



CITY OF ORLAND Staff Report

TO: **City of Orland Planning Commission**

FROM: Scott Friend, AICP – City Planner

MEETING DATE: November 18, 2021; 5:30 p.m.
Carnegie Center, 912 Third Street, Orland, CA 95963

SUBJECT: **General Plan Amendment (GPA) #2021-01:** State law requires every City and County in California to have a General Plan which contains several required elements. The City must periodically amend these elements to reflect changing conditions within the City and to maintain compliance with state and federal laws. The following proposed amendments to the *Circulation* and *Safety* Elements of the City's General Plan are intended to bring the element into compliance with recent state laws.

Environmental Review: Staff recommends that the Planning Commission determine that the proposed action is *exempt* from further CEQA review pursuant CEQA Guidelines Section 15061(b)(3), the “General Rule”.

Project Summary:

In 2020, the City received approval of funding from the State of California through the Local Early Action Planning (LEAP) Grant program to undertake projects that would increase the availability of affordable housing in the City. Using these grant funds, the City proposed to make minor updates to its General Plan Circulation and Safety Elements to bring the elements into compliance with recent state legislation with the overall goal of providing updated information to facilitate with the acceleration of housing approvals. Proposed text amendments to the Circulation Element include new information and policies to be consistent with the State of California Complete Streets Act of 2008 and Senate Bill 743. Proposed text amendments to the Safety Element include information regarding emergency evacuation routes, wildfire threat, climate change adaptability and environmental justice.

This staff report summarizes each piece of state legislation requiring amendments to the General Plan.

Background:

The Orland General Plan serves as the City's comprehensive long-range policy document that guides the City's future physical development. It includes six State-mandated elements: Land Use; Circulation and Transportation; Safety and Seismic Safety; Open Space, Conservation, and Public Facilities; Noise; and Housing. The Orland General Plan was last updated in 2010. Recent changes to state law require the City to review and update the Circulation and Safety Element.

The Circulation Element provides a framework to guide transportation planning throughout the City of Orland and its Planning Area. Discussion topics include roadway networks, road improvement standards guidelines, road maintenance, pedestrian and bicycle circulation, railroad, and public transit. Proposed amendments to the Circulation Element include background information and policies to support the California Complete Streets Act. Proposed amendments also include the introduction of vehicle miles traveled (VMT) thresholds as a metric to evaluate traffic impacts of proposed projects under the California Environmental Quality Act (CEQA).

The Safety Element provides guidance to reduce the potential risk of death, injuries, property damage, and the economic and social dislocation resulting from hazards such as fire, floods, earthquakes, landslides, and other hazards. Amending the Safety Element will ensure compliance with recent state legislation and guidelines (including Assembly Bill 2140, Senate Bill 1241, Assembly Bill 747, Senate Bill 99, Senate Bill 1035, Senate Bill 379 and Senate Bill 1000). The proposed amendments address flooding and wildfire hazards, as well as address vulnerability to climate change, and incorporate policies and programs regarding environmental justice.

Circulation Element Amendments

The proposed amendments to the Circulation Element of the City's General Plan are intended to bring the element into compliance with the following state laws (See **Attachment A – Draft Circulation Element Amendments** for the full proposed text amendments in underline and strikeout as they would read in final form).

Assembly Bill 1358 – The California Complete Streets Act

AB 1358 requires that any city substantively amending the circulation element of their General Plan, “modify the circulation element for a balanced, multimodal transportation network that meets the needs of all users of streets, roads, and highways, defined to include motorists, pedestrians, bicyclists, children, persons with disabilities, seniors, movers of commercial goods, and users of public transportation, in a manner that is suitable to the rural, suburban, or urban context of the general plan.”

In order to comply with AB 1358, staff proposes amending the Circulation Element to include goals and policies that will, over time, ensure that the City’s circulation network is meeting the needs of all roadway users.

Senate Bill 743 – Level of Service (LOS) to Vehicle Miles Traveled (VMT)

SB 743 was approved by the California State governor in 2013 and directed a change in transportation impact analysis conducted under the California Environmental Quality Act (CEQA), wherein transportation impacts of a public or private development project are not evaluated using level of service (LOS) but rather using a metric of vehicle miles traveled (VMT) or automobile trips generated. Level of service, or LOS, is a system of classifying roadway segments' and intersections' operations using a letter rating of A through F, based on how quickly automobiles move through the segment or intersection; LOS A indicates free flowing traffic with minimal delays, and LOS F indicates a severely congested segment or intersection. By contrast, vehicle miles traveled, or VMT, is an accounting of the number of automobile trips generated by a business or land use, multiplied by the average length of automobile trips for drivers in the

locality or region in which the project is located. At the core of the statute is the association between shorter or fewer automobile trips and the environmental benefit resulting from the reduction in tailpipe and air pollution emissions from cars. The intent of this bill is to reduce greenhouse gas emissions from automobile use, facilitate multimodal transportation, and diversify land uses.

For the CEQA analysis to be meaningful, there must be a threshold against which project changes are evaluated. As a result, staff recommends amending the Circulation Element to include VMT thresholds for the purposes of CEQA analysis. LOS standards will still be used when planning, designing, operating, and maintaining the roadway system. LOS standards will not be used in CEQA analysis.

Safety Element

The Safety Element establishes policies and programs to protect the community from risks associated with natural and human-caused disasters and hazards, including fire, flooding and earthquakes. As required by recent state law, the Safety Element must now additionally address the effects of climate change, including more frequent extreme heat and wildfires, and prolonged drought. The proposed amendments to the Safety Element of the City's General Plan are intended to bring the element into compliance with the following state laws (See **Attachment B – Draft Safety Element Amendments** for the full proposed text amendments in underline and strikeout as they would read in final form).

Assembly Bill 2140 – Integration of Local Hazard Mitigation Plan

AB 2140 authorizes a city, county, or a city and county to adopt a federally specified Local Hazard Mitigation Plan (LHMP) along with its Safety Element Update. Incorporation of the local hazard mitigation plan in the safety element makes the jurisdiction eligible to be considered for part or all of its local share costs on eligible Public Assistance funding to be provided by the state through the California Disaster Assistance Act (CDAA). The local hazard mitigation plan must be approved by FEMA and the Office of Emergency Services to qualify jurisdictions for federal financial assistance.

Staff proposes to amend to Safety Element to include language about the previously adopted LHMP that would allow the City to be eligible for Public Assistance funding in case of an emergency.

Senate Bill 1241 – State Responsibility Areas and Very High Fire Severity Zones

SB 1241 revises the safety element requirements for state responsibility areas and very high fire hazard severity zones and require review and update of the safety element, upon the next revision of the housing element on or after January 1, 2014, as necessary to address the risk of fire in state responsibility areas and very high fire hazard severity zones.

Staff proposes to amend the Safety Element to include information regarding California Department of Forestry and Fire Protection (CAL FIRE) mapped fire hazard severity zones to ensure compliance with SB 1241.

Assembly Bill 747 – Evacuation Routes

AB 747 requires all cities and counties to identify evacuation routes in the safety elements of their general plans beginning January 1, 2022. The bill requires evaluation of evacuations route capacity, safety, and viability under a range of emergency scenarios.

Staff proposes to amend the Safety Element to include information that identifies evacuation routes in order to comply with AB 747.

Senate Bill 99 – Residential Emergency Evacuation Routes

SB 99 requires all cities and counties, upon the next revision of the housing element on or after January 1, 2020, to update the safety element to include information identifying residential developments in hazard areas that do not have at least two emergency evacuation routes.

Staff proposes to amend the Safety Element to include information regarding residential developments in hazard areas that do not have at least two emergency evacuation routes to ensure compliance with SB 99.

Senate Bill 379 – Climate Change Adaptation

SB 379 requires all cities and counties to include climate adaptation and resiliency strategies in the safety elements of their general plans upon the next revision beginning January 1, 2017. The bill requires the climate adaptation update to include a set of goals, policies, and objectives for their communities based on the vulnerability assessment, as well as implementation measures, including the conservation and implementation of natural infrastructure that may be used in adaptation projects.

Staff proposes to amend the Safety Element to include climate adaptation and resiliency strategies to ensure compliance with SB 379.

Senate Bill 1000 –Environmental Justice

SB 1000, signed into law in 2016, requires cities to identify “environmental justice” or “disadvantaged communities” within their jurisdiction as part of the general plan process. This law has several purposes, including to facilitate transparency and public engagement in local governments’ planning and decision-making processes, reduce harmful pollutants and associated health risks in environmental justice communities, and promote equitable access to health-inducing benefits, such as healthy food options, housing, public facilities, and recreation.

Per SB 1000, the California Environmental Protection Agency (EPA) uses CalEnviroScreen, a mapping tool to identify disadvantaged communities throughout the State. CalEnviroScreen uses a variety of statewide indicators to characterize pollution burden (the average of exposures and environmental effects) and population characteristics (the average of sensitive populations and socioeconomic factors). The model scores each of the indicators using percentiles and combines the scores to determine a CalEnviroScreen score for a given census tract relative to others in the state. While CalEnviroScreen does not identify Orlando or any communities within the City as areas with significant environmental equity concerns, it is nevertheless important that the City continually consider the effects of planning and land use decisions on the lives of residents and

ensure that no area or population is disproportionately affected. For this reason, staff proposes to amend the Safety Element to include a section on Environmental Justice.

Review Criteria:

The City's General Plan may be amended pursuant to the California Government Code Section 65358.

General Plan Amendment Findings:

1. The proposed amendment is in the public interest.
2. The proposed amendment is consistent and compatible with the rest of the General Plan.
3. The potential effects of the proposed amendment have been evaluated and have been determined not to be detrimental to the public health, safety, or welfare.
4. The proposed amendment has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act.

Environmental Determination:

Staff has reviewed the project to determine the required level of review under the California Environmental Quality Act (CEQA). The proposed General Plan Amendments qualify under the "General Rule" CEQA exemption pursuant to CEQA Guidelines Section 15061(b)(3), which provides that, where it can be seen with certainty that there is no possibility that a project may have a significant effect on the environment, the project is not subject to CEQA. The proposed General Plan Amendment will not have a significant impact on the environment and therefore is exempt from the provisions of CEQA (see **Attachment C – Notice of Exemption**).

Recommendation:

Staff recommends that the Planning Commission find that the project is categorically exempt from further review pursuant to the California Environmental Quality Act (CEQA) and, recommend approval of GPA#2021-01 to the City Council.

Staff recommends the following process for the consideration of this matter:

1. Accept report by staff;
2. Open the public hearing and take public testimony;
3. Close the public hearing and initiate consideration of the project; and
4. Motion and vote.

If the Planning Commission determines that it intends to approve the project as proposed and as described in this report, staff offers the following motion for the Commission's consideration:

1. California Environmental Quality Act:

Move that the Planning Commission determine that the project is categorically exempt from further review under the California Environmental Quality Act (CEQA) pursuant to Section §15061(b)(3), the General Rule.

GPA #2021-01

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2. General Plan Amendment:

Move that the Planning Commission make a recommendation the City Council to adopt Resolution 2021-05 approving GPA #2021-01 as presented herein.

ATTACHMENTS:

- **Attachment A – Draft Circulation Element Amendments**
- **Attachment B – Draft Safety Element Amendments**
- **Attachment C – Notice of Exemption**
- **Attachment D – General Plan Amendment – PC Resolution 2021-05**

Notice of Exemption

Form D

To: ■ Office of Planning and Research
PO Box 3044, 1400 Tenth Street, Room 212
Sacramento, CA 95812-3044

■ County Clerk
County of Glenn
526 West Sycamore Street
Willows, CA 95988

From: (Public Agency) City of Orland
815 Fourth Street
Orland, CA 95963
(Address)

Project Title: GPA#2021-01

Project Location - Specific: N/A

Project Location – City: Orland **Project Location – County:** Glenn

Description of Project: The proposed project is an amendment to the City's General Plan *Circulation* and *Safety* Elements. The amendments consist of minor text and map amendments that will bring the elements into compliance with recent State legislation.

Name of Public Agency Approving Project:

City of Orland

Name of Person or Agency Carrying Out Project:

City of Orland

Exempt Status: (check one)

- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
☒ Categorical Exemption. State type and section number: §15061(b)(3) "General Rule"
☐ Statutory Exemptions. State code number:

Reasons why project is exempt: The proposed General Plan Amendment is exempt from the California Environmental Quality Act under the "General Rule" CEQA exemption pursuant to CEQA Guidelines Section 15061(b)(3), which provides that, where it can be seen with certainty that there is no possibility that a project may have a significant effect on the environment, the project is not subject to CEQA. The proposed General Plan Amendment consists of minor text amendments and will not have a significant impact on the environment and therefore is exempt from the provisions of CEQA.

Lead Agency

Contact Person: Scott Friend, AICP Area Code/Telephone/Extension: (530) 894-3469 ext. 13214

Signature: _____ Date: _____ Title: City Planner

- ☒ Signed by Lead Agency
☐ Signed by Applicant

Date received for filing at OPR: _____

**CITY OF ORLAND
PLANNING COMMISSION RESOLUTION PC 2021-05**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ORLAND
RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT 2021-01**

WHEREAS, State law requires cities and counties to prepare and adopt a General Plan to guide the future development of a city and or county; and

WHEREAS, all General Plans are required to contain a Circulation and Safety Element which is required to be updated periodically; and,

WHEREAS, City staff proposes to amend the City's General Plan Circulation and Safety Elements to bring them into compliance with recent State legislation; and

WHEREAS, the Planning Commission held a duly noticed public hearing to accept public comments and to review and consider the application on November 18, 2021; and

WHEREAS, the proposed General Plan Amendment is consistent with the current General Plan; and

WHEREAS, the Planning Commission has determined the project is categorically exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section §15061(b)(3) of the State CEQA Guidelines; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Orland does hereby:

1. Adopt the determination of Categorical Exemption for the project under Section 15061(b)(3) of the State CEQA Guidelines.
2. Adopt the findings in the staff report and recommend approval to the City Council of General Plan Amendment #2021-01.

