

TEHAMA COUNTY PLANNING COMMISSION



Time: 9:00 AM
Location: Board Chambers
Administration Building
727 Oak Street, Red Bluff, CA 96080
<https://tehamacounty.legistar.com/Calendar.aspx>

AGENDA FOR THURSDAY, AUGUST 21, 2025

DATE: THURSDAY AUGUST 21, 2025
TIME: 9:00 AM
LOCATION: BOARD CHAMBERS
727 OAK STREET
RED BLUFF, CA 96080

Members of the public who are unable to attend in person may participate, listen, and watch in the following ways:

1) To participate in the Board meeting, the public may listen and comment over the phone by calling: (530) 212-8376, conference code 933876. Press 5* to raise your hand to comment.

2) Members of the public who are unable to attend in person may watch and listen via the web at <https://tehamacounty.legistar.com/Calendar.aspx>. To comment on an upcoming agenda item, call (530) 212-8376, conference code 933876. Press 5* to raise your hand to comment at the time the item is called.

The audio and live streaming is being offered as a convenience. The Board meeting will continue even if there is a disruption. If there is a disruption, the public is encouraged to consider an alternate option listed above. If you have trouble connecting to or accessing the meeting, contact the Board office for assistance at (530) 527-4655.

Use of Cell Phones During Meetings: The Commission appreciates your cooperation in turning off or muting all cell phones during the meeting.

Recording Device used to record the meeting.

I. PLEDGE OF ALLEGIANCE

II. CITIZENS CONCERNS

This time is set aside for citizens to address the Planning Commission on any item of interest to the public that is within the subject matter jurisdiction of the Commission. No action may be taken on any item not appearing on the agenda unless the action is otherwise authorized by Government Code Section 54954.2(b) (typically, this applies to items meeting criteria as an off-agenda emergency). The Chair reserves the right to limit each speaker to three (3) minutes. Disclosure of a speaker's identity is purely voluntary during the public comment period.

III. MINUTES OF THE MEETING**APPROVAL OF MINUTES - JULY 17, 2025, PLANNING COMMISSION MEETING [25-1449](#)**

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

IV. REGULAR ITEM**STUDY/DISCUSSION SESSION - DIRECTOR OF PLANNING [25-1436](#)**

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

STUDY/DISCUSSION SESSION - DIRECTOR OF PLANNING [25-1437](#)

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

STUDY/DISCUSSION SESSION - DIRECTOR OF PLANNING [25-1450](#)

- 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.

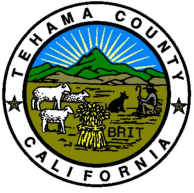
V. DIRECTOR COMMENTS**VI. ADJOURN****NOTE:**

Any written materials related to an open session item on this agenda that are submitted to the Planning Department less than 72 hours prior to the Planning Commission Meeting, and that are not exempt from disclosure under the Public Records Act, will promptly be made available for public inspection at the Tehama County Planning Department, 444 Oak Street, Room "I", Red Bluff, California, during normal business hours.

Anyone wishing to appeal a decision of the Planning Commission may do so within 10 calendar days for Use Permits and Tracts (Subdivisions). A \$575.00 filing fee (\$745.00 filing fee if appealing a Public Works condition) must be submitted with the letter of appeal. Requests for a re-hearing must be submitted within 5 calendar days for General Plan Amendments and Rezones. The appeal/request with fees must be submitted to: Tehama County Clerk of the Board of Supervisors, P.O. Box 250, 633 Washington Street, Room 12, Red Bluff, CA 96080.

Postmarks will not be accepted.

