



PLANNING DEPARTMENT COUNTY OF TEHAMA

STAFF REPORT

DATE: October 1, 2025
TO: Tehama County Technical Advisory Committee
FROM: Jessica Martinez, Director of Planning
SUBJECT: TENTATIVE PARCEL MAP # 25-02, Lince

PROJECT DESCRIPTION:

The applicant is proposing to split an existing 12.87 acres parcel into four (4) separate parcels. Parcel One will be approximately 2.28 acres, Parcel Two will be approximately 2.15 acres, Parcel Three will be approximately 2.19 acres and Parcel Four will be approximately 6.25 acres. The project is located in the R1-A-B:86 zoning district which requires a minimum of two (2) acres. All divided parcels meet the minimum lot size. The General Plan Designation is Rural Small Lot. The applicant currently does not have any intention of developing the parcels.

LOCATION:

The project is located at 24201 Loleta Avenue, Corning, CA 96021 on the south side of Loleta Avenue, between East Avenue and Hall Road. **APN: 091-290-002.** T24N, R02W, Sec. 30 M.D.B.M. **Please See Vicinity Map as Attachment A.**

GENERAL PLAN:

RS; Rural Small Lot Designation.

PROJECT SIZE:

12.87 acres

APPLICANT:

Mauro Lince
24201 Loleta Avenue
Corning, CA 96021

SURROUNDING LAND USES AND SETTING:

Project is located on the south side of Loleta Avenue, between East Avenue and Hall Road. The project site has an existing residence, shop, solar array and well. The existing residence is connected to the City of Corning sewer system. The site is within an area that has single family homes and agriculture uses. The neighboring parcel to the north is residential/agricultural. The parcel to the south is agricultural. The parcel to the west is agricultural. The parcel to the east is agricultural.

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>	<i>R1-A-B:86</i>	RS	<i>Residential/Agriculture</i>
<i>South</i>	<i>AG-2</i>	RS	<i>Agriculture</i>
<i>East</i>	<i>AG-2</i>	RS	<i>Agriculture</i>
<i>West</i>	<i>AG-2</i>	RS	<i>Agriculture</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 #25-02 would create four (4) parcels. Parcel One will be approximately 2.28 acres, and Parcel Two will be approximately 2.15 acres, Parcel Three will be approximately 2.19 acres, and Parcel Four will be approximately 6.25 acres. The project is located in the R1-A-B:86, which requires a minimum of two (2) acres. The proposed project is consistent with Chapter 17.16 R-1; One-Family Residence District of the Tehama County Zoning Ordinance, and the Rural Small Lot General Plan Designation under the Land Use Element.

Existing Structures

There is an existing residence, shop and well.

RECOMMENDATION:

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

- A. Adopt the findings for the proposed Tentative Parcel Map #25-02 as contained within Attachment C;**
- B. Approve proposed Tentative Parcel Map #25-02 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 #25-02**

ATTACHMENTS:

- A. Vicinity Map**
- B. Tentative Parcel Map #25-02 Lince**
- C. Findings**
- D. Conditions**