



PLANNING DEPARTMENT COUNTY OF TEHAMA

STAFF REPORT

DATE: September 3, 2025
TO: Tehama County Technical Advisory Committee
FROM: Jessica Martinez, Director of Planning
SUBJECT: **TENTATIVE PARCEL MAP # 25-01, T.A.D. Farms**

PROJECT DESCRIPTION:

The applicant is proposing to split an existing 139.8 acres parcel into one (1) separate parcel. Parcel 1 will be approximately 4.0 acres. The project is located in the AG-2 zoning district which requires a minimum of 20 acres. Parcel 1 does not meet the minimum parcel size; however, the property is being acquired by the Tehama County Department of Education and will merge into their existing property. The General Plan Designation is Valley Floor Agriculture.

LOCATION:

The project site is located at the north side of Chard Avenue approximately half mile west of State Highway 99 and adjacent to Gerber Elementary. T26N, R03W, Sec. 35 M.D.B.&M. **APN: 037-200-005/037-210-004. Please See Vicinity Map as Attachment A.**

GENERAL PLAN:

VFA; Valley Floor Agriculture

PROJECT SIZE:

139.8 acres

APPLICANT:

TAD Farms, Inc.
Steve Dail
2331 Mountain Springs Drive
Turlock, CA 95382

SURROUNDING LAND USES AND SETTING:

Project is located on the north side of Chard Avenue. Approximately half mile west of State Highway 99 and adjacent to Gerber Elementary. The project site has an existing orchard. The site location is within an area that has single family homes and agriculture uses. The neighboring parcel to the North is agriculture. The parcel to the South is residential. The parcel to the West is a School. The parcel to the East is agriculture.

Zoning, General Plan, and Land Use Table 1.0

<i>Direction</i>	<i>Zoning</i>	<i>General Plan</i>	<i>Current Land Use</i>
<i>North</i>	AG-2	VFA	<i>Agriculture</i>
<i>South</i>	AG-3	VFA	<i>Residential</i>
<i>East</i>	AG-2	VFA	<i>Agriculture</i>
<i>West</i>	PA	PA	<i>School</i>

ENVIRONMENTAL ASSESSMENT:

The project is exempt pursuant to Public Resources Code §21083.3(b) and CEQA Guidelines §15183 (Projects Consistent with a Community Plan, General Plan, or Zoning). CEQA provides that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project specific significant effects which are peculiar to the project or its site. There are no significant environmental effects peculiar to the property affected by this division, and the other criteria set forth in Guidelines §15183 are met.

ANALYSIS:

Tentative Parcel Map #25-01 would create one (1) parcel. Parcel 1 will be approximately 4.0 acres. The project is located in the AG-2, which requires a minimum of 20 acres. The proposed project is not consistent with Chapter 17.11; Agricultural/Valley District Zoning District of the Tehama County Zoning Ordinance, and the Valley Floor Agricultural General Plan Designation under the Land Use Element due to the size of the parcel. However, Parcel 1 is being acquired by the Tehama County Department of Education and will be used to expand their special needs department.

Existing Structures

There are no existing structures

RECOMMENDATION:

The Planning Department recommends one or more of the following actions:

- A. Adopt the findings for the proposed Tentative Parcel Map #25-01 as contained within Attachment C;
- B. Approve proposed Tentative Parcel Map #25-01 subject to the Conditions as contained within Attachment D.

Or,

- C. Failing to make the recommended findings, move that the Technical Advisory Committee continue the item to the next TAC meeting and direct staff to prepare findings to deny the proposed Tentative Parcel Map #25-01

ATTACHMENTS:

- A. Vicinity Map
- B. Tentative Parcel Map #25-01 T.A.D. Farms
- C. Findings
- D. Conditions