

**CITY COUNCIL**

Bruce T. Roundy , Mayor  
Jeffrey A. Tolley, Vice-Mayor  
Dennis Hoffman  
William "Billy" Irvin  
Chris Dobbs

**CITY OFFICIALS**

Janet Wackerman  
City Clerk

Leticia Espinosa  
City Treasurer

# CITY OF ORLAND

INCORPORATED 1909

815 Fourth Street  
ORLAND, CALIFORNIA 95963  
Telephone (530) 865-1600  
Fax (530) 865-1632



**CITY MANAGER**

Peter R. Carr

## **AGENDA REGULAR MEETING, ORLAND CITY COUNCIL**

**Monday, February 1, 2021**

**This meeting will be conducted pursuant to the provisions of the Governor's Executive Orders N-25-20 and N-29-20 which suspends certain requirements of the Ralph M. Brown Act.**

**In an effort to protect public health and prevent the spread of COVID-19, the City Council meeting will be teleconferenced using Zoom technology, and in compliance with current Executive Orders. All Councilmembers and City staff will be participating remotely.**

**The public may participate in the meeting by telephone or access the video via Zoom.**  
**Please call: 1 (669) 900-9128 Webinar ID#: 812 2828 9829**

**Public comments are welcomed and encouraged in advance by emailing the City Clerk at [jwackerman@cityoforland.com](mailto:jwackerman@cityoforland.com) or by phone at (530) 865-1601 by 5:00 p.m. on the day of the meeting.**

**Closed Session – 5:30 p.m.**

**Regular Session – 6:00 p.m.**

- 1. CALL TO ORDER**
  - a. Roll Call**
  - b. Citizen comment on closed session items**

**2. CLOSED SESSION**

**Pursuant to California Government Code Sections 54950 et seq., the City Council will hold a Closed Session. More specific information regarding this meeting is indicated below.**

**CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION. Significant exposure to litigation pursuant to Government Code section 54956.9 (d) (2): one potential case.**

- 3. RECONVENE TO REGULAR SESSION**

**Roll Call**

- 4. REPORT FROM CLOSED SESSION**

**(If the Closed Session is not completed before 6:00p.m., it will resume immediately following the Regular Meeting.)**

- 5. PLEDGE OF ALLEGIANCE**

- 6. ORAL AND WRITTEN COMMUNICATIONS**

A. Citizen Comments:

Members of the public wishing to address the Council on any item(s) not on the agenda may do so at this time when recognized by the Mayor. However, no formal action or discussion will be taken unless placed on a future agenda. Public is advised to limit discussion to one presentation per individual. While not required, please state your name and address for the record. Please direct your comments to the Mayor or Vice Mayor.  
**(Oral communications will be limited to three minutes).**

**7. CONSENT CALENDAR**

- A. Approve Warrant List (payable obligations).
- B. Approve City Council minutes for January 19, 2021.
- C. Receive and file Planning Commission minutes for December 17, 2020.
- D. Approve 2<sup>nd</sup> Quarter Update on FY Projects and Objectives

**8. ADMINISTRATIVE BUSINESS**

- A. Introduce first reading by title only and consider passage of Ordinance No. 2021-01 to create a new Section 17.76.190, *Fences*, to the Orland Municipal Code – Scott Friend, City Planner
- B. Introduce first reading by title only and consider passage of Ordinance No. 2021-02 adding Section 15.04.030 to the Orland Municipal Code regarding additional fee for work done without a building permit - Pete Carr, City Manager
- C. Adopt Resolution 2021-01, 2021-02 and 2021-03 approving the submittal of applications to the Statewide Park Development and Community Revitalization Program (Discussion/Action) – Joe Fenske, Recreation Director
- D. Mid-Year Financial Review (Discussion/Action) – Pete Carr, City Manager
- E. Verbal update on Covid-19's impact on the local economy and City operations, (Discussion/Direction) – Pete Carr, City Manager

**9. CITY COUNCIL COMMUNICATIONS AND REPORTS**

**10. ADJOURN**

**CERTIFICATION:** Pursuant to Government Code Section 54954.2(a), the agenda for this meeting was properly posted on January 28, 2021.

A complete agenda packet is available for public inspection during normal business hours at City Hall, 815 Fourth Street, in Orland or on the City's website at [www.cityoforland.com](http://www.cityoforland.com) where meeting minutes and audio recordings are also available.

In compliance with the Americans with Disabilities Act, the City of Orland will make available to members of the public any special assistance necessary to participate in this meeting. The public should contact the City Clerk's Office 865-1601 to make such a request. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

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**CITY MANAGER**

Peter R. Carr

## WARRANT LIST

February 1, 2021

Warrant	1/27/21	\$	51,343.36
Payroll Compensation	1/14/21	\$	105,810.97
Pers	1/25/21	\$	21,653.31
Pers	1/25/21	\$	21,671.64
		\$	<u>200,479.28</u>

### APPROVED BY

\_\_\_\_\_  
 Bruce T. Roundy, Mayor

\_\_\_\_\_  
 Jeffrey A. Tolley, Vice-Mayor

\_\_\_\_\_  
 Dennis Hoffman, Councilmember

\_\_\_\_\_  
 William "Billy" Irvin, Councilmember

\_\_\_\_\_  
 Chris Dobbs, Councilmember

REPORT.: Jan 28 21 Thursday  
RUN...: Jan 28 21 Time: 08:19  
Run By.: Deysy Guerrero

CITY OF ORLAND  
Cash Disbursement Detail Report  
Check Listing for 01-21 thru 01-21 Bank Account.: 1001

PAGE: 001  
ID #: PY-DP  
CTL.: ORL

Check Number	Check Date	Vendor Number	Name	Net Amount	Invoice #	Description
053149	01/27/21	ABD00	ADVANCED DOCUMENT	30.01	INV36422	PD/CONTRACT OVERAGE DEC 2020
053150	01/27/21	AIR01	Airgas-USA, LLC	103.02	53790	MEASURE A-FD/MEDICAL OXYGEN
053151	01/27/21	ALA00	ALAMEDA COUNTY SHERIFF'S	361.00	1/16/21	PD/TRAFFIC COLLISION INVESTIGATION TRAINING
053152	01/27/21	ALT01	Altec Industries Inc.	145.61	2488,4748	PW/FLEET EQUIPMENT #49
053153	01/27/21	AME00	AMERICAN FAMILY LIFE	1088.54	107367	SUPPLEMENTAL INSURANCE
053154	01/27/21	AME05	American River College	79.50	1/16/21	PD/TACTICS TRAINING
053155	01/27/21	ATT06	A T & T	861.74 22.98 22.98 272.80	1/13/21 15873533 15873540 1/20/2021	MULTI-DEPTS/PHONE PW/WHITEHAWK LIFT STATION PW/AIRPORT LIFTSTATION PW/WELL COMMUNICATIONS
			Check Total.....:	1180.50		
053156	01/27/21	ATT07	A T & T	33.41	1/7/2021	PW/SHOP
053157	01/27/21	ATT09	AT&T MOBILITY	980.89	X01102021	PD/CELL PHONE SERVICE
053158	01/27/21	ATT10	AT&T MOBILITY (FIRST NET)	85.59 216.95	01102021 P26153-04	MEASURE A-FD/PHONES CELL PHONE USAGE
			Check Total.....:	302.54		
053159	01/27/21	BAS00	Basic Laboratory, Inc	807.60	1/22/21	PW/WATER LAB SERVICES
053160	01/27/21	BBK00	BEST BEST & KRIEGER	7636.50	895368	PROFESSIONAL SERVICES DEC 2020
053161	01/27/21	BOO00	BOOT BARN INC.	148.64	GUE-JORGE	PW/BOOTS
053162	01/27/21	CAL14	Cal Signal Corp	375.00	8286	STREETS/6TH & SOUTH ST STOPLIGHT
053163	01/27/21	COR04	CORBIN WILLITS SYSTEMS	498.37	C101151	MULTI-DEPTS/SOFTWARE SUPPORT
053164	01/27/21	CSA00	CSAC-EIA	405.72	JAN-MAR21	EMPLOYEE ASST PROGRAM
053165	01/27/21	CSG00	CSG CONSULTANTS, INC.	1020.00	606 & 764	BD/PROJECT PLAN REVIEW
053166	01/27/21	DOB01	CHRIS DOBBS	300.00	JAN 2021	CITY COUNCIL STIPEND
053167	01/27/21	DPR00	D-Prep LLC	375.00	1/22/21	PD/INTERNAL AFFAIRS TRAINING
053168	01/27/21	ECL00	ECLECTIC HORSEMAN COMM.,	255.00	00053487	AC/WEBSITE HOSTING
053169	01/27/21	ECO01	ECORP CONSULTING, INC	277.50	1841&2170	ANNEXATION PROJECT EIR, TRUCK WASH
053170	01/27/21	ELLO6	STEVE ELLIOTT	20.00 96.92	1/25/21 12/31/20	AC/GALLERY AC/GALLERY ADVERTISING
			Check Total.....:	116.92		
053171	01/27/21	ENL00	ENLOE MEDICAL CENTER	112.00	51094611	PD/MEDICAL FOLLOW UP
053172	01/27/21	FLE04	FLEMING, JOHN	1128.00	1/13-1/26	BD/INSPECTION SERVICES
053173	01/27/21	GLS00	GLENN CO. SHERIFF	100.00	MULTI-INV	PD/LIVE SCAN ROLLING FEES
053174	01/27/21	GRA02	GRAINGER, INC.	1576.06	INV LIST	PW/SHOP SUPPLIES
053175	01/27/21	HIN03	Hinderliter deLlamas & As	300.00	SIN005924	AUDIT SERVICES-SALES TAX
053176	01/27/21	HOF00	DENNIS G. HOFFMAN	300.00	JAN 2021	CITY COUNCIL STIPEND
053177	01/27/21	HOL05	HOLDREGE & KULL (AN NV5 C	673.50	197168	SOILS TESTING RD MM SEWER PROJECT
053178	01/27/21	IRV00	BILLY IRVIN	300.00	JAN 2021	CITY COUNCIL STIPEND
053179	01/27/21	KEG00	KEG Construction	860.00	476	BD/INSPECTION SERVICES
053180	01/27/21	LEA02	LEAGUE OF CA CITIES	5111.00	640815	CC/MEMBERSHIP DUES FOR 2021
053181	01/27/21	LOW01	KATHERINE LOWERY	500.00	1/16/21	PD/PER DIEM FOR TRAINING
053182	01/27/21	MCM00	McMaster-Carr	15.29 31.53	51288622 51918109	FD FLEET/CHIEF TRUCK SUPPLIES PD OFFICE EXP
			Check Total.....:	46.82		
053183	01/27/21	MUN03	MUNICIPAL EMERGENCY SVCS	463.33	1/18/21	FD/LEATHERHEAD BARS
053184	01/27/21	NEC00	NEC CLOUD COMMUNICATIONS	195.76	64288	MEASURE A-FD/PHONE LINES

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REPORT.: Jan 28 21 Thursday  
RUN....: Jan 28 21 Time: 08:19  
Run By.: Deysy Guerrero

CITY OF ORLAND  
Cash Disbursement Detail Report  
Check Listing for 01-21 thru 01-21 Bank Account.: 1001

