

**CITY OF ORLAND
CITY COUNCIL MEETING
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the City Council of the City of Orland will hold a public hearing on Tuesday, June 21, 2022 at 6:30 p.m. in the Carnegie Center, 912 Third Street, to consider the following action:

The proposed project involves the assignment of City of Orland zoning to six (6) parcels (pre-zoning) consisting of four (4) privately owned parcels and two (2) parcels owned by the State of California and utilized for roadway purposes (Interstate-5), in anticipation of the annexation of the subject parcels into the City of Orland.

The subject parcels are currently located in the unincorporated area of the County of Glenn and have not previously been assigned City of Orland zoning designations. The subject parcels are included in the City of Orland General Plan and are located within the City's adopted Sphere of Influence Area (SOI) as adopted by the Glenn County Local Agency Formation Commission (LAFCO). The subject properties were included in the environmental impact analysis prepared for the adoption of the City of Orland 2008-2028 General Plan (SCH#2008102073).

The City Council is asked to review the proposed project, take public testimony, consider the recommendation of the Planning Commission, and take action on the project.

The parcels involved in the project/action are described as follows:

<u>Assessor's Parcel Number:</u>	<u>Address:</u>
045-170-013	4426 County Road HH / 6400 County Road HH
045-170-014	6408 County Road 14
045-170-015	6409 County Road 13 / Ide Street
045-170-016	6412 County Road 14
045-170-017-9	Address Unassigned – State of California (I-5)
040-131-005-9	Address Unassigned – State of California (I-5)

Requested Actions:

- 1) **Zoning Assignment / Pre-zoning: PZ #2022-01 - Adoption of City of Orland zoning (pre-zoning) on all six (6) parcels as follows:**

<u>Assessor's Parcel Number:</u>	<u>Pre-zoning District:</u>
045-170-013	<i>M-L, Limited Industrial</i>
045-170-014	<i>M-L, Limited Industrial</i>
045-170-015	<i>M-L, Limited Industrial</i>
045-170-016	<i>M-L, Limited Industrial</i>
045-170-017-9	<i>P-F, Public Facilities</i>
040-131-005-9	<i>P-F, Public Facilities</i>

The City of Orland General Plan designates all four (4) of the privately owned parcels with the *I-L/C, Light Industrial / Commercial* land use designation. The City of Orland General Plan does not designate the publicly owned parcels with a land use designation. The Glenn County General Plan designates all four (4) privately owned parcels of land with the *Highway and*

Service Commercial land use designation and the parcels are zoned with the SC - Highway and Service Commercial Zoning District by Glenn County.

The City of Orland General Plan Land Use and Zoning Compatibility (Table 2-6) directs the zoning to be placed on the parcels.

- 2) **Annexation: ANNEX #2022-01 – Authorization and direction to staff to file an annexation application with the Glenn County Local Agency Formation Commission (LAFCo).** Approval of a Resolution directing staff to prepare and submit an application to the Glenn County Local Agency Formation Commission (LAFCo) for the annexation of six (6) existing parcels, totaling approximately 17.55+/- acres into the City of Orland. The properties are generally located south of Ide Street/County Road 13; east of Commerce Lane/County Road HH; north of County Road 14; and, west of the existing City Limits (westside of I-5).

The subject parcels are currently either vacant or partially developed. No additional development is proposed as part of this project. This action is being taken pursuant to the direction given by the Glenn County Local Agency Commission (LAFCO) to the City seeking the annexation of the noted parcels.

The Proposed project/action has been identified as being categorically exempt from further analysis pursuant to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, *Minor Alterations in Land Use Limitations*, as the proposal involves the annexation of existing parcels on which no new development is proposed, and, Section 15061(b)(3), the General Rule as the rezoning action will not include or facilitate physical development that would not already be permitted by the existing zoning as currently exists in the unincorporated county.

The public is invited to review and comment on these matters. Detailed information on the above-described annexation and rezoning action are available for public review between the hours of 9:00 am and 5:00 pm Monday through Friday at the front counter of Orland City Hall at 815 Fourth Street, Orland, CA. The public is also invited to attend the public hearing to be held at the Carnegie Center, 912 Third Street.

If you have any questions or comments, or wish to review the proposed items, please contact Jennifer T. Schmitke, City Clerk, Orland City Hall, 815 Fourth Street, Orland, CA 95963, or by telephoning the Planning Department at (530) 865-1608. As comments are part of the official record of the project, please be sure that all comments submitted are legible and include the name of the author or signatory.

Jennifer T. Schmitke, City Clerk

City of Orland