MINUTES, AGENDAS, and AGENDA MATERIAL are available on our website at <https://tehamacounty.legistar.com/Calendar.aspx>



Tehama County

Agenda Request Form

File #: 25-1449

Agenda Date: 8/21/2025

Agenda #:

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

Requested Action(s)

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

Financial Impact:

None

Background Information:



Tehama County
Thursday, July 17, 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

MINUTES OF THE MEETING HELD: THURSDAY, JULY 17, 2025

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

PRESENT: Commissioner Lesa Harris, Commissioner Vici Miranda, Chairperson
Robert Halpin, and Commissioner Karen Jones

ABSENT: Commissioner Ryan Patrick

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

I. **PLEDGE OF ALLEGIANCE**
Chairman Halpin led the Pledge of Allegiance.

II. **CITIZENS CONCERNS**

III. **MINUTES OF THE MEETING**

APPROVAL OF MINUTES - APRIL 3, 2025, PLANNING COMMISSION MEETING
A. Waive the reading and approve the minutes of the regular meeting held 4/3/2025

RESULT: APPROVE
MOVER: Vici Miranda
SECONDER: Karen Jones

AYES: Commissioner Harris, Commissioner Miranda, Chairperson Halpin, and Commissioner Jones

ABSENT: Commissioner Patrick

IV. REGULAR ITEM

USE PERMIT #24-04; SERRANO - FARQUHAR DOG KENNEL

Jessica Martinez, Director of Planning, presented Use Permit #24-04; located at 19085 Farquhar Rd, Cottonwood. Ms. Martinez stated they are establishing a 40 x 40 metal indoor/outdoor kennel which will house her 15 dogs.

Chairman Halpin asked Ms. Martinez to clarify for him that she currently has 15 dogs on her property.

Ms. Martinez stated the dogs have been there for over 5 years and there have not been any complaints from the neighbors to code enforcement or sheriff's office since 2011.

Chairman Halpin asked if there was a condition to require a license.

Ms. Martinez stated no, but they went to animal services to get a license, but they need a Use Permit approved before they can get the license. She stated they can add it as a condition.

Chairman Halpin opened the public hearing.

Rob Burroughs, Supervisor District 1, stated this is his area and his understanding is that you can only have 5 dogs, and the resident is already exceeding that number with 15 dogs. He asked what the legal number of dogs to be legal.

Ms. Martinez stated they are trying to acquire a Use Permit so they will be in compliance.

Tammy Fuentes, friend of applicant, stated they have show dogs, dogs being rehabilitated, and some are old dogs that the applicant inherited from her mother after she passed away.

Chairman Halpin stated in the conditions he would like to see a condition for noise continuation that would help reduce the noise of barking dogs.

Commissioner Miranda asked if there is a condition in place to regulate if the dogs

are licensed and up to date on their vaccinations.

Andrew Plett, County Counsel, stated there are conditions with animal control regulating those concerns and they periodically check to make sure the conditions are being met.

Ms. Martinez stated they must renew their license annually.

Resident neighbor stated that the kennel is a bad idea because noise travels and although it's bothersome they do not call animal control resources are limited, but they will be called if the kennel is approved because there are multiple neighbors that are not happy.

Kathy Cole stated that loose dogs are a problem coming on to her property, but she stated none of the dogs have been aggressive or tried to attack her. She stated if they were to sell the property, she is concerned with the permit following the new owner.

Chairman Halpin closed the public hearing.

Planning Commissioners discussed the conditions they would like added to the Use Permit before they would agree to approve the Use Permit. Commissioners asked County Counsel questions about having a sunset date put in place if the property was ever sold.

Ms. Martinez went over the conditions that the Planning Commission would like added to the Use Permit.

Commissioner Harris stated she is concerned that if they make it a requirement to have a barrier of some type around the whole property if it would be feasible financially for the applicant.

A. Public Hearing - Conduct a public hearing to consider Use Permit #24-04

B. Move that the Planning Commission approve the Findings in Attachment D for Use Permit #24-04; and move that Use Permit #24-04 is exempt from CEQA pursuant to Section 15061 (b)(3); Common Sense Exemption

RESULT: **Item B: APPROVE**

MOVER: Commissioner Harris

SECONDER: Commissioner Miranda

AYES: Commissioner Miranda, Chairperson Harris, and Commissioner Jones

NAYS: Commissioner Halpin

ABSENT: Commissioner Patrick

C. Move that the Planning Commission approve Use Permit #24-04 subject to the Conditions in Attachment E

Tabled until conditions are amended

RESULT: **Item C: TABLED**

MOVER: Commissioner Jones

SECONDER: Commissioner Miranda

AYES: Commissioner Miranda, Chairperson Halpin, and Commissioner Jones

NAYS: Commissioner Harris

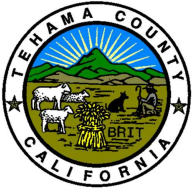
ABSENT: Commissioner Patrick

V. DIRECTOR COMMENTS

Jessica Martinez, Director of Planning, stated in the coming months we will be having more regular meetings due to the volume of projects coming in. Ms. Martinez stated that the Board of Supervisors has requested the Planning Commission to look at the ground water issue and consider rezoning or amending the zoning to a specific use.

