



CITY OF ORLAND Staff Report

TO: **City of Orland Planning Commission**

FROM: Scott Friend, AICP – City Planner

MEETING DATE: November 18, 2021; 5:30 p.m.
Carnegie Center, 912 Third Street, Orland, CA 95963

SUBJECT: **Annexation #2021-01 and Prezone #2021-01 (Kraemer)**

The applicant is requesting to annex a single lot having 1.28 acres of land into the City of Orland to facilitate connection to the City water system. The property is located at 4309 County Road KK, Orland CA 95963 (APN 040-380-015).

Environmental Review: Staff recommends that the Planning Commission determine that the proposed action is *exempt* from further CEQA review pursuant to Section 15319, Annexations of existing facilities and lots for exempt facilities, a Class 19 CEQA exemption and Section 15061(b)(3), the “General Rule”.

Background:

On July 2, 2021 the City received an application for annexation filed by property owners Gerald & Maureen Kraemer. Annexation is the legal process that transfers property from an unincorporated unit of government to an incorporated one. In this case, property owners of a single property in unincorporated Glenn County are requesting incorporation into the City of Orland. The benefits of annexation include the possibility for connection to City-provided utilities (sewer and domestic water service), city provided law enforcement services, an increased potential for the use of your parcel when connected to City-provided utility services, and an opportunity to vote in City elections as well as to serve on City boards and commissions. There is no difference in property taxes between properties in unincorporated Glenn County and properties in the City of Orland.

Annexations involve a multi-step process. First, the City must complete its Planning Commission and City Council hearings on the annexation and prezoning prior to sending the annexation application to the Glenn County Local Agency Formation Commission (LAFCo). The Planning Commission holds a public hearing on the annexation and prezoning and sends their recommendation to the City Council. The City Council will then hold a public hearing and adopt a Resolution of Application. Once the City’s process is complete, the City of Orland acts as the applicant before LAFCo and prepares the LAFCo application in cooperation with the applicant(s). LAFCo will conduct a hearing(s) and may either disapprove the application, conditionally approve the application, or approve the application on its own merit.

The applicants are requesting annexation into the City of Orland for the purposes of facilitating connection to the City water system. Recently, properties located on County Road KK have begun to experience dry wells. The applicants, out of an abundance of caution, are requesting annexation

into the City for the purposes of connecting to the City's water system in the event that their well goes completely dry. Prior to connecting to the City's system, the applicants will be required install a backflow prevention device on their well to prevent possible combination with the City's water system. The applicants will not be required to abandon their well completely so long as the backflow prevention device is installed to the City Engineer's and Public Works' specifications. The applicants are not requesting connection to the City's sewer system. The property is connected to a septic system.

Summary:

The subject property is 1.28 acres and located at 4309 County Road KK, Orland CA 95963 (APN 040-380-015). The property is located within unincorporated Glenn County area but within the City of Orland's LAFCo approved Sphere of Influence (SOI). The property is bounded by the Orland City limits on the north (See **Attachment A – Annexation Area**). The property is currently developed and occupied with one (1) single-family home and one (1) detached garage/shop. The single-family residence is located approximately 50 feet from the property line. The rear of the property is currently undeveloped. No additional development is proposed as part of this request. The City of Orland General Plan designates the site with the R-L - *Low Density Residential* land use designation.

Following approval of this annexation, the property's street name would change from 4309 County Road KK to 4309 East Street. East Street is the street name within the City limits and County Road KK is the street name within the unincorporated County area.

The applicants initiated an application for annexation for the primary purpose of facilitating connection to the City of Orland municipal water system. Approval of this annexation will allow the City of Orland to provide full municipal services to the parcel. (See **Attachment B – Application for Annexation**).

Review Criteria:

LAFCo Annexation Criteria:

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Act) establishes procedures for local government changes of organization, including city incorporations, annexations to a city or special district, and city and special district consolidations. Local agency formation commissions (LAFCOs) have numerous powers under the Act, but those of primary concern are the power to act on local agency boundary changes and to adopt spheres of influence for local agencies. Among the purposes of LAFCOs are the discouragement of urban sprawl and the encouragement of the orderly formation and development of local agencies.

LAFCo's policies and procedures on incorporations include a list of criteria which LAFCo will use in evaluating boundaries. When considering an incorporation proposal, LAFCo is required to consider the following factors (Government Code §56668):

- The population, population density, and potential for growth.
- The need for organized community services, and effect on adequacy of services.

- The effect of the proposal on adjacent areas and local government structure.
- The conformity of the proposal with adopted LAFCo policies and priorities.
- The effect of the proposal on integrity of agricultural lands.
- The definiteness and certainty of the proposed physical boundaries.
- Consistency with county General Plan and specific plans.
- The sphere of influence of any affected local agency.
- The comments of any affected agency.
- The ability of the new city to provide services, including sufficiency of revenues.
- Timely availability of adequate water supplies.
- The extent to which the proposal helps achieve its allocation of regional housing needs.
- Comments from land owners.
- Any information relating to existing land use designations.

LAFCo may approve, approve with conditions, or disapprove the plan for incorporation based on its findings.

City of Orland Annexation Criteria:

The content, form, and processing requirements for Annexations within the City Limits are set forth in Orland Municipal Code (OMC) Title 1 *General Provisions*. OMC Section 1.08.010 states:

Annexation to the city will be processed pursuant to 56000 of the California Government Code. The application fee for annexation shall be in addition to all actual California State Board of Equalization fees, actual engineering costs, and actual Glenn County LAFCo fees.

Prezone:

Pursuant to OMC Section 17.12.060 and state law, annexation requires that properties be prezoned prior to annexation approval. Prezoning is the act of assigning a City zoning designation to an unincorporated parcel prior to annexation. The prezoning action is subject to the requirements applicable to zoning in the city, including the requirement for consistency with the general plan. The zoning shall become effective at the same time that the annexation becomes effective. Table 1 below lists the parcels current County and City General Plan and Zoning Designations. The City proposes to prezone the parcel to “R-1” *Residential One-Family*. This designation would be consistent with the City of Orland’s current General Plan Land Use Designation of “R-L” *Low Density Residential*.

Table 1: Current and Proposed Land Use Designations			
Current County General Plan Designation	Current County Zoning Designation	Current City General Plan Designation	Proposed City Zoning
Rural Residential	RE-5 – Rural Residential Estate	R-L – Low Density Residential	R-1 – Residential One Family

The Glenn County General Plan states that the Rural Residential zone is utilized to identify areas suitable for large lot, low density residential use that provide for development which is compatible with a rural character and lifestyle. Uses permitted within the RE-5 classification include single-family residences, agricultural and domestic livestock farming on a limited scale, and home occupations.

The City of Orland General Plan states that the Low Density Residential (R-L) classification is intended for development at a density of up to 6 dwelling units per acre. Typical uses in this designation includes single-family attached and detached homes, accessory structures, and occasionally churches, schools, parks and other governmental or quasi-governmental uses.

Proposed City of Orland Zoning District:

The Residential One-Family Zone (OMC Section 17.20) is intended to be applied in areas of the city where topography, access, utilities, public services and general conditions make the areas suitable and desirable for single-family home development. **Attachment C – Prezone Map** illustrates the current City/County zoning. Uses on the parcels surrounding the site include single-family residences to the north, east, south and west. Rezoning the property to R-1 would be consistent with the City of Orland's General Plan Land Use Designation and the current surrounding zoning and uses.

