



Tehama County
Thursday, August 21, 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 AUGUST 21, 2025

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

COMMISSIONERS PRESENT: Halpin, Harris, Miranda, Patrick

COMMISSIONERS ABSENT: Jones

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

I. PLEDGE OF ALLEGIANCE

Chairman Halpin led the Pledge of Allegiance

II. CITIZENS CONCERNS

Chairman Halpin stated the General Plan and zoning codes are available at the local libraries.

III. MINUTES OF THE MEETING

APPROVAL OF MINUTES - JULY 17, 2025, PLANNING COMMISSION MEETING

a)Waive the reading and approve the minutes of the regular meeting held 7/17/2025

Chairman Halpin stated there needed to be a correction to the minutes from continuation to attenuation.

Commissioner Harris made a motion to approve the minutes with the correction.

RESULT: APPROVED
MOVED: Commissioner Harris
SECONDER: Commissioner Miranda
AYES: Harris, Miranda, Halpin, Patrick
ABSENT: Jones

IV. REGULAR ITEM

STUDY/DISCUSSION SESSION - DIRECTOR OF PLANNING

- a) Study/Discussion - To review and receive input regarding Agriculture Tourism.
- b) Discussion and possible direction.

Jessica Martinez, Director of Planning, presented the study/discussion to review and receive direction from the commissioner for the Chapter 17.81 Administrative Permit Agriculture Tourism uses.

Commissioner Patrick stated he would like to expand the Farm to Fork Corridor to include the entire county.

Chairman Halpin stated he agrees that the Farm to Fork Corridor should be expanded, but he feels there should be a parcel limit of 5 acres or greater.

Chairman Halpin opened the public hearing;

Tom Moss, Ag Commissioner, stated he feels that 5 acres is too large and feels 3 acres is large enough.

Tia Branton, Director of Environmental Health, stated does not feel the Agro-Tourism code should change, but just add a special use permit so it does not open it to all zonings. She stated if there is an admin use permit each department can decide whether the parcel is adequate.

Chip Gracie stated he lives in the existing Farm to Fork Corridor and has grown walnuts for 17 years but recently started growing apricots and cherries. He stated he would like to take what he is growing and sell prepared foods to the public.

Andrew Grady stated he is a former ground water commissioner and feels the historical farms will not be able to survive the economic changes.

Reese McClure stated he believes the county needs new fresh ideas.

Chairman Halpin closed the public hearing;

Chairman Halpin stated all the Ag zones allow semi heavy agricultural uses which includes packaging, processing, and similar uses. He suggested the semi heavy agriculture should include the processing of home-grown food. Chairman Halpin stated the Agro-Tourism should also allow this service. He stated that size limitations should be discussed and feels 3 acres is too small.

Commissioner Miranda stated that an ad-hoc committee should be established.

Commissioner Harris stated that she is fine, allowing staff to be given direction.

After further discussion by the commissioners, consensus was agreed to have staff make the changes to allow the food options to be available across the county with no limitations regarding size and how much of the product comes from owners' land.

STUDY/DISCUSSION SESSION - DIRECTOR OF PLANNING

- a) Study/Discussion - To review and receive input regarding Occupation of Trailers and Recreational Vehicles.
- b) Discussion and possible direction.

Jessica Martinez, Director of Planning, presented the study/discussion to review and possible direction to the Chapter 17.86 Occupancy of Trailers and Recreational Vehicles.

Chairman Halpin opened public hearing.

Member of the public stated she owns her property and has allowed her friend, and her teenage son live on the property in their recreational vehicle so they would not become homeless. She stated she feels this should be allowed.

Clint Weston, Code enforcement officer, stated he is a fan of personal property rights, but what he has seen over the last 10 years with recreational vehicles use makes him question if the code should be changed. He stated there needs to be safeguards to prevent sewage being misused, electrical fires, and multiple recreational vehicles on one parcel. Mr. Weston feels this all needs to be considered to protect public safety.

Ian Turnbull, former planning commissioner, stated he would support a person living in a travel trailer with an administrative use permit, properly hooked up to power, and septic. Mr. Turnbull stated if properly done he doesn't see it being any different than a single wide trailer home.

Chairman Halpin closed public hearing.

Chairman Halpin stated he helped with the ordinance when he worked for the Planning Department and one of the stipulations allowing someone to live in a recreational vehicle is that the parcel has to be owner occupied. He stated there had to be a home on the property for it to be allowed.

Commissioner Miranda asked how do we know if the septic is adequate to support a home and an additional RV.

Tia Branton, Director of Environmental Heath stated they go by the number of bedrooms that are in the home so if an owner wanted to add a recreational vehicle an alteration would have to be made to the septic, so it was adequate.

After further discussion by the commissioners, consensus was agreed to extend the occupancy to 180 days with the improvements code enforcement officer would provide to staff as amendments to the current code.

STUDY/DISCUSSION SESSION - DIRECTOR OF PLANNING

- a) Study/Discussion - To review and receive input regarding amending the General Plan specifically aimed towards the Agricultural land use/Ground water usage.
- b) Discussion and possible direction.

Jessica Martinez, Director of Planning, presented the study/discussion for land use and water usage.

Chairman Halpin requested that they look at the general plan in order to protect the ground water and suggested an ad-hoc committee be formed to provide general provisions to the ground water ordinance.

Chairman Halpin opened the public hearing.

Andrew Grady, member of public stated he has been on the ground water commission and feels the ground water sustainability cannot be solved by just one authority it needs to be solved by multiple authorities.

Ian Turnbull stated he encourages the commissioners to take the adequate time and make sure there is good communication between the other groundwater agencies.

Chairman Halpin closed public comment.

After further discussion by the commissioner, consensus was made to develop an ad-hoc with commissioners Halpin and Patrick on the committee.

V. DIRECTOR COMMENTS

Jessica Martinez, Director of Planning stated there would not be a Planning Commission meeting on September 4th, but there would be a meeting on September 18th. She also stated that the Planning Department had a new Planner named Tanner.

VI. ADJOURN

Meeting concluded at 10:10 AM.