

CITY COUNCIL

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CITY OF ORLAND

INCORPORATED 1909

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CITY MANAGER

Peter R. Carr

Meeting Place: Carnegie Center
912 Third Street
Orland CA 95963

AGENDA

REGULAR MEETING, ORLAND PLANNING COMMISSION

Thursday, February 16, 2023 at 5:30 P.M.

Public comments are welcomed and encouraged in advance of the meeting by emailing the City Clerk at jtschmitke@cityoforland.com or by phone at (530) 865-1610 by 4:00 p.m. on the day of the meeting. This meeting will be conducted pursuant to the provisions of the AB361 which suspends certain requirements of the Ralph M. Brown Act.

The public is encouraged to participate in the meeting via Zoom or can participate at Carnegie Center.

ZOOM Link: www.zoom.us

WEBINAR ID# 848 7549 5346

ZOOM Telephone - Please call: 1 (669) 900-9128

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. ORAL AND WRITTEN COMMUNICATIONS

Citizen Comments:

Members of the public wishing to address the Commission on any item(s) not on the agenda, may do so at this time when recognized by the Chairperson; however, no formal action or discussion will be taken unless placed on a future agenda. Public is advised to limit discussion to one presentation per individual. While not required, please state your name and address for the record. (Oral communications will be limited to three minutes).

5. CONSENT CALENDAR

- A. Approval of Prior Minutes: December 15, 2022 (p.1)
- B. Approval of Prior Minutes: January 19, 2023 (p. 6)

6. PUBLIC HEARING

A. Tentative Parcel Map: TPM 2022-01 – Byron and Donna Royce (Applicant[s]/Landowner[s]) at 611 Papst Avenue. APN 041-090-007. (p.11)

A public hearing will be held to consider a request for a Tentative Parcel Map (TPM) for the Subdivision of a parcel of land in Orland, CA. The proposed project, along with implementation of the Conditions of Approval, would divide an existing 3.07+/- acre parcel of land identified as Glenn County Assessor's Parcel Number 041-090-007 into two (2) parcels having one parcel the size of approximately 9,700 square feet and the designated remainder being 2.85 acres in size.

B. Zoning Ordinance Text Amendment (ZCA 2023-01) – Joint Tenant Pole Signs. (p.42)

A public hearing will be held to consider an amendment to the Orland Municipal Code (OMC) Title 17, Chapter 17.78 Sign Ordinance to incorporate the Conditional Use of "joint tenant" signs for tenants that are on separate parcels. This addition to the current Ordinance shall apply to commercial uses in the "Freeway Influence Area", exclusively.

C. Rezoning and Tentative Subdivision Map: RZ 2022-01 and TSM 2022-01 – Lakeport Parkside, LLC / Schellinger Brothers (Applicant[s]/Landowner[s]) the southwest corner of Papst Avenue and South Street. APN 041-262-028.

(THIS ITEM WILL BE CONTINUED TO THE MARCH 16, 2023 PLANNING COMMISSION MEETING)

A public hearing will be held to consider a request to rezone an existing parcel of land from the *R-1, Residential One-Family* zoning District to the *P-D, Planned Development* zoning district, and, to approve a Tentative Subdivision Map (TSM) for the proposed subdivision of the parcel to create 34 lots. The proposed project would result in the division of land to create lots ranging in size from 5,012 square feet to 5,592 square feet on an existing 5.7+/- acre parcel of land identified as Glenn County Assessor's Parcel Number 041-262-028.

7. ITEMS FOR DISCUSSION

Follow-up on Joint City Council/Economic Development Commission/Planning Commission meeting (Verbal Update)

8. STAFF REPORT

Annual Planning Department Review (Verbal Update)(p.55)

9. COMMISSIONER REPORTS

10. FUTURE AGENDA ITEMS

11. ADJOURN

CERTIFICATION: Pursuant to Government Code Section 54954.2(a), the agenda for this meeting was properly posted on February 10, 2023.

A complete agenda packet is available for public inspection during normal business hours at City Hall, 815 Fourth Street, Orland, CA.

In compliance with the Americans with Disabilities Act, the City of Orland will make available to members of the public any special assistance necessary to participate in this meeting. The public should contact the City Clerk's Office at (530) 865-1610 to make such a request. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

**PLANNING COMMISSION MINUTES
December 15, 2022**

1. Call to Order – The meeting was called to order by Chairperson Wade Elliott at 5:30 PM

2. Pledge of Allegiance – Led by Chairperson Wade Elliott

3. Roll Call:

Commissioner's present –	Chairperson Wade Elliott, Vice Chairperson Stephen Nordbye, Commissioners Doris Vickers, Sharon Lazorko and Michelle Romano
Commissioner's absent -	None
Councilmember present -	None
Staff present-	City Planner Scott Friend and City Clerk Jennifer Schmitke

4. ORAL AND WRITTEN COMMUNICATIONS

Citizen Comments - None

5. CONSENT CALENDAR

A. Compliance with AB361

ACTION: Commissioner Vickers moved, seconded by Commissioner Lazorko to approve consent calendar item 5A. Motion carried unanimously by a voice vote, 5-0.

6. Public Hearing

CONDITIONAL USE PERMIT: CUP 2022-09 – José Briseno & Jaime Farias (Applicant[s]), Ilian Mohammed M TRS (Landowner) at 226 East Walker Street (Hwy 32). APN 041-082-019.

A public hearing will be held to consider a request for a Conditional Use Permit (CUP) to permit the use of the existing structures for the purposes of an Automotive Repair and Sales Shop (OMC 17.40.040[3]) for the repair and sales of Automotive Tires and Wheels. The project is proposed at 226 East Walker Street. The property is identified as being owned by the Ilian Mohammed M Land Trust. The existing building on the site was previously used for a commercial retail space for pallet liquidations.

Mr. Friend present the request for a Conditional Use Permit (CUP) to permit the operation of an Automotive Repair and Sales Shop (tire and wheel shop) on an existing parcel identified as 226 East Walker Street (Hwy 32). Mr. Friend noted that the parcel contains an existing building which is currently vacant. Mr. Friend reminded the Commission that the CUP runs with the property, and if approved, the use will stay with the property if this business goes away. Mr. Friend stated that the parcel is designated Commercial (C) on the General Plan land use map and located in the C-2 (Community Commercial) zoning district. Mr. Friend reminded the Commission that pursuant to Orland Municipal Code Chapter

17.40.040(3), the proposed action requires the approval of a Conditional Use Permit by the Planning Commission.

Mr. Friend provided background and pictures of the proposed project stating that the applicants are looking to establish an automotive tire repair and wheel/rim sales store at the site. Mr. Friend provided an overview of some of the potential operational elements that are involved with use such to include pneumatic tools, balancing machines and air compressors that may have a potential noise impact. Mr. Friend mentioned that the applicant has 2 employees, running 1 shift, with hours of operation between 8 AM and 6 PM. The proposed project is required to comply with all City of Orland Noise Ordinances.

Mr. Friend presented a map of the parcel and noted that at the rear of the building where additional parking is located there is no pavement just a dirt and gravel lot. Mr. Friend mentioned that parking in the City of Orland has to occur on asphalt or concrete surfaces. Mr. Friend stated that this would be a condition that needed attention from the Commission.

Commissioner Lazorko asked staff to explain the condition that the applicant is prohibited from restriping the existing parking spaces. Mr. Friend explained that Caltrans has rules about backing onto Hwy 32 and currently the spaces on the lot are in the correct locations and specifications to allow for cars to enter the site, move on the site (to include backing out of the spaces safely) and the to pull onto SR32 in a forward movement.

Vice Chairperson Nordbye asked if any services other than tires and wheel work be done at the shop. Mr. Friend stated that currently that the question was not specifically addressed in the application, and he noted that the Commission would need to clarify their intentions on this matter if they would like to.

Commissioner Romano asked if the noises would affect the close neighbors. Mr. Friend stated there are homes all around the rear-yard area of the site and because of that there is a condition of approval about noise ordinance compliance which the applicants will have to comply with.

Chairperson Elliott asked if there were any restrictions on hours of operation. Mr. Friend stated there are no restrictions on hours of operations proposed.

Chairperson Elliott opened the Public Hearing at 5:41 PM.

With no comments, Chairperson Elliott closed the Public Hearing at 5:41 PM.

Chairperson Elliott invited the applicants to come forward and speak if they desired to do so.

Jaime Farias, applicant shared that the compressor will be placed in a room that is insulated to cut down on noise for neighbors and customers.

Vice Chairperson Nordbye asked about where waste tires would be stored on the parcel. Mr. Farias stated that on the northeast end of the parcel is where the junk tires would be located. Vice Chairperson Nordbye asked if the applicant was planning on doing anything other than tires and wheels in the future. Mr. Farias stated they are only going to work on wheels and tires.

Chairperson Elliott asked if the applicant planned on working on commercial vehicles such as big rigs or tractors. Mr. Farias shared that he will only be working on them if the tires are carried into the shop not directly off of the vehicle / equipment.

The Commission discussed the rear parking lot and discussed potential concerns with the parking spaces in the front.

ACTION: Vice Chairperson Nordbye moved, seconded by Commissioner Vickers to approve Planning Commission Resolution PC 2022-19, approving Conditional Use Permit Application #2022-09 subject to the Conditions of Approval provided in attachments provided and recommends that the Planning Commission approve the project (CUP 2022-09) and determining that the proposed action is exempt from further review pursuant to Section 15301 of the Public Resources Code. Motion carried, 5-0 by a voice vote.

7. ITEMS FOR DISCUSSION OR ACTION

Request for Permit Approval Clarification: CUP 2022-07: Freeway Identification Pole Sign for the McDonald's Corporation

Mr. Friend shared that it was his understanding that the property owner that owns the two parcels between Starbuck's and Burger King was not willing to close escrow with McDonald's until he received clarification from the Planning Commission regarding the potential for joint-tenancy of the freeway pole sign that was approved for the proposed McDonald's quick-serve restaurant. Mr. Friend stated that the City Code does not allow for off-site signs; he noted that the a joint-tenancy use of the approved McDonald's sign would meet the City's definition of an off-site sign; and, he noted that the sign approved for use by the McDonald's showed two tenants on it and that the property owner intended for the two parcels that are next to each other to jointly share the sign. Mr. Friend reminded the Commission that there are two parcels and that a sign on one is an offsite sign for the other.

Mr. Friend reminded the Commission that the CUP that was approved at the November Planning Commission meeting allowed for one sign to be used by only the tenant/tenants of the proposed McDonald's restaurant. Mr. Friend noted that the applicant did not agree with this interpretation and Mr. Friend asked the Commission to clarify that the intention of their vote and to clarify if the approved sign was for one sign to be used for both parcels. Mr. Friend reminded the Commission what the sign looked like stating that one side said McDonald's and the other side said future tenant (currently the future tenant is unknown).

Chairperson Elliott indicated that it was his opinion that it was an unfortunate oversight that when all the code changes happened over the past years with signage that this area was not specifically addressed to consider this type of circumstance. Chairperson Elliott shared that it was his belief that all the Commissioners agreed that a series of "lollipop" signs is not in the best interest of the City and that if co-tenancy of signs was allowed it could reduce the overall number of lollipop signs in the City. Chairperson Elliott stated that what he believed the Commission agreed to was to follow up the discussion and action with an amendment to the current Ordinance adding parameters and reasonable limitations for future applicants to eliminate that need to process applicants through the Variance process. Chairperson Elliott shared that the Commissions intention is to not hold up the development process even if the long-term process of a Variance is the route chosen. Chairperson Elliott stated that

what the applicant is asking for is very reasonable and consistent with the intent of the City Code in his opinion.

Mr. Friend stated staff intentions is to come back to the Commission with an amendment for the sign code to address this situation. Mr. Friend stated that in the interest of trying to get the applicant through the approval process now so they can close escrow, that he wanted to make sure there was clarification of what was agreed upon by the Commission.

Commissioner Lazorko asked what would satisfy the applicant. Mr. Friend stated he would write the applicant a formal letter stating he had a conversation with the Planning Commission clarifying the approval of the CUP and that he believed that this would satisfy their issue.

Chairperson Elliott indicated that it was his desire that the Commission would give direction to staff on behalf of the Planning Commission to write a letter to clarify the approval of the CUP from the November 15th Planning meeting that the Commission's approval was for a single sign having joint tenancy for both of the adjacent parcels.

Commissioner Lazorko asked about that the approved CUP, wondering if the CUP originally stated the sign was for two lots. Mr. Friend stated that the Commission determined that the CUP was for two lots, it was the Planning Commission's interpretation based upon the conversation and motion at the November meeting that it did apply. Commissioner Lazorko stated her concern was to try and eliminate any confusion with anyone reading the CUP in the future and not being able to understand the Commission's intent. Mr. Friend stated he would attach the formal letter to the CUP so that there will not be any doubts in the future as the intention of the Commission's action.

Mr. Friend indicated that he would return to the Commission with a formal City Code Amendment at a future meeting to modify the City's Municipal Code to address this situation.

ACTION: Vice Chairperson Nordbye moved, seconded by Commissioner Vickers to direct staff to draft a letter to McDonald's allowing them to proceed as per understanding. Motion carried, 5-0 by a voice vote.

8. STAFF REPORT

Mr. Friend shared that this meeting would be Commissioner Vickers last Planning Commission meeting as her term was expired and she had indicated a desire not to continue as a member of the Commission. Mr. Friend thanked her for all the time and effort she has put in working on the Planning Commission. All the Commissioners thanked Commissioner Vickers stating they would miss her presence on the Commission.

