



CITY OF ORLAND STAFF REPORT
MEETING DATE: September 19, 2023

TO: City of Orland Planning Commission

FROM: Scott Friend, AICP – City Planner

SUBJECT: Lot Line Adjustment #2023-01 (Butte College Glenn Center)

A request to adjust the lot lines of three (3) existing parcels located south of South Street, west of Cortina Drive and east of Interstate 5, resulting in a “no-net-change” of acreage to the parcel giving and receiving land (Butte College Glenn Center campus lot). Vista La Mesa, applicant and property owner of the parcel containing the Butte College Glenn Center (shown as Lot 2 on **Attachment A – Proposed Lot Line Adjustments**), is giving approximately 6,758 square feet of land to its neighboring parcel to the north (Tesoro Sierra Properties LLC), while adding 6,758 square feet from the adjacent parcel to the south (also owned by Vista La Mesa LLC). To assist in describing the lot line adjustment actions, staff created Attachment A to show the involved parcels. The parcels involved in the action are further described as Glenn County Assessor’s Parcel Numbers 040-310-010, 040- 310-013, and 040-350-003.

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

Summary:

Project applicants La Vista Mesa and Tesoro Sierra Properties submitted a request for a Lot Line Adjustment involving three (3) existing parcels generally located south of South Street, west of Cortina Drive and east of Interstate 5, Orland, CA 95963 (APNs: 040-310-010, 040-310-013, 040- 350-003). A Lot Line Adjustments is an action in which land is taken from one parcel and added to an adjacent parcel with no new parcels being created.

The proposed project would re-orient the property lines of three (3) existing parcels, transferring a total of 6,758 sq. ft. from Lot 2 to Lot 1, by adjusting the lot lines in the southeastern portion of Lot 1, and 6,758 sq. ft from Lot 3 along its northern boundary to Lot 2’s southern boundary. Lot 2 remains unchanged in acreage, resulting in the maintenance of three (3) parcels: 0.94-acre (Lot 1; from 0.78 acre), 6.00 acres (Lot 2; no change) and 10.87 acres (Lot 3; from 11.03 acres), respectively. There will be a resulting “no-net-change of acreage on the overall project site (see **Attachment A – Proposed Lot Line Adjustments**). No new lots would be created with this action.

Lot 1 (APN 040-310-010) is owned by *Tesoro Sierra Properties*, while Lots 2 & 3 (APNs 040- 310-013

& 040-350-003) are owned by *Vista La Mesa* (both owners are listed as applicants in this action). Lots 1 and 3 are currently vacant, while Lot 2 contains the Butte College Glenn Center building. As noted previously, no new lots are being created and no development is being proposed at this time. The City of Orland General Plan (GP) designates all three of the parcels involved in the action with I-L/C (Industrial/Commercial) land use designation and all three parcels are zoned P-D (Planned Development).

Surrounding the project site to the north and east is land zoned P-D, with a land use designation of I-L/C; land to the south is within Glenn County and zoned Exclusive Agriculture – 20 acres minimum (AE-20), with an Orland GP designation of I-L/C; Glenn County land to the southeast is zoned Single Family Residential – 4.25 acres minimum zoning (RE-5), with an Orland GP designation of Low-Density Residential (R-L); to the west/northwest and beyond Interstate 5 (which is directly adjacent to the project's western boundary) is land within Glenn County zoned Service Commercial (SC), with a GP designation of Commercial (C).

Review Criteria:

The content, form, and processing requirements for Lot Line Adjustments within the City Limits are set forth in Orland Municipal Code (OMC) Title 16 *Subdivisions*. The Subdivision Map Act (California Government Code Section 66410 *et seq.*) is the primary regulation for the subdivision of land in California. Pursuant to the Subdivision Map Act, proposed lot line adjustments between four or fewer existing adjoining parcels, where the land taken from one parcel is added to an adjoining parcel, and where a greater number of parcels than originally existed is not thereby created, can be approved by the local agency so long as the lot line adjustment will conform to the local general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances.

State of California – Government Code:

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

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

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

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

City of Orland Lot Line Adjustment Criteria:

OMC Section 16.12.070 states:

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

OMC Section 17.60.010 – Purpose and applicability [P-D Planned Development Zone]

The planned development or P-D zone is intended to apply to parcels of undeveloped land which are suitable for, and of sufficient size to contain, a completely planned development. Planned developments involving the careful application of design are encouraged to achieve a more functional, aesthetically pleasing and harmonious living and working environment within the city which might not be otherwise possible by strict adherence to the regulations of this title. A planned development may include a combination of different dwelling types and/or a variety of land uses which are made to complement each other and harmonize with existing and proposed land uses in the vicinity, by design. The following regulations shall apply in all planned development or P-D zones.

OMC Section 17.60.040 – Deviation from regulations allowed when.

- A. All uses shall conform to the height, area, width, depth, ground coverage and yard regulations normally required for such uses except where the overall development will be improved by a deviation from such regulations. In all cases each structure shall conform to the precise development plan, which shall be made a part of the approved use permit.
- B. The standards (setbacks, building height, design requirements, etc.) to be applied to a project shall be clearly delineated within the application and included in the project development plan. Where specific deviations from required standards have not been approved, and if project standards are not clear within the approved project, the zoning standards most applicable to the project shall be applied.
- C. Minor modifications to the approved plan, not exceeding ten (10) percent of the most applicable standard, may be approved by the planning director when it can be determined that such modification is consistent with the intent of the approved plan and will have no detrimental effect on adjacent uses and properties.

Resultant Lot 1 (040-310-010) would be 40,947 square feet (0.94 acres), resultant Lot 2 would be 261,360 square feet (6.0 acres and labeled Parcel 1 on **Attachment B – Resultant/Transfer Legal Descriptions**) and resultant Lot 3 would be 473,497 square feet (10.87 acres and labeled Parcel 2 on **Attachment B**).

Because there is no % difference between the total acreage of the existing versus the total acreage of the resultant acreage, and the modifications to the project site do not result in a change in land use nor would have any detrimental effect on adjacent uses and properties, the proposed resultant parcels are in conformance with OMC Section 17.60.040(C).

