Commissioner Jones made a motion to approve Item C

RESULT: Item C: APPROVED
MOVER: Commissioner Jones
SECONDER: Commissioner Potanovic
AYES: Harris, Miranda, Jones, Potanovic
NAYS: None
ABSENT: Patrick

3. PLANNING DEPARTMENT - USE PERMIT #25-01; VERIZON WIRELESS - GYLE RD

Staff recommend that the Planning Commission:

Greg Redeker, ACIP, Planner IV, presented Use Permit #25-01; Verizon Wireless – Gyle Rd. located at 22560 Gyle Road, Gerber. Mr. Redeker stated that it's a new 120' monopole communications tower. He informed the commissioners that this communication tower is not only needed for coverage, but also for capacity.

Chair Miranda asked about the other towers existing within the 5-mile radius are at capacity but is there also a coverage issue that is necessary to extend or add an additional tower within the 5-mile radius of the other towers.

Mr. Redeker stated the only way to get the capacity is to add another tower.

Bill Lewis, Esurance Development representative for applicant, stated that the demand for wireless is growing and 72% of homes rely on cellphones. Mr. Lewis stated that this cell tower will increase the capacity and coverage for many. He discussed the fact that the applicant is willing to do either the monopine or monopole they can also paint the monopole to help with the visual.

Chair Miranda opened the public hearing;

Chair Miranda closed the public hearing;

- A. Conduct a public hearing to consider Use Permit #25-01 (Verizon Wireless-Gyle Road) and the proposed Initial Study and Mitigated Negative Declaration;
- B. Move that the Planning Commission adopt the Mitigated Negative Declaration (SCH #2026010534) for Use Permit #25-01 (Verizon Wireless-Gyle Road); and

Commissioner Harris made a motion to approve Item B.

RESULT: Item B: APPROVED

MOVER: Commissioner Harris

SECONDER: Commissioner Potanovic

AYES: Harris, Miranda, Jones, Potanovic

NAYS: None

- C. Move that the Planning Commission approve Use Permit #25-01 (Verizon Wireless-Gyle Road) subject to the findings and conditions contained in Attachments G and H of the staff report dated April 16, 2026.

Commissioner Harris made a motion to approve Item C with the modification to add the Monopine as the preferred stealth visual.

RESULT: Item C: APPROVED

MOVER: Commissioner Jones

SECONDER: Commissioner Potanovic

AYES: Harris, Miranda, Jones, Potanovic

NAYS : None

V. DIRECTOR COMMENTS

Greg Redeker, ACIP, Planner IV, stated Jessica Martinez, Director of Planning, had a correction to a statement she had made at the last Planning Commission Meeting about mobile home parks. He stated the correction is that Mobile Home Parks are allowed in the R-3 and R-4 zones. Mr. Redeker also stated that there may be meetings set for May 7th, 21st, and June 4th. No meeting on June 18th.

VI. ADJOURN

Meeting concluded at 9 :46 AM.