VI. ADJOURN

Meeting concluded at 10:10 A.M.



Tehama County

Agenda Request Form

File #: 25-1436

Agenda Date: 8/21/2025

Agenda #:

STUDY/DISCUSSION SESSION - DIRECTOR OF PLANNING

Requested Action(s)

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

Financial Impact:

No impact as of now

Background Information:

Under future agenda items on December 12, 2023, Board of Supervisors meeting Supervisor Nolen requested a study session to discuss possible amendments to Tehama County Code Chapter 17.81. On January 9, 2024, Senior Planner, Jessica Martinez was given direction to bring the item to the Planning Commission for further review and consideration. On July 22, 2025, Supervisor Jones requested a study session to look at allowing Farmers to sell food directly to consumers in the Farm to Fork Corridor.

Chapter 17.81 ADMINISTRATIVE PERMIT AGRICULTURE TOURISM USES

17.81.010 Purpose.

The purpose of this chapter is to actively promote outdoor recreation opportunities such as agritourism, agri-nature-tourism, and similar uses that encourage and support agriculture in Tehama County. The ministerial administrative permit process is intended to allow the proper integration of such uses into the community, only if such uses are designed or arranged on the site in accordance with established development standards of this title and policies of the general plan. This chapter is intended to implement the 2009-2029 Tehama County General Plan Policy OS-9.4.

(Ord. No. 1972, § 20, 10-23-2012)

17.81.020 Administrative permit—Process.

- A. Applicants may apply for an administrative permit for an agritourism, agrinature-tourism, Geotourism, glamping, agricultural homestay, or environmental learning tourism use on lands within the A-1, A-2, A-3, A-4, NR, and GR zoning districts, if such use is consistent with the Administrative Permit application requirements and administrative permit standards and criteria set forth in this chapter. In the event that the proposed use or activity exceeds the standards and requirements of this chapter, the applicant shall be required to obtain a use permit under Chapter 17.70.
- B. Application for an administrative permit shall be made in writing by the owner or authorized occupant of the property on a form prescribed by the director of planning. The application shall be accompanied by a fee, as set by the board of supervisors, and plans showing the details of the site and the proposed use or activity.
- C. Prior to issuance of any administrative permit, the proposed use or activity and site plans shall be reviewed by the affected county departments and other affected public agencies to ascertain compliance with all applicable laws, policies, codes and regulations.
- D. Administrative permits under this chapter shall be issued upon a determination by the director of planning that the agritourism, agri-nature-tourism, Geotourism, glamping, agricultural homestay, or environmental learning tourism use described in the application for the permit and the plans filed therewith conform to the requirements of this chapter and other applicable laws, regulations, and ordinances, and that the fee has been paid.

(Ord. No. 1972, § 20, 10-23-2012)

17.81.030 Administrative permit—Notice and appeals.

- A. A public hearing shall not be required on any application for an administrative permit prior to action being taken by the director of planning to approve or deny the application.
- B. Upon the director of planning's action to approve or deny an administrative permit pursuant to this chapter, all property owners within one thousand feet of the project parcel and the applicant shall be notified by mail of the director of planning's action. The notice shall include the location and general description of the proposed use that may be established upon the issuance of the administrative permit. The notice shall inform the property owners and applicant of their right to appeal the approval or denial of the administrative permit to the planning commission.