Access

Resultant Lot 1 is provided with direct access to South Street. Access to resultant Lot 2 is provided with direct access to Cortina Drive through a paved driveway connecting to the Butte College parking lot. Access to resultant Lot 3 is provided to through a 60-foot-wide easement for ingress, egress and public utilities along the eastern boundary of Lot 2 and connecting the northeastern corner of Lot 3, where future access to Lot 3 would be accessed via the Butte College Glenn Center driveway from Cortina Drive (**Attachment B**) and is included as a Condition of Approval (see **Attachment E**

Conditions of Approval).

Utilities

The project is located within the incorporated area of the City and can be, or is currently, adequately served by all required utilities and public services. Water and sewer are available now in both South Street and Cortina Drive with adequate capacity to serve the three parcels.

Frontage Improvements

At this time, only Lot 2 contains an existing structure and therefore has curbs, gutters and public sidewalks along the driveway access via Cortina Drive. Prior to construction of any future development, frontage improvements (curb, gutter, and sidewalk) will be required for Lots 1 & 3.

Environmental Determination:

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

Recommendation:

Staff recommends that the Planning Commission find that the project is categorically exempt from further review pursuant to the California Environmental Quality Act (CEQA) and approve LLA#2023-01 as presented herein.

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

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

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

1. California Environmental Quality Act:

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

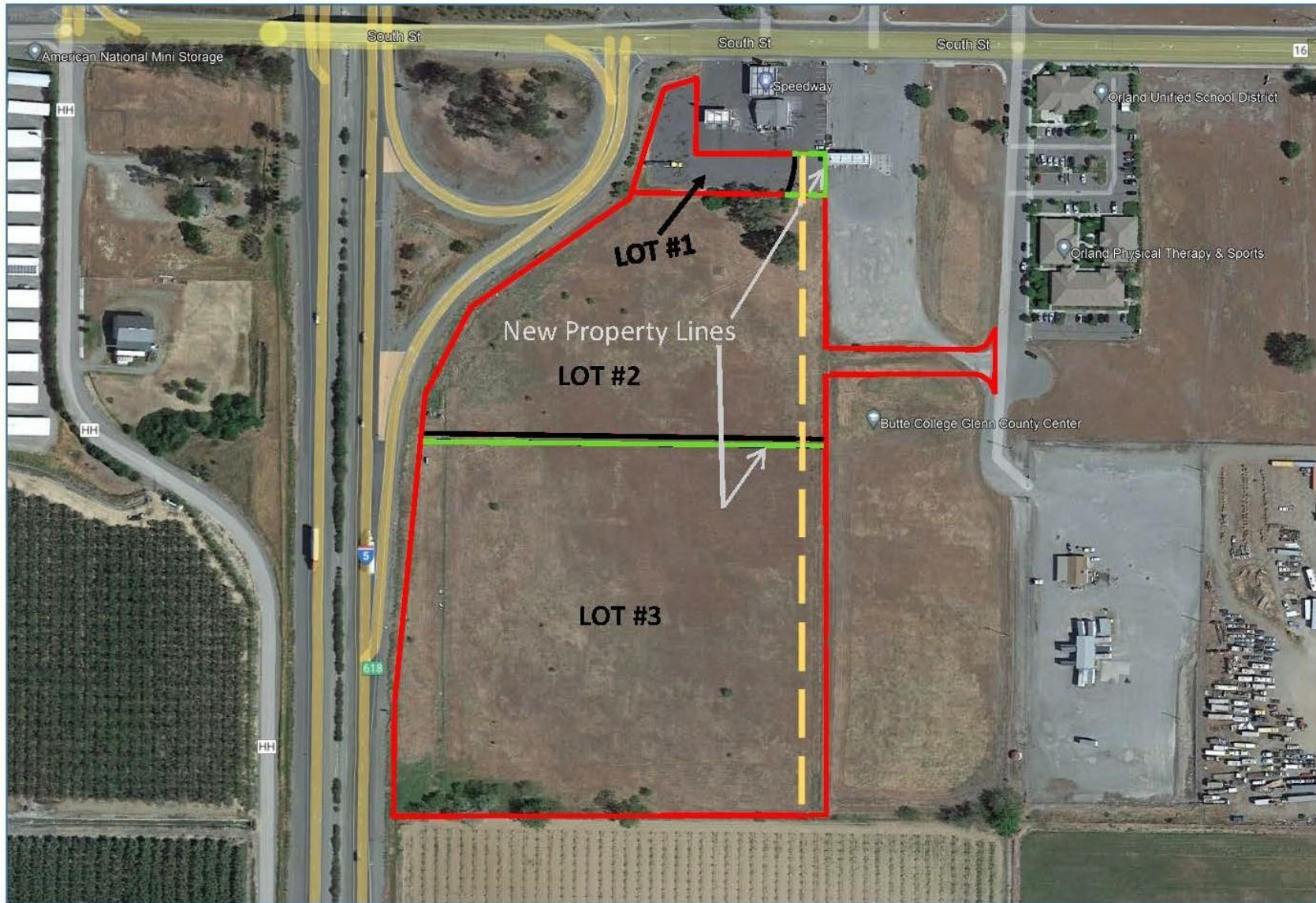
2. Lot Line Adjustment:





Move that the Planning Commission approve Resolution 2023-XX approving Lot Line Adjustment #2023-01 as presented herein.