Mr. Friend stated that a new applicant has applied to become a Planning Commission member and that after Tuesday's City Council meeting the Commission will know if the Council has appointed that applicant to the Commission. Mr. Friend also shared that Commissioner Lazorko's term was also up but that she has indicated that she would like to stay on another 4-year term. Mr. Friend also noted that Commissioner Lazorko's application would need to be approved by the City Council.

Mr. Friend shared that he has receive many calls about the fuel tanks that are now on the Maverik parcel and stated that Maverik has indicated to him that they are moving forward with the installation of the tanks however they are waiting on weather to facilitate that work.

Mr. Friend shared that he was recently informed that Musco Olives was in the process of consolidating their operations in Orland and that they would be moving the core of the business to their facilities in Tracy, CA.

9. COMMISSIONERS REPORTS

- Vice Chairperson Nordbye nothing to report.
- Commissioner Romano nothing to report.
- Commissioner Vickers had nothing to report.
- Chairperson Elliott had nothing to report.
- Commissioner Lazorko had nothing to report.

10. FUTURE AGENDA ITEMS

- Commissioner Romano would like on a future agenda a discussion about open space land use.

11. ADJOURNMENT – 6:11 PM

Respectfully submitted,

Jennifer Schmitke, City Clerk

Wade Elliott, Chairperson

PLANNING COMMISSION MINUTES
January 19, 2023

1. Call to Order – The meeting was called to order by Chairperson Wade Elliott at 5:30 PM. Chairperson Elliott welcomed new Planning Commissioner Vern Montague to the Commission.

2. Pledge of Allegiance – Led by Commissioner Vern Montague

3. Roll Call:

Commissioner's present –	Chairperson Wade Elliott, Vice Chairperson Stephen Nordbye, Commissioners Sharon Lazorko, Michelle Romano, and Vern Montague
Commissioner's absent -	None
Councilmember present -	None
Staff present-	City Planner Scott Friend and City Clerk Jennifer Schmitke

4. ORAL AND WRITTEN COMMUNICATIONS

Citizen Comments – None

5. ELECTION OF COMMISSION CHAIR AND VICE CHAIR FOR 2023

Mr. Friend thanked Chairperson Elliott for his services and asked for nominations for Chairperson for calendar year 2023.

Upon motion made by Commissioner Elliott, Commissioner Nordbye was elected Chairperson for 2023. The motion carried unanimously by a voice vote, 5-0.

Chairperson Nordbye thanked the Commission for the nomination and opened nominations for Vice Chairperson for 2023.

Upon motion made by Chairperson Nordbye, Commissioner Elliott was elected as Vice Chairperson for 2023. The motion carried unanimously by a voice vote, 5-0.

6. CONSENT CALENDAR

Approval of Prior Minutes: November 17, 2022

Vice Chairperson Elliott stated his appreciation for delaying the meeting minutes to allow for clarity on the McDonald's CUP and noted that the general consent and direction provided to staff and documented in the minutes is accurate. He clarified that it was the intention of the Planning Commission's approval that the proposed sign was intended to be a multi-tenant sign for the joint benefit of the two commonly owned parcels. Mr. Friend shared that the December minutes which will be included in the February agenda will also clarify the actions from the Commission. Mr. Friend mentioned that he has sent McDonalds a formal letter but has not heard from them since sending the letter.

ACTION: Vice Chairperson Elliott moved, seconded by Commissioner Romano to approve consent calendar as presented. Motion carried unanimously by a voice vote, 5-0.

7. PUBLIC HEARING

- A. Conditional Use Permit CUP#2022-10: A request to approve a Conditional Use Permit (CUP) to permit the erection of a "Digital Display Monument Sign" on an existing parcel identified as 129 East Walker Street and further as Glenn County APN 041-071-050. The parcel is currently occupied by the Glenn County Office of Education and Papa Murphy's Pizza. The subject parcel is designated Commercial C) on the General Plan land use map and is in the C-2 (Community Commercial) zoning district.**

Mr. Friend presented a request to approve a Conditional Use Permit (CUP) to permit the erection of a "Digital Display Monument Sign" on an existing parcel identified as 129 East Walker Street, Glenn Success Square. The proposed project would permit the installation of a Digital Display Monument sign to be seen by passenger vehicles traveling on East Walker Street (Hwy 32). The subject parcel is designated Commercial (C) on the General Plan land use map and is in the C-2 (Community Commercial) zoning district.

Mr. Friend reminded the Commission that pursuant to Orland Municipal Code (OMC) Chapter 17.78.405(A), the proposed action requires the approval of a Conditional Use Permit (CUP) by the Planning Commission due to the request involving an increase in the permitted sign advertising square footage, total sign height and to approve the digital signage. Currently the OMC provides a maximum advertisement space of 24 square feet and maximum sign height of 8 feet for a monument sign. Pursuant to OMC 17.78.405(A)(10) and further 17.78.450(C)(I), a CUP may be granted to exceed the allowable advertising surface for the monument signs and to exceed the maximum permitted sign height. Mr. Friend stated the proposed sign would have approximately 34 square feet of total advertising space and would be 8.3 feet in height.

Mr. Friend stated that the Digital Display Monument Sign site plan indicated the proposed sign would partially take up a parking space and partially go into the landscaping area, causing the loss of a parking space. The current parking space in which the proposed sign would be located is 10'x18'. The OMC section 17.76.100 states standard parking spaces shall be 10'x 20' in size, private and employee parking spaces shall be 9'x18' in size and compact spaces shall be 8.5'x16' in size. Mr. Friend clarified that the parking spaces in the proposed project area are wider than the OMC requires and indicated that there is adequate space to erect the proposed sign and keep the same number of parking spaces, the spaces would just be restriped and shifted over to make room for the proposed sign.

Mr. Friend explained that a Condition of Approval has been added to the CUP, #18, stating the applicant shall not install the proposed sign in a manner that encroaches on either the Caltrans ROW, nor the landscaped space between the sidewalk and parking lot. The proposed sign in its entirety shall be installed within the parking lot only. Mr. Friend stated he has reviewed a few different Caltrans right of way maps and has reached out to Caltrans but has not yet received notification back on where the Caltrans right of way lies.

Mr. Friend stated that Shane Anderson from the Glenn County Office of Education was at the meeting if anyone had any question. Mr. Friend shared that Glenn County Office of Education has been wonderful to work with and thanked them for being patient while City Staff was figuring out the logistics.

Commissioner Romano asked if the sign was non digital would the dimension be the same. Mr. Friend stated that specific dimensions are not required, but overage size parameters are established in the City Code. Mr. Friend shared that the digital component, square footage and the height of the sign is the reason this request was brought forward tonight.

Chairperson Nordbye opened the Public Hearing at 5:42 PM.

With no comments, Chairperson Nordbye closed the Public Hearing at 5:42 PM.

Vice Chairperson Elliott asked about previous signs for schools that had their signs granted by right and didn't have to go through the same CUP requirements. Mr. Friend shared that the Glenn County Office of Education wanted to follow all the rules and steps to make sure they had the full consent of the Commission. Vice Chairperson Elliott thanked Mr. Anderson for coming before the Commission to get their approval.

Commissioner Romano asked about the square footage of the sign and wondered if the City should look into changing the sign code in the OMC. Mr. Friend agreed with Commissioner Romano and stated that a code amendment will be coming back to the Commission in March for the Commission to review.

ACTION: Commissioner Lazorko moved, seconded by Commissioner Romano that the Planning Commission approve the project (CUP 2022-10) and determine that the proposed action is exempt from further review pursuant to Sections 15303 and 15311 of the Public Resources Code and approve Planning Commission Resolution 2023-01, approving Conditional Use Permit application #2022-10 subject to the Conditions of Approval provided in the attachments. Motion carried, 5-0 by a voice vote.

B. Conditional Use Permit CUP#2022-11: A request to approve a Conditional Use Permit (CUP) to permit the erection of a "Digital Display Pole Sign" on an existing parcel identified as 1366 Cortina Drive and further as Glenn County APN 040-310-013. The parcel is currently occupied by the Butte College Glenn County Center. The subject parcel is designated Commercial (C) on the General Plan land use map and is in the P-D (Planned Development) zoning district.

Mr. Friend presented a request to approve a Conditional Use Permit (CUP) to permit the erection of a "Digital Display Monument Sign" on an existing parcel identified as 1366 Cortina Drive, currently known as the Butte College Glenn County Center. The proposed project would permit the installation of a Digital Display Monument sign to be seen by vehicles traveling on Interstate 5. The subject parcel is designated Commercial (C) on the General Plan land use map and is in the P-D (Planned Development) zoning district.

Mr. Friend reminded the Commission that pursuant to Orland Municipal Code (OMC) Chapter 17.78.405(A) and 17.78.450(B), the proposed action requires the approval of a Conditional Use Permit (CUP) by the Planning Commission due to the request involving an increase in the permitted sign advertising square footage and being located within 310 feet of an existing digital display sign. Pursuant to OMC 17.78.405(A)(10) and further 17.78.450(B)(1), a CUP may be granted to exceed the allowable

advertising surface for digital pole signs and to be erected within 310 feet of an existing digital display pole sign (Speedway).

Chairperson Nordbye opened the Public Hearing at 5:52 PM.

With no comments, Chairperson Nordbye closed the Public Hearing at 5:52 PM.

Kim Jones, Director of Facilities for Butte College, stated appreciation to Mr. Friend for all the work he has put into the project. Ms. Jones is hopeful the sign will bring new students to the new Glenn County location.

Commissioner Montague asked for clarification on whether the sign would be on the eastern side of I-5 or western. Mr. Friend stated along the western boundary of the parcel and adjacent to I-5.

Commissioner Romano asked if the sign is perpendicular to the freeway and Mr. Friend confirmed it was proposed to be perpendicular.

Vice Chairperson Elliott asked for clarification on sign height whether the sign will be 30 ft tall or 40 ft tall. Mr. Friend stated that the pole is technically 30 ft tall, and the sign is technically 10 ft tall making the total height of pole and sign 40 ft tall. Vice Chairperson Elliott verified that the sign from ground level at the bottom of the pole to the top of the sign is a total of 40 ft tall.

ACTION: Vice Chairperson Elliott moved, seconded by Commissioner Montague that the Planning Commission approve the project (CUP 2022-11) and determine that the proposed action is exempt from further review pursuant to Sections 15311 of the Public Resources Code and approve Planning Commission Resolution 2023-02, approving Conditional Use Permit application #2022-11 subject to the Conditions of Approval provided in the attachments, clarifying this is a 40 ft sign from the ground to the top of the sign. Motion carried, 5-0 by a voice vote.

8. STAFF REPORT

A. Development Activity Update

Mr. Friend shared that Maverik has contacted the City to let them know they will be getting their tanks in the ground very soon.

Mr. Friend stated that the City has received multiple inquiries about Orland Park phase I and he noted that he was informed that the parcel currently was in escrow.

Mr. Friend shared that a proposal has been delivered to the City Manager for the Quiet Creek project (North of Bryant St.) and is being prepared for the Orland Park phase II property (south of Hwy 32 headed east toward Chico).

Mr. Friend shared with the Commission that the California League of Cities is putting on some workshop trainings in Oroville and Redding and would like some or all of the Planning Commissioner to attend. Mr. Friend stated that he will let the Commission know as soon as a date is available so arrangements can be made.

B. Annexation Status Update

Mr. Friend shared that the Westside Annexation and Kraemer Annexation were both approved by the Glenn County LAFCO and are now within City Limits.

C. DWR Project Update

Mr. Friend shared that the Department of Water Resources (DWR) project is still in progress, phase I is in progress and people are getting connected within City limits, applications are coming in daily and the City is hopeful that bids for contractors, to begin installing main lines, will be going out in January or February. Mr. Friend reminded the Commission that new wells and a new ground-level water storage tank will also be included to support the new infrastructure.

D. 2022 City Council Commission and Committee Appointments

Mr. Friend shared that Councilmember Jeffrey Tolley is the new liaison for the Planning Commission and John McDermott is the alternate.

9. COMMISSIONERS REPORTS

- Chairperson Nordbye nothing to report.
- Commissioner Romano nothing to report.
- Commissioner Montague asked questions about the general plan, codes for ADU's and westside annexation. Mr. Friend invited Commissioner Montague to come visit him at City Hall on a Thursday to bring him up to date in on what the City has been working on.
- Vice Chairperson Elliott had nothing to report.
- Commissioner Lazorko had nothing to report.

10. FUTURE AGENDA ITEMS

Mr. Friend asked the Planning Commission to start thinking about meeting topics they may be interested in for future agendas, trainings they may want to attend, code amendments that may be needed, etc. so that he can bring the ideas back to the staff to work on. Vice Chairperson Elliott asked to review the notes from the joint meeting with the City Council, Planning Commission and Economic Development Commission back in February to identify the areas of that meeting that the Planning Commission could start working on. Commissioner Romano shared an interest in the Commission to discuss design standards, signage, and streetscapes on future agendas.

11. ADJOURNMENT – 6:29 PM

Respectfully submitted,

Jennifer Schmitke, City Clerk

Wade Elliott, Chairperson



CITY OF ORLAND Staff Report

TO: City of Orland Planning Commission

FROM: Scott Friend, AICP – City Planner

MEETING DATE: February 16th, 2023; 5:30 p.m.
Carnegie Center, 912 Third Street, Orland, CA 95963

SUBJECT: **611 Pabst Avenue - TPM #2022-01:** The Project consists of a Tentative Parcel Map (TPM) to subdivide a 3.07-acre parcel into two lots. No construction is proposed as part of this application. The parcel is located immediately east of and directly adjacent to Pabst Avenue at the western terminus of E Tehama Street (existing dead-end). The Glenn County Assessor's Parcel Number is 041-090-007. The Parcel is zoned "R-1" – *Residential One-Family* and has a City of Orland General Plan land use designation of R-L (Residential Low Density). The resulting parcels would be as follows:

Parcel 1: 9,700 sq. ft.
Remainder: 2.85 acres

Environmental Review: Staff has reviewed the project to determine the required level of review under the California Environmental Quality Act (CEQA) and has determined that the proposed Tentative Parcel Map be categorically exempt pursuant to CEQA Guidelines Section 15315 (Minor Land Division, Class 15) and Section 15061(b)(3) (the "*Common Sense*" exemption).

