

**CITY COUNCIL**  
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Salina Edwards, Vice Mayor  
Dennis G. Hoffman  
William "Billy" Irvin  
James Paschall, Sr.

# CITY OF ORLAND

INCORPORATED 1909



**CITY OFFICIALS**  
Angela Crook  
Assistant City Manager/City Clerk  
Deysy Guerrero  
City Treasurer

815 Fourth Street  
ORLAND, CALIFORNIA 95963  
Telephone (530) 865-1600  
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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, August 15, 2019**

**5:30 P.M.**

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. **APPROVAL OF THE MINUTES FROM JUNE 20, 2019.**
6. **ITEMS FOR DISCUSSION OR ACTION**

**Extension of Approved Tentative Subdivision Map – (TSM 2017-01/ TSM 2019-01 Extn.):**

Pursuant to Orland Municipal Code Section 16.20.020- *Extension*, Schellinger Brothers, LP (owner) and Precision Surveying (agent) are seeking a one-year extension of the approved Tentative Subdivision Map for the "Penbrook" Subdivision (23-lots) on Orland, CA.

7. **PUBLIC HEARING - None**
8. **STAFF REPORT**  
Department Activity Report. (verbal)
9. **COMMISSIONER REPORTS**
10. **ADJOURN**

CERTIFICATION: Pursuant to Government Code Section 54954.2(a), the agenda for this meeting was properly posted on August 2, 2019.

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 865-1601 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

June 20, 2019

1. Call to Order – The meeting was called to order by Chairperson Lazorko at 5:30 PM
2. Pledge of Allegiance – led by Commissioner Yalow
3. Roll Call: Commissioners Present – Steven Shoop, Mike Yalow, Wade Elliott and Sharon Lazorko  
Commissioners Absent - Doris Vickers  
Council member Present – Dennis Hoffman  
Also present- Scott Friend and Janet Wackerman

#### 4. ORAL AND WRITTEN COMMUNICATIONS

Citizen Comments – None

#### 5. APPROVAL OF THE MINUTES FROM MARCH 21, 2019

Upon motion made by Commissioner Shoop and seconded by Commissioner Yalow, the minutes of March 21, 2019 were approved as presented. The motion carried unanimously by voice vote, 4-0-1, with Commissioner Vickers absent.

#### 6. ITEMS FOR DISCUSSION OR ACTION

**Continued from May 16, 2019 – Parcel Map #2009-01 (R. Quezada – applicant).** A request for approval of a Parcel Map to divide an existing 0.57-acre parcel located in the R-1 (Residential One Family) zoning district at 18 South Street (APN 041-250-004) into two lots allowing for the development of a single-family residential use (one new residential dwelling). No change of zone is being requested and no use permit is required. Staff is recommending that the Planning Commission determine that the proposed action is *Exempt* from further review pursuant to Section 15061.b.3 of the Public Resources Code.

Chairperson Lazorko asked City Planner Friend for the Staff Report. City Planner Friend noted that the proposed lots do not meet the City's width-to-depth ratio of 3:1 due to the existing parcel being deeper than a standard urban lot. A new crossing of the private lateral that fronts the parcel will be required to provide access to the new parcel.

Commissioner Shoop asked what the basis for the ratio waiver was. City Planner Friend stated the existing parcel is hemmed in and Staff and the City Engineer have determined that it will not be detrimental to the purposes of City code or City to grant the waiver.

Chairperson Lazorko asked if the new building would be on the east side of the parcel. City Planner Friend stated it would be, as the previous home was on the west side. Brien Hamilton, representing the applicant, stated there will be new homes built on both parcels. Commissioner Elliott asked if more could be built. City Planner Friend stated there could be accessory dwelling units constructed for both homes.

Commissioner Yalow moved, seconded by Commissioner Elliott, to approve Parcel Map #2019-01, Quezada, subject to the Conditions of Approval (attached), making Findings as required by the Orland Municipal Code, determine that the project is exempt from further environmental analysis pursuant to Section 15061.B.3 of the State CEQA Guidelines and an exception to the City's width-to-depth ratio be made. The motion carried, 4-0-1, with Commissioner Vickers absent.