ATTACHMENTS:

- **Attachment A – Proposed Lot Line Adjustment**
- **Attachment B – Resultant/Transfer Legal Descriptions**
- **Attachment C – Conditions of Approval**
- **Attachment D – Notice of Exemption**
- **Attachment E – Planning Commission Resolution 2023-__**

Proposed Lot Line Adjustments



-  Lot lines to remain as existing
-  Lot lines proposed for removal
-  Lot lines proposed "new" with current action
-  Remaining ROW emergency access

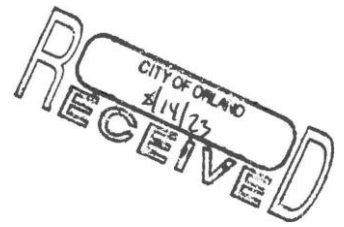


EXHIBIT "A"
Parcel 1 14-PM-8 Resultant

All that real property being a portion of the Northwest One-Quarter of the Northeast One-Quarter of Section 28, Township 22 North, Range 3 West, Mount Diablo Meridian in the City of Orland, County of Glenn, State of California described as follows:

Being all of Parcel 1 as shown on that Parcel Map No. 2020-01 for Vista Mesa LLC filed for record on August 24, 2020, in Book 14 of Parcel Maps, Page 8 (14-PM-8), Glenn County records, together with all that portion of Parcel 2 as shown on said Parcel Map and being more particularly described as follows: -

BEGINNING at the most Northeasterly corner of said Parcel 2, thence on and along the Easterly line of said Parcel 2, South $0^{\circ} 52' 36''$ West 9.68 feet;

Thence leaving said Easterly line and parallel to the Northerly line of said Parcel 2 North $89^{\circ} 04' 05''$ West, 698.69 feet to a point on the Westerly line of said Parcel 2:

Thence on and along said Westerly line North $05^{\circ} 26' S3''$ East 9.71 feet to the Northwestern corner of said Parcel 2;

Thence on and along the common line of said Parcel 1 and said Parcel 2, South $89^{\circ} 04' 05''$ East, 697.92 feet to the TRUE POINT OF BEGINNING.

Excepting there from all that portion of said Parcel 1 (14-PM-8) being more particularly described as follows:

BEGINNING at the most Easterly corner of Parcel 1, as shown on that Parcel Map for George J. and Lana J. Trovoa filed for record on February 17, 1980, in Book 7 of Parcel Maps at Page 75 (7-PM-75), Glenn County records, thence on and along the Northerly line of Parcel 1 of said Parcel Map No. 2020-01 (14-PM-8), South $89^{\circ} 03' 45''$ East, 64.44 feet to a point on the Easterly line of said Parcel 1 of said Parcel Map No. 2020-01 (14-PM-8);

Thence on and along said Easterly line, South $0^{\circ} 52' 36''$, East 84.47 feet;

Thence leaving said Easterly line North $89^{\circ} 08' 46''$ West 102.77 feet to a point in common with said Parcel 1 (7-PM-75) and said Parcel 1 (14-PM-8);

Thence on and along a curve, concave to the Northwest having a radius of 450.00 feet from which the radius bears North $54^{\circ} 36' 01''$ West through a central angle of $02^{\circ} 58' 48''$ an arc length of 23.40 feet to the beginning of a compound curve concave to the northwest,


Thence on and along said compound curve having a radius of 200.00 feet, through a central angle of $20^{\circ} 06' 07''$ an arc length of 70.17 feet to the TRUE POINT OF BEGINNING.

Also reserving therefrom an easement for ingress and egress over the southerly 19.30 feet of this resultant parcel for the benefit of Orland Irrigation Unit and for the benefit of the southern parcel as a utility easement.

Containing 6.00 acres more or less.

Subject to any easements of record.

The basis of bearings for this description was Book 14 of Parcel Maps, Page 8, Glenn County records.



Date: 6/15/2023

Malcolm J. Macdonald, PLS 8218



EXHIBIT "A"
Parcel 1 14-PM-8 (transfer)

All that real property being a portion of the Northwest One-Quarter of the Northeast One-Quarter of Section 28, Township 22 North, Range 3 West, Mount Diablo Meridian in the City of Orland, County of Glenn, State of California described as follows:

Being a portion of Parcel 1 as shown on that Parcel Map No. 2020-01 for Vista Mesa LLC filed for record on August 24, 2020, in Book 14 of Parcel Maps, Page 8 (14-PM-8), Glenn County records, and being more particularly described as follows:

BEGINNING at the most Northeasterly corner of said Parcel 1, thence on and along said Easterly line, South 0° 52' 36" East 84.47 feet;

Thence leaving said Easterly line North 89° 08' 46" West 102.77 feet to a point in common with the Easterly line Parcel 1 as shown on that Parcel Map for George J. and Lana J. Trovoa filed for record on February 17, 1980, in Book 7 of Parcel Maps at Page 75 (7-PM-75), Glenn County records, said point being the beginning of a curve concave to the Northwest.

Thence on and along said curve, having a radius of 450.00 feet from which the radius point bears North 54° 36' 01" West through a central angle of 02° 58' 48" an arc length of 23.40 feet to the beginning of a compound curve concave to the northwest,

Thence on and along said compound curve having a radius of 200.00 feet, through a central angle of 20° 06' 07" an arc length of 70.17 feet to a point on the Northerly line of said Parcel 1 (14-PM-8);

Thence on and along the Northerly line of said parcel 1, (14-PM-8) South 89° 03' 45" East, 64.44 feet TRUE POINT OF BEGINNING.

Containing 6,757.6 square feet more or less.

Subject to any easements of record.

The basis of bearings for this description was Book 14 of Parcel Maps, Page 8, Glenn County records.



Malcolm J. Macdonald, PLS 8218

Date: 6/15/2023



EXHIBIT "A"

Parcel 2 14-PM-8 (resultant)

All that real property being a portion of the Northwest One-Quarter of the Northeast One-Quarter of Section 28, Township 22 North, Range 3 West, Mount Diablo Meridian in the City of Orland, County of Glenn, State of California described as follows:

Being all that portion Parcel 2 as shown on that Parcel map No. 2020-01 for Vista Mesa LLC filed for record on August 24, 2020, in Book 14 of Parcel Maps, Page 8, Glenn County records:

EXEPTING THEREFROM all that portion of said Parcel 2 the following described parcel:

BEGINNING at the most Northeasterly corner of said Parcel 2, thence on and along the Easterly line of said Parcel 2, South 0° 52' 36" West 9.68 feet;

Thence leaving said Easterly line and parallel to the Northerly line of said Parcel 2 North 89° 04' 05" West, 698.69 feet to a point on the Westerly line of said parcel 2;

Thence on and along said Westerly line North 05° 26' 53" East 9.71 feet to the Northwesternly corner of said Parcel 2;

Thence on and along the Northerly line of Said Parcel 2, South 89° 04' 05" East, 697.92 feet to the TRUE POINT OF BEGINNING.