Project Summary:

The proposed action is the approval of a parcel map that would subdivide an existing 3.07-acre parcel into two (2) lots (see **Attachment A – TPM Exhibit**). The parcel is located immediately east of and directly adjacent to Pabst Avenue at the western terminus of E Tehama Street (existing dead-end) on an existing parcel also described as APN 041-090-007. The project site is currently vacant/undeveloped with the exception of a single-family dwelling located on the southwestern corner of the property (proposed Parcel 1 post lot-split) and zoned "R-1" - *Residential One-Family* and has a City of Orland General Plan land use designation of R-L (Residential Low Density). The two resultant lots will be approximately 9,700 sq. ft. (resultant parcel 1) and 2.85 acres (resultant parcel 2) (see **Attachment B2 – TPM Application**).

Regulatory Framework:

Tentative Parcel Map

The primary regulation concerning the subdivision of land is the Subdivision Map Act (California Government Code Section 66410 *et seq.*). Under the Subdivision Map Act, proposed divisions of

land into four or fewer parcels that are to be sold, leased or financed require a parcel map, as opposed to a final subdivision map.

The local ordinance regulating land division in the City of Orland is Chapter 16 of the Orland Municipal Code (OMC). Subdivision submittals shall also conform to the City's Land Division Standards and Improvement Standards. Section 16.24 delineates procedures for the submission of parcel maps. Section 16.28 sets forth standards and requirements for the design of subdivisions and for the installation of improvements within subdivisions.

The subject Tentative Parcel Map (TPM) proposes to subdivide the project site into two parcels. The TPM has been reviewed in accordance with the City's General Plan and the development standards of Title 16 (Subdivisions) and Title 17 (Zoning) of OMC. Staff has determined the proposed project is consistent with these standards, including the minimum lot area, lot depth, and lot frontage requirements for parcels in the R-1 zone (6,000ft², <318ft, and 60ft respectively).

Discussion/Analysis:

The applicant/property owner(s) (Byron & Donna Royce) and their representative have indicated that the current plan for the parcels does not include development of the parcel or the remainder parcel and the existing single-family dwelling would remain as is. Directly behind the dwelling on future-parcel 1 exists a detached structure approximately 1,670 sq. ft. in size that would remain on the designated remaining parcel (parcel 2).

Pursuant to Orland Municipal Code Section 17.20.050, approved lot area designations for lots in the R-1 zone require a minimum of 6,000 sq. ft., of which both parcel 1 and the designated remainder lot both satisfy. Pursuant to OMC Section 16.12.030, the planning commission is authorized to approve, conditionally approve, or disapprove such subdivisions that do not require a final map as provided for in Section 16.12.040 (final maps are required for subdivisions of 5 or more resulting parcels).

Directly north of and abutting the northern boundary of the subject parcel is a parcel of land described as "(Future) East Tehama Street" on the TPM (**Attachment A**). As this lot is planned to be developed as a public roadway connecting E Tehama Street, the proposed TPM indicates an easement of 20.65 feet on the parcel's northern boundary. Additionally, directly adjacent to the proposed designated remainder parcel's eastern boundary lies USID Lateral 50.

Adjacent land uses and designations are as follows:

- North: "R-1/R-3" (Residential One-Family/Residential Multi-Family-Professional) Zoning District - Vacant land
- East: "C-2" (Community Commercial) Zoning District – Vacant land
- South: "C-2" (Community Commercial) Zoning District – Round Table Pizza/O'Reilly Auto Center
- West: "R-1/C-2" (Residential One-Family/Community Commercial) Zoning District – Single-Family Residences and Hibdon Auto Center

As a result of routing the Requests for Review, the City Engineer has noted that the Right of Way (ROW) of Pabst Avenue has a slight increase in width beyond what is delineated on the TPM.

Thus, the proposed lot sizes will reduce slightly. However, the resultant parcel sizes would still meet OMC zoning requirements. Furthermore, and included as Conditions of Approval, the applicant shall include the following *additional* information on the TPM:

- “TPM 2022-01” to Title Block;
- Existing and proposed zoning, uses, and areas;
- Label existing width of (Future) East Tehama Street, less the easement width described in O.R. Document 94-1725;
- Show existing building setback line per 6 PM 25;
- Add record information for Lateral #50;
- Indicate the date the survey was performed;
- Show locations of existing well(s) or state none exist;
- Show location of existing septic tanks and leach fields or state none exist;
- State intentions for removing or keeping existing structures;
- State total acreage of project;
- Label a 10’ Public Service Easement along Papst Avenue and future East Tehama Streets;
- State the provider of the above services;
- The 13.5’ strip along Papst Avenue was dedicated and accepted by the County of Glenn per 6 PM 25. Update the existing Papst Avenue right-of-way line location (bold line) and update the existing and proposed acreages as needed.

Environmental Determination:

Staff has reviewed the project to determine the required level of review under the California Environmental Quality Act (CEQA). Staff recommends that the Planning Commission determine that the proposed Tentative Parcel Map be categorically exempt pursuant to CEQA Guidelines Sections 15315 (Minor Land Division, Class 15) as the project consists of the division of property into four or fewer parcels and is in conformance with the general plan and zoning, no other variances or exceptions requiring environmental review are required, and all required services and access to the proposed parcels to local standards are available. Additionally, Staff recommends that the Planning Commission determine that the proposed project be categorically exempt pursuant to CEQA Guidelines Section 15061(b)(3) (the “*Common Sense*” exemption) as it has been determined that this project does not have the potential for causing a significant effect on the environment. (see **Attachment E – 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 TPM #2022-01 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 §15315, Minor Land Divisions, and §15061(b)(3), the "Common Sense" exemption.

2. Tentative Parcel Map:

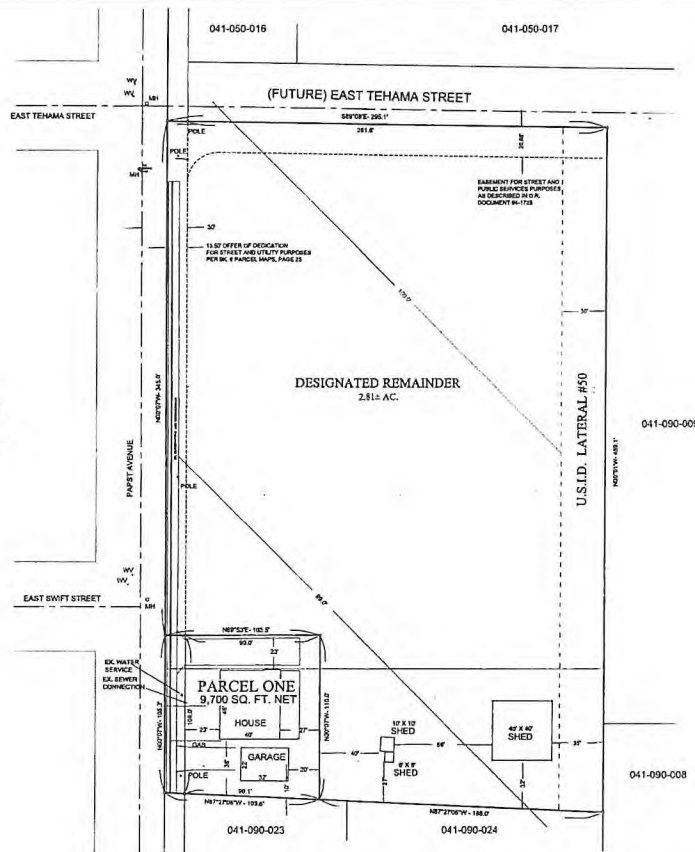
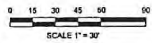
Move that the Planning Commission make a recommendation the City Council to adopt Resolution 2022-XX approving TPM #2022-01 as presented herein.

ATTACHMENTS:

- **Attachment A – Tentative Parcel Map Exhibit**
- **Attachment B1 – Project Location**
- **Attachment B2 – TPM #2021-01 Application**
- **Attachment B3 – Tentative Map Checklist**
- **Attachment D – Conditions of Approval**
- **Attachment E – Notice of Exemption**
- **Attachment F – TPM - PC Resolution 2022-XX**

NOTES

1. ELEVATIONS SHOWN HEREON ARE ON AN ASSUMED DATUM
2. NO TREES ARE PROPOSED TO BE REMOVED BY THIS PARCEL MAP APPLICATION
3. NO DEVELOPMENT OF PARCEL ONE IS PROPOSED BY THIS PARCEL MAP APPLICATION



OWNER'S CONSENT

LISTED BELOW ARE THE OWNERS OF THE REAL PROPERTY AS SHOWN HEREON AND BY THEIR SIGNATURES ON THE APPLICATION, SO CONSENT TO THE PREPARATION OF THIS PROPOSED TENTATIVE PARCEL MAP AS SHOWN.

BYRON H. ROYCE AND DONNA M. ROYCE
370 MARQUETTE AVENUE
CORONA, CALIFORNIA 92611

APNs 041-090-007
811 FIRST AVENUE

TENTATIVE PARCEL MAP

BEING PARCEL TWO AS SHOWN ON THAT CERTAIN MAP ENTITLED "PARCEL MAP OF LOTS 8 & 9 OF PARCEL MAP AS PAGE 23, SITUATE IN THE CITY OF ORLANDO, COUNTY OF ORANGE, STATE OF CALIFORNIA"

NOVEMBER 2022 FOR SCALE 1" = 30'
BYRON H. ROYCE AND DONNA M. ROYCE, Trustees For The Royce Family Revocable Living Trust, UDT, Dated April 11, 1994

PREPARED BY:



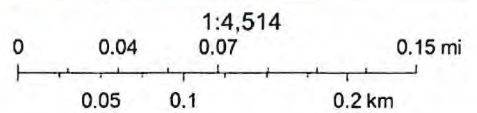
THOMAS E. HARRIS
LAND SURVEYOR NO. 8532
3006 SIXTH STREET, ORLANDO, CA 32803

SHEET 1 OF 1 SHEETS

22081



— Project Boundary



Esri Community Maps Contributors, © OpenStreetMap, Microsoft
Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA
USGS, Bureau of Land Management, EPA, NPS, US Census
Bureau USDA



ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

12/7/2022

Attachment B1— Project Location
TPM #2022-01 Byron & Donna Royce

CITY OF ORLAND

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

APPLICATION FOR TENTATIVE MAP

Please check one: **PARCEL MAP** ☒ **SUBDIVISION MAP** ☐

Check Box if Application is for a Vesting Map ☐

1. Applicant:

Name: Byron Royce

Address: 3790 Marguerite Ave., Corning, CA 96021

Phone: (Business): _____ (Home): 530-586-0650

Mobile: _____ (Email): _____

2. Landowner:

Byron H. Royce and Donna M. Royce, Trustees for the Royce
 Name: Family Revocable Living Trust, U/D/T, dated April 11, 1994

Address: 3790 Marguerite Ave., Corning, CA 96021

Phone: (Business): _____ (Home): 530-586-0650

Mobile: _____ (Email): _____

3. Agent (Engineer, Surveyor, etc):

Name: Thomas E. Harris

Address: 908 Sixth St., Orland, CA 95963

License Number: LS 8532

Phone: (Business): 530-865-5567 (Home): _____

Mobile: _____ (Email): tom@harrislandsurveying

4. **Request (Please explain in detail the specific project for this tentative map):**

Tentative Parcel Map.

One parcel with a designated remainder.

5. **Address of the Site for this tentative map:**

611 Papst Avenue

Orland, CA 95963

6. **Current Assessor's Parcel Number:** 041-090-007

7. **Number of proposed lots:** One **Average Lot Size:** 9,700 sq. ft. net

8. **Project acreage:** 3.07 **Within City limits?** Yes (x) No ()

9. **Existing Zoning:** R-1 **Existing Land Use:** Residential

10. **Existing Use of Property:** Residential

11. **Proposed Use of Property:** Residential

12. **Related Applications:** None

DECLARATION UNDER PENALTY OF PERJURY

(Must be signed by the applicant and the property owner)

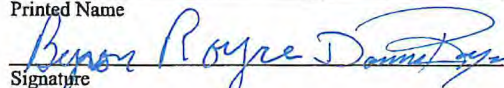

I am (we are) the owner(s) and/or applicant(s) of property involved in this application, and I (we) have completed this application and all other documents required.

I am (we are) the owner(s) and/or applicant(s) of the property consenting to the preparation and submission of this application.

I (we) also shall agree to abide by the conditions of approval as issued by the Planning Commission. I (we) declare under penalty of perjury that the foregoing is true and correct.


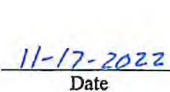
The property owner(s) and/or applicant(s) by signing this application, shall be deemed to have agreed to defend, indemnify, release and hold harmless the City, its agents, officers, attorneys, employees, boards and commissions from any claim action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void, or null the approval of this development entitlement or approval or certification of the environmental document which accompanies it, or to obtain damages relating to such action(s). This indemnification agreement shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of the entitlement, whether or not there is concurrent passive or active negligence on the part of the City.

