



ANNEXATION PLAN

FOR THE

WEST ORLAND ANNEXATION PROJECT

FEBRUARY 2026

Prepared for:

Glenn County Local Agency Formation Commission
525 West Sycamore Street, 2nd Floor
Willows, CA 95988

and

City of Orland
Planning Division
815 Fourth Street
Orland, CA 95963

Prepared by:

De Novo Planning Group
1020 Suncastr Lane, Suite 106
El Dorado Hills, CA 95762
(916) 949-3231

D e N o v o P l a n n i n g G r o u p

A Land Use Planning, Design, and Environmental Firm



ANNEXATION PLAN
FOR THE
WEST ORLAND ANNEXATION PROJECT

FEBRUARY 2026

Prepared for:

Glenn County Local Agency Formation Commission
525 West Sycamore Street, 2nd Floor
Willows, CA 95988

and

City of Orland
Planning Division
815 Fourth Street
Orland, CA 95963

Prepared by:

De Novo Planning Group
1020 Suncast Lane, Suite 106
El Dorado Hills, CA 95762
(916) 949-3231

Section	Page Number
Executive Summary	1
Annexation Plan Contents.....	2
Open Space Conversion Statement	4
Agricultural lands	5
Soils	6
Justification for Approval	6
City Services Plan	11
Introduction	11
Discussion.....	11
Water	12
Stormwater	13
Wastewater	13
Solid Waste.....	14
Electricity and Natural Gas	14
Police Services.....	14
Fire Services and Emergency Medical Services	15
School Services	15
Parks and Recreation	16
Other Government Facilities	16
Findings	16
Timely Availability of Water Supplies.....	16

This Page Intentionally Left Blank.

WEST ORLAND –ANNEXATION PLAN

EXECUTIVE SUMMARY

Introduction

This Annexation Plan is designed to provide important background information to allow for a thorough justification of this annexation proposal and to ensure compliance with all Glenn County Local Agency Formation Commission (LAFCo) rules and regulations, as well as other applicable regulatory requirements, including the California Government Code.

The City of Orland (City) proposes to annex approximately 37 acres of land 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, as described below.

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).

The Highway Service Commercial (C-H) zoning district is intended to provide services and conveniences for the traveling public along major roadways and highway frontages at appropriate intervals and locations, in developments designed for safety, convenience, and suitable appearance. Typical uses allowed under the C-H zoning designation may include traveler-oriented commercial uses such as lodging, restaurants, fueling stations, and related service commercial uses.

The Project site is located within the City of Orland’s SOI but outside the existing city limits and will require annexation approval by the City of Orland and Glenn County Local Agency Formation Commission (LAFCo). The proposed annexation represents a logical extension of the City limits and is consistent with the City’s adopted SOI and long-term planning framework. No amendment to the City’s SOI is required as part of the Annexation Project.

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.

ANNEXATION PLAN

Annexation Plan Contents

The proposed Annexation Project does not include any residential components, nor does it propose any residential zoning designations. The Project is limited to annexation and rezoning of the approximately 37-acre project site to the City of Orland Highway Service Commercial (C-H) zoning designation and is intended to accommodate future traveler-oriented and service commercial uses.

Accordingly, the proposed annexation will not impact the City of Orland's ability to accommodate its Regional Housing Needs Allocation (RHNA) under the current Housing Element. This project does not alter the City's residential capacity or hinder its compliance with state housing law as administered by the California Department of Housing and Community Development (HCD). Therefore, this Annexation Plan does not include sections related to residential land use, RHNA site inventory contributions, or fair-share housing development phasing, as they are not applicable.

This Annexation Plan includes the following sections:

OPEN SPACE CONVERSION STATEMENT

The **Open Space Conversion Statement** provides background on the Annexation Project, describes the existing agricultural characteristics and uses of the annexation area, provides an analysis of the agricultural and conservation-related fees that the City would be required to pay, and provides a description of the type of soils located within the annexation area. This section also discusses the Annexation Project regarding the following (pursuant California Government Code Section 56377):

- a) Development or use of land other than open space uses shall be guided away from existing prime agricultural lands in open space use and towards areas containing non-prime agricultural lands, unless that action would not promote the planned orderly, efficient development of an area.
- b) Development of existing vacant or non-prime agricultural land for urban uses within the existing jurisdiction of a local agency or within the SOI of a local agency should be encouraged before any proposal is approved which would allow for or lead to the development of existing open-space lands for non-open space uses which are outside of the existing jurisdiction of the local agency or outside the existing SOI of the local agency.

