

CITY COUNCIL

Christopher Dobbs, Mayor
Bruce T. Roundy, Vice-Mayor
Jeffrey A. Tolley
John McDermott
Mathew Romano

CITY OFFICIALS

Jennifer Schmitke
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

Tuesday, December 20, 2022 at 6:30 PM

This meeting will be conducted pursuant to the provisions of AB361 which suspends certain requirements of the Ralph M. Brown Act.

This City Council meeting will be held at Carnegie Center, 912 Third Street, Orland and teleconferenced using Zoom technology. Councilmembers and City staff may choose to be in person or remote.

The public is encouraged to participate in the meeting via Zoom or can participate at Carnegie Center.

ZOOM Link: www.zoom.us

WEBINAR ID# 853 8838 2726

ZOOM Telephone - Please call: 1 (669) 900-9128

- 1. CALL TO ORDER – 6:30 P.M.**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. ORAL AND WRITTEN COMMUNICATIONS**

Public 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 place of residence for the record. Please direct your comments to the Mayor or Vice Mayor. **(Oral communications will be limited to three minutes).**

5. CONSENT CALENDAR

- A. Warrant List (payable obligations) (p.1)**
- B. Approve City Council Minutes for December 6, 2022 (p.6)**

6. REAPPOINTMENTS/APPOINTMENTS TO COMMISSIONS – Mayor Chris Dobbs

Commissions are appointed by the Mayor and confirmed by the City Council (p.11)

7. CITY COUNCIL APPOINTMENTS TO BOARDS AND COMMISSIONS – MAYOR CHRIS DOBBS (p.20)

8. PRESENTATION – PLANNING & BUILDING DEPARTMENTS ANNUAL UPDATE: SCOTT FRIEND, CITY PLANNER(p. 22)

9. PUBLIC HEARING

- A. Conduct a Public Hearing on Zoning Ordinance Text Amendment (ZCA 2022-01) – Reasonable Accommodations (*Continue to next meeting January 3, 2023*)**
- B. Conduct a Public Hearing to introduce and consider by first reading of title only Ordinance 2022-06 repealing and replacing the 2019 California Building Code in its entirety and replacing it with the 2022 California Building Code and adopting by reference including appendices the 2022 California Building Standard Codes(p.42)**

10. ADMINISTRATIVE BUSINESS

- A. Award of Contract for Orland Groundwater Supply Project Phase 3A (Staff Report to follow) – Paul Rabo, City Engineer**
- B. Westside Development Considerations (Discussion/Direction) – Pete Carr, City Manager (p.61)**

11. CITY COUNCIL COMMUNICATIONS AND REPORTS

12. ADJOURN

CERTIFICATION: Pursuant to Government Code Section 54954.2(a), the agenda for this meeting was properly posted on December 16, 2022.

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 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 865-1610 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

December 20, 2022

Warrant	12/15/2022	\$	140,641.97
Payroll Compensation	12/1/2022	\$	123,887.51
Pers 11/3/22 -11/16/22	12/9/2022	\$	24,603.00
Pers 11/17/22 -11/30/22	12/13/22	\$	24,717.15
		\$	313,849.63

APPROVED BY

 Mayor, Chris Dobbs

 Vice-Mayor, Bruce T. Roundy

 Councilmember, Jeffrey A. Tolley

 Councilmember, John McDermott

 Councilmember, Mathew Romano

REPORT.: Dec 15 22 Thursday
 RUN...: Dec 15 22 Time: 16:26
 Run By.: Leticia Espinosa

CITY OF ORLAND
 Cash Disbursement Detail Report
 Check Listing for 12-22 thru 12-22 Bank Account.: 1001

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

Check Number	Check Date	Vendor Number	Name	Net Amount	Invoice #	Description
056380	12/13/22	TIA00	TIAA COMMERCIAL FINANCE,	246.93	9273792H	PD/COPIER LEASE
056381	12/15/22	4LE00	4 LEAF INC.	824.36	J0741-22J	BD/PLAN REVIEW 1005 SOUTH ST
056382	12/15/22	ABD00	ADVANCED DOCUMENT	44.66 447.90 71.83 8.79	INV87344 INV87345 INV87346 INV87347	PD/COPIES CITY HALL/COPIES BD-PLAN-PW/COPIES FD/COPIES
			Check Total.....:	573.18		
056383	12/15/22	AFF00	Affordable Computer Solut	95.00	6790	LIB/RECEIPT PRINTER REPAIR
056384	12/15/22	AME00	AMERICAN FAMILY LIFE	736.24	973644	SUPPLEMENTAL INSURANCE
056385	12/15/22	ARA00	ARAMARK UNIFORM SERVICES	1163.11	11302022	PW/UNIFORM CLEANING NOVEMBER
056386	12/15/22	ATT07	A T & T	72.88	NOV-DEC22	AC/PHONE LINE & INTERNET
056387	12/15/22	ATT09	AT&T MOBILITY	846.44	X12102022	PD/CELL SVCS (14)
056388	12/15/22	ATT10	AT&T MOBILITY (FIRST NET)	144.35 98.51	12022022 DEC022022	PW/CELL PHONE USAGE DECEMBER FD/MEASURE A- PHONES
			Check Total.....:	242.86		
056389	12/15/22	BJO01	Beth Bjorklund	100.00	12132022	AC/ GALLERY SHOW HANGING DEC - JAN 2022
056390	12/15/22	BRA05	BRANDEN'S PLUMBING & ROOT	2800.00	INV23,24	DWR/INSTALLATION & CITY CONNECTION
056391	12/15/22	CAR02	CARDMEMBER SERVICE	223.62 1748.74 7005.27 892.59 152.97 82.02	DEC2022 NOV22FD NOV22PD NOV2822 11282022 NOV22REC	CH/RECORDERS EXP, ZOOM FD/MEASURE A - TRAINING,APPLE STORAGE,DMV FEE PD/ARPA #04 SECURITY AND IT UPGRADES LIB/OFFICE SUPPLIES,SOFTWARE PW/SHOP SUPPLIES REC/WORK PHONE SUPPLIES
			Check Total.....:	10105.21		
056392	12/15/22	CES01	Kyle Cessna	500.00	11/30/22	PD/PER DIEM TRNING SACRAMENTO JAN 9-20 2023
056393	12/15/22	CHI12	Chico Immediate Care Medi	845.76	1784K2320	PW,LIB/NEW HIRE PHYSICAL
056394	12/15/22	COM02	Comcast	291.40	12/13/22	MULTI DEPTS/INTERNET CONNECTION
056395	12/15/22	COR00	CORNING LUMBER CO., INC.	371.60	11252022	PW/PARKS/STREETS/SHOP SUPPLIES
056396	12/15/22	COR02	Corning Chevrolet Buick	2065.09	11222022	PD,PW/FLEET PARTS
056397	12/15/22	CRA04	Jeremy Crandall	106.00	12132022	PW/REIMBURSEMENT BOOT 2022-2023
056398	12/15/22	DAS00	DASH MEDICAL GLOVES	128.11	1277712	PD/NITRILE GLOVES FOR OFFICERS
056399	12/15/22	DEP21	DEPARTMENT OF FINANCE	1030.00 45.00	12052022 12142022	PD/ PARKING CITE ASSESSMENT JAN 2020 - NOV 2022 PD/PARKING CITE ASSESSMENT NOV. 2019
			Check Total.....:	1075.00		
056400	12/15/22	EIN02	Gregory P. Einhorn	4000.00	12217	CA/CONTRACT SERVICES
056401	12/15/22	FAR03	Farwest Steel Corporation	860.70	1942898	PW/FLOAT TRAILER FLOOR PLATE
056402	12/15/22	FLO04	JOSE FLORES	250.00	11/30/22	PD/PER DIEM TRNING SACRAMENTO JAN 23-27 2023
056403	12/15/22	FUL04	Full Moon Portable Sanita	240.00	1529	PW/CITY YARD AUG, SEP, OCT, NOV
056404	12/15/22	GAY01	GAYNOR TELESYSTEMS INC	1738.98 975.47	41663 41664	CH-PD/ANNUAL PHONE SUPPORT LIB/ANNUAL PHONE SUPPORT
			Check Total.....:	2714.45		
056405	12/15/22	GRA02	GRAINGER, INC.	2989.62	315,323,3	PW/SHOP,REC,OFFICE SUPPLIES
056406	12/15/22	GRO00	Ferguson Enterprises Inc	9735.13	130,613,5	PW/DWR SUPPLIES
056407	12/15/22	HEI01	VIRGIL HEISE	100.00	11012022	FD/JANITORIAL
056408	12/15/22	HYD02	HYDROTEX	1065.31	491948	PW/FLEET SUPPLIES
056409	12/15/22	JCN00	J.C. NELSON SUPPLY	538.82	773016	PW,BM/CLEANING SUPPLIES
056410	12/15/22	JOH05	SEAN JOHNSON	500.00	11/30/22	PD/PER DIEM TRNING SACRAMENTO JAN 2-13 2023
056411	12/15/22	LES00	LES SCHWAB	92.56	533153	PW/FLAT REPAIR ON SKID STEER TIRE

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056412	12/15/22	MAC02	MACQUARIE EQUIPMENT CAPIT	44.18	59309	FD/MEASURE A - PRINTER LEASE
056413	12/15/22	MAT04	MATSON & ISOM	17493.15	DEC MULTI	DEC BILLING, PW STATIONS, PD BARRACUDA
056414	12/15/22	MCM00	McMaster-Carr	444.39	89112538	PW/SHOP COMPRESSOR PARTS
056415	12/15/22	MEJ01	Lilia Mejia-Aparicio	2480.36	12/5/22	PD/ARPA#4 REIMBURSEMENT(2)MICROSOFT SURFACE PRO 7
056416	12/15/22	MJB00	MJB WELDING SUPPLY, INC	12.00	NOV3022	PW/CYLINDER RENTAL
056417	12/15/22	MME00	Municipal Maintenance Equ	188.87	3735	PW/SEWER VACCON PARTS
056418	12/15/22	NAP00	NAPA AUTO PARTS	1437.58 612.67	11252022 NOV252022	MULTI DEPT/FLEET & SHOP SUPPLIES FD/MEASURE A - BATTERIES FOE ENGINE #37
			Check Total.....:	2050.25		
056419	12/15/22	NOR40	NORTH VALLEY LLC	72.25 346.25	22307 500810061	BD/REIMBURSEMENT FOR PERMIT 22307 PD,LIB/EMPLOYER INVESTIGATION SERVICES
			Check Total.....:	418.50		
056420	12/15/22	ORE00	O'REILLY AUTO	1343.62	11282022	PD,PW/FLEET SUPPLIES
056421	12/15/22	ORH00	ORLAND HARDWARE	459.85	NOV272022	FD/MEASURE A - BUILDING SUPPLIES
056422	12/15/22	ORL15	Orland Saw & Mower	490.43	11302022	PW/PARK EQUIPMENT MAINTENANCE
056423	12/15/22	OVE01	Overdrive, Inc.	634.85	022435811	LIB/EBOOK AND DIGITAL AUDIOBOOK
056424	12/15/22	PAX00	WYATT PAXTON	7189.00	609	BD/PROFESSIONAL SERVICES, CODE BOOKS
056425	12/15/22	PGE00	PG&E	609.20	11282022	FD/MEASURE -ELECTRICITY FOR COLUSA ST TRUE UP BILL
056426	12/15/22	PON00	PONCI'S WELDING	93.75	78463,784	PW/FLEET REPAIR
056427	12/15/22	QUI02	QUILL CORP.	434.00	NOV 2022	MULTI-DEPTS/OFFICE SUPPLIES
056428	12/15/22	R&B00	R&B A CORE & MAIN COMPANY	4669.66	750,721,5	PW/MEASURE A WATER PARTS
056429	12/15/22	ROD00	ANTHONY RODRIGUES	60.00	11222022	PW/REIMBURSEMENT FOR D-2 LICENSE
056430	12/15/22	ROL00	ROLLS, ANDERSON & ROLLS	60.00 6037.75 1320.00	15625 NOV1-30 INV15607	ENGINEERING/6TH ST WELL & STORAGE TANK ENGINEERING/SERVICE NOV 1-30,2022 ENGINEERING/DWR EMERGENCY GROUNDWATER PROGRAM
			Check Total.....:	7417.75		
056431	12/15/22	SAC01	SACRAMENTO VALLEY MIRROR	885.60	1123	PLANNING/WALKER ST WELL BID PROPOSAL
056432	12/15/22	SAN00	San Diego Police Equip	1347.96	654627	PD/ALPHA ELITE CONCEAL VEST
056433	12/15/22	SBC03	SUTTER BUTTES COMMUNICATI	1541.80	44367	FD/MEASURE A - RADIOS PROGRAMMING
056434	12/15/22	SCH18	JENNIFER SCHMITKE	670.47	12132022	CLERK/TRAINING REIMBURSEMENT
056435	12/15/22	SON05	Sonsray Machinery	1892.15	54336-145	PW/EQUIPMENT MAINTENANCE #73 & #39
056436	12/15/22	SSD00	SSDTTF	231.00	12/02/22	PD/TRAINING JAN 23-24 2023
056437	12/15/22	STO04	Jeffrey G. Dunn	225.00	11302022	PEST CONTROL SERVICES NOVEMBER
056438	12/15/22	SUN05	Sun Life Financial	4998.65	NOV 2022	GAP INSURANCE
056439	12/15/22	SWR00	STATE WATER RESOURCES CON	3453.00 24687.00	WD0216712 WD0216727	PW/ANNUAL STATE WATER RESOURCES CONTROL HAIGHFIELD PW/ANNUAL STATE WATER RESOURCES CONTROL BOARD
			Check Total.....:	28140.00		
056440	12/15/22	T-M00	T-MOBILE	58.80	12052022	LIB/WIFI HOTSPOT
056441	12/15/22	TRA02	TRANSAMERICA	577.50	NOV 2022	TERM INSURANCE
056442	12/15/22	ULI00	Uline	2253.02	47195	PW/SHOP SUPPLIES
056443	12/15/22	USA04	USA Blue Book	60.29	069	PW/WATER & SEWER SUPPLIES
056444	12/15/22	VAL02	VALLEY ROCK PRODUCTS	603.13	76273	PW/DWR SUPPLIES
056445	12/15/22	VAN00	VANTAGE POINT TRANSFER AG	1669.66	6747749	457 PLAN - 304591
056446	12/15/22	WES16	West Mitsubishi	1879.37 106.20	12122 71892,718	FD/MEASURE A- RADIO REPEATER,BLACK BUTTE ANTENNA PW/FLEET SMOG

