



Tehama County Planning Department  
Thursday, December 4, 2025, 9:00 AM  
Planning Commission Meeting Minutes

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, December 4, 2025

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

**COMMISSIONERS PRESENT:** Miranda, Halpin, Patrick, Harris

**COMMISSIONERS ABSENT:** None

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

I. **PLEDGE OF ALLEGIANCE**  
Pledge of Allegiance was led by Commissioner Jones.

II. **CITIZENS CONCERNS**  
None

III. **OTHER MATTERS**

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

Nomination and Appointment of Planning Commission Chairperson and Vice Chairperson 2025/26.

A motion was made by Commissioner Jones to nominate Vici Miranda for Chair.  
A motion was made by Commissioner Patrick to nominate Lesa Harris for Vice-Chair.

**RESULT:** APPROVE  
**MOVER:** Commissioner Jones  
**SECONDER:** Commissioner Patrick  
**AYES:**Harris, Miranda, Jones, Patrick

**IV. MINUTES OF THE MEETING**

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

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

A motion was made by Commissioner Jones;

**RESULT:** APPROVED  
**MOVER:** Karen Jones  
**SECONDER:** Lesa Harris  
**AYES:**Harris, Miranda, Jones, Patrick

**V. PUBLIC HEARING**

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

Staff recommend 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.

Jessica Martinez, Director of Planning, presented GPA #24-01; Housing Element. Director Martinez shared a power point presentation with the Commissioners.

Chair Miranda opened public hearing.

Chair Miranda closed public hearing.

Commissioner Patrick made a motion to approve Item B:

**RESULT: Item B:** APPROVED  
**MOVER:** Commissioner Patrick  
**SECONDER:** Commissioner Jones  
**AYES:**Harris, Miranda, Jones, Patrick

Commissioner Patrick made a motion to approve Item C:

**RESULT: Item C: APPROVED**  
**MOVER:** Commissioner Patrick  
**SECONDER:** Commissioner Harris  
**AYES:**Harris, Miranda, Jones, Patrick

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

Staff recommend the Planning Commission take the following action:

- 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.

Jessica Martinez, Director of Planning, presented the rezone #25-01; Amending the General Provisions Chapter 17.08.

Chair Miranda opened public hearing  
Chair Miranda closed public hearing

Commissioner Harris made a motion to approve Item B:

**RESULT: Item B: APPROVED**  
**MOVER:** Commissioner Harris  
**SECONDER:** Commissioner Jones  
**AYES:**Harris, Miranda, Jones, Patrick

Commissioner Jones made a motion to approve Item C:

**RESULT: Item C: APPROVED**  
**MOVER:** Commissioner Jones  
**SECONDER:** Commissioner Patrick  
**AYES:**Harris, Miranda, Jones, Patrick

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

Staff recommend 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.

Jessica Martinez, Director of Planning, presented Rezone #25-02; Administrative Use Permit Agriculture Tourism.

Chair Miranda opened the public hearing;

Chip Gracey, a resident, spoke on the item and gave his facts and shared ideas on how to amend the code for Agriculture Tourism. Mr. Gracey passed a copy of his proposed amendment to the commissioners.

Commissioner Patrick stated that the best form of action would be to form an Ad-Hoc committee which would allow the committee a chance to review and write the correct wording needed for the proposed amendment.

Commissioner Jones asked how the roads will be impacted and feels this needs to be addressed in the amendment.

Andrew Grady, a resident of the community, shared his thoughts and ideas on the amendment of the Agricultural Tourism permit.

Rob Burroughs, District 1 Supervisor, stated we need to look at this as a good opportunity to allow the residents in our community to make a living and keep the money in our county.

Tia Branton, Environmental Health Director, stated in the community the answer is always a no, so then people do it illegally. Ms. Branton stated she wants to offer her support.

Chair Miranda closed the public hearing;

Commissioner Patrick made a motion to table the item to form an Ad-Hoc committee and bring back the item at February 19, 2025, Planning Commission Meeting.

**RESULT:** TABLED  
**MOVER:** Commissioner Patrick  
**SECONDER:** Commissioner Harris  
**AYES:** Harris, Miranda, Jones, Patrick

**VI. DIRECTOR COMMENTS**

Director Martinez stated the December 18, 2025, Planning Commission Meeting will be cancelled and there are rumors the Cottonwood Travel Center has been approved and it has not.

**VII. ADJOURN**

Meeting concluded at 9:56 AM.