R-1 Lot Conformance:

OMC Section 17.20.050(B) lists the lot requirements in the R-1 zone. Minimum lot area ranges from 6,000 sq. ft. to 20,000 sq. ft. depending on the size of the property. The subject property is 55,756.8 sq. ft. (1.28 acres) total. The property meets the minimum lot requirements of the R-1 zone.

The maximum lot depth in an R-1 zone is three times the lot width. The subject property has an irregular “L” shape with a width of approximately 250 feet at its widest point and a depth of approximately 290 feet at its deepest point. The property meets the lot depth requirements in the R-1 zone.

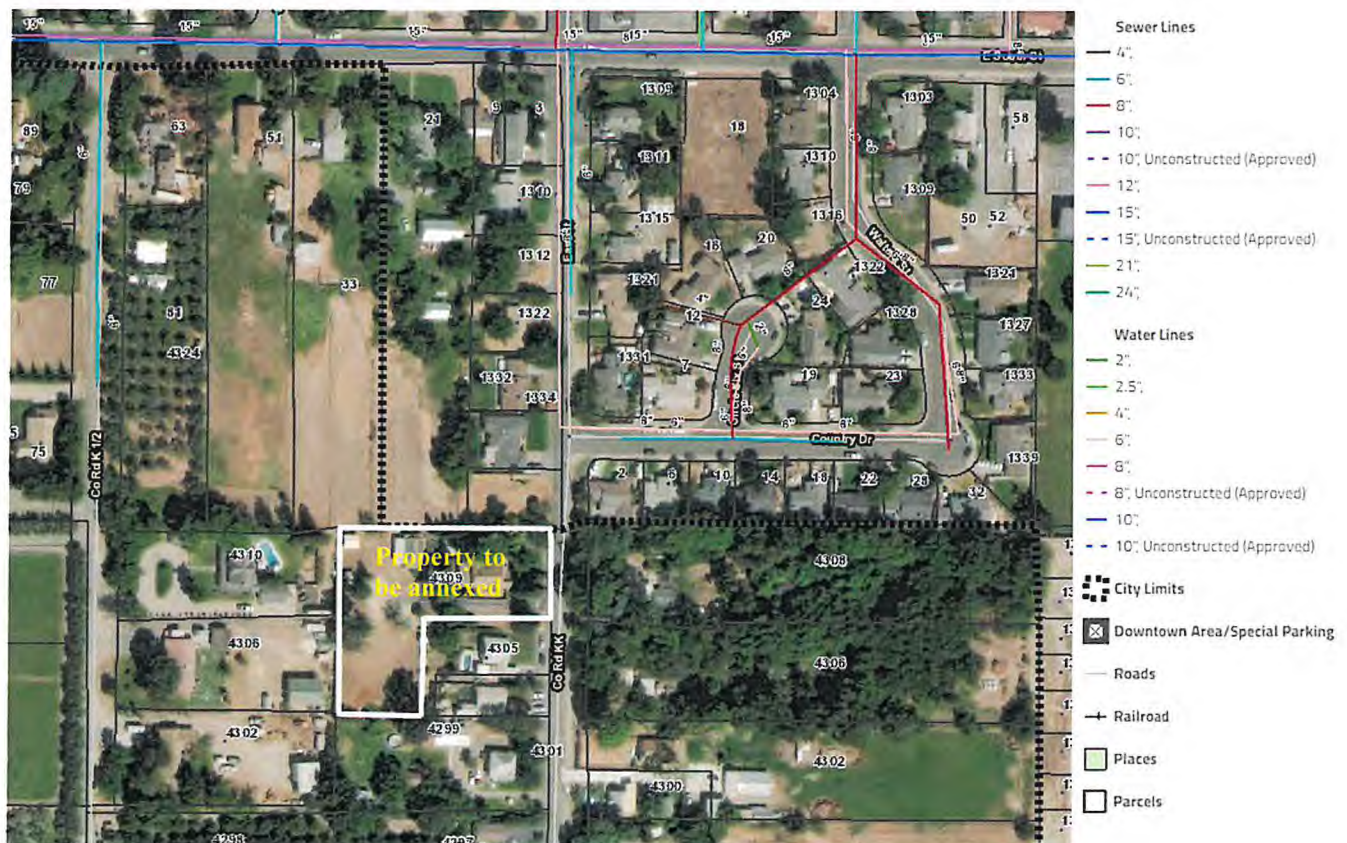
Maximum building coverage is forty (40) percent in the R-1 zone. The property is currently developed with a single-family home and a detached garage. The total building coverage is less than ten (10) percent. The property conforms with maximum building coverage requirements in the R-1 zone.

Municipal Services:

All annexation applications must be accompanied by a service plan. A service plan details which municipal services, after incorporation, will be provided to the parcel by the new city or by other agencies. The purpose of this proposed action is to facilitate the property owners connecting to the City of Orland water system. Table 2 below lists the property's current and proposed service providers.

Table 2: Current and Proposed Service Providers		
Subject/Service Area	Current Provider	Proposed Provider
Water	Well system	City of Orland
Wastewater	Septic	No change
Law Enforcement / Police	Glenn County Sheriff's Department	City of Orland Police Department
Fire Suppression Service	Orland Rural Fire District	Orland Volunteer Fire Department
Streets / Circulation	Glenn County	City of Orland
Storm Drainage	Glenn County / None	City of Orland
Electricity	PGE	PGE
Dry Utilities (teleco)	Private Provider	Private Provider
Educational Services	Orland Unified School District	Orland Unified School District
Governmental Services	Glenn County	City of Orland
Recreational Services	Glenn County / None	City of Orland
Other: Library, Planning, Solid Waste Collection, Special Service Districts, other	Glenn County / None	City of Orland

Figure 1 below shows an existing City of Orland six-inch (6") potable water line is currently located in East Street and Country Drive. New service would be provided to the subject parcel via the existing waterline. Expansion of the existing water line would be necessary to serve the subject parcel. The applicant is not requesting connection to the city's sewer system.



During its preliminary review phase, this project was routed to public service agencies for comments. No comments noting problems or insufficient capacity with City service connection were received. The City's utility system has adequate capacity to serve this parcel.

Environmental Determination:

Staff has reviewed the project to determine the required level of review under the California Environmental Quality Act (CEQA). Section 15319, *Annexations of existing facilities and lots for exempt facilities*, of the CEQA Guidelines allow exemptions for certain actions that involve "annexations to a city or special district of areas containing existing public or private structures developed to the density allowed by the current zoning or pre-zoning of either the gaining or losing governmental agency whichever is more restrictive, provided, however, that the extension of utility services to the existing facilities would have a capacity to serve only the existing facilities." The pre-zoning is exempt from CEQA as outlines in Section 15061(b)(3) as the pre-zoning will not include actual development and will leave the parcel with similar zoning as currently exists in the unincorporated County. Based upon the application of these criteria, staff has determined that the

project meets the criteria for being *exempt* from further review under the California Environmental Quality Act (see **Attachment D – Notice of Exemption**).

Recommendation:

Staff recommends that the Planning Commission find that the project is categorically exempt from further review pursuant to the California Environmental Quality Act (CEQA) and, recommend approval of PZ #2021-01 and ANNEX#2021-01 to the City Council.