CITY SERVICES PLAN

The **City Services Plan** has been prepared to fulfill the following requirement:

"Pursuant to California Government Code Section 56653, the Glenn County Local Agency Formation Commission (LAFCo) requires that any application for a change of organization or reorganization be accompanied by a plan for providing services. In accordance with Section 56653, the plan shall include:

- an enumeration and description of services to be extended to the affected territory;
- the level and range of those services;

- an indication of when those services can feasibly be extended to the affected territory;
- an indication of any improvements or upgrading of structures, roads, sewer or water facilities, or other conditions that the local agency would impose or require within the affected territory if the change of organization or reorganization is completed; and
- information with respect to how those services will be financed.”

Overall, existing and planned public services provided by the City of Orland are anticipated to be capable of serving the proposed Annexation Project. The Annexation Project would require the future extension of City services to the project site upon annexation, including public safety services (police and fire protection) and municipal utilities, as applicable. The general level and range of public services that would ultimately be required to serve future development of the project site are described in this document and would be evaluated in greater detail as part of any future discretionary development applications.

Because no specific development project is proposed at this time, detailed design, engineering, and construction of infrastructure and service extensions have not yet been defined. Any future improvements to public facilities and infrastructure necessary to serve development of the project site would be required to comply with City of Orland standards and policies and would be financed by future project proponents, subject to approval by the City.

Glenn County LAFCo will rely on the environmental analysis prepared for the Annexation Project when evaluating the proposed boundary change and associated service provision.

TIMELY AVAILABILITY OF WATER SUPPLIES

The **Timely Availability of Water Supplies** describes the City of Orland’s ability to serve the proposed annexation area with adequate water supplies. The City of Orland General Plan designates the project site for Commercial and Light Industrial/Commercial land uses, and the proposed Annexation Project, including rezoning of the site to Highway Service Commercial (C-H), is consistent with these land use designations.

Because no specific development proposal is being requested as part of the Annexation Project, water demand estimates are conceptual at this time and would be refined as part of future discretionary development applications. However, future development of the project site would constitute planned growth within the City of Orland’s Sphere of Influence and Planning Area. To the extent that future development of the annexation area would require additional water supplies, such growth has been contemplated in the City of Orland General Plan Draft Environmental Impact Report (EIR).

Furthermore, based on the City of Orland General Plan EIR and service planning assumptions, water supplies are anticipated to be available to serve the annexation area in a timely manner during normal, dry, and multiple dry year conditions, subject to compliance with applicable water service policies and the preparation of project-level analyses at the time of future development.

Justification and Findings

The Cortese-Knox-Hertzberg (CKH) Local Government Reorganization Act of 2000 is the section of the California Government Code (Section 56000 et seq.) that provides LAFCo with its authority, procedures, and functions. The CKH Act gives LAFCo power to “approve or disapprove with or without amendment, wholly, partially or conditionally” proposals concerning the formation of cities and special districts, annexation or detachment of territory to cities and special districts, and other changes in jurisdiction or organization of local government agencies.

Consistent with the requirement for LAFCo to review the proposed annexation request pursuant to the criteria provided in California Government Code Section 56337, the following justifications and findings are made in support of approval of the annexation request.

- 1) Lands within the annexation area are planned for urban uses in the Orland General Plan.
- 2) The annexation request includes an amendment to the City’s 10-year planning horizon.
- 3) The Project proposes an orderly and logical boundary for annexation and is contiguous to the City limits.
- 4) The Project creates a logical extension of the City boundaries and can be served by existing infrastructure.

1. OPEN SPACE CONVERSION STATEMENT

The annexation area is located in unincorporated Glenn County within the City of Orland’s Sphere of Influence (SOI) and Planning Area and is immediately adjacent to the existing Orland city limits. The City of Orland General Plan Land Use Map designates the project site for Commercial, Light Industrial/Commercial, and Low Density Residential land 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; and existing commercial uses to the east of the project site, including the Orland Inn and K&M Thai Noodle House. Interstate 5 (I-5) travels in a north–south direction immediately east of the project site. Land uses to the south of the project site include Orland Estates, a mobile home park, along with surrounding agricultural lands.

In reviewing to approve or deny proposals which could reasonably be expected to induce, facilitate, or lead to the conversion of existing open space lands to uses other than open space uses, the Glenn County LAFCo shall consider, pursuant to California Government Code Section 56377, the following:

- a) Development or use of land other than open space uses shall be guided away from existing prime agricultural lands in open space use and towards areas containing non-prime agricultural lands, unless that action would not promote the planned orderly, efficient development of an area.
- b) Development of existing vacant or non-prime agricultural land for urban uses within the existing jurisdiction of a local agency or within the sphere of influence of a local agency should be encouraged before any proposal is approved which would allow for or lead to the development of existing open-space lands for non-open space uses which are outside of the

existing jurisdiction of the local agency or outside the existing sphere of influence of the local agency.

