



## CITY OF ORLAND STAFF REPORT

**MEETING DATE: June 3, 2025**

**TO:** Honorable Mayor and Council  
**FROM:** Janet Wackerman, Interim City Manager  
**SUBJECT:** **PUBLIC HEARING**  
**Zoning Code Amendment:** (1 action)

- Approval and adoption of “An ordinance of the Orland City Council adopting a recommendation from the Planning Commission to amend Title 17 of the Orland Municipal Code to add schools, public and private, as conditionally permitted uses in the M-L, Limited Industrial zoning district.”

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### SUMMARY:

Orland Municipal Code (OMC) Section 17.48.030 provides a listing of those land uses that are permitted to be established within the *M-L, Limited Industrial* zoning district as principally permitted uses, administratively permitted uses, or conditionally permitted uses. Currently, schools of any type are not a use listed as being permitted within the zone via any of the three permitting options. The proposed action would add “*School, public and private*” to the listing of uses conditionally permitted.

### DISCUSSION / ANALYSIS:

City staff is recommending that OMC section 17.48.030 be modified to add “*Schools, public and private*” to the listing of land uses permitted in the zoning district. At the first reading and public hearing on May 20, 2025, to consider the proposed zoning amendment, the Council voted unanimously to introduce the ordinance with an amendment deleting the limitation of Schools to “vocational/technical” schools, so that any public or private school use could be considered for a conditional use permit, even if it were not necessarily “vocational” or “technical.” The Council’s amendment was consistent with the Planning Commission’s recommendation.

The proposed action arose from a request by the Glenn County Office of Education (GCOE) to add schools to the listing of land uses that are conditionally permitted in the City’s *M-L, Limited Industrial* zoning district.

GCOE purchased a piece of property located at 512 South Street, Glenn County Assessor’s Parcel Number 040-291-018, for the purpose of using the space as a classroom. The parcel was formerly used as a tire and automotive service facility and was known as “John’s Tire.” The GCOE purchased the property to provide additional classroom space for technical education classes and vocational education classes, and desires to use the space for that purpose. The GCOE applied for a building permit to convert space within the

existing building for classroom purposes and was subsequently denied by the Planning Department, as classroom space is associated with the operation of a “school” and schools are not permitted in the zoning district. This action would amend the City’s Municipal Code to permit the use of schools in this zoning district.

The OMC defines the word “school” in Section 17.08.1370 as: “[s]chool means an institution, public or private, established for the purpose of educating a class of students at any grade level, either for profit or nonprofit purposes”. At this time, schools (as defined) are not a land use type listed in the zoning ordinance being permitted in the M-L zoning district. The proposed amendment to the Municipal Code would amend the listing of land uses permitted in the zoning district to include public and private “schools” as defined by the City Code.

OMC section 17.48.010 establishes that the purpose and applicability of the M-L, Limited Industrial zoning district is as follows:

*“[t]he limited industrial or M-L zone is intended to apply to areas in which light manufacturing and heavy commercial uses of the non-nuisance type and large administrative facilities are the desirable predominant uses. The regulations of this chapter and the provisions of [Chapter 17.76](#) shall apply in all limited industrial or M-L zones.”*

The proposed action would be consistent with the phrasing used in the City’s C-2 zoning district. Additionally, it is noted that schools are a permitted conditional use in the M-U, Mixed Use zoning district and the City’s existing residential zoning districts.

As noted previously, the M-L zoning district is intended to provide areas in the City that can be used by “non-nuisance type” land uses. Land uses that could generate nuisance conditions (e.g., noise, dust, light, odor, traffic, etc.) are generally handled via the approval of project-specific conditions of approval or are directed to be located in the city’s M-H, Heavy Industrial zoning district. In this instance, the M-L, Limited Industrial zoning has been applied to those areas located adjacent to the California Northern Railroad line located immediately to the west of the proposed use as it would not be unreasonable to assign the potential for noise, vibration or the transport of hazardous materials to occur from an active railroad line.

#### **ENVIRONMENTAL DETERMINATION:**

The Planning Commission found that the proposed action (Municipal Code Amendment) is categorically exempt pursuant to CEQA Guidelines Section 15061(b)(3) as it can be seen with certainty that there is no possibility that the proposed revisions to the City of Orland Municipal Code would have a significant effect on the environment, and therefore the proposed revision is not subject to CEQA. A Notice of Exemption was prepared for this project and has been included with this staff report as **Attachment C - Notice of Exemption**.

**FISCAL IMPACTS:** None.

#### **RECOMMENDATIONS:**

Staff recommends that the City Council adopt the proposed text amendment by Ordinance 2025-24 (**Attachment E**) as presented.