Containing 10.87 acres more or less.

Reserving therefrom a 60.00-foot-wide strip of land for ingress, egress and public utilities purposes over, under and across the following described parcel of land;

BEGINNING at the most Northeasterly corner of said Parcel 2, thence on and along the Easterly line of said Parcel 2, South 0° 52' 36" West 9.68 feet;

Thence leaving said Easterly line and parallel to the Northerly line of said Parcel 2 North 89° 04' 05" West, 60.00 feet;

Thence on and along said Westerly line North 05° 26' 53" East 9.71 feet to the Northwesternly corner of said Parcel 2;

Thence on and along the Northerly line of Said Parcel 2, South 89° 04' 05" East, 697.92 feet to the TRUE POINT OF BEGINNING.

Containing 580.8 square feet more or less.

The basis of bearings for this description was Book 14 of Parcel Maps, Page 8, Glenn County records.

Malcolm J Macdonald

Date: 6/15/2023

Malcolm J. Macdonald, PLS 8218



EXHIBIT "A"
Parcel 1 7-PM-75 resultant

All that real property being a portion of the Northwest One-Quarter of the Northeast One-Quarter of Section 28, Township 22 North, Range 3 West, Mount Diablo Meridian in the City of Orland, County of Glenn, State of California described as follows:

Being all of Parcel 1 as shown on that Parcel Map for George J. and Lana J. Trovao filed for record on February 27, 1980, in Book 7 of Parcel Maps, Page 75 (7-PM-75), Glenn County records, together with all that portion of Parcel 1 as shown on that Parcel Map No. 2020-01 for Vista Mesa LLC filed for record on August 24, 2020, in Book 14 of Parcel Maps Page 8 (14-PM-8), Glenn County records more particularly described as follows:

BEGINNING at the most Easterly corner of said Parcel 1, of said Book 7 of Parcel Maps, Page 75, thence on and along the Northerly line of Parcel 1 of said Parcel Map No. 2020-01 (14-PM-8), South 89° 03' 45" East, 64.44 feet to a point on the Easterly line of said Parcel 1 of said Parcel Map No. 2020-01 (14-PM-8);

Thence on and along said Easterly line, South 0° 52' 36" East 84.47 feet;

Thence leaving said Easterly line North 89° 08' 46" West 102.77 feet to a point in common with said Parcel 1 (7-PM-75) and said Parcel 1 (14-PM-8);

Thence on and along a curve, concave to the Northwest having a radius of 450.00 feet from which the radius bears North 54° 36' 01" West through a central angle of 02° 58' 48" an arc length of 23.40 feet to the beginning of a compound curve concave to the northwest, having a radius of 200.00 feet, through a central angle of 20° 06' 07" an arc length of 70.17 feet to the TRUE POINT OF BEGINNING.

Containing 0.94 acres more or less.

Subject to any easements of record.

The basis of bearings for this description was Book 14 of Parcel Maps, Page 8, Glenn County records.



Malcolm J. Macdonald, PLS 8218

Date: 6/15/2023



EXHIBIT "A"

Parcel 2 14-PM-8 (transfer))

All that real property being a portion of the Northwest One-Quarter of the Northeast One-Quarter of Section 28, Township 22 North, Range 3 West, Mount Diablo Meridian in the City of Orland, County of Glenn, State of California described as follows:

Being all that portion Parcel 2 as shown on that Parcel map No. 2020-01 for Vista Mesa LLC filed for record on August 24, 2020, in Book 14 of Parcel Maps, Page 8, Glenn County records, being more particularly described as follows:

BEGINNING at the most Northeasterly corner of said Parcel 2, thence on and along the Easterly line of said Parcel 2, South 0° 52' 36" West 9.68 feet;

Thence leaving said Easterly line and parallel to the Northerly line of said Parcel 2 North 89° 04' 05" West, 698.69 feet to a point on the Westerly line of said parcel 2;

Thence on and along said Westerly line North 05° 26' 53" East 9.71 feet to the Northwestern corner of said Parcel 2;

Thence on and along the Northerly line of Said Parcel 2, South 89° 04' 05" East, 697.92 feet to the TRUE POINT OF BEGINNING.

Containing 6,759.5 square feet more or less.

Reserving therefrom a non-exclusive easement, 60.00 foot wide for ingress, egress and public utilities purposes over, under and across the following described parcel of land;

BEGINNING at the most Northeasterly corner of said Parcel 2, thence on and along the Easterly line of said Parcel 2, South 0° 52' 36" West 9.68 feet;

Thence leaving said Easterly line and parallel to the Northerly line of said Parcel 2 North 89° 04' 05" West, 60.00 feet;

Thence parallel with said Easterly line, North 0° 52' 36" East 9.68 feet to a point on the Northerly line of said Parcel 2;

Thence on and along the Northerly line of said Parcel 2, South 89° 04' 05" East, 60.00 feet to the TRUE POINT OF BEGINNING.

Containing 580.8 square feet, more or less.

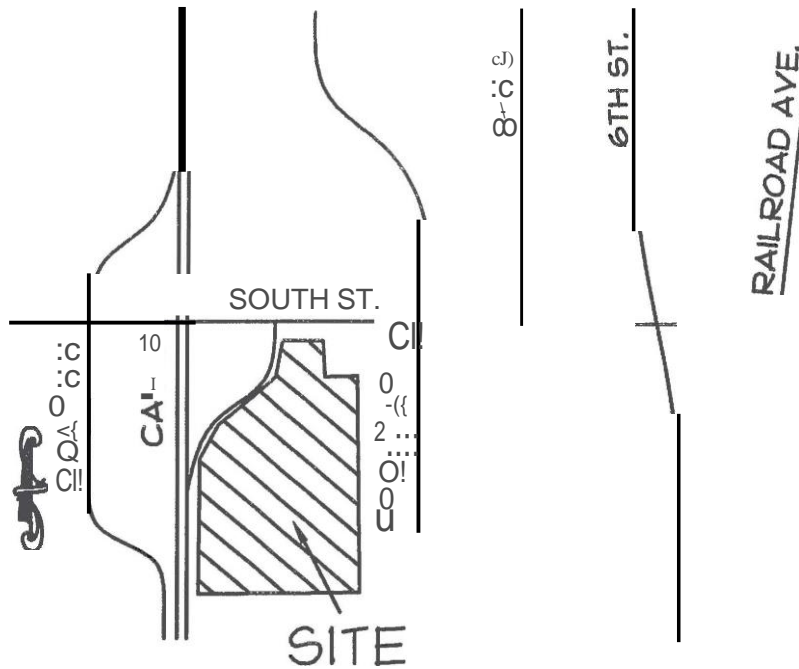
The basis of bearings for this description was Book 14 of Parcel Maps, Page 8, Glenn County records.

