



Tehama County
Thursday, November 20, 2025 9:00 AM
Planning Commission
Meeting Minutes - Draft

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

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

DATE: THURSDAY, NOVEMBER 20, 2025

LOCATION: BOARD CHAMBERS
727 OAK STREET
RED BLUFF, CALIFORNIA 96080

COMMISSIONERS PRESENT: Miranda, Patrick, Jones

COMMISSIONERS ABSENT: Harris

STAFF PRESENT: Jessica Martinez, Director of Planning
Brittany Ziegler, County Counsel
Sean Houghtby, Clerk of the Board
Megan Wilbanks, Assistant Clerk & Recorder

I. PLEDGE OF ALLEGIANCE

Chair Jones led the Pledge of Allegiance.

II. CITIZENS CONCERNS

Chip Gracey spoke on the Farm-to-Fork program.

A resident spoke on agriculture-tourism and opportunities for the area.

III. MINUTES OF THE MEETING

1. APPROVAL OF SEPTEMBER 18, 2025, PLANNING COMMISSION MEETING 25-1985

A. Approval of September 18, 2025, Planning Commission Meeting Minutes

Item A: APPROVE
Commissioner Miranda
Commissioner Patrick
Miranda, Jones, Patrick
Harris

25-1993

A. Approval of October 16, 2025, Planning Commission Meeting Minutes.

Item A: APPROVE
Commissioner Miranda
Commissioner Patrick
Miranda, Jones, Patrick
Harris

IV. REGULAR ITEM

25-1887

Director of Planning Jessica Martinez presented the item.

Chair Jones opened the Public Hearing.

In response to Commissioner Miranda, Director of Planning Jessica Martinez explained that no more than one cell tower may be present within 5 miles of another site.

Keith, a nearby resident, commented on a study regarding health effects associated with the proximity of cell towers. He further voiced his opposition to place a cell tower so close to a neighborhood.

A resident commented on her opposition to living near the proposed cell tower.

A resident commented on health effects of arc radiation and the impact on property values near cell tower sites. He further voiced his opposition to the proposed location of the cell tower.

Rob Burroughs commented on the need to install cell towers in remote areas to improve emergency communications.

Tom Husky voiced his opposition to the proposed cell tower site and shared concerns about the impact the cell tower may have on his property value.

A resident commented on the public noticing procedure and explained that she did not receive advance notification about this hearing, despite owning property near the proposed site. She further voiced her opposition to the cell tower site.

A resident commented on the poor cell service she experiences in the proposed site and recognized the need to improve emergency communications for rural communities.

A resident voiced his concerns about possible health impacts due to proximity to cell towers. He further commented on impacts to property values near cell tower sites. Additionally, he provided his experience with emergency communications as a volunteer firefighter at the Bowman station.

Sherrie Rowels commented about her family's experience with adverse health effects. She further voiced her opposition to the location of the proposed cell tower.

A resident voiced his opposition to the location of the proposed cell tower due to the proximity of houses and school bus stops.

In response to Commissioner Patrick, Chris Roth, the applicant's representative, explained that the proposed location was selected because it would function as a "bridge" to support communication with nearby towers. He added that Verizon had been unable to find any viable alternative sites for the installation. Mr. Roth also addressed studies concerning the potential health impacts of long-term exposure to cellular towers.

Director of Planning Jessica Martinez provided information on the public notice process.

In response to Commissioner Martinez, Director of Planning Jessica Martinez acknowledged the need to provide mapping of other towers in the proposed site, and said she would provide a map to Commissioners for their review.

RESULT: TABLE
MOVER: Commissioner Miranda
SECONDER: Commissioner Patrick
AYES: Miranda, Jones, Patrick
ABSENT: Harris

4. ENVIRONMENTAL HEALTH / CODE ENFORCEMENT - Hearing on 25-1958
Notice Issued by the Enforcing Officer in Public Nuisance
Enforcement Action Against the Premises

Code Enforcement Officer Clint Weston presented the item.

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: Georgina Cardenas
Site Address: 8471 Hwy 99W, Gerber

APN: 063-140-009 (District 4)

RESULT:	Item A: APPROVE
MOVER:	Commissioner Patrick
SECONDER:	Commissioner Miranda
AYES:	Miranda, Jones, Patrick
ABSENT:	Harris

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.

RESULT:	Item B: APPROVE
MOVER:	Commissioner Patrick
SECONDER:	Commissioner Miranda
AYES:	Miranda, Jones, Patrick
ABSENT:	Harris

5. ENVIRONMENTAL HEALTH / CODE ENFORCEMENT - Hearing on Notice Issued by the Enforcing Officer in Public Nuisance Enforcement Action Against the Premises **25-1959**

Code Enforcement Officer Clint Weston presented the item.

In response to Commissioner Patrick, Code Enforcement Officer Clint Weston confirmed he has been in regular contact with the property owner regarding this process.

In response to Commissioner Miranda, Code Enforcement Officer Clint Weston outlined the timeline given to the property owner to bring the site into compliance, as well as the fines assessed for failing to do so. He also described what happens if the property is sold while a lien is still in place and explained how the escrow process would work in that situation.

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: Sami J Chartouni
Site Address: 500 Royal Lane, Red Bluff
APN: 039-281-007 (District 3)
Case No: CE-25-131

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

RESULT:	Item A & B: APPROVE
MOVER:	Commissioner Miranda
SECONDER:	Commissioner Patrick
AYES:	Miranda, Jones, Patrick
ABSENT:	Harris

6. DISCUSSION SESSION - DIRECTOR OF PLANNING 25-1930

- Discussion took place regarding the position of Chairperson, Vice-Chair, and Ground Water Ad-Hoc committee. Staff was directed to bring this item back to the Planning Commission for consideration and possible action at the December 4th meeting.

Director of Planning Jessica Martinez reviewed the agenda forecast for December 4, 2025 Planning Commission meeting. She also reported that the Cottonwood Travel Center remains under CEQA review with no upcoming Commission hearings scheduled. In addition, she noted that the recent vacancy of the Planner I position will leave the department short-staffed until it is filled.

Meeting concluded at 10:22 A.M.