PAGE: 002  
ID #: PY-DP  
CTL.: ORL

Check Number	Check Date	Vendor Number	Name	Net Amount	Invoice #	Description
053185	01/27/21	ORL00	ORLAND VOLUNTEER FIRE DPT	426.11	101	FD/TRAINING MATERIALS REIMBURSEMENT
053186	01/27/21	PEN05	PENQUIN MANAGEMENT INC	40.00	63494	FD/DISPATCH
053187	01/27/21	PGE00	PG&E	66.87 149.93 4593.96	1/17/2021 1/20/2021 5815-2JAN	PW/TRAFFIC CONTROL PW/ROAD MM LIFT STATION STREET LIGHTS
			Check Total.....:	4810.76		
053188	01/27/21	PIN02	EDGAR PINEDO	250.00	1/16/21	PD/TRAFFIC COLLISION INVESTIGATION TRAINING
053189	01/27/21	QUI02	QUILL CORP.	33.39	13702378	CLERK/CALENDAR
053190	01/27/21	ROU00	BRUCE T. ROUNDY	300.00	JAN 2021	CITY COUNCIL STIPEND
053191	01/27/21	SON05	Sonsray Machinery	738.12	26153-04	PW/LOADER PARTS
053192	01/27/21	T&S01	T AND S DVBE, INC.	1204.52	21-95	STREET/THERMOPLASTIC SUPPLIES
053193	01/27/21	THE03	The Verdin Co.	999.85	197573	PW/CITY CLOCK PARTS
053194	01/27/21	TIA00	TIAA COMMERCIAL FINANCE,	299.87	7884394	MULTI-DEPT/COPIER LEASE
053195	01/27/21	TLC00	TLC	1579.86	ORLAND21	AC/REMOVAL OF CHRISTMAS TREE DECOR
053196	01/27/21	TOL04	JEFFREY TOLLEY	300.00	JAN 2021	CITY COUNCIL STIPEND
053197	01/27/21	TRA02	TRANSAMERICA	610.50	JAN 2021	SUPPLEMENTAL INSURANCE
053198	01/27/21	VAN00	VANTAGE POINT TRANSFER AG	1859.56	11421	DEF COMP PLAN 304591
053199	01/27/21	VER03	Verizon Wireless	104.48 245.41 164.04	421863 871421862 871421864	REC/CELL PHONE USAGE CELL PHONE USAGE MEASURE A-FD/RESPONSE SERVICE
			Check Total.....:	513.93		
053200	01/27/21	WEL02	Wells Fargo Vendor Fin Se	199.34	13489448	BD-PLAN/COPIER LEASE
053201	01/27/21	WES16	West Mitsubishi	1500.00	1404	FACADE IMPROVEMENT REIMBURSEMENT
053202	01/27/21	WEX00	WEX BANK	45.75 38.05 124.43 1022.00 3510.17 2519.41	745919REC 9745919BD 9745919CM 9745919FD 9745919PD 9745919PW	REC/FUEL BD/FUEL CM/FUEL FD/FUEL PD/FUEL PW/FUEL
			Check Total.....:	7259.81		
053203	01/27/21	ZIP00	ZIPS	230.00	2224	PD/VEHICLE ABATEMENT
			Cash Account Total.....:	51343.36		
			Total Disbursements.....:	51343.36		
			Cash Account Total.....:	.00		

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REPORT.: 01/14/21  
 RUN...: 01/14/21 Time: 14:31  
 Run By.: Leticia Espinosa

CITY OF ORLAND  
 Warrant Register

Warrant Number	Date	Payroll Date	**Employee** Num	Name	Actual Period	Fiscal Period	Gross Amount
14143	01/14/21	01/13/21	ALL00	ALLEN, JERRY G	01-21	07-21	636.84
14144	01/14/21	01/13/21	FIC00	FICHTER, QUENTIN	01-21	07-21	1484.71
Z03402	01/14/21	01/13/21	ALV01	ALVA, MICAELA	01-21	07-21	1627.48
Z03403	01/14/21	01/13/21	AND00	ANDRADE, EDGAR	01-21	07-21	2449.48
Z03404	01/14/21	01/13/21	CAR02	CARMON, GRANT E	01-21	07-21	3347.43
Z03405	01/14/21	01/13/21	CAR03	CARR, PETER R	01-21	07-21	5057.58
Z03406	01/14/21	01/13/21	CES00	CESSNA, KYLE A	01-21	07-21	3587.43
Z03407	01/14/21	01/13/21	CHA01	CHANEY, JUSTIN	01-21	07-21	3583.85
Z03408	01/14/21	01/13/21	CRA00	CRANDALL, JEREMY	01-21	07-21	1989.98
Z03409	01/14/21	01/13/21	ESP00	ESPINOSA, LETICIA	01-21	07-21	1782.38
Z03410	01/14/21	01/13/21	ESP02	ESPELAND, SAM	01-21	07-21	311.40
Z03411	01/14/21	01/13/21	FEN03	FENSKE, JOSEPH H	01-21	07-21	2964.53
Z03412	01/14/21	01/13/21	FLO00	FLORES, JOSE D	01-21	07-21	2762.24
Z03413	01/14/21	01/13/21	FUL00	FULLMORE, KRISTOPHER	01-21	07-21	3079.19
Z03414	01/14/21	01/13/21	GAM00	GAMBOA, YADIRA	01-21	07-21	296.52
Z03415	01/14/21	01/13/21	GUE01	GUERRERO, DEYSY D	01-21	07-21	2328.93
Z03416	01/14/21	01/13/21	GUE02	GUERRERO, JORGE	01-21	07-21	2046.25
Z03417	01/14/21	01/13/21	HAR00	ZOLLERHARRIS, TRAVIS	01-21	07-21	1804.69
Z03418	01/14/21	01/13/21	JOH01	JOHNSON, SEAN KARL	01-21	07-21	4328.27
Z03419	01/14/21	01/13/21	LED00	LEDAY, JESSICA E	01-21	07-21	2524.73
Z03420	01/14/21	01/13/21	LOW00	LOWERY, KATHERINE	01-21	07-21	2472.66
Z03421	01/14/21	01/13/21	MAR02	MARTINDALE, RYAN EUGENE	01-21	07-21	1504.84
Z03422	01/14/21	01/13/21	MEJ00	MEJIA, LILIA	01-21	07-21	1933.16
Z03423	01/14/21	01/13/21	MEZ00	MEZA, JODY L	01-21	07-21	3419.26
Z03424	01/14/21	01/13/21	MIL00	MILLS, DARYL A	01-21	07-21	2917.67
Z03425	01/14/21	01/13/21	MYE00	MYERS, KEVIN	01-21	07-21	603.06
Z03426	01/14/21	01/13/21	PAI01	PAILLON, MICHAEL	01-21	07-21	2011.66
Z03427	01/14/21	01/13/21	PAN00	PANIAGUA, BLANCA A	01-21	07-21	639.92
Z03428	01/14/21	01/13/21	PEN01	PENDERGRASS, REBECCA A	01-21	07-21	2273.39
Z03429	01/14/21	01/13/21	PER00	PEREZ, MARGARITA T	01-21	07-21	1843.83
Z03430	01/14/21	01/13/21	PIN00	PINEDO, EDGAR ESTEBAN	01-21	07-21	2421.11
Z03431	01/14/21	01/13/21	POR00	PORRAS, ESTEL	01-21	07-21	1711.82
Z03432	01/14/21	01/13/21	PUN00	PUNZO, GUILLERMO	01-21	07-21	2334.88
Z03433	01/14/21	01/13/21	RIC01	RICE, GERALD W	01-21	07-21	1942.29
Z03434	01/14/21	01/13/21	ROD00	RODRIGUES, ANTHONY	01-21	07-21	2330.35
Z03435	01/14/21	01/13/21	ROE00	ROENSPIE, THOMAS LUKE	01-21	07-21	4851.11
Z03436	01/14/21	01/13/21	ROM00	ROMERO, ARNULFO	01-21	07-21	2809.04
Z03437	01/14/21	01/13/21	SCH03	SCHMITKE, JENNIFER	01-21	07-21	1700.01
Z03438	01/14/21	01/13/21	STE01	STEWART, ROY E	01-21	07-21	2575.78
Z03439	01/14/21	01/13/21	SUA02	SUAREZ, BRYAN E	01-21	07-21	1874.91
Z03440	01/14/21	01/13/21	SWI00	SWINHART, ROBERT	01-21	07-21	1677.83
Z03441	01/14/21	01/13/21	VAL00	VALENZUELA, BRENDA	01-21	07-21	316.54
Z03442	01/14/21	01/13/21	VLA00	VLACH, RAYMOND JOSEPH	01-21	07-21	4468.46
Z03443	01/14/21	01/13/21	VON00	VONASEK, EDWARD J	01-21	07-21	4183.30
Z03444	01/14/21	01/13/21	WAC00	WACKERMAN, JANET	01-21	07-21	3000.18
							105810.97
							=====

**MINUTES OF THE ORLAND CITY COUNCIL**  
**REGULAR MEETING HELD JANUARY 19, 2021**

**CALL TO ORDER**

Meeting called to order by Mayor Roundy at 5:30 p.m.

**ROLL CALL**

Councilmembers present via teleconference:	Councilmembers Billy Irvin, Dennis Hoffman, Chris Dobbs, Vice Mayor Jeffrey A. Tolley and Mayor Bruce Roundy
Councilmembers absent:	None
Staff present via teleconference:	City Attorney Greg Einhorn, City Manager Pete Carr and City Clerk/Administrative Services Manager Janet Wackerman

Mayor Roundy asked for public comments. With none received, the meeting was adjourned to Closed Session at 5:31 p.m. and Ms. Wackerman signed off.

Closed session was held regarding significant exposure to litigation pursuant to Government Code Section: 54956.9 (d) (2); one potential case.

**RECONVENE TO REGULAR SESSION – 6:00 p.m.**

**ROLL CALL**

Councilmembers present via teleconference:	Councilmembers Dennis Hoffman, Billy Irvin, Chris Dobbs, Vice Mayor Jeffrey A. Tolley and Mayor Bruce Roundy
Councilmembers absent:	None
Staff present via teleconference:	Chief of Police Joe Vlach, Public Works Director Ed Vonasek, Fire Chief Justin Chaney, City Manager Pete Carr, City Attorney Greg Einhorn, Accounting Manager Rebecca Pendergrass and City Clerk/Administrative Services Manager Janet Wackerman

**REPORT FROM CLOSED SESSION**

Mayor Roundy reported Closed Session was not completed and will resume immediately following the Regular meeting.

Meeting opened with the pledge of allegiance.

**ORAL AND WRITTEN COMMUNICATIONS**

Citizen Comments: None

**CONSENT CALENDAR**

Vice Mayor Tolley asked about the uniform allowances paid to police officers. Mr. Carr explained it was in their MOU to be compensated for the cleaning and the purchasing of their uniforms.

- A. Approve Warrant List (payable obligations).
- B. Approve City Council minutes for January 4, 2021.
- C. Receive and file Library Commission minutes for September 21, 2020.
- D. Receive and file Economic Development Commission minutes for October 13, 2020.

Action: Vice Mayor Tolley moved, seconded by Councilmember Dobbs, to approve the consent calendar. The motion carried 5-0 by the following voice vote:

AYES:	Vice Mayor Tolley, Councilmembers Dobbs, Irvin, Hoffman, and Mayor Roundy
NOES:	None
ABSENT:	None
ABSTAIN:	None

## **ADMINISTRATIVE BUSINESS**

### **A. Presentation: Police Department Annual Review – Joe Vlach, Chief of Police**

Chief Vlach reported on his department's 2020 activities with a slide presentation. At present there are eleven officers, two full-time non-sworn and one part-time non-sworn staff members. Disturbing the peace was the top call for his officers, with welfare checks next but he noted that overall activities were down in 2020. Assisting other agencies was also in the top four.

Councilmember Irvin asked how a welfare check was different than a medical aid call. Chief Vlach stated his officers could be asked to check on someone because they weren't answering calls, etc. and then when they are found, if the person has an injury or is unresponsive, it becomes a medical call.

Chief Vlach reported crimes for violent and property infractions are down, which includes robberies. Citations most often are given for running stop signs. They have found a high proportion of unlicensed or non-insured motorists during their stops. Chief Vlach recommended drivers protect themselves by obtaining uninsured motorist insurance. Vice Mayor Tolley asked why the incidents of unlicensed motorists. Chief Vlach stated it is usually because the driver has not taken the time to get a license, is underage, has too many accidents, court ordered suspension, etc. Mayor Roundy added the DMV has held inconsistent hours for drivers to update their information. Chief Vlach agreed and stated their department receives information from the DMV that drivers are given extensions, due to COVID, to update their information.

The VIPS put in 995 volunteer hours but a lot of their events were cancelled. They assisted with the Sheep and Bear/North Complex fires.

Vice Mayor Tolley asked what can be done about a speeding and stop sign running issue around East and Shasta Streets. Chief Vlach stated the speed trailer could be installed at this area and extra patrol could also be added.

Chief Vlach stated there were two protest marches that occurred in 2020 and all went smoothly. He also noted a radio antenna was added to the police station, a simulator for officer training was purchased and, thanks to the Public Works Department, the squad room was remodeled.



Councilmember Hoffman thanked the Chief and all his officers and added that he appreciated all the work that they have done.

Byron Denton, 127 Tanner Way, stated it was a good presentation. He added the electronic sign does slow motorists down.

Vice Mayor Tolley asked for more information on the Black Butte tower. Chief Vlach stated the radio antenna used by the department and the Fire Department for their communications is located on the Orland Buttes.

City Manager Carr noted the Chief included a lot of fire related pictures and this is a credit to the two chiefs and also the public works department that they work together. He asked for feedback from Councilmembers on whether they are getting enough information in the Weekly Reports. Mayor Roundy stated they were getting adequate information. Councilmember Hoffman stated the data they receive is very helpful and since it is disseminated to all, it helps to make decisions. Councilmembers suggested more prospective information would be interesting.

Mayor Roundy thanked Chief Vlach for the presentation and his time. He would like to know more about a formula for staffing. Chief Vlach stated the last survey conducted in 2018 recommended 14 officers for the size of Orland but added that is not feasible with the size of the city budget. Mayor Roundy asked the chief to review the formula to determine how many the department should have.