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- C. Appeal of the action to approve or deny an administrative permit under this chapter by the director of planning shall be made in writing to the planning commission and submitted to the planning department within twenty days of the date the notification is mailed to the property owners and applicant pursuant to subdivision B. The written appeal shall be accompanied by an appeal fee prescribed by the board of supervisors.
 - D. Following a public meeting, notice of which shall be given in the manner provided in subdivision B, the planning commission may affirm, modify or reverse the action of the director of planning, based upon the standards and requirements set forth in this chapter.
 - E. The decision by the planning commission to affirm, modify or reverse the action of the director of planning may be appealed to the board of supervisors within ten days of such action. The appeal shall be submitted in writing to the clerk of the board and accompanied by an appeal fee prescribed by the board of supervisors.
 - F. Following a public meeting, notice of which shall be given in the manner provided in subdivision B., the board of supervisors may affirm, modify or reverse the action of the planning commission. Action by the board of supervisors on the appeal of an administrative permit shall be final.

(Ord. No. 1972, § 20, 10-23-2012)

17.81.040 Administrative permit—Time limits.

- A. In any case where an administrative permit has not been used within one year after the date of granting thereof, then, without further action by the director of planning, the administrative permit granted shall be null and void.
- B. In any case where an active administrative permit has been abandoned for a period of six months, the administrative permit shall be deemed null and void.
- C. The director of planning may approve one extension of the time limits set forth in this section for an approved administrative permit, for up to eighteen additional months after notice is given in the same manner as the original approval, if the director finds that such extension is consistent with the purposes of this chapter.

(Ord. No. 1972, § 20, 10-23-2012)

17.81.050 Administrative permit—General provisions.

An administrative permit may be issued under this chapter for the following uses:

- A. Limited agritourism, agri-nature-tourism, Geotourism, glamping, agricultural homestay, and environmental learning tourism uses, as defined in Chapter 17.04, in accordance with the development standards established by this Chapter, shall be permitted when conducted in compliance with all of the following:

1. The daily use or activity is limited to an average of fifteen persons per day with a maximum of one hundred six in any week (not counting employees). If averages are used, they must be on a per week basis.

Examples of limited agritourism and agri-nature tourism uses and activities to which this chapter applies may include, but are not limited to, star-gazing, educational and interpretive seminars, clinics, tours, and walks, horseback riding (which may include trail riding instruction necessary for the safety of guests, if pertinent to agritourism use), cross country skiing, picnics, gold panning, hiking, tours, working dog trials, horseback riding, wagon rides when confined to the agritourism

parcel, wildlife viewing, photography, and youth exchange programs when related to an on-site agricultural operation and in accordance with agricultural homestay requirements.

- B. Larger and more frequent agritourism, agri-nature-tourism, Geotourism, glamping, agricultural homestay, and environmental learning tourism uses, as defined in Chapter 17.04, including but not limited to collaborative agri-nature tourism events, petting zoos of resident animals, and hunting dog trials not involving the discharge of firearms, in accordance with the development standards established by this chapter, shall be permitted when conducted in compliance with all of the following:
 - 1. A daily use or activity is limited to no more than an average of thirty-five persons per day with a maximum of two hundred fifty in any given week (not counting employees). If averages are used, they must be on a per week basis.
 - 2. The use or activity is conducted in accordance with the development standards established by this chapter.
 - 3. Submittal of an agritourism facility compliance form to the Tehama County Planning Department shall be required annually for reporting of the permitted activities and events. The report shall include information on the number of participants, days of activity, and hours of operation.
- C. Agricultural activities associated with a non-profit agricultural youth group project or projects shall not require an administrative permit.

(Ord. No. 1972, § 20, 10-23-2012)

17.81.060 Administrative permit—Development and performance standards.

Any agritourism, agri-nature-tourism, Geotourism, glamping, agricultural homestay, or environmental learning tourism use or activity permitted under this chapter shall comply with the following standards:

