



ORLAND CITY COUNCIL REGULAR MEETING MINUTES

Tuesday, January 2, 2024

CALL TO ORDER

Meeting called to order by Mayor Chris Dobbs at 6:00 PM.

ROLL CALL

Councilmembers present: Councilmembers John McDermott, Bruce T. Roundy, Jeffrey Tolley, Vice Mayor Matt Romano, and Mayor Chris Dobbs

Councilmembers absent: None

Staff present: City Manager Pete Carr; Director of Administrative Services/ACM Rebecca Pendergrass; City Clerk Jennifer Schmitke; City Attorney Greg Einhorn; Police Chief Joe Vlach; Director of Public Works Ed Vonasek, City Planner Scott Friend, City Engineer Paul Rabo

CITIZEN COMMENTS ON CLOSED SESSION – NONE
MEETING ADJOURNED TO CLOSED SESSION AT 6:01 PM
CLOSED SESSION ENDED AT 6:33 PM
RECONVENED TO REGULAR SESSION

Meeting called to order by Mayor Chris Dobbs at 6:33 PM.

REPORT FROM CLOSED SESSION – No direction was given, Council will reconvene to closed session at the end of regular session.

PLEDGE OF ALLEGIANCE

CONSENT CALENDAR

- A. Warrant List (Payable Obligations)
- B. Approve City Council Minutes for December 19, 2023
- C. Fiscal Year Objectives Quarterly Report
- D. Updated Posting of Salary Schedule

Councilmember Tolley noted that he would like the time he arrived at the closed session meeting (6:20 PM) added on the December 19th's minutes. City Staff stated the arrival times for both Councilors Tolley and Roundy would be added.

ACTION: Councilmember McDermott moved, seconded by Vice Mayor Romano, to approve the consent calendar with the corrections to the minutes. Motion carried by a voice vote 5-0.

PUBLIC HEARING - Tentative Subdivision Map (TSM) and Mitigated Negative Declaration Addendum (MND) – Quiet Creek Subdivision project. Applicant: Quiet Creek, Inc. (TSM #2022-02)

City Planner Scott Friend presented a request to subdivide an existing 34.76-acre property into 67 parcels, to be known as the “Quiet Creek” Subdivision. Mr. Friend explained that of the 67 parcels, 65 will be used for the development of single-family homes. Of the two remaining lots, Lot A will include an area for a +/-319,041 sq. foot (7.32 acres) stormwater drainage basin and open space/recreation area. Lot B (+/-5,476 sq. foot) will be dedicated to the City of Orland for a possible future well location. The property is currently vacant/undeveloped land. Mr. Friend shared that an Initial Study/Mitigated Negative Declaration was completed for the project (SCH# 2023080044). Mr. Friend stated that this project site is located directly north of the intersection of Road M ½ and Bryant Street and east of Stanton Way and north and west of an irrigation canal known as Lateral 40. The Assessor Parcel Number (APN) for the Project Site is 046-090-018-000. The property is zoned “R-1” (Residential, One-family) and designated in the General Plan as “Low Density Residential” (R-L).

Mr. Friend listed the three (3) Orland residents that attended the November Planning Commission meeting and shared the concerns of each person.

1. *Mr. Carel Lely.* Mr. Lely provided a letter that was handed out to the Commission members prior to the start of the meeting. Mr. Lely’s letter addressed concerns related to trespassing, irrigation ditch use / property access and Glenn County’s right-to-farm ordinance (Cal. Civ. Code Section 3482.5).

2. *Mr. Christopher Lapp.* Mr. Lapp addressed the Commission regarding numerous items to include Best Management Practices (BMP’s) for stormwater, the need for a Stormwater Pollution Prevention Plan (SWPPP), well impacts, groundwater quality impacts, flooding from Stony Creek and the potential to increase accessibility to the creek.

3. *Ms. Julie Henderson.* Ms. Henderson addressed the Commission regarding numerous items to include illegal property access via area irrigation canals, potential well impacts, depth to groundwater concerns, concerns regarding speed limits and traffic on adjacent roads, noise and privacy.