The foregoing Resolution was adopted by the Planning Commission on the 18th day of November, 2021 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Wade Elliot, Chair

ATTEST:

Janet Wackerman, City Clerk

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CITY OF ORLAND Staff Report

TO: **City of Orland Planning Commission**

FROM: Scott Friend, AICP – City Planner

MEETING DATE: November 18, 2021; 5:30 p.m.
Carnegie Center, 912 Third Street, Orland, CA 95963

SUBJECT: **General Plan Amendment (GPA) #2021-02: 2021-2029 6th Cycle Housing Element Update. Public Hearing.** State law requires every City and County in California to have a General Plan to contain a minimum of seven (7) required elements. The Housing Element is one of the seven required General Plan Elements. The City must periodically amend these elements to reflect changing conditions within the City and to maintain compliance with state and federal laws. The purpose of the Housing Element is to adequately plan for the existing and future housing needs of the City. This Element is being updated to address the 6th Cycle planning period spanning from 2021-2029.

Environmental Review: Staff recommends that the Planning Commission determine that the proposed action is *exempt* from further CEQA review pursuant CEQA Guidelines Section 15061(b)(3), the “General Rule”.

Recommendation:

Staff recommends that the Planning Commission take the following action(s):

- 1) Conduct a public hearing to review the draft 2021-2029 6th Cycle Housing Element; and
- 2) Adopt Resolution No. 2021-06, recommending that the City Council approve the General Plan Amendment (GPA) adopting the 2021-2029 Housing Element Update as presented.

Project Summary:

The Housing Element is one of the seven State-mandated elements of the General Plan. All cities and counties in the State of California are required to update their General Plan Housing Elements on a regular basis and to submit the updated Element to the California Department of Housing and Community Development (HCD) for review and certification. It is the only element of the General Plan that is required by law to be updated on a regular basis. The current update cycle for the City of Orland is eight (8) years. The Planning period for the proposed Housing Element is 2021-2029.

The proposed 2021-2029 Housing Element document has been made available for public review via a webpage dedicated to the project and available to the public since October 14th.

Additionally, the City has hosted two (2) public meetings (June 23rd and August 5th) on the project; has made four (4) formal social media posts inviting participation at meetings, notifying the public of document availability and notifying people of the Planning Commission public hearing); has sent ten (10) email “blasts” to interested persons and stakeholders with meeting invitations, informational links, notifications of website updates and providing general information) and has formally notified the public of all meetings related to the project including the Planning Commission public hearing.

No substantive public comment letters have been received on the project to date and no changes or comments have been received based upon the documents availability to the public. As required by State law, the document has been sent to the State Housing and Community Development Department (HCD) however no initial review comments have yet been received as a result of that action. Staff had anticipated the receipt of early-review comments from the State prior to the Planning Commission meeting, however, comments have not yet been received as hoped for or as anticipated.

As this matter is a formal amendment to the City’s adopted General Plan, this item is being presented to the Planning Commission at a formally noticed Public Hearing for a recommendation to the City Council and will be advanced to the City Council following review and consideration by the Planning Commission.

Background:

The City’s adopted Housing Element (2014-2019) was adopted by the City Council in August of 2014. That document is the 5th cycle of required Housing Element updates in the State of California. The proposed element spans an eight (8) year planning period and will remain valid for the years spanning 2021-2029.

During the past planning period, the State of California has made numerous and substantial changes to State law dealing both with the subject of housing and with the required contents of Housing Elements. During the planning period the State has adopted countless new regulations addressing items to include accessory dwelling units, impact fee collection, permit streamlining, mandatory parking reductions or eliminations, and, in some instances has eliminated discretionary review for certain qualifying residential projects and has required the mandatory approval of development concessions.

During the time period of the current Housing Element, the City has received over \$400,000 in grant funds for infrastructure improvements and housing-related planning projects as a result of having an adopted and compliant Housing Element. Adoption of the proposed Housing Element will help to ensure that the City retains its eligibility status for future grant opportunities during the next Housing Element cycle.

The City initiated work on the Housing Element update in the spring of 2021 with the issuance of a Request for Proposal (RFP) seeking consultants to update the City’s existing adopted Element. As a result of the RFP, the City received four (4) proposals. Following a review and vetting of the proposals received, the City retained Housing

Tools to prepare the update. During the plan preparation process the City and Housing Tools have undertaken the following actions:

- Established a dedicated project webpage accessible from the City's homepage and City Planning Department webpage.
- Held two (2) formal public input meetings (June 23rd and August 5th).
- Issued four (4) formal social media posts in regard to the project and providing project updates.
- Issued ten (10) email "blasts" to interested persons and parties providing project details, meeting information, document availability details, etc..
- All materials and meetings have been made available in multiple languages. And,
- A hardcopy of the public review draft of the proposed document has been made available to the public for review since October 14th at City Hall and electronically on the dedicated project webpage/city website.

Discussion:

The draft 2021-2029 Housing Element evaluates the effectiveness and appropriateness of the previous Housing Element; assesses the housing needs of residents, the workforce, and special needs groups; analyzes the inventory of resources and constraints; addressed federal and state fair housing issues, and develops policies and programs to meet unmet housing needs. The 2021-2029 Housing Element carries forward a majority of the goals and policies of the adopted Housing Element. More substantive changes have been made to various programs to include timing updates; the deletion of programs that were implemented or completed; edits for consistency and clarity; edits to address fair housing assessment requirements, and modifications or the establishment of new programs to align with the goals, policies and programs of the document with State law and its various requirements.

As a part of the update process, the 2021-2029 Housing Element must show an adequate plan to meet the existing and projected housing needs for all economic segments of the community. HCD determines what the housing needs of the region are and then distributes the units within the region and amongst vary income level groupings. The allocation is called the Regional Housing Needs Allocation (RHNA). The City of Orland's RHNA for the 2021-2029 planning period is shown in the table below.

<u><i>Income Level</i></u>	<u><i>Housing Unit Allocation</i></u>
Very Low	62
Low	31
Moderate	44
Above Moderate	110
Total	247

As shown in the table, the City's total RHNA for the planning period is 247 dwelling units. For the planning period, the total allocation for all of the Glenn County was 661 (Willows – 185; Unincorporated Glenn County – 229). In comparison, the total RHNA for the 2014-2019 planning period was 80 units and the allocation for the 2009-2014 planning period was 621 dwelling units. Similar to the analysis in the 2009-2014 and the 2014-2019 Housing Elements, the 2021-2029 Housing Elements' analysis shows that there is enough existing inventory of vacant or underutilized sites that will allow the City to meet the RHNA for the planning period without rezoning any land for higher density housing. The inventory of vacant or underutilized sites can be found in the Resources and Opportunities section of the proposed Housing Element document.

General Plan Consistency:

The proposed 2021-2029 General Plan Housing Element is internally consistent with the goals, objectives and policies contained in the other Elements of the City of Orland General Plan. The Housing Element facilitates the provision of housing for all income categories and at a full range of development densities needed to serve existing and future residents of the City.

Environmental Determination:

The amendment to the City's General Plan for this action has been determined to qualify as being *exempt* from California Environmental Quality Act (CEQA) requirements pursuant to Section 15061 (b)(3). Specifically, section 15061(b)(3) states, in part, that a project is exempt from CEQA if "the activity is covered by the General Rule that CEQA applies only to project which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA" (see **Attachment B – Notice of Exemption**).

Recommendation:

Staff recommends that the Planning Commission find that the project is categorically exempt from further review pursuant to the California Environmental Quality Act (CEQA) and, recommend approval of GPA#2021-02 to the City Council.

Staff recommends the following process for the consideration of this matter:

1. Accept report by staff;
2. Open the public hearing and take public testimony;
3. Close the public hearing and initiate consideration of the project; and
4. Motion and vote.

If the Planning Commission determines that it intends to approve the project as proposed and as described in this report, staff offers the following motion for the Commission's consideration:

1. California Environmental Quality Act:

Move that the Planning Commission determine that the project is categorically exempt from further review under the California Environmental Quality Act (CEQA) pursuant to Section §15061(b)(3), the General Rule.

2. General Plan Amendment:

Move that the Planning Commission make a recommendation the City Council to adopt Resolution 2021-06 approving GPA #2021-02 as presented herein.

ATTACHMENTS:

- **Attachment A – Copy of Draft 2021-2029 Housing Element document (*full text of document previously provided due to length and complexity*)**
- **Attachment B – Draft Notice of CEQA Exemption**
- **Attachment C – Copy of Project Webpage (homepage)**
- **Attachment D – Copy of Regional Housing Needs Assessment Assignment Letter from HCD dated August 5, 2020.**
- **Attachment E – Planning Commission Resolution – 2021-06**

NOTICE OF EXEMPTION

CEQA: California Environmental Quality Act

To: ☐ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

☒ County Clerk
526 West Sycamore Street
Willows, CA 95988

From: City of Orland
815 Fourth St.
Orland, CA 95963

Project Title: **City of Orland General Plan Amendment 21-02:** State law required that localities update their General Plan Housing Elements every eight years. The City of Orland is updating its Housing Element to account for the 2021-2029 period.

Project Location - Specific: City-wide
- City: Orland
- County: Glenn

Description of Nature, Purpose, and Beneficiaries of Project:
Update of the City's General Plan Housing Element to comply with State law.

Name of Public Agency Approving Project: City of Orland

Name of Person or Agency Carrying Out Project: City of Orland

- ☐ Ministerial (Sec. 21080 (b) (1); 15268);
- ☐ Declared Emergency (Sec. 21080 (b) (3); 15269 (a));
- ☐ Emergency Project (Sec. 21080 (b) (4); 15269 (b) (c));
- ☒ Categorical Exemption. Type and Section Number: Section 15061(b)(3).
- ☐ Statutory Exemption. Code Number:

Reasons why project is exempt:

The City of Orland Planning Commission has determined that this project is exempt from CEQA as it can be seen with certainty that there is no possibility that the proposed update to the City of Orland Housing Element would have a significant effect on the environment. Therefore, the project is exempt pursuant to CEQA Guidelines Section 15061(b)(3).

Lead Agency Contact Person: Scott Friend; City Planner

Area Code/Telephone/Extension: (530) 865-1608, Extension 3059.

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☒ Yes ☐ No

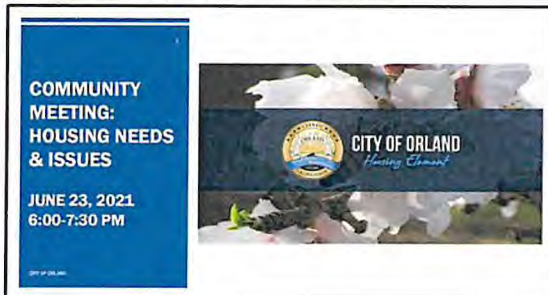
Signature: _____ Date _____
☒ Signed by Lead Agency Date Received for Filing At OPR: _____
City Planner _____
Title _____



CITY OF
**ORLAND,
CA**

HOME RESIDENTS ▼ BUSINESS ▼ VISITORS ▼ GOVERNMENT ▼
CALENDAR

2021 – 2029 Housing Element Update



The Housing Element is used to establish the City's priorities for housing its residents in 8-year cycles. It sets goals for the allocation of funding, program coordination and zoning efforts to support the production of housing. This is your chance to tell the City your thoughts and use your experience to help shape goals for the community!

Community Meeting #2 | August 5, 2021 | Resources

Presentation: The City invited residents to participate in an in-person meeting and breakout group discussions on housing goals, policies, and programs. Community input and feedback gathered during this event will help define the priorities for housing in our City and influence future housing policies. The presentation slides are available in both **English** and **Spanish**.

Breakout Group Notes: After the presentation, participants discussed housing goals, policies, and programs in small groups. The meeting had a facilitator and notetakers. A bullet point **summary** of the discussion and takeaways is available for review.

Definitions of Frequently Used Terms in the Housing Element: This document provides a brief overview of terms which are found frequently in the Housing Element document and used during community discussions. It is

available in both **English** and **Spanish**.

Community Meeting #1 | June 23, 2021 | Resources

Presentation: The City invited residents to participate in a live meeting and discussion on housing challenges and possibilities. Community input and feedback gathered during this event will help define the priorities for housing in our City and influence future housing policies. The presentation slides are available in both **English** and **Spanish**.

Meeting Recording: The first portion of the meeting was recorded, provides background on the Housing Element and summarizes progress made on the current Housing Element Goals as well as key needs assessment data. Recordings of the meeting are available in both **English** and **Spanish**.

Breakout Group Notes: After the presentation, participants discussed housing challenges and possibilities. The meeting had a facilitator and notetakers. A bullet point **summary** of the discussion and takeaways is available for review.

Live Poll Results: Participants responded to bilingual polls in English and Spanish that were launched live during the meeting. Both the polls and participants' aggregated **responses** are available for review.

Quick Links

Agendas & Minutes
Community Calendar
Building Permit Application
Business License Application
Employment Opportunities
Financial Information
Make A Payment
Orland Municipal Code
Police Logs
Parcel Look-Up

Departments

Administration Department
Building Department
Fire Department
Orland Free Library
Planning Department
Police Department
Public Works Department
Recreation Department

Contact Us

 (530) 865-1600
 Mon - Fri 9AM - 5PM
 815 Fourth Street
Orland, CA

Social Media



**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



August 5, 2020

Donald Rust, Director
Planning and Community Development Services Agency
225 N. Tehama Street
Willows, CA 95988

Dear Donald Rust:

RE: Final Regional Housing Need Determination

This letter provides the Glenn County region its Final Regional Housing Need Determination and Regional Housing Need Allocation (RHNA) Plan. Pursuant to State Housing Element Law (Government Code section 65584, et seq.), the California Department of Housing and Community Development (HCD) is required to provide the determination of the region's existing and projected housing need and a RHNA Plan to countywide regions not represented by council of governments (COGs).