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RUN...: Dec 15 22 Time: 16:26
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Check Number	Check Date	Vendor Number	Name	Net Amount	Invoice #	Description
			Check Total.....:	1985.57		
056447	12/15/22	\L001	JAMES & LOURDES LAWSON	691.80	000C21201	MQ CUSTOMER REFUND FOR LAW0001
			Cash Account Total.....:	140641.97		
			Total Disbursements.....:	140641.97		
			Cash Account Total.....:	.00		

REPORT.: 12/01/22
 RUN....: 12/01/22 Time: 15:54
 Run By.: Deysy Guerrero

CITY OF ORLAND
 Warrant Register

Warrant Number	Date	Payroll Date	**Employee** Num	Name	Actual Period	Fiscal Period	Gross Amount
14478	12/01/22	11/30/22	VON01	VONBARGEN, BRENT	12-22	06-23	1296.64
Z05801	12/01/22	11/30/22	ALV01	ALVA, MICHAELA	12-22	06-23	2027.61
Z05802	12/01/22	11/30/22	AND00	ANDRADE, EDGAR	12-22	06-23	3087.93
Z05803	12/01/22	11/30/22	BOW00	BOWERS, LINDA	12-22	06-23	408.00
Z05804	12/01/22	11/30/22	CAR03	CARR, PETER R	12-22	06-23	6153.85
Z05805	12/01/22	11/30/22	CES00	CESSNA, KYLE A	12-22	06-23	4168.00
Z05806	12/01/22	11/30/22	CHA01	CHANEY, JUSTIN	12-22	06-23	4633.08
Z05807	12/01/22	11/30/22	COR00	CORTEZ, JOVANY	12-22	06-23	1661.54
Z05808	12/01/22	11/30/22	CRA00	CRANDALL, JEREMY	12-22	06-23	2323.44
Z05809	12/01/22	11/30/22	ESP00	ESPINOSA, LETICIA	12-22	06-23	2047.63
Z05810	12/01/22	11/30/22	FEN03	FENSKE, JOSEPH H	12-22	06-23	2988.19
Z05811	12/01/22	11/30/22	FLO00	FLORES, JOSE D	12-22	06-23	3332.47
Z05812	12/01/22	11/30/22	FUL00	FULLMORE, KRISTOPHER	12-22	06-23	3356.45
Z05813	12/01/22	11/30/22	GAM00	GAMBOA, YADIRA	12-22	06-23	302.10
Z05814	12/01/22	11/30/22	GUE01	GUERRERO, DEYSY D	12-22	06-23	2596.16
Z05815	12/01/22	11/30/22	GUE02	GUERRERO, JORGE	12-22	06-23	2448.91
Z05816	12/01/22	11/30/22	HAR00	ZOLLERHARRIS, TRAVIS	12-22	06-23	2019.61
Z05817	12/01/22	11/30/22	JOH01	JOHNSON, SEAN KARL	12-22	06-23	4696.89
Z05818	12/01/22	11/30/22	LOP01	LOPEZ, ESAU	12-22	06-23	1134.56
Z05819	12/01/22	11/30/22	LOP02	LOPEZ, JOEL	12-22	06-23	1641.29
Z05820	12/01/22	11/30/22	LOW00	LOWERY, KATHERINE	12-22	06-23	3331.04
Z05821	12/01/22	11/30/22	MAR02	MARTINDALE, RYAN EUGENE	12-22	06-23	2723.69
Z05822	12/01/22	11/30/22	MAR04	MARTINEZ, IRMA	12-22	06-23	340.00
Z05823	12/01/22	11/30/22	MEJ00	APARICIO, LILIA MEJIA	12-22	06-23	2664.90
Z05824	12/01/22	11/30/22	MEZ00	MEZA, JODY L	12-22	06-23	3859.13
Z05825	12/01/22	11/30/22	MIL00	MILLS, DARYL A	12-22	06-23	3245.52
Z05826	12/01/22	11/30/22	MON03	MONDRAGON, MEAGAN N	12-22	06-23	1406.19
Z05827	12/01/22	11/30/22	MYE00	MYERS, KEVIN	12-22	06-23	658.54
Z05828	12/01/22	11/30/22	OLI00	OLIVER, LINDA	12-22	06-23	340.00
Z05829	12/01/22	11/30/22	PAI01	PAILLON, MICHAEL	12-22	06-23	2273.01
Z05830	12/01/22	11/30/22	PAN00	PANIAGUA, BLANCA A	12-22	06-23	698.82
Z05831	12/01/22	11/30/22	PEN01	PENDERGRASS, REBECCA A	12-22	06-23	3090.00
Z05832	12/01/22	11/30/22	PER00	PEREZ, MARGARITA T	12-22	06-23	2006.14
Z05833	12/01/22	11/30/22	PIN00	PINEDO, EDGAR ESTEBAN	12-22	06-23	2848.81
Z05834	12/01/22	11/30/22	POR00	PORRAS, ESTEL	12-22	06-23	1914.97
Z05835	12/01/22	11/30/22	PUN00	PUNZO, GUILLERMO	12-22	06-23	2068.88
Z05836	12/01/22	11/30/22	PUR01	PURCHASE, HEATHER	12-22	06-23	1575.44
Z05837	12/01/22	11/30/22	RIC01	RICE, GERALD W	12-22	06-23	1333.70
Z05838	12/01/22	11/30/22	RIV00	RIVERA, ISRAEL	12-22	06-23	2186.59
Z05839	12/01/22	11/30/22	ROD00	RODRIGUES, ANTHONY	12-22	06-23	2709.76
Z05840	12/01/22	11/30/22	ROE00	ROENSPIE, THOMAS LUKE	12-22	06-23	3906.89
Z05841	12/01/22	11/30/22	ROM00	ROMERO, ARNULFO	12-22	06-23	3013.90
Z05842	12/01/22	11/30/22	SAN02	SANDOVAL, LUCILA	12-22	06-23	1901.97
Z05843	12/01/22	11/30/22	SCH03	SCHMITKE, JENNIFER	12-22	06-23	2400.72
Z05844	12/01/22	11/30/22	SHA02	SHANNON, KYLE ANTHONY	12-22	06-23	525.00
Z05845	12/01/22	11/30/22	STE01	STEWART, ROY E	12-22	06-23	2944.74
Z05846	12/01/22	11/30/22	SUA02	SUAREZ, BRYAN E	12-22	06-23	2187.05
Z05847	12/01/22	11/30/22	SUT00	SUTTON, BRANDON KIJANA	12-22	06-23	1675.84
Z05848	12/01/22	11/30/22	SWI00	SWINHART, ROBERT	12-22	06-23	1970.36
Z05849	12/01/22	11/30/22	VAL00	VALENZUELA, BRENDA	12-22	06-23	316.54
Z05850	12/01/22	11/30/22	VLA00	VLACH, RAYMOND JOSEPH	12-22	06-23	5061.08
Z05851	12/01/22	11/30/22	VON00	VONASEK, EDWARD J	12-22	06-23	4383.94

123887.51

MINUTES OF THE ORLAND CITY COUNCIL
REGULAR MEETING HELD DECEMBER 6, 2022

CALL TO ORDER

Meeting called to order by Mayor Hoffman at 6:30 p.m.

Meeting opened with Pledge of Allegiance

ROLL CALL

Councilmembers present:	Councilmembers Bruce Roundy, Chris Dobbs, Vice Mayor Jeffrey Tolley and Mayor Dennis Hoffman
Councilmembers absent:	Councilmember Billy Irvin
Staff present:	City Manager Pete Carr; Assistant City Manager/Director of Administrative Services/Deputy City Clerk Rebecca Pendergrass; City Attorney Greg Einhorn; Public Works Director Ed Vonasek; Police Chief Joe Vlach; Library Director Jody Meza
New Councilmembers present:	John McDermott and Mathew Romano

STATEMENT OF RESULTS FOR GENERAL ELECTION HELD NOVEMBER 8, 2022

Adopt Resolution No. 2022-31 Certifying the Canvass and Statement of Results for the General Election held November 8, 2022

Action: Vice Mayor Tolley moved, seconded by Councilmember Dobbs to adopt resolution 2022-31 Certifying the Canvass and statement of results for the General Election held November 8, 2022. The motion carried by the following voice vote:

AYES: Councilmembers Roundy, Irvin, Dobbs, Vice Mayor Tolley and Mayor Hoffman

NOES: None

ABSENT: None

ABSTAIN: None

RECOGNITION OF COUNCILMEMBERS DENNIS G. HOFFMAN AND BILLY IRVIN

Vice Mayor Tolley presented plaques on behalf of the City Council to Mayor Hoffman and Councilmember Irvin. Vice Mayor Tolley thanked Councilmember Irvin for his service over the past four years to the Orland Community. Vice Mayor Tolley acknowledged Mayor Hoffman's many years of service on City Council as Councilmember, Vice Mayor and Mayor and thanked Mayor Hoffman for his dedication to the Orland Community for the past 12 years.

Councilmember Dobbs thanked both Councilmember Irvin and Mayor Hoffman for their service and guidance they have provided him over the past few years.

Councilmember Roundy shared his appreciation and acknowledged the dedication that both Mayor Hoffman and Councilmember Irvin have put in over the years.

Councilmember Irvin thanked the community for giving him the opportunity to serve the City of Orland the past four years.

Mayor Hoffman thanked the community for all the opportunities he has had and stated he was honored to have served the community of Orland over the past 12 years.

Jeff Williams, City of Willows Councilmember, thanked Councilmembers Irvin and Mayor Hoffman for their dedication to the Community.

OATH OF AFFIRMATION OF ALLEGIANCE FOR NEW COUNCILMEMBERS

Deputy City Clerk Rebecca Pendergrass administered the Oath of Affirmation to Councilmembers elect John McDermott and Mathew Romano. Their terms will continue for four years. The new Councilmembers took their place on the dais.

ELECTION OF MAYOR AND VICE MAYOR

Deputy City Clerk Pendergrass requested nominations for Mayor for 2022-2023. Councilmember McDermott recommended Councilmember Dobbs. With no further nominations, the nomination was closed.

Action: Councilmember Dobbs was declared Mayor for 2022-2023. The motion was carried 4-1 by the following roll call vote:

AYES: Councilmembers Roundy, Dobbs, McDermott and Romano

NOES: Councilmember Tolley

ABSENT: None

ABSTAIN: None

Deputy City Clerk Pendergrass requested nominations for Vice Mayor for 2022-2023. Mayor Dobbs recommended Councilmember Roundy. With no further nominations, the nomination was closed.

Action: Councilmember Roundy was declared Vice Mayor for 2022-2023. The motion was carried 3-2 by the following roll call vote:

AYES: Councilmembers Roundy, McDermott and Mayor Dobbs

NOES: Councilmembers Tolley and Romano

ABSENT: None

ABSTAIN: None

APPOINTMENTS TO BOARDS AND COMMISSIONS

Mayor Dobbs asked Council to send the City Clerk their preferences and availability for each Board or Commission so he can have the list prepared for the 2022-2023 appointments for Boards and Commissions available at the next Council Meeting in December.

ORAL AND WRITTEN COMMUNICATIONS

PUBLIC COMMENTS:

Tracy Quarne, Orland resident and Council alumnus, welcomed both Councilmembers Romano and McDermott and thanked them for stepping up and taking on the challenge to serve on a public board. Mr. Quarne shared with Council that he was 8 days away from retirement and thanked the City for giving him his start 18 years ago when he was first sworn onto City Council.

Vern Montague, Orland resident and Council alumnus, thanked new Councilmembers and Councilmembers that were leaving for their service to the community.

CONSENT CALENDAR

- A. Warrant List (payable obligations)
- B. AB361 Compliance
- C. Approve City Council Minutes for November 15, 2022
- D. Receive and file Library Commission Minutes from July 11, 2022
- E. Receive and file Planning Commission Minutes from August 18, 2022
- F. Receive and file Planning Commission Minutes from October 20, 2022
- G. Adopt Resolution Accepting State Library Grant
- H. Award of Contract for Program Income Planning and Reporting Services

Action: Councilmember Tolley moved, seconded by Councilmember McDermott, to approve the consent calendar. The motion carried by a voice vote 5-0.

ADMINISTRATIVE BUSINESS**A. PROPOSED MOU WITH GLENN COUNTY FOR COST SHARE OF ORLAND FREE LIBRARY OPERATIONS FOR FISCAL YEAR 2022-2023**

City Manager Carr reminded Council that on August 2, Council reviewed and approved the Memorandum of Understanding (MOU) for transfer of responsibility for branch libraries to the City on what is essentially a pass-thru budget basis; this MOU did not include funding for the City library.

Mr. Carr stated that City staff proposed an updated cost share framework with Glenn County that would proportionately reflect the costs versus services used, which is currently still being negotiated. For now, the County has created an MOU that establishes cost share for the Orland Library for the current fiscal year, which is a 5% (\$4500) increase over the last fiscal year.

Vice Mayor Roundy stated that he has been waiting for action on this topic for a long time and expressed his happiness to see some resolve to the topic.

Action: Councilmember McDermott moved; Vice Mayor Roundy seconded to approve the proposed MOU with the County of Glenn to establish cost share for library operations for this fiscal year. The motion carried by a voice vote 5-0.

B. CONSIDER PROPOSAL FOR ELECTRIC VEHICLE CHARGING STATIONS

Mr. Carr presented a proposal to Council for installation of electric vehicle (EV) charging stations in the downtown area. Mr. Carr spoke about the need for EV charging stations along the freeway and the reminded Council that one objective placed on the annual projects list earlier on in the year, with encouragement from the Economic Development Commission (EDC), was bringing EV chargers to the downtown area near restaurants and businesses.

City Staff has been contacting vendors, one vendor has responded to City solicitation and has turned in a concept layout and draft contract for the City to consider. Mr. Carr shared that tonight he would like to introduce the concept from the vendor and talk with Council about any concerns or questions they may have with the project.

Mr. Carr briefly spoke about the proposed agreement, shared a few key conditions from the vendor and presented the diagram depicting proposed location of EV spaces and equipment.

Mayor Dobbs stated concerns about the EV spots being located on the Honeybee Discovery Center (HDC) lot and asked if it was a deal breaker with the vendor. Mr. Carr responded that the vendor is open and didn't feel the spot on the HDC lot was essential.

Councilmember Romano asked if the EV spots could be located in street parking spots instead of the parking lot. Mr. Carr stated more spots could be located in street parking spots (something the City could look into more), but the EV spots would need to be close in location to the power source.

