



ORLAND PLANNING COMMISSION SPECIAL MEETING AGENDA

Thursday, May 14, 2026 at 5:30 PM
Carnegie Center, 912 Third Street and via Zoom

P: (530) 865-1600 | www.cityoforland.com

Commission: Stephen Nordbye | Sharon Lazorko

Vernon Montague | Tyler Rutledge | Daniel Louder

City Clerk: Jennifer Schmitke

City Staff: Lisa Lozier, City Planner

Virtual Meeting Information:

<https://us02web.zoom.us/j/82886794302>

Webinar ID: 828 8679 4302 | Zoom Telephone: 1 (669) 900-9128

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

1. CALL TO ORDER - 5:30 PM
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. ORAL AND WRITTEN COMMUNICATIONS

Public 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. The public is advised to limit discussion to one presentation per individual. While not required, please state your name and place of residence for the record. (Public Comments will be limited to three minutes).

5. CONSENT CALENDAR

A. Approve Planning Commission Minutes from April 9, 2024

6. ITEMS FOR DISCUSSION OR ACTION

A. 1) General Plan Amendment #2024-02 (Discussion and Action)

Amend the General Plan designation from (R-L) low density residential (6 dwelling Units per acre) to High Density Residential (25 dwelling units per acre)

2) Zoning Code Amendment #2024-02

Amend the current R-1 Single Family zone district to R-3 Multiple Family-Professional zone district. The R-3 Multiple Family-Professional zone district is consistent with the General Plan designation, High Density Residential.

3) Environmental Determination

The project has been determined to be exempt from further CEQA review pursuant to Section 15061(b)(3) of the CEQA Guidelines.

- B.** Tentative Parcel Map, (TPM2026-01) (Discussion and Action) A proposal for a tentative parcel map to subdivide an approximately 0.92-acre property into 3 lots. Parcel 1 and parcel 2 would be approximately 10,956-square-feet and parcel 3 would be approximately 18,052-square-feet. The Project site is located at 4440 County Road M1/2, Orland CA 95963 (APN 041-061-004-000).

7. COMMISSIONER REPORTS

8. FUTURE AGENDA ITEMS

9. ADJOURN

CERTIFICATION: Pursuant to Government Code Section 54954.2(a), the agenda for this meeting was properly posted on May 7, 2024.

A complete agenda packet is available for public inspection during normal business hours at City Hall, 815 Fourth Street, in Orland or on the City's website at www.cityoforland.com where meeting minutes and video recordings are also available.

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 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 SPECIAL MEETING MINUTES

Thursday, April 9, 2026

CALL TO ORDER – The meeting was called to order by Chairperson Stephen Nordbye at 5:30 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL:

Commissioners present:	Chairperson Stephen Nordbye, Commissioners Sharon Lazorko, Daniel Louder, Tyler Rutledge, and Vice Chairperson Vern Montague
Commissioner absent:	None
Councilmember(s) present:	Vice Mayor Enriquez and Mayor Barr
Staff present:	City Planner Lisa Lozier and City Clerk Jennifer Schmitke

ORAL AND WRITTEN COMMUNICATIONS: None

CONSENT CALENDAR

A. Approval of Planning Commission Minutes from February 26, 2026

ACTION: Commissioner Rutledge moved, seconded by Commissioner Louder, to approve the consent calendar as presented. Motion carried by a voice vote, 5-0.

PUBLIC HEARING: 1. Request to Annex (Annex#2026-01) recommendation to City Council on a proposal to annex approximately 37 acres of land (the project site) located in the unincorporated area of Glenn County

2. Prezone for Annexation (PR#2026-01) The City’s prezoning for APNs 045-240-002-000, 045-240-011, 045-240-010, and 045-240-013 to the “C-H” (*Highway Service Commercial*) zoning district

City Planner Lisa Lozier presented a staff report regarding a proposed annexation project prepared in coordination with De Novo Planning Group. The report provided an overview of the West Orland Annexation Plan and the associated environmental checklist prepared pursuant to CEQA.

The proposed project consists of the annexation of approximately 37 acres of land located west of the current city limits, within the City’s Sphere of Influence and Planning Area. The annexation includes pre-zoning of the site to Highway Service Commercial (C-H). No site plan, development proposal, or discretionary entitlements are requested at this time; however, future development is anticipated to include commercial uses consistent with the proposed zoning designation.

The project site is currently comprised primarily of agricultural land, with some existing agricultural and residential structures and limited tree coverage. Surrounding land uses include agriculture, rural residential, commercial, and light industrial uses. Nearby developments include the Orland Inn, K&M Thai Noodle House, the Orland Estates Mobile Home Park, and Interstate 5 to the east.

The City of Orland General Plan designates the site for commercial, light industrial/commercial, and low-density residential uses, while Glenn County designates the site as Residential Estate and Highway Visitor Commercial.