#### **B. Presentation: Fire Department Annual Review – Justin Chaney, Fire Chief**

Chief Chaney reported on the fire department's 2020 activities with a slide presentation. They presently have 46 volunteers along with a part-time office assistant that is shared with the police department. There were 582 calls, 285 within the city limits and 29 mutual aid calls. He predicts a record will be set for calls for 2021 based on how many calls the department has already attended in January.

The volunteers assisted with the Badger, Hogg and August fires. They will have a drive-thru spaghetti feed in February. One-half of the fire department has received their first vaccine shot and will receive their second dose by the end of the week. Councilmember Irvin asked if the volunteers were paid for the out of area fires and if the department was reimbursed for the use of their equipment. Chief Chaney stated they were paid for the fires and the rural fire department was reimbursed for the use of their equipment.

A gym area has been created at the firehouse, thanks to the volunteers and assistance from the Public Works Department. Mayor Roundy asked how many females were in the department. Chief Chaney stated there are four.

He provided additional pictures and information on the radio repeater project Chief Vlach had discussed in his presentation. The repeater will help the police and sheriff departments have better radio communications within buildings and the north area of the county.

Vice Mayor Tolley thanked Chief Chaney for everything he does and stated he was interested in a ride-along sometime. Chief Chaney stated that welcomes visits to the firehouse.

Councilmember Hoffman stated he appreciated the fire department's work.

Councilmember Dobbs asked Chief Chaney for some of the department's challenges. Chief Chaney replied that in the beginning with COVID, everyone sheltered and there was a complete unknown.

Presently, people are over being in quarantine so are out and about and driving up more cases. A lot of their recent calls are COVID related but the volunteers have stepped up and met the need as it has risen. Councilmember Dobbs stated he appreciated what the department is doing, keep up the good work.

Mr. Denton thanked the Chief and commented that the city had come a long way from when we considered a tax increase. He also appreciates that the police, fire and public works departments are working together.

John McDermott, OVFD First Assistant Chief, reminded everyone that the volunteers show up even when it is a holiday such as Easter, Fourth of July, and Christmas.

### **C. Fiscal Report for Measure A – Pete Carr, City Manager**

Mr. Carr presented the 2019-20 Measure A Sales Tax report for City Council review. He noted that once the report is accepted by the Council, it will be published to the community and available online on the City's website.

Vice Mayor Tolley asked how prepared the City was for a drop in revenues. Mr. Carr stated in preparing the 2020-2021 budget, expected revenues had been dropped by 10% and spending reduced by 7%.

Mr. Denton thanked Mr. Carr for the report and asked for everyone to imagine the city without these funds. He also added, keep up the good work.

Action: Vice Mayor Tolley moved, seconded by Councilmember Hoffman to accept the 2019-2020 Measure A Sales Tax Report. The motion carried unanimously by the following roll call vote:

AYES:	Vice Mayor Tolley, Councilmembers Hoffman, Dobbs, Irvin, and Mayor Roundy
NOES:	None
ABSENT:	None
ABSTAIN:	None

### **D. Work without Permit Costs – Pete Carr, City Manager**

Mr. Carr stated Councilmembers directed Staff to return with an actionable ordinance to update the unpermitted work fee. Staff proposes doubling the permit fee, with a minimum charge of \$300, bringing Orland into alignment with other jurisdictions.

Councilmember Dobbs asked if the fine would be \$300 minimum and whether there would be an amnesty period. Mr. Carr stated yes, the fine would not be less than \$300 and it will be adequately advertised when it will start. Mr. Einhorn stated Council can set any date for the ordinance to go into effect.

Discussion was held on what the fee should be, when it would start and if the amount should be reviewed after a specific time period, when it is determined. Upon consensus of the Councilmembers, the item was tabled until discussed items were included in the ordinance language.

Mayor Roundy suggested Staff should let the property owner know when a building permit has been pulled.

### **E. Verbal Update on Covid-19's Impact on the Local Economy and City Operations – Pete Carr, City Manager**

Mr. Carr presented the current Covid-19 statistics for Glenn County to date. He noted that most of California have stay-at-home orders except for the Northern Sacramento Valley region. Glenn County has a positivity rate of 15.5% with 77 positive cases per day. There were 50 new cases and two deaths over the weekend.

There are no changes to city operations and presently there are no employees out with COVID.

The restaurants have banded together for "Taste of Glenn County." For a period of time, if someone visits at least six participating restaurants and keeps their receipts, they will be eligible for prizes.

Councilmember Irvin asked about school sports. Mr. Carr stated there can be no outdoor team sports at this time. The recreation department is planning for softball in the spring, if it is okayed.

## **CITY COUNCIL COMMUNICATIONS AND REPORTS**

Vice Mayor Tolley:

- Attended the CA Cities meeting and found it very informative
- Will be attending upcoming Economic Development Commission meeting
- Has heard a concern over the upcoming West Mitsubishi sign. Mr. Carr stated the Municipal Code allows the Planning Commission to approve a conditional use permit and will send Councilmembers more information on the sign.

Councilmember Hoffman:

- Will be attending the Planning Commission meeting Thursday and the Chamber of Commerce meeting Wednesday.

Councilmember Irvin:

- Nothing to report

Councilmember Dobbs:

- Attended the Library Commission meeting and is looking forward to working with them
- Has also been attending Fire Department meetings

Mayor Roundy:

- Attended the Water Authority meeting; Sites Reservoir has received additional funding and is moving forward.
- He added that the Taste of Glenn County will have three grand prizes from each participating restaurant and the draw for the prizes will be March 1.

Meeting adjourned to Closed Session at 8:42 p.m.

Ten-minute recess was held.

**Closed Session Reconvened – 8:53 p.m.**

## **ROLL CALL**

Councilmembers present via teleconference:	Councilmembers Billy Irvin, Dennis Hoffman, Chris Dobbs, Vice Mayor Jeffrey A. Tolley and Mayor Bruce Roundy
Councilmembers absent:	None
Staff present via teleconference:	City Attorney Greg Einhorn and City Manager Pete Carr

**Reconvene to Regular Session - 9:16 p.m.**

**REPORT FROM CLOSED SESSION**

Direction was given to Staff.

Meeting adjourned at 9:17 p.m.

Janet Wackerman, City Clerk

Bruce T. Roundy, Mayor

PLANNING COMMISSION MINUTES  
December 17, 2020

1. Call to Order – The meeting was called to order by Chairperson Lazorko at 5:30 PM
2. Pledge of Allegiance – led by Commissioner Elliott
3. Roll Call: Commissioners present via teleconference – Wade Elliott, Steven Shoop, Mike Yalow, Doris Vickers and Sharon Lazorko  
Commissioners absent - None  
Also present via teleconference - Scott Friend and Janet Wackerman

4. ORAL AND WRITTEN COMMUNICATIONS  
Citizen Comments – None

5. APPROVAL OF THE MINUTES FROM NOVEMBER 19, 2020

Upon motion made by Commissioner Vickers and seconded by Commissioner Yalow, the minutes of November 19, 2020 were approved as presented. The motion carried unanimously by voice vote, 5-0.

6. PUBLIC HEARINGS –

**A. Conditional Use Permit (CUP) #2020-01 – James Seegert, Applicant/Landowner. (Situs Address Unassigned).** A public hearing to consider a request for a Conditional Use Permit (CUP) to assign parcel specific zoning to two (2) parcels of land identified as Glenn County Assessor's parcel numbers 040-310-013 and 040-350-003. Both parcels are vacant and undeveloped. The proposed action would approve of a Use Permit to assign parcel specific zoning on both parcels. The proposed zoning for each parcel is generally as follows:

<u>Site/Parcel:</u>	<u>Proposed Zoning:</u>
040-310-013	C-H, Highway Service Commercial*
040-350-003	M-L, Light Industrial / Commercial

\* Includes requests to modify parking stall size standards and parking lot landscaping standards

Orland Municipal Code section 17.60, *Planned Development Zone* establishes the regulatory guidelines for the use of land in the district. OMC Section 7.60.020 establishes that a Use Permit shall be required for projects within the District and that the Use Permit may establish specific zoning and may modify development standards. The proposed action seeks to establish site specific zoning and to modify existing parking stall size standards and parking lot landscaping standards.

The project site is designated with the I-L/C- *Industrial – Light Commercial* land use designation on the City's General Plan land use diagram and is zoned with the P-D, *Planned Development* zone district. The property is not currently addressed as it is vacant and undeveloped. The parcel is by Vista del Mesa LLC (James Seegert).

Chairperson Lazorko asked Mr. Friend for the Staff report.

Mr. Friend stated no written comments have been received related to the project. He noted that the applicant has requested the north parcel be zoned *C-H, Highway Service Commercial* and the south parcel, *M-L Light Industrial Commercial*, with a parking stall size and parking lot landscaping standards modification applicable on the north parcel.

In addition to the request for modification of parking stall size and parking lot landscaping standards (parking shade islands), the applicant requested the formal addition of *Educational Facility* be added as a permitted use under C-H zoning. Other permitted uses to be added are automobile sales and repair; car wash; hotels, motels and lumberyards (with indoor storage) and conditional uses for drive-in restaurants and restaurants with drive-up window; lumberyards (with outdoor storage); mini-storage; recreational vehicle storage facility and Senior center.

Chairperson Lazorko opened the Public Hearing at 5:42PM.

Mr. Seegert, applicant/landowner, shared a rendering of the proposed project. He requested 9' widths for parking stalls with 26' drive aisles. Mr. Friend stated City normally requires 24' minimum width for two-way drive aisles. Commissioner Yalow stated it would be smart to accept what the applicant was requesting since it was probably consistent with what they need. Mr. Seegert stated this was their template. He also requested allowing one (1) landscaped parking island for every 17 parking spaces.

There were no other comments for or against the project. All discussion ceased and the Public Hearing was declared closed at 5:50PM.

Commissioner Vickers asked why there was a "bump out" at the northeast tip of the north parcel. Mr. Friend stated that is how the parcel is currently configured and stated that it appeared to be for the purpose of allowing for a secondary egress via an easement to the north.

Commissioner Shoop asked why if they had a limited amount of land space, did they needed to request of landscape island standard modification? Mr. Friend stated if the applicant had to use 1:10 standard it would force them to use a portion of the northern area of the parcel, limiting their ability for future expansion and requiring substantially more pavement.

Commissioner Shoop asked why Staff recommended *Lumberyards* be divided into two elements (indoor lumberyard vs. exterior lumberyard). Mr. Friend stated this was to allow the City to address setbacks, noise, dust, etc. in the event that an Educational use or other use involving a sensitive receptor group is located on the north parcel.

Commissioner Elliott asked Mr. Friend if the 10x20 parking stall standard was unique or standard. Mr. Friend stated it is common in rural areas. Commissioner Elliott stated the applicant's request for 9x18 parking stalls is reasonable, and also the adjustment to landscape standards, but asked if the Commission would consider the possibility that what was logical in

the past may be the exception instead of the rule. Mr. Friend stated he has never heard that the 10x20 stall size standard was a problem, but the Commission has modified the standard when requested by an applicant. Commissioner Elliott stated he remembers dealing with this before and there was no budge on it. He added that if the standard 10x20 is not important anymore, perhaps the City should modify its Code standards to reduce required stall size for passenger vehicles, noting that it may be preferable to have a standard a developer does not have to appeal to the Planning Commission. He asked if they were only making changes to this specific application? Mr. Friend stated 'yes'. Commissioner Elliott stated he was comfortable with all of the changes proposed.

Tom Bettencourt, adjacent landowner, was asked if he had any comments. He asked if the exit came out at Cortina and was informed that it would. He stated it looked like a good project.

Chairperson Lazorko stated to Commissioner Elliott that she was sorry he had experienced rigidity in parking stall requirements but was not in favor of changing the 10x20 parking stall size standard.

Upon motion made by Commissioner Shoop and seconded by Commissioner Vickers, the Planning Commission approved CUP 2020-01 and determined that the proposed action is exempt from further review pursuant to Section 15061.b.3 of the Government Code and adopted Resolution 2020-10, approving Conditional Use Permit application 2020-01 subject to the Conditions of Approval, as provided in the Staff Report, Attachment C and D with two amendments, 1) modifying the City's "standard" parking stall size on the north parcel only from 10'x 20' to 9'x 18', and 2) allowing a reduction in the shaded parking lot coverage requirement for a landscaped parking island to one per 17 parking spaces. The motion carried unanimously 5-0.

- B. Conditional Use Permit (CUP) #2020-02 – West Mitsubishi (Gary Campbell), Applicant. 624 6<sup>th</sup> Street.** A public hearing to consider a request for a Conditional Use Permit (CUP) to permit the construction of a new 16' 8" x 5' 6 ½" digital monument sign. The sign is proposed to be located near the intersection of Walker and 8<sup>th</sup> Streets in the northeast corner of the R&R Sales / West Mitsubishi vehicle sales lot (APN 040-145-010). The property is currently addressed as 624 6<sup>th</sup> Street and is owned by Ronnie and Stephanie Campbell.