Vice Mayor Roundy stated the downtown area needs more parking and that merchants have shared concerns with him that the lack of parking is an issue in the downtown area. Vice Mayor Roundy suggested the City do the minimum EV parking spaces, continue to look for other open lots that can add to downtown parking for the future and continue to get feedback from downtown business owners.

Billy Irvin, Orland resident, stated concern about only the vendor Rivian being able to charge certain EV's at the moment.

Mayor Dobbs stated he would like to see more common or known charging stations rather than dedicate all the spaces to Rivian.

Mr. Carr thanked Council for their feedback and shared that City Staff will continue working on project.

C. UPDATE ON QUEEN BEE BUCKS

Mr. Carr reported that as of November 1 the City launched the local Queen Bee Bucks digital gift cards. Mr. Carr stated currently there are 30 businesses participating in the program, 313 gift cards have been purchased and 292 cards were awarded from the City's ARPA funds. The total value put into the Queen Bee Bucks as of December 6th is \$68,398.00 and 37% of the cards have already been redeemed.

Vice Mayor Roundy expressed his thankfulness for the program doing so well within the community.

D. VERBAL UPDATE ON DROUGHT CONDITIONS AND WATER SUPPLY PROJECT

City Manager Pete Carr provided an update on reported dry wells, stating there have been no new or at-risk wells reported since the last City Council meeting. Currently the total of dry or at-risk wells being reported this year is still 126. The total number of wells affected for this drought is now listed at 422 in Glenn County.

Mr. Carr shared that the in-City connections are in progress, moving along slowly due to having a limited crew. Mr. Carr stated that City and State engineers are working on the water project daily and with Department of Water Resources (DWR) weekly.

Mr. Carr shared that phase 2 of the DWR project, where the main line goes out into the County, is about 90% designed, and within the next few weeks the plans should be distributed to County and City officials for review and then hopefully the contract for construction bids will go out in January.

Mr. Carr reported that December 6 City Staff opened bids for the construction/drilling of the well that is associated with the DWR project. Staff is evaluating the three bids that came in and will bring to Council for approval at the next meeting.

Mr. Carr stated that the City's municipal well levels remain stable, and wells continue to be tested weekly.

CITY COUNCIL COMMUNICATIONS AND REPORTS

Vice Mayor Roundy:

- Transportation and Transit meeting is cancelled for the month of November.
- LAFCo will have a meeting Monday December 12th.
- Glenn County Water Authority will have a meeting December 12th.

Mayor Dobbs:

- Attended the Fireman's Awards Night December 3rd.
- The Orland Volunteer Fire Department has a meeting December 19th.

Councilmember Romano:

- Asked if there anything that could be worked on for the HDC lot, while the Rivian project was being started. Public Works Director Vonasek stated that Council has to direct Public Works if there was anything they would like to get done pertaining to the HDC.
- Would like to have the West side annexation as a future agenda item.

Councilmember Tolley:

- Nothing to report.

Councilmember McDermott:

- Stated his appreciation for being on Council.

Mayor Dobbs stated he looks forward to working with Councilmembers Romano and McDermott within the next few years.

MEETING ADJOURNED AT 7:40 P.M.

Jennifer Schmitke, City Clerk

Chris Dobbs, Mayor

CITY OF ORLAND
CITY COUNCIL AGENDA ITEM # 6
MEETING DATE: December 20, 2022

TO: Honorable Mayor and Councilmembers
FROM: Jennifer Schmitke, City Clerk
SUBJECT: Appointments/Reappointments to City Commissions (Action)

Consider appointment/reappointments to fill positions on commissions that will have terms expiring as of December 31, 2022.

BACKGROUND

On December 3rd, a notice was published in the Sacramento Valley Mirror advising community members of various commissions that had member terms expiring December 31, 2022. Additionally, a notice was placed on the City website and posted at City Hall. Commissioners holding these positions were notified advising them that their terms at the end of the year and requesting them to advise staff if they wish to be reappointed.

Applications were accepted at City Hall and staff determined only the Arts Commission, Recreation Commission and Planning Commissions had received sufficient candidates to fill the expired seats. Interviews of candidates for Public Works and Safety Commission were held as there were more applicants than seats available. As of December 15th, the Economic Development Commission still had two seats available, and the Library Commission had one seat available; these spots will be open until filled.

DISCUSSION

Public Works and Safety Commission – Four (4) vacancies with new terms expiring December 31, 2024

Applicants: Emil Cavagnolo, Byron Denton, and James Paschall (Consider Reappointment), David Kelly (new – recommended by interview committee)

Recreation Commission – Three (3) vacancies with new terms expiring December 31, 2024

Applicants: Shannon Ovard, Joser Rosales and Larry Carmona (Consider Reappointment)

Arts Commission – Three (3) vacancies with new terms expiring December 31, 2026

Applicants: Mary Rose Kennedy, Jill Elliott, and Jim Scribbner (Consider Reappointment)

Planning Commission - Three (3) vacancies with new terms expiring December 31, 2026
Applicants: Sharon Lazorko, and Michelle Romano (Consider Reappointment); Vern Montague (New)

Economic Development Commission – Two (2) vacancies with new terms expiring December 31, 2024
Applicant: David Allee (Consider Reappointment); Dennis Hoffman (New)

Library Commission – Two (2) vacancies with new terms expiring December 31, 2024
Applicant: Sherry Romano (Consider Reappointment); Jose Lopez (New)

RECOMMENDATION

Commissioners are appointed by the Mayor and confirmed by the City Council.



CITY OF ORLAND
FACT SHEET FOR COUNCIL APPOINTMENT
TO COMMISSIONS, COMMITTEES AND BOARDS

Body to Which Appointment is Sought:

____ Arts Commission

____ City Council

2 Economic Development Commission

____ Library Commission

____ Parks & Recreation Commission

1 Planning Commission

____ Public Works Commission

____ Safety Commission

____ Reappointment to Commission

Name VERNON P. MONTAGUE

*Address

Mailing Address

Home Phone

Work Phone

Fax: (

E-mail:

* Must live within city limits of Orland or reside within the 95963 postal zip code.

Not required to complete below, if reapplying for appointment to a commission

EDUCATION

High School Graduate X GED _____ Location CHICO

Other formal education _____

EMPLOYMENT HISTORY

List all employment during the last five years. If retired, list last employer.

Period Employer (include location) Position/Title

1982-2006 KARREN'S DONUT HOLE OWNER

2006-2011 BAKEMARK SALE / COM. BROKER

2011-PRESENT MONTAGUE DIST. CO LLC OWNER

2004-2009 CITY COUNCIL MEMBER / VICE MAYOR / MAYOR
(continued on other side)

3-CORE BOARD OF DIRECTORS

2021- MEMBER GLENN CO. G.P.A.C. (GENERAL PLAN UPDATE)

013

PERSONAL DATA

Are you related to any member of the City Council, any City Board/Commission/ Committee Member or City Employee? NO. If yes, please list name and relationship:

Year you became an Orland resident. 1986

Have you ever been convicted of a felony? NO If yes, explain.

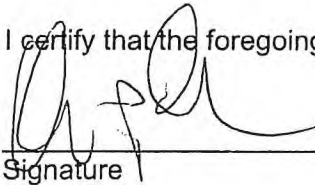
List civic activities, clubs, association, etc. GPAC

Briefly state your reasons for interest in the appointment sought. _____

I HAVE KNOWLEDGE OF CEQA REQUIREMENTS.

ALSO UNDERSTAND COMMISSIONS ARE ADVISORY NOT
ELECTED THEREFORE SERVE AT PLEASURE OF
GOVERNING BODY.

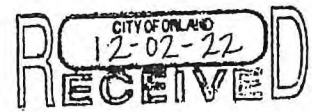
I certify that the foregoing is true and correct to the best of my knowledge.


Signature

Date: 10 DEC. 2022

IMPORTANT: Appointees to certain commissions and boards will be required to complete a Statement of Economic Interest (Form 700) as required by California Government Code §87200 et seq. and the City of Orland Conflict of Interest Code.

Return form to: City Clerk
City of Orland
815 4th Street
Orland CA 95963



**CITY OF ORLAND
FACT SHEET FOR COUNCIL APPOINTMENT
TO COMMISSIONS, COMMITTEES AND BOARDS**

Body to which appointment is sought:

_____ Arts Commission

_____ City Council

_____ Economic Development Commission

_____ Library Commission

_____ Parks & Recreation Commission

_____ Planning Commission

☒ **Public Works & Safety Commission**

_____ Safety Commission

_____ Reappointment to Commission

Name DAVID KELLY

*Address _____

Mailing Address _____

Home Phone _____

Work Phone _____

Fax: () _____

E-mail: I

*Must live within city limits of Orland or reside within the 95963 postal zip code.

Not required to complete below if reapplying for appointment to a Commission

EDUCATION

High School Graduate ☒ GED _____ Location ORLAND

Other formal education BUTTE COLLEGE - POLICE/FIRE

EMPLOYMENT HISTORY

List all employment during the last five years. If retired, list last employer.

<u>Period</u>	<u>Employer (include location)</u>	<u>Position/Title</u>
09/22- PRESENT	MGE UNDERGROUND	ELECTRIC CREW SUPPORT
08/20-03/22	MCADAMS ENERGY UGWT.	SAFETY SUPERINTENDENT
01/85-04/20	PG&E	ELECTRIC CREW FOREMAN
07/09- PRESENT	OUED	-ASSISTANT FIRE CHIEF

(continued on other side)

PERSONAL DATA

Are you related to any member of the City Council, any City Board/Commission/ Committee Member or City Employee? NO. If yes, please list name and relationship:

Year you became an Orland resident. 1964

Have you ever been convicted of a felony? No If yes, explain.

List civic activities, clubs, association, etc. ORLAND VOL FIRE

Briefly state your reasons for interest in the appointment sought. _____

I WOULD LIKE TO USE MY KNOWLEDGE AND LIFE
EXPERIENCE SERVE MY COMMUNITY TO MAKE
IT A SAFE AND GREAT PLACE TO LIVE

I certify that the foregoing is true and correct to the best of my knowledge.

Signature _____

Date: 12-1-22

IMPORTANT: Appointees to certain commissions and boards will be required to complete a Statement of Economic Interest (Form 700) as required by California Government Code §87200 et seq. and the City of Orland Conflict of Interest Code.

Return form to:
City Clerk
City of Orland
815 4th Street
Orland CA 95963



**CITY OF ORLAND
FACT SHEET FOR COUNCIL APPOINTMENT
TO COMMISSIONS, COMMITTEES AND BOARDS**

Body to Which Appointment is Sought:

☐ Arts Commission

☐ City Council

☐ Economic Development Commission

☒ Library Commission

☐ Parks & Recreation Commission

☐ Planning Commission

☒ Public Works Commission

☒ Safety Commission

☐ Reappointment to Commission

Name Jose Lopez

*Address _____

Mailing Address _____

Home Phone _____

Work Phone _____

Fax () _____

E-mail: _____

* Must live within city limits of Orland or reside within the 95963 postal zip code.

Not required to complete below, if reapplying for appointment to a commission

EDUCATION

High School Graduate 1972 GED _____ Location Granada HS, Livermore, CA

Other formal education Safety Training - UC Davis, First Aid/CPR training, Forklift training, heat injury prevention, tractor training

EMPLOYMENT HISTORY

List all employment during the last five years. If retired, list last employer.

<u>Period</u>	<u>Employer (include location)</u>	<u>Position/Title</u>
<u>2009-2020</u>	<u>Self-Employed</u>	<u>Safety Consultant (Glean & Calusa Co)</u>
<u>2000-2002</u>	<u>Big W Ranch/Farm</u>	<u>Ranch Manager</u>
<u>1984-2000</u>	<u>Peterson Ranch, Arbutle</u>	<u>Ranch Manager</u>

(continued on other side)

* please contact me for any further information.

Thanks

017



**CITY OF ORLAND
FACT SHEET FOR COUNCIL APPOINTMENT
TO COMMISSIONS, COMMITTEES AND BOARDS**

Body to which appointment is sought:

_____ Arts Commission

_____ City Council

Name Dennis G. Hoffman

☒ Economic Development Commission

_____ Library Commission

_____ Parks & Recreation Commission

_____ Planning Commission

_____ Public Works & Safety Commission

_____ Safety Commission

:

_____ **Reappointment to Commission**

the **95963** postal zip code.



Not required to complete below if reapplying for appointment to a Commission

EDUCATION

High School Graduate ☒ GED _____ Location _____

Other formal education Butte College 'AA' Chico State

EMPLOYMENT HISTORY

List all employment during the last five years. If retired, list last employer.

Period Employer (include location) Position/Title

<u>2005-2022</u>	<u>Orland Realty</u>	<u>Owner Broker</u>
<u>2022-</u>	<u>Res. Land Research</u>	<u>Product Tester</u>

(continued on other side)

PERSONAL DATA

Are you related to any member of the City Council, any City Board/Commission/ Committee Member or City Employee? NO. If yes, please list name and relationship:

Year you became an Orland resident. 1954

Have you ever been convicted of a felony? NO If yes, explain.

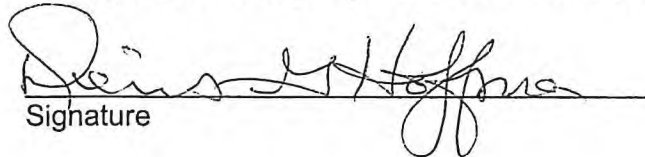
List civic activities, clubs, association, etc.

former City Council (14 years)
Chamber of Commerce; Masonic Lodge.
'Rent-A-Santa' fundraiser for Community

Briefly state your reasons for interest in the appointment sought.

To assist Orland in keeping businesses
vibrant and Thriving.

I certify that the foregoing is true and correct to the best of my knowledge.


Signature

Date: Dec 16, 2022

IMPORTANT: Appointees to certain commissions and boards will be required to complete a Statement of Economic Interest (Form 700) as required by California Government Code §87200 et seq. and the City of Orland Conflict of Interest Code.

Return form to: City Clerk
City of Orland
815 4th Street
Orland CA 95963

2022 Council Appointments to Boards and Commissions

Updated December 20, 2022

City Commissions

Arts

3rd Wed, monthly, 7 pm

_____ (alternate)

Economic Development (EDC)

2nd Tues, every odd month, 6 pm

_____ (alternate)

Library

2nd Mon, every other month, 5:00 pm

_____ (alternate)

Parks & Recreation

4th Wed, meets when called, 6:30 pm

_____ (alternate)

Planning

3rd Thurs, monthly, 5:30 pm

_____ (alternate)

Public Works/Safety

2nd Tues, every even month, 4 pm

_____ (alternate)

City Selection Committee

Mayor

County Committees

Joint City/County EDC

LAFCo

Meets 2nd Monday, 9 am, monthly

County pays \$25 monthly stipend

Bruce Roundy (member) appt. until May 2025

_____ (alternate)

(Alternate switches between Orland & Willows;
2022 appointment is from Orland)

Transit Committee

Meets with Local Transportation Comm.

