

ORDINANCE NO. _____

**AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF
TEHAMA AMENDING TITLE 17 OF THE TEHAMA COUNTY CODE REGULATING
GENERAL PROVISIONS AND EXCEPTIONS**

THE BOARD OF SUPERVISORS OF THE COUNTY OF TEHAMA ORDAINS AS
FOLLOWS:

SECTION 1. Section 17.08.010 of the Tehama County Code is hereby repealed.

SECTION 2. Section 17.08.010 is hereby added to the Tehama County Code to read:

The following uses, in addition to those hereinafter mentioned, shall be permitted:

17.08.010 – Additional uses permitted.

- A. The operation of necessary service facilities and equipment in connection with schools, colleges, and other institutions when located on the site of the principal use;
- B. Recreation, refreshment and service buildings in public parks, playgrounds and golf courses;
- C. Airports may be permitted in any district upon the securing of use permits in each case;
- D. Light agriculture use as defined herein on sites of two acres or more shall be permitted in all C-1, C-2, C-3, M-1 and M-2 districts;
- E. Existing dwellings, mobile homes or recreational vehicles may be used as a temporary dwelling during the construction of a conventional home or the establishment of a mobile home in all districts for up to one year, with two six-month extensions available if construction is not completed within the year. Said dwelling, mobile home or recreational vehicle shall be removed or converted to a nonresidential use within sixty days of final approved inspection of the dwelling by the department of building and safety or the exhaustion of the maximum two-year temporary occupancy, whichever comes first, or be in violation of this section;
- F. The commercial excavation of natural materials, and accessory uses in conjunction with extraction activities including, but not limited to: crushing, screening, asphaltic concrete and concrete batching may be permitted in any district upon the securing of a use permit in each case except within the designated floodways as established by the state of California Reclamation Board on the Sacramento River,

and the main and south forks of Cottonwood Creek. Except for excavation projects allowed by use permits which were approved prior to the effective date of the ordinance codified in this chapter, commercial excavation is prohibited in the aforementioned designated floodway areas.

- G.
1. Except as provided in subsections G.2. and G.3. of this section, locations of underground utility installations and aboveground utility installations including radio transmission apparatuses used solely for the purpose of Amateur Radio and/or Ham Radio if so licensed, and small television reception apparatuses (antenna/dish) that are stand-alone or fixed to an approved residential structure may be permitted within any district or as allowed pursuant to Tehama County Code Section's 17.71.030 if it meets all local/state/federal codes, whereas electrical substations and generating plants that are not located in accordance with the State of California Public Utilities Commission rules and regulations within rights-of-way, easements, franchises or ownerships of public utilities shall require a Use Permit as provided in Chapter 17.70.
 2. Notwithstanding subsection G.1. of this section, pipelines, electric, telephone lines either underground or aboveground, or rail lines shall not be subject to a use permit requirement when located in accordance with the state of California Public Utilities Commission rules and regulations within rights-of-way, easements, franchises or ownerships of the public utilities. This subsection shall not apply to a High Voltage Electrical Facility.
 3. Notwithstanding subsection G.1. of this section or any other provision of this Title, a High Voltage Electrical Facility may be permitted in any district only upon the securing of a use permit issued by the Board of Supervisors pursuant to Section 17.70.015.
- H. Pot-Bellied Pigs. As an accessory use to a detached single-family dwelling in an RE; Residential Estates Zoning District and an R-1; One-Family Residential Zoning District. No more than five Vietnamese pot-bellied pigs (*sus scrofa*) may be kept or harbored as a pet. In combination with dogs, no more than five animals may be kept, provided:
1. The animal is regularly housed indoors, and when outdoors, is restrained by leash or within a durable fenced enclosed area;
 2. Pot-bellied pigs over the age of four months shall be neutered or spayed. Exemption for neutering or spaying will be considered by the county of Tehama animal control department when presented with evidence authored by a veterinarian stating that the procedure would be detrimental to the health of the animal;

