

CALL TO ORDER

Roll Call:

Councilmembers present: Charles Gee, Salina Edwards, Jim Paschall, Vice Mayor Bruce Roundy and Mayor Dennis Hoffman

Councilmembers absent: None

Staff present: City Attorney Greg Einhorn and City Manager Pete Carr

Citizen Comments:

None

Meeting adjourned to closed session at 6:46 p.m.

CLOSED SESSION

CONFERENCE WITH LABOR NEGOTIATOR

Pursuant to Government Code Section: 54957.6

Agency Negotiator: Greg Einhorn, City Attorney

Unrepresented Employee: City Manager

Meeting adjourned to open session at 7:00 p.m.

REPORT FROM CLOSED SESSION

Direction was given.

Reconvene to regular session.

Roll Call:

Councilmembers present: Charles Gee, Salina Edwards, Jim Paschall, Vice Mayor Bruce Roundy and Mayor Dennis Hoffman

Councilmembers absent: None

Staff present: Chief of Police J.C. Tolle, Public Works Director Ed Vonasek, City Engineer Ken Skillman, Grants Administrator Janet Wackerman, City Attorney Greg Einhorn, Assistant City Manager/City Clerk Angie Crook and City Manager Pete Carr

Meeting opened with the pledge of allegiance.

ORAL AND WRITTEN COMMUNICATIONS

Citizen Comments:

None

CONSENT CALENDAR

- A. Approve Warrant List (payable obligations).
- B. Approve City Council minutes for April 3, 2017.
- C. Approve and adopt Resolution No. 2017-03 for annual adjustments to Main Replacement Charges, Capacity Fees and Lateral Installation Charges.
- D. Approve and adopt Resolution No. 2017-04 authorizing execution of certain leasing financing documents in connection with the energy efficiency project.

Action: Councilmember Gee moved, seconded by Councilmember Paschall to approve the consent calendar as presented. The motion carried by the following voice vote:

AYES: Charles Gee, Salina Edwards, Jim Paschall, Bruce Roundy and Mayor Dennis Hoffman  
NOES: None  
ABSENT: None  
ABSTAIN: None

PUBLIC HEARING

**Zoning Code Amendment and Conditional Use Permit – SKP Ranch, LLC / Commerce Plaza project (ZCA #2016-01 and CUP #2016-05).** Introduction and consideration of an Ordinance rezoning an existing parcel of land located on the west side of Commerce Lane, north of Ide Street and to the south of Newville Road, on the City’s western edge. The property is addressed as 4455 Commerce Lane and has a Glenn County Assessor’s Parcel Number of 045-170-003. The current General Plan land use designation is *C- Commercial*. The current zoning is *O-S, Open Space*. The proposed zoning is *C-H, Highway Service Commercial*. The proposed rezone action is consistent with the City’s General Plan and would allow for the development of a portion of the proposed Commerce Plaza project, consisting of a four-story, +/-80-room hotel and dine-in restaurant. The application request package includes a request for a Conditional Use Permit to allow for additional building height in exceedance of the 45-foot maximum standard in the *C-H* zoning district. Pursuant to the Public Resources Code 21000 et. seq. and the State of California Environmental Quality Act (CEQA) Guidelines, an Initial Study Mitigated Negative Declaration (SCH# 2017012016) for this phase of the proposed Commerce Plaza project has been prepared.

City Planner Scott Friend presented a slide show of the proposed project. The Orland Planning Commission unanimously approved the recommended proposed actions for this project. Mr. Friend stated Conditions of Approval have been attached to the application to address the following issues:

- Light and glare
- Traffic and circulation
- Water Usage and infrastructure

No additional traffic improvements were required due to the Pilot project at the intersection of Newville Road and Commerce Lane; however, the project will be required to pay its fair share of the cost of installing future traffic signals in that area. Mr. Friend did advise the use of allergy-free plants to be used in the landscaping.

Public hearing opened for comments at 7:16 p.m. Byron Denton, 127 Tanner Way, asked if the property had already been annexed into the City. Mr. Friend advised the property is already annexed. Wilda Sealy, speaking on behalf of her mother Carmen Willingham, resides at 6368 County Road 13, questioned whether there would be a concrete wall separating her mother's property and the hotel property, as there are transients trespassing onto the property, as well as concerns of noise and air pollution coming from the truck stop. Ms. Sealy stated she also had concerns with the lighting from the new hotel project. Mr. Friend advised lighting, air quality and noise concerns were all addressed and met the requirements of the regulatory agencies guidelines. Troy, a resident of County Road 15, commented that the original study for the truck stop showed 45 spaces, he advised the capacity has doubled. Scott Bambauer, Bambauer's Towing, didn't see additional truck parking in the hotel plans. The Public Hearing closed the public hearing at 7:33 p.m.