Attachment 1 displays the minimum regional housing need determination of **661** total units among four income categories. Attachment 2 explains the methodology applied pursuant to Gov. Code section 65584.01. In determining the region's housing need, HCD considered all the information specified in State Housing Element Law (Gov. Code section 65584.01(c)). Attachment 3 displays HCD's methodology and RHNA Plan for the region, for the *projection* period beginning December 31, 2018 and ending November 30, 2029.

Government Code section 65588(f) specifies the RHNA projection period start is December 31 or June 30, whichever date most closely preceded the end date. The RHNA projection period end date is set to align with the planning period end date. The planning period end date is eight years following the housing element due date, which is 18 months following the Regional Transportation Plan adoption, rounded to the 15th or end of the month.

Glenn County local government are responsible for updating their housing elements for the *planning* period beginning November 30, 2021 and ending November 30, 2029 to accommodate their share of new housing need for each income category.

Increasing the availability of affordable homes, ending homelessness, and meeting other housing goals continues to be a priority for the State of California. To further these efforts, HCD has established the Local Early Action Planning Grant Program (LEAP). LEAP provides one-time grant funding to cities and counties to update their planning documents and implement process improvements that will facilitate the acceleration of housing production and help local governments prepare for their 6th cycle housing element update. Each Glenn County jurisdiction may be eligible for up to \$65,000 in LEAP funding. In addition, Regional Early Action Planning Grant Program Funding

(REAP) of up to \$182,275 is available for the Glenn County region to use toward similar purposes. HCD is also developing regionally based technical assistance plans to further assist the acceleration of housing production and facilitate compliance with housing element law. For more information, please contact HCD at EarlyActionPlanning@hcd.ca.gov. While the SB 2 Planning Grant deadline has passed, ongoing regionally tailored technical assistance is still available through that program.

In addition to these planning resources HCD encourages local governments to consider the many other affordable housing and community development resources available to local governments that can be found at <https://www.hcd.ca.gov/grants-funding/nofas.shtml>.

HCD commends Glenn County local governments for their leadership in taking a regional approach toward fulfilling its important role in advancing the state's housing, transportation, and environmental goals. Specifically, HCD recognizes the cooperative efforts led by Glenn County local governments to propose a RHNA plan that effectively addresses the region's housing needs and furthers the statutory objectives of the RHNA. These efforts can serve as a model for other non-COG regions throughout the state. HCD looks forward to its continued partnership with the region, and in assisting in planning efforts to accommodate the region's share of housing need.

If HCD can provide any additional assistance, or if you, or your staff, have any questions, please contact Tom Brinkhuis, Housing Policy Specialist at (916) 263-6651 or tom.brinkhuis@hcd.ca.gov.

Sincerely,



Megan Kirkeby
Deputy Director

Enclosures

cc: Scott Friend, City of Orland
cc: Karen Mantele, City of Willows

ATTACHMENT 1

HCD REGIONAL HOUSING NEED DETERMINATION Glenn County: December 31, 2018 through November 30, 2029

<u>Income Category</u>	<u>Percent</u>	<u>Housing Unit Need</u>
Very-Low*	27.8%	184
Low	12.6%	83
Moderate	17.5%	116
Above-Moderate	42.1%	278
Total	100.0%	661
* Extremely-Low	15.8%	Included in Very-Low Category

Income Distribution:

Income categories are prescribed by California Health and Safety Code (Section 50093, et. seq.). Percents are derived based on Census/ACS reported household income brackets and county median income.

ATTACHMENT 2

HCD REGIONAL HOUSING NEED DETERMINATION: December 31, 2018 through November 30, 2029

Methodology

GLENN COUNTY: PROJECTION PERIOD (10.9 years) HCD Determined Population, Households, & Housing Unit Need		
Reference No.	Step Taken to Calculate Regional Housing Need	Amount
1.	Population: November 30 2029 (DOF June 30 2029 projection adjusted + 5 months to November 30 2029)	30,420
2.	- <i>Group Quarters Population: November 30 2029 (DOF June 30 2029 projection adjusted + 5 months to November 30 2029)</i>	-345
3.	Household (HH) Population	30,075
4.	Projected Households	10,655
5.	+ Vacancy Adjustment (2.79%)	+297
6.	+ Overcrowding Adjustment (0.5%)	+54
7.	+ Replacement Adjustment (.66%)	+70
8.	- <i>Occupied Units (HHs) estimated January 1, 2019</i>	-10,415
9.	+ Cost-burden Adjustment	+0
Total	6th Cycle Regional Housing Need Assessment (RHNA)	661

Detailed background data for this chart available upon request.

Explanation and Data Sources

- 1-4. Population, Group Quarters, Household Population, & Projected Households:
Pursuant to Gov. Code Section 65584.01, projections were extrapolated from DOF projections. Population reflects total persons. Group Quarter Population reflects persons in a dormitory, group home, institute, military, etc. that do not require residential housing. Household Population reflects persons requiring residential housing. Projected Households reflect the propensity of persons within the Household Population to form households at different rates based on American Community Survey (ACS) trends.
5. Vacancy Adjustment: HCD applies a vacancy adjustment based on the difference between a standard rural 4% vacancy rate and county's current "for rent and sale" vacancy percentage to provide healthy market vacancies to facilitate housing availability and resident mobility. The adjustment is the difference between standard rural 4% vacancy rate and county's current vacancy rate based (1.21%) on the 2014-2018 ACS data. For Glenn that difference is **2.79%**.
6. Overcrowding Adjustment: In counties where overcrowding is greater than the U.S. overcrowding rate of 3.35%, HCD applies an adjustment based on the amount the county's overcrowding rate exceeds the U.S. overcrowding rate. Data is from the 2014-2018 ACS. For Glenn, the county overcrowding is **.50%** higher than the national average, resulting in a 54 unit adjustment.
7. Replacement Adjustment: HCD applies a replacement adjustment up to 5% to the total housing stock based on the current 10-year average of demolitions in the county's local government annual reports to Department of Finance (DOF). For Glenn the 10-year average is **.66%**.

8. Occupied Units: This figure reflects DOF's estimate of occupied units at the start of the projection period (December 31, 2018).
9. Cost Burden Adjustment: HCD applies an adjustment to the projected need by comparing the difference in cost-burden by income group for the region to the cost-burden by income group for the nation. The cost burden rate for Glenn County is lower than the cost burden rate for the nation, therefore no cost burden adjustment was applied.

ATTACHMENT 3

HCD REGIONAL HOUSING NEEDS ALLOCATION PLAN: GLENN COUNTY LOCAL GOVERNMENTS

December 31, 2018 – November 30, 2029

Distribution of Final RHNA

This table reflects the final Regional Housing Need Allocation (RHNA) distribution for each local government based on the methodology discussed below:

Regional Housing Need Allocation by Income Category

Jurisdiction	Very-Low	Low	Moderate	Above-Moderate	Total
Glenn County	184	83	116	278	661
Orland	62	31	44	110	247
Willows	47	22	36	80	185
Unincorporated Glenn County	75	30	36	88	229

Purpose of Regional Housing Need Allocation Plan

The purpose of the RHNA Plan is to comply with state law (Gov. Code section 65584, et. seq.) in allocating to each local government a share of regional housing need for use in updating the General Plan housing element. The housing element must accommodate the total RHNA for each of four (4) income categories (deemed very low, low, moderate, and above-moderate) over the designated planning period (December 31, 2018 through November 30, 2029). These requirements were enacted into state housing law (Article 10.6 of the Government Code) upon the California legislature determining that the provision of adequate housing is an issue of statewide concern.

HCD, pursuant to Government Code section 65584(a), is required to determine the existing and projected need for housing within regions of the state. In addition, HCD (per Gov. Code section 65584.06) is required to develop a plan to distribute the final determination of regional housing need to each local government not represented by a council of governments. The RHNA, per Gov. Code section 65584(d), is required to further all of the following objectives:

- (1) Increasing the housing supply and mix of housing types, tenure, and affordability.
- (2) Promoting infill development and socioeconomic equity, protecting environmental and agricultural resources, and encouraging efficient development patterns.
- (3) Promoting an improved intraregional relationship between jobs and housing.
- (4) Balancing disproportionate household income distributions.
- (5) Affirmatively furthering fair housing.

The RHNA is based on the projection of population and new household formation determined by the Demographic Research Unit of DOF. The resulting RHNA is a minimum projection of additional housing needed to accommodate household growth over the planning period; it is not a prediction, production quota, or building permit limitation for new residential construction.

To comply with state law in addressing the jurisdiction's RHNA, the updated housing element must identify adequate sites and program actions to accommodate the total RHNA for each income category. Housing elements are required to be updated by November 30, 2021 and sent to HCD for determination of compliance with state law. In updating the housing element, jurisdictions may take credit for and subtract from their RHNA (by income category) new units permitted since the beginning of the RHNA projection period (December 31, 2018).

RHNA Plan Methodology

HCD used a three-step approach in distributing RHNA to local governments within the county.

First, DOF's January 1, 2020 estimates (E-5 reports available on DOF's website) were used to determine each jurisdiction's percentage of household population in the county. The RHNA for each jurisdiction was derived by multiplying the jurisdiction's percentage of household population against the total countywide RHNA. This approach is consistent with the first and third statutory objectives, as well as market demand, to consider in distributing RHNA to each local government.

Second, a policy adjustment of twenty percent was applied to the unincorporated RHNA total to decrease the unincorporated share and increase city shares to address the second and third statutory objectives to protect agricultural resources, encourage efficient development patterns, and improve the relationship between jobs and housing. Discussions between the unincorporated county and cities resulted in an additional 40 unit decrease from the unincorporated county, distributed evenly to both cities.

Below is hypothetical example of results after completing first and second steps:

Jurisdiction	HH Population	Share	RHNA	Adjustment (20%)	Total RHNA
County	50,000	100%	2,000		2,000
City A	10,000	20%	400	+320	720
Unincorporated County	40,000	80%	1,600 x (20%)	-320	1,280

The last step was the determination of RHNA by income category. To assist in meeting the first, fourth, and fifth statutory objectives (mix of housing type, affordability and income category allocation based on the countywide distribution of household incomes, affirmatively furthering fair housing), the income distributions of each jurisdiction's households were compared to the countywide distribution. A "fair share" policy adjustment (150%) was applied to city income categories to move city percentages closer to county percentages as demonstrated in this hypothetical example.

County/ City	Very-Low Income %	Difference County-City	Fair Share Multiplier	Fair Share Adjustment	Adjusted Very-Low RHNA
County	22%	0	None	N/A	Same
City A	41%	22% - 41% = -19%	1.5	(-19%)*1.5 = -28.5%	41% - 28.5% = 12.5%

City's Low-Income RHNA = City Total RHNA x 12.5% = 720 x 12.5% = 90 units

**CITY OF ORLAND
PLANNING COMMISSION RESOLUTION PC 2021-06**

**A RESOLUTION OF THE CITY OF ORLAND PLANNING COMMISSION
RECOMMENDING TO THE CITY COUNCIL APPROVAL OF GENERAL PLAN
AMENDMENT #2021-02 ADOPTING THE 2021-2029 GENERAL PLAN HOUSING
ELEMENT UPDATE**

WHEREAS, State law requires cities and counties to prepare and adopt a General Plan to guide the future development of a city and or county; and

WHEREAS, all General Plans are required to contain a Housing Element and Housing Elements are required to be updated every 8-years; and

WHEREAS, according to State law, the Housing Element of the General Plan must provide information, policies and programs to encourage the development of housing to meet the needs of all the City's residents; and

WHEREAS, the City of Orland is required by State law to update its Housing Element in compliance with Government Code Section 65580 *et seq.* to guide the City's housing efforts; and

WHEREAS, the City held two public community meetings to allow the community to provide input on housing challenges and possibilities, one on June 23, 2021 and one on August 5, 2021; and

WHEREAS, on October 14, 2021, the City submitted its draft Housing Element update to the State Department of Housing and Community Development (HCD), which started the official 60-day review period by the State; and

WHEREAS, on October 14, 2021, the City made the draft Housing Element update available to the public both in hard copy at City Hall and digitally via the City's website; and

WHEREAS, the proposed General Plan Amendment GPA 2021-02 is considered a "Project" as defined by the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 *et seq.*; and

WHEREAS, The Planning Commission determined that the proposed Municipal Code Amendment is exempt from CEQA under Section 15061(b)(3), known as the "General Rule" or "Common Sense" exemption as the Commission finds that it can be seen with certainty that there is no possibility that the Housing Element Update would have a significant effect on the environment; and

WHEREAS, the Planning Commission finds that the adoption of the 2021-2029 Housing Element Update is consistent with the City of Orland's General Plan.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission of the City of Orland does hereby recommend to the City Council of the City of Orland, approval of General Plan Amendment 2021-02 regarding the 2021-2029 Housing Element Update and associated CEQA Exemption.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: APPROVED AS TO FORM

Janet Wackerman, City Clerk

Wade Elliot, Chair



CITY OF ORLAND Staff Report

TO: **City of Orland Planning Commission**
 FROM: Scott Friend, AICP – City Planner
 MEETING DATE: November 18, 2021; 5:30 p.m.
 Carnegie Center, 912 Third Street, Orland, CA 95963

SUBJECT: **Lot Line Adjustment #2021-01 (Parker)**

A request to adjust the lot lines of three (3) existing parcels South of Lateral 40, North of East Tehama St. and West of Rd. M 1/2 (APN: 041-050-014, 041-050-018, 041-050-019) to result in three (3) parcels. No additional lots are being created. Parcel 1 would be 2.13 acres; Parcel 2 would be 5.22 acres and Parcel 3 would be 4.52 acres.