Staff recommends the following process for the consideration of this matter:

1. Accept report by staff;
2. Open the public hearing and take public testimony;
3. Close the public hearing and initiate consideration of the project; and
4. Motion and vote.

If the Planning Commission determines that it intends to approve the project as proposed and as described in this report, staff offers the following motion for the Commission's consideration:

1. California Environmental Quality Act:

Move that the Planning Commission determine that the project is categorically exempt from further review under the California Environmental Quality Act (CEQA) pursuant to Section §15319, Annexations of existing facilities and lots for exempt facilities and §15061(b)(3), the General Rule.

2. Pre-zoning:

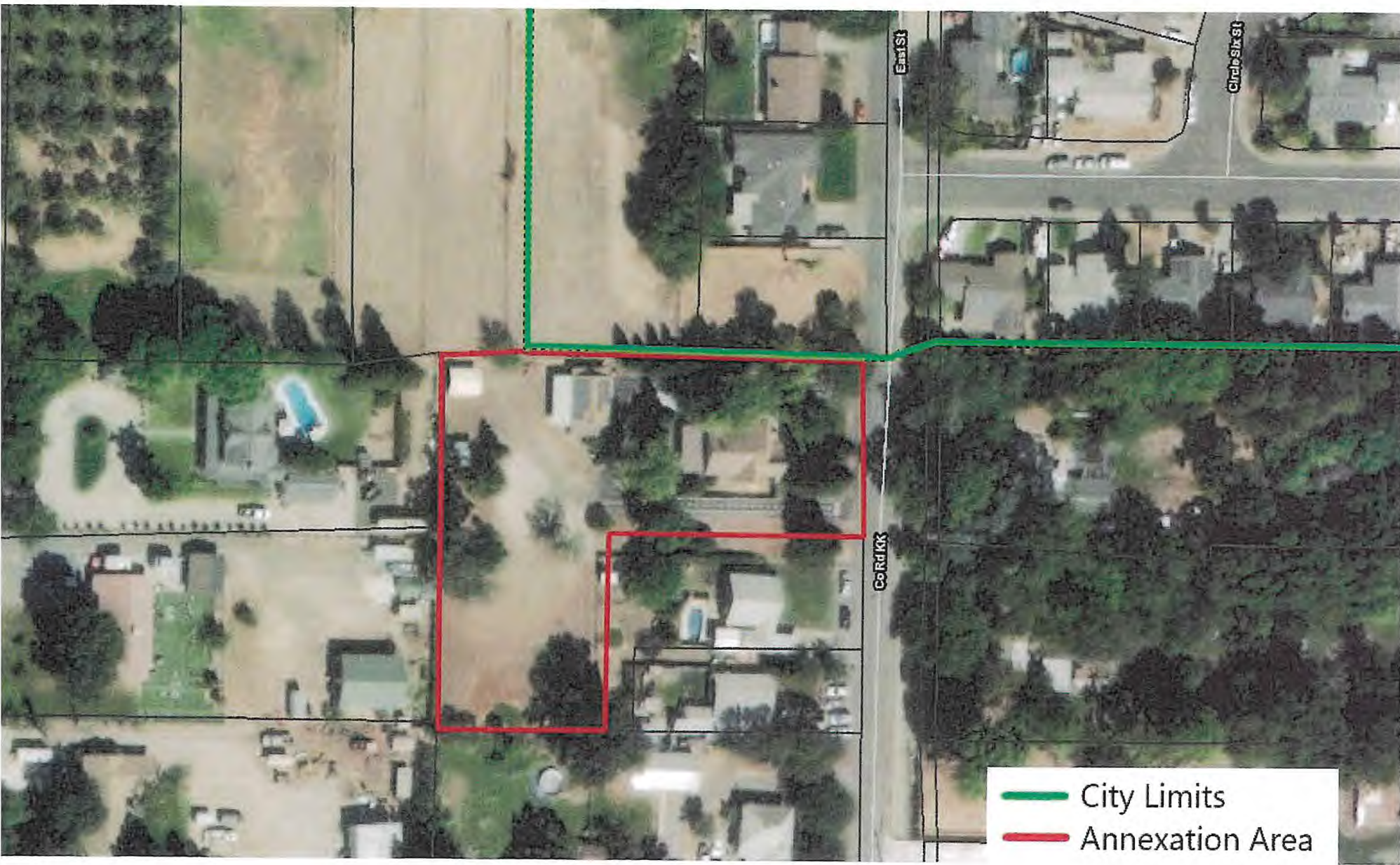
Move that the Planning Commission make a recommendation the City Council to adopt Resolution 2021-03 approving Prezone #2021-01 as presented herein.

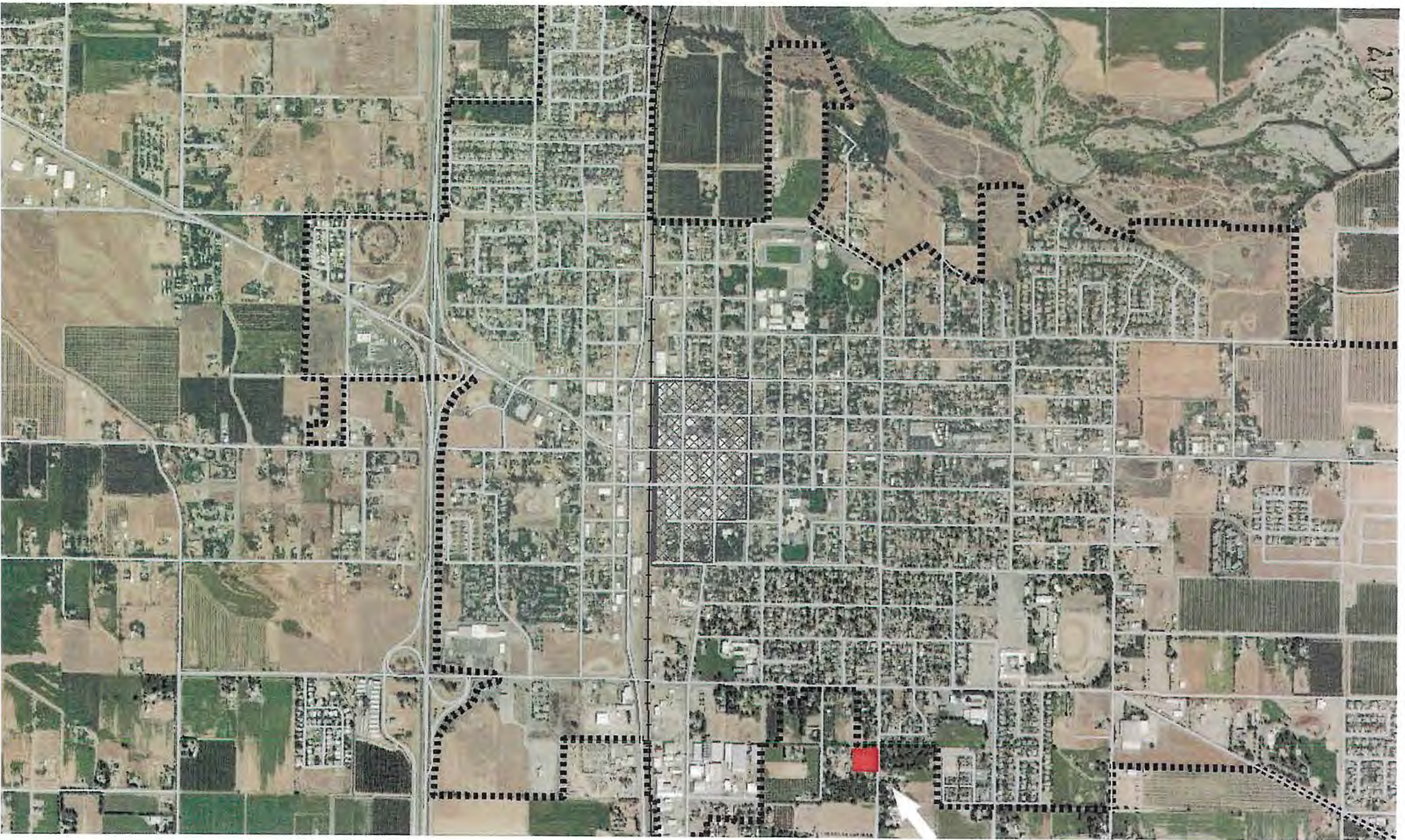
3. Annexation:

Move that the Planning Commission make a recommendation the City Council to adopt Resolution 2021-04 approving Annexation #2021-01 as presented herein.

ATTACHMENTS:

- **Attachment A – Annexation Area / Site Map**
- **Attachment B – ANNEX #2021-01 Application**
- **Attachment C – Prezone Map**
- **Attachment D – Notice of Exemption**
- **Attachment E – Annexation - PC Resolution 2021-03**
- **Attachment F – Prezone - PC Resolution 2021-04**





Attachment B

7/02/2021

City of Orland
815 4th Street
Orland, CA 95963
530-865-1600 Fax: 530-865-1632

This letter will serve to formally start our request for annexation into the City of Orland. Attached is the Application for Annexation. We have read and reviewed the water connection estimate schedule. At this time we are not abandoning our well. We will review with Public Works whether to install a City approved check valve (with yearly inspection), or disconnect the well system from the residential so there is no chance of back flow.

Attached to the back of the application are pages from the recent appraisal report giving more detailed description of the property.

Sincerely,



Gerald & Maureen Kraemer
4309 County Road KK
Orland, CA 95963

Information for Filing a Complete Application for Annexation into the

CITY OF ORLAND

Each application must contain the following information, unless specifically waived by the Orland City Council. **Incomplete applications will not be processed or considered by the City.** The information described below is generic to all Annexation applications. Some specialized applications or projects may require additional information. Please consult with the Orland Planning Department prior to submitting an application at 530.865.1608.

Annexations involve a three-step process:

- The first is by the City of Orland
- The second is by LAFCo (Glenn Local Agency Formation Commission)
- The third is the final action by the City to either declare the property annexed, set the annexation for election, or abandon the process.

FIRST STEP:

The City must complete its hearing(s) on the annexation, pre-zoning, and any development proposal prior to sending the annexation application to LAFCo for action. Please note that under the Cortese-Knox-Hertzberg Government Reorganization Act of 2000, pre-zoning remains in effect for two years.

SECOND STEP:

Once the City's process is complete, the City of Orland acts as the applicant before LAFCo and prepares the LAFCo application in cooperation with the applicant. The Glenn LAFCo will conduct a hearing(s) and may either disapprove the application, conditionally approve the application, or approve the application on its own merit. Please note that on occasion, Glenn LAFCo refers the application back to the City of Orland for additional environmental analysis.

THIRD STEP:

Upon approval of the application, LAFCo will advise the City of its action. The City may be required by LAFCo to conduct a protest hearing. Upon the conclusion of the protest hearing, the City may have three options:

- 1) Order the property annexed, if it is uninhabited (less than 12 registered voters) or all property owners are in support;
- 2) Order an election to decide annexation issue, if 25 percent of the property owners have voiced a protest;
- 3) Abandon the process, if over 50 percent of the property owners have filed a protest.

To minimize delay and duplication, the City encourages applicants to apply for all discretionary permits and approvals needed for the review of their projects at the same time. The concurrent review of all applications will also facilitate the environmental review process.

The Orland City Council shall have the sole discretion to determine whether an application to annex property to the City of Orland shall be made to the Glenn Local Agency Formation Commission (Glenn LAFCo). No application to annex property into the City of Orland shall be made without the City Council holding a public hearing to approve the annexation and to approve the submittal of an application for annexation to Glenn LAFCo. It shall be the responsibility of the project sponsor to pay all costs associated with the annexation application including all City fees, LAFCo annexation fees, State Board of Equalization fees, and any special election costs if necessary. The Orland City Council may waive, defer or pay for the costs associated with an annexation application where it determines that it is in the public interest to do so.

The following shall be included with all annexation applications:

- Completed Application Form, including the signatures of **ALL** property owners and applicants.
- Payment of all application fees. Applicants are responsible for all fees and costs (other agency fees, consultants, etc.) of processing an application with the City of Orland. Where a deposit is required, the applicant is responsible for maintaining a positive balance with the City.
- A map showing specific boundaries of the proposal, all bearings and distances, and the relationship of the boundaries to those of the existing district.
- A generalized map showing the boundaries and relative size of the proposal with respect to the surrounding area.
- A legal description of the boundaries of the proposal. The legal description may change if additional property is added or removed from the proposed annexation by either the City Council or LAFCo. If this occurs, a new legal description shall be provided by the applicant/developer prior to the City's or LAFCo's final action on the annexation.
- A list including the name and mailing address of each person who owns land within the area. This information may be obtained from the Glenn County Assessor's Office. Please use the attached form. Supporters of the annexation shall have an (**S**) by their name; those opposed shall have an (**O**) by their name; and those who are undecided or are not contacted shall have a (**U**) by their name.
- Identification of and/or submittal of development applications and pre-zoning request, if applicable.
- Completed Environmental Information Form.
- **Mailing labels (two sets)** containing the names and mailing addresses of all owners of property within a 300 foot radius of the perimeter of the project site property. The mailing labels shall be used to mail notices of the public hearing to adjacent property owners, shall be prepared and certified by a Title Company that the list of property owners and mailing addresses was prepared from the most current information available from the Glenn County Assessor.
- Completed and signed Indemnification Form.
- Consent to Annex signed by all property owner(s).

Annexation Application
City of Orland

- Names and addresses of providers of the following services, **BEFORE AND AFTER** the annexation:

Police protection

Fire district

Mosquito abatement

Sewer provider

Irrigation district

Community Services District

Water provider

Schools

Other

- Assessed value and use code for each parcel.
- Existing land use on each parcel.
- Completed Hazardous Waste and Substances Statement.

REGISTERED VOTERS

Complete only if there are 12 or more registered voters.

Please provide the following information for **ALL** registered voters living in the proposed annexation area. Obtain the information from the most recent list from the Glenn County Elections Office. Provide an **(S)** next to the name if the individual supports the annexation; an **(O)** if the individual opposes the annexation; and a **(U)** if the individual is undecided or not contacted.

NAME OF REGISTERED VOTER

MAILING ADDRESS
(include City, State and Zip)

1)	_____
2)	_____
3)	_____
4)	_____
5)	_____
6)	_____
7)	_____
8)	_____
9)	_____
10)	_____
11)	_____
12)	_____

**Please use additional sheets if needed.*

PROPERTY OWNERS

Please provide the following information for **ALL** property owners within the proposed annexation area. Obtain the information from the most recent list from the Glenn County Assessor's Office. Provide an **(S)** next to the name if the property owner supports the annexation; provide an **(O)** next to the name if the property owner opposes the annexation; and a **(U)** next to the name if the property owner is undecided or not contacted.