The City, acting as Lead Agency under CEQA, is proposing adoption of a CEQA exemption pursuant to section 15183 of the CEQA guidelines, rezoning of the site to Highway Service Commercial (C-H), and annexation of the property, subject to approval by the Glenn County Local Agency Formation Commission (LAFCo). Additional approvals from outside agencies may be required for future development, including permits related to stormwater and air quality.

Chairperson Nordbye opened the public hearing at 5:51 p.m. With no public comment, the hearing was closed at 5:51 p.m.

Vice Chairperson Montague asked questions regarding site grading. Ms. Lozier responded that any future developer would be responsible for addressing engineering considerations. Vice Chairperson Montague also inquired whether adjacent property owners had expressed concerns; Ms. Lozier noted that a neighboring property owner had visited City Hall but did not indicate any specific concerns.

Commissioner Louder expressed enthusiasm regarding the potential for future development opportunities on the site.

Chairperson Nordbye asked whether the General Plan has an expiration date. Ms. Lozier responded that the General Plan is intended to guide development for approximately 20 years.

ACTION: Vice Chairperson Montague moved, seconded by Commissioner Lazorko, to approve Planning Commission Resolution PC 2026-01, recommending for approval to the City Council the intent to annex property into the City of Orland, and rezoning of that property, otherwise known as APNs 045-240-002-000, 045-240-011, 045-240-010, and 045-240-013, to (C-H) Highway Service Commercial, based on the findings provided as Attachment A. and to approve the action (intent to annex, PZ 2026-01, and determine that the proposed action is exempt from further review pursuant to CEQA Guideline Section 15183 Exemptions. Motion carried by a voice vote, 5-0.

STAFF REPORTS

Ms. Lozier shared that she is hoping to have an extra meeting in May on May 7th to possibly bring forward 2-3 project and possibly also have the regular meeting May 28th.

FUTURE AGENDA ITEMS

- Vice Chairperson Montague requested that a future agenda item be brought forward regarding AB507.

- Commissioner Lazorko would like the Commission to not forget about the Tree Ordinance discussion the Commission has been meeting about and would like on a future agenda the UC Extension coming to a meeting as well as a discussion about a public event regarding trees.

COMMISSIONERS REPORTS

- Commissioner Lazorko: Thanked Public Works Department for fixing the holes on East Street.
- Commissioner Rutledge: Nothing to report.
- Commissioner Louder: Nothing to report.
- Vice Chairperson Montague: Spoke about volunteering at the *Wall That Heals*, shared appreciation for the outpouring of support from the community
- Chairperson Nordbye: Spoke about volunteering for the *Wall That Heals*

ADJOURNMENT – 6:08 PM

Respectfully submitted,

Jennifer Schmitke, City Clerk

Stephen Nordbye, Chairperson



CITY OF ORLAND STAFF REPORT

MEETING DATE: May 14, 2026

- TO:** City of Orland Planning Commission
- FROM:** Lisa Lozier, AICP – City Planner
- SUBJECT:**
- 1) **General Plan Amendment #2024-02**
 - Amend the General Plan designation from (R-L) low density residential (6 dwelling Units per acre) to High Density Residential (25 dwelling units per acre)
 - 2) **Zoning Code Amendment #2024-02**
 - Amend the current R-1 Single Family zone district to R-3 Multiple Family-Professional zone district. The R-3 Multiple Family-Professional zone district is consistent with the General Plan designation, High Density Residential.
 - 3) **Environmental Determination**
 - The project has been determined to be exempt from further CEQA review pursuant to Section 15061(b)(3) of the CEQA Guidelines.

The project site is located on the southwest corner of South Street and Pabst Avenue, south of the Glenn County Fairgrounds at 1310 Papst Avenue. APN 041-262-028

SUMMARY:

An application has been filed on behalf of the Lakeport Parkside LLC to amend the General Plan land use designation map of Assessor’s Parcel Number (APN) 041-262-028 from Low Density Residential (LDR- existing) to High Density Residential (HDR - proposed) and amend the current zone district map from Single Family Residential (R-1 - existing) to Multiple Family-Professional (R-3 - proposed).

The action by the Planning Commission would be a recommendation to City Council on a proposal for a General Plan Amendment and Rezone to amend the current General Plan designation from Low Density Residential (6 dwelling Units per acre) to High Density Residential (25 dwelling units per acre).

The proposed project, a General Plan Amendment and Rezone have been determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), also known as the “general rule” exemption, CEQA exempts activities that can be seen with certainty to have no possibility for causing a significant effect on the environment.