Environmental Review: Staff recommends that the Planning Commission determine that the proposed action is *exempt* from further CEQA review pursuant to Section §15315, Minor Land Divisions, a class 15 CEQA exemption.

Summary:

Project applicant Robert Parker submitted a request for a Lot Line Adjustment of three (3) existing parcels generally located along Bryant Street between County Road M 1/2 and Papst Avenue (APN's 041-050-014, 041-050-018, and 041-050-019). The proposed project would re-orient the property lines of the three (3) existing parcels from a North-South orientation to an East-West orientation, resulting in the maintenance of three (3) parcels (Parcel 1: 2.13 acres, Parcel 2: 5.22 acres, Parcel 3: 4.52 acres) on the overall project site (see **Attachment A – Proposed Lot Line Adjustment**). No new lots are being created with this action.

All three (3) of the existing parcels are owned by the *Parker Robert D Trust ETAL* with the trustee for the parcels being Mary and Gordon Ginno (applicants). All three parcels are currently vacant. No development is being proposed at this time. The City of Orland General Plan designates the site with the *R-L-Low Density Residential* land use designation and the site is zoned with the R-1 – *Residential One-Family* zoning district.

Surrounding the project site to the north and east is Residential One-Family (R-1) zoning, to the south is Community Commercial (C-2) and Residential Multiple Family-Professional zoning (R-3), and to the west is Residential Multiple Family-Professional zoning (R-3).

Review Criteria:

The content, form, and processing requirements for Lot Line Adjustments within the City Limits are set forth in Orland Municipal Code (OMC) Title 16 *Subdivisions*. The Subdivision Map Act (California Government Code Section 66410 *et seq.*) is the primary regulation for the subdivision

of land in California. Pursuant to the Subdivision Map Act, proposed lot line adjustments between four or fewer existing adjoining parcels, where the land taken from one parcel is added to an adjoining parcel, and where a greater number of parcels than originally existed is not thereby created, can be approved by the local agency so long as the lot line adjustment will conform to the local general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances.

State of California – Government Code:

California Government Code Section 66412(d) guides lot line adjustments at the local level:

A local agency or advisory agency shall limit its review and approval to a determination of whether or not the parcels resulting from the lot line adjustment will conform to the local general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances.

An advisory agency or local agency shall not impose conditions or exactions on its approval of a lot line adjustment except to conform to the local general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances, to require the prepayment of real property taxes prior to the approval of the lot line adjustment, or to facilitate the relocation of existing utilities, infrastructure, or easements. No tentative map, parcel map, or final map shall be required as a condition to the approval of a lot line adjustment.

The lot line adjustment shall be reflected in a deed, which shall be recorded. No record of survey shall be required for a lot line adjustment unless required by Section 8762 of the Business and Professions Code. A local agency shall approve or disapprove a lot line adjustment pursuant to the Permit Streamlining Act (Chapter 4.5 (commencing with Section 65920) of Division 1).

City of Orland Lot Line Adjustment Criteria:

OMC Section 16.12.070 states:

The planning commission may approve a lot line adjustment pursuant to Section 66412(d) of the California Government Code. The commission will require submission of a tentative map and other information it deems necessary to evaluate the proposed change and may impose such conditions as it deems necessary relative to such lot line adjustment and in response to current or proposed uses.

OMC Section 17.20.050 - Lot Requirements

B. Lot requirements in the R-1 zones are as follows:

	R-1	R-1 10,000	R-1 15,000	R-1 20,000
Minimum lot area	6,000	10,000	15,000	20,000
Minimum lot area corner lot	7,000	10,000	15,000	20,000

Minimum lot width	60 feet	80 feet	90 feet	100 feet
Minimum corner lot width	70 feet	80 feet	90 feet	100 feet

C. Maximum lot depth; three times lot width.

Resultant parcel 1 would be 92,347 square feet (2.13 acres), resultant parcel 2 would be 227,383 square feet (5.22 acres) and resultant parcel 3 would be 196,891 square feet (4.52 acres). The proposed resultant parcels are in conformance with OMC Section 17.20.050(B), minimum lot area, for the R-1 zoning district.

Approximate lot depth and width of the resultant parcels would be:

Resultant Parcel 1: Width – 772.02 ft; Depth – 130 ft
Resultant Parcel 2: Width – 936.24 ft; Depth – 581.73 ft
Resultant Parcel 3: Width – 896.64 ft; Depth – 324.07 ft

The proposed resultant parcels are in conformance with OMC Section 17.20.050(C).

Access

Resultant Parcels 1 and 2 are provided with direct access to East Tehama Street. Access to resultant parcel 3 is provided to through a proposed 60-foot-wide easement for ingress, egress and public utilities.

Utilities

The project is located within the incorporated area of the City and can be adequately served by all required utilities and public services. Water and sewer are available now in the street with adequate capacity to serve the three parcels.

Frontage Improvements

At this time, none of the three parcels have curbs, gutters or public sidewalks. Prior to construction of any future development, frontage improvements (curb, gutter, and sidewalk) will be required.

Irrigation Laterals

The project site is bounded by two Orland Unit Water Users Association (OUWUA) / United States Bureau of Reclamation (USBOR) U.S.I.D. irrigation laterals; Lateral 40 to the north and Lateral 50 to the west (see **Attachment C – Site Aerial**). As of October 19th, 2021, the City's policy regarding undergrounding (placing in a pipe) irrigation canals adjacent to development has changed. Previously, the City required the undergrounding of all U.S.I.D. canals with the development of any residential, commercial or industrial properties adjacent to the canals or adjacent to a public right-of-way abutting canals. On October 19th, 2021, the Orland City Council adopted a new policy allowing for more flexibility with regards to undergrounding. Pursuant to the City's new policy, the applicant will be required to construct a 6-foot-high wooden fence along Lateral 40, set one foot from the property line. The fence would need to be constructed along the full length of the parcel(s) prior to any development occurring on any of the three (3) parcels

affiliated with this action. Additionally, the applicant will be required to underground Lateral 50 on the west property line as it has been determined that Lateral 50 shall be placed underground regardless of the ultimate pipe size resulting from the action.

Environmental Determination:

Staff has reviewed the project to determine the required level of review under the California Environmental Quality Act (CEQA). Section 15315, *Minor Land Divisions*, of the CEQA Guidelines allow exemptions for certain actions that involve minor land divisions in “*urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.*” Based upon the application of these criteria, staff has determined that the project meets the criteria for being *exempt* from further review under the California Environmental Quality Act (see **Attachment D – Notice of Exemption**).

Recommendation:

Staff recommends that the Planning Commission find that the project is categorically exempt from further review pursuant to the California Environmental Quality Act (CEQA) and, approve LLA#2021-01 as presented herein.

Staff recommends the following process for the consideration of this matter:

1. Accept report by staff;
2. Open the public hearing and take public testimony;
3. Close the public hearing and initiate consideration of the project; and
4. Motion and vote.

If the Planning Commission determines that it intends to approve the project as proposed and as described in this report, staff offers the following motion for the Commission’s consideration:

1. California Environmental Quality Act:

Move that the Planning Commission determine that the project is categorically exempt from further review under the California Environmental Quality Act (CEQA) pursuant to Section §15315, Minor Land Divisions.

2. Lot Line Adjustment:

Move that the Planning Commission approve Resolution 2021-07 approving Lot Line Adjustment #2021-01 as presented herein.

ATTACHMENTS:

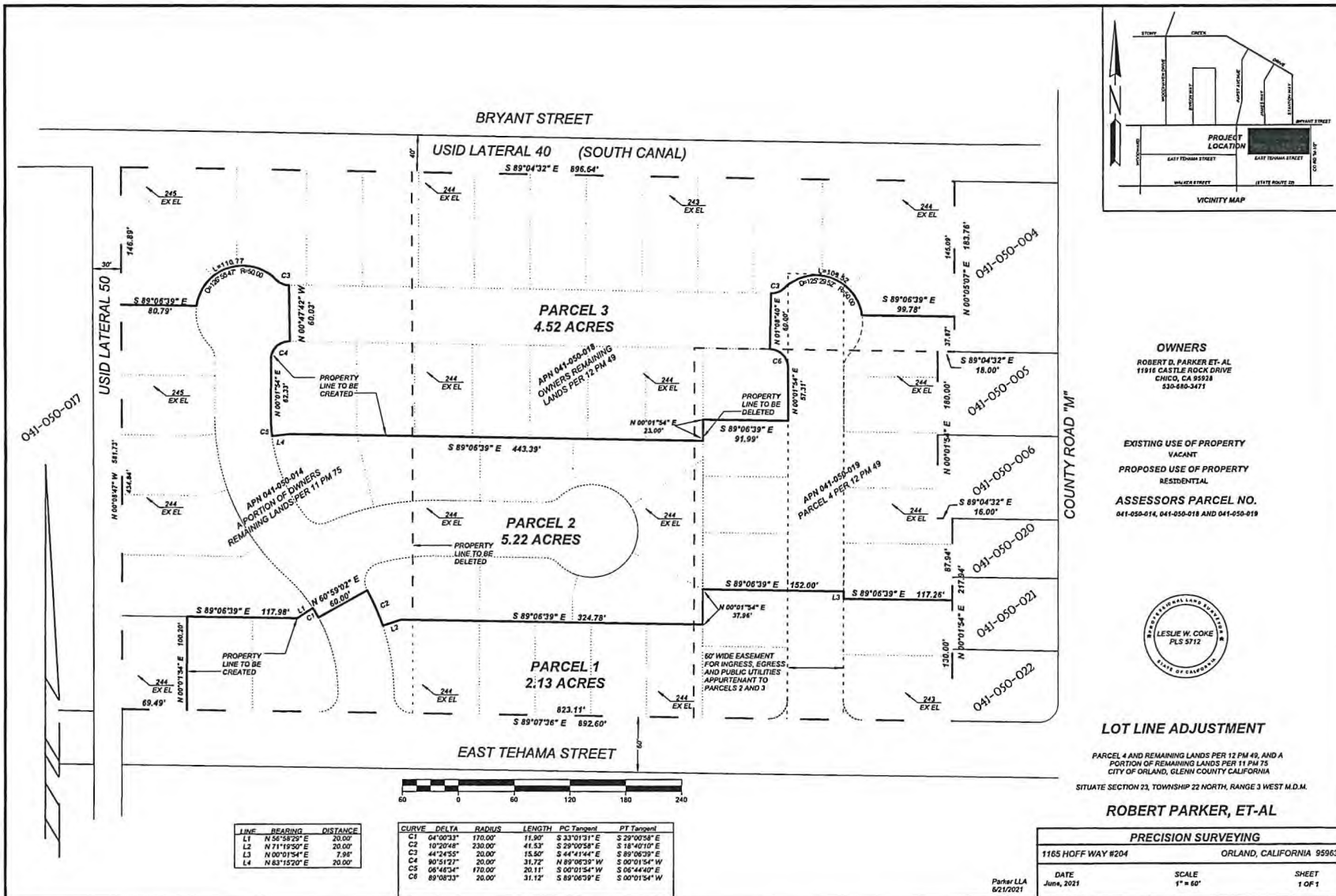
- **Attachment A – Lot Line Adjustment Exhibit**
- **Attachment B – LLA#2021-01 Application**

LLA#2021-01: Parker

City of Orland Planning Commission Meeting – November 18, 2021

P a g e | 5

- **Attachment C – Site Aerial**
- **Attachment D – Notice of Exemption**
- **Attachment E – Planning Commission Resolution 2021-07 (not included)**



Attachment B

PRECISION SURVEYING

1165 Hoff Way, Suite 204
Orland, CA 95963

Phone 530-865-4194

Mobile 530-624-1053

June 23, 2021

Scott Friend, AICP
Orland City Planner
815 Fourth Street
Orland, CA 95963

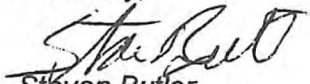
Subject: Lot Line Adjustment # 2021-01

Mr. Friend,

Attached you will find the following items:

Current Deeds and Title Report
Letter requesting an exception to City of Orland Municipal Code, Section 17.20.050(C)
Revised Tentative Map

Sincerely,

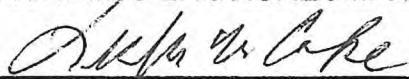

Steven Butler
Precision Surveying

RESULTANT PARCEL 1

ALL THAT PORTION OF PARCEL 4 AND REMAINING LANDS AS THEY ARE SHOWN ON PARCEL MAP NO 2002-01 FILED IN BOOK 12 OF PARCEL MAPS, PAGE 49, AND REMAINING LANDS OF PARCEL MAP NO 96-02 AS IT IS FILED IN BOOK 11 OF PARCEL MAPS, PAGE 75, GLENN COUNTY RECORDS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 4 AS IT IS SHOWN ON PARCEL MAP NO 2002-01 FILED IN BOOK 12 OF PARCEL MAPS, PAGE 49, GLENN COUNTY RECORDS;
THENCE NORTH $89^{\circ}07'36''$ WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL 4, WHICH IS ALSO THE NORTHERLY LINE OF EAST TEHAMA STREET, A DISTANCE OF 823.11 FEET;
THENCE NORTH $00^{\circ}01'54''$ EAST A DISTANCE OF 100.20 FEET;
THENCE SOUTH $89^{\circ}06'39''$ EAST A DISTANCE OF 117.98 FEET;
THENCE NORTH $56^{\circ}58'29''$ EAST A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, THE RADIUS POINT BEARS SOUTH $56^{\circ}58'29''$ WEST;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $04^{\circ}00'33''$, A RADIUS OF 170.00 FEET, AND AN ARC LENGTH OF 11.90 FEET;
THENCE NORTH $60^{\circ}59'02''$ EAST A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, THE RADIUS POINT BEARS SOUTH $60^{\circ}59'02''$ WEST;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $10^{\circ}20'48''$, A RADIUS OF 230.00 FEET, AND AN ARC LENGTH OF 41.53 FEET;
THENCE NORTH $71^{\circ}19'50''$ EAST A DISTANCE OF 20.00 FEET;
THENCE SOUTH $89^{\circ}06'39''$ EAST A DISTANCE OF 324.78 FEET;
THENCE NORTH $00^{\circ}01'54''$ EAST A DISTANCE OF 37.98 FEET;
THENCE SOUTH $89^{\circ}06'39''$ EAST A DISTANCE OF 152.00 FEET;
THENCE SOUTH $00^{\circ}01'54''$ WEST A DISTANCE OF 7.96 FEET;
THENCE SOUTH $89^{\circ}06'39''$ EAST A DISTANCE OF 117.26 FEET;
THENCE SOUTH $00^{\circ}01'54''$ WEST A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 2.13 ACRES MORE OR LESS.