## 7. PUBLIC HEARINGS

- a. **Continued from May 16, 2019 – Extension of Conditional Use Permit CUP#2016-05, 4455 Commerce Lane, APN 045-170-039.** Pursuant to Orland Municipal Code (OMC) section 17.80.060.A, *Expiration and revision*, the proposed action would extend the term of an approved Conditional Use Permit (#2016-05) for a period of two (2) additional years having a new permit expiration date of April 17, 2021. The approved use permit authorizes the use of the site for a hotel and additional building height to a maximum of seventy-five feet. The original/existing Conditional Use Permit was approved by the Orland City Council at a public hearing on April 17, 2017. The approved CUP is set to expire pursuant to the provisions of the permit. A request to extend the permit has been received by the City and is hereby being considered for the purpose.

Chairperson Lazorko asked City Planner Friend for the Staff Report. City Planner Friend stated a request has been initiated by Staff to recommend City Council extend CUP#2016-05 for a period of two (2) additional years. Chairperson Lazorko asked if the extension was applicant or staff initiated. City Planner Friend stated Staff had initiated the extension, but the applicant has paid the fees required for the extension.

Chairperson Lazorko opened the Public Hearing at 5:50 PM.

Don Lane, 233 E. Mill Street, asked if a hotel was still coming to this parcel. City Planner Friend stated it is possible, but no plans have been submitted to date.

All discussion ceased and the Public Hearing was closed at 5:52 PM.

Commissioner Elliott thanked Staff for being aware of the expiration date for this Use Permit and reaching out to the owner of the property.

Commissioner Yalow asked if this Use Permit had been extended once before. City Planner Friend stated no; the CUP had been approved for the first time in 2017.

Upon motion made by Commissioner Elliott and seconded by Commissioner Yalow, the Planning Commission maintains and adopt by reference all Conditions of Approval and Mitigation Measures adopted with the original approval of Conditional Use Permit 2016-05 pursuant to CEQA Guidelines Section 15150 and adopt Planning Commission Resolution #2019-04 recommending City Council approval of Extension of Conditional Use Permit #2016-05. The motion carried 4-0-1, with Commissioner Vickers absent.

- b. **Continued from May 16, 2019 – Zoning Ordinance Text Amendment (ZCA #2019-01) – Agricultural Uses in the R-1 and R-2 Residential Zones and revisions to the Administrative Guidelines for Implementation of General Plan Agricultural Buffering Guidelines** – The City of Orland currently requires buffers for new urban development next to agricultural operations in order to protect agricultural uses from urban encroachment. To implement the buffers, the City developed the *Administrative Guidelines for Implementation of General Plan Agricultural Buffering Guidelines*. Recently, however, some new agricultural operations allowed by right have been located next to existing residential neighborhoods resulting in impacts to existing residents (sensitive receptors). As directed by

the Planning Commission at its meeting of January 17, 2019, Planning staff is recommending that the Orland Planning Commission forward a recommendation to the Orland City Council to approve a zoning code text amendment and revisions to the *Administrative Guidelines for Implementation of General Plan Agricultural Buffering Guidelines* that require buffer areas for new agricultural uses that may impact existing residential uses.

Chairperson Lazorko asked City Planner Friend for the Staff Report. City Planner Friend stated recently some new agricultural operations, allowed by right, have been located next to existing residential neighborhoods resulting in impacts to existing residents. Planning staff is recommending the Commission forward a recommendation to the Orland City Council to approve a zoning code text amendment and revisions to the *Administrative Guidelines for Implementation of General Plan Agricultural Buffering Guidelines* that require buffer areas for new agricultural uses that may impact existing residential uses.

Chairperson Lazorko opened the Public Hearing at 5:57 PM. No one spoke for or against Zoning Ordinance Text Amendment 2019-01 and the Public Hearing was declared closed at 5:58 PM.