BACKGROUND:

Site Description and Project History:

The 5.7-acre site was most recently proposed for a 34-lot, single-family residential development with a proposed zone amendment for Planned Development (PD) to allow for flexible parcel sizes that would allow for some parcels to be smaller than the minimum 6,000 square-foot size required by the Title 17 of the municipal code. This project was withdrawn by the applicant in April of 2024. Separate applications for a rezone (Z2024-02) and general plan amendment (GPA 2024-02) were received by the planning department later in 2024. The rezone and general plan amendments were agenized for planning commission review in February of 2025 and continued to April of 2025 planning commission meeting, and then continued to a date uncertain.

Surrounding Land Uses:

The project site is surrounded by a variety of land uses that include undeveloped land to the south, light industrial land, to the east; the Glenn County Fairgrounds immediately to the north across E. South Street; a residential subdivision to the west (separated by a partially undeveloped 3.7-acre parcel to the east), with the Fairview Elementary School beyond.

Fairgrounds:

The proposed project is located directly south of the Glenn County Fairgrounds. The Fairgrounds hold a variety of events during the year, some of which draw large crowds and create a significant amount of short-term traffic on local streets. Additionally, impacts such as sound, lighting, dust, security concerns, late night activities, refuse accumulation, and potential offensive odors may impact the residents of the subdivision. While the Fairgrounds have adopted several policies that attempt to curtail noise, dust, traffic, and odor problems.

The land to the south of the site is undeveloped land currently used as a seasonal pasture. To the east, across Papst Avenue (Road M) is a 16-acre parcel, zoned Light Industrial, on which was formerly-located the Baldwin-Minkler agricultural processing plant. It is Staff's understanding that this site is not currently being used as an agricultural packing/processing facility and is currently for sale. The Glenn County Fairgrounds is located immediately north of the site, across South Street.

Land Use Designations:

The project site is within the city limits, and as such is regulated by the City's General Plan. Under the Orland General Plan, the project site is designated R-L, Low Density Residential. The same designation applies to land adjacent to the south and west of the project site. Land north of the project site, the Glenn County Fairgrounds, is designated Public Facility (P-F). Land immediately east of the site is designated Light Industrial/Commercial.

Rezoning – R-1 to R-3:

The current R-1 (Residential One-Family Zone) zoning district for the proposed site has a minimum lot area requirement of 6,000 square feet for interior lots and 7,000 square feet for corner lots (Orland Municipal Code [OMC] Section 17.20.050). Additionally, the R-1 zoning district requires a minimum lot width of 60 feet for an interior lot and 70 feet for a corner lot.

GPA 2024-02 is proposed to amend the current General Plan designation from Low Density Residential (6 dwelling Units per acre) to High Density Residential (25 dwelling units per acre) Z 2024-01 is proposed to amend the current R-1 Single Family zone district to R-3 Multiple Family-Professional zone district. The R-3 Multiple Family-Professional zone district is consistent with the General Plan designation, High Density Residential.

R-1 to R-3 Lot Size Comparison

Requirements	R-1	R-3
Minimum Lot Area	6,000 sq. ft.	6,000 sq. ft. Not less than 2,000 sq.ft. for 4 or less units Not less than 3,300 sq.ft. for 4 or more units
Minimum Corner Lot Area	7,000 sq. ft.	7,000 sq. ft.
Minimum Lot Width	60 feet	60 feet
Minimum Corner lot Width	70 feet	70 feet
Maximum Lot Coverage	40%	70%

ANALYSIS:

There is no specific development project associated with the proposed General Plan and Zone District amendments. Evaluation of the proposed projects rezone and general plan amendment would include the ability to provide necessary services to support basic health and safety concerns. Approval would be based on the availability of City services/utilities to serve a maximum buildout of approximately 140 residential units and taking into consideration that any future project would be required to meet all applicable development requirements regardless of the maximum density allowed with the proposed R-3 zone district.

Comments for the proposed project were received from Fire Department, Police Department, and City Engineer and included the following:

Comments Received	
Fire Department	Potential for traffic impacts / any other comments would be development specific.
Police Department	Concerns for traffic impacts based on ingress and egress from the project site as well as parking and lane widths for Papst and South St. due to the existing high volume of traffic. Any other comments would be project specific.
City Engineer	There would be enough sewer capacity, but the sewer infrastructure may require improvements. The City Water system has capacity. The project site would be required to show on-site storm water detention for future development as the project parcel is currently not included in the storm drain master plan. Current traffic studies on file with the City only support the current R-1 zoning and it would be advisable to analyze the specific impacts of the traffic generated by a maximum buildout for the proposed R-3 buildout. Any other comments would be provided based on a specific project

Summary: Approval of the R-3 zone district and high-density General Plan designation would provide opportunities for development of alternative housing types on the projects site such as Single-family dwellings, two-family dwellings, and multiple dwellings including triplexes and fourplex unit. The maximum number of units that could be constructed by right would be limited to Low Density Residential (6 dwelling Units per acre) to a total of 35 dwelling units without additional assessment of traffic impacts and potential improvements for increased multifamily residential units.