- A. The primary use of the parcel on which the agritourism, agri-nature-tourism, Geotourism, glamping, agricultural homestay, or environmental learning tourism use or activity is located shall be a farm, as defined in Food and Agricultural Code section 52262, that produces agricultural products as its primary source of income. Uses and activities permitted under this chapter shall be a secondary use to the primary commercial agricultural production use.
- B. The amount of land allowed for permanent physical improvements (infrastructure and structural improvements) related to any use or activity permitted under this chapter shall be no more than ten percent of the parcel's acreage or five acres of total land area, whichever is the lesser amount. Permanent physical improvements do not include unpaved riding or hiking trails. If the permitted use or activity is conduct on multiple parcels, the maximum percentage of permanent physical improvement shall be separately calculated for each parcel on which the improved facilities are located, and there shall be no more than five acres cumulative physical improvement allowed on all of the parcels combined.
- C. If the use or activity generates more than 7.5 Average Daily Trips (ADTs), the following road access and maintenance requirements shall apply:
 - 1. The permitted use or activity shall have access from a public or private road or roads which have adequate capacity for existing traffic and the traffic generated by the activity or use, as set forth in the Tehama County Land Development and Engineering Design Standards. If the use or activity is proposed to have access from a county maintained road that does not fully meet the standards set forth in the Tehama County Land Development and Engineering Design Standards, then the use or activity may only occur if the road is improved by the applicant to provide adequate capacity as described above.

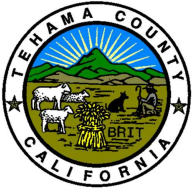
2. The use or activity shall have access from roads which are maintained. If primary access is not from a county maintained road or a state highway, then the operator of the use or activity shall participate in any existing active road maintenance organization for all privately maintained access roads. If no road maintenance organization exists, then the applicant and any other parties whose consent is legally required shall develop, execute, and record a road maintenance agreement which provides for maintenance of drainage and erosion control devices, fuel modification, and upkeep of road surfaces from at least the proponent's property to the nearest county maintained road or state highway. The road maintenance agreement provisions shall be developed by the applicant and shall:
 - i. Be in effect for the life of the project, unless said maintenance is taken over by the county, a special district, other governmental entity, or another recorded private road maintenance association with the approval of the county.
 - ii. Provide for annual maintenance and the immediate correction of emergency and hazard situations.
 - iii. Be in a form approved by the director of planning and county counsel.
- D. Any exterior activities for permitted uses and activities hereunder shall not commence prior to seven o'clock a.m. and shall cease by ten o'clock p.m. The director of planning may grant exceptions to these hours of operation on a case by case basis, through the administrative permit process, for specific uses which are time sensitive, including, but not limited to, bird-watching, when the director of planning makes the finding that the amended hours will not adversely impact neighbors or the public.
- E. If the use or activity is immediately adjacent to a commercial poultry operation, there shall be no exterior lights for the use or activity (except as minimally necessary for public safety, as determined by the director of planning) and there shall be no organized activities after sunset. The director of planning may waive these requirements upon determining that such waiver will not adversely affect the poultry operation, and shall consider any written comments or agreements submitted by the operator of the poultry operation. This standard shall not apply if the permitted use or activity is established before a poultry operation is established on the adjacent property.
- F. The use or activity shall not employ more than one employee per acre, up to a maximum of five total employees, on-site at any one time. This limit does not include family members, as defined in Section 1.04.205, or employees solely of the agricultural operation. The director of planning may grant limited exceptions to the number of employees allowed at an operation on a case by case basis, through the administrative permit process, for specific uses which may occasionally require more employees, when the director of planning makes the finding that the increased number of employees will not adversely impact neighbors or the public.
- G. The permitted operator of the use or activity, or their authorized agent, shall be personally present onsite at all times throughout the duration of the use or activity.
- H. Petting zoos of resident animals shall have a minimum of one-third mile buffer from adjacent properties.
- I. Permitted uses or activities shall be limited to the parcel or parcels identified in the application. Parcel boundaries and no trespassing signs shall be clearly posted by the operator.
- J. Permitted uses or activities shall have adequate provisions for sewage disposal (permanent or temporary) as determined by the Tehama County Department of Environmental Health.
- K. The use or activity shall have adequate provisions for potable water as determined by the Tehama County Department of Environmental Health.
- L. The use or activity shall have adequate on-site parking for all employees and participants.