County pays \$50 monthly stipend

_____ (alternate)

Transportation Commission

3rd Thurs, monthly, 10 am,

County pays \$50 monthly stipend

_____ (alternate)

Waste Management Regional
Agency

_____(alternate)

Air Pollution Control District Board
(Council minute order if City asked
to serve on board)

Mayor
Vice Mayor, alternate

Airport Land Use Commission
No meeting schedule

No alternates on this commission

Fire Department Liaison
2nd Mon, monthly, dinner 7 pm,
meeting 8pm

_____(alternate)

Glenn County Groundwater
Sustainability Agency

Pete Carr (alternate)
Ed Vonasek (alternate)

Golden State Risk Management
2nd Wed every other month, 6 pm
GSRMA pays \$100 per meeting stipend

(Orland does not have representation
at this time).

Cal Cities
(a.k.a League of California Cities)

Orland Area Chamber of Commerce
Board -3rd Wed, monthly, noon

_____(alternate)

Orland Unit Water Users' Assoc
Voting delegate

Code Enforcement Hearing Officer

_____(alternate)



City of Orland

Annual Planning and Building Update 2022



City Council
December 20, 2022



Your PLANNING Dept.:

What We Do and Who we are....

023

- General Plan Amendments
- Zoning Code Amendments
- Environmental Compliance (CEQA/NEPA)
- Staff for the Planning Commission
- 3rd Thursday of each month
- Project Processing
- Public Interface for Development Regulations and Approvals
- Statutory and Regulatory Compliance
- Assist Other City Staff with Project Tasks
- Assist the Public and City Clients



- Annual Reporting and Housing Annual Reports
- General Plan and Zoning Code Administration
- On-site office hours
- Citizen inquiries/requests
- Planning Commission Staffing



Year in Review

What happened in 2022?

- **Subdivision Maps (3)**

- Penbrook TSM "3.0" – *In process*
- Quiet Creek TSM – *In process*
- Orland Park Phase II TSM – *In process*

- **Site Plan Reviews (5)**

- CFN / Chevron CNG Fueling Station
- McDonald's Quick Serve Restaurant
- Verizon Tower Modifications
- Sakura Hut Japanese Sushi
- J.J. Lavva Real Estate 4-plex – *in process*

- **Home Occupation Permits (7)**

- AUP #2022-01 **Mower**
- AUP #2022-09 **Smith**
- AUP #2022-11 **Ordaz**
- AUP #2022- 16 **Simas**
- AUP #2022-24 **Pebbley**
- AUP #2022-26 **Bose**
- AUP #2022-31 **Heywood**

- **Annexations (2) / Re-zonings(2)**

- Westside Annexation Area
- Kraemer, J. Parcel Annexation
- C. Tatreau Constr./Orange Park Project – *in process*
- Penbrook TSM "3.0" – *in process*

- **Conditional Use Permits (7)**

- J&J Tires and Wheels
- B. Schnoebelen
- Yesco / McDonalds USA (sign)
- Yesco / Maverick Inc. (sign)
- J & L Byerly – Amaris Banquet Room
- CFN /Chevron Cardlock Fueling Station
- Maverik Inc.: Convenience travel plaza

- **Administrative Use Permits (32)**

- **Variances (3)**

- DR Horton / Orland Park Phase I Lots
- L. Green: Accessory Bldg. Setbacks
- La Corona Restaurant: Parking – *in process*

- **State Legislation (select leg.)**

Signed 997 Bills / Vetoed 169 Bills

- AB 2011 Offices to Housing
- SB 6 Middle-Class Housing Act
- SB 9 – Duplexes and Lot-Splits
- SB 10 – 10-Unit Up-zonings (up-zoning allowance)
- SB 290 – SDBL Amendments (student housing)



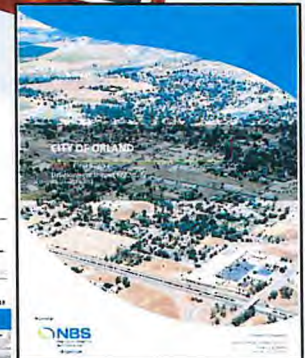
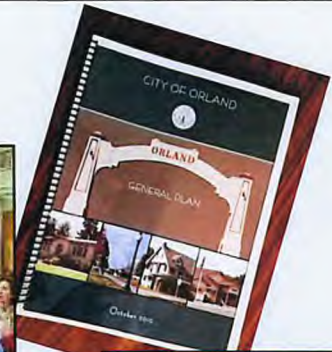
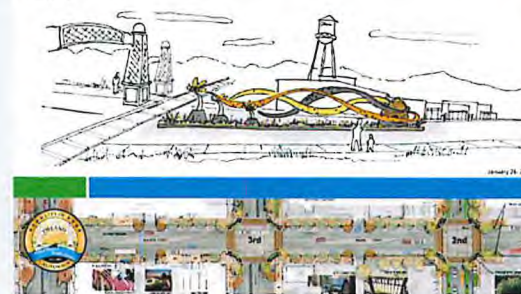
Additional Project Updates & Staff Responsibilities

025

- Zoning Code Updates:
 - Reasonable Accommodation
 - Accessory D.U. Impact Fee
- General Plan Update(s)
- Informational Handouts / Website Updates (Vacant Land Information)
- Accessory Dwelling Unit Regulation
- SB 2 / LEAP Projects



WALKER STREET – STREETSCAPE MASTER PLAN
ORLAND, CA



- Annual Reporting and Housing Annual Reports
- General Plan and Zoning Code Administration
- On-site office hours
- Citizen inquiries/requests
- Planning Commission Staffing



Year in Review

What happened in 2022?



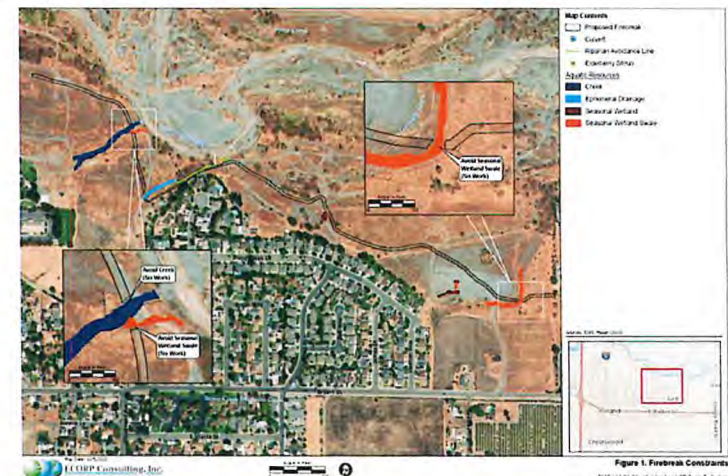
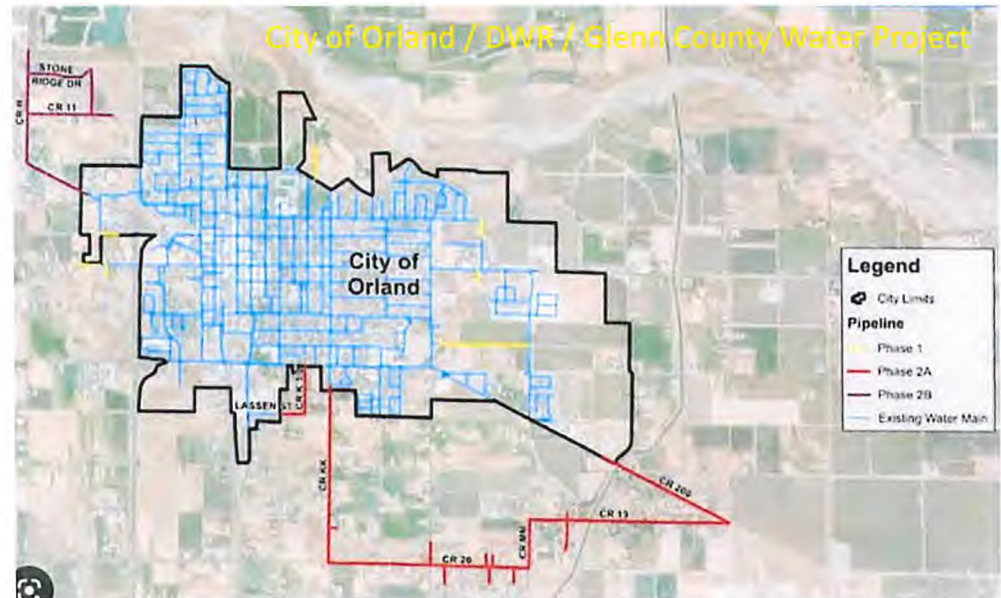
CITY OF ORLAND
Housing Element

The Battle Continues....



State Certification of the City of Orland Housing Element Update - 6th Cycle

City of Orland / DWR / Glenn County Water Project



OVFD/ORFD Fuels Reduction / Fire Break Project



Year in Review

What happened in 2022?



McDonald's QSR Site

Orland Family Apts.

Sakura Hut Sushi





Year in Review

What happened in 2022?



Linwood Phase II



Orland Park Phase I



Orland Park Phase I



Orland Park Phase I



Linwood Phase II



Year in Review

What happened in 2022?

Schnoebelen CUP



Rios Unit 1



Maverik
Freeway Pole
Sign - CUP



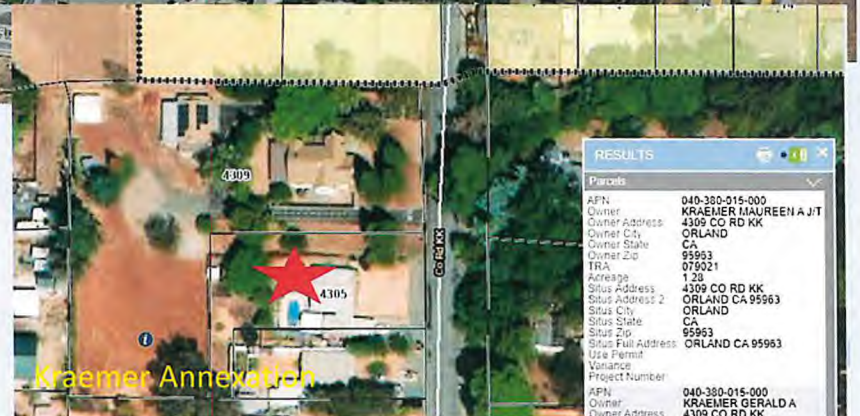
McDonalds
Freeway Pole Sign -
CUP



Westside Annexation



Kraemer Annexation



RESULTS	
Parcels	
APN	040-380-015-000
Owner	KRAEMER MAUREEN A J/T
Owner Address	4309 CO RD KK
Owner City	ORLAND
Owner State	CA
Owner Zip	95963
TRA	079021
Acresage	1.20
Site Address	4309 CO RD KK
Site Address 2	ORLAND CA 95963
Site City	ORLAND
Site State	CA
Site Zip	95963
Site Full Address	ORLAND CA 95963
Use Permit	
Variance	
Project Number	
APN	040-380-015-000
Owner	KRAEMER GERALD A
Owner Address	4309 CO RD KK



Year in Review

What happened in 2022?

Quezada Apartments



Habitat For Humanity – Purpose Village



- Hidden Treasures Cat Rescue / Clinic
- Amaris Banquet Hall
- J&J Tires and Wheels





Year in Review

What happened in 2022?

Butte College Glenn Center
Constr.



Butte College Glenn Center
Bldg.