Councilmember Edwards stated she had concerns with the width of the road between Pilot and the proposed hotel. City Engineer Skillman addressed the road improvements. Paul Farsai, Project Manager for SKP Ranch LLC, advised he would need to check with the property owners and engineers in regards to considering a concrete wall. Mr. Friend clarified there is a concrete wall; it's just not technically a sound wall. Council had some concerns that a concrete wall may cause problems with transients putting up a tents, etc.

Action: Vice Mayor Roundy moved, seconded by Councilmember Paschall to adopt Resolution No. 2017-05 approving the Final IS/MND for the SKP Ranch, LLC Project. The motion carried by the following voice vote:

AYES: Charles Gee, Salina Edwards, Jim Paschall, Bruce Roundy and Mayor Dennis Hoffman

NOES: None

ABSENT: None

ABSTAIN: None

Action: Councilmember Gee moved, seconded by Councilmember Edwards to introduce and approve the first reading of Ordinance No. 2017-XX, adopting the findings in this staff report supporting re-zoning request ZCA#2016-01 subject to the Findings and Conditions of Approval presented. The motion carried by the following voice vote:

AYES: Charles Gee, Salina Edwards, Jim Paschall, Bruce Roundy and Mayor Dennis Hoffman

NOES: None

ABSENT: None

ABSTAIN: None

**Findings for adoption of the Rezone:**

1. The proposal will not be detrimental to the health, safety and general welfare of persons residing or working in the neighborhood of the proposed use;
2. The proposed use will not be detrimental or injurious to property and improvements in the neighborhood of the proposed use;

3. The proposed use will not be detrimental or injurious to the general welfare of the City of Orland;  
and
4. The proposed use will be consistent with the policies, standards and intent of any use designations of the general plan, any applicable specific plan and the applicable section of Title 17 of the Orland Municipal Code ("C-H Commercial Highway").
5. The project will not have a significant or unmitigable impact on the physical environment.

**Staff Analysis of Consistency with Required Findings:**

1. The proposal will not be detrimental to the health, safety and general welfare of persons residing or working in the neighborhood of the proposed use: *Rezoning of the project site to the C-H zoning district will provide consistency between the General Plan land use designation and zoning as is required by state law. Existing and future uses of the site would remain consistent with the intent of the General Plan designation and zone district. As such, the rezoning would not be detrimental or injurious to the general welfare of the city.*
2. The proposed use will not be detrimental or injurious to property and improvements in the neighborhood of the proposed use: *Rezoning of the project site to the C-H zoning district will provide consistency between the General Plan land use designation and zoning as is required by state law. Existing and future uses of the site would remain consistent with the intent of the General Plan designation and zone district. As such, the rezoning would not be detrimental or injurious to the general welfare of the city.*
3. The proposed use will not be detrimental or injurious to the general welfare of the city: *Rezoning of the project site to the C-H zoning district will provide consistency between the General Plan land use designation and zoning as is required by state law. Existing and future uses of the site would remain consistent with the intent of the General Plan designation and zone district. As such, the rezoning would not be detrimental or injurious to the general welfare of the city.*
4. The proposed use will be consistent with the policies, standards and land use designations of the general plan and any applicable specific plan: *Rezoning of the project site to the C-H zoning district will provide consistency between the General Plan land use designation (Commercial) and zoning as is required by state law. Existing and future uses of the site would remain consistent with the intent of the General Plan designation and zone district. As such, the rezoning would not be detrimental or injurious to property and improvements in the neighborhood of the proposed use. With adoption of the proposed rezoning to the C-H district, the project site would be consistent with the City's codes and standards.*
5. The project will not have a significant or immitigable impact on the physical environment. *The proposed rezoning of the project site was reviewed for potential environmental impacts in the SKP Ranch LLC Project Initial Study and Mitigated Negative Declaration (IS/MND). The IS/MND determined that rezoning, in and of itself, would not result in a significant impact on the physical environment.*

Action: Councilmember Edwards moved, seconded by Councilmember Paschall to adopt Resolution 2017-06 approving a Use Permit (CUP#2016-05) to allow for the development of a hotel building no greater than 70 feet in height, subject to the Findings and Conditions of Approval presented. The motion carried by the following voice vote:

AYES: Charles Gee, Salina Edwards, Jim Paschall, Bruce Roundy and Mayor Dennis Hoffman  
NOES: None  
ABSENT: None  
ABSTAIN: None

**Findings for adoption of the Conditional Use Permit:**

1. The proposal will not be detrimental to the health, safety and general welfare of persons residing or working in the neighborhood of the proposed use;
2. The proposed use will not be detrimental or injurious to property and improvements in the neighborhood of the proposed use;
3. The proposed use will not be detrimental or injurious to the general welfare of the City of Orland; and
4. The proposed use will be consistent with the policies, standards and intent of any use designations of the general plan, any applicable specific plan and the applicable section of Title 17 of the Orland Municipal Code ("C-H", Highway Service Commercial).
5. All impacts on the physical environment resulting from development of the proposed project can be reduced to a less than significant level with the exception of four impacts. The project's significant and unavoidable impacts are in the areas of an increase in noise levels and an increase in traffic under cumulative conditions.