Malcolm J. Macdonald, PLS 8218

Date: 6/15/2023



EXHIBIT "B"



NTS
ORLAND, CALIFORNIA



VICINITY MAP

DRAWN BY: .)Cm

DATE: 12-16-22

SCALE: NT6

APPROVED BY: m.l.pn

PROJECT:

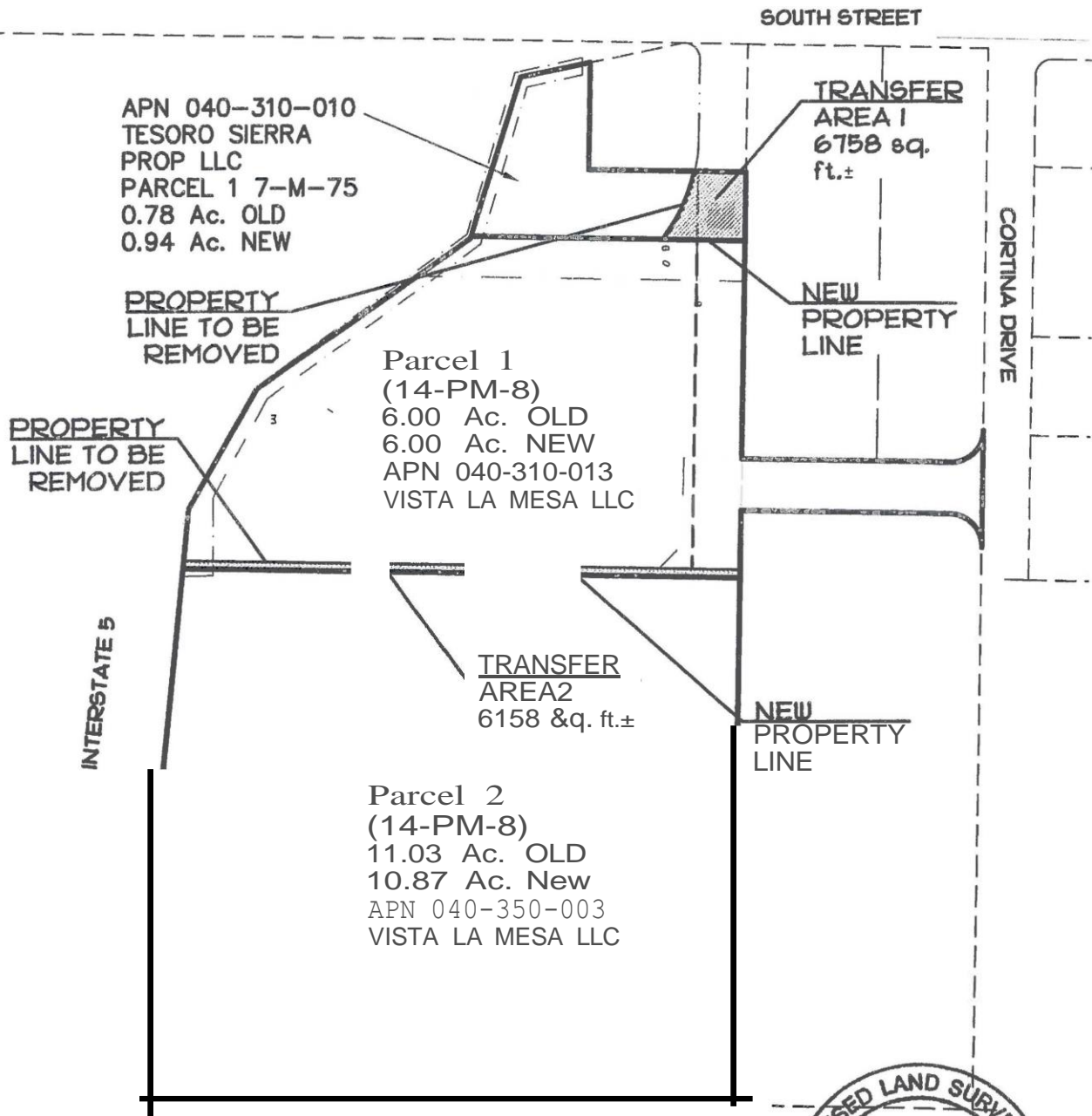
SHEET 1 OF 7

LLA •
LOT LINE ADJUSTMENT
FOR VISTA LA MESA C
TESORO SIERRA PROP.

Robertson Erickson

Civil Engineers and Surveyors
888 Manzanita Court, Suite 101
Chico, CA 95926
S30-894-3500 894-895S fax

