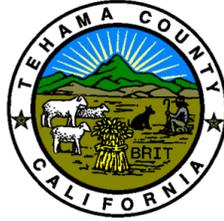


TEHAMA COUNTY PLANNING COMMISSION



Board Chambers
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, DECEMBER 4, 2025

DATE: Thursday, December 4, 2025
TIME: 9:00 AM
LOCATION: BOARD CHAMBERS
ADMINISTRATION BUILDING
727 OAK STREET
RED BLUFF, CALIFORNIA 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 video 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 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

III. OTHER MATTERS

- 1. **NOMINATION OF CHAIR AND VICE-CHAIR**
NOMINATION OF CHAIR AND VICE-CHAIR

Financial Impact:
Click here to enter Financial Impact.

Background Information:
Click here to enter Background Info.
Nomination and Appointment of Planning Commission Chairperson and Vice Chairperson 2025/26.

IV. MINUTES OF THE MEETING

- 2. **APPROVAL OF MINUTES - NOVEMBER 20, 2025, PLANNING COMMISSION**
APPROVAL OF MINUTES - NOVEMBER 20, 2025, PLANNING COMMISSION

Financial Impact:
None

Background Information:
A. Waive the reading and approve the minutes of the regular meeting held November 20, 2025.

V. PUBLIC HEARING

- 3. **REZONE #25-01; AMENDING GENERAL PROVISIONS CHAPTER 17.08**
REZONE #25-01; AMENDING GENERAL PROVISIONS CHAPTER 17.08

Financial Impact:
None at this time

Background Information:
On October 8, 2025, the Department of Housing and Community Development Division of Housing Policy Development notified the Tehama County Planning Department that "The revised draft element, including revisions, meets the statutory requirements describe in HCD's June 9, 2025, review. However, the housing element cannot be

found in substantial compliance until the County has completed Program, HE-3.A (Housing and Vacant Land Inventory) to rezone sites to accommodate the Regional Housing Needs Allocation (RHNA) pursuant to Government Code Sections 65583, subdivisions (c)(1) and 65583.2, subdivisions (c), (h) and (i).”

Staff recommends the Planning Commission take the following actions:

- A. Public Hearing - Conduct a public hearing to receive public input.
- B. Move to recommend that the Board of Supervisors find that the project is exempt from CEQA pursuant to CEQA guidelines Section 15061(b)(3) and adopt the findings relative to CEQA in the staff report.
- C. Move to recommend the Board of Supervisors adopt the findings and approve Rezone #25-01; Chapter 17.08 General Provisions.

4. GPA #24-01; TEHAMA COUNTY HOUSING ELEMENT 2024-29 UPDATE

GPA #24-01; TEHAMA COUNTY HOUSING ELEMENT 2024-29 UPDATE

Financial Impact:

None at this time

Background Information:

The Housing Element is one of seven required elements in the County’s General Plan. Every 5 years the Housing Element must be updated to address regional housing needs allocation (RHNA), site inventory, housing constraints and any new provisions in the law.

The proposed General Plan Amendment #24-01 is an update to the Tehama County’s Housing Element, which focuses on policies and programs that are designed to address the County’s share of the RHNA. The Housing Element has been prepared to meet the requirements of state law (Section 65580 - 65589.8 of the California Government Code) and to meet the community objectives as stated in the General Plan. This Housing Element is for the planning period of 2024 to 2029 and complies with the state-mandated five-year update cycle.

Staff recommends the Planning Commission take the following actions:

- A. Public Hearing - Conduct a public hearing to receive input from public.
- B. Move to recommend the Board of Supervisors find that the project is exempt from CEQA pursuant to CEQA guidelines Section 15061(b)(3) and adopt the findings relative to CEQA in the staff report and as contained in the Board of Supervisors Resolution (Attachment A);
- C. Move to recommend the Board of Supervisors adopt the findings and approve the GPA #24-01 for the 2024-2029 Tehama County Housing Element Update.

**5. REZONE #25-02; ADMINISTRATIVE PERMIT AGRICULTURE TOURISM
REZONE #25-02; ADMINISTRATIVE PERMIT AGRICULTURE TOURISM**

Financial Impact:

None at this time

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.

Staff recommends the Planning Commission take the following actions:

- A. Public Hearing - Conduct a public hearing to receive input from public
- B. Move to recommend that the Board of Supervisors find that the project is exempt from CEQA pursuant to CEQA guidelines Section 15061(b)(3) and adopt the Findings relative to CEQA in the staff report;
- C. Move to recommend that the Board of Supervisors adopt the findings in the staff report, and the Ordinance in Attachment A for Text Rezone #25-02.

VI. DIRECTOR COMMENTS

VII. ADJOURN

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