Property Owner:

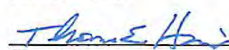
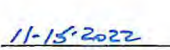
Byron Royce	Donna Royce
Printed Name	
	
Signature	Date

****Please Note:** If the Property Owner is a corporation, partnership, etc., a signed Resolution from the corporation, partnership, etc., shall be submitted as part of this application to the City of Orland denoting the authority for this signature.

Applicant:

Byron Royce	
Printed Name	
	
Signature	Date

Agent:

Thomas E. Harris	
Printed Name	
	
Signature	Date

FOR OFFICE USE ONLY**SUBMITTAL INFORMATION:**

Application Received by: _____ Date: _____

FEES:

Receipt Number: _____

Application Fee: _____

Environmental Review: _____

Total Fee: _____

PLANNING COMMISSION ACTION:

Approved () Denied () Date: _____ Vote: _____

CITY COUNCIL ACTION:

Approved () Denied () Date: _____ Vote: _____

Resolution Number: _____

ENVIRONMENTAL INFORMATION FORM

Date Filed: _____

General Information1. Name and address of developer/project sponsor: Byron Royce
3790 Marguerite Ave., Corning, CA 960212. Address of PROJECT: 611 Papst. Ave.3. Assessor's Parcel Number: 041-090-007

4. Name, address and telephone number of person to be contacted concerning this project:

Byron Royce 3790 Marguerite Ave., Corning, CA (530) 586-0650Thomas E. Harris 908 Sixth St., Orland, CA (530) 865-5567

5. List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies:

Tentative Parcel Map6. Existing Zoning District: R-1 Residential

7. Proposed use of the site (Project for which this form is filed): _____

Tentative Parcel Map**Project Description**

8. Site size: 3.07 Ac.

9. Square footage: 133,729 sq. ft.

10. Number of floors to be constructed: NA

11. Amount of off-street parking provided: Two

12. If residential:

Number of units: One

Design of units (i.e. single family, multi-family, etc): Single family

Square footage of each unit: na

ENVIRONMENTAL INFORMATION FORM
City of Orland

13. If commercial: NA

Type of use:

Square footage of each building (existing and proposed):

Number of employees (if applicable):

Number of shifts (if applicable):

Hours of operation:

14. If industrial: NA

Type of use:

Square footage of each building (existing and proposed):

Number of employees (if applicable):

Number of shifts (if applicable)

Hours of operations:

15. If institutional: NA

Estimated occupancy

Type of use:

Square footage of each building (existing and proposed):

Number of employees (if applicable):

Number of shifts (if applicable)

Hours of operations:

16. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required. NA

17. Attach site plan(s).

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary)

18. Change in existing features of any bays, tidelands, beaches, or hills, or substantial alteration of ground contours.

Yes _____ No X _____

ENVIRONMENTAL INFORMATION FORM
City of Orland

023

19. Change in scenic views or vistas from existing residential areas or public lands or roads.

Yes _____ No X _____

20. Change in pattern, scale or character of general area of project.

Yes _____ No X _____

21. Significant amounts of solid waste or litter.

Yes _____ No X _____

22. Change in dust, ash, smoke, fumes or odors in the vicinity.

Yes _____ No X _____

23. Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns.

Yes _____ No X _____

24. Substantial change in existing noise or vibration levels in the vicinity.

Yes _____ No X _____

25. Site on filled land or on slope of 10 percent or more.

Yes _____ No X _____

26. Use of disposal of potentially hazardous materials, such as toxic substances, flammables or explosives.

Yes _____ No X _____

27. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).

Yes _____ No X _____

28. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.)

Yes _____ No X _____

29. Relationship to a larger project or series of projects.

Yes _____ No X _____

ENVIRONMENTAL INFORMATION FORM
City of Orland

024

Environmental Setting

30. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or Polaroid photos will be accepted. Existing residence, out building and open space.
31. Describe the surrounding properties, including information on plant - and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc) intensity of land use (one-family, apartment houses, shops, department stores etc.) and scale of development (height, frontage, set-back, rear yard, etc.) Attach photographs of the vicinity. Snapshots or Polaroid photos will be accepted. Residential on the east, north and a portion of the west. Commercial on the south and a portion of the west.

Certification




I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.


Signature

Date: 11-17-2022

For: _____

PAYED
NOV 22 2022
CITY OF ORLAND

HARRIS LAND SURVEYING INC 908 6TH STREET ORLAND, CA 95963		1932 90-4426/1211
DATE <u>Nov 22, 2022</u>		 CHECK AMOUNT
PAY TO THE ORDER OF <u>CITY OF ORLAND</u>		\$ <u>2,819.00</u>
<u>TWO THOUSAND EIGHT HUNDRED NINETEEN AND 00/100</u>		DOLLARS 
 Northern California National Bank	1717 Mangrove Ave., Ste. 100 Chico, CA 95926 530-879-5900	
FOR TRM APPLICATION		<u>Thomas E. Harris</u>
⑈001932⑈		



PUBLIC WORKS DEPARTMENT

815 Fourth Street
Orland, CA 95963

PUBLIC WORKS CHECKLIST FOR TENTATIVE MAPS

This checklist is used as a processing aid to assure compliance with the Subdivision Map Act and Orland Municipal Code. In addition, this review shall produce a Tentative Map to allow any reviewing body to readily assimilate pertinent information and respond with an accurately informed recommendation.

Subdivision Name/Number: TPM 2022-01

Location/APN(s): Papst Avenue / 041-090-007

Engineer/Surveyor & Contact Number: Tom Harris

Applicant/Owner: Byron and Donna Royce

Submittal No.: 1

Date Submitted: 12-6-2022

**Tentative Map check authority under the State Subdivision Map Act (Government Code Sections 66425- 66428) and Title 16 of the Orland Municipal Code:*

I. MAP PREPARATION

- 1. Map title: subdivision name, number and description of property being subdivided.
 - **Add TPM 2022-01 to title block.**
- x 2. Name(s) and address(s) of the Owner(s) and Developer of the project.
 -
- x 3. Name and address of the Person, Firm or Organization that prepared the map.
 -
- x 4. The Tentative Map was prepared by or under the direction of a registered civil engineer or licensed land surveyor. Includes applicable registration or license number.
 -
- x 5. Map preparation date.
 -

II. FORM

- x 1. The map size shall be 22" x 34" with 1" border drawn completely around the sheet.
 -
- x 2. The map is clearly and legibly drawn.
 -
- x 3. Map scale shown (minimum map scale: 1"=100').
 -
- x 4. North arrow shown.
 -

III. SUBDIVIDER'S OVERALL INTENT

- ____ 1. Statements regarding existing and proposed zoning, existing and proposed uses, and the approximate area of proposed zones.
- *Add statement for existing and proposed zoning, uses and areas.*
- n/a 2. Proposed subdivision modifications clearly labeled and identified as to the nature and purpose. (Or include a statement that no modifications are proposed).
-
- n/a 3. Show boundaries and sequence of phases if separate Final Maps are to be filed on portions of the property shown.
-

IV. EXISTING PROPERTY INFORMATION

- x 1. Vicinity map of local area with appropriate scale that clearly illustrates nearby street patterns and surrounding property lines.
-
- x 2. Distinctive boundary lines with distances to define and locate the property.
-
- x 3. Existing lot lines shown (including lines to be removed as part of the final map).
-
- x 4. Assessor's parcel numbers shown.
-
- x 5. Adjoining property owners and/or recently approved tentative subdivision/parcel map lines to show their relationship to the proposed subdivision.
-
- ____ 6. Locations, widths, names/designations of existing streets, alleys, pedestrian ways, and other rights-of-way, whether public or private, within and adjacent to the subdivision.
- *Label existing width of (Future) East Tehama Street, less the easement width described in O.R. Document 94-1725.*
- ____ 7. Location, width, and purpose of existing easements for utilities, shown as dashed lines, within and adjacent to the subdivision (include building setback lines if established by record document).
- *Show existing building setback line per 6 PM 25.*
 - *Add record information for Lateral #50.*
- n/a 8. Boundaries and acreage of existing public areas in and adjacent to the subdivision with the nature of each indicated thereon.
-
- ____ 9. Date of survey shown (if the map is based upon a survey).
- *Indicate the date the survey was performed.*

V. EXISTING TOPOGRAPHY

- x 1. Contour lines shown indicating the following intervals:
- a.) *1' contour interval for ground slope between 0% - 5%*
 - b.) *5' contour interval for ground slope between 5% - 15%*
 - c.) *10' contour interval for ground slope greater than 15%*
-
- n/a 2. Location, width and direction of flow of all watercourses and flood-control areas within and adjacent to the property involved).
-
- ____ 3. Location of all existing wells, abandoned wells and sumps (or statement that none exist). If applicable, include notes for abandonment process.
- *Show locations of existing well(s) or state none exist.*
- ____ 4. Approximate location of all existing septic tanks and leach fields (or statement that none exist). If applicable, include notes for abandonment process.
- *Show location of existing septic tanks and leach fields or state none exist.*

- ____ 5. Location and distance between all structures to be retained within the subdivision and notations concerning all structures to be removed (or statement that none exist).
- *State intentions for removing or keeping existing structures.*
- x 6. Location, description and size of trees with notations as to their retention or removal (or statement that none exist).
-

VI. PROPOSED PROPERTY INFORMATION

- ____ 1. Total subdivision acreage shown.
- *State total acreage of project.*
- x 2. Total number of proposed lots with the approximate average lot area and gross unit per acre density.
-
- x 3. Proposed streets shown with public and/or private dedication.
-
- x 4. Approximate dimensions of all lot lines indicated and lots numbered consecutively.
-
- x 5. Total area in square footage or acreage of each lot proposed on tentative map.
-
- n/a 6. Locations, widths and designations of all proposed streets, alleys, pedestrian ways and other rights-of-way, whether public or private, within and adjacent to the subdivision. (Include any planned line for street widening or for any other public project in and adjacent to the subdivision).
-
- n/a 7. Centerline curve data given for each curve (length and radius).
-
- ____ 8. Location, width and purpose of all proposed easements for utilities, shown as dashed lines, within and adjacent to the subdivision.
- **Label a 10' Public Service Easement along Papst Avenue and future East Tehama Streets.**
- n/a 9. Conveyance of abutter's rights of access, to the City shown.
-

VII. PROPOSED IMPROVEMENTS

- ____ 1. Statement included indicating what entity is proposed as a provider of the following services:
- a) *Sanitary Sewer*
 - b) *Storm Drainage*
 - c) *Power/Gas*
 - d) *Telecommunications*
 - e) *Cable T.V.*
- *State the provider of the above services.*
- n/a 2. Cross-sections with proposed improvement dimensions for each street shown.
-
- n/a 3. Statements and/or methods for providing storm water drainage.
-

VIII. DRAWINGS, STATEMENTS & OTHER DATA TO ACCOMPANY TENTATIVE MAP

- n/a 1. Preliminary Soil Investigation and Geologic Reconnaissance Report submitted by a Registered Civil Engineer, Engineering Geologist or Geologist specializing and recognized in soil mechanics and foundation engineering. (The Director of Building & Development Services can waive this report).
 -
- n/a 2. Request for waiver of above soils report submitted.
 -

IX. GENERAL

- x 1. Physical restrictions or conditions shown which affect the use of the property.
 -
- x 2. All other data required as a prerequisite to approval of the tentative map, including plans, reports, fees or other requirements.
 -

X. OTHER COMMENTS AND/OR NECESSARY ITEMS

- 1. The 13.5' strip along Papst Avenue was dedicated and accepted by the County of Glenn per 6 PM 25. Update the existing Papst Avenue right-of-way line location (bold line) and update the existing and proposed acreages as needed.

CONDITIONS OF APPROVAL
TENTATIVE PARCEL MAP (TPM #2022-01), Byron and Donna Royce Lot Split

Assessor's Parcel Numbers: 041-090-007

Project location: 611 Papst Avenue at the southeast corner of Pabst Avenue/E. Tehama Street intersection, Orland, Glenn County, CA 95963

Zoning: "R-1" (Residential One-Family)

General Plan Land Use Designation: "R-L" (Low-Density Residential)

Proposed Use: "Tentative Parcel Map"

Tentative Parcel Map – TPM #2022-01, Byron & Donna Royce (Applicant[s]): A request for the approval of a TPM for the Subdivision of a parcel of land in Orland, CA. The proposed project, along with implementation of the Conditions of Approval below, would divide an existing 3.07+/- acre parcel of land identified as Glenn County Assessor's Parcel Number 041-090-007 into two (2) parcels having one parcel the size of approximately 9,700 square feet and the designated remainder parcel being 2.85 acres in size.

General Conditions of Approval:

1. The applicant shall file a Declaration of Acceptance of the following conditions by submitting a signed copy of the conditions to the Planning Department within ten (10) days of Planning Commission approval.
2. Failure to comply with the conditions specified herein as the basis for approval of application and issuance of permit constitutes cause for the revocation of said permit. Unless otherwise provided for in a special condition to this Use Permit, all conditions must be completed prior to or concurrently with the establishment of the granted use.
3. The use granted by this permit shall be established within one (1) year of the date of approval or the permit shall become null and void.
4. The applicant shall submit a check or money order in the amount of **\$100.00 made payable to the City of Orland** to cover costs associated with the preparation and filing of the Notice of Exemption from CEQA within five (5) days of the date of approval.
5. The applicant shall submit a check or money order in the amount of **\$50.00 made payable to the Glenn County Recorder's Office** for the fee to record the Notice of Exemption from CEQA within five (5) days of the date of approval.
6. Neither the applicant, or any agent nor representative of the applicant shall intentionally omit or misrepresent any material fact in connection with the application. Any alleged material misrepresentation shall constitute grounds for the City of Orland to commence a revocation hearing and constitute grounds to revoke the permit.
7. Minor changes to the approved project may be approved by the City Planner upon receipt of a substantiated written request by the applicant, or their respective designee. Prior to such approval, verification shall be made by each Department that the modification is consistent with the application, fees paid, and environmental determination as conditionally approved. Changes deemed to be major or significant in nature shall require a formal application for amendment by public hearing before the City Council.
8. The project applicant and/or contractor shall obtain all necessary business licenses and permits from the City and pay all appropriate fees for any required utilities modification, construction, and connection work associated with the project. Project shall also obtain permits all necessary and required building permits from the City of Orland Building Department, and pay all appropriate fees for construction work to be undertaken as a result of this approval.