EXHIBIT 11B11

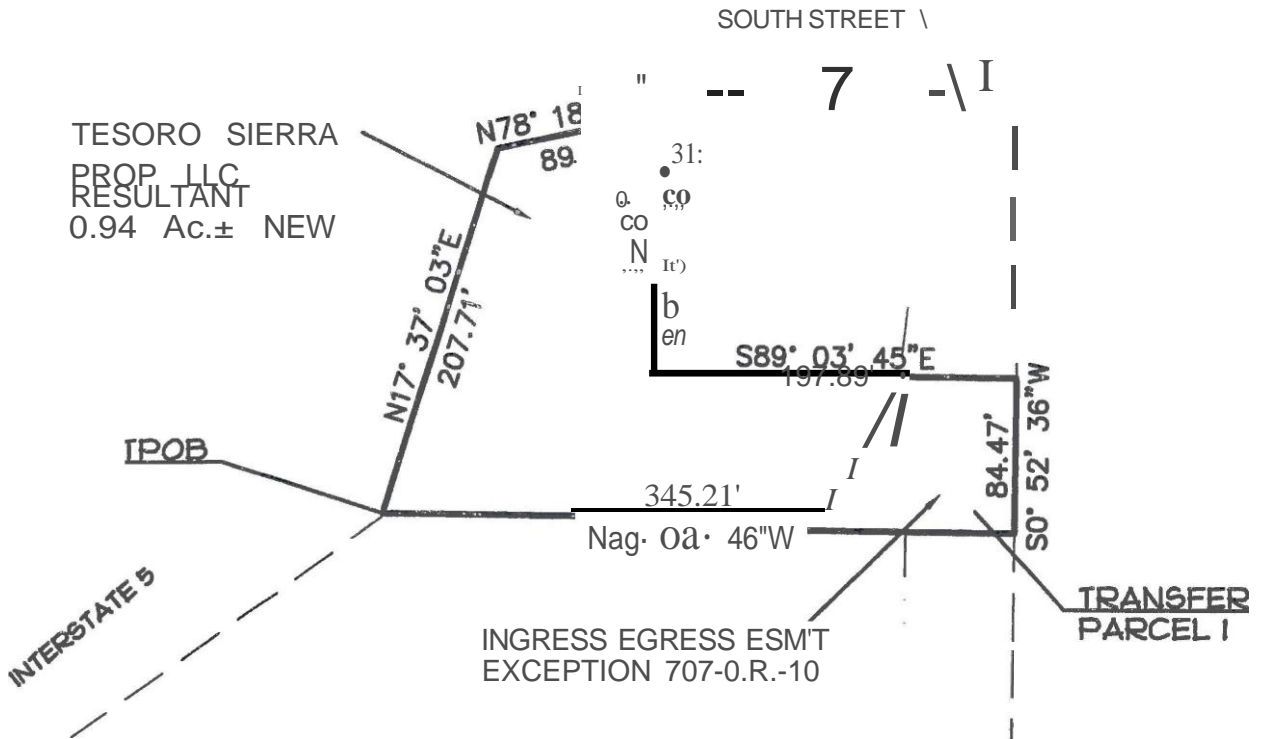


OVERALL

DRAWN BY: Jell	PROJECT: LLA#	SHEET 2 OF 7	Robertson Erickson
DATE: 12-15-22	LOT LINE ADJUSTMENT		Civil Engineers and Surveyors
SCALE: 1"=200'	FOR VISTA LA MESA ct		888 Manzanita Court, Suite 101
APPROVED BY: m.pn	TESORO SIERRA PROP.		Chico, CA 95926
			530-894-3500 894-8955 fux



RIGHT OF WAY FOR
ACCESS RSN 2013-5805



6/15/2023

RESULTANT

DRAWN BY: JCm

DATE: 12-15-22

SCALE: 1"=100'

APPROVED BY:

PROJECT:

SHEET 3 OF 7

LLA#
LOT LINE ADJUSTMENT
FOR VISTA LA MESA C
TESORO SIERRA PROP.

Robertson Erickson

Civil Engineers and Surveyors
888 Manzanita Court, Suite 101
Chico, CA 95926
530-894-3500 894-8955 fax

EXHIBIT 11811



INTERSTATE 5

N29° 56' 13"E
171.51'

N5° 26' 53"E
74.05'

N54° 52' 55"E
325.91'

N16° 30' 09"E
2.17'

sag. 0a. 46"E

345.21'

Parcel 1
(14-PM-8)
RESULTANT
6.00 Ac.± NEW

60' INGRESS
EGRESS 4
PUE PER
14-PM-8

'N L=62.89', R=40.00'
I.O
b
en
=90° 05' 20"

sag. 04' 1"E

260.44'

260.53'

Nae. 03° 1s"w

SO. 52° 35"W

144.05'

L=62.78', R=40.00'

=ae. 55° 06'

698.69'

Nae. 04° 05' w

1q.30₁ ESM'T FOR INGRESS
4 EGRESS FOR THE
BENEFIT OF ORLAND
IRRIGATION UNIT
41q.30 ESM'T FOR
UTILITIES FOR THE
BENEFIT OF PARCEL 2
TO BE RESERVED
IN DEEDS

TRANSFER
PARCEL 2

CORTINA DRIVE



4/15/2023

RESULTANT

DRAWN BY: Jell

DATE: 9-B-22

SCALE: 1"=150'

APPROVED BY:m

PROJECT:

SHEET 4 OF 7

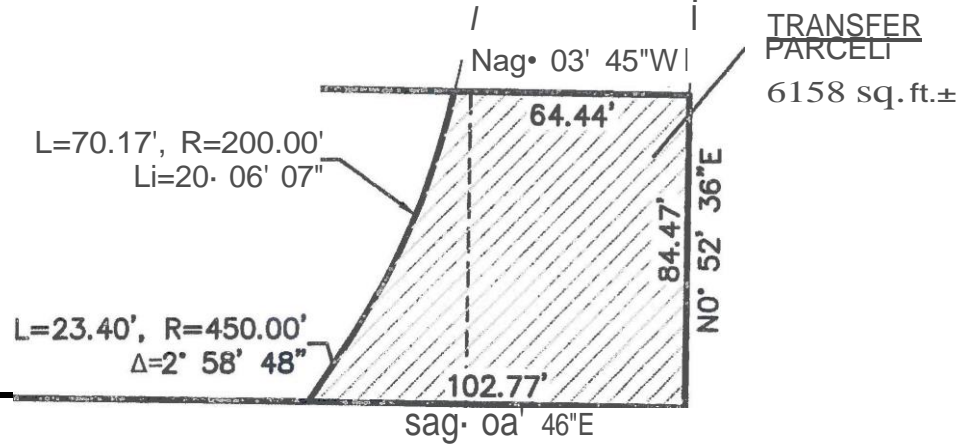
LLA•

LOT LINE ADJUSTMENT
FOR VISTA LA MESA C
TESORO SIERRA PROP.

