



### PLANNING COMMISSION RESOLUTION NO. PC 2026-XX

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ORLAND, RECOMMENDING TO THE CITY COUNCIL TO INITIATE PROCEEDINGS TO ANNEX CERTAIN REAL PROPERTY CURRENTLY LOCATED WITHIN THE UNINCORPORATED TERRITORY OF GLENN COUNTY AND WITHIN THE CITY OF ORLAND PLANNING AREA AND SPHERE OF INFLUENCE AND IDENTIFIED AS GLENN COUNTY ASSESSOR'S PARCEL NUMBERS 045-240-002-000, 045-240-011, 045-240-010, 045-240-013 AND, FURTHER RECOMMENDING ADOPTION OF CITY OF ORLAND C-H, HIGHWAY SERVICE COMMERCIAL ZONE ON THE PARCELS APPLICATION NUMBER(S): ANNEX #2026-01, PZ #2026-01**

**WHEREAS**, the City of Orland has initiated an annexation of territory into the City limits and an action to initiate proceedings pursuant to the Cortese-Knox Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code; and

**WHEREAS**, the boundaries of the territory to be annexed are described as Glenn County Assessor Parcel Numbers 045-240-002-000, 045-240-011, 045-240-010, and 045-240-013; and

**WHEREAS**, the City of Orland proposes to concurrently assign City of Orland zoning to the parcel via the rezoning process with the C-H, Highway Service Commercial zoning district; and

**WHEREAS**, the parcel is approximately 37 acres and bordered by property within the City on the south and east; and

**WHEREAS**, the rezoning of the property to C-H would create consistency between the existing and approved commercial developments to the north, south, east, and southwest; and

**WHEREAS**, the Orland City Council certifies that it consents to waiver of the conducting authority proceedings by the Local Agency Formation Commission (LAFCo) of Glenn County, pursuant to Section 56837 of the Government Code.

**WHEREAS**, the Planning Commission held a duly noticed public hearing to accept public comments and to review and consider the application on April 9th, 2026; and

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

**WHEREAS**, The project has been determined to be *exempt* from further CEQA review pursuant to Section 15183 of the CEQA Guidelines. California Environmental Quality Act (CEQA) Guidelines Section 15183 allows a streamlined environmental review process for projects that are consistent with the densities established by existing zoning, community plan or general plan for which an Environmental Impact Report (EIR) was certified.

**WHEREAS**, the Planning Commission, in a staff report dated December 21, 2023, recommends to the City Council approving the following actions and making findings with respect to the following requests:

**Prezoning:**

1. The prezoning application generally meets the application and submittal requirements contained in Title 17 ZONING, Section 17.12.060; the property shall be prezoned prior to annexation. Prezoning will be accomplished in the same manner as zoning within the City.

2. The proposed prezoning to C-H (Highway Service Commercial) zoning district is consistent with the City of Orland General Plan and is within the City of Orland Sphere of Influence.

3. The proposed prezoning is compatible with the existing use of adjacent properties in the vicinity and with the City's long-term, intended use of adjacent properties, as reflected in the General Plan Land Use Diagram.

4. The proposed prezoning to C-H (Highway Service Commercial) zoning district will not be detrimental to the public health, safety, or welfare of the City.

**Initiation of Proceedings for Annexation:**

1. The proposed annexation to the City of Orland of the territory described as Glenn County Assessor Parcel Numbers 045-240-002, 045-240-011, 045-240-010, and 045-240-013 is located within the same county as the City; the territory is contiguous to the City at the time of the initiation of the proposed annexation application; the territory is located within one County, Glenn, and is consisting of one (4) singular parcels of land, as required by Section 56741 of the California Government Code.

2. The proposed annexation would not result in unincorporated territory being completely surrounded by the City of Orland or by the City on one or more sides and the Pacific Ocean on the remaining sides.

3. The proposed annexation territory is not within a farmland security zone or subject to a Williamson Act contract (Sections 51296 and 56752 Ca. Govt. Code) that would require facilities or services.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of Orland does hereby recommend to the Orland City Council approval of the rezoning and intent to annex of four (4) parcels (045-240-002, 045-240-011, 045-240-010, and 045-240-013). The foregoing Resolution was adopted by the Planning Commission on the 9th day of April 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Stephan Nordbye, Chair

ATTEST:

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Jennifer Schmitke, City Clerk