Upon motion made by Commissioner Shoop and seconded by Chairperson Lazorko, Planning Commission adopted Planning Commission Resolution 2019-05 recommending for approval to the City Council, the Municipal Code Amendment and Revised Administrative Guidelines for Implementation of General Plan Agricultural Buffering Guidelines as presented, and approval of the Categorical Exemption as presented. The motion carried, 4-0-1, with Commissioner Vickers absent.

- c. **Continued from May 16, 2019 – General Plan Amendment 2019-01 for the Glenn County Multi-Jurisdiction Hazard Mitigation Plan.** The Glenn County Multi-Jurisdiction Hazard Mitigation Plan (MJHMP) has been undertaken by Glenn County, and the Cities of Orland and Willows, in an effort to identify, prioritize, and mitigate the effects of natural hazards, and to assist in planning for resiliency in the future that respects the character and needs of the people who live and work in Glenn County. The MJHMP was developed to ensure that Glenn County, Orland and Willows are eligible for federal disaster assistance, including Federal Emergency Management Agency's (FEMA), Pre-Disaster Mitigation (PDM), Hazard Mitigation Grant Programs (HMGP), and Flood Mitigation Assistance Program (FMA). The City of Orland Planning staff is recommending that the Orland Planning Commission forward a recommendation to the Orland City Council to approve General Plan Amendment 2019-01 by incorporating the MJHMP as an appendix to the Safety Element of the City of Orland General Plan.

Chairperson Lazorko asked City Planner Friend for the Staff Report. City Planner Friend stated Staff is recommending the Planning Commission forward a recommendation to the City Council to approve the amendment. He introduced Andy Popper, County of Glenn Senior Planner, to add additional information.

Chairperson Lazorko opened the Public Hearing at 6:05 PM.

Mr. Popper stated jurisdictions are eligible for federal disaster assistance if they have a hazard mitigation plan in place. The County of Glenn and City of Willows have adopted the Plan.

Mr. Lane requested a copy of the Plan. He found the copy too large for him to download. City Planner Friend stated he would make sure he received a hard copy.

Upon no further discussion, the Public Hearing was declared closed at 6:08 PM.

Upon motion made by Commissioner Elliott and seconded by Commissioner Yalow, the Planning Commission adopted Resolution 2019-06, recommending that the City of Orland City Council approve General Plan Amendment 2019-01 by incorporating the Glenn County Multi-Jurisdiction Hazard Mitigation Plan as an Appendix to the Safety Element of the City of Orland General Plan. Motion carried 4-0-1, with Commissioner Vickers absent.

## 8. STAFF REPORT

City Planner Friend reported the County of Glenn is presently updating their General Plan and recommended Commissioners be involved in the process. Chairperson Lazorko asked how the attendance was at the last workshop. Mr. Popper stated he had heard it was low. He recommended Commissioners join the General Plan Advisory Committee; members are appointed by the Glenn County Board of Supervisors.

City Planner Friend additionally reported on:

- City Council was given a list of projects that could be funded with the \$160,000 that will be available from SB2. One of the projects to be considered will be the updating of the City's Housing Element.

- The Sunny Truck Wash Project Initial Study is complete. Waiting for a report from the traffic engineer.

- The Development Impact and Planning Fee studies will be available in July for Staff review.

- No July Commission meeting is anticipated at this date.

Commissioner Yalow asked what the Commission's role would be regarding SB2. City Planner Friend stated the Commission will be involved in various projects such as, ADU impacts and fee schedules, just not in the front end.

## 9. COMMISSIONER REPORTS

Commissioner Shoop asked what the yellow poles on Newville Road at Pilot Travel Center were for. Secretary Wackerman stated the poles were installed to prevent vehicles from encroaching into traffic lanes and according to Police and Public Works, has proven to be effective. Council member Hoffman stated the poles have helped truck drivers safely navigate the intersection.

Chairperson Lazorko reported the training she attended with Commissioner Vickers May 18 in Sacramento was very informative. She asked City Planner Friend to set up Brown Act and ethics

training for the Commissioners. He stated he will talk with the City Clerk about arranging the training.

