

PLANNING COMMISSION RESOLUTION NO. PC 2026-__

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF ORLAND
APPROVING PARCEL MAP 2026-02
(MICHAEL AND CHRISTINA MCDONALD)**

WHEREAS, an application has been filed by Michael and Christina McDonald for the division of Assessor's Parcel Number (APN) 041-121-017-000 (1.02-acres) into two (2) parcels of approximately 22,267-square-feet and 22,186-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 28, 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 041-121-017-000 into two (2) parcels located in a Community Commercial area. The project is exempt under Section 15315, as it consists solely of the subdivision of land designated Community Commercial (C-2) 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 Commercial (C) General Plan land use designation. The configuration of parcels is appropriate for Commercial development consistent with the Community Commercial (C-2) 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 Community Commercial (C-2) zoning district required by OMC Section 17.40.050, 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 17.40 for Community Commercial (C-2) zoning district
 4. The design of the proposed 2-parcel land division will not cause substantial environmental damage. Both proposed parcels have existing structures and are zoned for C-2 General Commercial uses. 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 2-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 2026-02 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 28th day of May 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Stephan Nordbye, Chair

ATTEST:

Jennifer Schmitke, City Clerk

EXHIBIT A - CONDITIONS OF APPROVAL
PLANNING COMMISSION RESOLUTION NO. PC 2026-__
PARCEL MAP 2026-02
(MICHAEL AND CHRISTINA MCDONALD)

1. In accordance with the Orland Municipal Code Chapter 16.12, tentative map approval is granted for Tentative Parcel Map 2026-02 for a 2-parcel subdivision of existing commercial buildings, as approved by Planning Commission May 28, 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 28, 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.