9. The Use Permit is only approving Residential use on the site as requested on TPM application #2022-01. The approved use shall not be expanded or modified beyond the approvals detailed in this document.
10. If changes are requested to the plan or the Conditions of Approval, a Conditional Use Permit Amendment shall be required, with all applicable fees, and approved by the Planning Commission prior to implementing the changes.
11. No changes shall be made to any approved plan(s), which would alter the character of the site plan or the use of the property, without prior approval of the City Planner and City Engineer.
12. If changes are requested to the site plan, use of the building/space, or the Conditions of Approval, a Conditional Use Permit Amendment shall be required, with all applicable fees, and approved by the City Council, prior to implementing the changes.
13. No exterior storage of any materials, equipment, or vehicles is permitted in such a manner as to constitute a nuisance violation of the Orland Municipal Code.

Use/Site Specific Conditions of Approval:

City Engineer Conditions of Approval:

Well and Septic Abandonment

14. If a domestic groundwater well is present on the proposed Parcel 1, an appropriate backflow prevention device shall be installed on the existing water service. The backflow prevention assembly and applicable materials shall be reviewed and approved by the Public Works Department prior to installation. The Subdivider shall obtain all necessary permits from the Glenn County Environmental Health Department to abandon all wells and septic systems in accordance with their requirements.

Other Public Services

15. The Subdivider shall comply with the requirements of the City of Orland Fire Department.
16. The Subdivider shall comply with the requirements of the local office of the United States Postal Service.
17. The Subdivider shall obtain all required permits from outside agencies having pertinent jurisdiction prior to recordation of the Final Map for this subdivision.

Public Property Conveyances

18. In conjunction with recordation of the Final Map, the Subdivider shall:
 - a. Dedicate in fee, the 13.5' wide strip of land along Papst Avenue (previously offered for dedication for street and utility purposes on Book 6 of Parcel Maps at page 25) to the City of Orland.
 - b. Dedicate a 10' wide public service easement contiguous to the Papst Avenue right-of-way.

Design Criteria and Improvement Standards

19. All required public and joint-use private improvements shall be designed in accordance with the City of Orland Land Division Standards and Improvement Standards.

Final Map

20. The subdivision shall comply with all local, state and federal regulations.
21. A note shall be added to the Additional Information Sheet of the final map stating: "Prior to sale, lease, or financing of the Designated Remainder, the applicant shall obtain a Conditional Certificate of Compliance. Prior to issuance of any permit for development on the Designated Remainder, the applicant shall obtain a Conditional Certificate of Compliance."
22. Label the location and dimension(s) of all easements of record.
23. Label the location and dimension(s) of all building setbacks of record on the Additional Information Sheet.

24. Prior to or concurrently with the recordation of the Final Map, pay in full any and all delinquent, current and estimated taxes and assessments as specified in Article 8 of Chapter 4 of Division 2 of Title 7, of the California Government Code commencing with Section 66492.
25. Pay the recording fees in effect at the time the Final Map and related documents are recorded.
26. Prior to recordation of the Final Map, pay any outstanding project-related processing fees.

Administrative Requirements

27. Mapping Fees

a. Plan Checking Fee

- i. The Subdivider shall pay to the City of Orland a Final Parcel Map plan checking fee per Table A of Municipal Code Section 16.12.080 upon submitting the final map for review.

Findings for the Approval of the Tentative Subdivision Map:

1. That the proposed project is consistent with the City of Orland General Plan and does not exceed density and intensity standards within the Land Use Element. *The single-family residential standards of the City's General Plan establish a maximum density of six units per acre. The proposed project has a gross density of approximately 4.50 (Parcel 1) dwelling units per acre of residentially developed land. The resulting parcel does not propose development or subdivision at this time.*
2. That the site is physically suitable for the type of development proposed. *The project site is flat with slopes less than five percent. The project site is vacant and is not within a flood plain.*
4. That the design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish, or wildlife or their habitat. *The site was reviewed under the requirements of the California Environmental Quality Act. The project was found to be exempt from further environmental review pursuant to Section 15315 and Section 15061(b)(3,) Minor Land Divisions and the "Common Sense" Exemptions.*
5. That the design of the subdivision or the proposed improvements are not likely to cause serious public health problems. *As conditioned, the project will not need to provide roadway or construction mitigation measures. All required public and joint-use private improvements shall be designed in accordance with the City of Orland Land Division Standards and Improvement Standards; the Subdivider shall comply with the requirements of the City of Orland Fire Department; and the Subdivider shall obtain all necessary permits from the Glenn County Environmental Health Department to abandon all wells and septic systems in accordance with their requirements.*
6. The design of the project will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed project site. *The project will not impact or conflict with any easements or land acquired by the public.*
7. The Tentative Parcel Map conforms to the provisions of Orland Municipal Code Title 16 — Subdivisions (OMC Section 16.16.190). *The tentative parcel map complies with the required form and content of tentative parcel maps, as set forth by the City and based upon the provisions of Title 16 of the Orland Municipal Code.*
8. The Tentative Parcel Map conforms to the provisions of the City of Orland General Plan (OMC Section 16.16.190). *The project applicant proposes to continue to use the parcel for residential purposes. The remainder parcel shall remain vacant. This is consistent with the land use designations for the subdivided parcel under the City's General Plan (Low Density Residential).*
9. The Tentative Parcel Map is consistent with good planning and engineering practice (OMC Section 16.16.190). *The City Engineer has reviewed the tentative parcel map, and has attached conditions that have been incorporated within the Conditions of Approval. All lots comply with the requirements in the City of Orland Land Division Standards and Improvement Standards.*
10. The project will not be harmful to the public health and safety or the general welfare of the persons residing or working in the area. *The project applicant proposes to keep the existing single-family residence on Parcel 1 and leave the remainder parcel vacant for future residential development. This type of development is not considered potentially harmful to the public health and safety or to the general welfare of persons residing in the vicinity.*
11. The project will not result in substantial environmental damage. *The Tentative Parcel Map would not result in any substantial damage to the environment. There is no development proposed under the Tentative Parcel Map. Furthermore, the Tentative Parcel Map would not substantially damage the physical environment of the area.*
12. The project will have a *de minimis* effect on fish and wildlife (Fish and Game Code Section 711.4). *The project is located in an area designated on the City of Orland General Plan as being suitable for residential development and that portions of the site remaining vacant have been previously disturbed by past land uses.*

Statement of Acknowledgement:

I have reviewed the Conditions of Approval associated with the approval of TPM #2022-01 and acknowledge and consent to the Conditions as presented.

Signed,

Byron Royce, Applicant/ Landowner

Date

Donna Royce, Applicant/ Landowner

Date

Notice of Exemption**Form D**

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

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

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

Project Title: Tentative Parcel Map TPM#2022-01 – A request to approve a tentative parcel map for the subdivision of a 3.07-acre parcel or land, located on the parcel of land identified as Glenn County Assessor's parcel number 041-090-007, into two separate and adjacent parcels.

Project Location - Specific:

611 Pabst Avenue, Orland, Glenn County, CA, 95963. APN 041-090-007

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

Description of Nature, Purpose, and Beneficiaries of Project: The City of Orland received a request for a Tentative Parcel Map (TPM) to approve the subdivision of a 3.07-acre parcel into two lots. No construction is proposed as part of this application. The parcel is located immediately east of and directly adjacent to Pabst Avenue at the western terminus of E Tehama Street (existing dead-end). The Glenn County Assessor's Parcel Number is 041-090-007. The Parcel is zoned "R-1" – Residential One-Family and has a City of Orland General Plan land use designation of R-L (Residential Low Density). The resulting parcels would consist of Parcel 1: 9,700 sq. ft. & Parcel 2: 2.85 acres. The primary beneficiary of the project will be the project applicant.

Name of Public Agency Approving Project:

City of Orland

Name of Person or Agency Carrying Out Project:

Byron & Donna Royce (Owners)

Exempt Status: (check one)

- ☐ 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. State type and section number: Class 15, Section 15315 and Section 15061(b)(3)
Minor Land Divisions and the "Common Sense" Exemptions
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The City of Orland City Council has determined that this project is exempt from CEQA as it can be seen with certainty that the proposed revisions to the City of Orland Municipal Code would not have a significant effect on the environment. Therefore, the project is exempt pursuant to CEQA Guidelines Section 15315 and 15061(b)(3).

Lead Agency

Contact Person: Scott Friend, AICP **Area Code/Telephone/Extension:** (530) 865-1608

Signature: _____ Date: _____ Title: City Clerk

■ Signed by Lead Agency

Date received for filing at OPR: _____ N/A

Attachment D

<p>Order No. Escrow No. Loan No.</p> <p>WHEN RECORDED MAIL TO: BYRON H. ROYCE DONNA M. ROYCE 611 PAST AVE. ORLAND, CA 95963</p>	<p style="text-align: right;">GCS ENCLOSURE</p> <p style="text-align: center;">RECORDED IN PUBLIC OFFICE OF GLENN COUNTY, CALIFORNIA AT THE REQUEST OF PARTY SHOWN JUN - 5 14 8 30 CAROLYN DAVIS GLENN COUNTY RECORDER</p> <p style="text-align: center;">1 Pages</p> <p style="text-align: right;">FEE \$7.16</p> <p style="text-align: center;">SPACE ABOVE THIS LINE FOR RECORDER'S USE</p>
<p>MAIL TAX STATEMENTS TO:</p> <p style="text-align: center;">SAME AS ABOVE</p>	

DOCUMENTARY TRANSFER TAX \$NOVE *SEE STATEMENT BELOW
... Computed on the consideration or value of property conveyed, OR
Computed on the consideration or value less debts or encumbrances
remaining at time of sale.

APR: 041-09-0-007-0

GRANT DEED

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

BYRON ROYCE AND DONNA ROYCE, HUSBAND AND WIFE

hereby GRANT(S) to

BYRON H. ROYCE AND DONNA M. ROYCE, TRUSTEES FOR THE ROYCE FAMILY REVOCABLE
LIVING TRUST, U/D/T, DATED, APRIL 11, 1994

the real property in the City of ORLAND
County of GLENN

State of California, described as

ALL THAT CERTAIN REAL PROPERTY SITuate, LYING AND BEING IN THE CITY OF ORLAND,
COUNTY OF GLENN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 2 OF THAT CERTAIN PARCEL MAP FILED FOR RECORD IN THE OFFICE OF THE COUNTY
RECORDER OF THE COUNTY OF GLENN, STATE OF CALIFORNIA, ON SEPTEMBER 16, 1977 IN
BOOK 6 OF PARCEL MAPS, AT PAGE 25; BEING A PORTION OF THE SOUTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 22 NORTH, RANGE
3 WEST, M.D.B. & M.

*STATEMENT OF NO TAX DUE - THE TRANSFER HERE IS BETWEEN THE GRANTORS AND THE
GRANTORS' REVOCABLE LIVING TRUST FOR THE BENEFIT OF THE GRANTORS, NOT PURSUANT
TO A SALE.

Dated MAY 5, 1994

STATE OF CALIFORNIA -
COUNTY OF GLENN

On MAY 19 1994 before me,

personally appeared Byron Royce and Donna Royce

personally known to me (or proved to me on the basis of satisfactory
evidence) to be the person(s) whose name(s) above 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 signa-
ture(s) on the instrument the person(s) or the entity upon which shall attach
the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature: [Signature]

GLENN FELDER
County Clerk
GLENN COUNTY
OFFICE OF THE COUNTY CLERK
1000 E. 1st St. - Box 4100
ORLAND, CA 95963

(This area for official use only)

END OF DOCUMENT MAIL TAX STATEMENTS AS DIRECTED ABOVE 94-3330 1002 (1/91)

TIMIOS

PRELIMINARY REPORT

037

To:
HARRIS SURVEYING
908 6TH ST
ORLAND CA, 95963-1631
ATTN: CHUCK HARRIS

Title Officer:
TITLE OFFICER: RON CAMPBELL
TIMIOS TITLE
250 W. SYCAMORE ST.
WILLOWS, CA 95988
PHONE: (530) 934-3338

Property Address:
611 PAPST AVE
ORLAND, CA, 95963-1510

Title No:
71-00234771

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 14, 2022 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:

BYRON H. ROYCE AND DONNA M. ROYCE, TRUSTEES FOR THE ROYCE FAMILY REVOCABLE LIVING TRUST,
U/D/T, DATED APRIL 11, 1994

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 AND ANY ASSESSMENTS COLLECTED WITH TAXES, FOR THE FISCAL YEAR 2022-2023.

1 ST INSTALLMENT:	\$1,738.03	DUE 12/10/2022
2 ND INSTALLMENT:	\$1,738.03	DUE 04/10/2023
ASSESSMENT NO.:	041-090-007-000	

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.

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. 1996-5722.

4. EASEMENT FOR STREET PURPOSES AND PUBLIC SERVICE PURPOSES GRANTED TO CITY OF ORLAND RECORDED MARCH 22, 1994, GLENN COUNTY RECORDER'S FILE NO. 94-1725.