Agricultural Lands

The project site currently consists primarily of agricultural land. However, the Annexation Project is identified primarily for commercial uses in the Orland General Plan, and the project is consistent with the uses established by the General Plan. Development of the site for urban uses and the corresponding conversion of agricultural land associated with buildout of the Orland General Plan, including the project site, was taken into consideration in the City of Orland General Plan and General Plan EIR. On February 21, 2012 the Orland City Council adopted a Statement of Overriding Considerations (Resolution No. 2012-01) for the direct impacts to farmland resulting from adoption of the General Plan and EIR.

Under the City of Orland Municipal Code, development impact fees are imposed on new development to fund the construction or expansion of public facilities and infrastructure needed to serve growth. While the City of Orland does not currently have a dedicated “agricultural mitigation fee” program, the Orland Municipal Code authorizes the City to adopt and collect various impact fees to offset the costs of providing public services and facilities necessary to serve new development. These include water, sewer, storm drainage, transportation, parks and recreation, and public safety facility impact fees, as established through the City’s adopted Development Impact Fee schedule and related implementing resolutions and ordinances¹.

The City of Orland General Plan and associated agricultural buffering guidelines include policies and programs that encourage the protection of agricultural lands outside the City’s planning area and direct urban development toward areas already identified for growth. While the Orland Municipal Code does not include a standalone agricultural mitigation fee, General Plan mitigation measures applied through environmental review may require agricultural buffers and/or conservation measures for projects that convert important farmland to urban uses.²

The proposed conversion of the project site from agricultural to commercial uses is consistent with the City of Orland General Plan land use designations and was anticipated in the City’s planning and environmental documents. Impacts associated with loss of agricultural land were evaluated as part of the General Plan’s environmental review, and applicable mitigation measures, including agricultural buffering and conservation programs, remain available to reduce potential impacts from future development on the annexed property³.

¹ City of Orland. *Development Impact Fee Study*. City of Orland, Dec. 2019, <https://www.cityoforland.com/wp-content/uploads/2021/06/Developement-Impact-Fee-Schedule.pdf>.

² City of Orland. *Agricultural Buffering Guidelines*. City of Orland, https://www.cityoforland.com/wp-content/uploads/2021/06/FINAL_Agri_Buff_Guide.pdf.

³ City of Orland. *Orland General Plan Update Final EIR*. City of Orland, <https://www.cityoforland.com/wp-content/uploads/2021/06/OrlandGeneralPlanUpdateFEIRFinalFull.pdf>.

Soils

There are several methods for classifying soil quality for agricultural uses. One method involves a soil capability rating provided the National Resources Conservation Service (NRCS). This classification shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive landforming that would change slope, depth, or other characteristics of the soils; nor do they include possible but unlikely major reclamation projects. In the soil capability system rating, soils are generally grouped at three levels, which are capability class, subclass, and unit. Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use.

- Class 1 soils have slight limitations that restrict their use.
- Class 2 soils have moderate limitations that restrict the choice of plants or that require moderate conservation practices.
- Class 3 soils have severe limitations that reduce the choice of plants or that require special conservation practices, or both.
- Class 4 soils have severe limitations that restrict the choice of plants or that require special very careful management, or both.

Based on this classification system, soils within the proposed Annexation Project area include irrigated capability Classes 2, 3, and 4, and non-irrigated capability Classes 3 and 4, indicating that portions of the site contain soils with moderate to very severe limitations for agricultural use.

Justification for Approval

The annexation area is planned for urban uses in the Orland General Plan. The annexation request includes an amendment to the City's 10-year planning horizon. Despite the impacts to agricultural land in Glenn County, the Project will promote planned, orderly, and efficient development. Lastly, the Project proposes an orderly and logical boundary for annexation and is contiguous to the City limits. Consistent with the requirement that LAFCo review the proposed annexation request pursuant to the criteria provided in California Government Code Section 56337, the following justification and findings are made in support of approval of the annexation request:

- 1) Lands within the annexation area are planned for urban uses in the Orland General Plan.
- 2) The annexation request includes an amendment to the City's 10-year planning horizon.
- 3) The Project proposes an orderly and logical boundary for annexation and is contiguous to the City limits.

The Project creates a logical extension of the City boundaries and can be served by existing infrastructure.