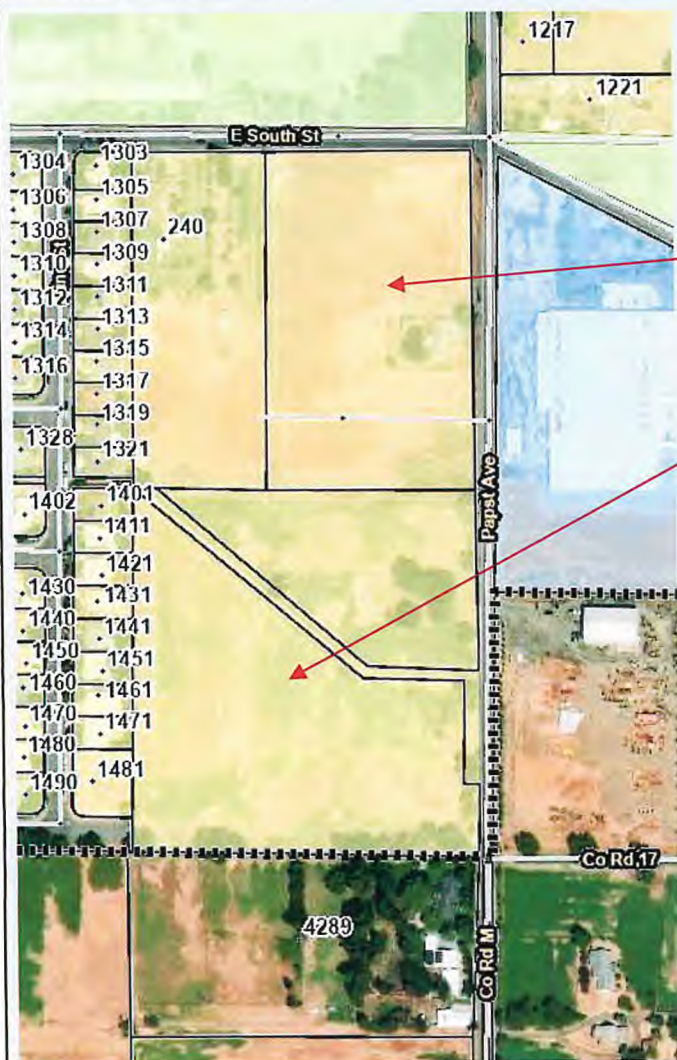




Year in Review

2023 Could Be Busy....

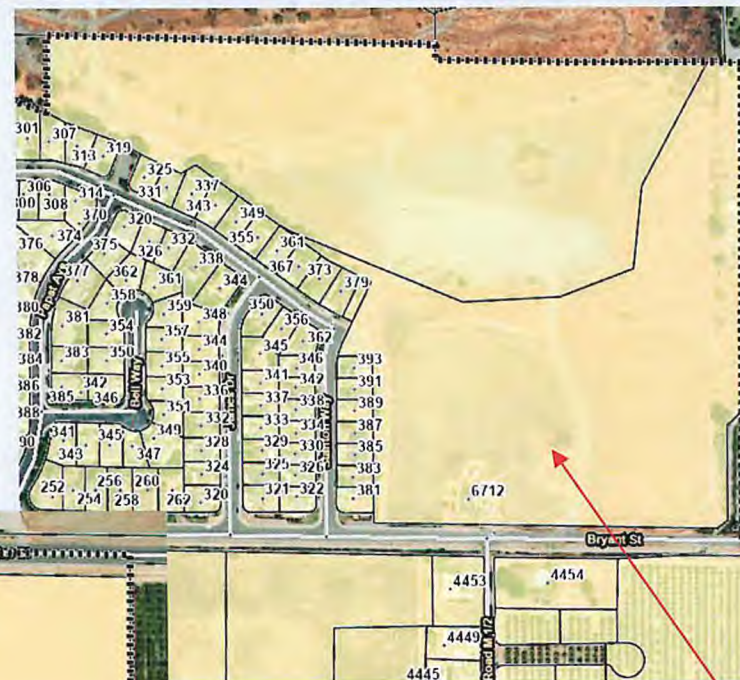
032



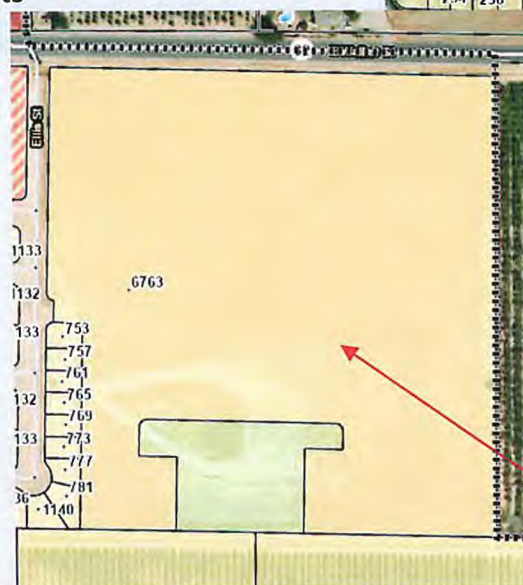
Penbrook 3.0 Amended
TSM and Rezoning

and

Orange Park
Apartments



Quiet Creek TSM – Phase I



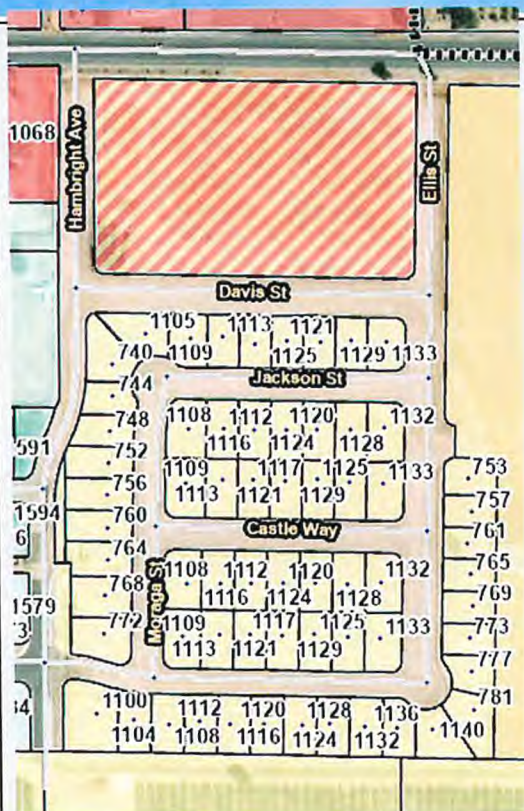
Orland Park TSM – Phase II



Looking into the Crystal Ball

2023 Could Be Busy....

033



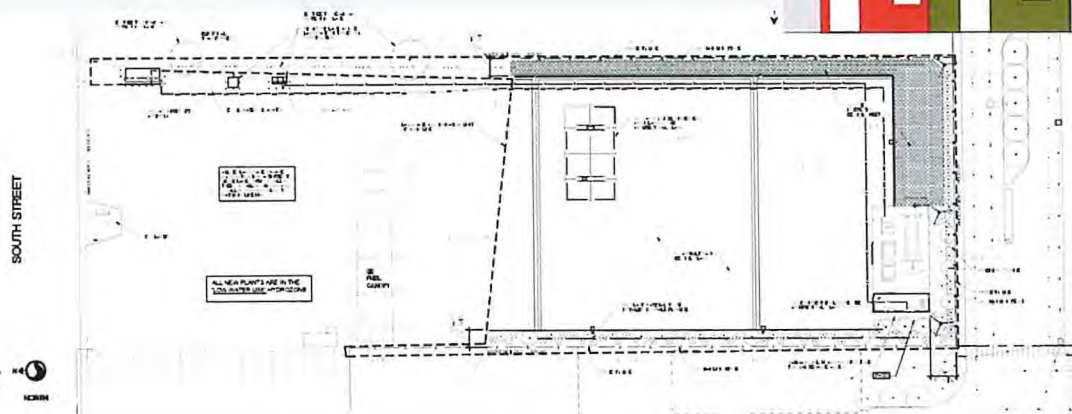
Orland Park Phase I
Construction - ????



La Corona Restaurant Expansion
and Parking Variance



Accessory Dwelling
Unit Pre-Approved Plans
Project



Chevron CNG Fueling Facility Construction



Looking into the Crystal Ball

2023 Could Be Busy....

034



Butte College Glenn
Center Identification
Sign



Parking Lot ATM's.....Signs.....Truck Washes?



...and the latest
from Sacramento....



Mexcali Grocery and Taqueria



2022 Building Department

Year-end Summary...

035

- Wyatt Paxton, Certified Building Official
- Ken Schuman, Building Inspector



**There's
a new
Sheriff
in town**



- 2022 Building Code Update & Adoption
- Program and Permit Efficiency Enhancements
- Code Enforcement



2022 Building Department

Year-end Summary...

036

- Total Permits Issued: (311)
 - Commercial: 31
 - Residential: 281
- Total Permit Valuation: (\$34,421,918.87)
 - Commercial: \$9,985,771.01
 - Residential: \$24,436,147.86
- Total Fees Collected: (\$354,754.97)
 - Commercial: \$109,054.63
 - Residential: \$ 245,700.34
- Total Number of Plan Reviews:
- Total Number of Inspections:
- Total Number of Code Enforcement Cases:



2022 Code Enforcement Year-end Summary...

037

- **Total** Code Enforcement Cases:
 - Overgrown Veg./ Weeds (Fire Haz):
 - Vehicle - Related:
 - Unpermitted Structures:
 - Debris/Junk/Garbage:





2023 Preview

Looking ahead...

038

What's Ahead:

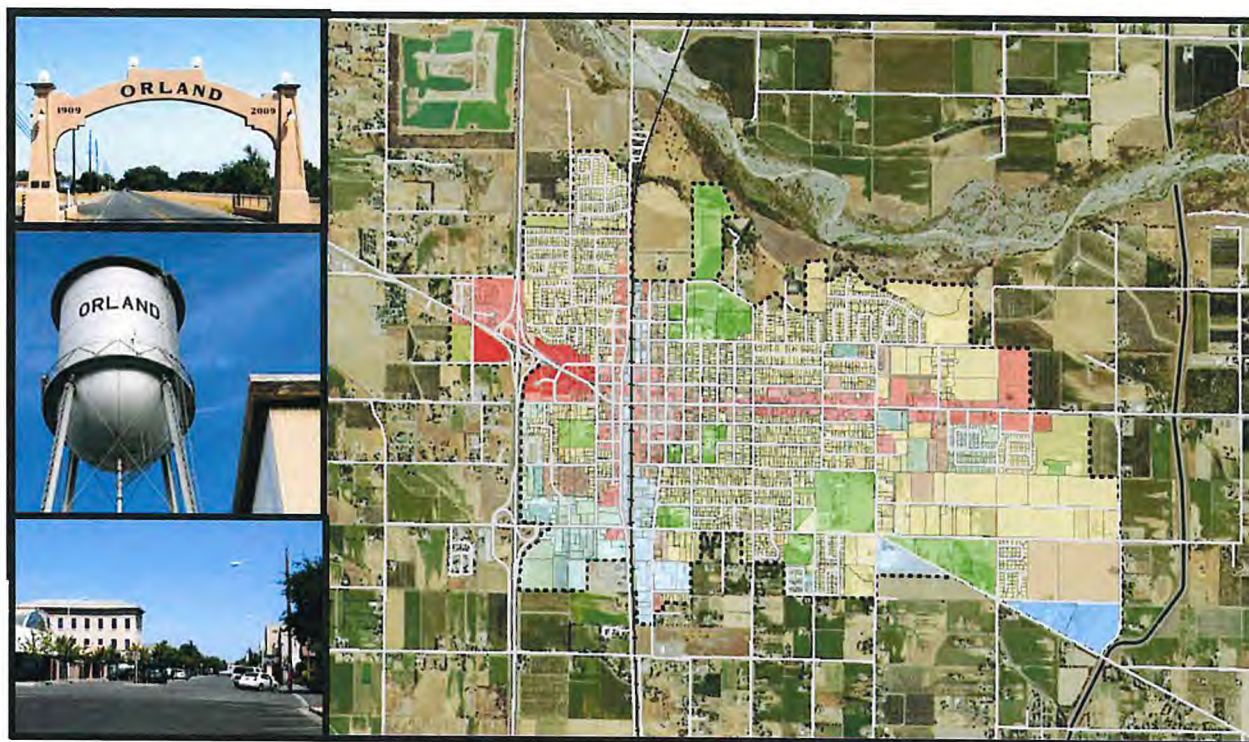
- General Plan Amendments / Annexations ???
- Zoning Code Amendments
- Projects:
 - DWR Water Project
 - Recreation Trail – Phase II
 - Application-Driven Projects
 - Subdivision Maps
 - Assisting the Public





City of Orland

Annual Planning and Building Update



City Council
December 20, 2022



City of Orland

Annual Planning and Building Update

040

- AB 252 by Assemblymember Mia Bonta (D-Oakland) – Floating home marinas: rent caps.
- AB 682 by Assemblymember Richard Bloom (D-Santa Monica) – Planning and zoning: density bonuses: shared housing buildings.
- AB 916 by Assemblymember Rudy Salas (D-Bakersfield) – Zoning: bedroom addition.
- AB 1206 by Assemblymember Steve Bennett (D-Ventura) – Property taxation: affordable housing: welfare exemption.
- AB 1551 by Assemblymember Miguel Santiago (D-Los Angeles) – Planning and zoning: development bonuses: mixed-use projects.
- AB 1654 by Assemblymember Robert Rivas (D-Salinas) – Low-income housing: insurance tax: credits: farmworker housing.
- AB 1695 by Assemblymember Miguel Santiago (D-Los Angeles) – Affordable housing loan and grant programs; adaptive reuse.
- AB 1719 by Assemblymember Christopher Ward (D-San Diego) – Housing: Community College Faculty and Employee Housing Act of 2022.
- AB 1743 by Assemblymember Tina McKinnor (D-Inglewood) – General plan: annual report.
- AB 1837 by Assemblymember Mia Bonta (D-Oakland) – Residential real property: foreclosure.
- AB 1933 by Assemblymember Laura Friedman (D-Glendale) – Property taxation: welfare exemption: nonprofit corporations: low-income families.
- AB 1978 by Assemblymember Christopher Ward (D-San Diego) – Department of Housing and Community Development: powers.
- AB 1991 by Assemblymember Jesse Gabriel (D-Encino) – Motels and hotels: publicly funded shelter programs.
- AB 2006 by Assemblymember Marc Berman (D-Menlo Park) – Regulatory agreements: compliance monitoring.
- AB 2011 by Assemblymember Buffy Wicks (D-Oakland) – Affordable Housing and High Road Act of 2022.
- AB 2031 by Assemblymember Alex Lee (D-San Jose) – Mobilehome Residency Law: management meetings with homeowners.
- AB 2094 by Assemblymember Robert Rivas (D-Salinas) – General plan: annual report; extremely low-income housing.
- AB 2221 by Assemblymember Sharon Quirk-Silva (D-Fullerton) – Accessory dwelling units.
- AB 2234 by Assemblymember Robert Rivas (D-Salinas) – Planning and zoning: housing: post entitlement phase permits.
- AB 2295 by Assemblymember Richard Bloom (D-Santa Monica) – Local Educational agencies: housing development projects.
- AB 2334 by Assemblymember Buffy Wicks (D-Oakland) – Density Bonus Law: affordability: incentives or concessions in very low vehicle travel areas: parking standards: definitions.
- AB 2339 by Assemblymember Richard Bloom (D-Santa Monica) – Housing element: emergency shelters: regional housing need.
- AB 2483 by Assemblymember Brian Maisenschein (D-San Diego) – Housing for individuals experiencing homelessness.
- AB 2651 by Assemblymember Cottie Petrie-Norris (D-Laguna Beach) – Property taxes: welfare exemption: community land trust.
- AB 2653 by Assemblymember Miguel Santiago (D-Los Angeles) – Planning and Zoning Law: housing elements.
- AB 2668 by Assemblymember Tim Grayson (D-Concord) – Planning and zoning.



City of Orland

Annual Planning and Building Update

041

- SB 6 by Senator Anna Caballero (D-Merced) – Local planning: housing: commercial zones.
- SB 649 by Senator Dave Cortese (D-San Jose) – Local governments: affordable housing; local tenant preference.
- SB 679 by Senator Sydney Kamlager (D-Los Angeles) – Los Angeles County: affordable housing.
- SB 869 by Senator Connie Leyva (D-Chino) – Housing: mobilehome parks: recreational Vehicle parks: manager training.
- SB 886 by Senator Scott Wiener (D-San Francisco) – California Environmental Quality Act: exemption: public universities: university housing development projects.
- SB 897 by Senator Bob Wieckowski (D-Fremont) – Accessory dwelling units: junior accessory dwelling units.
- SB 914 by Senator Susan Rubio (D-Baldwin Park) – HELP Act.
- SB 940 by Senator John Laird (D-Santa Cruz) – Mobilehome parks: local ordinances.
- SB 948 by Senator Josh Becker (D-Menlo Park) – Housing finance programs: development reserves.
- SB 959 by Senator Anthony Portantino (D-La Cañada Flintridge) – Surplus residential property: use of funds: priorities and procedures: City of Pasadena.
- SB 1252 by the Committee on Housing – Housing.
- SB 1307 by Senator Susan Rubio (D-Baldwin Park) – Department of Housing and Community Development: Mobilehome Parks Act: Special Occupancy Parks Act.
- SB 1396 by Senator Steven Bradford (D-Gardena) – Tenancy: credit reporting: lower income households: evaluation.
- SB 1421 by Senator Brian Jones (R-Santee) – California Interagency Council on Homelessness.
- SB 1444 by Senator Ben Allen (D-Santa Monica) – Joint powers authorities: South Bay Regional Housing Trust.
- Between 1,900 – 2,500 bills are introduced on average *per year* in the State of California
- 997 Bills Signed as Approved (2022)
- 169 Bills Vetoed (2022)

CITY OF ORLAND

CITY COUNCIL AGENDA ITEM #: 9.B.