AFFECTS: NORTHERLY PORTION

5. 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.

6. 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. **NONE OF THE ITEMS SHOWN IN THIS REPORT WILL CAUSE THE COMPANY TO DECLINE TO ATTACH CLTA ENDORSEMENT FORM 100 TO AN ALTA POLICY, WHEN ISSUED.**
- C. **THERE IS LOCATED ON SAID LAND A SINGLE FAMILY RESIDENCE KNOWN AS 611 PAPST AVE, IN THE CITY OF ORLAND, COUNTY OF GLENN, STATE OF CALIFORNIA.**
- D. **THE POLICY TO BE ISSUED MAY CONTAIN AN ARBITRATION CLAUSE. WHEN THE AMOUNT OF 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.**

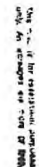
LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATE LYING IN THE CITY OF ORLAND, COUNTY OF GLENN, STATE OF CALIFORNIA, BEING DESCRIBED AS FOLLOWS:

PARCEL 2 OF THAT CERTAIN PARCEL MAP FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF GLENN, STATE OF CALIFORNIA, ON SEPTEMBER 16, 1977 IN BOOK 6 OF PARCEL MAPS, AT PAGE 25; BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 22 NORTH, RANGE 3 WEST, M.D.B. & M.

APN: 041-090-007-000

04i



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

41-09



CITY OF ORLAND

Staff Report

TO: City of Orland Planning Commission

FROM: Scott Friend, AICP, Contract Planner

MEETING DATE: February 16, 2023; 5:30 p.m., Carnegie Center, 912 Third Street, Orland,

SUBJECT: **Orland Municipal Code Text Amendment: ZCA #2023-01**

- An amendment to the Orland Municipal Code (OMC) Title 17, Chapter 17.78 *Sign Ordinance* to incorporate the Conditional Use of “joint tenant” signs for tenants that are on separate parcels. This addition to the current Ordinance shall apply to commercial uses in the “Freeway Influence Area” exclusively.

Summary:

Upon direction of the Planning Commission, City Staff have prepared an amendment to the City of Orland Municipal Code (OMC) to incorporate the Conditional Use of a “joint tenant” pole sign that allows for the “offsite tenant” to be located on a separate parcel than where the proposed sign would reside (for purposes of this report, the parcel with the physical sign shall be referred to as “Parcel A”). This action would add a new designation of “Freeway Influence Area” into the sign code to facilitate the amendment action.

The proposed revisions are included as **Attachment A – Municipal Code Revisions** in a DRAFT version. A “clean” version of the Code revisions is included as **Attachment B – Municipal Code Revisions**.

Discussion/Analysis:

Joint Tenant Pole Sign:

City Staff is requesting that the Zoning Ordinance be amended to allow for the Conditional Use of “joint tenant” pole signs in the Freeway Influence Area (FIA). Currently, the OMC does not clearly identify, nor does it define, what the FIA is. Staff believes that this is something that could be included within the OMC moving forward so that future tenants coming to Orland have a clear definition as to where in the City they could potentially have a joint-tenant pole sign, or be on a joint-tenant pole sign. Staff believes there are benefits to advertising a business where the advertisement can be seen from major roadways (like Interstate 5), but without an advertising device such as the suggested joint-tenant pole signs, passerby vehicles would not know such businesses existed within the City.

For example, if a vehicle traversing Interstate 5 (I-5) and is in need of some coffee and lunch, they might just pass Orland all together and wait for the next town if they don't see the specific coffee shop or fast-food restaurant they are craving. That loss of patrons equates to a loss of tax revenue, local employee wages, potential future residents of the City of Orland.

Staff recognizes the direct economic impact that advertising signs have for a business. As land around I-5 is considered prime real estate for businesses to attract patrons into their establishment by being easily identifiable to passerby vehicles traversing on and off I-5, and the cost of this land can be more expensive than land further into town, Staff believes this Zoning Code Amendment (ZCA) should be limited to those that are willing to pay a premium price to be in close proximity to I-5.

The purpose of this action is to address concerns that arose during the processing of a CUP for a McDonald's pole sign (CUP 2022-04). In that action, the applicant requested that a proposed sign be utilized as a joint-tenant sign to accommodate the future tenants occupying the adjacent vacant parcel. Because there is no provision in the OMC that would allow for the use of off-site joint-tenant signs, the Planning Commission, at their December 15th, 2023 meeting, requested Staff investigate potential solutions to allow for off-site joint-tenant signs.

Current Code:

The City of Orland only allows one (1) off-site multi-tenant sign per each of the six Freeway Interchange districts around the two main interchange areas in Orland (see figures below). The code does not have a clearly defined section in Chapter 17.78 that specifically allows an applicant to apply for a CUP that would permit for the use of a "joint tenant" pole sign which provides advertising space for other businesses on separate and adjacent parcels, but still in the freeway interchange districts, to be advertised on the sign.

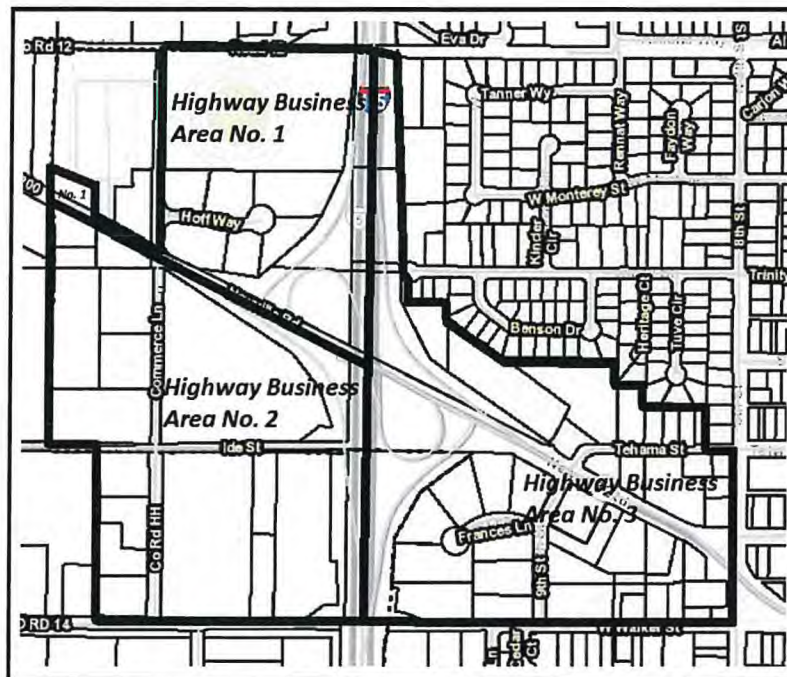


Figure 1 Newville Road (Hwy-32) / Interstate-5 Interchange

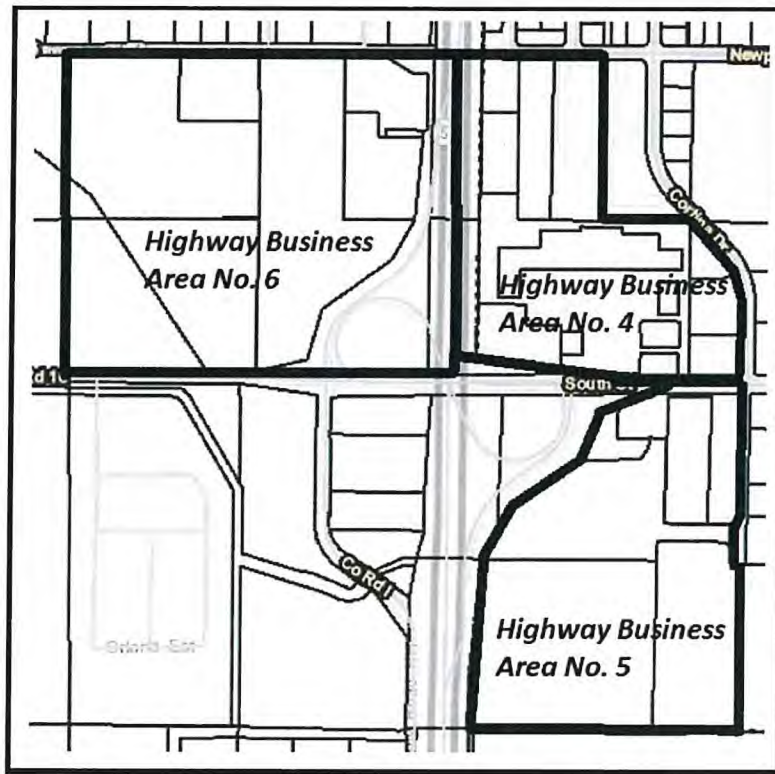


Figure 2 South Street / Interstate-5 Interchange

This provision in the OMC was designed to have many businesses and organizations advertised on one sign for people visiting the City of Orland to see. This was not intended to display businesses in the manor that a joint-tenant sign would. See below for a visual comparison of the two types of signs.



VS

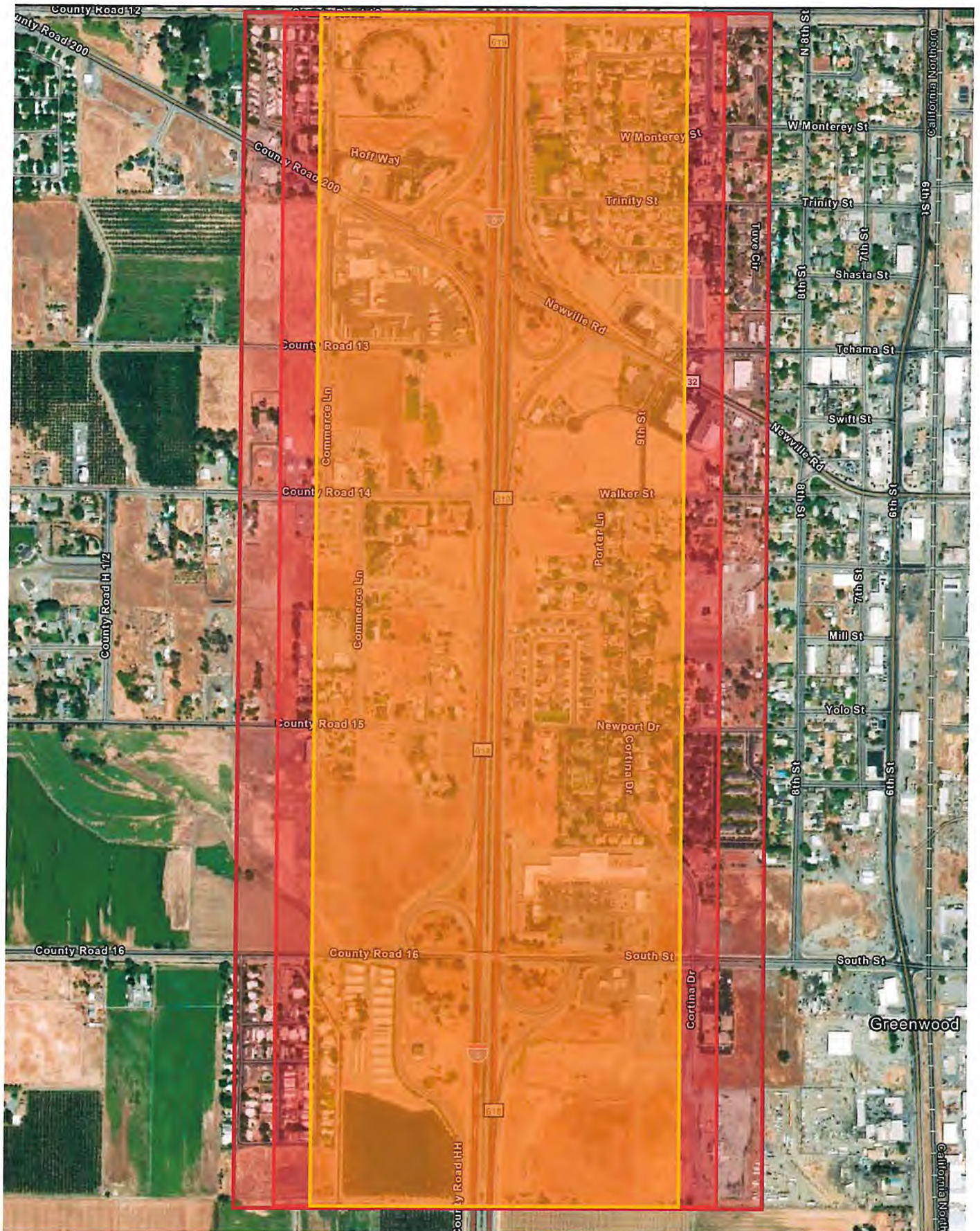


Freeway Influence Area recommendation

Staff has reviewed several other Cities' special sign districts to provide the Planning Commission suggestions for the FIA defined boundaries. Many cities have chosen to define the boundaries of the special sign districts by a distance from the center line of major roadways. Staff suggests that the City of Orland FIA be defined as ["being within 1,000 feet from the center line of Interstate 5 (I-5), and zoned in the C1, C2, CH, ML, MU, or PD and not in any R {residential} zoning districts]. Another option would be to extend it out to 1,200ft, and even 1,500ft, from the center line of I-5 to include additional commercial and industrial areas.

These two distances were chosen as they each capture key roadways that currently have commercial/industrial uses, and where future commercial/industrial uses are projected as the City's limits extend further out towards the City's Sphere of Influence (SIOI). Additionally, these signs can only be legible from a certain distance. According to the Sign Chef website (which gives a graph of letter height and maximum readable distance) gives a maximum distance of 1,500ft for letters that are 5ft in height. See image below.