Robertson Erickson

Civil Engineers and Surveyors
888 Manzanita Court, Suite 101
Chico, CA 95926
530-894-3500 894-8955 fax

EXHIBIT 11611



TRANSFER

DRAWN BY: Jell

DATE: 12-15-22

SCALE: 1"=50'

APPROVED BY:

PROJECT:

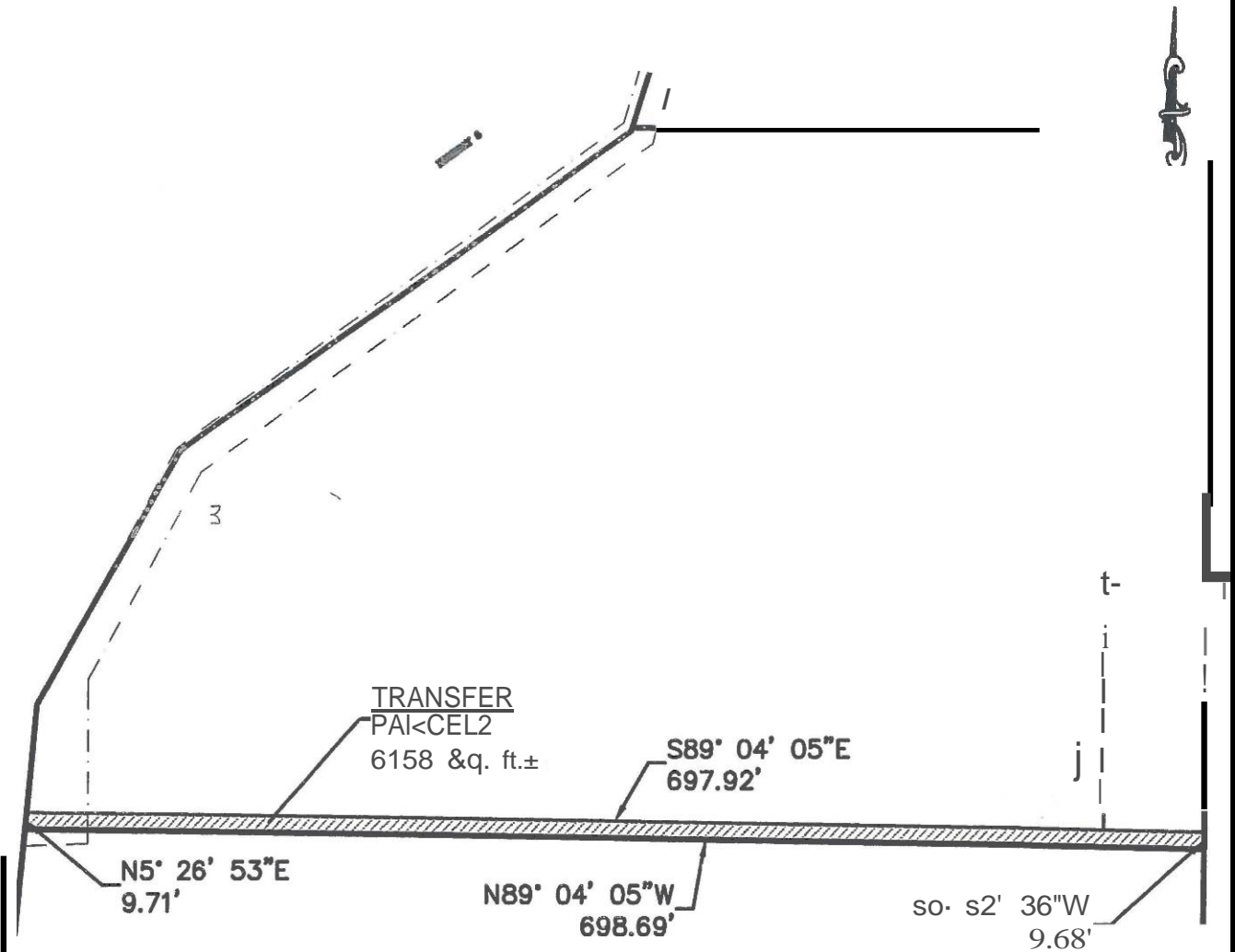
SHEET 5 OF 6

LLA#
LOT LINE ADJUSTMENT
FOR VISTA LA MESA 4
TESORO SIERRA PROP.

Robertson Erickson

Civil Engineers and Surveyors
888 Manzanita Court, Suite 101
Chico, CA 95926
530-894-3500 894-8955 fax

EXHIBIT 11811



6/15/2023

TRANSFER

DRAWN BY: Jell

TE: 12-15-22

SCALE: 1"=40'

APPROVED BY: ID

PROJECT:

LLA#

SHEET 6 OF 7

LOT LINE ADJUSTMENT
FOR VISTA LA MESA ct
TESORO SIERRA PROP.

Robertson Erickson

Civil Engineers and Surveyors
888 Manzanita Court, Suite 101
Chico, CA 95926
530-894-3500 894-8955fax

EXHIBIT 11811



INTERSTATE 5

447.52'
S5° 26' 53"W

TRANSFER
PARCEL 2

9a.se
Nae. 04° 05"W

Parcel 2
(14-PM-8)
RESULTANT
10.87 Ac.± NEW

W
100.00
10.00
0.00
Z

3t
N
100.00
10.00
0.00
Z

sse. 05' 33"E
734.58'



6/15/2023

RESULTANT

DRAWN BY: Jell

DATE: 12-19-22

SCALE: p.mc.

APPROVED B'f: 11

PROJECT:

SHEET 7 OF 7

LLA#
LOT LINE ADJUSTMENT
FOR VISTA LA MESA 4
TESORO SIERRA PROP.