LESLIE W COKE PLS 5712



The purpose of this deed is to effect Lot Line Adjustment No. _____ as approved by the City of Orland Planning Commission on _____, and no additional parcels are hereby created. The scope of review of said lot line adjustment was limited as specified in Government Code Section 66412(d).

RESULTANT PARCEL 2

ALL THAT PORTION OF PARCEL 4 AND REMAINING LANDS AS THEY ARE SHOWN ON PARCEL MAP NO 2002-01 FILED IN BOOK 12 OF PARCEL MAPS, PAGE 49, AND REMAINING LANDS OF AS IT IS SHOWN ON PARCEL MAP NO 96-02 AS IT IS FILED IN BOOK 11 OF PARCEL MAPS, PAGE 75, GLENN COUNTY RECORDS, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF PARCEL 4 AS IT IS SHOWN ON PARCEL MAP NO 2002-01 FILED IN BOOK 12 OF PARCEL MAPS, PAGE 49, GLENN COUNTY RECORDS;

THENCE NORTH 89°07'36" WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL 4, AND REMAINING LANDS OF PARCEL MAP NO 96-02, WHICH IS ALSO THE NORTHERLY LINE OF EAST TEHAMA STREET, A DISTANCE OF 892.60 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 00°08'47" WEST A DISTANCE OF 434.84 FEET;

THENCE SOUTH 89°06'39" EAST A DISTANCE OF 80.79 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH, THE RADIUS POINT BEARS SOUTH 81°27'31" EAST;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 126°55'47", A RADIUS OF 50.00 FEET, AND AN ARC LENGTH OF 110.77 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHEAST;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°24'55", A RADIUS OF 20.00 FEET, AND AN ARC LENGTH OF 15.50 FEET;

THENCE SOUTH 00°47'42" EAST A DISTANCE OF 60.03 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, THE RADIUS POINT BEARS SOUTH 00°53'21" WEST;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°51'27", A RADIUS OF 20.00 FEET, AND AN ARC LENGTH OF 31.72 FEET

THENCE SOUTH 00°01'54" WEST A DISTANCE OF 62.33 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE EAST;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°46'34", A RADIUS OF 170.00 FEET, AND AN ARC LENGTH OF 20.11 FEET;

THENCE NORTH 83°15'20" EAST A DISTANCE OF 20.00 FEET;

THENCE SOUTH 89°06'39" EAST A DISTANCE OF 443.39 FEET;

THENCE NORTH 00°01'54" EAST A DISTANCE OF 23.00 FEET;

THENCE SOUTH 89°06'39" EAST A DISTANCE OF 91.99 FEET;

THENCE NORTH 00°01'54" EAST A DISTANCE OF 57.31 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

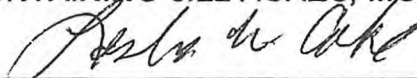
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°08'33", A RADIUS OF 20.00 FEET, AND AN ARC LENGTH OF 31.12 FEET;

THENCE NORTH 01°08'40" EAST A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, THE RADIUS POINT BEARS NORTH 00°53'21" WEST;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°24'55",

A RADIUS OF 20.00 FEET, AND AN ARC LENGTH OF 15.50 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTH;
 THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 125°29'52", A RADIUS OF 50.00 FEET, AND AN ARC LENGTH OF 109.52 FEET;
 THENCE SOUTH 89°06'39" EAST A DISTANCE OF 99.78 FEET;
 THENCE SOUTH 00°05'07" WEST A DISTANCE OF 37.87 FEET;
 THENCE NORTH 89°04'32" WEST A DISTANCE OF 18.00 FEET;
 THENCE SOUTH 00°01'54" WEST A DISTANCE OF 180.00 FEET;
 THENCE SOUTH 89°04'32" EAST A DISTANCE OF 16.00 FEET;
 THENCE SOUTH 00°01'54" WEST A DISTANCE OF 87.94 FEET;
 THENCE NORTH 89°06'39" WEST A DISTANCE OF 117.26 FEET;
 THENCE NORTH 00°01'54" EAST A DISTANCE OF 7.96 FEET;
 THENCE NORTH 89°06'39" WEST A DISTANCE OF 152.00 FEET;
 THENCE SOUTH 00°01'54" WEST A DISTANCE OF 37.98 FEET;
 THENCE NORTH 89°06'39" WEST A DISTANCE OF 324.78 FEET;
 THENCE SOUTH 71°19'50" WEST A DISTANCE OF 20.00 TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, THE RADIUS POINT BEARS SOUTH 71°19'50" WEST;
 THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°20'48", A RADIUS OF 230.00 FEET, AND AN ARC LENGTH OF 41.53 FEET;
 THENCE SOUTH 60°59'02" WEST A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, THE RADIUS POINT BEARS SOUTH 60°59'02" WEST;
 THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°00'33", A RADIUS OF 170.00 FEET, AND AN ARC LENGTH OF 11.90 FEET;
 THENCE SOUTH 56°58'29" WEST A DISTANCE OF 20.00 FEET;
 THENCE NORTH 89°06'39" WEST A DISTANCE OF 117.98 FEET;
 THENCE SOUTH 00°01'54" WEST A DISTANCE OF 100.20 FEET;
 THENCE NORTH 89°07'36" WEST A DISTANCE OF 69.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.22 ACRES, MORE OR LESS.


 LESLIE W COKE PLS 5712



The purpose of this deed is to effect Lot Line Adjustment No. _____ as approved by the City of Orland Planning Commission on _____, and no additional parcels are hereby created. The scope of review of said lot line adjustment was limited as specified in Government Code Section 66412(d).

RESULTANT PARCEL 3

ALL THAT PORTION OF PARCEL 4 AND REMAINING LANDS AS THEY ARE SHOWN ON PARCEL MAP NO 2002-01 FILED IN BOOK 12 OF PARCEL MAPS, PAGE 49, AND REMAINING LANDS OF AS IT IS SHOWN ON PARCEL MAP NO 96-02 AS IT IS FILED IN BOOK 11 OF PARCEL MAPS, PAGE 75, GLENN COUNTY RECORDS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF REMAINING LANDS AS IT IS SHOWN ON PARCEL MAP NO 2002-01 FILED IN BOOK 12 OF PARCEL MAPS, PAGE 49, GLENN COUNTY RECORDS;

THENCE NORTH 89°04'32" WEST ALONG THE NORTHERLY LINE OF SAID REMAINING LANDS OF PARCEL MAP NO 96-02 AND REMAINING LANDS OF PARCEL MAP NO 96-02, A DISTANCE OF 896.64 FEET;

THENCE SOUTH 00°08'47" EAST A DISTANCE OF 146.89 FEET;

THENCE SOUTH 89°06'39" EAST A DISTANCE OF 80.79 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH, THE RADIUS POINT BEARS SOUTH 81°27'31" EAST;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 126°55'47", A RADIUS OF 50.00 FEET, AND AN ARC LENGTH OF 110.77 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHEAST;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°24'55", A RADIUS OF 20.00 FEET, AND AN ARC LENGTH OF 15.50 FEET;

THENCE SOUTH 00°47'42" EAST A DISTANCE OF 60.03 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, THE RADIUS POINT BEARS SOUTH 00°53'21" WEST;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°51'27", A RADIUS OF 20.00 FEET, AND AN ARC LENGTH OF 31.72 FEET

THENCE SOUTH 00°01'54" WEST A DISTANCE OF 62.33 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE EAST;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°46'34", A RADIUS OF 170.00 FEET, AND AN ARC LENGTH OF 20.11 FEET;

THENCE NORTH 83°15'20" EAST A DISTANCE OF 20.00 FEET;

THENCE SOUTH 89°06'39" EAST A DISTANCE OF 443.39 FEET;

THENCE NORTH 00°01'54" EAST A DISTANCE OF 23.00 FEET;

THENCE SOUTH 89°06'39" EAST A DISTANCE OF 91.99 FEET;

THENCE NORTH 00°01'54" EAST A DISTANCE OF 57.31 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°08'33", A RADIUS OF 20.00 FEET, AND AN ARC LENGTH OF 31.12 FEET;

THENCE NORTH 01°08'40" EAST A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, THE RADIUS POINT BEARS NORTH 00°53'21" WEST;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°24'55",

A RADIUS OF 20.00 FEET, AND AN ARC LENGTH OF 15.50 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTH;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 125°29'52", A RADIUS OF 50.00 FEET, AND AN ARC LENGTH OF 109.52 FEET;
THENCE SOUTH 89°06'39" EAST A DISTANCE OF 99.78 FEET;
THENCE NORTH 00°05'07" EAST A DISTANCE OF 146.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.52 ACRES, MORE OR LESS.

LESLIE W COKE PLS 5712

The purpose of this deed is to effect Lot Line Adjustment No. _____ as approved by the City of Orland Planning Commission on _____, and no additional parcels are hereby created. The scope of review of said lot line adjustment was limited as specified in Government Code Section 66412(d).

**EASEMENT FOR INGRESS, EGRESS, AND PUBLIC UTILITIES
APPURTENANT TO RESULTANT PARCEL 3**

AN EASEMENT 60 FEET IN WIDTH FOR INGRESS, EGRESS, AND PUBLIC UTILITIES, LYING WITHIN PARCEL 4 AND REMAINING LANDS AS THEY ARE SHOWN ON PARCEL MAP NO 2002-01 FILED IN BOOK 12 OF PARCEL MAPS, PAGE 49, GLENN COUNTY RECORDS, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL 4;
THENCE NORTH 89°07'36" WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL 4, WHICH IS ALSO THE NORTHERLY LINE OF EAST TEHAMA STREET, A DISTANCE OF 117.25 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 89°07'37" WEST A DISTANCE OF 60.01 FEET;
THENCE NORTH 00°01'54" EAST A DISTANCE OF 479.55 FEET;
THENCE SOUTH 89°06'39" EAST A DISTANCE OF 60.01;
THENCE SOUTH 00°01'54" WEST A DISTANCE OF 479.55 FEET TO THE POINT OF BEGINNING.



LESLIE W. COKE PLS 5712



TIMI S

PRELIMINARY REPORT

To:

PRECISION SURVEYING
ATTN: STEVE BUTLER

Title Officer:

TITLE OFFICER: DEBBIE FALTSEK
TIMIOS TITLE
750 MAIN STREET
RED BLUFF, CA 96080
PHONE NO.: 530-988-5532

ESCROW NO: 71-00192616

Property Address:

041-050-014, 041-050-018, 041-050-019
ORLAND, CA, 95963

Title No:

71-00192615

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy Forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit A attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a binder or commitment should be requested.

The form of Policy of title insurance contemplated by the report is:

ALTA STANDARD OWNER'S POLICY 2006

ALTA LOAN POLICY 2006

Issued by: FIRST AMERICAN TITLE INSURANCE COMPANY

Dated as of: Oct 02, 2020 at 8:00 a.m.

The Estate or Interest in the land hereinafter described or referred to covered by this report is:

Fee Simple

Title to said estate of interest at the date hereof is vested in:

SEE ATTACHED

VESTING

ROBERT D. PARKER AND KAREN K. PARKER, HUSBAND AND WIFE AS JOINT TENANTS, AN UNDIVIDED 50% INTEREST AND

MARY F. GINNO, F/K/A MARY FRANCES CAMUSI, TRUSTEE OF THE MARY FRANCES CAMUSI REVOCABLE TRUST DATED APRIL 7, 1998 AS TO AN UNDIVIDED 25% INTEREST AND GORDON GINNO, AS TRUSTEE OF THE GORDON GINNO REVOCABLE INTER VIVOS TRUST DATED SEPTEMBER 26, 2001, AS TO AN UNDIVIDED 25% INTEREST AS TENANTS IN COMMON

At the date hereof exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy form would be as follows:

1. PROPERTY TAXES, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES, TO BE LEVIED FOR THE FISCAL YEAR 2020-2021

FIRST INSTALLMENT:	\$354.81	NOT MARKED PAID
SECOND INSTALLMENT:	\$354.81	NOT MARKED PAID
TAX RATE AREA:	001024	
ASSESSMENT NO:	041-050-014-000	

FIRST INSTALLMENT:	\$1,699.92	NOT MARKED PAID
SECOND INSTALLMENT:	\$1,699.92	NOT MARKED PAID
TAX RATE AREA:	001024	
ASSESSMENT NO:	041-050-018-000	

FIRST INSTALLMENT:	\$740.01	NOT MARKED PAID
SECOND INSTALLMENT:	\$740.01	NOT MARKED PAID
TAX RATE AREA:	001024	
ASSESSMENT NO:	041-050-019-000	

2. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF PART 0.5, CHAPTER 3.5 OR PART 2, CHAPTER 3, ARTICLES 3 AND 4 RESPECTIVELY (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A; OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO THE DATE OF THE POLICY.