Mr. Friend explained to Council that upon consideration of the inputs offered by the speakers at the Planning Commission meeting, the Planning Commission requested that staff add the following three items to the Conditions of Approval proposed for this project:

1) *Walking path.* A paved walking path to be required on the southern edge of the proposed retention basin for the length of the project behind the proposed lots 24-36 (previously 26-38) and extending from the western boundary of the project to the proposed Andrea Way.

2) *Fence/Barrier/Wall.* A solid screen/fence/barrier to be installed behind lots 55-58 and Lot B, for those lots adjacent to BoR/OUWUA Lateral 40 for privacy and sound reduction purposes.

3) *Right-to-Farm Ordinance.* A notice to be placed on the face of the recorded subdivision map stating notice of the Agricultural Statement of Acknowledgement / Right to Farm Ordinance.

Mr. Friend shared that following the Planning Commission action, the project applicant contacted City staff to address the desire to extend the life of the proposed Tentative Subdivision Map from two (2) years

to three (3) years as was requested by the applicant of the proposed Penbrook Tentative Subdivision Map. Staff supports the request and has modified the proposed Conditions of Approval as requested.

Mr. Friend highlighted that City's local street standard is 60-foot in width, the developer as proposed has utilized a 50-foot street standard instead of a 60-foot right-of-way standard. Mr. Friend shared that the Public Works Director and City Engineer have reviewed the changes and stated that they are both supportive of the change.

Mr. Friend shared that the Planning Commission recommends, with a 4-1 vote, approval to the City Council TSM #2022-02, a request to approve a new Tentative Subdivision Map on an existing parcel of land identified as Glenn County Assessor's parcel number 046-090-018 and approve the City of Orland Quiet Creek Subdivision Project Initial Study/Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program prepared for the proposed action.

Mr. Friend addressed two areas of concern on the TSM:

- Lot A - the regional storm basin area at the north of the TSM map and shared that the applicant has proposed to dedicate that area to the City. Mr. Friend clarified that the basin is currently an easement on private property for storm drainage.
- Lot C - on the southern portion of the map where M ½ intersects Bryant, Mr. Friend shared that staff was concerned about headlights from the M ½ intersection shining into lots. Staff proposed and the developer agreed to a neighborhood/green space to help mitigate headlights into homes.
- Lot B – a potential dedication of a well location.
- Andrea Way – City staff asked the developer for a cul-de-sac for emergency vehicles to access all lots and make a safe turnaround. Mr. Friend noted there would be an access restriction gate at the end of the road and into the pedestrian walking path.

Councilmember Roundy shared his concerns about egress/ingress on the proposed project. Mr. Friend stated all City Staff have reviewed the map and approved the access. Councilmember Roundy thanked the Fire Chief for giving his feedback to the project.

Mayor Dobbs opened the Public Hearing at 6:47 PM.

Orland area resident Chris Lapp asked Council to come out to his property to see the project area. Mr. Lapp shared his concerns with the project including road conditions from trucks bringing soil in, asked about pollution and testing of all soil being dropped off at the project location, asked about grading/mining permits. Mr. Lapp asked the City to take their time on the proposed project.

Orland area resident Jaime Lely stated her concerns as a neighbor to the project and read a letter she sent into the November Planning Commission meeting.

Orland resident Earl Megginson asked Council to take their time on the project and listen to all concerns from nearby residents.

Mayor Dobbs closed the Public Hearing at 6:57 PM.

Councilmembers discussed and asked questions about the proposed project including how nearby wells would be impacted, concerns about M ½ not being extended to Stony Creek Dr., asked about the

agricultural buffer, concerns with the storm basin being a park and asked about control of access to the creek.