NAME OF PROPERTY OWNER

MAILING ADDRESS
(include City, State and Zip)

ASSESSOR'S PARCEL #
(Book, Page and Parcel)

- 1) GERALD KRAEMER 4309 COUNTY ROAD KK, ORLAND, CA 95963 / S
- 2) MAUREEN KRAEMER 4309 COUNTY ROAD KK, ORLAND, CA 95963 / S
- 3) _____
- 4) _____
- 5) _____
- 6) _____
- 7) _____
- 8) _____
- 9) _____
- 10) _____
- 11) _____
- 12) _____

**Please use additional sheets if needed.*

**CITY OF ORLAND
PLANNING DEPARTMENT
815 FOURTH STREET
ORLAND, CA 95963
530.865.1608
530.865.1632 (FAX)**

INSTRUCTIONS FOR FILING APPLICATION FOR ANNEXATION

Applicants are encouraged to consult with the Technical Advisory Committee (TAC) prior to filing this application. The Technical Advisory Committee meets the third Wednesday of each month, dependent upon case load, at 10:00 a.m. in Carnegie Center, 912 Third Street, Orland, CA 95963. Please contact the Planning Department at 530.865.1608 or by email: nsailsbery@cityoforland.com to schedule your pre-project review for TAC.

1. Application Form must be properly filled out and signed by owner(s) of property and Applicant(s). All property owner(s) must sign (husband and wife) or a Power-of-Attorney must be submitted specifically authorizing a designated person to sign this Application. If a corporation is the property owner, a Resolution from the corporation authorizing this Application must be submitted.
2. Environmental Information Form must be properly filled out and signed.
3. The Application fee for an annexation is only for the processing of the application and not a guarantee that the project will be approved. The fee amount listed below is non-refundable.

**Annexation/Detachment (City fee only): \$2,375.00
(Glenn LAFCo fees are separate)**

4. One copy of all information (maps, plot plans, site plans, etc.) shall be submitted in **digital format** (CD or DVD) to the City of Orland as part of a complete application.
5. Along with the application, a reproducible 11" x 17" (minimum acceptable size) map must be submitted. The map shall contain the following for a complete application:
6. Maps shall be drawn to scale (on a sheet of paper 11" x 17" or larger) large enough to show all information legibly. Applicant shall submit twenty-five (25) **FOLDED** copies with the north arrow facing the top of the page or to the left. These copies are for submittal to Agencies (i.e. Caltrans, Public Works, City Engineer, etc.) for early project review only. Please note that additional maps will be required to be provided by the Applicant at the City's request for any environmental documents prepared, for the required Technical Advisory Committee meeting(s) and all Public Hearing(s). Maps shall include, but not be limited to, the following:
 - a. Name, address, telephone number (home, business, mobile), and email address of property owner, applicant, and agent.
 - b. Address of the project site.
 - c. Current Glenn County Assessor's Parcel Number (APN) and map depicting the subject property.
 - d. Property dimensions and acreages.
 - e. North arrow and scale. Lettering shall be right side up with the North arrow at the top of the page (see attached Sample Site Plan).

- f. Names of all adjoining streets or roads, widths of City road rights-of-way, location of the center of all roads, locations of access roads and driveways.
 - g. Proposed use or type of business
 - h. Signs in conformance with Chapter 17.78, Sign Ordinance, of the Orland Municipal Code. Please show all existing and proposed signs.
 - i. Location and nature of utilities.
 - j. Location of all US Bureau of Reclamation facilities (canals, laterals, access roads, etc.).
 - k. Existing water and sewer provider(s) and the locations and sizes of mains, existing and proposed storm water runoff and drainage and all existing and proposed easements.
7. File one copy of the County Assessor's Map with the property's proposed use delineated.
8. The attached Environmental Information Form must be properly filled out and signed. The information submitted by the applicant will be used for the preparation of the Initial Study in compliance with the California Environmental Quality Act (CEQA). The Initial Study will determine whether the project requires an Environmental Impact Report or whether a Negative Declaration/Mitigated Negative Declaration is sufficient. The cost of the environmental evaluation process will be the City's staff hourly fee or the consultant's fee plus five (5) percent. Fifteen (15) percent of the value of the contract will be charged to the applicant for City Staff review of any environmental document prepared by a consultant. An environmental Fish and Game Fee will also be required if your project is approved. This fee is due within five (5) days of approval of your project (see below for these fees).
9. For complex projects an estimate of the City of Orland Staff time and expense shall be prepared by the Planning Department within thirty (30) days of Application submittal. The Applicant shall be notified of the amount of deposit required in writing. The Applicant shall be required to deposit the amount of money specified in the estimate in a Planning Department Trust Account for that specific Application.

No work shall be performed by the Planning Department on the project in excess of the allotted hours listed above until funds are deposited in a Planning Department Trust Account. Funds shall be deposited prior to determining that the Application is complete for processing.

At the time of final project approval, any excess funds remaining in the Trust Account shall be returned to the Applicant.

10. Environmental Review fees shall be charged to the Applicant as follows (Adopted by the Orland City Council on September 7, 2004. Effective October 7, 2004):

<u>TASK DESCRIPTION</u>	<u>CITY PLANNER HOURS included in Fee</u>	<u>Fee</u>
<i>-California Environmental Quality Act (CEQA) Review:</i>		
-CEQA Notice of Exemption:	1	\$100.00
-CEQA Notice of Determination:	1	\$100.00
-CEQA Initial Study:	Deposit collected, hourly rate of \$60.00 billed to Applicant	Deposit collected, hourly rate of \$60.00 billed to Applicant
-CEQA Negative Declaration/ Mitigated Negative Declaration	Deposit collected, hourly rate of \$60.00 billed to Applicant	Deposit collected, hourly rate of \$60.00 billed to Applicant
-Environmental Impact Report (EIR)	Prepared by consultant, Approved by City at Applicant's Expense	Actual cost of contract plus five (5) percent of contract value for contract administration
-Review of Negative Declaration/ Mitigated Negative Declaration/EIR prepared by consultant	15% of value of consultant contract	15% of value of consultant contract

NOTE: The amount of the appropriate deposit to be collected for Initial Study and/or Negative Declaration/Mitigated Negative Declaration will be determined by the City Planner, based on the scope of the specific project to be reviewed. If changes to the project are deemed by the City of Orland to be substantial and result in redundant processing by City Staff, the Applicant agrees to pay those costs at the stated hourly rate.

11. A petition signed by all property owner(s) involved with the request.
12. According to Section 65943 of the California Government Code, your Application will be reviewed within thirty (30) days and you and/or your agent will receive written notice regarding the completeness of your Application. The Technical Advisory Committee or other reviewing Agencies may, in the course of processing the Application, request the Applicant to clarify, amplify, correct, or otherwise supplement the information required for the Application, according to Section 65944(C), Division 13, of the State of California Public Resources Code.