MEETING DATE: December 20, 2022

TO: Honorable Mayor and Council
FROM: City Manager Pete Carr
SUBJECT: Adoption of 2022 California Building Code (Action)

City staff requests Council adopt the current State building code as the City building code.

BACKGROUND

Once every three years, the State of California publishes its comprehensive updated building code. Cities may create their own code which is equal or more stringent than the State code. If a local government jurisdiction does not have its own building code, it adopts the State code as the City code.

If the City fails or refuses to adopt the new State building code by December 31 of the code publishing year, and does not have its own building code, the State code becomes the City code by default, but the City is prohibited from making any local modifications to it.

DISCUSSION

The City of Orland adopts the State Building Code as its own local code and reserves the right to make modifications to it in the future.

Attachment:

Proposed Ordinance Adopting the 2022 California Building Code as the City of Orland Building Code.

RECOMMENDATION

Adopt Ordinance 2022-06 as presented.

Fiscal Impact of Recommendation:

No cost to the City other than to purchase the 2022 Building Code manuals.

**AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF ORLAND**

CITY COUNCIL ORDINANCE 2022-06

AN ORDINANCE OF THE CITY COUNCIL OF ORLAND, CALIFORNIA, REPEALING THE 2019 CALIFORNIA BUILDING CODE IN ITS ENTIRETY PREVIOUSLY ADOPTED BY ORDINANCE NO. 2020-01 ALONG WITH ALL OTHER ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND ADOPTING BY REFERENCE INCLUDING APPENDICIES THE 2022 CALIFORNIA BUILDING STANDARDS CODES; 2022 CALIFORNIA ADMINISTRATIVE CODE TITLE 24 PART 1; 2022 CALIFORNIA BUILDING CODE TITLE 24 PART 2 VOLUMES 1 AND 2; 2022 CALIFORNIA RESIDENTIAL CODE TITLE 24 PART 2.5; 2022 CALIFORNIA ELECTRICAL CODE TITLE 24 PART 3; 2022 CALIFORNIA MECHANICAL CODE TITLE 24 PART 4; 2022 CALIFORNIA PLUMBING CODE TITLE 24 PART 5; 2022 CALIFORNIA ENERGY CODE TITLE 24 PART 6; 2022 CALIFORNIA HISTORICAL BUILDING CODE TITLE 24 PART 8; 2022 CALIFORNIA FIRE CODE TITLE 24 PART 9; 2019 CALIFORNIA EXISTING BUILDINGS CODE TITLE 24 PART 10; 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE TITLE 24 PART 11; 1997 UNIFORM HOUSING CODE; 1997 UNIFORM CODE FOR ABATEMENT OF DANGEROUS BUILDINGS; AND PROVIDING AN OPERATIVE DATE OF JANUARY 1, 2023.

WHEREAS, the California Building Standards Code is published every three years by the California Building Standards Commission; and,

WHEREAS, the California Building Standards Commission has published the 2022 California Building Standards Code by amending Title 24 of the California Code of Regulations, effective January 1, 2023;

WHEREAS, pursuant to Government Code Section 500221 et seq., the City of Orland ("City") may adopt by reference the California Building Standards Code, 2022 Edition, as provided in Title 24 of the California Code of Regulations and other codes, including, without limitation, 1997 Uniform Housing Code, and the 1997 Uniform Code for the Abatement of Dangerous Buildings (collectively, the "Uniform Codes");

WHEREAS, the California Building Standards Code may be adopted by cities by incorporation by reference;

WHEREAS, the City Council determined the proposed amendments to Title 15, Buildings and Construction are exempt from the California Environmental Quality Act (CEQA) per Section 15061 General Exemption Rule of the CEQA Guidelines.

WHEREAS, the City duly published a notice of the public hearing on December 7, 2022; and

WHEREAS, the 2022 California Building Standards Code will automatically become effective without amendment in the City of Orland 180 days after January 1, 2023, unless the City affirmatively amends the Codes otherwise.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ORLAND:

Section 1 Purpose.

The purpose of this Ordinance is to repeal and replace the following Chapters of the Orland Municipal Code and replace those Chapters as set forth herein: 15.02--Administrative Code; 15.04--Building Code; 15.06--Residential Code; 15.08--Mechanical Code; 15.10--Abatement of Dangerous Buildings Code; 15.12--Housing Code; 15.14--Green Building Code; 15.16--Electrical Code; 15.18 Energy Code; 15.20--Plumbing Code; 15.22 Historical Code; 15.24--Swimming Pool Code; 15.26 Existing Code and 15.32-- Fire Code, in order to adopt by reference and enact the 2022 California Building Standards Codes by adopting the Chapters as set forth herein.

This Ordinance also enacts procedures for the administration and enforcement of the provisions of the City of Orland Building Codes and adopts and enforces rules and regulations supplemental to this code as may be deemed necessary to clarify the application of the provisions of this code. Such interpretations, rules, and regulations shall be in conformity with the intent and purpose of this code.

The 2022 California Building Standards Codes parts and appendices are hereby declared to be the building code for the City of Orland and shall apply to and govern all building construction in the incorporated area of the City of Orland as hereinafter provided subject to the definitions, clarifications, deletions, and amendments set forth herein.

Section 2. California Building Code.

That a certain document, one (1) copy of which is on file in the Building Division Office of the City of Orland, being marked and designated as the California Building Code, 2022 edition, as published by the International Code Council, be and is hereby adopted as the Building Codes of the City of Orland, in the State of California for regulating and governing the conditions and maintenance of all property, buildings, and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provision, penalties, conditions, and terms of said Building Codes on file in the office of the City of Orland are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance.

Section 3, Repeal of 2019 Code Previously Adopted by Ordinance No. 2020-01.

The 2019 Building Code, adopted by Ordinance No. 2020-01 is hereby repealed and replaced by the 2022 California Building Standards Code, and other building code provisions, all as set forth herein, and, further, to enact procedures for the administration and enforcement of the provisions of the City of Orland Building Codes and adopt and enforce rules and regulations supplemental to this code as may be deemed necessary to clarify the application of the provisions of this code as follows:

Title 15 BUILDINGS AND CONSTRUCTION

Chapters:

15.02	Administrative Code
15.04	Building Code
15.06	Residential Code
15.08	Mechanical Code
15.10	Abatement of Dangerous Buildings Code

15.12	Housing Code
15.14	Green Building Standards Code
15.16	Electrical Code
15.18	Energy Code
15.20	Plumbing Code
15.22	Historical Building Code
15.24	Swimming Pool Code
15.26	Existing Building Code
15.32	Fire Code

Chapter 15.02 ADMINISTRATIVE CODE

Sections:

15.02.010	Title.
15.02.020	Definitions.
15.02.030	Authority having jurisdiction.
15.02.040	Purpose.
15.02.050	Adoption by reference.
15.02.060	Right of entry.
15.02.070	Additions, amendments, or deletions to Uniform Administrative Code.
15.02.080	Violation--Nuisance.
15.02.090	Enforcement.
15.02.100	Penalties.
15.02.110	Enforcement procedures.
15.02.120	Conflicts.

15.02.010 Title.

This chapter shall be known and cited as the "City of Orland Administrative Code."

15-02.020 Definitions.

For purposes of this chapter, the following terms shall have the meaning set forth in this section:

"Building codes" means the City of Orland building codes and each and every ordinance codified therein as adopted by the city council of the city of Orland by ordinance, including, but not limited to, the 2022 California Building Standards Code published by the International Code Council and contained in Title 24 of the California Code of Regulations; 2022 California Building Code published by the International Code Council and contained in Title 24, Part 2, Volumes 1 and 2 of the California Code of Regulations; 2022 California Residential Code published by the International Code Council and contained in Title 24, Part 2.5 of the California Code of Regulations; 2022 California Electrical Code published by the NEC National Electric Code and contained in Title 24, Part 3 of the California Code of Regulations; 2022 California Mechanical Code published by the International Association of Plumbing and Mechanical Officials and contained in Title 24, Part 4 of the California Code of Regulations; 2022 California Plumbing Code published by the International Association of Plumbing and Mechanical Officials and contained in Title 24, Part 5 of the California Code of Regulations; 2022 California Energy Code published by International Code Council and contained in Title 24, Part 6 of the California Code of Regulations; 2022 California Historical Building Code published by International Code Council and contained in Title 24, Part 8 of the California Code of Regulations; 2022 California Fire Code published by International Code Council and contained in Title 24, Part 9 of the California Code of Regulations; 2022 California Existing Buildings Code published by International Code Council and contained in Title 24, Part 10 of the California Code of Regulations; 2022 California Green Building Standards Code published by International Code Council and contained in Title 24, Part 11 of the California Code of Regulations; 1997 Uniform Housing Code published by the International Conference of Building Officials; and 1997 Uniform Code for Abatement of Dangerous Buildings published by the International Conference of Building Officials.

"Building official" means the City Manager/ building-division-manager of the City of Orland or his/her designated representative.

"Limited agricultural building" means a building meeting the definition of "agricultural building" in Part 2, California Building Code, Volume 1, Section 202 and also found on the list set forth in Part 2, California Building Code, Volume 2, Appendix C, Section C101.1

15.02.030 Authority having jurisdiction.

The City Manager or his/her designee building-official designee is designated to be the authority having jurisdiction of the City of Orland building codes. The building official shall administer, enforce, and render interpretations of all the provisions of this code and the referenced technical codes.

15.02.040 Purpose.

The purpose of this code is to provide procedures for administration and enforcement of the provisions of the city of Orland building codes and to adopt and enforce rules and regulations supplemental to this code as may be deemed necessary to clarify the application of the provisions of this code. Such interpretations, rules, and regulations shall be in conformity with the intent and purpose of this code.

15.02.050 Adoption by reference.

The Orland Municipal Code, the 2022 Edition of the California Building Standards Code, Title 24 of the California Code of Regulations, 1997 Uniform Housing Code, 1997 Uniform Code for Abatement of Dangerous Buildings as listed above in Section 15.02.020 by reference without further publication, published by the International Code Council, the International Association of Plumbing and Mechanical Officials, the NEC National Electric Code, and the International Conference of Building Officials, is hereby adopted and made part of this title as though fully set forth herein to provide the procedures for administration and enforcement of the provisions of the city of Orland building codes. One copy of the codes shall be kept on file in the building department and shall be available for use and examination by the public.

15.02.060 Right of entry.

The code enforcement officer, the fire chief, the City Manager/building official and/or their designees shall be authorized to enter upon private property or public property as provided for in Section 14.01.020 of the city of Orland Municipal Code to enforce the provisions of this title, or for the purpose of making any inspection, re-inspection, or test of any work performed pursuant to this title.

15.02.080 Violation--Nuisance.

Any violation of any code and/or uniform code as adopted and amended by ordinance shall be, and the same is declared to be, unlawful and a public nuisance.

15.02.090 Enforcement.

Unless otherwise set forth in this title, the City Manager/building-official or his/her designated representative shall enforce the provisions of this title pursuant to the provisions of Chapters 1.08 to 1.10, inclusive of, the city of Orland Municipal Code.

15.02.100 Penalties.

The following penalties shall apply to any violation of a provision of this title, unless a different penalty is otherwise established by the city council and specifically set forth by ordinance:

A. Violation of any provision of this title shall be an administrative violation per the city of Orland Municipal Code. In addition to enforcement by any procedure set forth inclusive, any violation of this title shall be punishable as a misdemeanor, which shall be punishable by a fine not to exceed one thousand dollars (\$1,000.00), or by imprisonment in the county jail for not more than six months, or by both such fine and imprisonment.

B. Each of the sanctions for administrative violations identified per the city of Orland Municipal Code shall be available for enforcement of the provisions of this chapter.

C. In addition to the criminal penalty set and, based upon the standards for the imposition of administrative sanctions set forth in the city of Orland Municipal Code, a violation of any provision of this title shall be deemed a violation, as that term is described in the city of Orland Municipal Code.

15.02.110 Enforcement procedures.

A. Prior to the suspension, revocation, or denial of any license or permit, or the assessment of any fee, penalty, or charge, or the commencement of any other enforcement action pursuant to this title, the City Manager/ building official and/or his/her designated representative shall follow the procedures as set forth in the city of Orland Municipal Code. The rights to judicial review set forth in the city of Orland Municipal Code shall apply.

B. A notice to correct or stop order shall be served in accordance with the provisions of the city of Orland Municipal Code.

- 1 Unless otherwise set forth in this title, if the violation that is the subject of the notice to correct concerns the failure to apply for and/or obtain a valid permit, the time allowed for application for a permit shall be no less than seven calendar days and no more than thirty (30) calendar days. A stop order shall accompany the notice to correct and shall remain in effect pending the review of and decision on any permit application.
- 2 Unless otherwise set forth in this title, if the violation that is the subject of the notice to correct concerns (a) the failure to comply with conditions placed on a permit or other entitlement issued by the city or (b) a violation of any provision of this title, the time allowed to correct the violation shall be a minimum of twenty-four (24) hours and a maximum of ninety (90) calendar days, depending upon the type of action that will be necessary to correct the violation. If the violation creates a potential risk of harm to persons or property, a stop order may accompany the notice to correct, and shall remain in effect until the violation has been remedied to the satisfaction of the building official or his/her designated representative.

3. If the City manager/building official or his/her designated representative determines that there has been a good faith effort to correct the violation(s) set forth in a notice to correct, the building official or his/her designated representative may extend the deadline for compliance for a reasonable period of time. Any such extension shall be memorialized in writing and copy shall be sent by first class mail to all responsible persons c. A notice of administrative violation may be issued pursuant to the procedures established in the Orland Municipal Code.