Ms. Lely requested to allow for properties along the border that are farming to add a note to the deeds of the new homes going in, that there is acknowledgement that farming practices are happening in the area. Mr. Friend stated that the request could be added to the proposed project deeds. Ms. Lely stated her concerns with a trail into the storm basin park. Mr. Friend wanted on record that the City's General Plan states there should be a walking path and park in that current location, the General Plan identifies and has a map of East Anchor Park in the storm basin location.

The Council was in agreement that the nearby neighbors' questions and concerns have not been fully addressed and reached a decision to push the topic to the next meeting to give the concerned neighbors a chance to meet with City Staff. Mayor Dobbs stated that the City would like to be good neighbors and work with nearby property owners.

Owner of the proposed project property Mike Visinoni shared that he has been working on this project for the last year and a half and he has spoken with all neighbors and stated that they have all been notified of what is going on with the project.

ACTION: Councilmember McDermott moved, seconded by Vice Mayor Romano, to continue the topic at the next City Council meeting in two weeks, allowing time for Ms. Lely and Mr. Lapp to consult more with City Staff. Motion carried by a roll call vote 4-1.

Ayes: Councilmembers McDermott, Roundy, Vice Mayor Romano and Mayor Dobbs

Nays: Councilmember Tolley

Mayor Dobbs asked for a 5 min recess.

PRESENTATIONS

Honeybee Discovery Center Update/Presentation

Carolina Burreson, Vice President of the Honeybee Discovery Center (HDC) Board, presented a slideshow to the Council, outlining the board's activities over the past year. The initiatives included expanding the Bee Curriculum for K-12 students, establishing a bee-centered gift shop at the center, introducing two new exhibits, and launching a new fundraising event called "Show Me the Honey." Ms. Burreson also discussed the HDC's financial status. Looking ahead to 2024 and beyond, HDC's goals involve hiring more staff, increasing fundraising efforts, relocating to a new site in Orland, and briefly touched upon future plans with California State University, Chico.

Ms. Burreson welcomed Council to come visit the Honeybee Discovery Center to see all they have to offer, the first Friday of the month from 3pm to 6 pm.

Councilmember Roundy asked what size building HDC is looking to relocate to in Orland. Ms. Burreson said HDC would need around 5,000 sq ft and would also need the rent to be reasonable or discounted so that HDC can continue to run their programs.

Mayor Dobbs thanked HDC for all they do for the community of Orland.

Planning Annual Presentation

Mr. Friend presented an overview of the Planning Department's activities in 2023, highlighting their role in General Plan Amendments, Zoning Code Amendments, Environmental Compliance (CEQA/NEPA), project processing, staffing Planning Commission meetings, and ensuring statutory and regulatory compliance. Additionally, the Planning Department assists City Staff with project tasks and engages with the public and City clients.

Mr. Friend provided a summary of activities and an overview of special projects in 2023, which included the revision of the 6th Cycle Housing Element, Zoning Code Updates (Joint Tenant Pole Sign and Freeway Influence Area), and ongoing efforts for Informational Handouts/Website Updates, encompassing planning applications, a notification page, and an ADU page. Additionally, work is in progress with the County of Glenn on the Glenn County Multi-Jurisdiction Hazard Mitigation Plan (GCMJHMP). Mr. Friend noted several approved projects in 2023.

Mr. Friend highlighted ongoing projects continuing into 2024, including the DWR/City of Orland/Glenn County Water project and the Orland Volunteer Fire Department (OVFD)/Orland Rural Fire Department (ORFD) Fuels Reduction/Fire Break Project. Future residential projects for 2024 may involve Penbrook 3.0 TSM and Rezoning, Quiet Creek TSM – Phase I, DWR Water Project, General Plan Amendments, Zoning Code Amendments, and the Road M ½ Rehab Project site.

Mr. Friend thanked City Hall Staff, City Department heads and both Fire and Police Chiefs for helping the Planning Department have another successful year.

Building Annual Presentation

Wyatt Paxton presented an overview of the Building Department for 2023. The Building Department now consists of a Certified Building Official (Wyatt Paxton, Owner of Paxton Scott Enterprises), Building Inspector Garrett Paxton, and a permit clerk (Deysy Simpson).