RECOMMENDATION:

1. Move to approve Planning Commission Resolution PC 2026-___, recommending to the City Council approval for the General Plan Amendment (GPA 2024-02 and Rezoning (Z2024-02) of APN 041-262-028
2. Move to adopt California Environmental Quality Act (CEQA): California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), also known as the “general rule” exemption, CEQA exempts activities that can be seen with certainty to have no possibility for causing a significant effect on the environment.

ATTACHMENTS:

- A. Planning Commission Resolution 2026-XX
- B. Draft Ordinance



PLANNING COMMISSION RESOLUTION NO. PC 2026-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ORLAND RECOMENDING ORLAND CITY COUNCIL APPROVAL GENERAL PLAN AMENDMENT (GPA 2024-02) TO AMEND THE GENERAL PLAN DESIGNATION MAP TO HIGH DENSITY RESIDENTIAL AND AMEND THE ZONE DISTRICT MAP TO HIGH DENSITY RESIDENTIAL (Z 2024-02)

Location: An existing parcel identified as APN: 041-262-028 and located south of South Street and west of Papst Avenue

APPLICATIONS: Rezone #2024-02 & GPA #2024-02

WHEREAS, an application has been filed on behalf of the Lakeport Parkside LLC to amend the General Plan land use designation map of Assessor’s Parcel Number (APN) 041-262-028 from Low Density Residential (LDR- existing) to High Density Residential (HDR - proposed) and amend the current zone district map from Single Family Residential (R-1 - existing) to Multiple Family-Professional (R-3 - proposed); and

WHEREAS, the Planning Commission held a duly noticed public hearing to accept public comments and to review and consider the project on May 14, 2026; and

WHEREAS, the Planning Commission considered the proposed request and determined that, subject to approval of the Municipal Code Amendment the request is consistent with the Orland General Plan and the requirements of Orland Zoning Code Section 17.88.040; and

WHEREAS, the Planning Commission finds that the proposed Ordinance is not a “project” according to the definition set forth in the California Environmental Quality Act (“CEQA”), and, pursuant to CEQA Guidelines sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15061(b)(3) (there is no possibility the activity in question may have a significant effect on the environment).

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF ORLAND DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Incorporation of Recitals: The recitals in this Resolution are true and correct and incorporated herein.

SECTION 2. Recommended approval of the proposed ordinance based on the entire record before the Planning Commission, all written and oral evidence presented to the Planning Commission, and the findings made in the staff reports and this Resolution, the Planning Commission of the City of Orland hereby recommends that the City Council adopt the attached Ordinance entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ORLAND ADOPTING AN AMENDMENT TO THE ZONE DISTRICT MAP TO HIGH DENSITY RESIDENTIAL (Z 2024-02) APN 041-262-028-000

APPROVED AND ADOPTED by the members of the Planning Commission of Orland this 14th day of May 2026 by the following vote:

- AYES:**
- NOES:**
- ABSENT:**
- ABSTAIN:**

Stephen Nordbye, Chair

ATTEST:

Jennifer Schmitke, City Clerk



ORDINANCE NO. 2026-03

DRAFT

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ORLAND TO AMEND THE ZONING ORDINANCE OF THE CITY OF ORLAND, A PORTION OF THE ZONING PLAN MAP (Z 2024-02)

WHEREAS, an application has been filed on behalf of the Lakeport Parkside LLC to amend the the current zone district map from Single Family Residential (R-1 - existing) to Multiple Family-Professional (R-3 - proposed); and

WHEREAS, the Planning Commission held a duly noticed public hearing to accept public comments and to review and consider the project on May 14, 2026; and

WHEREAS, the Planning Commission considered the proposed request and determined that, subject to approval of the Municipal Code Amendment the request is consistent with the Orland General Plan and the requirements of Orland Zoning Code Section 17.88.040; and

The City Council of The City of Orland Does Ordain as Follows:

SECTION 1. The following described real property is hereby rezoned from the Residential One-Family Zone (R-1) zone district to the Residential Multiple Family-Professional Zone (R-3) zone district (as shown on Exhibit A, attached hereto, and incorporated herein).

Assessor's Parcel Number 041-260-028-000 The proposed project area totals approximately 5.7 acres of land located on the southwest corner of South Street and Papst Avenue, at 1310 Papst Avenue.

SECTION 2. The City of ORLAND finds that this Ordinance is not a "project" according to the definition set forth in the California Environmental Quality Act ("CEQA"), and, pursuant to CEQA Guidelines sections 15061(b)(3) (there is no possibility the activity in question may have a significant effect on the environment), the adoption of this ordinance is therefore not subject to the provisions requiring environmental review.