WEST ORLAND ANNEXATION




- Legend**
-  Project Location
 -  Incorporated Area
 -  County Boundary

Figure 1. Regional Map

Sources: California State Geoportal; USGS Transportation Dataset. Map Date: January 4, 2026

ANNEXATION PLAN



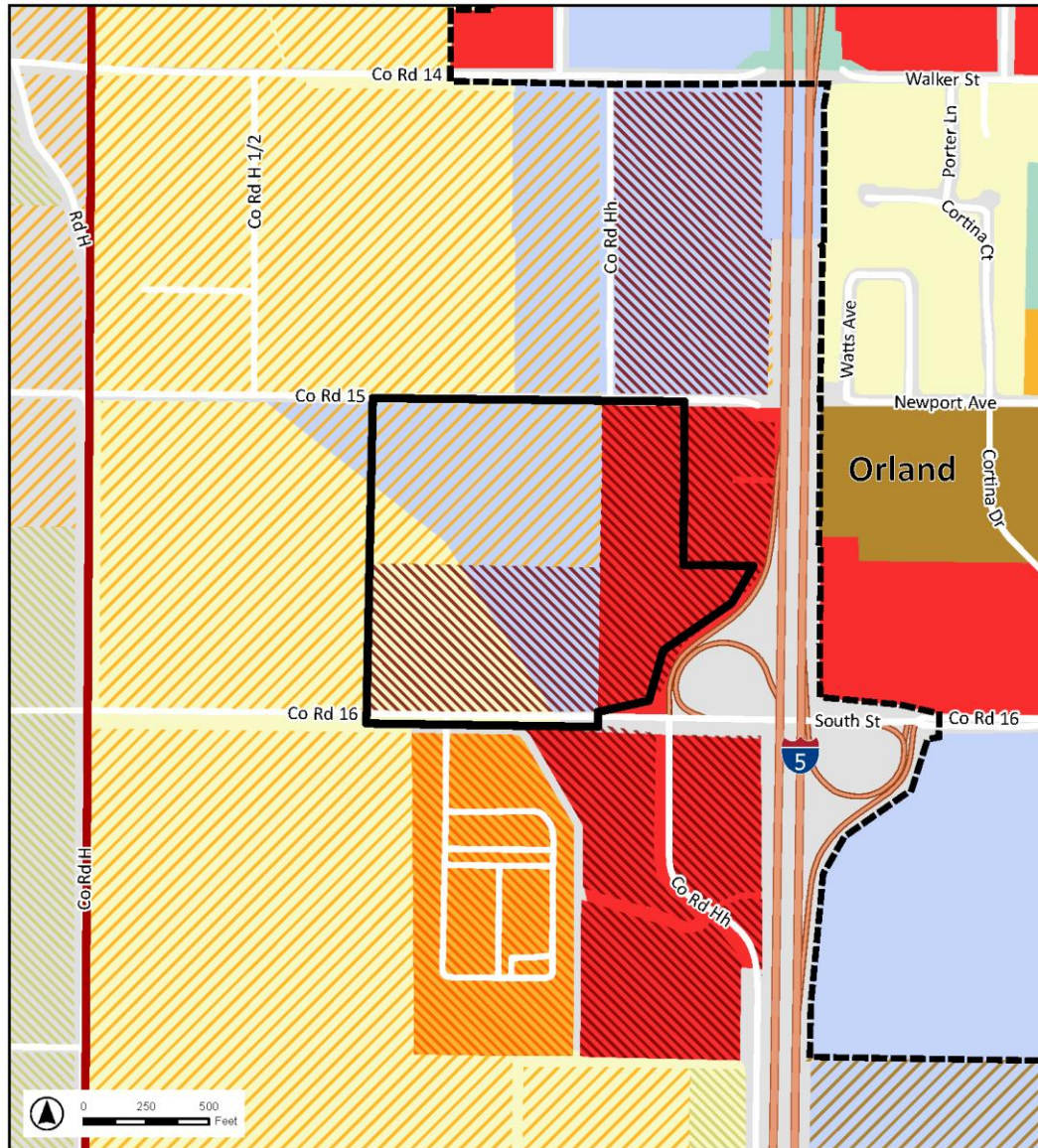
Legend

- West Orland Annexation Area
- City of Orland
- Orland Sphere of Influence

WEST ORLAND ANNEXATION

Figure 2. Vicinity Map

Sources: California State Geoportal, USGS Transportation Dataset; Vivid Imagery 7/19/2023. Map Date: January 4, 2026.