3. The owner has obtained a license issued by the county of Tehama animal control department for the pot-bellied pig, which shall be issued only after proof of neutering or spaying has been provided. The licensure fee shall be equivalent to the dog licensure fee; and
 4. Tusks shall be regularly trimmed so as not to exceed one inch in length outside the outer lip.
- I. Bed and breakfast establishments shall be considered a permitted use in all zoning districts allowing dwelling units by right, except the AG-1, AG-2, AG-3, AG-4 and NR zoning districts. Bed and breakfast establishments are defined as a single-family structure in which there is a full time, permanent resident family and guest bedrooms and table board for not more than four paying guests. Meals shall be prepared each day in a kitchen appropriately permitted by the Tehama County Department of Environmental Health. Bed and breakfasts shall meet the following requirements:
1. The structure and facilities used shall be approved for such use by the Tehama County Department of Environmental Health and shall at a minimum comply with the following standards:
 - a. The residence shall be serviced by an approved community sewage disposal system, or have an individual system satisfying current code requirements.
 - b. Water supply shall be by an approved community system, or from an individual well having quality and quantity satisfying current code requirements.
 2. The structure and facilities used shall be approved by all fire protection agencies necessary to comply with applicable provisions the Tehama County Code and state law.
 3. A sign of not more than four square feet shall be posted and clearly visible from the nearest road. The sign shall require the street address and may contain the name of the owner or the establishment. Signs exceeding four square feet shall require planning commission approval.
 4. At a minimum, an 8½ × 11-inch written notice must be placed in each rental unit, which contains the following information:
 - a. Instructions in case of fire or other emergency, including the name and phone number of the property owner or rental manager.
 - b. Quiet hours are between ten p.m. and eight a.m., and shall be strictly enforced.

- c. Water and energy conservation measures.
 - d. Proper use of wood burning stoves and fireplaces.
 - e. Parking and snow removal requirements if necessary. No parking on roadway is permitted during snow removal periods declared by the public works director.
 - f. An identification of the character or area in which the unit is located (i.e. rural, agricultural, residential).
 - g. A statement relative to respect for adjacent property owner's rights and trespassing concerns.
 - h. Proper trash disposal, and bear preventive/control measures if applicable.
5. At the time the registration certificate is approved, the structure must be found in conformance with current building code requirements by the chief building inspector relative to the basic health, safety and welfare of the occupants.
6. The following on-site parking standards shall apply:
- a. Bed and breakfast establishments shall have two parking spaces for the residence plus at least one space for each bedroom available for rent.
 - b. Parking provided shall be maintained so that it is accessible, usable, and utilized at all times during the year, when it is occupied.
7. The applicant shall apply to the Tehama County Planning Department for site plan review and approval. The planning department shall forward the application to the Tehama County Department of Building and Safety, Tehama County Department of Environmental Health, and Tehama County Fire Chief for review.
8. Following review and determination by the director of planning that the foregoing requirements have been met, the director shall issue a bed and breakfast occupancy registration certificate to the applicant.
9. Permitted bed and breakfast establishments that have received a registration certificate under this section are specifically excluded from the definition of "hotel" as described in this Title.
- J. Residential projects located on sites identified as being included in the 5th and 6th cycles and meeting the lower income RHNA, in Table 5-2, Vacant Sites Capacity, of the 2024-2029 Housing Element or by the Department of General Services

Housing and Local Land Development Opportunities Map, providing appropriate densities, and incorporate a minimum of 20 percent of the units in the development as affordable to lower income households shall be allowed by right (non-discretionary) pursuant to Government Code section 65583.2(i)

SECTION 3. This ordinance shall take effect thirty (30) days from the date of its adoption, and prior to the expiration of fifteen (15) days from the adoption thereof shall be published at least one time in the Red Bluff Daily News, a newspaper of general circulation in Tehama County.

The foregoing ordinance was duly passed and adopted by the Board of Supervisors of the County of Tehama, State of California, at a regular meeting of the Board of Supervisors on the _____ day of _____, 2026 by the following vote:

AYES:
NOES:
ABSENT OF NOT VOTING:

CHAIR, Board of Supervisors

STATE OF CALIFORNIA)
)
COUNTY OF TEHAMA)

I, SEAN HOUGHTBY, County Clerk and ex-officio Clerk of the Board of Supervisors of the County of Tehama, State of California, hereby certify the above and foregoing to be a full, true and correct copy of a resolution adopted by said Board of Supervisors on the _____ day of _____, 2026.

DATED this _____ day of _____, 2026.

SEAN HOUGHTBY, County Clerk and ex-officio
Clerk of the Board of Supervisors of the County of
Tehama, State of California.

By: _____
Deputy

Ordinance No. _____