Alternatively, the boundary could be further defined by a irregular lines (similar to those defining the Highway Business Area boundaries) that includes specific areas known to either be currently commercial/industrial, or are projected to be as the City annexes areas around I-5. For example, the residential neighborhood around the intersection of Newport Drive and Cortina Drive does not need to be included, but the commercial area south of that neighborhood (Grocery Outlet) and to the east of Cortina Drive could be included. Similarly, the future commercial/industrial areas around Commerce Lane to the west of I-5 could be included, but due to the zig-zag nature of Commerce Lane and future roadway systems south of County Roads 15 and 16 an irregular boundary line may make more sense.



City Staff is recommending that the amendment include provisions that limits the number of off-site tenants allowed on the pole sign to be no more than three (3). The reason this action would apply to no more than three (3) off-site tenants is to account for the parcels immediately adjacent to, and touching Parcel A, and allowing for public street access. All off-site tenants must be on parcels adjacent (touching and not separated by a public street) to Parcel A, must be within the FIA, and only one tenant per off-site parcel is allowed. In other words, if a parcel adjacent to the pole sign has three tenants occupying one building, only one of those tenants shall be allowed on the “joint tenant” pole sign. Finally, the “instrument” (contract, easement, etc.) that each adjacent landowner has with Parcel A is separate from the other off-site tenants. Additionally, each instrument is recorded and runs in perpetuity with the land. Staff is concerned with the upkeep and maintenance for aesthetics purposes. What would happen if a tenant closes shop and is no longer contributing to the upkeep and maintenance of the sign. Staff is welcoming potential solutions from the Planning Commission on what provisions shall be included in the ordinance to ensure these maintenance and upkeep tasks do not fall short in the case of vacancy.



Permitted Joint Tenants

Pros and Cons

Staff offers the following Pro's and Con's that may be presented with this action:

Pros	Cons
Potentially reduces the cost burden on a single parcel and reduces overall costs for pole sign and potentially increases property values	Has the potential to increase the number of signs in the City that could have an effect on the aesthetics of the views around the City. As most of these pole signs are anticipated to be taller, with greater advertising space, and potentially within 330' of existing signs, these signs will be visible from farther away and in eyesight of people gazing towards the foothills
Attracts more businesses to the City by giving them more advertisement freedom	Does not permit the smaller businesses further into the City from having their business advertisement seen by passerby vehicles traversing I-5 as the only allowed tenants on the sign must be adjacent to the sign owner's property
Potentially reduces the number of signs in the FIA overall by allowing multiple businesses on one sign instead of each business having their own sign.	Does not permit the number of offsite tenants to one per adjacent parcel. If there are multiple tenants on an adjacent parcel, only one of those tenants may rent the space allocated for that parcel.
Potentially gives the City greater control on how many signs are allowed by limiting to adjacent properties in the FIA only	
Potentially attract businesses to the FIA in general	
As written, OMC parameters encourage CUP applications (in most cases due to the limited height, advertising space, and distance to existing pole signs), giving the City greater control of who they allow the ability to erect signs	

All other design and construction standards found in OMC Section 17.78.250 for pole signs apply:

Current Municipal Code Design and Construction Standards for Pole Signs:

1. Maximum total sign area for pole or post signs shall be one hundred (100) square feet for a single (one use) sign and two hundred fifty (250) square feet for a multi-use sign.
2. Maximum height of the pole or post for the sign shall not exceed seventy (70) feet above the finished grade, not including the sign. The sign area shall be limited to one hundred (100) square feet for a single use and two hundred fifty (250) square feet for multi-use.
3. Pole signs shall only be allowed within 600 feet of Interstate "5" in the "C-2" (Community Commercial), "C-H" (Highway Service Commercial) or "PD" (Planned Development) Zoning Districts, only if the proposed use has been permitted by the City, subject to administrative review (subsection A of OMC Section 17.78.250).
4. Pole sign(s) shall be spaced a minimum of three hundred thirty (330) feet from an existing pole when possible. Where it is not possible to achieve a three hundred thirty (330) foot separation, the new pole sign shall be located as far from an existing pole sign(s) as practicable on the parcel and to the extent practicable shall not otherwise obstruct or block an existing sign.
5. No pole or post sign shall project over any public right-of-way or sidewalk. Pole signs erected over a private vehicular drive shall be erected so as to provide not less than fifteen (15) feet vertical clearance.
6. All such signs shall be required to provide an architecturally enhanced treatment for the sign base, pole and supports compatible with the individual business or the complex/center. Pole covers and sign base shall be a minimum of twenty-five (25) percent of the full sign width.
7. Engineering plans shall be required in accordance with Section 17.78.050(J) for all pole/pylon signs.
8. The ground area surrounding the pole base shall be clear of all brush, vegetation, weeds and debris within a fifteen (15) foot perimeter at all times.
 - a. Multiple tenant signs may be added to and are allowed on existing pole signs as part of the administrative use permit process. The maximum allowable advertising surface per side for a multiple tenant pole sign is three hundred and fifty (350) square feet. Any additional signage added to an existing pole sign may not exceed the maximum allowable sign area. All requirements of the Orland Municipal Code shall apply.
9. Pursuant to the provisions of Section 17.78.450, exceptions, a conditional use permit may be granted by the planning commission to exceed the allowable advertising surface for pole signs, to construct a pole sign within three hundred and thirty (330) feet of an existing pole sign or to exceed the maximum permitted pole sign height.

Proposed Code Amendments:

In Section 17.78.040 DEFINITIONS, the following is recommended to be included:

“Joint tenant” refers to a legal arrangement in which two or more entities own a property together, each with equal rights and obligations.

Staff recommends the insertion of Section 17.78.250(C) – OFF PREMISES JOINT-TENANT MULTI-USER POLE SIGNS into the OMC between Sections 17.78.250(B)(9) and 17.78.300 MONUMENT SIGNS as there is available space that would not require any renumbering of other code sections.

17.78.250(C) – OFF-PREMISES JOINT-TENANT MULTI-USER POLE SIGNS

1. Permits for a “joint-tenant” pole sign to be considered as part of the administrative permit process defined in OMC Chapter 17.80 if the land is to be developed simultaneously with the “joint tenant” pole sign or is already developed. A CUP, as defined in Chapter 17.80, shall be required for all “joint tenant” pole signs that are to be located on land with no development.

Scott – this is straight from the OMC Pole Sign section, I just added “joint-tenant.”

2. All design and construction standards for pole signs (Section 17.78.250[B]) shall apply to all “joint-tenant” pole signs.

3. “Joint-tenant” pole signs are allowed in the Freeway Interchange Area (FIA) only (within 1,000 feet of the centerline of Interstate 5 [*or within 1,200 feet of the centerline*]), and the subject properties must be zoned either C1, C2, CH, ML, MU, or PD and Not in any ‘R’ (Residential) zoning districts.

4. Individual sign leasing agreements made between the sign owner and off-site tenants shall remain in perpetuity with the lands.

Questions for Planning Commission:

City Staff would like to point out that this action is a work-in-progress and has been found during the analysis that there is more involved than initially anticipated. With the introduction of the potential Freeway Influence Area overlay zone, Staff would like further input from the Planning Commission in order to come back at the next meeting with more definitive provisions to this action. Once these questions and concerns are answered and the amendment and potentially new overlay zone can be finalized, it can be taken to the City Counsel. Here are some questions and concerns that Staff has for the Planning Commission:

1. Is the Freeway Influence Area zoning district necessary?
 - a. What boundaries shall it have? Distance from center-line of I-5, irregular boundary, limited to specific zoning designations?
2. What limitations shall be implemented for the “joint-tenant” pole signs?
 - a. Limit number of tenants, location and proximity to sign, must be in FIA, etc.?

Need more questions here and would love some input, Scott...

Environmental Analysis and Determination:

Staff recommends that the Planning Commission determine that the proposed Municipal Code Amendment(s) to be categorically exempt pursuant to CEQA Guidelines Section 15061(b)(3), the “Common Sense” exemption, as it can be seen with certainty that there is no possibility that the proposed revisions to the City of Orland Municipal Code would have a significant effect on the environment, and

therefore the proposed revision is not subject to CEQA. A Notice of Exemption was prepared for this project and has been included with this staff report as **Attachment C -Notice of Exemption**.

Staff Recommendation:

Staff requests that the Planning Commission consider the proposed revisions to the Municipal Code and recommend changes, if necessary. If no changes are considered necessary, staff recommends that the Planning Commission recommend for approval to the City Council, the amendment(s) to the Orland Municipal Code, as contained herein, through adoption of Planning Commission Resolution #2023-__ (**Attachment D**). Staff also recommends that the Planning Commission recommend for approval to the City Council, adoption of the Notice of Exemption (**Attachment C**) prepared for the proposed action.

Staff recommends that the Planning Commission utilize the following process for consideration of this matter:

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

If the Planning Commission determines that it intends to recommend for approval the Municipal Code Amendment, staff presents the following motions for consideration:

1. *I move that the Planning Commission adopt Planning Commission Resolution #2023-__ recommending for approval to the City Council, the Municipal Code Amendment as presented herein, and approval of the Categorical Exemption as presented.*

Attachments:

- Attachment A** – Municipal Code Amendment - DRAFT version
- Attachment B** – Municipal Code Amendment – clean version
- Attachment C** – Notice of Exemption
- Attachment D** – Planning Commission Resolution PC 2023-__

Notice of Exemption**Attachment C**

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

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

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

Project Title: Amendment to Municipal Code to include regulations and procedures regarding the erection of a "Joint-tenant" Pole Sign in the Freeway Influence Area (FIA).

Project Location - Specific:

City of Orland – Citywide.

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

Description of Nature, Purpose, and Beneficiaries of Project: • An amendment to the Orland Municipal Code (OMC) Title 17, Chapter 17.78 Sign Ordinance to incorporate the Conditional Use of “joint tenant” signs for tenants that are on separate parcels than the subject property. This addition to the current ordinance shall apply to commercial uses in the “Freeway Influence Area”, exclusively.

Name of Public Agency Approving Project:

City of Orland

Name of Person or Agency Carrying Out Project:

City of Orland

Exempt Status: (check one)

- ☐ 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. State type and section number: §15061(b)(3) Common Sense Exemption
☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The City of Orland City Council has determined that this project is exempt from CEQA as it can be seen with certainty that there is no possibility that the proposed revisions to the City of Orland Municipal Code 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, AICP **Area Code/Telephone/Extension:** (530) 865-1608

Signature: _____ **Date:** _____ **Title:** City Planner

■ Signed by Lead Agency

Date received for filing at OPR: _____

[Staff recommends the insertion of the Joint-Tenant Pole Sign Definition into Title 17, Chapter 17.78.040 between the definitions of "Hanging sign" and "Marquee". The proposed amendment applies to the C1, C2, CH, ML, MU, or PD and not in any R zoning districts of the City].

17.78.040 – DEFINITIONS

"Joint tenant" refers to a business that uses a premise/facility to sell goods and is directly adjacent to the parcel of land at which the "joint tenant" sign is physically erected.

[Staff recommends the insertion of the Joint-Tenant Pole Sign code into Title 17, Chapter 17.78.250 as 'C' OFF PREMISES JOINT-TENANT MULTI-USER SIGNS. The proposed amendment applies to the C1, C2, CH, ML, MU, or PD and not in any R zoning districts of the City].

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17.78.250(C) - OFF PREMISES JOINT-TENANT MULTI-USER SIGNS

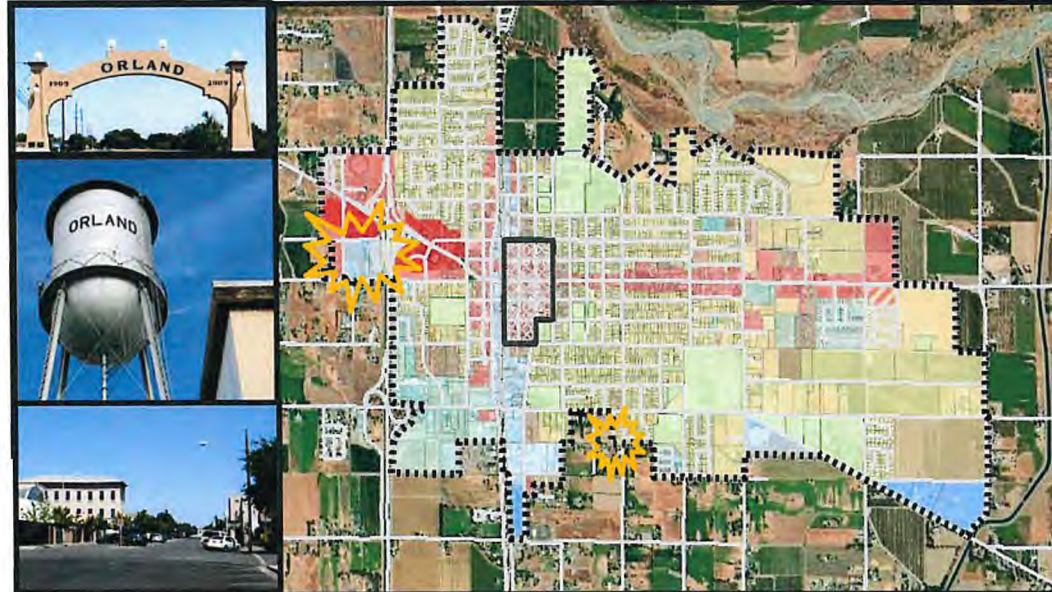
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City of Orland

Annual Planning and Building Update 2022

- Planning Commission Edition -



Planning Commission Edition
February 16, 2023



Your PLANNING Dept.: What We Do and Who we are....