The subject parcel is designated *Commercial (C)* on the City's General Plan land use diagram and is zoned with the C-2, *Community Commercial* zone district. Pursuant to Orland Municipal Code (OMC) section 17.78.300, the maximum permitted height of a digital monument sign shall be eight (8) feet. The proposed digital monument sign is sixteen feet and eight inches (16' 8") in height. OMC Section 17.78.450.C, *Exceptions* allows the Planning Commission to consider the granting of additional signage height and OMC Section 14.80, *Use Permits* establishes the procedures for such actions.

The project has been determined to be *exempt* from further CEQA review pursuant to CEQA Guidelines Section 15311, *Accessory Structures* as the project involves only the construction

of an on-site/on-premise sign otherwise permitted by the City Code at a height beyond the maximum otherwise allowed.

The project has been determined to be *exempt* from further CEQA review pursuant to Government Code Section 15061.b.3, also known as the "Common Sense Exemption."

Chairperson Lazorko introduced City Planner Friend to present the Staff Report.

Mr. Friend stated the applicants are requesting to permit the installation of a new 16'8" x 5'6.5" digital monument sign at the intersection of Walker and 8<sup>th</sup> Street for the R & R Sales lot. The city's sign code allows the Commission to approve increases in height upon approval of a Conditional Use Permit.

No written comments were received prior to the Public Hearing.

Chairperson Lazorko opened the Public Hearing at 6:11PM

Mr. Campbell, applicant, was present and stated the sign would be similar to the existing monument sign located to the east and approved by the Planning Commission last year.

There were no other comments for or against the conditional use permit; all discussion ceased and the Public Hearing was closed at 6:13PM.

Commissioner Vickers stated the sign will help Mr. Campbell's business and will look nice.

Upon motion made by Commissioner Shoop and seconded by Commissioner Vickers, the Planning Commission moved that the project is Categorically Exempt from further environmental review pursuant to the California Environmental Quality Act Section 15311, *Accessory Structures*, a Class 11 exemption and adopted Resolution 2020-11, approving Conditional Use Permit application CUP #2020-02 subject to the Conditions of Approval provided in the Staff report as Attachment C and the Findings in Attachment D. The motion carried unanimously 5-0.

#### 7. ITEMS FOR DISCUSSION OR ACTION - None

#### 8. STAFF REPORT

*(Commissioner Yalow signed off at 6:16PM)*

Mr. Friend reported:

- He will give a presentation on planning and building activities at the December 21 City Council meeting;
- Continue to receive interest about developing Linwood II and Orland Park;
- Updating Housing Element;



-Glenn LAFCO's action approving the Sunny Truck Wash was challenged during the 30 day appeal period. They will take up the matter at their next scheduled meeting.

Chairperson Lazorko asked if the challenge would delay the truck wash going forward. Mr. Friend stated it would. Commissioner Elliott asked who the appellant to the protest was. Mr. Friend stated that it was his understanding that it was the four (4) privately owned parcels adjacent to and east of the truck wash parcels that were part of the group. Commissioner Elliott asked if the cost of the challenge would be borne by the city and the applicant? Mr. Friend stated it would. Commissioner Elliott and Chairperson Lazorko stated if that was the case, the challenge should be a secondary application.

Commissioners directed Mr. Friend to prepare a statement that would be presented to City Council members expressing their concern over the unnecessary delay in approving a project and that the truck wash applicant has done everything right and worked within the rules.

#### 9. COMMISSIONER REPORTS -

Commissioner Shoop reported this would be his last Commission meeting and thanked the City of Orland for ten years on the Planning Commission.

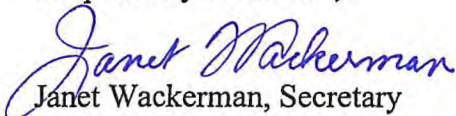
Commissioner Vickers stated she has heard wonderful things about the Tehama Street project.

Chairperson Lazorko thanked Commissioner Shoop for his service on the Commission.

Commissioner Elliott stated Westhaven is cleared of COVID and they will begin vaccinations December 28<sup>th</sup>.

#### 10. ADJOURNMENT – 6:34 PM

Respectfully submitted,

  
Janet Wackerman, Secretary

Sharon Lazorko, Chairperson

**CITY OF ORLAND OBJECTIVES FY 20-21  
FUNDED PROJECTS & CAPITAL OUTLAYS**

Adopted June 1, 2020  
**2nd Quarter Report Oct-Dec 2020**

00100

Priorities	More Important	Less Important
<b>More Urgent</b>	Upgrade radio system for police & fire <b>75%</b>	Publish Opportunity Zone prospectus <b>50%</b>
	* Complete sewer main CR MM <b>85%</b>	Complete construction of fleet maintenance shop <b>50%</b>
	Plan future Public Safety Facility <b>5%</b>	Complete Rec Trail phase II (State Parks grant) <i>pending grant</i>
	Engineering design for water storage, well <b>5%</b>	* Complete install of meters at parks <b>100%</b>
	Complete upgrade SR32/M½ lift station <b>0%</b>	
<b>Less Urgent</b>	Pursue funding for Streetscapes <b>20%</b>	Implement SCADA for Sewer System <b>0%</b>
	Replace 15 oldest fire hydrants <b>0%</b>	Launch new City website <b>15%</b>
	Housing Elem, [SF1] VMT/Safety Elem/EJ Gen Plan Update <b>5%</b>	Restore Lollipop Land/Castle restroom (DIF) <b>0%</b>
	Set plan w/funding agreements for brine ponds <b>0%</b>	Build Pump Track (Parks impact fees) <b>0%</b>
	* MV&E analysis for energy projects <b>100%</b>	
	Add meter for industrial ponds inflow <b>100%</b>	
	Create flexible 10-year fiscal forecast tool <b>0%</b>	

\* = added during the fiscal year

See Measure A Budget for additional Capital Expenditures

## UNFUNDED OBJECTIVES, PROJECTS & CAPITAL OUTLAYS

*Expenditures deferred pending availability of funding—not necessarily in order of priority*

### Deferred to future years:

Upgrade softball fields fencing, grading	Parks – GenFund	\$ TBD
Replace City Manager vehicle	Allocated	\$ 25k
Replace Building Inspector vehicle	GenFund-Building	\$ 25k
Replace CSO/Evidence truck	Measure A	\$ 35k
Welcome to Orland sign – east entrance SR32	GenFund	\$ 20k
GIS inventory for Public Works infrastructure	Allocated	\$ 20k



## CITY OF ORLAND

### CITY COUNCIL AGENDA ITEM #:8.A.

**MEETING DATE: February 1, 2021**

TO: **City of Orland City Council**  
FROM: Scott Friend, AICP – City Planner  
MEETING DATE: February 1, 2021; 6:00 p.m., Carnegie Center, 912 Third Street, Orland, CA 95963  
SUBJECT: **Amendments to Title 17 – Zoning of the Municipal Code to alter fence height, setback, and design regulations:**

- Amend Title 17 - *Zoning* to include a “Fence Standards” section to consolidate the fence standards for all zones into a single location.
- Modify the street side yard fence setback to be ten (10) feet rather than twenty (20) feet.
- Add visibility triangle requirements.
- Allow administrative approval of backyard or side yard fences six to seven feet tall, subject to approval standards.
- Add regulatory language for combined fence and retaining walls.

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#### **Summary:**

On November 19th, 2020, the Planning Commission held a public hearing and discussion regarding the proposed Orland Municipal Code amendment to Title 17- *Zoning*. The proposed text amendments to Title 17 – *Zoning* (**Attachment B**) are based on recommendations made by the Planning Commission to staff at the prior meetings.

The purpose of this staff report is to propose text amendments to the current fence height, setback, and design standards in the City of Orland. The amendments to Title 17- *Zoning* are focused in five main areas: (1) establishing a “Fence Standards” section, (2) adding specific fence setback standards and make the street side yard fence setback standard ten (10) feet rather than twenty (20) feet, (3) adding a visibility triangle requirement for corner lots with two streets or a street and an alley which meet at a corner apex, (4) adding a clause to allow for administrative approval of backyard or side yard fences six to seven feet tall, if the top foot of the fence is made of lattice or similar material, and (5) handling retaining wall and fence combinations which together may reach six to seven feet tall; depending on perspective.

Consideration of amendments to fence regulations is in response to requests from citizens who wish to have greater fenced side yard space with increased fence height, and requests to have a

fence over six feet tall if certain conditions are met. Staff wrote the proposed code amendment based on recommendations made to staff at the September 17<sup>th</sup> and October 15<sup>th</sup> Planning Commission meetings. The Planning Commission voted 5-0 to recommend approval of the proposed amendments at the November 19<sup>th</sup> Planning Commission meeting.

### Discussion:

### Definitions:

- 1) Street Side Yard - The street side yard is shown in **Figure 1** below. As shown, the street side yard extends all the way from the front to the rear of the lot. This differs from a typical side yard located between two residences.

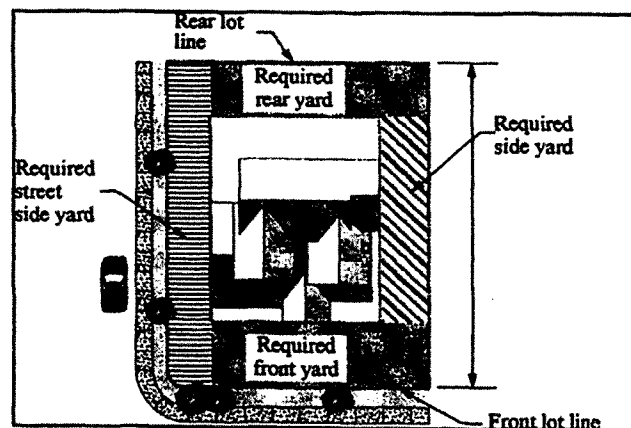


Figure 1. Street Side Yard Area

- 2) Visibility Triangle – A triangle cutout in the corner of a fence where two roads or an alley and a road meet. The cutout is intended to ensure visibility for vehicles. See **Figure 2** below. Note that as proposed, the visibility triangle would be either 20 feet or 33 feet on each side, depending on the types of streets which meet at the corner.
- 3) Apex – The tip of the triangle, forming a point. See **Figure 2** below.

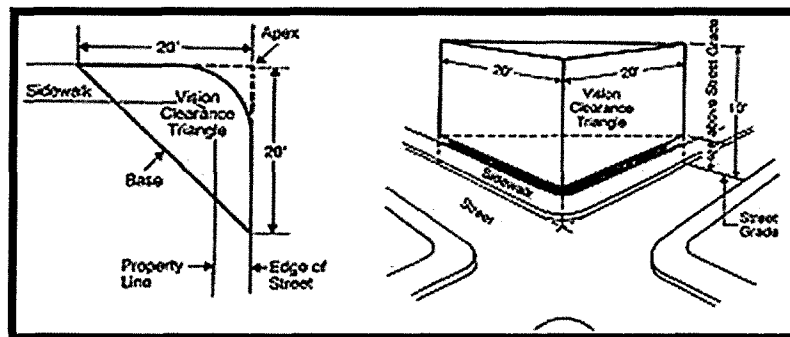


Figure 2. Visibility Triangle and Apex



## Current Municipal Code Regulations:

### **Fence Height and Setback Limitations:**

The Municipal Code does not currently include fence-specific setbacks. Currently, all fences *not located within* a required front yard or street side yard are limited to six feet in height, maximum. All fences *located within* the front yard or side yard are limited to three feet in height, maximum. This setback is also known as the “required yard” or “minimum yard”. Currently, there are no options for approval of fences over six feet in height. The current regulations for the R-1, R-2, and R-3 zones read essentially the same. The current R-1 requirements from Section 17.20.070 – *Setbacks* are outlined below.

#### *17.20.070 - Setbacks.*

##### *A. Minimum yards in the R-1 zone are as follows:*

*Main building:*

*Front: twenty (20) feet;*

*Rear: twenty (20) feet;*

*Side: five feet. Side setback on a corner lot facing the street shall not be less than twenty (20) feet.*

##### *B. Exceptions to the minimum yards established above are as follows:*

*6. Hedges and shrubs shall not be permitted more than three feet in height within twenty (20) feet of the front street corner of corner lots.*

*7. All fences within a front yard setback area, or side yard setback area of a corner lot, shall not exceed three feet in height. All fences not within such setback areas shall not exceed six feet in height.*

### **Street Side Yard:**

Staff notes that residential corner lots are required to be a minimum of ten feet wider and 1,000 square feet larger than a standard lot. This is the case for all developments in the R-2 or R-3 zones and for lots of minimum size in the R-1 zone. **Table 1** below summarizes the lot size requirements.