3. RIGHTS OF THE UNITED STATES OF AMERICA AND THE ORLAND UNIT WATER USERS' ASSOCIATION IN AND TO THE LAND HEREINAFTER DESCRIBED AND WATER RIGHTS APPURTENANT THERETO AND ALL TRUSTS, AGREEMENTS, EASEMENTS, RIGHTS OF WAY, CHARGES AND LIENS OF EVERY NATURE ARISING OUT OF THE CONSTRUCTION, OPERATION AND MAINTENANCE OF THE UNITED STATES AND ORLAND IRRIGATION PROJECT, WITHIN WHICH PROJECT SAID LAND IS SITUATE. SUBJECT TO FUNDED AND DEFERRED CHARGES.
(AFFECTS PARCELS ONE)

FOR ANY AMOUNTS DUE CONTACT:
ORLAND UNIT WATER USERS' ASSOCIATION
828 EIGHTH STREET
ORLAND, CA 95963
PHONE: 530-865-4126

4. RIGHTS OF THE UNITED STATES OF AMERICA AND THE ORLAND UNIT WATER USERS' ASSOCIATION IN AND TO THE LAND HEREINAFTER DESCRIBED AND WATER RIGHTS APPURTENANT THERETO AND ALL TRUSTS, AGREEMENTS, EASEMENTS, RIGHTS OF WAY, CHARGES AND LIENS OF EVERY NATURE ARISING OUT OF THE CONSTRUCTION, OPERATION AND MAINTENANCE OF THE UNITED STATES AND ORLAND IRRIGATION PROJECT, WITHIN WHICH PROJECT SAID LAND IS SITUATE.

RESOLUTION RELIEVING THE HEREIN DESCRIBED PROPERTY FROM FURTHER PAYMENT OF THE OPERATION AND MAINTENANCE CHARGES OF THIS ASSOCIATION RECORDED NOVEMBER 18, 1996, GLENN COUNTY RECORDER'S FILE NO. 96-5722. (AFFECTS PARCEL THREE)

RESOLUTION RELIEVING THE HEREIN DESCRIBED PROPERTY FROM FURTHER PAYMENT OF THE OPERATION AND MAINTENANCE CHARGES OF THIS ASSOCIATION RECORDED October 2, 2003, GLENN COUNTY RECORDER'S FILE NO. 2003-6969. (AFFECTS PARCEL TWO)

5. AN EASEMENT TO THE CITY OF ORLAND FOR STREET PURPOSES AND PUBLIC UTILITIES RECORDED FEBRUARY 27, 1992 AS INSTRUMENT NO. 92-1139.

6. PUBLIC SERVICE EASEMENTS AS SHOWN ON THAT CERTAIN PARCEL MAP FILED JUNE 27, 2002 IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF GLENN, STATE OF CALIFORNIA, IN BOOK 12 OF PARCEL MAPS, AT PAGE 49.
7. THERE APPEARS TO BE NO DEED OF TRUST/MORTGAGE(S) FOUND OF RECORD ON SAID PROPERTY. IF YOU HAVE ANY INFORMATION THAT STATES OTHERWISE, PLEASE CONTACT YOUR CLOSING OFFICER IMMEDIATELY. WE WILL REQUIRE AN AFFIDAVIT OF DEBTS AND LIENS TO BE EXECUTED BY THE PARTIES LISTED ON SCHEDULE "A" OF THIS COMMITMENT.
8. WITH RESPECT TO THE TRUST REFERRED TO IN THE VESTING:
 - A. A CERTIFICATION PURSUANT TO SECTION 18100.5 OF THE CALIFORNIA PROBATE CODE IN A FORM SATISFACTORY TO THE COMPANY.
 - B. COPIES OF THOSE EXCERPTS FROM THE ORIGINAL TRUST DOCUMENTS AND AMENDMENTS THERETO WHICH DESIGNATE THE TRUSTEE AND CONFER UPON THE TRUSTEE THE POWER TO ACT IN THE PENDING TRANSACTION.
 - C. OTHER REQUIREMENTS WHICH THE COMPANY MAY IMPOSE FOLLOWING ITS REVIEW OF THE MATERIAL REQUIRED HEREIN AND OTHER INFORMATION WHICH THE COMPANY MAY REQUIRE.

NOTICE

Section 12413.1 of the California Insurance Code, effective January 1, 1990, requires that any title insurance company, underwritten title company, or controlled escrow company handling funds in an escrow or sub-escrow capacity, wait a specified number of days after depositing funds, before recording any documents in connection with the transaction or disbursing funds. This statute allows for funds deposited by wire transfer to be disbursed the same day as deposit. In the case of cashier's checks or certified checks, funds may be disbursed the next day after deposit. In order to avoid unnecessary delays of three to seven days, or more, please use wire transfer, cashier's checks, or certified checks whenever possible.

NOTES:

- A. ACCORDING TO THE PUBLIC RECORDS, THERE HAS BEEN NO CONVEYANCE OF THE LAND WITHIN A PERIOD OF TWENTY-FOUR MONTHS PRIOR TO THE DATE OF THIS REPORT, EXCEPT AS FOLLOWS:**

NONE

- B. IF INSURANCE IS LESS THAN THE CERTAIN DOLLAR AMOUNT SET FORTH IN ANY APPLICABLE ARBITRATION CLAUSE, ALL ARBITRABLE MATTERS SHALL BE ARBITRATED AT THE OPTION OF EITHER THE COMPANY OR THE INSURED AS THE EXCLUSIVE REMEDY OF THE PARTIES. IF YOU DESIRE TO REVIEW THE TERMS OF THE POLICY, INCLUDING ANY ARBITRATION CLAUSE THAT MAY BE INCLUDED, CONTACT THE OFFICE THAT ISSUED THIS COMMITMENT OR REPORT TO OBTAIN A SAMPLE OF THE POLICY JACKET FOR THE POLICY THAT IS TO BE ISSUED IN CONNECTION WITH YOUR TRANSACTION.**

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF GLENN, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL ONE:

BEING A PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND ALSO BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, T. 22 N., R. 3 W., M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 23, SAID CORNER BEING MARKED BY A 3/4 INCH PIPE TAGGED L.S. 5442; THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER SOUTH 89° 08' 03" EAST, 609.00 FEET TO THE TRUE POINT OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED; THENCE CONTINUING SOUTH 89° 08' 03" EAST, 570.45 FEET; THENCE SOUTH 0° 04' 42" EAST, 224.29 FEET TO A POINT IN THE NORTH LINE OF SAID FORMER ANSEL B. SANFORD PARCEL AS SAID PARCEL IS DESCRIBED IN GRANT DEED FROM FLOYD LEACH AND JESSIE R. LEACH, HIS WIFE, TO ANSEL B. SANFORD AND CHARLENE SANFORD, HIS WIFE, SAID DEED RECORDED ON JUNE 11, 1968 IN BOOK 508 OF GLENN COUNTY OFFICIAL RECORDS AT PAGE 563; THENCE WESTERLY ALONG SAID ANSEL B. SANFORD PARCEL, NORTH 89° 14' 23" WEST, 18.00 FEET TO A 3/4 INCH IRON PIPE TAGGED L.S. 2843; THENCE SOUTH 0° 01' 54" WEST, ALONG THE WEST LINE OF SAID ANSEL B. SANFORD PARCEL 180.00 FEET; THENCE SOUTH 89° 14' 23" EAST, 140.00 FEET TO A POINT ON THE WEST LINE OF GLENN COUNTY ROAD M 1/2 AS SAID WEST LINE IS DESCRIBED IN QUITCLAIM DEED FROM ANSEL B. SANFORD TO FLOYD LEACH AND JESSIE R. LEACH, HIS WIFE, QUITCLAIM DEED RECORDED JUNE 11, 1968 IN BOOK 508 OF GLENN COUNTY OFFICIAL RECORDS, AT PAGE 559; THENCE ALONG SAID WEST LINE OF GLENN COUNTY ROAD M 1/2, SOUTH 0° 01' 54" WEST, 256.50 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 23; THENCE ALONG SAID SOUTH LINE, NORTH 89° 10' WEST, TO A POINT WHICH BEARS SOUTH 89° 10' EAST, 609.00 FEET FROM THE SOUTHWEST CORNER OF THE SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 23; THENCE PARALLEL WITH THE WEST LINE OF SAID SECTION 23, NORTH 0° 07' 00" WEST, 661.11 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THE RIGHT OF WAY OVER THE NORTH 40.00 FEET OF THE ABOVE DESCRIBED PARCEL AS DESCRIBED IN THE DEED FROM A. WACASER AND REBECCA RUDICILLE KIRKPATRICK TO THE UNITED STATES OF AMERICA, RECORDED IN BOOK 43 OF DEEDS, PAGE 12, ON FILE IN THE OFFICE OF THE RECORDER, COUNTY OF GLENN, STATE OF CALIFORNIA.

THE BASIS OF BEARING FOR THIS DESCRIPTION WAS TAKEN FROM THE WEST LINE OF SAID SECTION 23, SHOWN AS NORTH 0° 07' 00" WEST, ON THAT CERTAIN MAP FILED IN BOOK 8 OF MAPS AND SURVEYS, AT PAGE 98, GLENN COUNTY RECORDS.

EXCEPTING THEREFROM PARCEL 1, 2, 3 AND 4 OF THAT CERTAIN PARCEL MAP FILED JUNE 27, 2002 IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF GLENN, STATE OF CALIFORNIA, IN BOOK 12 OF PARCEL MAPS, AT PAGE 49.

PARCEL TWO:

PARCEL 4 OF THAT CERTAIN PARCEL MAP FILED JUNE 27, 2002 IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF GLENN, STATE OF CALIFORNIA, IN BOOK 12 OF

PARCEL MAPS, AT PAGE 49.

PARCEL THREE:

BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, T. 22 N. R. 3 W., M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, SAID CORNER MARKED BY A 3/4 INCH IRON PIPE TAGGED L.S. 5442; THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SOUTH 89° 08' 03" EAST, 267.00 FEET TO THE TRUE POINT OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED; THENCE CONTINUING SOUTH 89° 08' 03" EAST, 342.00 FEET; THENCE LEAVING SAID NORTH LINE, PARALLEL WITH THE WEST LINE OF SAID SECTION 23, SOUTH 0° 07' 00" EAST, 661.11 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23; THENCE ALONG SAID SOUTH LINE, NORTH 89° 10' 00" WEST, 342.00 FEET TO A POINT WHICH BEARS SOUTH 89° 10' 00" EAST, 267.00 FEET FROM THE SOUTHWEST CORNER OF THE SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, THENCE PARALLEL WITH THE WEST LINE OF SAID SECTION 23, NORTH 0° 07' 00" WEST, 661.32 FEET TO THE TRUE POINT OF BEGINNING.

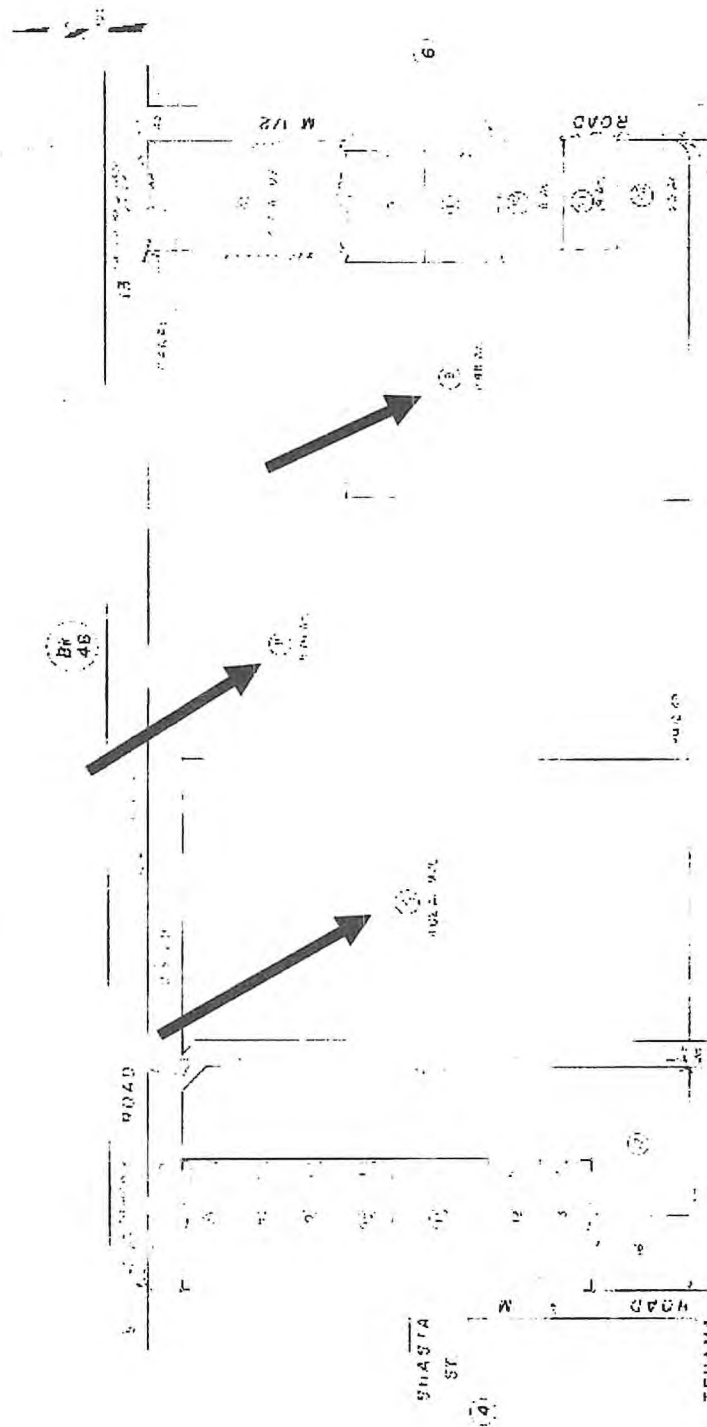
EXCEPTING THEREFROM THE RIGHTS OF WAY OVER THE NORTH 40 FEET AND THE WEST 30 FEET OF THE ABOVE DESCRIBED PARCEL AS SAID EXCEPTION ARE DESCRIBED IN DEED FROM A. WACASER AND REBECCA RUDICILLE KIRKPATRICK, DATED FEBRUARY 27, 1913, RECORDED MARCH 3, 1913 IN BOOK 43 OF DEEDS AT PAGE 12, GLENN COUNTY RECORDS, SAID DEED COVERS U.S.I.D. LATERAL NO. 40 AND U.S.I.D. NO. 50.