SECTION 3. The City Clerk shall certify the adoption of this ordinance and shall cause it to be posted and/or published in accordance with the law.

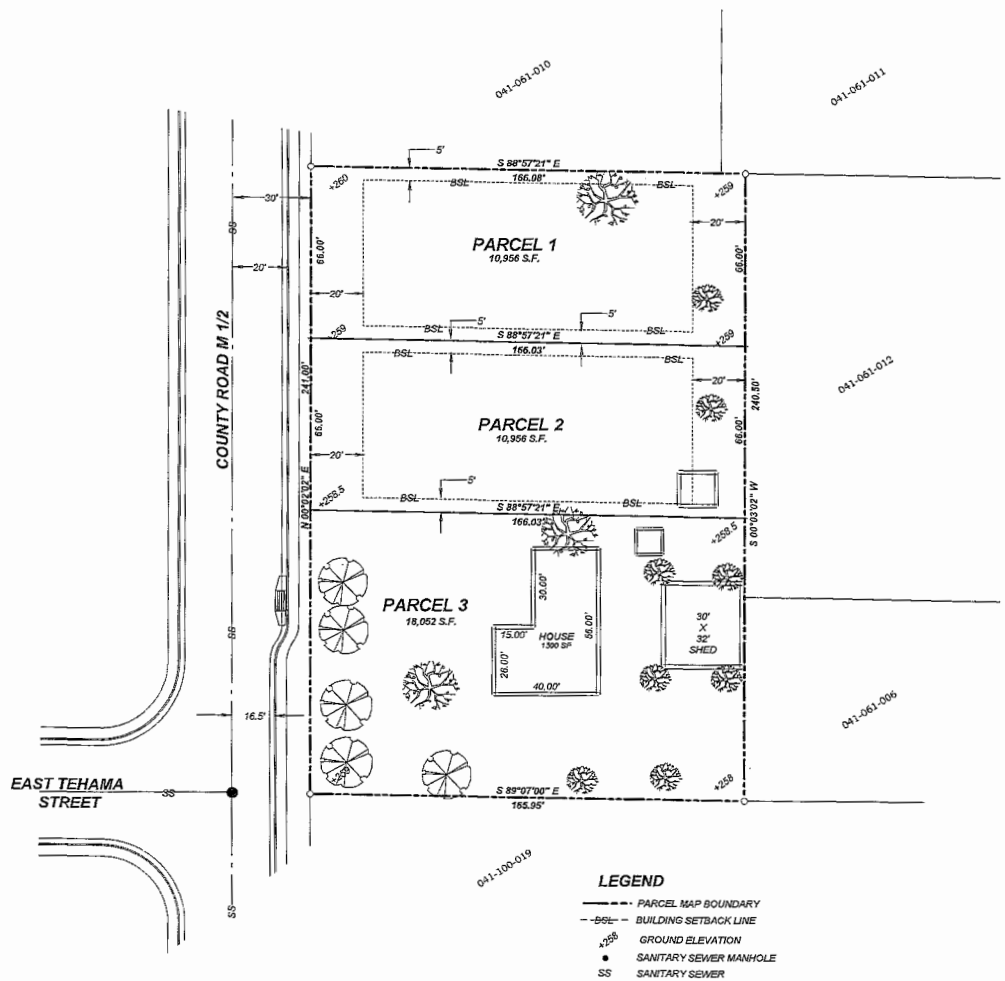
The foregoing ordinance was introduced at a regular meeting of the City Council of the City of Orland held on _____, 2026 (first reading), and second reading at a regular meeting of the City Council of the City of Orland held on _____, 2026, by the following vote.

AYES:
NOES:
ABSENT:
ABSTAIN:

Terrie Barr, Mayor

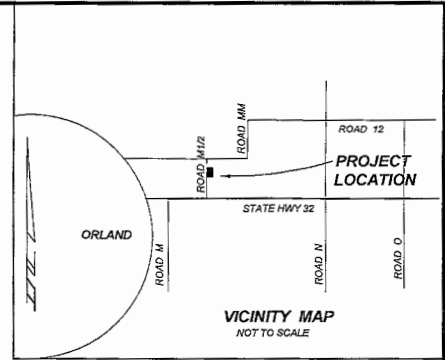
ATTEST:

Jennifer Schmitke, City Clerk



- LEGEND**
- - - - - PARCEL MAP BOUNDARY
 - BSL- - BUILDING SETBACK LINE
 - x250 GROUND ELEVATION
 - SANITARY SEWER MANHOLE
 - SS SANITARY SEWER