*(Commissioner Shoop left at 6:35 PM.)*

Council member Hoffman, as a committee member of the Honeybee Discovery Center, invited Commissioners to the Center reveal on Friday and the Queen Bee Festival on Saturday, June 21 and 22.

10. ADJOURNMENT – 6:42 PM

Respectfully submitted,

Janet Wackerman, Secretary

Sharon Lazorko, Chairperson



## CITY OF ORLAND Staff Report

TO: City of Orland Planning Commission

FROM: Scott Friend, AICP – City Planner

MEETING DATE: August 15, 2019; 5:30 p.m., Carnegie Center, 912 Third Street, Orland, CA 95963

SUBJECT: **Extension of approved Tentative Subdivision Map– (TSM 2017-01/TSM 2019-01 Extn): Pursuant to Orland Municipal Code Section 16.20.020 – *Extension*, Schellinger Brothers, LP (owner) and Precision Surveying (agent) are seeking a one-year extension of the approved Tentative Subdivision Map for the ‘Penbrook’ Subdivision (23-lots) in Orland, California.**

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### **Summary:**

Schellinger Brothers, LP (applicant) and Precision Surveying (agent) are seeking a one-year extension of approved Tentative Subdivision Map #TSM2017-01. Granting of the extension request would extend the life of the Tentative Map by one-year (12 months) making the new map termination date September 22, 2020.

### **Background / Discussion:**

Orland Municipal Code Section 16.20.020, *Extension* states the following:

#### **OMC 16.20.020 - Extension.**

Upon application of the subdivider prior to the expiration of the twenty-four (24) month period, three extensions not exceeding one year each may be granted by the planning commission. The subdivider's application for extension must be accompanied by a fifty dollar (\$50.00) filing fee and payment of all city engineer and city attorney costs incurred up to the date of the request for extension. In the event the planning commission denies a subdivider's application for extension, the subdivider may appeal to the city council, and the action of the city council shall be final.

Pursuant to the requirements of OMC Section 16.20.020, the applicant has submitted an application to the City of Orland Planning Department seeking a one-year extension of the approved tentative subdivision map. All applicable fees have been paid and all required submittal requirements have been made. No changes to the map have been proposed or are being requested and no modifications to the Conditions of Map Approval are being made or requested.

### **California Environmental Quality Act (CEQA):**

Staff is recommending that the Planning Commission determine that the proposed action is exempt from further environmental review pursuant to the Government Code Section 15061 (b)(3), the ‘Common Sense Exemption’.

**Staff Recommendation:**

Planning staff recommends that the Planning Commission approve a one-year extension of approved Tentative Subdivision Map 2017-01, as requested, and as permitted by OMC Section 16.20.020.

**Sample Motion:**

I move that the Planning Commission determine that the proposed project, a one-year extension of approved TSM 2017-01, the “Penbrook” subdivision, is *exempt* from further environmental review pursuant to Government Code Section 15061 (b)(3), the ‘Common Sense Exemption’; and, that the Planning Commission approve a one-year extension of the approved “Penbrook” subdivision map (TSM 2017-01) pursuant to Orland Municipal Code Section 16.20.020.

**ATTACHMENTS**

- **Attachment A** – Application for Map Extension
- **Attachment B** – Approved Subdivision Map for TSM 2017-01, “Penbrook”
- **Attachment C** – Approved Conditions of Map Approval (TSM 2019-01)

**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: *Schellinger Brothers a California General Partnership*

Address: *1270 airport BLVD, Santa Rosa, CA 95404*

Phone: (Business): *707-890-8070*                      (Home): \_\_\_\_\_

Mobile: *707 974-2423*                      (Email): *frank@schellingerbrothers.com*

**2.    Landowner:**

Name: *Same as above*

Address:

Phone: (Business):                      (Home): \_\_\_\_\_

Mobile: \_\_\_\_\_ (Email): \_\_\_\_\_

**3.    Agent (Engineer, Surveyor, etc):**

Name: *Precision Surveying*

Address: *1165 Hoff Way, Suite 204, Orland, CA 95963*

License Number: *PLS 5712*

Phone: (Business): *530-865-4194*                      (Home): \_\_\_\_\_

Mobile: *530-624-1053*                      (Email): *presurv@yahoo.com*

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

*23 Lot Residential Subdivision Tentative Map Extension*

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

*Papst Avenue*

*Orland, CA 95963*

6. **Current Assessor's Parcel Number:** *041-260-003*

7. **Number of proposed lots:** *23* **Average Lot Size:** *7981 SF.*

8. **Project acreage:** *5.5 AC.* **Within City limits?** Yes () No ()

9. **Existing Zoning:** *Residential* **Existing Land Use:** *Vacant*

10. **Existing Use of Property:** *One single family residence*

11. **Proposed Use of Property:** *23 lot residential subdivision*

12. **Related Applications:** *None*

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**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:**

*Frank Schellinger*

Printed Name

*Frank Schellinger*  
Signature

6-25-19  
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:**

*Frank Schellinger*

Printed Name

FRANK SCHELLINGER  
Signature

6-25-19  
Date

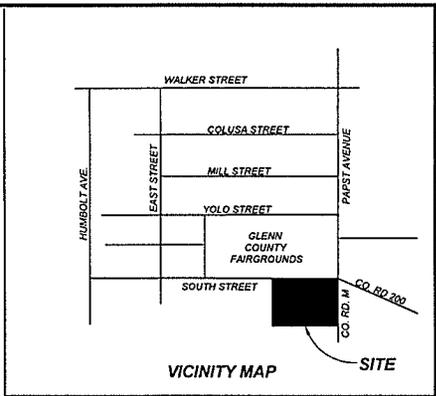
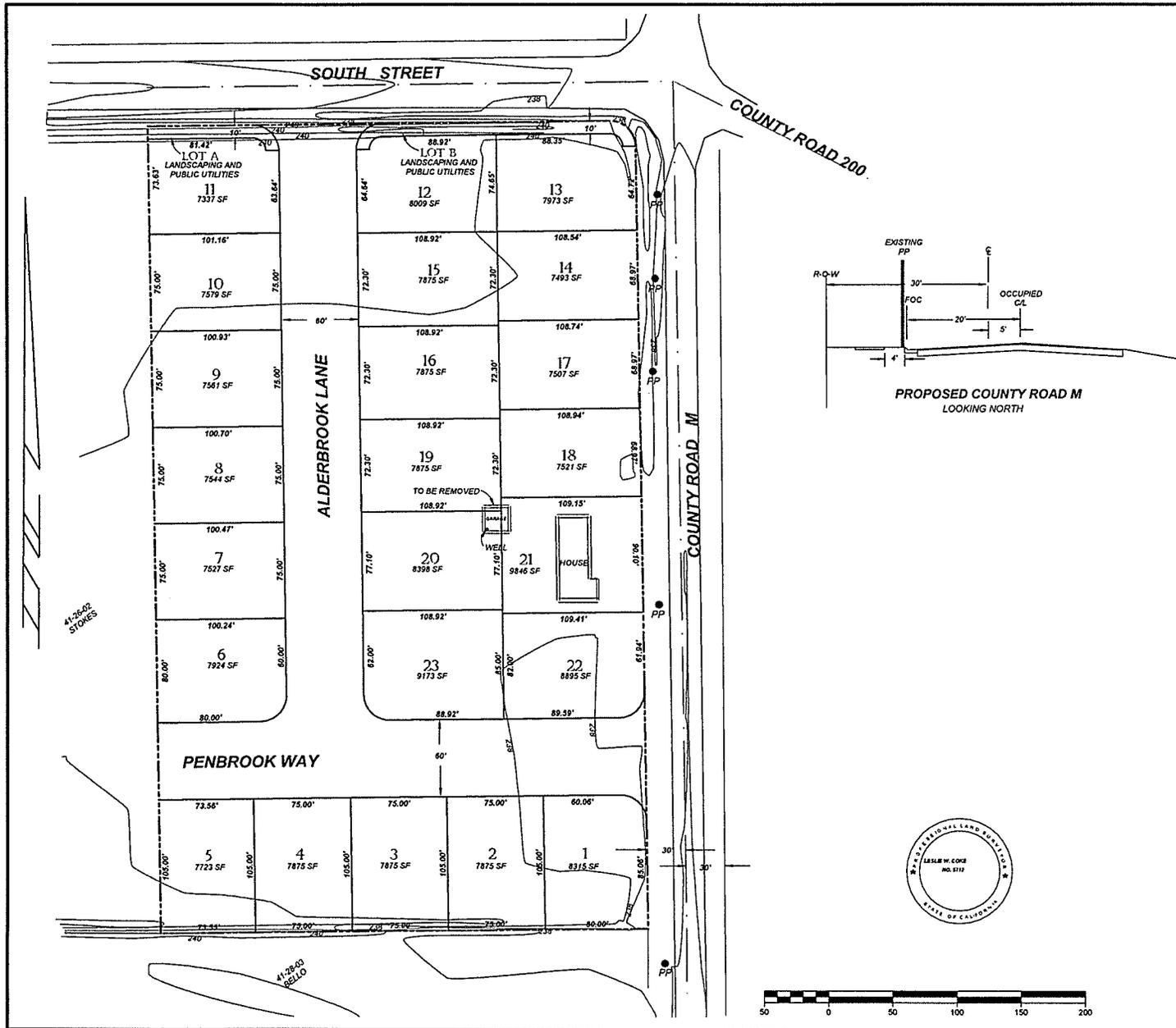
**Agent:**