THE BASIS OF BEARING FOR THIS DESCRIPTION WAS TAKEN FROM THE WEST LINE OF SAID SECTION 23, SHOWN AS NORTH 0° 07' 00" WEST, ON THAT CERTAIN MAP FILED IN BOOK 8 OF MAPS & SURVEYS, AT PAGE 98, GLENN COUNTY RECORDS.

APN: 041-050-014-000, 041-050-018-000, 041-050-019-000

POR SEC. 23, T. 22 N., R. 3 W., M. D. B. & M.

41-05



Assessor's Map Bk. 41 - Pg. 05

County of Glenn, Calif.

(1974)

NOT TO BE USED FOR ANY OTHER PURPOSE THAN THAT FOR WHICH IT WAS DESIGNED

NOT TO BE USED FOR ANY OTHER PURPOSE THAN THAT FOR WHICH IT WAS DESIGNED

PRECISION SURVEYING

1165 Hoff Way, Suite 204
Orland, CA 95963

Phone 530-865-4194

Mobile 530-624-1053

June 23, 2021

Scott Friend, AICP
Orland City Planner
815 Fourth Street
Orland, CA 95963

Subject: Lot Line Adjustment # 2021-01

Mr. Friend,

This letter is in response to Item Number Two of your February 24, 2021 letter regarding the above mentioned Lot Line Adjustment. Specifically: "The City of Orland Municipal Code, Section 17.20.050(C) states that in the R-1 zone, the maximum lot depth cannot exceed three times the lot width".

It seems that this Code Section would not apply to this situation as East Tehama Street is the frontage to this Parcel 1.

If City Staff does not agree that this Code Section does not apply to this situation, please consider this letter a request for an exception to the City of Orland Municipal Code, Section 17.20.050(C).

Thank you for considering this request.

Sincerely,



Steven Butler
Precision Surveying

CLOS ENCLOSED

RECORDING REQUESTED BY
North State Title Company
Escrow No. _____ Order No. _____
AND WHEN RECORDED MAIL TO
Name **Robert D. Parker et al**
Address **1674 Park Vista Drive**
City, State, & Zip **Chico, CA 95928**

2004-4720
Recorded at the request of
ROBERT D PARKER
07/19/2004 09:43A
Fee: **10.00** No of Pages: **2**
OFFICIAL RECORDS
Vince T Minto Clerk-Recorder
Glenn County, CA

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INDIVIDUAL GRANT DEED

A.P.N. 041-050-014-0

The undersigned grantor(s) declare(s):

Documentary transfer tax is **\$0.00**.

City Transfer Tax is **\$0.00**.

- ☐ computed on full value of property conveyed, or
☐ computed on full value less value of liens and encumbrances remaining at time of sale.
☐ Unincorporated area: ☒ City of **Orland**, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

Robert D. Parker and Karen K. Parker, Husband and Wife as Joint Tenants

hereby GRANT(S) to **Robert D. Parker and Karen K. Parker, Husband and Wife as Joint Tenants**, an undivided 1/2 interest;


and **Mary F. Ginno, F/K/A Mary Frances Camusi, Trustee of the Mary Frances Camusi Revocable Trust dated April 7, 1998 as to an undivided 50% interest and Gordon Ginno, as Trustee of the Gordon Ginno Revocable Inter Vivos Trust dated September 26, 2001, as to an undivided 50% interest, as Tenants in Common, an undivided 1/2 interest**

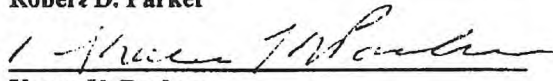
the following described real property in the **City of Orland**, County of **GLENN**, State of **California**:
See **Exhibit A** attached hereto and made a part hereof.

Dated: **July 13, 2004**

STATE OF CALIFORNIA
COUNTY OF **Glenn**

SS.


Robert D. Parker


Karen K. Parker

On **7-16-2004** before me, the undersigned Notary Public, personally appeared **Robert D. Parker and Karen K. Parker** personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

WITNESS my hand and official seal

Signature _____
MAIL TAX _____
STATEMENTS TO: **SAME AS ABOVE**



NAME

ADDRESS

CITY, STATE & ZIP

 **2004-4720**
Pg: 1/2

EXHIBIT "A"

LEGAL DESCRIPTION

All that certain real property situate in the City of Orland, County of GLENN, State of California, and being more particularly described as follows:

Being a portion of the Northwest quarter of the Southwest quarter of the Northwest quarter of Section 23, T. 22 N., R. 3 W., M.D.B.&M., more particularly described as follows:

COMMENCING at the Northwest corner of the said Northwest quarter of the Southwest quarter of the Northwest quarter of Section 23, said corner marked by a 3/4 inch iron pipe tagged L.S. 5442; thence along the North line of said Southwest quarter of the Northwest quarter, South 89° 08' 03" East, 267.00 feet to the true point of beginning for the parcel herein described; thence continuing South 89° 08' 03" East, 342.00 feet; thence leaving said North line, parallel with the West line of said Section 23, South 0° 07' 00" East, 661.11 feet to a point on the South line of said Northwest quarter of the Southwest quarter of the Northwest quarter of Section 23; thence along said South line, North 89° 10' 00" West, 342.00 feet to a point which bears South 89° 10' 00" East, 267.00 feet from the Southwest corner of the said Northwest quarter of the Northwest quarter of Section 23, thence parallel with the West line of said Section 23, North 0° 07' 00" West, 661.32 feet to the true point of beginning.

EXCEPTING THEREFROM the rights of way over the North 40 feet and the West 30 feet of the above described parcel as said exceptions are described in Deeds from A. Wacaser and Rebecca Rudicille Kirkpatrick, dated February 27, 1913, recorded March 3, 1913 in Book 43 of Deeds at page 12, Glenn County Records, said Deed covers U.S.I.D. Lateral No. 40 and U.S.I.D. No. 50.

The basis of bearing for this description was taken from the West line of said Section 23, shown as North 0° 07' 00" West, on that certain map filed in Book 8 of Maps & Surveys, at page 98, Glenn County Records.

 2004-4720
Pg: 2/2

NO CLOS

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

Mary F. Ginno
Gordon P. Ginno
160 Falcons Pointe Drive
Chico, Ca. 95928

2003-5238

Recorded at the request of
GLENN COUNTY TITLE CO
08/05/2003 10:34A
Fee: 30.00 No of Pages:2

OFFICIAL RECORDS
Vince T Minto Clerk-Recorder
Glenn County, CA

Space Above This Line for Recorder's Use Only

A.P.N.: 042-090-088 & 087

Order No.:

Escrow No.:

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY SD
[] computed on full value of property conveyed, or
[] computed on full value less value of liens or encumbrances remaining at time of sale,
unincorporated area; [X] City of Orland, and

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,

Gordon Ginno and Mary Ginno, husband and wife

hereby GRANT(S) to

Mary F. Ginno, F/K/A Mary Frances Camusi, Trustee of the Mary Frances Camusi Revocable Trust dated April 7, 1998 as to an undivided 50% interest and Gordon Ginno, as Trustee of the Gordon Ginno Revocable Inter Vivos dated September 26, 2001, as to an undivided 50% interest, as Tenants in Common

the following described property in the City of Orland, County of Glenn State of California;

see attached legal description

Gordon Ginno

Mary Ginno



Document Date: May 15, 2003

STATE OF CALIFORNIA

COUNTY OF Butte

On 8/1/03

before me,

Tami Barlow, notary

personally appeared

Gordon Ginno & Mary Ginno

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Tami Barlow

This area for official notarial seal.

Mail Tax Statements to: SAME AS ABOVE or Address Noted Below



2003-5238
Pg: 1/2

Exhibit A

PARCEL ONE:

Being a portion of the North half of the Southwest quarter of the Northwest quarter, and also being a portion of the Northwest quarter of the Southeast quarter of the Northwest quarter of Section 23, T. 22 N., R. 3 W., M.D.B. & M., more particularly described as follows:

Commencing at the Northwest corner of the said Southwest quarter of the Northwest quarter of said Section 23, said corner being marked by a 3/4 inch pipe tagged L.S. 5442; thence along the North line of said Southwest quarter of said Northwest quarter South 89° 08' 03" East, 609.00 feet to the true point of beginning for the parcel herein described; thence continuing South 89° 08' 03" East, 570.45 feet; thence South 0° 04' 42" East, 224.29 feet to a point in the North line of said former Ansel B. Sanford parcel as said parcel is described in Grant Deed from Floyd Leach and Jessie R. Leach, his wife, to Ansel B. Sanford and Charlene Sanford, his wife, said deed recorded on June 11, 1968 in Book 508 of Glenn County Official Records at page 563; thence Westerly along said Ansel B. Sanford parcel, North 89° 14' 23" West, 18.00 feet to a 3/4 inch iron pipe tagged L.S. 2843; thence South 0° 01' 54" West, along the West line of said Ansel B. Sanford parcel 180.00 feet; thence South 89° 14' 23" East, 140.00 feet to a point on the West line of Glenn County Road M 1/2 as said West line is described in Quitclaim Deed from Ansel B. Sanford to Floyd Leach and Jessie R. Leach, his wife, Quitclaim Deed recorded June 11, 1968 in Book 508 of Glenn County Official Records, at page 559; thence along said West line of Glenn County Road M 1/2, South 0° 01' 54" West, 256.50 feet to a point on the South line of the North half of the Southeast quarter of the Northwest quarter of said Section 23; thence along said South line, North 89° 10' West, to a point which bears South 89° 10' East, 609.00 feet from the Southwest corner of the said Northwest quarter of the Southwest quarter of the Northwest quarter of said Section 23; thence parallel with the West line of said Section 23, North 0° 07' 00" West, 661.11 feet to the true point of beginning.

EXCEPTING THEREFROM the rights of way over the North 40.00 feet of the above described parcel as described in the deed from A. Wacaser and Rebecca Rudicille Kirkpatrick to the United States of America, recorded in Book 43 of Deeds, page 12, on file in the office of the Recorder, County of Glenn, State of California.

The basis of bearings for this description was taken from the West line of said Section 23, shown as North 0° 07' 00" West, on that certain map filed in Book 8 of Maps and Surveys, at page 98, Glenn County Records.

EXCEPTING THEREFROM Parcels 1, 2, 3 and 4 of that certain Parcel Map filed June 27, 2002 in the office of the County Recorder of the County of Glenn, State of California, in Book 12 of Parcel Maps, at page 49.

PARCEL TWO:

Parcel 4 of that certain Parcel Map filed June 27, 2002 in the office of the County Recorder of the County of Glenn, State of California, in Book 12 of Parcel Maps, at page 49.

Case Number M # OR LLA # 11A 2021-0
Date Application Received 1/20/21

CITY OF ORLAND
MERGER or LOT LINE ADJUSTMENT

815 Fourth Street
Orland, CA 95963
530.865.1600
530.865.1632 (fax)

Time Limits:

The total time for processing a Merger or Lot Line Adjustment is generally fifteen (15) days. However, pursuant to California Government Code Sections 65943 and 65950, the City has thirty (30) days from the date of application submittal to determine if an application is complete; and six (6) months from the date of complete application to take final action.

Notice of Pending Amendments:

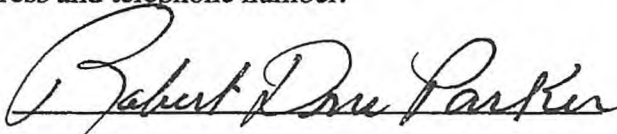
Pursuant to California Government Code Section 65945, an applicant can make a written request to receive notice of any pending amendments to: the General Plan, Specific Plans, the land use regulations, ordinances affecting building permits, or to regulations pertaining to development permits, if the amendment is reasonably related to the applicant's project.

Note:

By signing the front of this application form, the applicant is indicating that the project is not included on any state or local list of hazardous waste sites compiled pursuant to California Government Code Section 65962.5, effective July 1, 1987.

Additional information may be obtained from the City of Orland Planning Department at the above address and telephone number.

Signature:



Date: Dec. 11, 2020

Print Name: ROBERT D. PARKER

Robert Dru Parker

Project Description:

Applicant: Robert D. Parker, ET AL
11916 Castle Rock Drive
Chico, CA 95928

Landowner: Mary Ginno / Gordon Ginno

APN: 041-050-014, 041-050-018, and 041-050-019

Location: Address Unassigned
(North of E. Tehama Street, South of Bryant Street and USID Lateral 40
(south canal), west of Road M1/2, east of USID Lateral 50)

Project: Lot Line Adjustment.