ATTACHMENT D - PLAT MAP



OWNER/SUBDIVIDER
 BILLIONAIRE FRENCHES LLC
 910 EATON ROAD
 CHICO, CA 95973
 530-518-7684

APPLICANT
 JESSICA JAMES
 910 EATON ROAD
 CHICO, CA 95973
 530-518-7684

DOMESTIC WATER
 CITY OF ORLAND

SEWAGE DISPOSAL
 CITY OF ORLAND

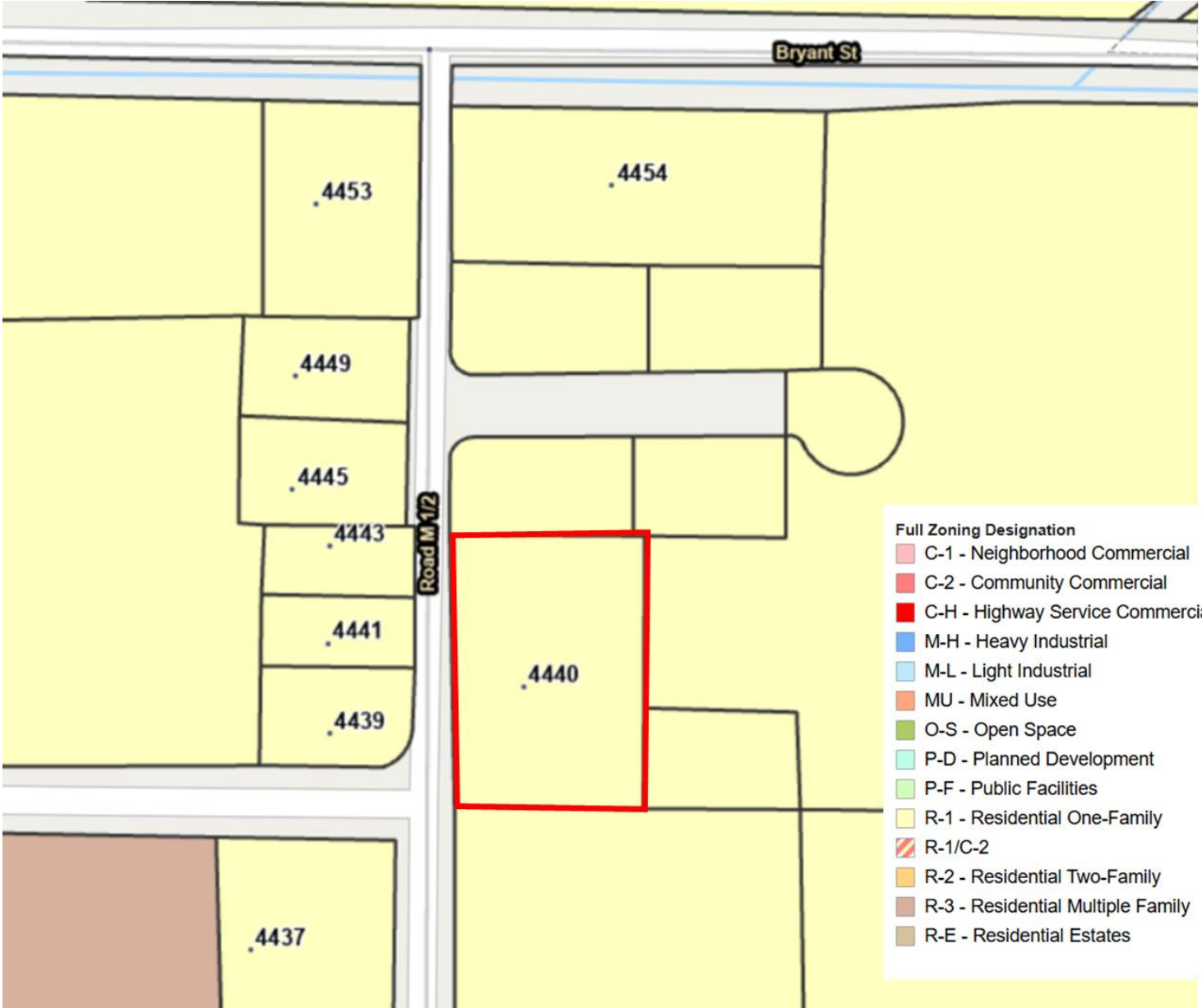
ASSESSORS PARCEL NO.
 041-061-004

PROPOSED USE OF PROPERTY
 RESIDENTIAL

TENTATIVE PARCEL MAP
 SHOWING A DIVISION OF PARCEL 3 PER BOOK 8 OF
 PARCEL MAPS. PAGE 89
 SITUATE IN THE SE. 1/4 OF THE NW. 1/4, SECTION 23,
 T.22N., R.3W., M.D.M.
 IN THE CITY OF ORLAND, GLENN COUNTY, CALIFORNIA.