*Steven Butler, Precision Surveying*

Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date



**OWNER/ SUBDIVIDER**  
SCHELLINGER BROTHERS  
1270 AIRPORT BLVD.  
SANTA ROSA, CA 95403  
(707) 545-1600

**DOMESTIC WATER**  
CITY OF ORLAND

**SEWAGE DISPOSAL**  
CITY OF ORLAND

**ASSESSORS PARCEL NO.**  
041-260-003

**PROPOSED USE OF PROPERTY**  
RESIDENTIAL DEVELOPMENT

**TENTATIVE SUBDIVISION MAP**  
PENBROOK SUBDIVISION

BEING A PORTION OF LOT 32 OF ORLAND ORANGE PARK NO. 3  
SITUATE IN SECTION 27, T. 22 N., R. 3 W., MDM.  
IN THE INCORPORATED LIMITS OF THE  
CITY OF ORLAND  
GLENN COUNTY, CALIFORNIA

**SCHELLINGER BROTHERS**

<b>PRECISION SURVEYING</b>		
1165 HOFF WAY # 204 ORLAND, CALIFORNIA 95963 530-865-4194		
DATE	SCALE	SHEET
APRIL, 2017	1" = 50'	1 OF 1

## CONDITIONS OF APPROVAL

**Tentative Subdivision Map #2004-09 / 2017-01  
APN# 041-260-003; located southwest of the intersection of South Street and  
County Road M, on the southern edge of the City of Orland.**

**Approved Use:** Tentative Subdivision Map for a proposed subdivision of 5.56 acres of land into 23 single-family residential lots for the “Penbrook” Subdivision project. As proposed, lots would be developed in accordance with the proposed zoning for the parcel, which is R-1 (Residential One-Family).

### **Conditions of Approval:**

#### General Requirements

1. The developer shall note that Section 711.4 of the Fish and Game Code requires payment of a fee to the County Clerk for filing a Notice of Determination for an environmental document. Payment of this fee is the responsibility of the developer.
2. Implementation of the entire Mitigation Monitoring Program, September 2004 PMC is here included by reference, as a Condition of Approval. Developer shall pay all actual City Planner hourly fees incurred in the monitoring of all mitigation measures for the implementation of this project.