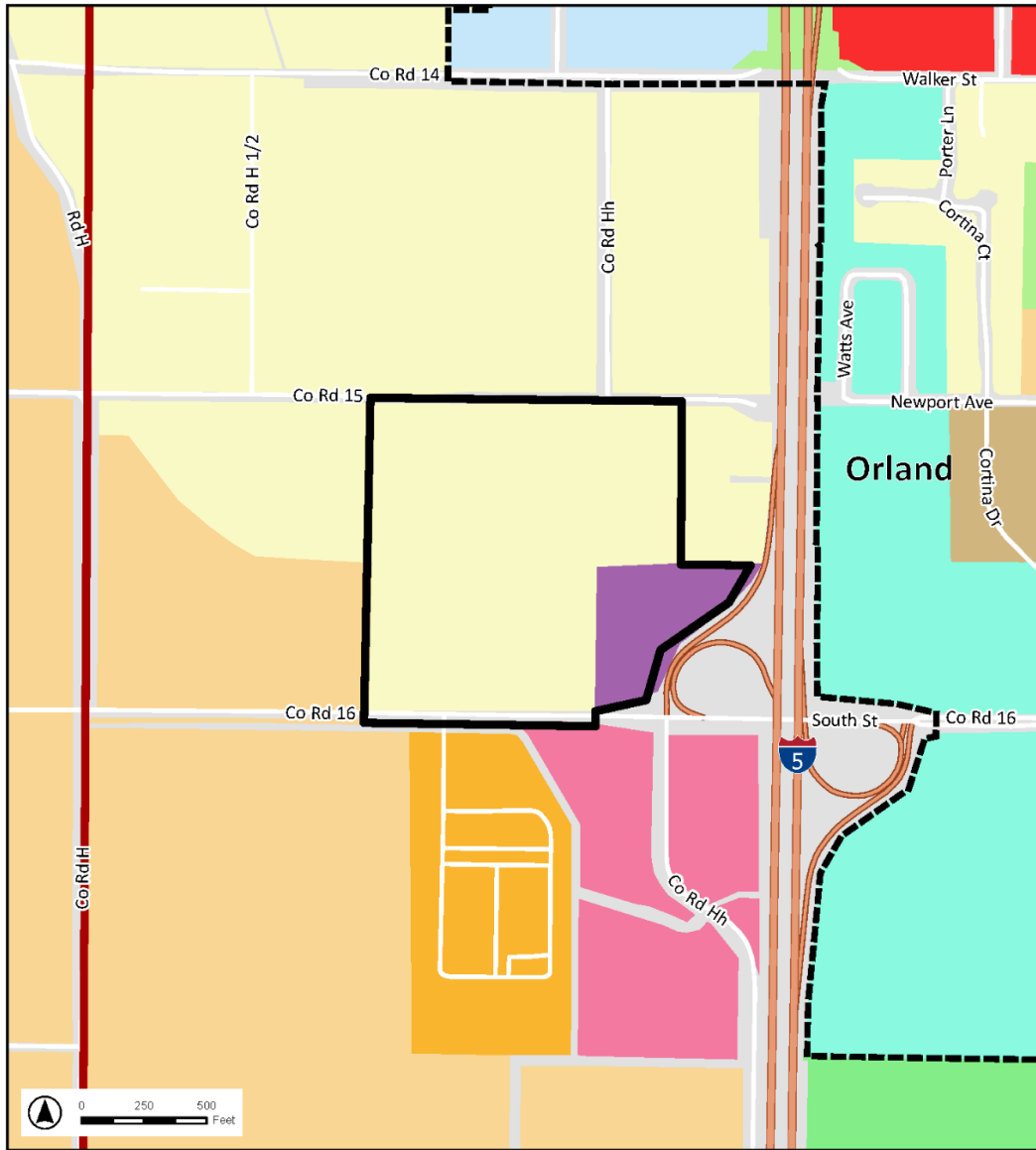


WEST ORLAND ANNEXATION

Figure 3. Existing General Plan

Sources: California State Geoportal; USGS Transportation Dataset; Glenn County General Plan; City of Orland General Plan. Map Date: January 4, 2026.

ANNEXATION PLAN



Legend		Glenn County Zoning	City of Orland Zoning
	West Orland Annexation Area		
	City of Orland		
	Orland Sphere of Influence		

WEST ORLAND ANNEXATION

Figure 4. Existing Zoning

Sources: California State Geoportal; USGS Transportation Dataset; Glenn County Zoning Map; City of Orland Zoning Map, Map Date: January 4, 2020.

DE NVO PLANNING GROUP
A LAND USE PLANNING, DESIGN, AND ENVIRONMENTAL FIRM

2. CITY SERVICES PLAN

Introduction

Pursuant to California Government Code Section 56653, the Glenn County LAFCo requires that any application for a change of organization or reorganization be accompanied by a plan for providing services. In accordance with Section 56653, the plan shall include:

- an enumeration and description of services to be extended to the affected territory;
- the level and range of those services;
- an indication of when those services can feasibly be extended to the affected territory;
- an indication of any improvements or upgrading of structures, roads, sewer or water facilities, or other conditions that the local agency would impose or require within the affected territory if the change of organization or reorganization is completed; and
- information with respect to how those services will be financed.

This Annexation Plan has been prepared to fulfill this requirement.

Discussion

As mentioned prior, 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 development approvals are being requested as part of the Annexation Project beyond annexation of the project site into the City of Orland and rezoning, as described below.

