

CITY COUNCIL

CITY OF ORLAND



ORDINANCE NO. 2026-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ORLAND APPROVING THE PREZONING OF AN EXISTING PARCELS OF LAND IDENTIFIED AS (APNs 046-080-016) WITH THE C-H (HIGHWAY SERVICE COMMERCIAL ZONING DISTRICT)

WHEREAS, the City proposes to prezone existing parcels (APN's 045-240-002-000, 045-240-011, 045-240-010, and 045-240-013) to C-H, High Highway Service Commercial zoning district; and

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

WHEREAS, the proposed pre zoning action is consistent with the policies, standards, density range and land use type specified in the General Plan; and

WHEREAS, the proposed pre zoning and annexation action is consistent and compatible with the uses authorized in, and the regulations prescribed for, the zoning district for which it is proposed; and

WHEREAS, the Planning Commission of the City of Orland held a duly noticed public hearing to consider the request at a Special Meeting held April 9, 2026 and following the conduct of the public hearing has recommended approval of the matter to the City Council by a unanimous vote of 5-0; and

WHEREAS, the Planning Commission has made a recommendation to the City Council that the proposed action 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, based on comments received from the public at the public hearing, input from other public agencies, and after review of the Project, the City Council has determined that the proposed action is consistent with the action approved by the Planning Commission and is consistent with the City’s adopted General Plan and the LAFCO approved Sphere of Influence of the City; and

WHEREAS, the City Council held a duly noticed public hearing on April 21, 2026 to review the proposed annexation; and

NOW, THEREFORE, BE IT RESOLVED, That the City Council of the City of Orland does hereby determine that the proposed action is exempt from further CEQA review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15183 and does hereby approve project number PZ 2026-01 rezoning the subject parcel to the C-H – Highway Service Commercial zoning district.

The foregoing Ordinance was adopted by the Orland City Council on the 21st day of April, 2026, by the following vote:

Ayes:

Noes:

Abstain:

Absent:

Terrie Barr, Mayor
City of Orland

ATTEST:

Jennifer Schmitke, City Clerk

Scott Drexel, City Attorney