15.02.120 Conflicts.

In the event of any conflict between this code and any law, rule, or regulation of the federal or state government, that requirement which establishes the higher standard of safety shall govern. Failure to comply with such standard of safety shall be a violation of this code.

Chapter 15.04

BUILDING CODE

Sections:

15.04.010 California Building Code, 2022 Edition adopted.

15.04.015 Post Disaster Safety Assessment Program.

15.04.020 Violation--Penalty.

15.04.010 California Building Code, 2022 Edition adopted.

The 2022 California Building Code with appendices thereto, and all subsequent editions thereto, published by the International Code Council, is adopted, incorporated and made a part of this code by reference without further publication as though fully set forth in this chapter and is declared to be the building code of the city; and the provisions thereof shall be controlling within the city limits.

The following sections of the 2022 California Building Code are hereby amended and adopted to read as follows:

A. Section 101.4.4 "Property Maintenance" is amended to read as follows: The provisions of the Uniform Housing Code and Uniform Code for the Abatement of Dangerous Buildings shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures.

B. Section 107.3.1 "Approval of construction documents" is amended to read as follows:

When the Building Official or his/her designated representative issues a permit, the construction documents shall be approved, in writing or by stamp, as 'Reviewed for Code Compliance.'

One set of construction documents so reviewed shall be retained by the Building Department. The other set shall be returned to the applicant, shall be kept at the site of work and shall be open to inspection by the Building Official or a duly authorized representative.

C. Section 109.3 "Building permit valuations" is deleted and replaced to read as follows: Permit, plan checking, filing, and reinspection fees and refunds shall be as specified and adopted by the City Council in Title 3, "Revenue and Finance" of the Orland Municipal Code.

D. Section 111.1 'Use and Occupancy' is amended to read as follows: A building or structure shall not be used or occupied in whole or in part, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the Building Official or his/her designated representative has issued a certificate of occupancy therefore as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

E. Section 112.3 Authority to disconnect service utilities is amended to read as follows: The Building Official or his/her designated representative shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes in case of an emergency, where necessary to eliminate an immediate hazard to life or property. The Building Official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the codes referenced when any building service equipment is maintained in violation of the 2022 California Building Code, or of the codes adopted in Section 15020.050, or in violation of a notice issued pursuant to the provisions of Section 1 14 of Chapter 1, of the 2022 California Building Code. The Building Official or his/her designated representative shall notify the serving utility, and whenever possible the owner and occupant of the building, structure, or service system, of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter.

15.04.015 Post-Disaster Safety Assessment Program

A. Post-Disaster Safety Assessment Placards and Standard for Repair of Damaged Structures.

1. Purpose and Intent. These provisions establish standard placards to be used to indicate the condition of a structure for continued occupancy after any natural or manmade disaster. These provisions further authorize the Building Official or his/her designated representative to post the appropriate placard at each entry point to a building or structure upon completion of a safety assessment. These provisions also provide a defined level of repair for buildings damaged by a natural or manmade disaster where a formal state of emergency has been proclaimed by the City Council.
2. Application of Provisions. The provisions are applicable, following each natural or manmade disaster, to all buildings and structures of all occupancies regulated by the City of Orland.
3. Definitions.

- i. **Damage Ratio.** Damage Ratio is the estimated value of repairs required to restore the structural members to the estimated replacement value of the building or structure.
 - ii. **Safety Assessment.** Safety assessment is a visual, non-destructive examination of a building or structure for the purpose of determining the condition for continued occupancy following a natural or manmade disaster.
4. **Placards.** The following are descriptions of the official placards to be used to designate the condition for continued occupancy of buildings or structures:
- i. **INSPECTED--Lawful Occupancy Permitted (Green)** is to be posted on any building or structure wherein no apparent structural hazard has been found. This placard is not intended to mean that there is no damage to the building or structure.
 - ii. **RESTRICTED USE--(Yellow)** is to be posted on each building or structure that has been damaged wherein the damage has resulted in some form of restriction to the continued occupancy. The individual who posts this placard will note in general terms the type of damage encountered and will clearly and concisely note the restrictions on continued occupancy.
 - iii. **UNSAFE--Do Not Enter or Occupy - (Red)** is to be posted on each building or structure that has been damaged such that continued occupancy poses a threat to life safety. Buildings or structures posted with this placard shall not be entered except as authorized in writing by the Building Division. Safety assessment teams shall be authorized to enter these buildings. This placard is not to be used or considered as a demolition order. The individual who posts this placard will note in general terms the type of damage encountered.
5. The Section number of the Orland Municipal Code (15.04.010 V. 1.), the name of the Department, its address, and phone number shall be listed on each placard.
6. Once it has been attached to a building or structure, a placard is not be removed, altered or covered until done so by an authorized representative of the building department or upon written notification from the department.

15.04.020 Violation--Penalty.

Any person violating any of the provisions of this chapter of the California Building Code enacted in this chapter shall be guilty of a misdemeanor and upon conviction for any such misdemeanor, shall be punishable as set forth in Section 15.02.100 of this code by a fine not to exceed one thousand dollars (\$1 ,000.00) or by imprisonment not to exceed six (6) months, or by both such fine and imprisonment.

Chapter 15.06

RESIDENTIAL CODE

Sections:

15.06.010 California Residential Code adopted.

15.06.020 Installation of residential fire suppression systems.

15.06.030 Violation--Penalty.

15.06.010 California Residential Code adopted.

The California Residential Code, 2022 Edition, with appendices thereto, and all subsequent editions thereto, published by the International Code Council, is adopted, incorporated and made a part of this code by reference without further publication as though fully set forth in this chapter and is declared to be the residential code of the city, and the provisions thereof shall be controlling within the city limits.

The following section(s) of the 2022 California Residential Code is hereby amended and adopted to read as follows:

- A. R506.2.4 Reinforcement support. Slabs-on-ground supporting residential conditioned space and attached garages shall include reinforcement consisting of deformed #3 rebar at 18" on center each way or deformed #4 rebar at 24" on center each way. Where provided in slabs-on ground, reinforcement shall be supported to remain in place from the center to upper one-third of the slab for the duration of the concrete placement

15.06.020 Installation of residential fire suppression systems.

Residential fire suppression systems as referenced in the 2022 California Residential Code published by the International Code Council, shall be regulated under that authority of the City of Orland's building official and within the authority of the city of Orland building department.

15.06.030 Violation--Penalty.

Any person violating any of the provisions of this chapter or of the California Residential Code enacted in this chapter shall be guilty of a misdemeanor and upon conviction for any such misdemeanor, shall be punishable as set forth in Section 15.02.100 of this code by a fine not to exceed one thousand dollars (\$1,000.00) or by imprisonment not to exceed six months, or by both such fine and imprisonment.

Chapter 15.08

MECHANICAL CODE

Sections:

15.08.010 California Mechanical Code adopted.

15.08.020 Violation-Penalty.

15.08.010 California Mechanical Code adopted.

The California Mechanical Code, 2022 Edition, with appendices thereto, and all subsequent editions thereto, published by the International Code Council and the International Association of Plumbing and Mechanical Officials, is adopted, incorporated, and made a part of this code by reference without further publication as though fully set forth in this chapter and is declared to be the mechanical code of the city; and the provisions thereof shall be controlling within the city limits.

15.08.020 Violation--Penalty.

Any person violating any of the provisions of this chapter or of the California Mechanical Code enacted in this chapter shall be guilty of a misdemeanor and upon conviction for any such misdemeanor shall be punishable as

set forth in Section 15.02.100 of this code by a fine not to exceed one thousand dollars (\$1,000.00) or by imprisonment not to exceed six months, or by both such fine and imprisonment.

Chapter 15.10

ABATEMENT OF DANGEROUS BUILDINGS CODE

Sections:

- 15.10.010 California Code for the Abatement of Dangerous Buildings adopted.
- 15.10.020 Violation--Penalty.

15.10.010 California Code for the Abatement of Dangerous Buildings adopted.

The California Code for Abatement of Dangerous Buildings, 1997 Edition, with appendices thereto, and all subsequent editions thereto, published by the International Conference of Building Officials, is adopted, incorporated and made a part of this code by reference without further publication as though fully set forth in this chapter and is declared to be the abatement of dangerous buildings code of the city; and the provisions thereof shall be controlling within the city limits. The provisions contained therein are enacted in order to provide a just, equitable and practicable method of enforcement and shall be considered to be cumulative with and in addition to any other remedies provided by law including, but not limited to, those remedies provided by the California Building Standards Code, Uniform Housing Code and any other applicable laws and regulations pertaining to the abatement of conditions in buildings or structures, conditions which from any cause endanger the life, limb health, morals, property, safety or welfare of the general public or occupants of such buildings or structures.

15.10.020 Violation--Penalty.

Any person violating any of the provisions of this chapter or of the California Code for the Abatement of Dangerous Buildings as enacted in this chapter shall be guilty of a misdemeanor and upon conviction for any such misdemeanor shall be punishable as set forth in Section 1.12.010 of this code by a fine not to exceed one thousand dollars (\$1 ,000.00) or by imprisonment not to exceed six months, or by both such fine and imprisonment.

Chapter 15.12

HOUSING CODE

Sections:

- 15.12.010 Uniform Housing Code adopted.
 - 15.12.020 Violation-Penalty.
-
- 15.12.010 Uniform Housing Code adopted,

The Uniform Housing Code, 1997 Edition, with appendices thereto, and all subsequent editions thereto, prepared and published by the International Conference of Building Officials, is adopted, incorporated, and made a part of

this code by reference without further publication as though fully set forth in this chapter and is declared to be the housing code of the city; and the provisions thereof shall be controlling within the city limits.

15.12.020 Violation--penalty.

Any person violating any of the provisions of this chapter or of the Uniform Housing Code as enacted in this chapter shall be guilty of a misdemeanor and upon conviction for any such misdemeanor shall be punishable as set forth in Section 15.02.100 of this code by a fine not to exceed one thousand dollars (\$1 ,000.00) or by imprisonment not to exceed six months, or by both such fine and imprisonment.

Chapter 15.14

GREEN BUILDING STANDARDS CODE

Sections:

15.14.010 California Green Building Standards Code adopted.

15.14.020 Violation--Penalty.

15.14.010 California Green Building Standards Code adopted.

The 2022 California Green Building Standards Code, with appendices thereto, and all subsequent editions thereto, as adopted by the State of California's Building Standards Commission, is adopted, incorporated, and made a part of this code by reference without further publication as though fully set forth in this chapter and is declared to be the green building standards code of the city; and the provisions thereof shall be controlling within the city limits.

15.14.020 Violation--Penalty.

Any person violating any of the provisions of this chapter or of the green building standards code enacted in this chapter shall be guilty of a misdemeanor and upon conviction for any such misdemeanor, shall be punishable as set forth in Section 15.02.100 of this code by a fine not to exceed one thousand dollars (\$1,000.00) or by imprisonment not to exceed six months, or by both such fine and imprisonment.

Chapter 15.16

ELECTRICAL CODE

Sections:

15.16.010 California Electrical Code adopted.

15.16.020 Violation--Penalty.

15.16.010 California Electrical Code adopted.

The California Electrical Code, 2022 Edition, and all subsequent editions thereto, published by the International Code Council, is adopted, incorporated, and made a part of this code by reference without further publication as

though fully set forth in this chapter and is declared to be the electrical code for the city; and the provisions thereof shall be controlling within the city limits.

15.16.020 Violation--Penalty.

Any person violating any of the provisions of this chapter or of the California Electrical Code as enacted in this chapter shall be guilty of a misdemeanor and upon conviction for any such misdemeanor shall be punishable as set forth in Section 15.02.100 of this code by a fine not to exceed one thousand dollars (\$1,000.00) or by imprisonment not to exceed six months, or by both such fine and imprisonment.

Chapter 15.18

CALIFORNIA ENERGY CODE

Section:

15.18.010 California Energy Code adopted

15.18.010 California Energy Code adopted

The California Energy Code, 2022 Edition, with appendices thereto, and all subsequent editions thereto, published by the International Code Council, is adopted, incorporated, and made a part of this code by reference without further publication as though fully set forth in this chapter and is declared to be the Energy code of the city; and the provisions thereof shall be controlling within the city limits.

Chapter 15.20

PLUMBING CODE

Sections:

15.20.010 California Plumbing Code adopted.

15.20.020 Use of CPVC plastic piping authorized when--installation requirements.

15.20.030 Violation--Penalty.

15.20.010 California Plumbing Code adopted.

The California Plumbing Code, 2022 Edition, with appendices thereto, and all subsequent editions thereto, published by the International Conference of Plumbing and Mechanical Officials, is adopted, incorporated, and made a part of this code by reference without further publication as though fully set forth in this chapter and is declared to be the plumbing code of the city; and the provisions thereof shall be controlling within the city limits.

15.20.020 Use of CPVC plastic piping authorized when--installation requirements.

Chlorinated polyvinyl chloride (CPVC) plastic piping is an approved alternate material for use in plumbing systems to which the California Plumbing Code applies, including all potable water systems, when the building official has personal knowledge or is furnished adequate information by or on behalf of the owner of a building site that corrosive conditions exist in the water supply for the site or in the soil through which water supply piping for the site will pass and that such conditions may destroy conventional metal piping that would otherwise be used for the water supply. The following requirements apply to all potable water systems in which CPVC plastic piping is used:

A. The piping shall be listed as an approved material in, and installed in accordance with, the 2022 Edition of the California Plumbing Code.

B. All installations of CPVC shall strictly comply with 2022 CPC Section 604.1.1, the interim flushing procedures and worker safety measures set forth in subdivisions (1) and (2) of this subsection.

Special Requirements for CPVC Installation within Residential Structures. In addition to the other requirements in the California Plumbing Code, all installations of CPVC pipe within residential structures shall meet the following:

1. **Flushing Procedures.** All installations of CPVC pipe within residential structures shall be flushed twice over a period of at least one (1) week. The pipe system shall be first flushed for at least 10 minutes and then filled and allowed to stand for no less than 1 week, after which all the branches of the pipe system must be flushed long enough to fully empty the contained volume. At the time of the fill, each fixture shall have a removable tag applied stating:

"This new plumbing system was first filled on (date) by (name). The California Department of Housing and Community Development requires that the system be flushed after standing at least one week after the fill date specified above. If the system is used earlier than one week after the fill date, the water must be allowed to run for at least two minutes prior to use for human consumption. This tag may not be removed prior to flushing, except by the homeowner."