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- M. Any new exterior lighting installed related to a permitted use or activity shall be designed to illuminate the immediate vicinity and shall not be visible off site.
 - N. An agricultural homestay shall meet all of the following requirements:
 - 1. The parcel on which an agricultural homestay is proposed shall be twenty acres in size or greater.
 - 2. The agricultural homestay is located in an existing dwelling, occupied by one or more residents, on a full-time basis, as their primary domicile.
 - 3. The primary purpose of the homestay establishment is the guest's education and active participation in the on-site agricultural activities.
 - 4. The agricultural homestay shall comply with all of the requirements for a bed and breakfast under Section 17.08.010, subdivision (j).
 - 5. The operator shall obtain and maintain a valid Transient Occupancy Registration Certificate under Chapter 4.24.
 - O. A glamping use or activity shall meet all of the following requirements:
 - 1. The parcel on which glamping is proposed shall be twenty acres in size or greater.
 - 2. The glamping operation shall be located on property containing an existing dwelling occupied by one or more residents, on a full-time basis, as their primary domicile.
 - 3. The glamping operation has not more than six guest units and accommodates not more than fifteen guests. Any activities or events that involve more than fifteen guests at a glamping establishment are prohibited.
 - 4. The glamping operation serves meals only to its registered guests and serves meals at any time, and with respect to which the price of meals is included in the price of the overnight transient occupancy accommodation.
 - 5. The glamping operation conforms to all building codes, fire codes, and American Disabilities Act and other accessibility requirements.
 - 6. The operator shall obtain and maintain a valid Transient Occupancy Registration Certificate under Chapter 4.24.
 - P. In the event that a use or activity permitted hereunder is proposed in an area where there is regular agricultural spraying, the director of planning shall consider during the project review process the location of the use or activity in light of the types of chemicals commonly used in the immediate vicinity, the frequency of application and recommendations from department of pesticide regulation for the chemicals that are applied. If it is determined that there is significant health risk to future employees or participants in the use or activity, the permitted location shall include sufficient land to provide an adequate buffer between the use or activity and any agricultural spraying activity.

(Ord. No. 1972, § 20, 10-23-2012)



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



Tehama County

Agenda Request Form

File #: 25-1437

Agenda Date: 8/21/2025

Agenda #:

STUDY/DISCUSSION SESSION - DIRECTOR OF PLANNING

Requested Action(s)

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

Financial Impact:

No Impact currently

Background Information:

On January 30, 2024, Supervisor Carlson referred the item to the Planning Commission for further review and possible overhaul of the ordinance.

Chapter 17.86 OCCUPANCY OF TRAVEL TRAILERS AND RECREATIONAL VEHICLES¹

17.86.010 Purpose.

- A. The purpose of this chapter is to regulate the occupancy of travel trailers and recreational vehicles within the unincorporated areas of Tehama County, subject to the conditions set forth herein.

(Ord. No. 2068, § 1, 10-30-2018)

17.86.020 Definitions.

For the purpose of this chapter the following definitions shall apply:

- A. "Place of human habitation" shall mean a recreational vehicle or travel trailer used for more than one consecutive day in a three hundred and sixty-five day period, which contains facilities for living, sleeping, cooking, eating, restroom, or bathing.
- B. "Premises" shall mean a single, legal parcel of property. Where contiguous legal parcels are under common ownership or control, such contiguous legal parcels shall be counted as a single "premises" for purposes of this chapter.
- C. "Recreational vehicle" means a vehicle as defined in Chapter 15.28.040.
- D. "Travel trailer" means any unit used for living or sleeping purposes and which is equipped with wheels or similar devices used for the purpose of transporting it from place to place, whether by motive power or other means, or from which such wheels have been removed, and designed to provide facilities for human habitation or camping purposes, or for carrying persons or property, including but not limited to a camper, trailer, motor home, house car or trailer coach. "Travel trailer" shall not include a mobile home regulated by Section 15.28.
- E. "Camping" shall mean the occupancy of a lot or parcel for a twenty-four-hour period or longer, for living sleeping and/or sanitation, within temporary structures such as tents, canopies, tarps, or other shelters.