#### Engineering / Public Works

1. Developer shall dedicate additional right-of-way width along Papst Avenue (County Road M) such that the resulting half width of right-of-way shall be 30.00 feet when measured from the east line of Section 27.
2. Developer shall dedicate additional right-of-way width along South Street such that the resulting half width of right-of-way shall be 30.00 feet when measured from the north line of Section 27.
3. Developer shall dedicate the right-of-way for all internal 60 foot wide streets.
4. Developer shall provide 10 foot wide public service easements contiguous to all street frontages.
5. Developer shall dedicate a one-foot wide “no access strip” or relinquish all abutter’s rights along the South Street frontage of Lots 11, 12 and 13.
6. Abandon any and all septic tanks on the site in accordance with the requirements of the Glenn County Environmental Health Department. All homes on the lots created by this subdivision shall be connected to the City sanitary sewer system prior to issuance of a Certificate of Occupancy.

7. Abandon any and all existing wells on the site in accordance with the requirements of the Glenn County Environmental Health Department. All homes on the lots created by this subdivision shall be connected to the City water system.
8. All infrastructure improvements shall comply with the City of Orland "Land Division Standards and Improvement Standards." Design drawings and construction cost estimate shall be prepared by a Registered Civil Engineer, licensed in the State of California, and must be submitted to the City Engineer for review prior to commencement of construction.
9. Prior to approval of the Improvement Plans, a Registered Engineer or Geologist shall prepare a soils report or geotechnical report for this project. The report shall be prepared in a manner consistent with standard engineering practices and shall be reviewed for acceptability by the City Engineer.
10. The water system shall be looped and sized to meet or exceed City Standards and provide a minimum of 1,000 gallons per minute at 20 pounds per square inch residual pressure. The new mains shall be extended to the south property line along Papst Avenue (County Road M) and to the western extent of Street B to facilitate future connections/extensions. Final fire hydrant locations shall be approved by the Fire Chief.
11. Public and private improvements constructed as a result of approval of this subdivision shall not result in the increase in the rate of peak stormwater runoff from the gross area of the pre-subdivided site during a one hundred (100) year design storm event. A master design and maintenance plan for construction of improvements to comply with this requirement shall be reviewed and approved by the City Engineer prior to the recordation of the Final Map. It is anticipated that this requirement will necessitate utilization of a detention basin or acceptable underground detention vaults and the potential dedication of one or more lots to the City of Orland for such a detention basin.
12. Developer shall agree to be part of a Maintenance Assessment District to provide for operation and maintenance of all storm drain facilities that benefit this property. The formation of the District funding mechanism shall be approved by the City prior to recordation of the Final Map.
13. The Developer shall provide a copy of their Notice of Intent (NOI), Storm Water Pollution Prevention Plan (SWPPP) and Waste Discharge I.D. (WDID) number from the State Water Resources Control Board prior to commencement of grading of this site.
14. Street names shall be approved by the City of Orland prior to recordation of the Final Map.
15. Install street name signs, barricades, traffic control signs and pavement markings as required by the City Engineer.
16. The design of the subdivision (with one design exception) is consistent with the development standards of the City of Orland. The property shall be subdivided in

substantial compliance with the conditionally approved Tentative Map. Any changes prior to recordation of the Final Map shall require the changes to be reviewed and adopted by the City Council.

17. Developer shall pay all actual attorney and engineering costs incurred in the review of this project.
18. Developer agrees to pay all City impact fees in effect at the time of issuance of building permits.
19. Any conflicting, existing utilities shall be relocated at the developer's expense.
20. The applicant shall record a disclosure on each individual lot created by the subdivision disclosing to prospective owners the following: "Some agricultural uses currently occur on lands to the west and south of this site. Practices commonly associated with agricultural operations are considered by some to be incompatible with urban residential settings with regard to dust and noise. Other agricultural practices such as burning and spraying may also result in conditions which conflict with residential land uses." This disclosure shall be based on the Glenn County Right to Farm Ordinance model.
21. The developer of this project shall record on each newly created residential lot a disclosure statement to prospective purchasers of these properties stating the existence of the Glenn County Fairgrounds immediately north of the site, the race track and the typical times and numbers of events which occur. The disclosure shall also state the existence of the Baldwin-Minkler agricultural products processing plant operations adjacent to the east side of the site. This disclosure will state that noises and periodic exterior night-time lighting emanating from these two facilities may be considered by some persons to be a nuisance.