- General Plan Amendments
- Zoning Code Amendments
- Environmental Compliance (CEQA/NEPA)
- Staff for the Planning Commission
- 3rd Thursday of each month
- Project Processing
- Public Interface for Development Regulations and Approvals
- Statutory and Regulatory Compliance
- Assist Other City Staff with Project Tasks
- Assist the Public and City Clients



- Annual Reporting and Housing Annual Reports
- General Plan and Zoning Code Administration
- On-site office hours
- Citizen inquiries/requests
- Planning Commission Staffing



Year in Review

What happened in 2022?

- **Subdivision Maps (3)**
 - Penbrook TSM "3.0" – *In process*
 - Quiet Creek TSM – *In process*
 - Orland Park Phase II TSM – *In process*
- **Site Plan Reviews (5)**
 - CFN / Chevron CNG Fueling Station
 - McDonald's Quick Serve Restaurant
 - Verizon Tower Modifications
 - Sakura Hut Japanese Sushi
 - J.J. Lavva Real Estate 4-plex – *in process*
- **Home Occupation Permits (7)**
 - AUP #2022-01 **Mower**
 - AUP #2022-09 **Smith**
 - AUP #2022-11 **Ordaz**
 - AUP #2022-16 **Simas**
 - AUP #2022-24 **Pebbley**
 - AUP #2022-26 **Bose**
 - AUP #2022-31 **Heywood**
- **Annexations (2) / Re-zonings(2)**
 - Westside Annexation Area
 - Kraemer, J. Parcel Annexation
 - C. Tatreau Constr./Orange Park Project – *in process*
 - Penbrook TSM "3.0" – *in process*
- **Conditional Use Permits (7)**
 - J&J Tires and Wheels
 - B. Schnoebelen
 - Yesco / McDonalds USA (sign)
 - Yesco / Maverick Inc. (sign)
 - J & L Byerly – Amaris Banquet Room
 - CFN /Chevron Cardlock Fueling Station
 - Maverik Inc.: Convenience travel plaza
- **Administrative Use Permits (32)**
- **Variances (3)**
 - DR Horton / Orland Park Phase I Lots
 - L. Green: Accessory Bldg. Setbacks
 - La Corona Restaurant: Parking – *in process*
- **State Legislation (select leg.)**

Signed 997 Bills / Vetoed 169 Bills

 - AB 2011 Offices to Housing
 - SB 6 Middle-Class Housing Act
 - SB 9 – Duplexes and Lot-Splits
 - SB 10 – 10-Unit Up-zonings (up-zoning allowance)
 - SB 290 – SDBL Amendments (student housing)



Additional Project Updates & Staff Responsibilities

- Zoning Code Updates:
 - Reasonable Accommodation
 - Accessory D.U. Impact Fee
- General Plan Update(s)
- Informational Handouts / Website Updates (Vacant Land Information)
- Accessory Dwelling Unit Regulation
- SB 2 / LEAP Projects



- Annual Reporting and Housing Annual Reports
- General Plan and Zoning Code Administration
- On-site office hours
- Citizen inquiries/requests
- Planning Commission Staffing



Year in Review

What happened in 2022?



McDonald's QSR Site

Orland Family Apts.

Sakura Hut Sushi





Year in Review

What happened in 2022?



Linwood Phase II



Orland Park Phase I



Orland Park Phase I



Orland Park Phase I



Linwood Phase II



Year in Review

What happened in 2022?

Schnoebelen CUP



Rios Unit 1

Maverik
Freeway Pole
Sign - CUPMcDonalds
Freeway Pole Sign -
CUP

Westside Annexation



Kraemer Annexation



RESULTS:	
APNs	040-380-015-000
Owner	KRAEMER MAUREN A/J/T
Owner Address	4309 CO RD KK
Owner City	ORLANDO
Owner State	CA
Owner Zip	95953
TRA	075021
Acres	1.20
Site Address	4309 CO RD KK
Site Address 2	ORLANDO CA 95953
Site City	ORLANDO
Site State	CA
Site Zip	95953
Site Full Address	ORLANDO CA 95953
Volume	
Project Number	
APNs	040-380-015-000
Owner	KRAEMER GERALD A
Owner Address	4309 CO RD KK



Year in Review

What happened in 2022?

Quezada Apartments



Habitat For Humanity – Purpose Village



- Hidden Treasures Cat Rescue / Clinic
- Amaris Banquet Hall
- J&J Tires and Wheels





Year in Review

What happened in 2022?

Butte College Glenn Center
Constr.



Butte College Glenn Center
Bldg.





Year in Review

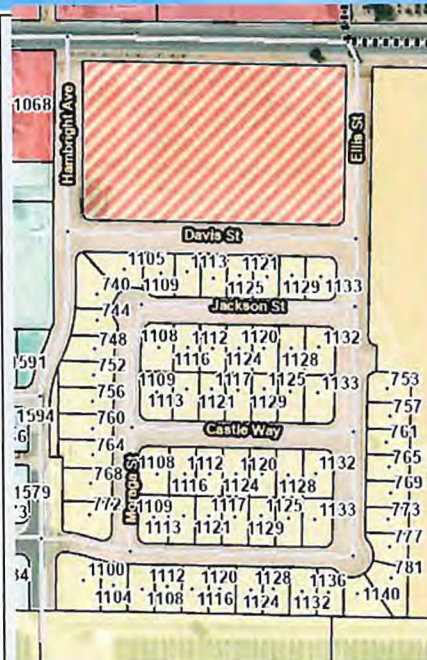
2023 Could Be Busy....





Looking into the Crystal Ball

2023 Could Be Busy....



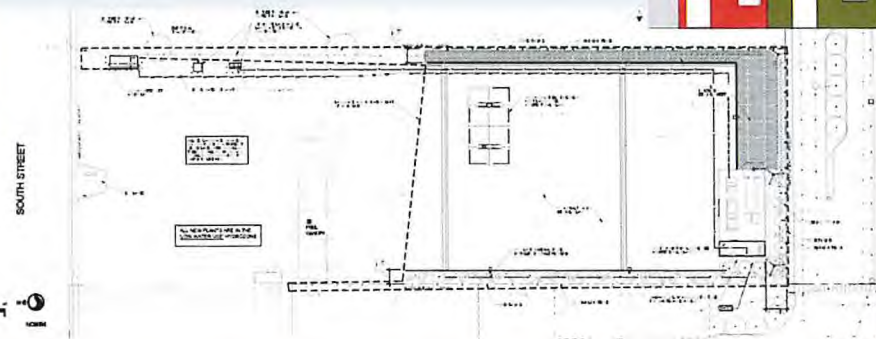
Orland Park Phase I
Construction - ????



La Corona Restaurant Expansion
and Parking Variance



Accessory Dwelling
Unit Pre-Approved Plans
Project



Chevron CNG Fueling Facility Construction



Looking into the Crystal Ball

2023 Could Be Busy....



Butte College Glenn
Center Identification
Sign



Parking Lot ATM's.....Signs.....Truck Washes?



...and the latest
from Sacramento....



Mexcali Grocery and Taqueria



2022 Building Department Year-end Summary...

- Wyatt Paxton, Certified Building Official
- Ken Schuman, Building Inspector



- 2022 Building Code Update & Adoption
- Program and Permit Efficiency Enhancements
- Code Enforcement



2022 Building Department

Year-end Summary...

- Total Permits Issued: (311)
 - Commercial: 31
 - Residential: 281
- Total Permit Valuation: (\$34,421,918.87)
 - Commercial: \$9,985,771.01
 - Residential: \$24,436,147.86
- Total Fees Collected: (\$354,754.97)
 - Commercial: \$109,054.63
 - Residential: \$ 245,700.34
- Total Number of Plan Reviews:
- Total Number of Inspections:
- Total Number of Code Enforcement Cases:



2022 Code Enforcement Year-end Summary...

- **Total** Code Enforcement Cases:
 - Overgrown Veg./ Weeds (Fire Haz):
 - Vehicle - Related:
 - Unpermitted Structures:
 - Debris/Junk/Garbage:





2023 Preview

Looking ahead...

What's Ahead:

- General Plan Amendments / Annexations ???
- Zoning Code Amendments
- Projects:
 - DWR Water Project
 - Recreation Trail – Phase II
 - Application-Driven Projects
 - Subdivision Maps
 - Assisting the Public





City of Orland

Annual Planning and Building Update - Planning Commission Edition -



Planning Commission Edition
February 16, 2023



City of Orland

Annual Planning and Building Update

- **AB 252** by Assemblymember Mia Bonta (D-Oakland) – Floating home marinas: rent caps.
- **AB 682** by Assemblymember Richard Bloom (D-Santa Monica) – Planning and zoning: density bonuses: shared housing buildings.
- **AB 916** by Assemblymember Rudy Salas (D-Bakersfield) – Zoning: bedroom addition.
- **AB 1206** by Assemblymember Steve Bennett (D-Ventura) – Property taxation: affordable housing: welfare exemption.
- **AB 1551** by Assemblymember Miguel Santiago (D-Los Angeles) – Planning and zoning: development bonuses: mixed-use projects.
- **AB 1654** by Assemblymember Robert Rivas (D-Salinas) – Low-income housing: insurance tax: credits: farmworker housing.
- **AB 1695** by Assemblymember Miguel Santiago (D-Los Angeles) – Affordable housing loan and grant programs; adaptive reuse.
- **AB 1719** by Assemblymember Christopher Ward (D-San Diego) – Housing: Community College Faculty and Employee Housing Act of 2022.
- **AB 1743** by Assemblymember Tina McKinnor (D-Inglewood) – General plan: annual report.
- **AB 1837** by Assemblymember Mia Bonta (D-Oakland) – Residential real property: foreclosure.
- **AB 1933** by Assemblymember Laura Friedman (D-Glendale) – Property taxation: welfare exemption: nonprofit corporations: low-income families.
- **AB 1978** by Assemblymember Christopher Ward (D-San Diego) – Department of Housing and Community Development: powers.
- **AB 1991** by Assemblymember Jesse Gabriel (D-Encino) – Motels and hotels: publicly funded shelter programs.
- **AB 2006** by Assemblymember Marc Berman (D-Menlo Park) – Regulatory agreements: compliance monitoring.
- **AB 2011** by Assemblymember Buffy Wicks (D-Oakland) – Affordable Housing and High Road Act of 2022.
- **AB 2031** by Assemblymember Alex Lee (D-San Jose) – Mobilehome Residency Law: management meetings with homeowners.
- **AB 2094** by Assemblymember Robert Rivas (D-Salinas) – General plan: annual report; extremely low-income housing.
- **AB 2221** by Assemblymember Sharon Quirk-Silva (D-Fullerton) – Accessory dwelling units.
- **AB 2234** by Assemblymember Robert Rivas (D-Salinas) – Planning and zoning: housing: post entitlement phase permits.
- **AB 2295** by Assemblymember Richard Bloom (D-Santa Monica) – Local Educational agencies: housing development projects.
- **AB 2334** by Assemblymember Buffy Wicks (D-Oakland) – Density Bonus Law: affordability: incentives or concessions in very low vehicle travel areas: parking standards: definitions.
- **AB 2339** by Assemblymember Richard Bloom (D-Santa Monica) – Housing element: emergency shelters: regional housing need.
- **AB 2483** by Assemblymember Brian Maienschein (D-San Diego) – Housing for individuals experiencing homelessness.
- **AB 2651** by Assemblymember Cottie Petrie-Norris (D-Laguna Beach) – Property taxes: welfare exemption: community land trust.
- **AB 2653** by Assemblymember Miguel Santiago (D-Los Angeles) – Planning and Zoning Law: housing elements.
- **AB 2668** by Assemblymember Tim Grayson (D-Concord) – Planning and zoning.



City of Orland

Annual Planning and Building Update

- SB 6 by Senator Anna Caballero (D-Merced) – Local planning: housing: commercial zones.
- SB 649 by Senator Dave Cortese (D-San Jose) – Local governments: affordable housing; local tenant preference.
- SB 679 by Senator Sydney Kamlager (D-Los Angeles) – Los Angeles County: affordable housing.
- SB 869 by Senator Connie Leyva (D-Chino) – Housing: mobilehome parks: recreational Vehicle parks: manager training.
- SB 886 by Senator Scott Wiener (D-San Francisco) – California Environmental Quality Act: exemption: public universities: university housing development projects.
- SB 897 by Senator Bob Wieckowski (D-Fremont) – Accessory dwelling units: junior accessory dwelling units.
- SB 914 by Senator Susan Rubio (D-Baldwin Park) – HELP Act.
- SB 940 by Senator John Laird (D-Santa Cruz) – Mobilehome parks: local ordinances.
- SB 948 by Senator Josh Becker (D-Menlo Park) – Housing finance programs: development reserves.
- SB 959 by Senator Anthony Portantino (D-La Cañada Flintridge) – Surplus residential property: use of funds: priorities and procedures: City of Pasadena.
- SB 1252 by the Committee on Housing – Housing.
- SB 1307 by Senator Susan Rubio (D-Baldwin Park) – Department of Housing and Community Development: Mobilehome Parks Act: Special Occupancy Parks Act.
- SB 1396 by Senator Steven Bradford (D-Gardena) – Tenancy: credit reporting: lower income households: evaluation.
- SB 1421 by Senator Brian Jones (R-Santee) – California Interagency Council on Homelessness.
- SB 1444 by Senator Ben Allen (D-Santa Monica) – Joint powers authorities: South Bay Regional Housing Trust.
- Between 1,900 – 2,500 bills are introduced on average *per year* in the State of California
- 997 Bills Signed as Approved (2022)
- 169 Bills Vetoed (2022)