For the purposes of this analysis, it is assumed that any future development application on the project site would develop the site with commercial uses consistent with the City of Orland General Plan land use designations and the intended rezoning of Highway Service Commercial (C-H).

The Highway Service Commercial (C-H) designation is intended to accommodate traveler-oriented and service commercial uses along major roadways and highway corridors. Typical uses within the C-H designation may include lodging, restaurants, fueling stations, convenience retail, and other service commercial uses designed to serve the traveling public and nearby community, subject to City development standards.

The Annexation Project would ultimately connect to existing or planned City of Orland infrastructure to provide water, wastewater, and storm drainage services to future development on the project site. While specific utility alignments and connection points have not yet been finalized due to the conceptual nature of future development, any future projects would be required to connect to and/or extend City utilities in accordance with City of Orland standards and policies, and subject to review and approval at the time of development.

Water

Potable water for the Annexation Project would be supplied from the City's municipal water system. The City of Orland's primary water system, Public Water System 1110001, consists of six wells distributed throughout the City. The sole source of water within the City is groundwater. The wells have an average depth of approximately 200 feet, and the average depth of groundwater is generally between 20 and 50 feet. Pressure for the City water system is provided by gravity flow from an 80,000-gallon elevated storage tank. The wells produce between approximately 500 and 1,200 gallons per minute each.

The water transmission and distribution systems consist of approximately 34 miles of pipeline ranging in diameter from 4 inches to 10 inches. To serve the new development associated with the project site, water lines would need to be installed or extended.

The Colusa Subbasin, which supplies potable water to the City of Orland, shows an average seasonal fluctuation of approximately 5 feet for normal and dry years. Despite seasonal variations, long-term groundwater levels of the Colusa Subbasin have remained relatively constant. As described in the Orland General Plan EIR, the estimated storage capacity to a depth of 200 feet is approximately 13,025,887 acre-feet and estimates of groundwater extraction for agricultural, municipal and industrial, and environmental wetland uses are 310,000; 14,000; and 22,000 acre-feet, respectively. The Department of Water Resources has not identified the Colusa Subbasin as overdrafted in its DWR Bulletin 118. Also, there has been no indication of any existing or anticipated overdraft condition in studies prepared by other entities.

Based on an occupancy factor of 2.50 persons per water service connection and a City population of 12,286 residents, Orland will have approximately 4,914 active water service connections by 2028. Orland General Plan policies ensure that adequate water supply would be available for the Annexation Project.

Policy 5.6.E encourages conservation of water, as well as minimizing costs associated with pumping and delivery systems. Policy 5.7.B promotes the efficient use of water within the City's Planning Area, which would be achieved by promoting the use of water-conserving devices for new construction and major renovations (Program 5.7.B.1). Program 5.7.B.2 requires new development to fund its fair share portion of its impacts to all water supply-related services and facilities.

Implementation of the proposed General Plan policies and programs listed above as well as the mitigation measures contained within the Orland General Plan EIR, would ensure that sufficient water capacity is available to support new development in conjunction with existing development. Therefore, the City's water treatment and conveyance infrastructure is adequate to serve existing demand, in addition to the demand created by the Annexation Project.

As mentioned prior, the Annexation Project would require extension of offsite water conveyance infrastructure to the Project site for potable water and irrigation water. All offsite water utility improvements will be in or adjacent to existing roadways along the perimeter of the Project site.

Stormwater

The City of Orland's stormwater drainage system consists primarily of surface water conveyance utilizing curbs and gutters which lead to underground drainage pipes that eventually discharge into the Lely Aquatic Pond, the Stony Creek Basin Tributary Area, or on-site retention basin and leach field systems.

Drainage improvements will be constructed in order to maintain the service level standard. This is accomplished by constructing the storm drainage and flood protection facilities for each new area that is developed, and by ensuring that necessary facilities are developed efficiently prior to and during construction activities.

Development of the project site would place impervious surfaces on the majority of the project site. Development of the project site would potentially increase local runoff production and would introduce constituents into storm water that are typically associated with urban runoff. These constituents include heavy metals (such as lead, zinc, and copper) and petroleum hydrocarbons. BMPs will be applied to the proposed site development to limit the concentrations of these constituents in any site runoff that is discharged into downstream facilities to acceptable levels.

Permanent onsite storm drainage would be installed to serve the Annexation Project. The potential environmental impacts of construction of the onsite storm drainage system are addressed throughout this Initial Study, given that all improvements would occur onsite, within the area proposed for disturbance. As described above under the Hydrology and Water Quality Section, new development projects in the City of Orland are required to provide site-specific storm drainage solutions and improvements that are consistent with the overall storm drainage infrastructure approach as required by the City of Orland.