**Staff Analysis of Consistency with Required Findings:**

1. The proposal will not be detrimental to the health, safety and general welfare of persons residing or working in the neighborhood of the proposed use: *The proposed new use would include operations typical of the C-H, Highway Service Commercial zoning district and the proposed use would be limited by Conditions of Approval. An Initial Study and Mitigated Negative Declaration was completed for the project and all impacts were less than significant with mitigation. As conditioned, potential impacts associated with the approved use would be addressed through use and operation conditions. The proposed use would be served by the City water and wastewater systems which has sufficient existing capacity to serve the proposed use of the property. Subject to the issuance of a Conditional Use Permit by the Planning Commission and subject to the Conditions of Approval for the project, uses of the site would remain consistent with the intent of the General Plan designation and zone district. As such, the project will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of the project neighborhood.*

2. The proposed use will not be detrimental or injurious to property and improvements in the neighborhood of the proposed use: *The proposed new use would include operations typical of the C-H, Highway Service Commercial zoning district and the proposed use would be limited by Conditions of Approval. An Initial Study and Mitigated Negative Declaration was completed for the project and all impacts were less than significant with mitigation. The proposed use would be served by the City water and wastewater systems which has sufficient existing capacity to serve the proposed use of the property. As conditioned, potential impacts associated with the approved project would be addressed; and, the proposed use would serve to enhance an approved land use. Subject to the issuance of a Conditional Use Permit by the Planning Commission, and subject to the Conditions of Approval for the project, uses of the site would remain consistent with the intent of the General Plan designation and zone district. As such, the project will not be detrimental or injurious to property or improvements in the surrounding neighborhood.*
3. The proposed use will not be detrimental or injurious to the general welfare of the city: *The proposed new use would include operations typical of the C-H, Highway Service Commercial zoning district and the proposed use would be limited by Conditions of Approval. An Initial Study and Mitigated Negative Declaration was completed for the project and all impacts were determined to be less than significant with mitigation. As conditioned, potential impacts associated with the approved use would be addressed through use and operation conditions. As such, the project will not be detrimental to the health, safety or general welfare of the city.*
4. The proposed use will be consistent with the policies, standards and land use designations of the general plan and any applicable specific plan: *The City of Orland Municipal Code permits additional building height in excess of the 45-foot standard for the C-H zoning district with the approval of a Conditional Use Permit. The proposal would not alter the uses permitted on the site and would potentially contribute positively to the success of the uses within the parcel. With the issuance of a Conditional Use Permit, the project would be consistent with the City's codes and standards.*
5. The project will not have a significant and unavoidable impact on the physical environment. *The proposed project was reviewed for potential environmental impacts in the SKP Ranch LLC Initial Study and Mitigated Negative Declaration (IS/MND). The IS/MND determined that implementation of the Project would result in less than significant impacts to the physical environment with the application of mitigation measures.*

#### ADMINISTRATIVE BUSINESS

Grants Administrator Wackerman is requesting Council to review and comment on the Streetscape design developed by Melton Design Group for the area of Walker Street between Sixth and Seconds Streets. The City received funding from the Caltrans Sustainable Communities Program to develop a streetscapes plan for this portion of Walker Street. The preliminary plan has been presented to various groups, City Commissions and local organizations. Shawn Rohrbacker, from Melton Design Group, presented a slide show showing possible concept features of the Streetscape plan. Mr. Rohrbacker stated the project's final Master Plan for Council approval is anticipated by summer 2017.

Public comments previously received on the plan include: preserving historic, small town atmosphere; create a Main Street atmosphere; traffic calming; aesthetic improvements; better lighting; shade trees; recognition from I-5; and customers. Mr. Rohrbacker stated it's been suggested to consider moving the truck route from the downtown area. One option considered was directing trucks to Ninth Street off of Walker Street, east on Tehama Street to East Street, then south to Walker Street. A roundabout at Sixth and Walker Streets has also been discussed to help with the flow of traffic. Councilmember Gee advised Fifth Street already has issues with delivery trucks and the bulb outs could make it worse. Councilmember Paschall stated he likes beautification efforts; however, flowers and trees can cause a lot of upkeep and maintenance. Councilmember Edwards was not in favor of a roundabout at Sixth and Walker Streets and advised it was not practical to use Tehama Street as a truck route. Vice Mayor Roundy stated there has been a lot of positive feedback on the plan and feels it is a needed improvement for the town. Vice Mayor Roundy stated they can discuss and mitigate some issues of the plan.