(Ord. No. 2068, § 1, 10-30-2018)

17.86.030 Temporary occupancies.

No person shall occupy as a place of human habitation any travel trailer or recreational vehicle for thirty or more days in a three hundred sixty-five day period. Placement or human habitation of a travel trailer or recreational vehicle for more than thirty days shall require a temporary occupancy permit by obtaining an administrative use permit from the planning department.

¹Editor's note(s)—Ord. No. 2068, §§ 1—3, adopted Oct. 30, 2018, repealed and reenacted Ch. 17.86 to read as set out herein. Former Ch. 17.86, §§ 17.86.010—17.86.150 pertained to similar subject matter and derived from Ord. No. 2015, § 1, adopted Oct. 20, 2015.

(Ord. No. 2068, § 1, 10-30-2018)

17.86.040 Temporary occupancy permit; application.

A temporary occupancy permit for human habitation of a travel trailer or recreational vehicle shall be issued by the planning department only upon an administrative use permit application and payment of the fee and upon a finding and determination by the director of planning that the placement of a travel trailer/RV substantially complies with the standards specified herein including all applicable state statutes and county ordinances.

(Ord. No. 2068, § 1, 10-30-2018)

17.86.050 Permit issuance standards.

All of the following conditions must be satisfied before the director of planning will issue an administrative use permit for the temporary occupancy of any travel trailer or recreational vehicle for up to sixty days:

- A. The proposed location for placement of a travel trailer or recreational vehicle must comply with all applicable provisions of the Tehama County Zoning Code and other applicable ordinances.
- B. The premises must have a residential structure or manufactured home on a permitted foundation system for which a final certificate of occupancy has been issued in accordance with Title 15 of the Tehama County Code, or a building permit for such a structure or manufactured home must have been issued and not expired.
- C. The travel trailer or recreational vehicle shall not be placed on a permanent foundation and no more than one such vehicle may be permitted on the premises.
- D. No permanent power may be permitted in association with the temporary occupancy permit for the recreational vehicle or travel trailer.
- E. The location of the travel trailer or recreational vehicle shall be kept free of litter, trash, and debris at all times. Any and all waste generated from the occupant(s) of the travel trailer or recreational vehicle shall be removed from public view daily and stored in a county approved device.
- F. All waste discharges are to be done at a facility approved by Tehama County.
- G. There shall be no lease, financing, payment, and/or rental involving the occupancy of the travel trailer or recreational vehicle.
- H. There shall be no business conducted from or out of the travel trailer or recreational vehicle.
- I. The applicant shall submit a site plan for RV parking to the planning department, building department, environmental health department, Tehama County Fire Department and the public works department which shall include the following:
 - i. Parking area for the travel trailer or recreational vehicle;
 - ii. Location of septic tank or other legal sewer utility;
 - iii. Location of leach field;
 - iv. Location for the sewer hookup and clean out for the travel trailer or recreational vehicle;
 - v. Location of potable water connection;
 - vi. Location of any nearby structures and their distances if closer than one hundred feet to the proposed location of the travel trailer or recreational vehicle;

(Supp. No. 22)

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- vii. Applicant shall provide a diagram or floorplan of the travel trailer or recreational vehicle visually depicting the layout of the enclosed spaces, which may include tables, counters, sinks, water closets, cooking devices, sleep quarters, etc.;
 - viii. Applicant shall state what types of fuel fired or electrical heating devices will be utilized with the travel trailer or recreational vehicle;
 - ix. Location of enclosed trash and recycling receptacles for the occupant(s) of the travel trailer or recreational vehicle;
 - x. Identify the distances from the proposed travel trailer or recreational vehicle to adjacent property lines.
- J. The location of the travel trailer or recreational vehicle must be at least ten feet from any other structures, at least fifty feet from the centerline of a road or twenty feet from the front property line (whichever is more) and twenty feet from any other property line.
- K. The applicant must either own the property or have notarized permission from the owner(s) to use the premises for this purpose.
- L. The applicant shall cover all costs associated with the removal expense of the travel trailer or recreational vehicle and shall grant Tehama County the right to remove the travel trailer or recreational vehicle, and to store it at the sole cost and expense of the applicant, upon expiration or revocation of the permit.
- M. Any additional and supplemental information which the planning department, department of public works, department of environmental health, department of building and safety, and Tehama County Fire Department determines is reasonably necessary to process the application.
- N. The Tehama County Environmental Health Certification and approval for any wells and or septic system identified on the site plan shall be provided in writing and submitted with the site plan prior to the placement and occupancy of the travel trailer or recreational vehicle.