1. The following safe work practices shall be adhered to when installing both CPVC and copper plumbing pipe:

Worker Safety. Any contractor applying for a building permit that includes the use of CPVC plumbing materials authorized pursuant to this section shall include in the permit application a signed written certification stating that:

2. They are aware of the health and safety hazards associated with CPVC plumbing installations;
3. They have included in their Injury and Illness Prevention Plan the hazards associated with CPVC plumbing pipe installations; and
4. The worker safety training elements of their Injury and Illness Prevention Plan meet the Department of Industrial Relation's guidelines.

Worker Safety Measures. Mechanical ventilation sufficient to maintain exposures below the relevant exposure limits established by state regulation shall be provided in enclosed spaces. This ventilation shall be directed at the breathing zone of the worker installing the pipe. Where mechanical ventilation is not practical, respirators, suitable for organic vapors, shall be used. For the purpose of this subdivision, an enclosed space is defined as:

1. A space less than 100 square feet of floor area under a ceiling with a height of 10 feet or less, and which does not have openings (consisting of doors, windows, or unfinished walls) on at least two sides.
2. Crawl spaces having a height of less than three feet.
3. Enclosed attics that have a roof and ceiling; or
4. Trenches having a depth greater than 24 inches.

Installers of CPVC pipe within residential structures shall use non-latex thin gauge (4 millimeters) nitrile gloves, or other gloves providing an equivalent or better degree of protection during the installation of the CPVC plumbing system. Gloves shall be provided to all workers by the contractor, or plumbing subcontractor, and shall be replaced upon contamination by cements.

~~5. Employers shall provide education and training to inform plumbers of risks, provide equipment and techniques to help reduce exposures from plumbing pipe installation, foster safety work habits, and post signs to warn against the drinking of preoccupancy water.~~

~~For purposes of this subdivision "training" shall include training in ladder safety, safe use of chain saws and woodboring tools, hazards associated with other construction trades, hazards from molten solder and flux, and the potential hazards and safe use of soldering tools and materials.~~

~~Cleaners shall be renamed as primers, include strong warnings on the hazards of using primers as cleaners, and shall include dyes to discourage use as cleaners.~~

~~c. Applicators and daubers shall be limited to small sizes.~~

~~d. Enclosed spaces shall be ventilated with portable fans when installing CPVC pipe.~~

~~e. Protective impermeable gloves shall be utilized when installing CPVC pipe.~~

~~Employees shall provide on-site portable eye wash stations for all employees to allow for immediate flushing of eyes in the event of splashing of hot flux.~~

~~Employers using acetylene torches shall ensure that the acetylene tanks are regularly maintained and inspected in accordance with applicable regulatory requirements. Fire extinguishers shall be kept in close proximity to the workplace.~~

~~2. All of the following flushing procedures shall be adhered to when installing CPVC pipe:~~

~~When plumbing is completed and ready for pressure testing, each cold water and hot water tap shall be flushed starting with the fixture (basin, sink, tub or shower) closest to the water meter and continuing with each successive fixture, moving toward the end of the system. Flushing shall be continued for at least one minute or longer until water appears clear at each fixture. This step may be omitted if a jurisdiction requires the building inspector to test each water system.~~

~~The system shall be kept filled with water for at least one week and then flushed in accordance with the procedures set forth in subdivision (b) of this subsection. The system shall be kept filled with water and not drained.~~

~~Before the premises are occupied, the hot water heater shall be turned on and the system shall be flushed once more. Commencing with the fixture closest to the hot water heater, the hot water tap shall be permitted to run until hot water is obtained. The time required for hot water to flow from a specified tap shall be determined, and the cold water tap at the same location shall then be turned on for the same period of time. This procedure shall be repeated for each fixture in succession through the rest of the system.~~

15.20.030 Violation—Penalty.

Any person violating any of the provisions of this chapter or of the California Plumbing Code as enacted in this chapter shall be guilty of a misdemeanor and upon conviction for any such misdemeanor shall be punishable as set forth in Section 12.02.100 of this code by a fine not to exceed one thousand dollars (\$1,000.00) or by imprisonment not to exceed six months, or by both such fine and imprisonment.

Chapter 15.22

CALIFORNIA HISTORICAL BUILDING CODE

Section:

15.18.010 California Historical Building Code adopted

15.18.010 California Historical Building Code adopted

The California Historical Building Code, 2022 Edition, with appendices thereto, and all subsequent editions thereto, published by the International Code Council, is adopted, incorporated, and made a part of this code by reference without further publication as though fully set forth in this chapter and is declared to be the Historical Building Code of the city; and the provisions thereof shall be controlling within the city limits.

Chapter 15.24

SWIMMING POOLS

Sections:

15.24.010 Fencing required.

15.24.010 Fencing required.

All swimming pools within the city shall be fenced with an approved fence as provided in this section and the 2022 CRC Appendix AX and the CBC Chapter 31, Section 3109. The provisions contained in the appendix are Mandatory to reflect the Swimming Pool safety Act found in the Health and Safety Code Sections 115920 through 115929.

A. Every person in possession of land within the city, either as an owner, purchaser under contract, lessee, tenant, licensee, or otherwise upon which land is situated a swimming pool or other out-of-doors body of water, designed, constructed and used for swimming, dipping or immersion purposes by men, women, or children, having a depth in excess of eighteen (18) inches, or with a surface area exceeding two hundred fifty (250) square feet, shall maintain on the lot or premises upon which such pool or body is located, and completely surrounding such pool or body of water, a fence or wall not less than five feet high (measured outside the enclosure), with openings, holes or gaps therein no larger than four inches measured horizontally, except for doors or gates; provided, however, a single-family dwelling house or accessory building may be used as part of such enclosure.

B. All gates or doors opening through such enclosure shall be equipped with a self-closing and self-latching device designed to keep and capable of keeping such door or gate securely closed at all times when not in actual use; provided, however, the door of any dwelling occupied by human beings and forming a part of the enclosure hereinabove required need not be so equipped, with the exception of breezeways, back doors or garages, and similar structures affording access to the pool, which shall be self-closing and self-latching, with such latching device placed at least four feet above ground level or otherwise made inaccessible from the outside to small children.

C. The building inspector may grant an exception to the requirements of fencing a swimming pool when he feels there is a barrier existing on the premises by reason of vegetation, landscaping, or topography suitable to prevent children from straying into the pool.

Chapter 15.22

CALIFORNIA EXISTING BUILDING CODE

Section:

15.18.010 California Existing Building Code adopted

15.18.010 California Existing Building Code adopted

The California Existing Building Code, 2022 Edition, with appendices thereto, and all subsequent editions thereto, published by the International Code Council, is adopted, incorporated, and made a part of this code by reference without further publication as though fully set forth in this chapter and is declared to be the Existing Building Code of the city; and the provisions thereof shall be controlling within the city limits.

Chapter 15.32

FIRE CODE

Sections:

15.32.010 California Fire Code adopted.

15.32.020 Modifications to the California Fire Code.

15.32.030 Storage of gasoline and petroleum products.

15.32.040 Exceptions to Section 15.32.030.

15.32.050 Temporary storage of gasoline and petroleum products.

15.32.060 Installation of metal tanks.

15.32.070 Installation of residential fire suppression systems.

15.32.010 California Fire Code adopted.

The California Fire Code, 2022 Edition, with appendices thereto, and all subsequent editions thereto, published by the International Code Council is adopted, incorporated and made a part of this code by reference without further publication as though fully set forth in this chapter and is declared to be the fire code of the city; and the provisions thereof shall be controlling within the city limits.

15.32.020 Modifications to the California Fire Code.

Whenever the word "Chief" appears in the California Fire Code, the following words shall be deemed inserted in lieu thereof: "Chief and/or Building Inspector, and/or Fire Marshall, and or Building Official."

15.32.030 Storage of gasoline and petroleum products.

The storage of gasoline or any other petroleum products which will emit a flammable vapor, at less than one hundred (100) degrees Fahrenheit, shall be permitted under the following circumstances:

- A. Storage shall be in a sound and non-leaking nonflammable container.
- B. Such container shall be housed within a structure of such a size, character and nature, so as to accommodate eighty (80) percent of the contents of the tank/container, when such container is full.
- C. Such housing shall be adequate to contain any spillage and facilitate effort.
- D. No gasoline or other petroleum product as provided for in this section shall be allowed to escape to the ground strata.
- E. Any electrical wiring or other fittings shall be approved by the appropriate agency, as being explosion proof.

- F. The city may adopt other reasonable requirements as may be necessary to protect the public safety and welfare and may do so by resolution or adoption of any state building standards adopted, either by the California Fire Code or the State Fire Marshal.
- G. Appeals of all decisions shall be made in accordance with Section 16.36.070 of this code, et seq to the city council.

15.32.040 Exceptions to Section 15.32.030.

The provisions of Section 15.32.030 of this code shall not apply to:

A. A gasoline or petroleum product tank affixed to, and which is part of a motor vehicle licensed by the state of California.

15.32.050 Temporary storage of gasoline and petroleum products.

- A. Any person may apply, in writing, to the city council for permission to temporarily store gasoline or petroleum products which emit an inflammable vapor at less than one hundred (100) degrees Fahrenheit.
- B. When received by the city clerk, such application shall be placed on the agenda of the next regular meeting of the city council.
- C. At such regular meeting the city council shall consider any evidence presented by any interested person, no formal rules of evidence need be followed and such hearing may be continued for a period not to exceed sixty five (65) days.
- D. The city council after hearing such evidence, may, in its sole discretion grant or deny such application.
- E.

If an application is granted, the city council may impose conditions or restrictions that, in its discretion, are necessary to protect the public health, safety, and welfare.

15.32-060 Installation of metal tanks.

The metal tanks referred to in Section 15.32.030 of this chapter shall be installed in accordance with the appropriate provisions of this code.

15.32.070 Installation of residential fire suppression systems.

Residential fire suppression systems referred to in the 2022 Residential Code shall be regulated under that authority of the city of Orland Building Official and within the authority of the city of Orland building department

Section 4. Severability.

That if any section, subsection, sentence, clause or phrase 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 ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

Section 5. Liability.

That nothing in this ordinance or in the Building Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section II of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

Section 6. Publishing of Ordinance.

That the City Clerk is hereby ordered and directed to cause this ordinance to be published.

Section 7. Effective Date.

That this ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect on and after January 17, 2023, or its effective date if the effective date is later. This ordinance was introduced at the regular meeting of the City Council for a Public Hearing of the first reading on January 3, 2022.

PASSED AND ADOPTED by the Orland City Council on this 3rd day of January 2023, by the following vote:

Ayes:

Noes:

Absent:

Abstain:

Chris Dobbs, MAYOR - CITY OF ORLAND

ATTEST:

APPROVED AS TO FORM:

Jennifer Schmitke, City Clerk

Greg Einhorn, Esq. City Attorney

CODIFY _____

UNCODIFY _____

CITY OF ORLAND

CITY COUNCIL AGENDA ITEM #: 10.B.

MEETING DATE: December 20, 2022

TO: Honorable Mayor and Council
FROM: City Manager Pete Carr
SUBJECT: **Westside Development Consideration** (Discussion/Direction)

Council will discuss and receive public input on various considerations related to potential future development on the west side of Interstate 5.

BACKGROUND

Orland City limits and development were for many decades limited to the east side of Interstate 5, although the City's recognized sphere-of-influence (SOI) extended west to County Road H (CR H). In the 1990's the City leveraged a CDBG grant to extend municipal water and sewer service westward under the freeway near Exit 619 to open the CR 12 to CR 14 area along CR H for commercial development, with the initial result the development we have today at Hoff Way and immediately west of that area to include a store and mobile home park.

In 2015 the City annexed 31 acres as part of the 9-acre Pilot Flying J project, bringing Newville Road to Ide Street (previously CR 13) along Commerce Lane (previously CR HH) into the City. This process included a City-County tax share agreement specific to that annexation.

The City in 2016 approved a 2-acre parcel in this newly annexed area for development with a 4-story hotel. The property owner has not moved forward with this project.

In 2018 the City of Orland, City of Willows and County of Glenn established a tax sharing agreement for all future development, with a 15-year life on the document.

In 2021 the City approved a project application to annex and develop an additional five acres/five parcels immediately south of Ide Street for Sunny Truck Services. This annexation was approved by Glenn LAFCo in 2021 contingent upon the City also annexing an additional six parcels to square up the map from the Sunny parcels to I-5. The action was completed this year. The property owner has not yet moved forward with the Sunny development.

Maverik Inc. announced earlier this year that it would purchase and develop 5 acres just SW of the Newville/Commerce intersection as a refueling station and store. With attendant improvements at the intersection and southbound off-ramp, the project is currently moving forward.

DISCUSSION

With the recent establishment of the Butte College Glenn Center on the east side of the I-5 Exit 618 (South Street/CR 16) interchange, willingness to sell indicated by owners of land in a 60-acre block from CH H to I-5 and CR 15 to CR 16, and interest demonstrated by developers in this area, the City

is approaching an opportunity to see this area blossom. Development proposals, zoning, and environmental review processes will guide this development. The Orland Economic Development Commission (EDC) recommends that the City Council prioritize pursuit of development of this area.

The City Council currently has limited one-time ARPA funding set aside to support westside development, some of which is being tapped for the Newville Road improvements.

Several key factors should be considered in deciding what, when, and how to proceed:

1. Planning:
 - a. The General Plan designates certain land uses for the westside which may impact annexation processes and eventual uses.
 - b. The Housing Element is affected any time the City adds or reduces land zoned for residential.
 - c. A "Specific Area Plan" has not been conducted in the area, can be costly, and can result in development standards specific for the area.
 - d. Annexation processes are necessarily expensive with required environmental studies, public outreach, and pre-zoning actions. The City's long-standing policy has been that these costs be borne by the land owner/developer seeking the benefits of annexation. Contested annexations can result in years of delay and significant legal representation expenditures.
2. Engineering & Utilities:
 - a. The City's 10" water main currently runs south from Hoff Way along Commerce to CR 14 before turning east under the freeway to loop back into the City system.
 - b. The City's 10" wastewater line currently runs south from Hoff Way along Commerce to CR 15 before turning east under the freeway to connect to the City system.
 - c. A new well and one or more lift stations may be needed to extend City utilities to CR 16. Significant cost can be expect to install utilities under I-5 at Exit 618.
3. Timing: With developers and landowners indicating interest in development of westside parcels near Ext 618, the City may or may not want to initiate action to encourage, guide or put brakes on development.

RECOMMENDATION

Discuss westside development concerns, direct staff.

Fiscal Impact of Recommendation:

N/A