#### **ATTACHMENTS:**

**Attachment A.** Letter from GCOE requesting the proposed action

**Attachment B.** DRAFT Code Amendment Text with Proposed Code Edit (ZCA 2025-01)

**Attachment C.** Notice of CEQA Exemption (Zoning Code Text Amendment 2025-01)

**Attachment D.** Planning Commission Resolution 2025 - 04 (Zoning Code Text Amendment)

**Attachment E.** City Council Ordinance 2025-04



March 17, 2025

City of Orland  
Pete Carr  
815 Fourth Street  
Orland, CA 95963

Subject: Request to Amend Permitted Uses for Zoning Classification M-L

Dear Pete Carr and Scott Friend,

On behalf of the Glenn County Office of Education (GCOE), I am writing to formally request that "Schools" be added to the list of permitted uses under the Zoning Classification M-L (Light Industrial) within the City of Orland. This amendment would provide greater flexibility in the development and location of educational facilities, ensuring that schools can be established in areas that support the educational needs of our community.

As our county continues to grow, the need for accessible educational institutions becomes increasingly critical. Allowing schools in M-L zones would enable us to utilize existing infrastructure and facilities that may be well-suited for educational purposes, while also ensuring compliance with local zoning regulations. We believe that this modification aligns with the city's goals of fostering community development, supporting education, and making efficient use of available space.

We respectfully request that this proposed amendment be reviewed at your earliest convenience and considered for adoption. We would appreciate the opportunity to discuss this matter further and provide any additional information necessary to support this request. Please let us know if there are any upcoming meetings or public hearings where this request could be presented for further discussion.

Thank you for your time and consideration. We look forward to your response and the opportunity to collaborate in enhancing educational opportunities for the residents of Orland and Glenn County.

Sincerely,  
Ryan Bentz, Superintendent

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*"Glenn County Office of Education is an Equal Opportunity Provider and Employer"*

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### **17.48.020 Principal permitted uses.**

- A. Principal permitted uses in the M-L zone are as follows:
1. Administrative, business and professional offices;
  2. Agricultural product processing;
  3. Agricultural supplies and equipment sales;
  4. Alcoholic beverage sales, on-site;
  5. Automotive repair;
  6. Automobile service stations;
  7. Bottling plant;
  8. Carpentry and cabinet making shops;
  9. Clothing manufacture;
  10. Contractor's yards;
  11. Crop and tree farming;
  12. Electric component assembly and manufacturing;
  13. Equipment rental yards;
  14. Fabrication of wood, metal and fiber products;
  15. Fire station;
  16. Government vehicle repair/storage yards;
  17. Handicraft manufacture;
  18. Light industrial uses within an enclosed building with no noticeable noise, odors or vibrations at the property line;
  19. Manufacturing within enclosed buildings of electrical and electronic equipment and of household effects and appliances; metal working shops;
  20. Motor repair;
  21. Paint booth;
  22. Plumbing shops;
  23. Propane sales;
  24. Public utility buildings;
  25. Pump sales and repair;
  26. Research and development facilities;
  27. Recycling facility;
  28. Recreational vehicle storage;
  29. Restaurants and outdoor eating areas;
  30. Storage warehouses;
  31. Towing services;

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32. Tractor sales equipment yards;
  33. Truck storage, repair and distribution centers.
  34. Accessory dwelling units and junior accessory dwelling units.

B. Other uses which the city planner determines by written findings are similar to the above.

(Ord. 2007-05 § 3 (part))

(Ord. No. 2020-06, (Exh. B))

#### **17.48.025 Administratively permitted uses.**

A. Administratively permitted uses in the M-L zone are as follows:

1. Catering trucks;
2. Food trucks;
3. Produce stand(s);
4. Fireworks sales;
5. Electric vehicle charging stations. For use in automobile service stations see Section 17.48.020.

B. Other uses which the city planner determines by written findings are similar to the above pursuant to Section 17.04.030.

(Ord. 2007-05 § 3 (part))

(Ord. No. 2012-06, § 1; Ord. No. 2015-01, § 1(Exh. A); Ord. No. 2022-02, Exh. A)

#### **17.48.030 Conditional uses requiring use permits.**

A. Conditional uses requiring use permits in the M-L zone are as follows:

1. Airports, heliports and landing strips;
2. Animal hospitals and kennels;
3. Bowling alley;
4. Catering truck(s)/food truck(s);
5. Churches;
6. Day care;
7. Dry cleaning plants;
8. Dwellings, motels and mobile home parks;
9. Explosives, sale and storage;
10. Flea market(s);
11. Health club;
12. Manufacturing uses not within an enclosed building;
13. Mini-storage;

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14. Printing and lithography.