Wastewater

The City wastewater collection and treatment system comprises an extensive collection system and four sewage treatment ponds. Treated effluent from the treatment facility is discharged to a 50-acre parcel.

All sewage that is generated inside of the city limits is collected and treated by the Orland Wastewater Collection and Treatment Facility (WCTF). Areas immediately surrounding Haigh Field are also served by the WCTF. Other than Haigh Field, areas outside of the city limits are treated by private on-site septic systems. The treatment facility utilizes a primary treatment process consisting of a bar-screen located at the headworks building with screened effluent being disposed into a rotating series of four sewage disposal ponds located west of the airport. These four primary settling ponds, along with two specially lined and isolated brine ponds, are located on a 50-acre City-owned parcel of land.

The City has adequate capacity to serve the project's projected demand for wastewater treatment services in addition to its existing commitments, and no improvements or expansions to the existing WCTF are required to serve the Annexation Project. The addition of project-generated wastewater would not result in any RWQCB violations related to effluent treatment or discharge.

Solid Waste

Glenn County prepared the required Source Reduction and Recycling Element (SRRE) and Household Hazardous Waste Element (HHWE) in 1992. Glenn County leases and operates a landfill located at the west end of County Road 33 off Interstate 5 in Artois. Orland residents can contract individually with Waste Management for curbside waste and recycling collection services. Orland area waste is delivered to the Glenn County Landfill by Waste Management.

The Annexation Project would not generate significant volumes of solid waste, beyond levels normally found in commercial developments. Using CalRecycle's commercial use solid waste generation rate of 5 pounds per 1,000 sf per day, the project is expected to produce a maximum of approximately 8,058 pounds per day. The addition of the solid waste generated by the project would not exceed the capacity of the local landfills.

As described above, there is adequate landfill capacity to serve the Annexation Project, and the project will comply with all applicable statutes and regulations related to solid waste.

Electricity and Natural Gas

Pacific Gas and Electric Company (PG&E) is responsible for provision of electricity and natural gas to the City and the annexation area. PG&E delivers approximately 86,179 million kilowatt-hours (kWh) of electricity to its 15 million customers throughout the 70,000-square-mile service area in northern and central California.

PG&E is also responsible for the provision of natural gas to the City. Gas is delivered to the City and the City Planning Area through portions of PG&E's 48,198 miles of natural gas pipelines. Residents, owners, and/or tenants would be responsible for paying for electricity and natural gas services, based on the amount of energy used.

Police Services

The Orland Police Department is the local law enforcement agency serving the city of Orland, California, located at 817 4th Street, Orland, CA 95963. The department is dedicated to proactive policing, crime prevention, community safety, and emergency response, operating 24/7 with a team of 10 full-time sworn officers and 2 full-time civilians.

Impact fees from new developments are collected based upon projected impacts from each development by the City as COAs prior to project approval. The adequacy of impact fees is reviewed on an annual basis to ensure that the fee is commensurate with the service. Payment of the applicable impact fees by the project applicant, and ongoing revenues that would come from property taxes, and other revenues generated by the project, would fund capital and labor costs associated with police services.

It is not anticipated that implementation of the Annexation Project would result in significant new demand for police services. Project implementation would not require the construction of new police facilities to serve the project site, nor would it result in impacts to the existing response times and existing police protection service levels. Furthermore, the City's General Plan ensures the City maintains adequate police staffing, performance levels and facilities to serve Orland's existing population as well as any future growth.

Fire Services and Emergency Medical Services

The Orland Volunteer Fire Department was formed in 1911 after much of Orland's downtown burned in a devastating fire. In July of 2019, the City in partnership with the Orland Rural Fire Protection District and OVFD, hired Orland's first paid Fire Chief, Justin Chaney. Chief Chaney has been the fire chief for the volunteers since 2017.

Recognizing the potential need for increases in fire protection and emergency medical services, the City's General Plan includes policies to ensure that adequate related facilities are funded and provided to meet future growth. Implementation of the Annexation Project would not adversely impact existing fire and emergency services within the city and would not require the construction of new fire protection facilities. Impact fees from new development are collected based upon projected impacts from each development. The adequacy of impact fees is reviewed on an annual basis to ensure that the fee is commensurate with the service. Payment of the applicable impact fees by the project applicant as COAs prior to project approval, and ongoing revenues that would come from property taxes, sales taxes, and other revenues generated by the project, would fund capital and labor costs associated with fire protection services.

In order to provide adequate fire protection and suppression services to the project site, the Orland Volunteer Fire Department must have access to adequate onsite hydrants with adequate fire-flow pressure available to meet the needs of fire suppression units. The final site plans and development specifications developed for the Annexation Project will indicate the location and design specifications of the fire hydrants that will be required within the project site.