The Orland Area Chamber of Commerce has endorsed the plan. Fire Chief Justin Chaney stated the fire trucks need to be able to navigate down Walker Street. Paul Farsai, real estate broker, advised the City needs to take full opportunity of the assistance from Caltrans to make important and beautiful changes to the downtown area for Orland's tourism and future. Mr. Rohrbacker stated he will incorporate comments received from the meeting and come back to Council in the near future.

City Engineer Skillman brought forward a proposal to consider stop signs on State Rt. 32 and I-5 overpass. Mr. Skillman stated the Chief of Police and Public Works Director have both recommended the same stop measures for both the east and west sides of the overpass. City Engineer Skillman reexamined the traffic study done by K.D. Anderson for Pilot and the hotel project and advised the 4 stops signs are recommended. This is an interim measure until signalization is warranted. Councilmember Roundy stated he had one concern that traffic could possibly get backed up into the eastern intersection of the overpass. Councilmember Gee advised all the signs are needed. Mayor Hoffman stated he agreed with two stop signs; Councilmember Edwards agreed as well. Scott Bambauer stated a truck accident just occurred the day before at the southbound exit and the truck driver stated the overpass was too narrow. Another resident felt traffic could possibly back up in to the intersection to the east of the overpass.

Action: Councilmember Paschall moved, seconded by Councilmember Gee to approve four stop signs for both the east and west directions on both ends of the overpass and review periodically. The motion carried 4 -1 by the following voice vote:  
AYES: Charles Gee, Jim Paschall, Bruce Roundy and Mayor Dennis Hoffman  
NOES: Salina Edwards  
ABSENT: None  
ABSTAIN: None

City Manager Carr brought forward a request to discuss and consider local drought mitigation measures. In May 2015 the City of Orland had implemented Water Shortage Stage 2 measures. Conservation regulations were put in effect regarding prohibition against gutter flooding, hosing concrete and washing vehicles without an auto-shutoff nozzle. Restrictions also included: reducing lawn watering to three days per week and with certain time limitations. The base water consumption allotment was also reduced from 15,000 gallons to 12,000 gallons on a temporary basis to meet the State's mandated 25% consumption reduction.

With above-normal precipitation this year, the State has declared an end to the drought in most parts of the state. Most residents have gotten accustomed to water conservation measures; however, restoring the base water allotment is being recommended. Council discussed to keep the limited watering days and times the same.

Action: Councilmember Edwards moved, seconded by Councilmember Paschall to approve raising the base water consumption allotment back to 15,000 gallons to begin May 1, 2017. The motion carried by the following voice vote:

AYES: Charles Gee, Salina Edwards, Jim Paschall, Bruce Roundy and Mayor Dennis Hoffman

NOES: None

ABSENT: None

ABSTAIN: None

City Manager Carr requested Council to have a discussion on local control of well permitting. Mr. Carr advised the City can exercise authority to establish some control on the placement of new wells within the boundry of the city limits. The main concern has been the effect a new ag well would have on the City's water supply. The City could establish a well permit process that would provide for an analysis of well spacing, depth, and its effect on City's water supply. Trish Saint-Evens asked how the city would address residents that want to replace an existing well. Council directed staff to draft an ordinance establishing a well permit process.

Assistant City Manager Crook presented a request to appoint a City of Orland Council representative to the ad hoc Ambulance Task Force. The committee is studying the issue of shortage of service in the county. Current members are from Enloe Hospital, Glenn County Public Health, City of Willows, Glenn Medical Center, Orland Westside Ambulance Association and Glenn County Supervisor Minto. Councilmember Paschall was selected and accepted to serve on the committee.

#### CITY COUNCIL COMMUNICATIONS AND REPORTS

Councilmember Gee reported on the following:

- Attended Farm Bureau dinner at Black Butte Ranch.

Councilmember Edwards reported on the following:

- Attended Economic Development Commission meeting;
- Attended Farm Bureau dinner at Black Butte Ranch;
- Attended Rusty Wagon demonstration;
- Attended Bee Festival dinner;
- Attended Republican Dinner.

Councilmember Edwards expressed condolences to the family of Katherine Claire for her passing. She was chair of the Library Commission.

Mayor Hoffman reported on the following:

- Attended the Bee Festival dinner;
- Attended Bee Hobby Day, great information.

Vice Mayor Roundy reported on the following:

- Attended Bee Hobby Day, very impressed.
- Will be attending League of California Cities Legislative Days in Sacramento – topics include: funding for water, transportation, affordable housing, homelessness and marijuana.

Councilmember Paschall reported on the following:

- Thanked Pete for spearheading the Bee City brand for Orland.

ADJOURN

Meeting adjourned at 9:45 p.m.

\_\_\_\_\_ Clerk

\_\_\_\_\_ Mayor