BILLIONAIRE FRENCHES LLC
 DOCUMENT NUMBER 2025-3135

PRECISION SURVEYING		
1165 HOFF WAY #204	ORLAND, CALIFORNIA 95963	530-865-4194
DATE FEBRUARY 2026	SCALE 1" = 30'	SHEET 1 OF 1



ATTACHMENT C
ZONE DISTRICT MAP





CITY OF ORLAND STAFF REPORT
MEETING DATE: MAY 14, 2026

TO: City of Orland Planning Commission

FROM: Lisa Lozier, AICP – City Planner

SUBJECT: **Discussion and Action – Tentative Parcel Map, (TPM2026-01)** a proposal for a tentative parcel map to subdivide an approximately 0.92-acre property into 3 lots. Parcel 1 and parcel 2 would be approximately 10,956-square-feet and parcel 3 would be approximately 18,052-square-feet. The Project site is located at 4440 County Road M1/2, Orland CA 95963 (APN 041-061-004-000).

BACKGROUND:

Tentative Parcel Map, (TPM2026-01). The proposed tentative parcel map will subdivide an approximately .92-acre property into 3 lots. Parcel 1 and parcel 2 would be approximately 10,956-square-feet each and parcel 3 would be approximately 18,052-square-feet.

The Project site is located at 4440 County Road M1/2, Orland CA 95963 (APN 041-061-004-000). The project site is currently developed with a 1,500-square-foot Single-family residence and three accessory structures. Intended future uses are single-family Residential.

ANALYSIS:

Regulatory Requirements:

Under the California Subdivision Map Act (SMA), a "subdivision" is defined as the division of any unit or units of improved or unimproved land, or any portion thereof, shown on the latest equalized assessment roll as a unit or as contiguous units, for the purpose of sale, lease, or financing, whether immediate or future.

16-12-030 – Tentative Maps: 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 of this code.

16.28.010 – Conformance Required: All subdivision of land which area subject to the provisions of this title shall conform to the regulations set out in this chapter and shall be subject to the provisions of this chapter.

Zone District:

The proposed parcel map is located in a Residential One-family zone district. Each of the 3 parcels exceeds the minimum 6,000-square-foot minimum parcel size required for the R-1 district. Any future

development for proposed parcels 1 and 2 will be required to meet the development standards for Title 17.20 – R-1 Residential One-Family Zone.

Surrounding Uses:

Directly to the north and east of the project site are agricultural uses. Directly to the east and south of the project site are residential uses. County Road M½ is directly west and provides access to the project site, and to the west of road M½ are additional residential uses. The proposed parcel sizes are consistent with the surrounding uses.

Services:

The existing residence (proposed parcel 3) is currently served with city water and sewer. City water and sewer will be available for proposed parcels 1 and 2. The existing residence and proposed parcels 1 and 2 will take direct access to Road M½.

ENVIRONMENTAL DETERMINATION

This project has been determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315 (Minor Land Divisions) Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and Zoning.

RECOMMENDATION:

1. Move to approve Planning Commission Resolution 2026-01 and Exhibit A - Conditions of Approval
2. Find that the project is categorically exempt from environmental review pursuant to CEQA Guidelines Section 15315 (Minor Land Divisions)

ATTACHMENTS:

- A. Planning Commission Resolution 2026-XX
- B. Location Map
- C. Zone District Map
- d. Plat Map



PLANNING COMMISSION RESOLUTION NO. PC 2026-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ORLAND APPROVING PARCEL MAP 2026-01(BILLIONAIRE FRENCHES LLC)

WHEREAS, an application has been filed by Thomas and Joanne Bales for the division of Assessor's Parcel Number (APN) 041-061-004-000 (0.92-acres) into three (3) parcels of approximately acres10,956-square-feet,10,956-squre-feet, and 18,052-square-feet; and

WHEREAS, the City of Orland Planning Commission has reviewed the project pursuant to the requirements of the California Environmental Quality Act, and makes the required findings as set forth below; and

WHEREAS, the approval of the project requires approval of a Tentative Parcel Map including the required findings as set forth below; and

WHEREAS, on May 14, 2026, the City of Orland Planning Commission held a duly noticed public hearing pursuant to Government Code §65090 in a paper of general circulation and mailed notice was sent to surrounding property owners; and

WHEREAS, the City of Orland Planning Commission considered public comments, the information in the record and a report from the Development Services Department.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF ORLAND DOES HEREBY RESOLVE AS FOLLOWS:

- A. With regard to environmental review, the Planning Commission makes the following finding:

This project has been determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315 (Minor Land Divisions) as the project would subdivide APN 041-061-004-000 into three (3) parcels located in a One-Family Residential area. The project is exempt under Section 15315, as it consists solely of the subdivision of land designated One-Family Residential (R-1) in conformance with this designation. Furthermore, no variances or exceptions are required for the proposed project, all services and access to the proposed parcels and available, the parcel has not been involved in a division of a larger parcel within the previous 2 years.