13. If the California Department of Fish and Game requires environmental review fees, the Applicant is responsible for these additional fees which are due within five (5) days after City Council certification of the environmental document. The fees, as of January 1, 2008, are as follows and are subject to change by the State of California:

-Negative Declaration:	\$1,876.75
-Mitigated Negative Declaration:	\$1,876.75
-Environmental Impact Report:	\$2,606.75
-Environmental Document:	
pursuant to a Certified Regulatory Program (CFP):	\$ 886.25
-County Clerk Processing Fee:	\$ 50.00

Please Note: The check or money order for these fees should be made payable to the **GLENN COUNTY RECORDER'S OFFICE** and submitted to the City of Orland within five (5) days of project approval.

14. The Applicant shall deposit the following with the City of Orland **at the time of application submittal**:
- 1.5 percent of the development engineer's construction cost estimate of the site improvement items (\$300,000 or more of site improvements);
 - \$2,000 for all other projects;
 - City Engineering fees (based on an hourly rate of \$95.00) will be billed separately by the City of Orland to the Applicant for any remaining funds owed to the City. If an excess of funds is remaining, the City will issue a refund.
 - All costs are the responsibility of the Applicant.
15. City Attorney fees will be billed separately and are the responsibility of the Applicant.
16. A Technical Advisory Committee (TAC) meeting shall be held to consider the application and applicant(s) and landowner(s) shall be invited, in writing, to attend.
17. The City has six (6) months to complete a Negative Declaration/Mitigated Negative Declaration and one (1) year to complete an Environmental Impact Report. An extension is allowed by mutual consent.
18. The City must hold a public hearing(s) on the application. Legal notice of said hearing(s) shall be provided at least twenty (20) calendar days prior to the public hearing(s). Property owners within 300 feet of the project will be notified as well.
19. Applicant will be notified of the date of all meetings and public hearings at which the applicant or applicant's representative should be present.
20. Applicant will be notified in writing of the action taken on the application(s).

Annexation Application
City of Orland

CITY OF ORLAND
PLANNING DEPARTMENT
815 FOURTH STREET
ORLAND, CA 95963
530.865.1608 (PHONE) 530.865.1632 (FAX)

APPLICATION FOR ANNEXATION

Please submit the following items. A complete Application will ensure its prompt processing. If you have any questions, please contact the City of Orland Planning Department at 530.865.1608 or by email to nsailsbery@cityoforland.com.

1. APPLICANT(S):

NAME: GERALD & MAUREEN KRAEMER

ADDRESS: 4309 COUNTY ROAD KK, ORLAND, CA 95963

PHONE:(Business): 530-865-7982

(Home): _____

(Mobile): 530-624-6096

EMAIL ADDRESS: JKRAEMER@KCOMFG.COM

2. PROPERTY OWNER(S):

NAME: SAME

ADDRESS: _____

PHONE:(Business): _____

(Home): _____

(Mobile): _____

EMAIL ADDRESS: _____

3. Name and address of property owner(s) duly authorized agent who is to be furnished with Notice of Hearing (Section 65091 California Government Code):

NAME: GERALD & MAUREEN KRAEMER

ADDRESS: 4309 COUNTY ROAD KK, ORLAND CA 95963

PHONE:(Business): 530-865-7982

(Home): _____

(Mobile): 530-624-4096

EMAIL ADDRESS: JKRAEMER@KCOMFG.COM

4. Address and Location of Project: 4309 ROAD KK, ORLAND CA 95963

5. Current Assessor's Parcel Number(s): 040-380-015-000

16. **Fire Protection:**

Existing: ORLAND FIRE PROTECTION DISTRICT

Proposed: CITY OF ORLAND

17. **Police:**

Existing: COUNTY OF GLENN

Proposed: CITY OF ORLAND

18. **Storm drainage:**

Existing: NONE

Proposed:

19. **School District:**

Existing: ORLAND

Proposed: ORLAND

20. **Irrigation District:**

Existing: NONE

Proposed: NONE

21. **Other:**

Existing:

Proposed:

22. **Natural Hazards (include past and current uses, if any):** NONE KNOWN

**Please use additional sheets if needed.*

CONSENT TO ANNEXATION

*(Each property owner must sign a separate **Consent to Annexation** Form)*

I/We (am/are) the owner(s) of the hereinbelow described real property.

I/We hereby consent to the annexation of such property by the CITY OF ORLAND.

I/We hereby agree to pay all fees and costs for annexation, as established by the City.

I/We hereby consent that this agreement is intended to be and it shall be construed and deemed to be a covenant running with the land, and it shall, therefore, be binding not only upon me/us but upon all subsequent owners thereof and all persons claiming any right, title or interest thereon. I/We will include such restrictions and/or covenant on any deed relating to said property we shall execute.

The property is more particularly described as:

Please attach LEGAL DESCRIPTION.

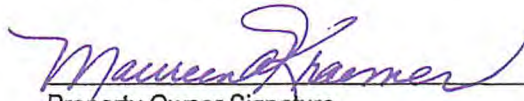
I/We declare that the foregoing is true and correct under penalty of perjury.

Executed at Orland, California on

7/2 2021



Property Owner Signature



Property Owner Signature

DECLARATION UNDER PENALTY OF PERJURY

*(Must be signed by **EACH** applicant and **EACH** property owner)*

I am (we are) the owner(s) and/or applicant(s) of property involved in this application, and I (we) have completed this application and all other documents required.

I am (we are) the owner(s) and/or applicants of the property consenting to the preparation and submission of this application.

I (we) also shall agree to abide by the conditions of approval as issued by the Planning Commission.

I (we) declare under penalty of perjury that the foregoing is true and correct.

The property owner(s) and/or applicant(s) by signing this application, shall be deemed to have agreed to defend, indemnify, release and hold harmless the City, its agents, officers, attorneys, employees, boards and commissions from any claim, action, or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void, or null the approval of this development entitlement or approval or certification of the environmental document which accompanies it, or to obtain damages relating to such action(s). This indemnification agreement shall include, but not be limited to damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of the entitlement, whether or not there is concurrent passive or active negligence on the part of the City.

Property Owners(s):

Gerald Kraemer
Print Name

Gerald A. Kraemer
Signature

7/2/21
Date

Maurcen A. Kraemer
Print Name

Maurcen A. Kraemer
Signature

Date

Applicant(s):

Print Name

Signature

Date

Print Name

Signature

Date

ENVIRONMENTAL INFORMATION FORM

Date Filed: 7/2/2021

General Information:

1. Name and address of developer/project sponsor: GERALD & MAUREEN KRAEMER
2. Address of PROJECT: 4309 COUNTY ROAD KK, ORLAND CA 95963
3. Assessor's Parcel Number: 040-380-015-000
4. Name, address and telephone number of person to be contacted concerning this project:
GERALD KRAEMER, 530-624-4096

5. List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies:
NONE KNOWN

6. Existing Zoning District: RESIDENTIAL / SINGLE FAMILY
7. Proposed use of the site (Project for which this form is filed): NO CHANGE

Project Description:

8. Site size: AS PER PARCEL MAP / 1.2 ACRE
9. Square footage:
10. Number of floors to be constructed: NO CHANGE
11. Amount of off-street parking provided: NO CHANGE

12. If residential:

Number of units: 1

Design of units (i.e. single family, multi-family, etc): SEE ATTACHED "EXTERIOR ONLY"
APPRAISAL REPORT

Square footage of each unit:

13. If commercial:

Type of use:

Square footage of each building (existing and proposed):

Number of employees (if applicable):

Number of shifts (if applicable):

Hours of operation:

14. If industrial:

Type of use:

Square footage of each building (existing and proposed):

Number of employees (if applicable):

Number of shifts (if applicable)

Hours of operations:

15. If institutional:

Estimated occupancy:

Type of use:

Square footage of each building (existing and proposed):

Number of employees (if applicable):

Number of shifts (if applicable)

Hours of operations:

16. If the project involves a variance, conditional use, request for annexation, or rezoning application, state this and indicate clearly why the application is required.