**Table 1.** Summary of Standard Versus Corner Lot Sizes.

	Residential Zone		
	R-1	R-2	R-3
Standard Lot- Minimum Area	6,000 ft <sup>2</sup>	6,000 ft <sup>2</sup>	6,000 ft <sup>2</sup>
Corner Lot- Minimum Area	7,000 ft <sup>2</sup>	7,000 Ft <sup>2</sup>	7,000 Ft <sup>2</sup>
Standard Lot- Minimum Width	60 ft	60 ft	60 ft
Corner Lot- Minimum Width	70 ft	70 ft	70 ft

Although the corner lots are specifically required to be ten feet wider than a standard interior lot, current fence setback standards require a twenty-foot setback on corner lots. As shown in **Attachment A**, several surrounding cities utilize a ten-foot fence setback requirement for street side yards.

Proposed Code Amendments:

Staff requested recommendations for fence- related code amendments from the Planning Commission at the September 17<sup>th</sup> and October 15<sup>th</sup> meetings. With consideration of recommendations made by the Planning Commission to staff, staff proceeded with the following:

- a) Added a separate code section with fence setback, height, and material standards;
- b) Reduced the street side fence setback from twenty (20) feet to ten (10) feet;
- c) Required visibility triangles for lots with streets/ alleys which meet at a corner apex\*. If two different street types meet at the apex, the size of the visibility triangle shall be based on the street with the larger visibility triangle size requirement. Required visibility triangle size will be defined in a table;
- d) Added text allowing approval of back or side-yard fences six (6) to seven (7) feet, if the top one (1) foot is made of lattice (or other 50% permeable material);
- e) Added text approving decorative pillars and fence posts of three-foot fences up to 42 inches; and
- f) Added permitted and prohibited fence materials in residential zones, identified fencing materials requiring additional approval.

\*See apex definition and graphic under “Definitions” above.

The proposed amendments to Title 17 – Zoning are outlined in **Attachment B**.

The Planning Commission recommended approval of the proposed text amendments by the City Council at the November 19<sup>th</sup> meeting.

**Environmental determination:**

Staff recommends that the City Council determine that the proposed Municipal Code Amendment(s) to be categorically exempt pursuant to CEQA Guidelines Section 15061(b)(3) - the “Common Sense Exemption” as it can be seen with certainty that there is no possibility that the proposed revisions to the City of Orland Municipal Code would have a significant effect on the environment, and therefore the proposed revision is not subject to CEQA. A Notice of Exemption was prepared for this project and has been included with this staff report as **Attachment C** - Notice of Exemption.

**Recommendation:**

The Planning Commission recommends that the City Council consider the public hearing held on November 19<sup>th</sup>, 2020 and the Planning Commission’s recommendation on this matter. The Planning Commission recommends that the City Council consider the proposed revisions to the Municipal Code.

If no changes are considered necessary, the Planning Commission recommends that the City Council approve the Amendment(s) to the Orland Municipal Code, as contained herein, through adoption of City Council Ordinance #2021-01 (**Attachment D**). The Planning Commission also recommends that the City Council approve the adoption of the Notice of Exemption (**Attachment C**) prepared for the proposed action.

If the City Council determines that it intends to recommend for approval the Municipal Code Amendment, the Planning Commission presents the following motions for consideration:

Sample Motion:

*I move that the City Council adopt City Council Ordinance 2021-01 approving the Municipal Code Amendment as presented herein and approval of the Categorical Exemption as presented.*

**ATTACHMENTS**

- **Attachment A** – Summary of Street-Side Fence Heights and Setbacks in Surrounding Cities
- **Attachment B** – Proposed Amendments to Title 17 – *Zoning* of the Municipal Code
- **Attachment C** – CEQA Notice of Exemption
- **Attachment D** – City Council Ordinance #2021-01  
(note: Ordinance to be presented following the Introduction of the Ordinance and at the Public Meeting (2<sup>nd</sup> hearing)).



**Attachment A. Comparison of Orland Street-Side Fence Regulations  
to those for Nearby Cities**

<b>City Name</b>	<b>Street- Side Fence Height Standard</b>	<b>Setback Standard</b>	<b>Difference</b>
Orland	-R-1, R-2, R-3: "All fences within a front yard setback area, or side yard setback area of a corner lot, shall not exceed three feet in height. All fences not within such setback areas shall not exceed six feet in height."	-20-foot setback	
Corning	-Fences and screen plantings shall not exceed four feet in front yards nor six feet in height in any required rear and side yard.	-Minimum corner lot side yard: 10 feet	- Reduced fence setback/ side yard by 10 feet
Willows	-6 feet within required side yard	-Minimum side yard setback: 6 feet except the side yard on the street side of each corner lot shall not be less than 10 feet.	- Reduced fence setback/ side yard by 20 feet - No max. fence height specified outside of required side yard
Redding	-3 feet within setback	-10 feet	-Reduced setback by 10 feet
Red Bluff	-3.5 feet within setback	-RE: 15 feet -R-1: 10 feet -R-2: 10 feet -R-3: 10 feet -R-4: 10 feet -HR: 8 feet	- Reduced setback by 10 feet in most districts - 0.5-foot taller max. fence height within setback
Chico	- Street side yard fences: up to a maximum height of 6 feet, may be located on corner parcels, 7 feet if one foot of lattice or other 50% view permeable material is incorporated into the top one foot of the fence design; and if there are no sight distance area problems as determined by the Director - Corner Parcels: No fence, wall, or other visual obstruction over 3 feet in height above the top of the	-10 feet	- Setback reduced by 10 feet - 6-foot fence is allowed unless in a sight distance area on a corner parcel

	existing or planned curb elevation shall be located within a sight distance area.		
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## **Proposed Amendments to Title 17 – Zoning of the Municipal Code**

### Chapter 17.08 - DEFINITIONS

#### 17.08.690 - Fence, wall.

"Fence" or "wall" means a structure constructed of posts, supports, and cross members that serves as an obstruction to mark property lines or delineate or restrict access to a portion of property. Fences for the purpose of this chapter includes walls, hedges, and screen plantings.

### Chapter 17.20 - R-1 RESIDENTIAL ONE-FAMILY ZONE

#### 17.20.070 - Setbacks.

B. Exceptions to the minimum yards established above are as follows:

5. If any building is so located on a lot that the front faces any side lot line, it shall be at least twenty-five (25) feet from such side lot line.

~~6. Hedges and shrubs shall not be permitted more than three feet in height within twenty (20) feet of the front street corner of corner lots.~~

~~7. All fences within a front yard setback area, or side yard setback area of a corner lot, shall not exceed three feet in height. All fences not within such setback areas shall not exceed six feet in height.~~

~~8~~6. Outdoor swimming pools and spas located within ten (10) feet of any side yard, rear yard or structure, shall be set back from said side yard, rear yard of structure a distance equal to the depth of the pool within said ten (10) foot area, but in no instance shall the setback be less than five feet. Pools and spas shall not be located in a required front yard.

~~9~~7. Setbacks for all other garages or accessory structures not otherwise described herein shall be as detailed in Table: R-1 Structure Setbacks of this section.

8. See Section 17.76.190 – Fence Standards for fence height and setback regulations.

### Chapter 17.24 - R-2 RESIDENTIAL TWO-FAMILY ZONE

#### 17.24.070 - Setbacks.

B. Exceptions to the minimum yards established above are as follows:

6. If any building is so located on a lot that the front faces any side lot line, it shall be at least twenty (20) feet from such side lot line.

~~7. Hedges and shrubs shall not be permitted more than three feet in height within twenty (20) feet of the front street corner of corner lots.~~

~~8. All fences within a front yard setback area, or side yard setback area of a corner lot, shall not exceed three feet in height. All fences not within such setback areas shall not exceed six feet in height.~~

97. Outdoor swimming pools and spas located within ten (10) feet of any side yard, rear yard or structure, shall be set back from said side yard, rear yard or structure a distance equal to the depth of the pool within said ten (10) foot area, but in no instance shall the setback be less than five feet. Pools and spas shall not be located in a required front yard.

8. See Section 17.76.190 – Fence Standards for fence height and setback regulations.

#### Chapter 17.28 - R-3 RESIDENTIAL MULTIPLE FAMILY-PROFESSIONAL ZONE

##### 17.28.070 - Setbacks.

C. Exceptions to the minimum yards established above are as follows:

6. If any building is so located on a lot that the front or rear thereof faces any side lot line, it shall be at least twenty (20) feet from such side lot line.

~~7. Hedges and shrubs shall not be permitted more than three feet in height within twenty (20) feet of the front street corner of corner lots.~~

~~8. All fences within a front yard setback area, or side yard setback area of a corner lot, shall not exceed three feet in height. All fences not within such setback areas shall not exceed six feet in height.~~

97. Outdoor swimming pools and spas located within ten (10) feet of any side yard, rear yard or structure, shall be set back from said side yard, rear yard or structure a distance equal to the depth of the pool within said ten (10) foot area, but in no instance shall the setback be less than five feet. Pools and spas shall not be located in a required front yard.

8. See Section 17.76.190 – Fence Standards for fence height and setback regulations.

#### Chapter 17.36 - C-1 NEIGHBORHOOD COMMERCIAL ZONE

##### 17.36.145 - Fences and walls.

~~A. All fences and fencing materials require a fencing permit approved by the city of Orland planning department prior to installation. Ty vek or like materials, corrugated materials, tin, aluminum, bamboo, hay, and other materials deemed by the city to be unacceptable are prohibited. All fencing material and fence construction shall be approved by the city in accordance with the Orland Municipal Code and the California Building Code, prior to construction of the fence.~~

~~B. Any masonry and stucco walls require a building permit if greater than three feet in height.~~

~~C. Fences and walls shall be compatible in style and material with the main structures on a site.~~

~~D. To avoid the monotony of long, solid walls and fences around the perimeter of projects, variation in height, texture and color is recommended with approval by the city.~~

~~E. Signs, lights, and other street furniture incorporated into the design of fences and walls are encouraged.~~

~~F. Barbed wire fencing is prohibited. All chain link fencing requires slats.~~

~~G. Screening devices shall be made of opaque (solid) materials such as wood or masonry blocks.~~

~~H. Fences and walls used for noise control shall be made of materials most suited for noise reduction, and which minimize reflective sound.~~

~~I. Security fencing and gates shall be of an open type to allow for maximum visibility of the secured area. Wrought iron and cast iron fences are recommended for security fences and gates for all uses.~~

~~J. Fencing shall be a maximum of six feet in height. Fencing over six feet in height, excepting subsection B above, shall require a building permit. All corner lots, including corners on alleys, shall be a maximum of three feet in height within the front and exterior side yard setback areas.~~

~~K. All fences shall be made of durable and weather resistant materials as approved by the city~~

See Section 17.76.190 – Fence Standards for fence height and setback regulations.

## Chapter 17.40 - C-2 COMMUNITY COMMERCIAL ZONE

### 17.40.130 - Fences and walls.

~~A. All fences and fencing materials require a fencing permit approved by the city of Orland planning department prior to installation. Ty vek or like materials, corrugated materials, tin, aluminum, bamboo, hay, and other like materials deemed by the city to be unacceptable are prohibited. All fencing material and fence construction shall be approved by the city in accordance with the Orland Municipal Code and the California Building Code, prior to construction of the fence.~~

~~B. Any masonry and stucco walls require a building permit if greater than three feet in height.~~

~~C. Fences and walls shall be compatible in style and material with the main structures on a site.~~

~~D. To avoid the monotony of long, solid walls and fences around the perimeter of projects, variation in height, texture and color is recommended with approval by the city.~~

~~E. Signs, lights, and other street furniture incorporated into the design of fences and walls are encouraged.~~

~~F. Barbed wire fencing is prohibited. All chain link fencing requires slats.~~

~~G. Screening devices shall be made of opaque (solid) materials such as wood or masonry blocks.~~

~~H. Fences and walls used for noise control shall be made of materials most suited for noise reduction, and which minimize reflective sound.~~

~~I. Security fencing and gates shall be of an open type to allow for maximum visibility of the secured area. Wrought iron and cast iron fences are recommended for security fences and gates for all uses.~~

~~J. Fencing shall be a maximum of six feet in height. Fencing over six feet in height, excepting subsection B above, shall require a building permit. All corner lots, including corners on alleys, shall be a maximum of three feet in height within the front and exterior side yard setback areas.~~

~~K. All fences shall be made of durable and weather-resistant materials as approved by the city.~~

See Section 17.76.190 – Fence Standards for fence height and setback regulations.