ISO RATING

The Insurance Services Office (ISO) Public Protection Classification Program currently rates the Orland Fire Protection District as a Class 1. ISO ratings are provided on a scale of 1 to 10, with 1 being the highest possible protection rating and 10 being the lowest. The ISO rating measures individual fire protection agencies against a Fire Suppression Rating Schedule, which includes such criteria as facilities and support for handling and dispatching fire alarms, first-alarm response and initial attack, and adequacy of local water supply for fire suppression purposes. The ISO ratings are used to establish fire insurance premiums.

School Services

Implementation of the Annexation Project would result in modest employment growth within the City of Orland, which may increase enrollment at schools within the Orland Unified School District incrementally. The Orland Unified School District collects impact fees from new developments under the provisions of SB 50. Payment of the applicable impact fees by the project applicant, and ongoing revenues that would come from taxes, would fund capital and labor costs associated with school services. The adequacy of fees is reviewed on an annual basis to ensure that the fee is commensurate with the service. Payment of the applicable impact fees by the project applicant, and ongoing revenues that would come from property taxes, sales taxes, and other revenues generated by the project, would fund improvements associated with school services.

Parks and Recreation

The Annexation Project would not increase demand for parks and recreational facilities within the City of Orland and would not increase the use of the City's existing parks and recreation system. The City of Orland requires the payment of the project's fair share in-lieu parks fees, as required by the City's General Plan. The collection of fees and determined fair share fee amounts are adopted by the City as COAs for all new development projects prior to project approval. Fees paid aid in the development of new park space and maintenance as required, to ensure continued high quality park facilities for all City residents.

Other Government Facilities

The Annexation Project would be subject to Chapter 15.42 of the City of Orland Municipal Code which establishes development impact fees requiring that new development provide a fair share contribution toward the provision of services. Payment of the fee is required to implement the goals and objectives of the General Plan and to mitigate the impacts caused by future development in the City. The payment of fees has been identified to finance public facilities and/or compensation measures, and to pay for each development's fair share of the construction costs of these improvements, and/or the costs of the compensation measures.

Findings

Overall, existing public services, with improvements proposed as a part of the Project, would be adequate to serve the Project. The Annexation Project would require the extension of services provided by the City, including public safety and utility services. The design, engineering, and construction of these services and infrastructure improvements will be financed by the developer subject to approval by the City of Orland.

3. TIMELY AVAILABILITY OF WATER SUPPLIES

The provision of public services and the construction of on-site and off-site water infrastructure would be required to serve future development associated with the proposed Annexation Project. Upon annexation into the City of Orland, potable water would be provided by the City's municipal water system through extension of the existing underground water distribution network in accordance with City standards and specifications. Off-site water improvements would generally occur within or adjacent to existing public rights-of-way along the perimeter of the project site, and on-site improvements would occur within the project area.

Water demands associated with future development of the site would be supplied by the City of Orland's existing groundwater-based water system. According to the City's Water System Master Plan, the City's water system is served by six groundwater wells that produce water for potable use, and the Plan identifies improvements and additions to well, storage, and distribution infrastructure to ensure reliable service to existing and future service areas. The City's long-range water planning anticipates water use demands resulting from growth and supports extension of water service into areas such as the project site following annexation.

The City is also engaged in ongoing water system expansion and resiliency efforts, including the Orland Area Water Supply Project, which extends water mains, storage, and pumping capacity to serve customers beyond existing city limits and improve overall system reliability.⁴

Water demands for the Annexation Project would be served using the City's existing and planned future water supply portfolio. Development proponents would provide their proportionate share of required funding for water system extensions and improvements necessary to serve development on the annexed site, consistent with City of Orland policy and applicable fee programs.

Water supplies are expected to be available to serve future development of the annexation area during normal, single-dry, and multiple-dry year conditions without the need for expansions of water entitlements beyond those planned and funded by the City. Any additional water supply projects or infrastructure improvements identified in the City's water planning documents would be implemented through the City's capital improvement planning process as dictated by the pace and timing of development in the annexation area. As identified above, the Annexation Project would not result in insufficient water supplies available to serve the Project from existing entitlements and resources.

Therefore, the City of Orland will have sufficient water supplies to meet the projected demands from development allowed by the General Plan, and has sufficient water supplies available to serve the Annexation Project from existing entitlements and resources, and would not require new or expanded entitlements during normal, dry, and multiple dry years. The Annexation Project is considered planned growth and to the extent that the Annexation Project would require additional water supply.

⁴ City of Orland. *Orland Area Water Supply Project Press Release*. Feb. 9, 2022, <https://www.cityoforland.com/wp-content/uploads/2022/02/Orland-Area-Water-Project-Press-Release.pdf>.

This page left intentionally blank.