17. Attach site plan(s).

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary):

18. Change in existing features of any bays, tidelands, beaches, or hills, or substantial alteration of ground contours.

Yes _____ No XX

19. Change in scenic views or vistas from existing residential areas or public lands or roads.

Yes _____ No XX

20. Change in pattern, scale or character of general area of project.

Yes _____ No XX

21. Significant amounts of solid waste or litter.

Yes _____ No XX

22. Change in dust, ash, smoke, fumes or odors in the vicinity.

Yes _____ No XX

23. Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns.

Yes _____ No XX

24. Substantial change in existing noise or vibration levels in the vicinity.

Yes _____ No XX

25. Site on filled land or on slope of 10 percent or more.

Yes _____ No XX

26. Use of disposal of potentially hazardous materials, such as toxic substances, flammables or explosives.

Yes _____ No XX

27. Substantial change in demand for municipal services (police, fire, water, sewage, etc.),

Yes _____ No XX

28. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.)

Yes _____ No XX

29. Relationship to a larger project or series of projects.

Yes _____ No XX

Environmental Setting:

30. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or Polaroid photos will be accepted.
31. Describe the surrounding properties, including information on plant – and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc) intensity of land use (one-family, apartment houses, shops, department stores etc.) and scale of development (height, frontage, set-back, rear yard, etc.) Attach photographs of the vicinity. Snapshots or Polaroid photos will be accepted.

Certification

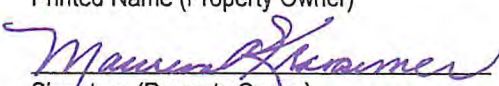
I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

GERALD KRAEMER
Printed Name (Applicant)


Signature (Applicant)

7/2/2021

Date

MAUREEN KRAEMER
Printed Name (Property Owner)


Signature (Property Owner)

7/2/2021

Date

Printed Name (Property Owner)

Signature (Property Owner)

Date

Printed Name (Agent/Representative)

Signature (Agent/Representative)

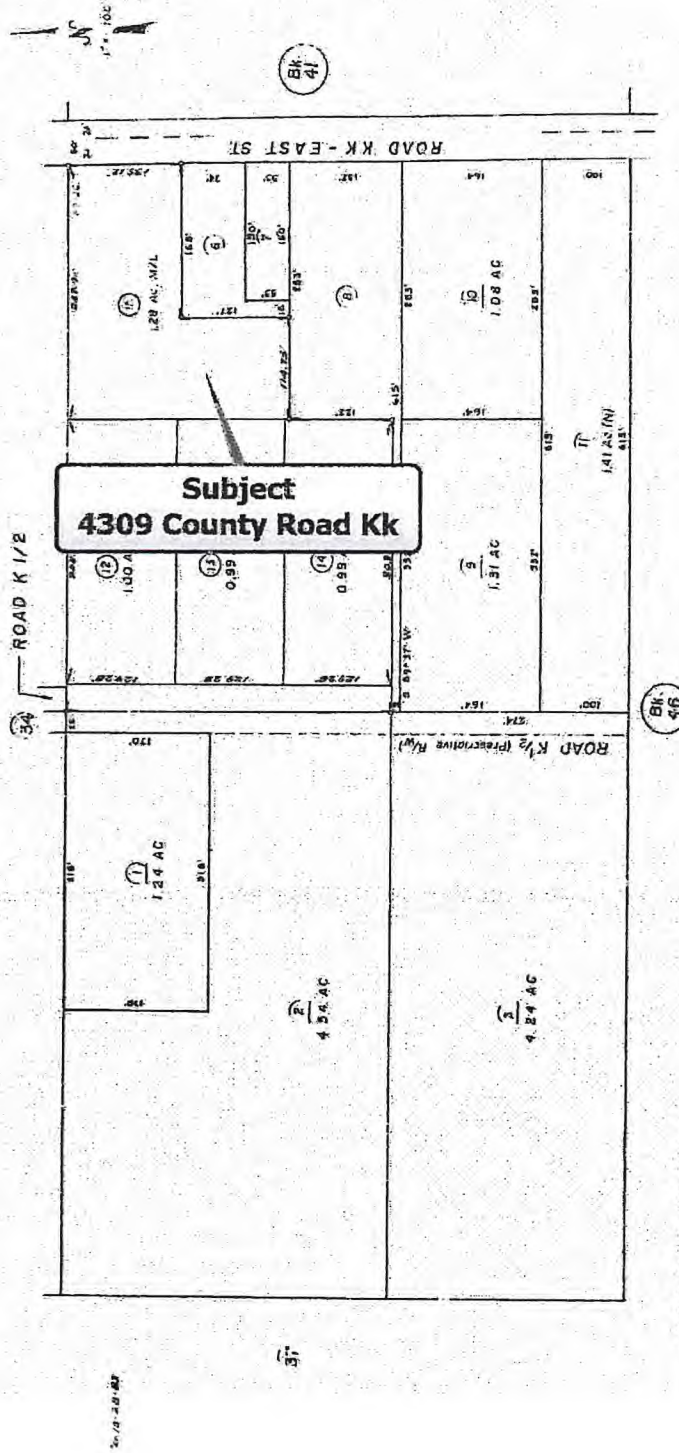
Date

**All property owner(s)/applicant(s) must sign. Please use additional sheets if needed.*

Plat Map

40-38

POR. SEC. 27, T. 22 N., R. 3 W., M.D.B. & M.



