



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