## Chapter 17.42 - DT-MU DOWNTOWN MIXED USE ZONE

### 17.42.220 - Fences and walls.

~~A. All fences and fencing materials require a fencing permit approved by the city of Orland planning department prior to installation. Tyvek or like materials, corrugated materials, tin, aluminum, bamboo, hay, and other like materials deemed by the city to be unacceptable are prohibited. All fencing material and fence construction shall be approved by the city in accordance with the Orland Municipal Code and the building codes, prior to construction of the fence.~~

~~B. Any masonry and stucco walls require a building permit if greater than three feet in height.~~

~~C. Fences and walls shall be compatible in style and material with the main structures on a site.~~

~~D. To avoid the monotony of long, solid walls and fences around the perimeter of projects, variation in height, texture and color is recommended with approval by the city.~~

~~E. Signs, lights, and other street furniture incorporated into the design of fences and walls are encouraged.~~

~~F. Barbed wire fencing is prohibited. All chain link fencing requires slats.~~

~~G. Screening devices shall be made of opaque (solid) materials such as wood or masonry blocks.~~

~~H. Fences and walls used for noise control shall be made of materials most suited for noise reduction, and which minimize reflective sound.~~

~~I. Security fencing and gates shall be of an open type to allow for maximum visibility of the secured area. Wrought iron and cast iron fences are recommended for security fences and gates for all uses.~~

~~J. Fencing shall be a maximum of six feet in height. Fencing over six feet in height, excepting subsection (B) above, shall require a building permit. All corner lots, including corners on alleys, shall be a maximum of three feet in height within the front and exterior side yard setback areas.~~

~~K. All fences shall be made of durable and weather-resistant materials as approved by the city.~~

See Section 17.76.190 – Fence Standards for fence height and setback regulations.

## Chapter 17.44 - C-H HIGHWAY SERVICE COMMERCIAL ZONE

#### 17.44.125 - Fences and walls.

- ~~A. All fences and fencing materials require a fencing permit approved by the city of Orland planning department prior to installation. Ty vek or like materials, corrugated materials, tin, aluminum, bamboo, hay, and other like materials deemed by the city to be unacceptable are prohibited. All fencing material and fence construction shall be approved by the city in accordance with the Orland Municipal Code and the California Building Code, prior to construction of the fence.~~
- ~~B. Any masonry and stucco walls require a building permit if greater than three feet in height.~~
- ~~C. Fences and walls shall be compatible in style and material with the main structures on a site.~~
- ~~D. To avoid the monotony of long, solid walls and fences around the perimeter of projects, variation in height, texture and color is recommended with approval by the city.~~
- ~~E. Signs, lights, and other street furniture incorporated into the design of fences and walls are encouraged.~~
- ~~F. Barbed wire fencing may be used for security purposes only. All chain link fencing requires slats.~~
- ~~G. Screening devices shall be made of opaque (solid) materials such as wood or masonry blocks.~~
- ~~H. Fences and walls used for noise control shall be made of materials most suited for noise reduction, and which minimize reflective sound.~~
- ~~I. Security fencing and gates shall be of an open type to allow for maximum visibility of the secured area. Wrought iron and cast iron fences are recommended for security fences and gates for all uses.~~
- ~~J. Fencing shall be a maximum of six feet in height. Fencing over six feet in height, excepting subsection B above, shall require a building permit. All corner lots, including corners on alleys, shall be a maximum of three feet in height within the front and exterior side yard setback areas.~~
- ~~K. All fences shall be made of durable and weather resistant materials as approved by the city.~~

See Section 17.76.190 – Fence Standards for fence height and setback regulations.

#### Chapter 17.48 - M-L LIMITED INDUSTRIAL ZONE

#### 17.48.130 - Fences and walls.

- ~~A. All fences and fencing materials require a fencing permit approved by the city of Orland planning department prior to installation. Ty vek or like materials, corrugated materials, tin, aluminum, bamboo, hay, and other like materials deemed by the city to be unacceptable are prohibited. All fencing material and fence construction shall be approved by the city in accordance with the Orland Municipal Code and the California Building Code, prior to construction of the fence.~~

- ~~B. Any masonry and stucco walls require a building permit if greater than three feet in height.~~
  - ~~C. Fences and walls shall be compatible in style and material with the main structures on a site.~~
  - ~~D. To avoid the monotony of long, solid walls and fences around the perimeter of projects, variation in height, texture and color is recommended with approval by the city.~~
  - ~~E. Signs, lights, and other street furniture incorporated into the design of fences and walls are encouraged.~~
  - ~~F. Barbed wire fencing may be used for security purposes only. All chain link fencing requires slats.~~
  - ~~G. Screening devices shall be made of opaque (solid) materials such as wood or masonry blocks.~~
  - ~~H. Fences and walls used for noise control shall be made of materials most suited for noise reduction, and which minimize reflective sound.~~
  - ~~I. Security fencing and gates shall be of an open type to allow for maximum visibility of the secured area. Wrought iron and cast iron fences are recommended for security fences and gates for all uses.~~
  - ~~J. Fencing shall be a maximum of six feet in height. Fencing over six feet in height, excepting subsection B above, shall require a building permit. All corner lots, including corners on alleys, shall be a maximum of three feet in height within the front and exterior side yard setback areas.~~
  - ~~K. All fences shall be made of durable and weather resistant materials as approved by the city.~~
- See Section 17.76.190 – Fence Standards for fence height and setback regulations.

## Chapter 17.52 - M-H HEAVY INDUSTRIAL ZONE

### 17.52.130 - Fences and walls.

- ~~A. All fences and fencing materials require a fencing permit approved by the city of Orland planning department prior to installation. Ty vek or like materials, corrugated materials, tin, aluminum, bamboo, hay, and other like materials deemed by the city to be unacceptable are prohibited. All fencing material and fence construction shall be approved by the city in accordance with the Orland Municipal Code and the California Building Code, prior to construction of the fence.~~
- ~~B. Any masonry and stucco walls require a building permit if greater than three feet in height.~~
- ~~C. Fences and walls shall be compatible in style and material with the main structures on a site.~~
- ~~D. To avoid the monotony of long, solid walls and fences around the perimeter of projects, variation in height, texture and color is recommended with approval by the city.~~
- ~~E. Signs, lights, and other street furniture incorporated into the design of fences and walls are encouraged.~~



~~F. Barbed wire fencing may be used for security purposes only. All chain link fencing requires slats.~~

~~G. Screening devices shall be made of opaque (solid) materials such as wood or masonry blocks.~~

~~H. Fences and walls used for noise control shall be made of materials most suited for noise reduction, and which minimize reflective sound.~~

~~I. Security fencing and gates shall be of an open type to allow for maximum visibility of the secured area. Wrought iron and cast iron fences are recommended for security fences and gates for all uses.~~

~~J. Fencing shall be a maximum of six feet in height. Fencing over six feet in height, excepting subsection B above, shall require a building permit. All corner lots, including corners on alleys, shall be a maximum of three feet in height within the front and exterior side yard setback areas.~~

~~K. All fences shall be made of durable and weather resistant materials as approved by the city.~~

See Section 17.76.190 – Fence Standards for fence height and setback regulations.

## **New Code Language**

### **Title 17 – ZONING**

#### **Chapter 17.76.190 – Fence Standards**

##### **A. Fence Setback Standards in the R-1, R-2, and R-3 Residential Zones are as follows:**

1. Front Yard: twenty (20) feet;

2. Side Yard: five (5) feet.

3. Street Side Yard: Ten (10) feet.

4. There is no fence setback requirement for fences in rear yards.

5. Hedges, walls, and shrubs shall comply with the same setback requirements as fences.

a. See fence height standards under item C below.

6. No fences, hedges, walls, or shrubs, shall prevent home or building access by emergency personnel.

7. No fence shall be located within three (3) feet of a fire hydrant or any facility requiring access by a first responder or a utility company.

##### **B. Fence visibility triangle requirements:**

1. Fences located where two streets, alleys, driveways, or any combination of two meet at a corner apex<sup>1</sup> shall include a visibility cutout if located within 10 feet of a street or alley and over three feet in height. The visibility cutout is for protecting pedestrian and traffic safety.

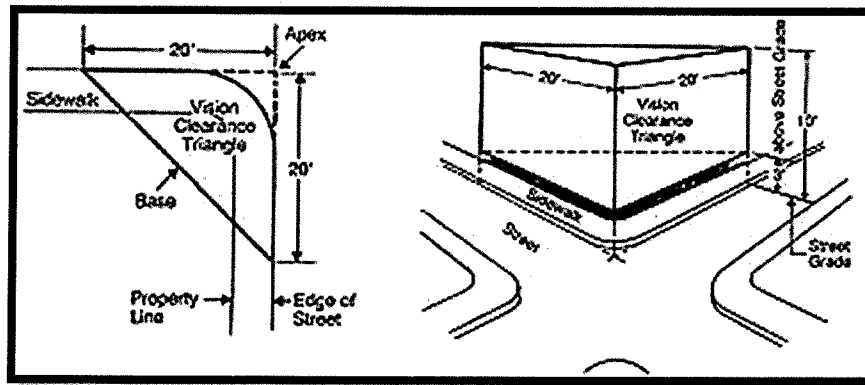
a. The visibility triangle size shall be based on the street type, as shown in the table below. If two different street types meet at the apex, the size of the visibility triangle shall be based on the street with the larger visibility triangle size requirement. Depending on the required visibility triangle dimensions, the visibility triangle shall extend either twenty (20) feet or thirty-three (33) feet in both directions from the triangle apex of the corner of the property.

b. The visibility triangle shall be measured from the corner apex, even if the apex extends beyond the property line or the sidewalk.

<sup>1</sup> The apex is the tip of the triangle, forming a point. The apex, as used here, is depicted in the figure below.

#### VISIBILITY TRIANGLE REQUIREMENTS

<u>Street Type</u>	<u>Visibility Triangle Dimensions</u>
<u>Driveway (if located in rear or street side yard only)</u>	<u>20 feet, measured from the corner apex</u>
<u>Alley</u>	<u>20 feet, measured from the corner apex</u>
<u>Local</u>	<u>20 feet, measured from the corner apex</u>
<u>Collector</u>	<u>20 feet, measured from the corner apex</u>
<u>Arterial</u>	<u>33 feet, measured from the corner apex</u>



c. Hedges, walls, and shrubs shall comply with the same visibility triangle requirements as fences.

#### C. Fence height standards in the R-1, R-2, and R-3 residential zones are as Follows:

1. All fences within a front yard, side yard, or street side yard fence setback area shall not exceed three feet in height for the main body of the fence, while intermittent decorative pillars and fence posts may extend up to 42 inches (3.5 feet) in height; as long as the visibility of the roadway is not obstructed. All fences not within such setback areas shall not exceed six feet in height. Such fences are permitted by right.

2. In a location where six-foot fences are permitted by right, a fence between six and seven feet tall may be constructed, pursuant to the following requirements: Street side yard fences up to seven (7) feet tall may be approved by the city through the use of an administrative fence permit, if one foot of lattice (or other 50% view permeable material) is incorporated into the top

one foot of the fence design; and if there are no sight distance area problems as determined by the City Manager or their designee.

3. Hedges, walls, and shrubs shall comply with the same height requirements as fences.

4. Fences, walls, hedges, and a combined fences and walls shall be measured in height from the uphill perspective if located on a grade or slope.

D. Fence material standards in the R-1, R-2, and R-3 residential zones are as Follows:

1. Generally permitted materials:

a. Lattice, non-pallet wood, prefabricated decorative wrought iron fence panels, prefabricated vinyl fence materials, chain link, brick or masonry block.

2. Materials requiring city approval:

a. Rock, composite stone, any fence of non-standard design or materials.

3. Prohibited materials:

a. Ty-vek or like materials, corrugated materials, sheet metal of any type, bamboo, hay, twine, barbed wire, livestock or chicken wire, tarp, electric fencing, fabric, PVC pipes, thin plastic or plastic netting, materials that are potentially hazardous to people or animals (e.g. sharp, electric, etc.), and other like materials deemed by the city to be unacceptable are prohibited.

E. Fence standards for the C-1, C-2, DT-MU, C-H, M-L, and the M-H zones are as follows:

1. All fences and fencing materials require an administrative fence permit approved by the City Manager or their designee prior to installation. Ty-vek or like materials, corrugated materials, tin, aluminum, bamboo, hay, and other like materials deemed by the city to be unacceptable are prohibited. All fencing material and fence construction shall be approved by the city in accordance with the Orland Municipal Code and the California Building Code, prior to construction of the fence.

2. Any masonry and stucco walls require a building permit if greater than three feet in height.

3. Fences and walls shall be compatible in style and material with the main structures on a site.

4. To avoid the monotony of long, solid walls and fences around the perimeter of projects, variation in height, texture and color is recommended with approval by the city.