B. With regard to the Tentative Parcel Map, the Planning Commission makes the following findings pursuant to Orland Municipal Code Section 16.12.030 – Commission Action:

1. The proposed division of the property is consistent with all applicable policies of the General Plan for the Low Density Residential (R-L) General Plan land use designation. The configuration of parcels is appropriate for Residential development consistent with the One-Family Residential (R-1) zoning district.
2. The proposed division of property is in conformance with the design requirements of Title 16, Chapter 16.28 - Standards and Requirements of the OMC and with zoning standards for lot design in the One-Family Residential (R-1) zoning district required by OMC Section 17.20.050, subject to compliance with the lot requirements.
3. The site is physically suitable for the type and density of the proposed development. Constraints affecting development potential are subject to building and site improvement plans, coordination, and development in accordance residential requirements of Chapter 17.20 for One-Family Residential (R-1) development.
4. The design of the proposed 3-parcel land division will not cause substantial environmental damage. Proposed parcel 3 is currently developed with a single-family residence and accessory structures. Proposed parcels 1 and 2 are zoned for single family residential uses. Building permits have been approved for all existing development. Adequate measures have been applied through the conditions of approval and the City of Orland Municipal Code adopted development standards to address any potential future development.
5. The design of the proposed 3-parcel division and improvements will not cause public health and safety problems. Adequate measures have been applied through the conditions of approval and the City's adopted development standards to address any potential concerns related to public health and safety, including but not limited to provision of utilities to the property, drainage, fire protection and safe and reasonable access to the site.

6. No substantial evidence has been presented that would require disapproval of the Project pursuant to Government Code Section 66474 of the State Subdivision Map Act.

C. The Planning Commission approves Tentative Parcel Map 2026-01 subject to the conditions as set forth in **Exhibit A** attached to this resolution.

APPROVED AND ADOPTED by the members of the Planning Commission of Orland this 14th day of May 2026 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Stephen Nordbye, Chair

ATTEST:

Jennifer Schmitke, City Clerk

EXHIBIT A - CONDITIONS OF APPROVAL
PLANNING COMMISSION RESOLUTION NO. PC 2026-02
PARCEL MAP 2026-01
(BILLIONAIRE FRENCHES LLC)

1. In accordance with the Anderson Municipal Code Chapter 16.12, tentative map approval is granted for Tentative Parcel Map 2026-01 for a 3-parcel future residential development as approved by Planning Commission May 14, 2026.
2. The final parcel map shall be prepared in accordance with these conditions and the tentative parcel map as approved by the Planning Commission on May 14, 2026. The requirements of a condition shall prevail in the event that there is inconsistency between a condition or data presented on the tentative parcel map.
3. The approval of this tentative map shall expire 2 years from the effective date unless an extension has been approved in accordance with the Subdivision Map Act, Section 66452.6.
4. The developer shall be responsible for all costs associated with the relocation or modification of utility facilities necessitated by the construction of improvements required as a condition of approval of this project.
5. The applicant shall comply with the required OMC Development Standards.
6. All applicable codes and ordinances shall apply, including but not limited to, the applicable California Fire Code, applicable California Building Code, and any other applicable State and Federal requirements.
7. Street address numbers shall be posted in a location visible from the street on the main structure. Numbers shall be a minimum of 6” in height with a stroke width appropriate for the height. Numbers shall be of a highly contrasting color compared to the background on which they are applied. Numbers placed on glass shall have a contrasting color applied to the glass.
8. New utilities to service the development of each parcel, including Electric, telephone, and cable are to be installed underground. Electric lines are to be extended in accordance with PG&E requirements
9. Separate utility connections and meters are to be provided for each parcel.
10. Development improvements are to conform to the Orland Municipal Code and the construction standards as approved by the director of public works.
11. A current title report is to be submitted with the final map.
12. All work within the city's right of way shall require an Encroachment permit.

13. Utilities within the project, including, but not limited to, electric, Cable television, and telephone shall be installed underground and not cross parcel boundaries.
14. The final parcel map submitted for recordation shall include an electronic copy of the map in a format acceptable to the City Engineer. The applicant responsible for all engineering cost associated with checking and recordation of the final map.
15. Prior to the issuance of a building permit, all applicable city Impact fees shall be paid.
16. If, during the course of development, any archaeological, historical, or paleontological resources are uncovered or otherwise detected or observed, construction activities in the area affected shall cease and the City shall be notified immediately. A qualified archaeological professional must then be retained by the developer to investigate the discovered cultural object to determine its significance. If the cultural object is deemed potentially significant by the archaeologist, appropriate treatment and measures shall be followed in accordance with applicable laws, as reviewed and approved by the City, prior to the resumption of work in the affected area.