Mr. Paxton shared that in 2023 the Building Department issued 316 permits (44 commercial and 272 residential). Total permit Valuation for 2023 was \$181,623.93 (\$25,663.40 commercial and \$155,960.55 residential) and a total of \$411,623.95 was collected in fees for the department. Total number of inspections for 2023 was 725.

Mr. Paxton shared that in 2024 he expects solar applications will be much lower due to reduced federal tax credits and changes in the PG & E credit pay outs.

Councilmember McDermott shared that Councilmembers received a nice email from Maverik stating how easy it was to work with Orland City Staff.

Mayor Dobbs thanked Mr. Friend and Mr. Paxton for everything the Departments do for the City stating they do a "Stellar Job".

ADMINISTRATIVE BUSINESS

Caltrans Project OJ500 and Walker Streetscapes

City Engineer Paul Rabo presented an overview of past Caltrans projects in Orland and proposed improvements, including a traffic signal at Commerce Lane, enhancements to I-5 access, drainage solutions, and safety improvements at various intersections. In 2023, a private developer installed a traffic

signal at Commerce Lane. The City is conducting a traffic analysis for the Newville/Tehama/9th Street intersection and applied for a Federal Multimodal Project Discretionary Grant, which was not granted. Efforts to secure funds for Walker Street improvements were also unsuccessful. Currently, Caltrans is in the design phase of a Capital Maintenance Improvement project (OJ500) on SR 32, and discussions are ongoing regarding specific concerns related to sidewalks on the north side.

Vice Mayor Romano inquired about the cost of installing curb extensions on 4th Street, to which Mr. Rabo provided a preliminary estimate. However, Mr. Rabo mentioned that he would obtain a more accurate cost and present it to the Council. Vice Mayor Romano further questioned whether the City's contribution for the curb extensions could prompt Caltrans to include them in the project. Mr. Rabo stated that he had asked Caltrans about this but has not yet received a response.

Councilmember McDermott expressed concerns about crosswalks and flooding on 2nd and 5th Streets. He inquired about the threshold at which the City should escalate the matter beyond Caltrans and reach out to State representatives for assistance.

Rebecca Pendergrass, the Director of Administrative Services/ACM, conveyed that the City Manager has communicated to Caltrans Representatives the Council's strong commitment to the project's success. Pendergrass also reminded the Council that City Staff continues to actively seek funding sources, including the RAISE Grant, to support the progress of the streetscapes project.

Councilmember Roundy expressed frustration with Caltrans, noting that promises have been made but changes are still pending. In light of this, Councilmember Roundy suggested that it might be the right time for the City to consider taking matters into its own hands, possibly through the implementation of a new sales tax to address the community's needs independently.

Mayor Dobbs emphasized the need for improved communication between the City and Caltrans, specifically to obtain accurate figures for the cost of curb extensions.

ORAL AND WRITTEN COMMUNICATIONS

PUBLIC COMMENTS: None

CITY COUNCIL COMMUNICATIONS AND REPORTS

Councilmember Tolley:

- Mentioned he has heard from constituents frustrations with the road conditions on the west side from the DWR project.

Councilmember McDermott:

- Attended the Planning Commission Meeting December 21st,

Vice Mayor Romano:

- Nothing to Report

Councilmember Roundy:

- Shared that downtown businesses were very busy over the holiday season;

Mayor Dobbs:

- Will be attending the Library Commission meeting January 8th;
- Will be attending the Fire Department meeting this month.

CITIZEN COMMENTS ON CLOSED SESSION – NONE

MEETING ADJOURNED TO CLOSED SESSION AT 9:10 PM

CLOSED SESSION ENDED AT 9:11 PM

**REPORT FROM CLOSED SESSION – No reportable action, direction was given to staff.
MEETING ADJOURNED AT 9:11 PM**

Jennifer Schmitke, City Clerk

Chris Dobbs, Mayor