5. Signs, lights, and other street furniture incorporated into the design of fences and walls are encouraged.

6. Barbed wire fencing may be used for security purposes only, in all zones listed under D above, except the DT-MU Zone. All chain link fencing requires slats. In the DT-MU zone, barbed wire fencing is prohibited, and all chain link fencing requires slats.

7. Screening devices shall be made of opaque (solid) materials such as wood or masonry blocks.

8. Fences and walls used for noise control shall be made of materials most suited for noise reduction, and which minimize reflective sound.

9. Security fencing and gates shall be of an open type to allow for maximum visibility of the secured area. Wrought iron and cast-iron fences are recommended for security fences and gates for all uses.

10. Fencing shall be a maximum of six feet in height. Fencing over six feet in height, excepting subsection 2 above, shall require a building permit. All corner lots, including corners on alleys, shall be a maximum of three feet in height within the front and exterior side yard setback areas.

11. All fences shall be made of durable and weather-resistant materials as approved by the city.

**Notice of Exemption****Form D**

**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:** Amendment to Municipal Code to amend fence height, setback, and design regulations.

**Project Location - Specific:**

City of Orland – Citywide.

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

**Description of Nature, Purpose, and Beneficiaries of Project:** Amendment to Municipal Code to consolidate fence standards for all zones in one section of the code, add fence-specific setback standards, reduce the street side yard fence setback requirement, add a visibility triangle requirement for corner lots, and add a clause to allow administrative approval of fences over six feet but no taller than eight feet.

**Name of Public Agency Approving Project:**

City of Orland

**Name of Person or Agency Carrying Out Project:**

City of Orland

**Exempt Status: (check one)**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: §15061(b)(3) Common Sense Exemption
- ☐ Statutory Exemptions. State code number: \_\_\_\_\_

**Reasons why project is exempt:**

The City of Orland City Council has determined that this project is exempt from CEQA as it can be seen with certainty that there is no possibility that the proposed revisions to the City of Orland Municipal Code would have a significant effect on the environment. Therefore, the project is exempt pursuant to CEQA Guidelines Section 15061(b)(3).

**Lead Agency**

**Contact Person:** Scott Friend, AICP **Area Code/Telephone/Extension:** (530) 865-1608

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_ **Title:** City Planner

■ Signed by Lead Agency

**Date received for filing at OPR:** \_\_\_\_\_

## CITY OF ORLAND

### CITY COUNCIL AGENDA ITEM #: 8.B.

**MEETING DATE: February 1, 2021**

**TO:** Honorable Mayor and Council  
**FROM:** Pete Carr, City Manager  
**SUBJECT:** **Unpermitted Work Fee** (Discussion/Direction)

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First reading of proposed ordinance to take action relative to updating the City's fee for permit-required work being performed without a permit. Noticed public hearing will be held for second reading.

#### **BACKGROUND**

As discussed at the January 4<sup>th</sup> and January 19<sup>th</sup> meetings, permit fees are designed to offset the jurisdiction's cost of performing inspections of permitted work, ensuring the work is performed according to approved plans and building codes. The State Building Code – which Orland has adopted as its own – prohibits certain types of work from being performed with a building permit and authorizes a fee for commencement of work prior to issuance of a permit. The City of Orland has for two decades levied a \$47.00 fee when this condition is observed and adds this amount to the fee for the building permit.

\$47.00 is not an effective incentive to apply for a permit as required. The process of identifying the condition, notifying the property owner and issuing a Stop Work Order, then processing the fee and lifting the Order is probably costing the City more than \$47.00 in labor & materials. Our most common permit issued currently is rooftop solar, with valuation-based permit fees typically about \$250-450. Water heater permits are about \$91. Working without a permit occurs about 18 times a year.

Other jurisdictions commonly charge double the original fee; that is, what the original fee would have been + 100%, so the permit applicant pays a total of twice what he would have had had he properly applied for a permit in the first place.

#### **DISCUSSION**

Council considered economic issues of scale, relevance and timing. Council directed staff to return with an actionable ordinance to update the fee using commonly accepted practices as a basis. Revised proposed doubles the permit fee, with no minimum, and an effective date of July 1, 2021. Until June 30 the current \$47 fee would apply.

For a typical project started without a permit the calculation would be:

	<u>Building Permit</u>	<u>Stop-work Fee</u>	<u>Total</u>
Rooftop solar	\$275	\$275	\$ 550
Re-roof	\$700	\$700	\$1400
Water heater	\$ 91	\$ 91	\$ 181

The additional fee would apply equally to building, plumbing and electrical permits. It would not apply to plan check services.

Attachment: Draft revised ordinance proposed for adoption – establishing an update fee for work performed without a building permit.

**RECOMMENDATION**

Adopt proposed Ordinance 2021-02 as presented or as amended.

**Fiscal Impact of Recommendation:** N/A

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ORLAND  
ADDING SECTION 15.04.030 TO THE ORLAND MUNICIPAL CODE  
REGARDING ADDITIONAL FEE FOR WORK DONE  
WITHOUT A BULDING PERMIT**

**WHEREAS**, the City Council finds that compliance with the building permit process is necessary and proper for the safe and sound construction and completion of building improvements in the City, as it provides for review and approval of the work prior to completion; and,

**WHEREAS**, the City Council finds that the imposition of an additional fee equal to at least the amount of the permit fee where an improvement is undertaken without the necessary building permit will both encourage compliance with the building permit process and offset the additional cost to the City to review work undertaken without the required permit; and, further, will not penalize those who seek to and do comply with the building code application process. This is a charge equal to that imposed by similarly situated local entities.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ORLAND DOES ORDAIN AS FOLLOWS:**

**Section 1.** The above-listed findings and statements of intent are true and correct.

**Section 2.** Section 15.04.030 of the Orland Municipal Code is added as follows:

15.04.030 Work Without Permit—Additional Fee for Work Done Without Permit

Where work for which a permit is required is commenced prior to the obtaining of the required permit(s), the Building Official or his/her designated representative shall charge two times (double) all applicable permit (inspection) fees related to the required permit(s), including, but not limited to, building permits, sign permits and demolition permits. The payment of the increased fee(s) shall not relieve any person from fully complying with the requirements of this code, other codes adopted by the city, or the requirements of the Planning and Development Code. Failure to comply with the provisions of this chapter may also subject the violator to any other penalties, sanctions or remedies provided elsewhere in this code or by law.

**Section 3. Severability.**

If any section, subsection, phrase or clause of this Ordinance is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this and each section, subsection, phrase or clause thereof irrespective of the fact that any one or more sections, subsections, phrase or clauses be declared unconstitutional on their face or as applied.



**Section 4.** This Ordinance shall take effect thirty (30) days after passage and approval by the City Council.

**Section 5.** The City Clerk is directed to publish or post this Ordinance within 15 days following adoption indicating votes cast.

I HEREBY CERTIFY that the above and foregoing Ordinance was duly and regularly introduced and read at a regular meeting held on the 1<sup>st</sup> day of February, 2021, and was passed and adopted by the City Council of the City of Orland at a regular meeting thereof duly held on the first day of March, 2021, by the following vote, to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

\_\_\_\_\_  
Bruce Roundy, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Janet Wackerman,  
City Clerk

\_\_\_\_\_  
Gregory Einhorn,  
City Attorney

**CITY OF ORLAND**  
**CITY COUNCIL AGENDA ITEM #: 8.C.**  
**MEETING DATE: February 1<sup>st</sup>, 2021**

**TO:** Honorable Mayor and Council  
**FROM:** Joe Fenske, Recreation Director  
**SUBJECT:** Prop 68 Parks and Water Bond 2018 – Round 4, Statewide Park Program (SPP)  
-----

The City of Orland intends to submit applications to the Statewide Park Development and Community Revitalization Grant Program.

**BACKGROUND**

Statewide Park Program (SPP) competitive grants must fund a project that either involves development or a combination of acquisition and development of a new park, expanding an existing park or renovating an existing park.

**DISCUSSION**

The City intends to submit three (3) applications:

- A. Develop Newport Park
- B. Improvements to Lely Park
- C. Vinsonhaler Park Renovations

As part of the application process, surveys have been conducted and meetings held to discuss the projects. This meeting will also give Staff the opportunity to hear any comments on the proposed projects.

In order to submit the applications, City Council must adopt resolutions authorizing the City Manager or his designee the authority to submit all documents.

- A. Resolution 2021-01 Newport Park
- B. Resolution 2021-02 Lely Park Improvements
- C. Resolution 2021-03 Vinsonhaler Park Renovations

**RECOMMENDATION**

Adopt Resolution 2021-01, 02 and 03 and authorize the City Manager or his designee to submit the applications to the CA Department of Parks and Recreation, Office of Grants and Local Services.

**Fiscal Impact of Recommendation:**

None.

**RESOLUTION 2021-01**  
**OF THE City Council OF the City of Orland**  
**Approving the Application for**  
**STATEWIDE PARK DEVELOPMENT AND COMMUNITY REVITALIZATION**  
**PROGRAM GRANT FUNDS**

WHEREAS, the State Department of Parks and Recreation has been delegated the responsibility by the Legislature of the State of California for the administration of the Statewide Park Development and Community Revitalization Grant Program, setting up necessary procedures governing the application; and

WHEREAS, said procedures established by the State Department of Parks and Recreation require the Applicant to certify by resolution the approval of the application before submission of said application to the State; and

WHEREAS, successful Applicants will enter into a contract with the State of California to complete the Grant Scope project;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Orland hereby:

APPROVES THE FILING OF AN APPLICATION FOR THE **establishment of Newport Park; AND**

1. Certifies that said Applicant has or will have available, prior to commencement of any work on the project included in this application, the sufficient funds to complete the project; and
2. Certifies that if the project is awarded, the Applicant has or will have sufficient funds to operate and maintain the project, and
3. Certifies that the Applicant has reviewed, understands, and agrees to the General Provisions contained in the contract shown in the Grant Administration Guide; and
4. Delegates the authority to the City Manager or designee to conduct all negotiations, sign and submit all documents, including, but not limited to applications, agreements, amendments, and payment requests, which may be necessary for the completion of the Grant Scope; and
5. Agrees to comply with all applicable federal, state and local laws, ordinances, rules, regulations and guidelines.
6. Will consider promoting inclusion per Public Resources Code §80001(b) (8 A-G).

Approved and adopted the 1<sup>st</sup> day of February, 2021.

I, the undersigned, hereby certify that the foregoing Resolution Number 2021-01 was duly adopted by the City Council of the City of Orland following a roll call vote:

Ayes:  
Noes:  
Absent:

\_\_\_\_\_  
Bruce T. Roundy, Mayor

Attest:

\_\_\_\_\_  
Janet Wackerman, City Clerk

00041

**RESOLUTION 2021-02**  
**OF THE City Council OF the City of Orland**  
**Approving the Application for**  
**STATEWIDE PARK DEVELOPMENT AND COMMUNITY REVITALIZATION**  
**PROGRAM GRANT FUNDS**

WHEREAS, the State Department of Parks and Recreation has been delegated the responsibility by the Legislature of the State of California for the administration of the Statewide Park Development and Community Revitalization Grant Program, setting up necessary procedures governing the application; and

WHEREAS, said procedures established by the State Department of Parks and Recreation require the Applicant to certify by resolution the approval of the application before submission of said application to the State; and

WHEREAS, successful Applicants will enter into a contract with the State of California to complete the Grant Scope project;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Orland hereby:

APPROVES THE FILING OF AN APPLICATION FOR **improvements to Lely Park**; AND

1. Certifies that said Applicant has or will have available, prior to commencement of any work on the project included in this application, the sufficient funds to complete the project; and
2. Certifies that if the project is awarded, the Applicant has or will have sufficient funds to operate and maintain the project, and
3. Certifies that the Applicant has reviewed, understands, and agrees to the General Provisions contained in the contract shown in the Grant Administration Guide; and
4. Delegates the authority to the City Manager or designee to conduct all negotiations, sign and submit all documents, including, but not limited to applications, agreements, amendments, and payment requests, which may be necessary for the completion of the Grant Scope; and
5. Agrees to comply with all applicable federal, state and local laws, ordinances, rules, regulations and guidelines.
6. Will consider promoting inclusion per Public Resources Code §80001(b) (8 A-G).

Approved and adopted the 1<sup>st</sup> day of February, 2021.