(Ord. No. 2068, § 1, 10-30-2018)

17.86.060 Camping.

Camping shall only be permitted as per the zoned districts identified in Chapter 17 related to Agri-tourism, Chapter 17.81.

(Ord. No. 2068, § 1, 10-30-2018)

17.86.070 Livestock operation exception.

The planning director may grant an exception to Chapter 17.86 for the temporary placement of a registered recreational vehicle or travel trailer for human habitation for an active seasonal livestock operation on agricultural zoned land not to exceed six months in a three hundred sixty-five day period.

(Ord. No. 2068, § 1, 10-30-2018)

17.86.080 Travel trailer on construction sites.

All travel trailers or recreational vehicles may be placed on site during construction as per the zoning code Section 17.08.010 and the building and construction code, Section 15.28.080.

(Ord. No. 2068, § 1, 10-30-2018)

17.86.090 Reserved.

17.86.100 Permit; revocation, modification, suspension.

- A. Any temporary occupancy with an administrative use permit issued pursuant to Section 17.86.030, may be suspended or revoked by the director of planning, as defined in Section 10.16.030, for violation of the provisions of this chapter or of any terms or conditions attached to the permit and pursuant to the requirements prescribed in Chapter 10.16 of this code. The director of planning shall commence suspension or revocation proceedings if any of the following conditions exist:
- i. The director of environmental health determines that any activity authorized by the permit is being carried out in such a manner as to constitute a nuisance, or to cause injury or unsafe conditions to public health, safety or welfare.
 - ii. The director of planning determines that a condition of the temporary occupancy permit is being violated or that there exist any grounds that would have been cause for denial of the permit application.

(Ord. No. 2068, § 1, 10-30-2018)

17.86.110 Storage of unoccupied recreational vehicles.

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

- A. Disconnected from all fuel, gas, water and sewage disposal system;
- B. That the placement of such recreational vehicle(s) or travel trailer(s) shall comply with the minimum setback of five feet on side yards and twenty feet in front yards and five feet on rear yards;
- C. 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;
- D. 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.

(Ord. No. 2068, § 1, 10-30-2018)

17.86.120 Penalty.

Any person violating any provision of this chapter shall be guilty of a misdemeanor. Any travel trailer or recreational vehicle placed or occupied in violation of this chapter is hereby declared to be a public nuisance. Such nuisance may be abated in the manner set forth in Chapter 10.16, in addition to any other remedies.

(Ord. No. 2068, § 1, 10-30-2018)

17.86.130 Fees.

The board of supervisors may by resolution establish a fee for the processing and determination of a temporary occupancy permit.

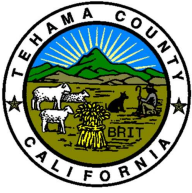
(Ord. No. 2068, § 1, 10-30-2018)

17.86.140 Amortization of existing nonconforming recreational vehicles and travel trailers.

All presently existing nonconforming occupied recreational vehicles or travel trailers may continue to be used at their present location from the effective date of the ordinance amendment of this chapter provided that such nonconforming uses are in full compliance with all other provisions of this Code, State and Federal Law on the effective date. The travel trailer or recreational vehicle shall not be transferred and no structural alterations may thereafter be made, unless the said nonconforming recreational vehicles or travel trailers is brought into conformity by removal or relocation.

(Ord. No. 2068, § 1, 10-30-2018)

17.86.150 Reserved.



Tehama County

Agenda Request Form

File #: 25-1450

Agenda Date: 8/21/2025

Agenda #:

STUDY/DISCUSSION SESSION - DIRECTOR OF PLANNING

Requested Action(s)

- 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.

Financial Impact:

None at this time

Background Information:

On June 3, 2025, Board of Supervisors meeting Chairman Hansen requested the Planning Commission look at the possible General Plan Amendment aimed towards the Agricultural land use.