Zoning: R-1, *One Family Residential Zone* District

General Plan: LDR – Low Density Residential

Existing Use: Vacant/Un-used (No prior use)

Project Description: No information submitted with project

Attachments:

1. Proposed Lot Line Adjustment Map
2. Existing Assessor's Parcel Map
3. Previously approved Tentative Subdivision Map

Case Number M # OR LLA # _____
Date Application Received _____

MERGER or LOT LINE ADJUSTMENT APPLICATION

Please submit completed application form and fees to:

City of Orland
Planning Department
815 Fourth Street
Orland, CA 95963
530.865.1600
530.865.1632 (fax)

NOTE: APPLICATIONS THAT ARE NOT COMPLETELY FILLED OUT AND WHICH DO NOT HAVE ALL REQUIRED SUBMITTALS WILL NOT BE ACCEPTED FOR FILING.

Contact Information:

1. Applicant Name (s): ROBERT D. PARKER, ET AL
Address: 11916 CASTLE ROCK DRIVE CHICO, CA 95928
Street City/State/Zip
Phone: 530-680-3471
Business Home Cell
Fax:
Email: Rodrp2@gmail.com
2. Property Owner(s): SAME
Address: Mary Ginno Chico, CA... ⁹⁵⁹²⁸ ~~95928~~
Street 2990 Highway 32 City/State/Zip
Phone: SUITE 1700
Business Home Cell
Fax: 530-521-1222
Email:
3. Property Owner(s): Gordon Ginno
Address: 2505 Zanella way, Chico, CA. ⁹⁵⁹²⁸
Street City/State/Zip
Phone: Ginno Kitchen and Appliance
Business Home Cell
Fax:
Email:
4. Engineer/Surveyor: PRECISION SURVEYING
Address: 1165 HOFF WAY, SUITE 204 ORLAND, CA 95963
Street City/State/Zip
Phone: 530-865-4194 530-624-1053
Business Home Cell
Fax:
Email: presurv@yahoo.com

Case Number M # OR LLA # _____
Date Application Received _____

APPLICANT(S)/OWNER(S) DECLARATION UNDER PENALTY OF PERJURY
(Must be signed by ALL applicants and property owners)

I am (we are) the owner(s) of the property that is the subject of this application and I (we) have completed this application and all other documents and maps required herein, or have permitted the person(s) identified as the Applicant to do so on my (our) behalf. Owner(s) and/or Applicant(s) hereby certify that the information and statements made herein are, in all respects, true and correct to the best of my (our) knowledge and belief.

I (we) also declare under penalty of perjury that the foregoing is true and correct as evidenced by my (our) signature(s) below.

1. Property Owner(s):

Print: MARY F. GINNO

Signed:  Date: Nov. 10,

Property Owner(s):

Print: GORDON GINNO

Signed: Gordon P Ginno Date: _____

2. Applicant(s):

Print: ROBERT D. PARKER

Signed:  Date: 12/12/20

Applicant(s):

Print: Robert Dru Parker Signed:  Date: 12/12/20

***Note: If the owner or applicant is other than an individual(s), a copy of a Resolution from the corporation or partnership agreement authorizing this application must be attached hereto.**

Case Number M # OR LLA # _____
Date Application Received _____

PROJECT DESCRIPTION:

Address and location of project site:

EAST TEHAMA STREET BETWEEN ROAD M1/2 AND PAPST AVENUE

Assessor's Parcel Number (APN): 041-050-014, 041-050-018, 041-050-019

Current Zoning of property: R-1 SINGLE FAMILY RESIDENTIAL

Size of Property (Acres/Square feet): 12.26 ACRES

Number and Size of lots to be modified: THREE

Current Use of Project Site: VACANT

Additional information that may be helpful in evaluating this request:

Case Number M # OR LLA # _____
Date Application Received _____

TO BE COMPLETED BY THE PLANNING DEPARTMENT

Date Filed: _____ By: _____
Fee Paid: _____ Notice of Exemption Fee Paid: _____
Receipt Number: _____

FOR PLANNING DEPARTMENT USE ONLY

General Plan Designation: _____

Zoning Designation: _____

Chapter: _____

Property Owner Verified: _____
Yes No

Minimum lot size allowed: _____

More Information Needed: _____
Yes No

Application Complete: _____
Yes No

Sebacks: Front: _____ Rear: _____ Side: _____

Special Circumstances: _____
Yes No

Application Reviewed by: _____
Name Date

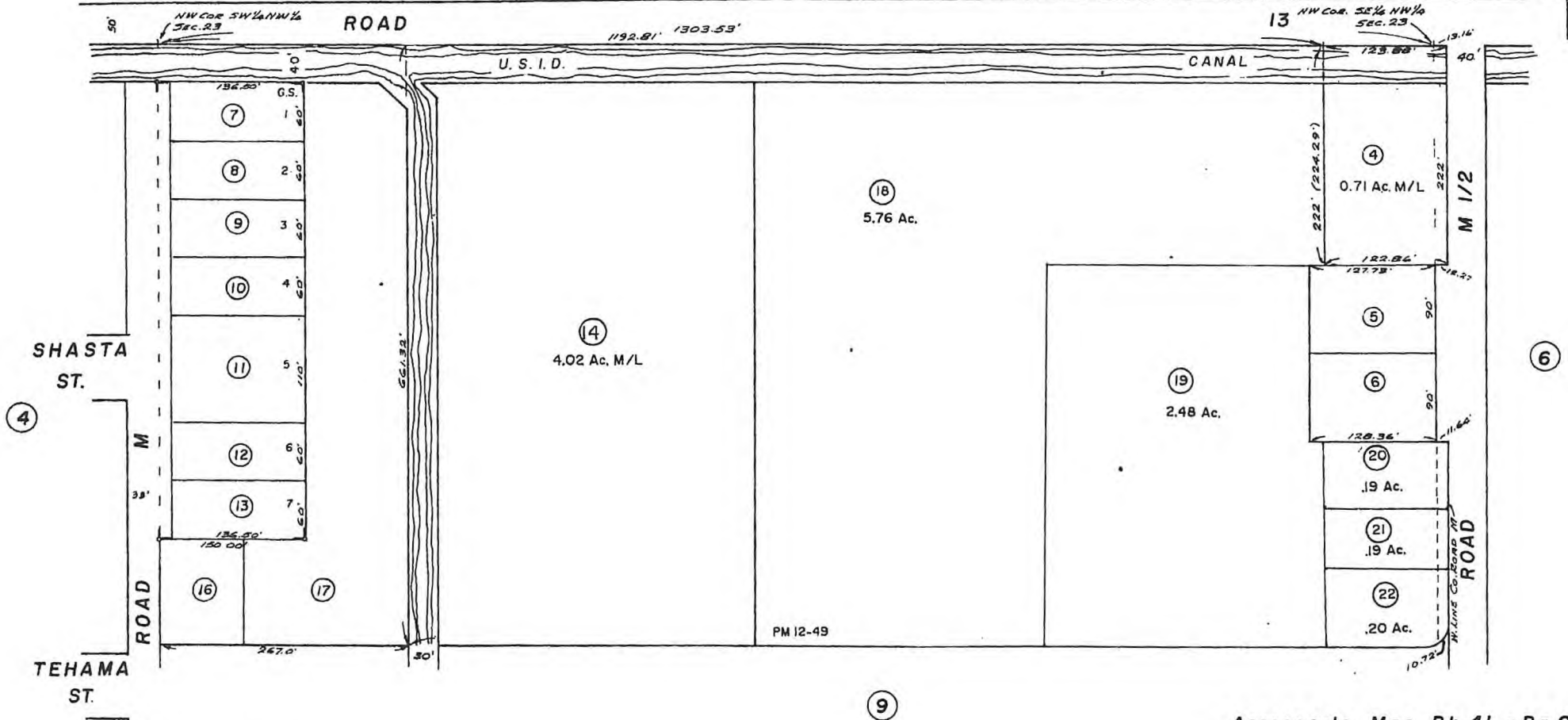
This map is for assessment purposes
only. All acreages are more or less.

POR. SEC. 23, T. 22 N., R. 3 W., M. D. B. & M.

41-05

Bk.
46

1" = 100'



M. & S. Bk. 8, Pg. 98, Gardenia Subdivision
P. M. Bk. 11, Pg. 75, Bk. 12, Pg. 49

Assessor's Map Bk. 41 - Pg. 05

County of Glenn, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

1974

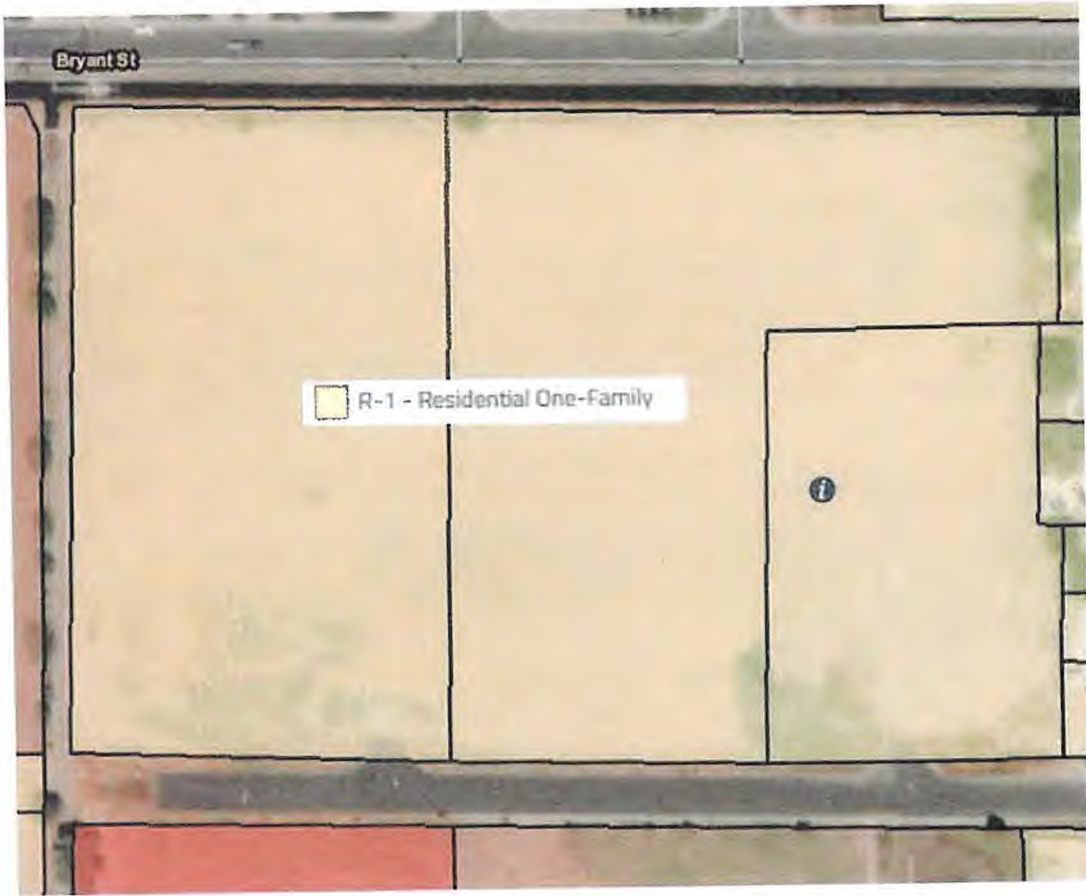
Location Map



1-01 (Parker)



Zoning: R-1, Resid. One-Family



Notice of Exemption

Form D

To: ☒ Office of Planning and Research
PO Box 3044, 1400 Tenth Street, Room 212
Sacramento, CA 95812-3044

☒ County Clerk
County of Glenn
526 West Sycamore Street
Willows, CA 95988

From: (Public Agency) City of Orland
815 Fourth Street
Orland, CA 95963
(Address)

Project Title: LLA #2021-01 – Parker

Project Location - Specific: South of Lateral 40, North of East Tehama St. and West of Rd. M 1/2, Orland, CA 95963 (APN: 041-050-014, 041-050-018, 041-050-019)

Project Location – City: Orland **Project Location – County:** Glenn

Description of Project: The proposed project is a request by Robert Parker (applicant) to adjust the lot lines of three (3) existing lots located South of Lateral 40, North of East Tehama St. and West of Rd. M 1/2 and described as Glenn County Assessor's Parcel Number 041-050-014, 041-050-018 and 041-050-019 into three (3) lots of 2.13 acres (Lot 1), 5.22 acres (Lot 2) and 4.52 acres (Lot 3). Each of the three lots are vacant. No additional lots are being created. No development is being proposed at this time. The City of Orland General Plan designates the site with the R-L – Low Density Residential land use designation and is zoned with the R-1 – Residential One Family zoning district.

Name of Public Agency Approving Project:

City of Orland

Name of Person or Agency Carrying Out Project:

City of Orland

Exempt Status: (check one)

- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: §15315 Minor Land Divisions
- ☐ Statutory Exemptions. State code number:

Reasons why project is exempt: The proposed Tentative Parcel Map is exempt from the California Environmental Quality Act under §15315, Minor Land Divisions. The exemption applies to certain actions that involve minor land divisions in "urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent." The project qualifies for a Class 1 exemption and no further environmental review is required.

Lead Agency

Contact Person: Scott Friend, AICP Area Code/Telephone/Extension: (530) 894-3469 ext. 13214

Signature: _____ Date: _____ Title: City Planner

- ☒ Signed by Lead Agency
- ☐ Signed by Applicant

Date received for filing at OPR: _____

Attachment D