I, the undersigned, hereby certify that the foregoing Resolution Number 2021-02 was duly adopted by the City Council of the City of Orland following a roll call vote:

Ayes:

Noes:

Absent:

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Bruce T. Roundy, Mayor

Attest:

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Janet Wackerman, City Clerk

00042

**RESOLUTION 2021-03**  
**OF THE CITY COUNCIL OF THE CITY OF ORLAND APPROVING THE APPLICATION FOR**  
**STATEWIDE PARK DEVELOPMENT AND COMMUNITY REVITALIZATION PROGRAM GRANT**  
**FUNDS**

**WHEREAS**, the State Department of Parks and Recreation has been delegated the responsibility by the Legislature of the State of California for the administration of the Statewide Park Development and Community Revitalization Grant Program, setting up necessary procedures governing the application; and

**WHEREAS**, said procedures established by the State Department of Parks and Recreation require the Applicant to certify by resolution the approval of the application before submission of said application to the State; and

**WHEREAS**, successful Applicants will enter into a contract with the State of California to complete the Grant Scope project;

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Orland hereby: **APPROVES THE FILING OF AN APPLICATION FOR VINSONHALER PARK RENOVATIONS; AND**

1. Certifies that said Applicant has or will have available, prior to commencement of any work on the project included in this application, the sufficient funds to complete the project; and
2. Certifies that if the project is awarded, the Applicant has or will have sufficient funds to operate and maintain the project; and
3. Certifies that the Applicant has reviewed, understands, and agrees to the General Provisions contained in the contract shown in the Grant Administration Guide; and
4. Delegates the authority to the City Manager or designee to conduct all negotiations, sign and submit all documents, including, but not limited to applications, agreements, amendments, and payment requests, which may be necessary for the completion of the Grant Scope; and
5. Agrees to comply with all applicable federal, state and local laws, ordinances, rules, regulations and guidelines.
6. Will consider promoting inclusion per Public Resources Code §80001(b) (8 A-G).

**APPROVED AND ADOPTED THIS 1<sup>ST</sup> day of February 2021.**

I, the undersigned, hereby certify that the foregoing Resolution Number 2021-03 was duly adopted by the City Council of the City of Orland following a roll call vote:

Ayes:

Noes:

Absent:

\_\_\_\_\_  
Bruce T. Roundy, Mayor

Attest: \_\_\_\_\_ Janet Wackerman, City Clerk

## CITY OF ORLAND

### CITY COUNCIL AGENDA ITEM #: 8.D.

**MEETING DATE: February 1, 2021**

**TO:** Honorable Mayor and Council  
**FROM:** City Manager  
**SUBJECT: Mid-year Budget Review** (Discussion/Direction)

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City Manager will update the Council on budget revenues and expenditures midway through the fiscal year.

#### **BACKGROUND**

The 2020-21 fiscal year budget was adopted in June 2020 and became effective July 1, 2020. Due to the seasonality and limited predictability of some revenue sources and expense categories, as well as unclear and deferred State allocations of certain tax revenues, not all budget categories will be at 50% at the fiscal year mid-point. Several assumptions and projections are included in the analysis.

This review is intended to summarize our position so far relative to planned budget, and to provide an opportunity to make course corrections if needed.

#### **DISCUSSION**

This discussion includes the General Fund, Measure A and major utility funds.

##### General Fund Revenues and Expenditures

General Fund revenues overall are within 1% of budget, with sales tax and property tax providing the bulk of income.

- Sales tax is down 8%, while property tax is up 7%, from budget.
- The \$102k Covid Relief offset for public safety helped a lot.
- Building Dept revenue is 6% behind budgeted pace; Building Dept expenditures are also lower than forecasted.

General Fund expenditures overall are about 2% under budget at this point, approximately matching the close-to-budget revenue.

- Police department operations comprise 43% of the General Fund and are running at 43% of budgeted expenditure.
- Due to adjusted allocation of resources and timecard recording of those allocations, fleet maintenance and street maintenance expenses appear to be over budget while administrative expenditures are less than budget.

### General Fund Bottom Line

With \$2.3M in ½ -yr revenues against \$2.27M in ½-yr expenditures, the net of revenue vs expenditure at mid-point in the year is positive but does not warrant unplanned mid-year discretionary expenditures. The net gain needs to be held as a cushion against risk. A surplus, if any, will be needed to help bolster and maintain the General Fund Reserve's target balance.

### Measure A Public Safety Revenue and Expenditures

Measure A, with revenue running almost 1½% ahead of its reduced fiscal year budget, is its own separate fund for which an annual fiscal report was approved and published last week. Measure A expenditures are running 43% of budget, providing a slim margin of \$41k in black ink.

### Other major funds:

- Water Fund ½-yr revenues of \$979k are covering water system and storm drainage operating expenditures of \$722k while building a fund balance as expected to accomplish planned capital projects. Revenue so far this fiscal year is 56% of planned budget, expenditures 52% of budget. More than half of annual revenue and expenditure is typically experienced in the first half of the fiscal year (July-December) due to outdoor irrigation during the hot weather of July-September.
- Similarly, the Sewer Fund is covering operational costs and building as expected to meet the needs of planned capital improvements. Expenditures are running ahead of budget (82%) mainly due to payments to the contractor for the Road MM wastewater line replacement project, which were not expected to be metered out evenly thru the fiscal year. Revenue of \$602k is 51% of budget expenditures of \$722k represent 64% of budget with the MM project, 44% without.

### Attachments (3):

Mid-year General Fund / Measure A Revenue Summary  
Mid-year General Fund / Expenditure Summary  
Mid-year Enterprise Funds (Water and Sewer) Summary

### **RECOMMENDATION:**

Consider the City's operational position relative to budget, direct staff to hold to budget on discretionary expenditures for the balance of this fiscal year.

### **Fiscal Impact of Recommendation:**

None.

**City of Orland  
2019-2020**

**Mid Year Budget Review -- General Fund Revenues  
For the Six Months Ended December 31, 2020**

No adjustments made for year end accruals or reversals

Revenue Source	2019-2020 Budget	2020-2021 Budget	Six Months Ended 12/31/2020	Percent of Budget	Six Months Ended 12/31/2019	2019-20 2020-21 Change \$	2019-20 2020-21 Change %
<b>Taxes</b>							
Property, Received 01-22-20	\$1,608,000	\$1,653,000	\$934,294	56.52%	\$902,957	\$31,337	3.47%
Sales, General, Five Payments	2,042,500	2,019,500	856,698	42.42%	1,117,897	(\$261,199)	-23.37%
COVID Relief Fund	0	0	102,765			\$102,765	100.00%
Public Safety Augmentation	21,000	19,000	11,222	59.06%	12,161	(\$939)	-7.72%
Real Property Transfer Tax			10,941		15,584	(\$4,643)	-29.79%
Business Licenses	22,000	22,500	13,265		11,555	\$1,710	14.80%
Franchise Fees	143,000	155,000	47,868	30.88%	48,093	(\$225)	-0.47%
Transient Occupancy Tax	70,000	42,000	26,923	64.10%	22,098	\$4,825	21.83%
Home Owners' Prop Tax Reimbursement			3,833		1,177	\$2,656	225.66%
<b>Investment Income</b>	3,500	3,500		0.00%	11,056	(\$11,056)	-100.00%
<b>Rents and Royalties</b>	62,000	55,000	19,350	35.18%	25,120	(\$5,770)	-22.97%
<b>Inter Governmental</b>							
SLESF, Public Safety	100,000	140,000	3,045	2.18%	90,291	(\$87,246)	-96.63%
Mandated Costs Reimb	29,000	20,000		0.00%			
Library Subsidy, County	78,000	78,000		0.00%			
Library Subsidy, Willows	79,000	81,741	20,435	25.00%	41,837	(\$21,402)	-51.16%
FEMA Reimbursement	0	0			79,466	(\$79,466)	-100.00%
<b>Charges for Services</b>							
Zoning and Variance Fees	7,000	8,000	150	1.88%	4,212	(\$4,062)	-96.44%
Building Permits and Related Charges	158,000	100,000	43,880	43.88%	54,746	(\$10,866)	-19.85%
Library Fees	2,000	0	319			\$319	
Green Waste Fees	12,000	15,000	10,787	71.91%	8,181	\$2,606	31.85%
Police Fees/Reimbursements	0	0	2,231		29,845	(\$27,614)	-92.52%
Recreation, Park & Swim Programs	95,000	23,750	16,109	67.83%	39,616	(\$23,507)	-59.34%
<b>Other Revenues</b>	20,800	25,000	38,508	154.03%	33,434	\$5,074	15.18%
<b>Administrative Allocation to Enterprise Funds</b>	329,000	231,946	173,960	75.00%	164,500	\$9,460	5.75%
<b>Totals</b>	<b>\$4,881,800</b>	<b>\$4,692,937</b>	<b>\$2,336,583</b>	<b>49.79%</b>	<b>\$2,713,826</b>	<b>(\$377,243)</b>	<b>-13.90%</b>
<b>MEASURE A, NOT Included in Above:</b>							
<b>Sales Tax, Measure A</b>	<b>1,050,000</b>	<b>943,500</b>	<b>485,171</b>	<b>51.42%</b>	<b>562,866</b>	<b>(\$77,695)</b>	<b>-13.80%</b>
<b>Reimbursements/Other</b>	<b>0</b>	<b>0</b>	<b>8,271</b>		<b>24,243</b>	<b>(\$15,972)</b>	<b>-65.88%</b>
<b>Totals</b>	<b>\$1,050,000</b>	<b>\$943,500</b>	<b>\$493,442</b>	<b>52.30%</b>	<b>\$587,109</b>	<b>(\$93,667)</b>	<b>-15.95%</b>



**City of Orland  
2019-2020**

Mid Year Budget Review -- General Fund/Measure A Expenditures  
For the Six Months Ended December 31, 2020

Acct Number & Departments	2019-2020 Full Year Budget	2020-2021 Full Year Budget	Six Months Ended 12/31/2020	Percent of Budget
<b>Administrative Departments</b>				
5010 City Council	\$75,700	\$58,080	\$13,975	24%
5050 City Manager	246,202	247,941	109,604	44%
5020 City Clerk	142,895	145,076	62,303	43%
5030 City Finance/Utility Administrative	256,022	211,501	97,951	46%
5040 City Attorney	49,000	49,000	19,250	39%
5060 City Planning	98,500	91,000	45,120	50%
5070 Building Inspection	121,636	129,139	44,590	35%
5160 City Engineer	30,000	27,000	19,211	71%
5180-5183 City Fleet Maintenance	72,807	88,926	138,355	156%
5190 City Facilities Maintenance	107,753	97,435	54,618	56%
<b>Other General Fund Departments</b>				
5080/5110 City Police/Code Enforce	2,070,228	2,084,755	897,486	43%
5120 City Fire Department	177,730	187,468	76,543	41%
5200-5242 City Library	506,330	543,218	207,477	38%
5260 City Recreation/ Pool	334,000	298,745	153,040	51%
<b>General Fund - Public Works</b>				
5090/5150/5170/ City Streets, Public Works	148,086	135,675	114,440	84%
5250 City Park Maintenance	234,206	243,652	134,390	55%
General Fund Portion of Debt Service	89,300	81,350	81,350	
<b>Totals</b>	<b>\$4,760,395</b>	<b>\$4,719,961</b>	<b>\$2,269,703</b>	<b>48%</b>
<b>MEASURE A, NOT Included in Above:</b>	<u><b>835,000</b></u>	<u><b>1,212,300</b></u>	<u><b>444,025</b></u>	<u><b>37%</b></u>

**City of Orland**  
**2020-2021**  
Mid Year Budget Review -Enterprise Funds  
For the Six Months Ended December 31, 2020

No adjustments made for year end accruals or reversals

Revenue Source	2019-2020 Full Year Budget	2020-2021 Full Year Budget	Six Months Ended 12/31/2020	Percent of Budget
<b><u>Sewer Enterprise, Fund 27</u></b>				
Revenues:				
Service Fees	1,060,000	1,100,000	970,162	88%
Line FT Charges, Capacity and Hookup	84,500	84,500		0%
Other			8,607	
Total Revenues	1,144,500	1,184,500	978,769	83%
Expenses:				
Key Amounts				
Salaries and Benefits	264,288	360,193	135,950	38%
Utilities	10,000	10,000	1,356	14%
Admin. Allocation	128,500	78,673	59,005	75%
Capital/Debt Service	344,100	490,200	403,943	82%
All Other	176,660	194,039	121,916	63%
Total Expenses	923,548	1,133,105	722,170	64%
Net	220,952	51,395	256,599	
<b><u>Water Enterprise, Fund 26</u></b>				
Revenues:				
Service Fees	1,600,000	1,660,000	970,162	58%
Line FT Charges, Capacity and Hookup	78,900	78,900		0%
Other	-		8,607	
Total Revenues	1,678,900	1,738,900	978,769	56%
Expenses:				
Key Amounts				
Salaries and Benefits	384,689	506,605	178,018	35%
Utilities	65,000	90,000	62,965	70%
Admin. Allocation	187,300	139,673	104,752	75%
Capital/Debt Service	348,000	434,600	233,186	54%
All Other	252,668	218,687	142,712	65%
Total Expenses	1,237,657	1,389,565	721,633	52%
Net	441,243	349,335	257,136	