



CITY OF ORLAND STAFF REPORT

SPECIAL MEETING DATE: April 9, 2026

TO: City of Orland Planning Commission

FROM: Lisa Lozier, AICP – City Planner

SUBJECT:

- 1. Request to Annex (Annex#2026-01)** recommendation to City Council on a proposal to annex approximately 37 acres of land (the project site) located in the unincorporated area of Glenn County
- 2. Prezone for Annexation (PR#2026-01)** The City's rezoning for APNs 045-240-002-000, 045-240-011, 045-240-010, and 045-240-013 to the "C-H" (*Highway Service Commercial*) zoning district

Environmental Review: 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.

SUMMARY:

The City of Orland entered into contract with De Novo Planning Group to prepare an Annexation Application and supporting CEQA documentation for submittal and approval by LAFCo. The information provided for the analysis and support of the proposed Annexation project is included from the documents prepared for the City of Orland by De Novo Planning Group:

Attachment B – West Orland Annexation Plan (Executive Summary)

Attachment C – Orland Annexation Project – Environmental Check List

ANALYSIS:

The City of Orland (City) proposes to annex approximately 37 acres of land identified as APNs 045-240-002-000, 045-240-011, 045-240-010, and 045-240-013 and located in an unincorporated area of Glenn County (County) within the southwestern portion of the City of Orland's Sphere of Influence (SOI) and Planning Area (the "Project site"). The proposed Project (hereinafter referred to as the "Annexation Project") consists solely of annexation of the Project site into the City of Orland and rezoning of the site.

Approval of a site plan is not being requested by the applicant at this time, as all site plans and specific development proposals remain conceptual. No discretionary entitlements or specific development approvals are being requested as part of the Annexation Project beyond annexation and rezoning. For the purposes of this analysis, it is assumed that any future development application on the Project site would include commercial uses consistent with the City of Orland's intended rezoning designation of Highway Service Commercial (C-H).

Glenn County LAFCo will require the Project site to be rezoned by the City of Orland in conjunction with the proposed annexation. The City's rezoning for the Project site would be the Highway Service Commercial (C-H) zoning designation. Upon annexation into the City of Orland, the Highway Service Commercial (C-H) rezoning designation would become the formal zoning designation for the Project site.

Project Location

The project parcels are located just west of the existing city limits of the City of Orland. The site is within the City's Sphere of Influence (SOI), and is within the City's Planning Area. **Figure 1** (See Attachment C) shows the regional map, and **Figure 2** (See Attachment C) shows the vicinity map for the project.

Project Description

The proposed Project includes a request for annexation of approximately 37 acres located within the southwest portion of the City of Orland SOI and the City's Planning Area. Approval of a site plan is not being requested by the applicant at this time, as all site plans and specific development proposals are still conceptual. There are no entitlements or specific development approvals being requested beyond the annexation, and rezoning, which is described below.

For the purposes of this analysis, it is assumed that any future development application on the subject project site(s) would develop the project site with commercial uses, consistent with the intended rezoning of Highway Service Commercial (C-H).

The C-H zone is intended to provide necessary services and convenience for the traveling public along main roads or at highway intersection frontages at proper intervals and locations in developments designed for safety, convenience and suitable appearance.

Existing Site Uses

The project site currently contains agricultural land (pasture land), as well as some existing agricultural and residential buildings located in the northeastern portion of Project site. There are a small number of scattered trees located primarily within the northeastern portion of the Project site.

Surrounding Land Uses

The project site is located in a rural area that includes agricultural, commercial, light industrial, and rural residential uses. The surrounding area adjacent to the project site includes agricultural uses to the east, west, and south; rural residential uses to the north, east, and south; some commercial uses are located to the east of the Project site (i.e. the Orland Inn and the K&M Thai Noodle House). Orland Estates, a mobile home park, is located south of the Project site. Additionally, Interstate 5 (I-5) travels north-south just to the east of the project site.

General Plan and Zoning Designations

The City of Orland General Plan designates the project site as Commercial, Light Industrial/Commercial, and Low Density Residential land uses.

The Glenn County General Plan identifies the project site as Residential Estate One Acre (RE-1) and Highway and Visitor Commercial District (HVC), under the County zoning Code.

Approvals required for project implementation include rezoning the project site to the Highway Service Commercial (C-H), and annexation of the project site to the City. **Figure 3** shows the existing General Plan land use, and **Figure 4** shows the existing zoning.

Requested Entitlements and Other Approvals

The City of Orland is the Lead Agency for the proposed project, pursuant to the State Guidelines for Implementation of CEQA (Guidelines Section 15050).

This document will be used by the City of Orland to take the following actions:

- Adoption of the CEQA Exemption (CEQA Guidelines Section 15183).
- Annexation of the project site, subject to review and approval by the Glenn County LAFCO.
- Rezoning of the project site to the Highway Service Commercial Zone.

The following agencies may be required to issue permits or approve certain aspects of the proposed project:

- North Coastal Regional Water Quality Control Board (NCRWQCB) - Storm Water Pollution Prevention Plan (SWPPP) approval prior to construction activities.
- Glenn County Air Pollution Control District (APCD) - Approval of construction-related air quality permits.
- Glenn County Local Agency Formation Commission (LAFCO) – Review of the proposed annexation request.

ENVIRONMENTAL DETERMINATION:

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.

RECOMMENDATION:

Based upon the information contained in this report and the West Orland Plan Executive Summary and after consideration of the attributes specific to the proposed site, staff is recommending that the Planning Commission recommend to the City Council approval of the intent to annex (ANNEX #2026-01) and prezone (PZ #2026-01) property identified as Glenn County Assessor's parcel numbers APNs 045-240-002-000, 045-240-011, 045-240-010, and 045-240-013. Specifically, staff recommends that the following actions take place:

1. Orland Municipal Code Amendment(s): Move to approve Planning Commission Resolution PC 2026-___, recommending for approval to the City Council the intent to annex property into the City of Orland, and rezoning of that property, otherwise known

as APNs 045-240-002-000, 045-240-011, 045-240-010, and 045-240-013, to (C-H) Highway Service Commercial, based on the findings provided as Attachment A.

2. California Environmental Quality Act (CEQA): Staff is recommending that the Planning Commission approve the action (intent to annex, PZ 2026-01, and determine that the proposed action is exempt from further review pursuant to CEQA Guideline Section 15183 Exemptions.

ATTACHMENTS:

Attachment A – Planning Commission Resolution 2026-

Attachment B – West Orland Annexation Plan (Executive Summary)

Attachment C – West Orland Annexation Project - Environmental Check List