Robertson Erickson

Civil Engineers and Surveyors
888 Manzanita Court, Suite 101
Chico, CA 95926
530-894-3500 894-8955 fax

CONDITIONS OF APPROVAL
LOT LINE ADJUSTMENT #2023-01, Butte College Glenn Center

Assessor's Parcel Numbers: 040-310-010, 040-310-013, and 040-350-003

Project location: South of South Street, east of Cortina Drive and west of Interstate 5 at 1366 Cortina Drive, Orland, Glenn County, CA 95963

Zoning: "P-D" (Planned Development)

General Plan Land Use Designation: "I-L/C" (Industrial/Commercial).

Lot Line Adjustment #2023-01 – Butte College Glenn Center (Landowner): A request to adjust the lot lines of three (3) existing lots located south of South Street, west of Cortina Drive and east of Interstate 5 and described as Glenn County Assessor's Parcel Number 040-310-010, 040-310-013, and 040-350-003 into three (3) lots of 0.94 acres (Lot 1; from 0.78 acres), 6.00 acres (Lot 2; no change) and 10.87 acres (Lot 3; from 11.03 acres), respectively.

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** for the preparation 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 use 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. 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.

Use/Site Specific Conditions of Approval:

Engineering -

10. Parcels resulting from the lot line adjustment shall comply with Section 66412(d) of the Subdivision Map Act and conform to local zoning and building ordinances.
11. Deeds and plats (if needed) and appropriate checking fees shall be submitted to the City Engineer for review and approval, as evidenced by the recordation of a Certificate of Compliance by the City.
12. Any deed shall contain the following note: “The purpose of this deed is to effect Lot Line Adjustment No. 2023-01 as approved by the City of Orland Planning Commission on October 19, 2023, whereby no additional parcels are being created with the action. The scope of review of said lot line adjustment was limited as specified in Government Code Section 66412(d), and approval does not constitute assurance that future applications for building permits or other land use entitlements on the modified parcels will be approved by the City of Orland.”
13. Any plat shall contain the following note: “This plat does not constitute a legal description of the lots or parcels depicted and does not show all easements of record on or affecting said lots or parcels.”
14. Provide documentation from a title company of the applicant’s choice verifying any deed of trust affected has been partially re-conveyed or modified to reflect the lot line adjustment and to prevent the creation of any additional lot or parcel.
15. Prior to recordation of deeds, provide documentation verifying payment of taxes as specified in Article 8 of Chapter 4 of Division 2 of Title 7 of the Government Code, commencing with Section 66492.
16. No record of survey shall be required unless required by Section 8762 of the Business and Professions Code.

Statement of Acknowledgement:

I have reviewed the Conditions of Approval associated with the approval of LLA #2023-01 and acknowledge and consent to the Conditions as presented.

Signed,

James Seegert, Vista La Mesa (Applicant/Landowner)

Date

Richard Ingram, Tesoro Sierra Properties (Applicant/Landowner)

Date

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: LLA #2023-01 – Butte College Glenn Center

Project Location - Specific: South of South Street, East of Cortina Drive and West of Interstate 5, Orland, CA 95963
(APNs: 040-310-010, 040-310-013, 040-350-003)

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

Description of Project: A request to adjust the lot lines of three (3) existing parcels located south of South Street, west of Cortina Drive and east of Interstate 5, resulting in a “no-net-change” of acreage to the parcel giving and receiving land (Butte College Glenn Center campus lot) and described as Glenn County Assessor’s Parcel Number 040-310-010 (Lot 1), 040-310-013 (Lot 2), and 040-350-003 (Lot 3). Vista La Mesa LLC, applicant and property owner of the parcel containing the Butte College Glenn Center is giving approximately 6,758 square feet of land to its neighboring parcel to the north (Tesoro Sierra Properties LLC), while adding 6,758 square feet from the adjacent parcel to the south (also owned by Vista La Mesa LLC). The three (3) resulting lots will have the following acreage: 0.94 acres (Lot 1; from 0.78 acres), 6.00 acres (Lot 2; no change) and 10.87 acres (Lot 3; from 11.03 acres), respectively. Lots 1 and 3 are currently vacant, while Lot 2 contains the Butte College Glenn Center building. No additional lots are being created. No development is being proposed at this time. The City of Orland General Plan designates the site with the I-L/C Industrial/Commercial land use designation and is zoned with the P-D Planned Development zoning district.

Name of Public Agency Approving Project:

City of Orland

Name of Person or Agency Carrying Out Project:

City of Orland

Exempt Status: (check one)

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

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

Lead Agency

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

Signature: _____ Date: _____ Title: City Planner

- ☒ Signed by Lead Agency
☐ Signed by Applicant

Date received for filing at OPR: _____

**CITY OF ORLAND
PLANNING COMMISSION RESOLUTION #2023-__**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ORLAND
APPROVING LOT LINE ADJUSTMENT #2023-01 (Butte College Glenn Center)**

WHEREAS, James Seegert and Richard Ingram, acting as in the capacity of the representative for the property owner (*Vista La Mesa LLC and Tesoro Sierra Properties LLC*), filed an application with the City of Orland to approve a Lot Line Adjustment to modify existing parcel lines affecting three (3) parcels under common ownership and generally located south of South Street, west of Cortina Drive, east of Interstate 5 on parcels further described as Glenn County Assessor's Parcel Numbers 040-310-010, 040-310-013, and 040-350-003; and

WHEREAS, the proposed lot line adjustment is consistent with the City of Orland General Plan of the I-L/C (Industrial/Commercial) designation; and

WHEREAS, the proposed parcel map conforms with the development standards of the P-D Planned Development zoning district; and

WHEREAS, it has been determined that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315 "Minor Land Division", a Class 15 exemption; and

WHEREAS, the Planning Commission heretofore makes the required Findings of Approval as identified in the staff report; and

WHEREAS, the Planning Commission is the appropriate authority to hear and take action on this project; and

WHEREAS, the project was considered at a legally noticed public meeting of the Commission.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Orland does hereby approve Lot Line Adjustment #2023-01 (Butte College Glenn Center), subject to the conditions of approval identified in the staff report.

The foregoing Resolution was adopted by the Planning Commission on the 19th day of October 2023 by the following vote:

AYES: Commission Members:

NOES: Commission Members:

ABSENT:

ABSTAIN:

Stephen Nordby, Chairman

ATTEST

Jennifer Schmitke, City Clerk