15. Schools, public and private (vocational/technical)

- B. Special regulations: all manufacturing and fabricating areas shall be enclosed in buildings, and all equipment and materials storage areas adjacent to R zones shall be screened by walls, fences or adequate plantings to a height of not less than six feet.
- C. Storage of gasoline and other petroleum products emitting a flammable vapor at less than one hundred (100) degrees Fahrenheit.
  - 1. Surplus sales.
- D. Other uses which the city planner determines by written findings are similar to the above pursuant to Section 17.04.030.

(Ord. 2007-05 § 3 (part))

**Notice of Exemption****Form D**

**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:** Municipal Code Amendment to Title 17 – Conditional uses requiring use permits (17.48.030).

**Project Location - Specific:**

City of Orland – Citywide.

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

**Description of Nature, Purpose, and Beneficiaries of Project:** Amendment to Title 17, *Zoning* of the Orland Municipal Code to revise the listing of Conditionally Permitted Uses in the M-L, Limited Industrial 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)

- ☐ Ministerial (Sec. 21080(b)(1); 15268);  
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));  
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));  
☒ Categorical Exemption. State type and section number: §15061(b)(3) General rule  
☐ Statutory Exemptions. State code number: \_\_\_\_\_

**Reasons why project is exempt:**

The City of Orland City Council has determined that this project is exempt from CEQA as it can be seen with certainty that there is no possibility that the proposed revisions to the City of Orland Municipal Code would have a significant effect on the environment. Therefore, the project is exempt pursuant to CEQA Guidelines Section 15061(b)(3).

**Lead Agency**

**Contact Person:** \_\_\_\_\_ **Area Code/Telephone/Extension:** (530) 865-1608

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_ **Title:** \_\_\_\_\_

☒ Signed by Lead Agency

**Date received for filing at OPR:** \_\_\_\_\_ N/A



**CITY OF ORLAND  
PLANNING COMMISSION RESOLUTION PC 2025-0 4**

**MAKING A RECOMMENDATION FOR  
APPROVAL OF AN AMENMENT TO TITLE 17 – ZONING OF THE  
CITY OF ORLAND MUNICIPAL CODE AMENDING  
SECTION 17.48.030 – CONDITIONAL USES REQUIRING  
USE PERMIT TO ADD A NEW USE LISTING TO THE  
LIST OF USES ENTITLED *SCHOOLS, PUBLIC AND PRIVATE*  
(*VOCATIONAL/TECHNICAL*)**

**WHEREAS**, the Planning Commission held a duly noticed public hearing to accept public comments and to review and consider the application on April 17, 2025; and

**WHEREAS**, the Planning Commission deliberated on the proposed request and has determined that the request is consistent with the Orland General Plan; and

**WHEREAS**, the Planning Commission has determined the project is Categorical Exempt from further review under the California Environmental Quality Act (CEQA) pursuant to Sections 15061.B.3 and 15301 Existing Facilities of the Government Code and State CEQA guidelines further described as the 'Common Sense Exemption' and 'Existing Facilities' Exemption; and

**WHEREAS**, the Planning Commission, in a staff report dated April 17<sup>th</sup>, 2025, has made the following findings with respect to the requested action:

1. The proposal will not be detrimental to the health, safety and general welfare of persons residing or working in the neighborhood of the proposed use.
2. The proposed use will not be detrimental or injurious to property and improvements in the neighborhood of the proposed use.
3. The proposed use will not be detrimental or injurious to the general welfare of the city.
4. The proposed use will be consistent with the policies, standards and any use designations of the general plan, any applicable specific plan and the M-L, Limited Industrial zoning district upon the issuance of the Permit.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of Orland does hereby approve Zoning Code Text Amendment #2025-01, subject to the following conditions:

**General Conditions:**

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. The project applicant and/or contractor shall obtain all necessary 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.
8. If changes are requested to the plan or the Conditions of Approval, a Conditional Use Permit Amendment shall be required, with all applicable fees, and approved by the Planning Commission prior to implementing the changes.

The foregoing Resolution was adopted by the Planning Commission on the 17<sup>th</sup> day of April, 2025 by the following vote:

AYES: Commissioners Montague, Elliott, Enriquez, Vice Chairperson Lazorko, Chairperson Nordbye

NOES: None

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Stephen Nordbye  
Planning Commission Chairperson

ATTEST:

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Jennifer T. Schmitke, City Clerk / Clerk of the PI