Assessor's Map Bk. 40 - Pg. 33

County of Glenn, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

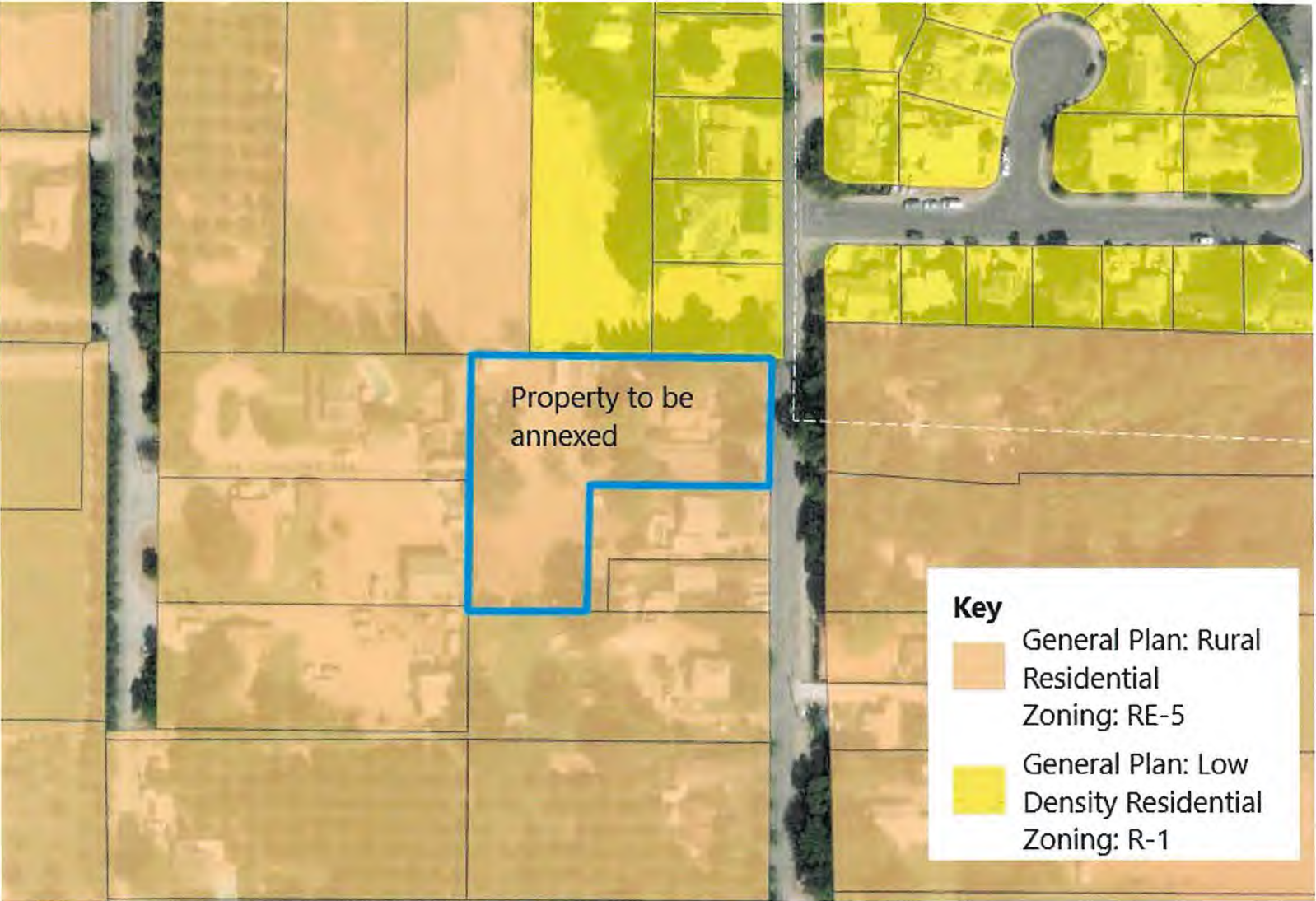
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M. B. S. Bk. 1, Pg. 189 - Original
M. B. S. Bk. 9, Pg. 40
M. B. S. Bk. 12, Pg. 25

Current City of Orland General Plan and Zoning Designation



Current Glenn County General Plan and Zoning Designation



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: Annexation of 3029 County Road KK, Orland, CA 95963 (APN 040-380-015)

Project Location - Specific:

3029 County Road KK, Orland, CA 95963
APN 040-380-015

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

Description of Nature, Purpose, and Beneficiaries of Project: The project consists of annexing the subject property into the City of Orland for the purposes of connecting to the City's utility (water) system. No development is proposed with this project. Beneficiaries of the project are the residents of the subject property.

Name of Public Agency Approving Project / Name of Person or Agency Carrying Out Project:

City of Orland / City of Orland

Exempt Status: (*check one*)

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c)) / Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☒ Categorical Exemption. State type and section number: Class 19 Section 15319, Annexations of existing facilities and lots for exempt facilities
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The project elements have been determined to meet the criteria for the use of the Class 19 exemption pursuant to Section 15319, *Annexations of existing facilities and lots for exempt facilities*, of the Public Resources Code. Projects identified as being exempt under Section 15319 involve the annexation of areas containing existing public or private structures developed to the density allowed by the current zoning or rezoning of the environmental agency and the annexing body must have adequate capacity within their utility system to serve the subject property. The proposed project elements meet the qualifications required for the use of an exemption for all aspects of the project.

Lead Agency

Contact Person: Peter C. Carr **Area Code/Telephone/Extension:** (530) 865-1600

Signature: _____ **Date:** _____ **Title:** City Manager

■ Signed by Lead Agency

Date received for filing at OPR: _____ N/A

**CITY OF ORLAND
PLANNING COMMISSION RESOLUTION ANNEX #2021-03**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ORLAND
RECOMMENDING THE ORLAND CITY COUNCIL REQUEST THE LOCAL AGENCY
FORMATION COMMISSION TO TAKE PROCEEDINGS FOR THE ANNEXATION OF
ACCESSORS PARCEL NUMBER 040-380-015 INTO THE CITY OF ORLAND**

WHEREAS, The City of Orland has received an application submitted by Kraemer for annexation to the City and desires to initiate proceedings pursuant to the Cortese-Knox Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code, for the annexation; and

WHEREAS, the property owners initiated this annexation for the purposes of connecting to the City's public utility system; and

WHEREAS, the boundaries of the territory to be annexed are described as Glenn County Assessor Parcel Number 040-380-015; and

WHEREAS, this proposal is consistent with and within the City adopted Sphere of Influence of the City of Orland and the City's General Plan; and

WHEREAS, The parcel is 1.28 acres and bordered by property within the City on the north; and

WHEREAS, the Planning Commission has determined the project is Categorically Exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15319 of the State CEQA guidelines further described as the 'Annexations of existing facilities and lots for exempt facilities' Exemption; and

NOW, THEREFORE, BE IT RESOLVED, That the Planning Commission of the City of Orland does hereby recommend to the City Council of the City of Orland, approval of the proposed annexation of APN 040-380-015 as mentioned above.

The foregoing Resolution was adopted by the Planning Commission on the 18th day of November 2021 by the vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: APPROVED AS TO FORM

Janet Wackerman, City Clerk

Wade Elliott, Chairperson

**CITY OF ORLAND
PLANNING COMMISSION RESOLUTION PZ #2021-04**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ORLAND
RECOMMENDING THAT THE ORLAND CITY COUNCIL ADOPT AN ORDINANCE
PREZONING ASSESSOR PARCEL NUMBER 040-380-015 TO THE R-1 (RESIDENTIAL ONE
FAMILY) ZONING DISTRICT**

WHEREAS, The City of Orland proposes to annex one parcel located at 4309 County Road KK, Orland (APN 040-380-015) into the City and prezone to *R-1 – Residential One Family*; and

WHEREAS, the parcel is currently developed with a single family residence and has a General Plan Designation of *R-L - Low Density Residential*; and

WHEREAS, the pre zoning of the subject parcel would not result in an inconsistency between the zoning and general plan; and

WHEREAS, the proposed change 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 subject parcel meets the minimum lot size and dimension requirements for the R-1 (Residential One Family) zoning district; and

WHEREAS, the Planning Commission determined that the proposed Municipal Code Amendment is exempt from CEQA under Section 15061(b)(3), known as the "General Rule" as the Commission finds that it can be seen with certainty that there is no possibility that the proposed rezoning of the parcel would have a significant effect on the environment; and

NOW, THEREFORE, BE IT RESOLVED, That the Planning Commission of the City of Orland does hereby recommend to the City Council of the City of Orland, approval of the pre zoning of APN 040-380-015 and associated CEQA exemption.

The foregoing Resolution was adopted by the Planning Commission on the 18th day of November 2021 by the vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: APPROVED AS TO FORM

Janet Wackerman, City Clerk

Wade Elliott, Chairperson