CITY COUNCIL
Charles Gee, Mayor
Dennis G. Hoffman, Vice Mayor
Bruce T. Roundy
James Paschall Sr.
Salina J. Edwards

CITY OFFICIALS
Angela Crook
Assistant City Manager/City Clerk
Pamela Otterson
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

If anyone wishes to address the City Council on an item to be considered at this meeting, please fill out a Speaker Request Form and submit to the City Clerk before the meeting begins. (optional)	Meeting Place: Carnegie Center 912 Third Street Orland, CA 95963

AGENDA
REGULAR MEETING, ORLAND CITY COUNCIL
Monday September 16, 2013

I. CALL TO ORDER – 7:30 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. ORAL AND WRITTEN COMMUNICATIONS

A. Citizen Comments:

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

V. CITY COUNCIL COMMUNICATIONS AND REPORTS

VI. CONSENT CALENDAR

A . Approve Warrant List (payable obligations).
B. Approve City Council minutes for September 3, 2013.
C. Receive and file Public Safety Commission minutes for July 8 and August 12, 2013.
D. Approve second reading of Ordinance 2013-XX amending section 2.18.070 of the Orland Municipal Code Public Art Fund.
E. Approve Library Commission policy recommendation for use of new Library Meeting Room.

VII. PUBLIC HEARING - None
(Public Hearing comments will be limited from three to five minutes).

VIII. ADMINISTRATIVE COMMUNICATIONS

A. City Planner – Scott Friend

1. Introduction of Geographic Information System (GIS) mapping tool.

2. Discussion and direction on Development Impact Fee Review Project.

B. City Manager– Pete Carr

Discuss and consider Economic Development Commission's recommendations for street lighting.

IX. ADJOURN

CERTIFICATION: Pursuant to Government Code Section 54954.2(a), the agenda for this meeting was properly posted on September 12, 2013.

A complete agenda packet is available for public inspection during normal business hours at City Hall, 815 Fourth Street, Orland, CA.

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

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WARRANT LIST

September 16, 2013

WARRANT	9/12/13	$	106,805.98
PAYROLL	9/5/13	$	47,800.16
PAYROLL	9/5/13	$	22,999.37
TOTAL		$	177,605.51

APPROVED BY

Charles Gee, Mayor

Dennis G. Hoffman, Vice-Mayor

Bruce T. Roundy, Councilmember

James Paschall, Sr., Councilmember

Salina J. Edwards, Councilmember

Check Number	Check Date	Vendor Number	Name	Gross Amount	Discount Amount	Net Amount	Payment Information Invoice #	Payment Information Description
039333	09/03/13	DIA01	Lalo Diaz	32.00	.00	32.00	090313H	Rec/youth soccer umpire
039334	09/03/13	MEL00	Angel Melgarejo	88.00	.00	88.00	090313H	Rec/youth soccer umpire
039335	09/05/13	SOD00	Soda Shop	440.46	.00	440.46	56312H	SpecDistImprovements
039336	09/05/13	COL04	LORETTA COLE	241.60	.00	241.60	090513H	Rec/swim cardio instructo
039337	09/05/13	GLE01	GLENN COUNTY HEALTH SVCS.	400.00	.00	400.00	090513H	Plan check fee
039338	09/06/13	PET05	PETTY CASH CITY HALL	50.00	.00	50.00	090613H	PW/green waste
039339	09/12/13	ABD00	ADVANCED DOCUMENT	120.00	.00	120.00	412970	PD/fax maint parts
039340	09/12/13	AFF00	Affordable Computer Solut	278.13	.00	278.13	2728	Lib/computer svcs
				130.00	.00	130.00	2728CC	Carnegie Center wifi
			Check Total.....:	408.13	.00	408.13		
039341	09/12/13	AME01	AMERIPRIDE UNIFORM SVCS	492.15	.00	492.15	83113	PW/uniform cleaning&shop
				111.96	.00	111.96	8-28/2013	FD/rug cleaning svcs
				513.39	.00	513.39	8/31/2013	CH;PD;Rec/rug maint
			Check Total.....:	1117.50	.00	1117.50		
039342	09/12/13	BAS00	Basic Laboratory, Inc	200.00	.00	200.00	177;376	PW/lab svcs
039343	09/12/13	BRO02	DARYL R. BROCK CPA	3900.00	.00	3900.00	9/10/13	FinDir/professional svcs
039344	09/12/13	CAL00	CMTA	155.00	.00	155.00	13/14Dues	Treasurer membership
039345	09/12/13	CAR02	CARDMEMBER SERVICE	109.19	.00	109.19	092413	CM/fuel usage
				200.18	.00	200.18	8*29*13	PD/pepper spray&K9 suppli
				164.99	.00	164.99	8/29/13	PD/K9 fundraiser
				24.28	.00	24.28	9-10-13	Rec/misc supplies
				140.58	.00	140.58	20130829	PD/AVOID supplies
				114.33	.00	114.33	2013 8/29	Lib/postage;office suppli
				204.92	.00	204.92	Sept24 13	Clerk/misc supplies
			Check Total.....:	958.47	.00	958.47		
039346	09/12/13	CHE00	CHEVRON	29.38	.00	29.38	8/23	PD/gas stmt
039347	09/12/13	CIT04	CITY OF WILLOWS	10032.00	.00	10032.00	8/21/13	PD/BudgetAct2013claim
039348	09/12/13	COL04	LORETTA COLE	176.00	.00	176.00	9-9-13	Rec/kickboxing instructor
039349	09/12/13	COM02	Comcast	100.35	.00	100.35	8/25/13	Lib/internet svcs
				85.60	.00	85.60	8/28/13	Multi-depts/internet conn
			Check Total.....:	185.95	.00	185.95		
039350	09/12/13	COR00	CORNING LUMBER CO., INC.	225.84	.00	225.84	492486	FD/lights for firehouse
039351	09/12/13	CRO04	Ryan Crook	150.00	.00	150.00	090613	PW/boot purchase
039352	09/12/13	DEM00	DEMCO	670.44	.00	670.44	5056756	Lib/book processing suppl
039353	09/12/13	DEP21	DEPARTMENT OF FINANCE	40.00	.00	40.00	Aug2013	PD/parking cites
039354	09/12/13	EIN02	Gregory P. Einhorn	3350.00	.00	3350.00	11508	CA/professional svcs
039355	09/12/13	ENE00	ENERPOWER	621.00	.00	621.00	63949	PW/discount utilities
				68.00	.00	68.00	63950	PW/discount utilities
				257.00	.00	257.00	63951	PW/discount utilities
				81.00	.00	81.00	63952	CH/discount utilities
				61.00	.00	61.00	63953	PW/discount utilities
				104.00	.00	104.00	63954	PW/discount utilities
			Check Total.....:	1192.00	.00	1192.00		
039356	09/12/13	FLO00	FLOR'S	17.18	.00	17.18	2732	BldgMaint/soap
039357	09/12/13	FRA00	FRANCOTYP-POSTALIA, INC.	159.48	.00	159.48	675876	Postage meter rental
039358	09/12/13	GAN00	Gandy & Staley Oil Co.	707.14	.00	707.14	123655	PW/guardol
039359	09/12/13	GOL01	GOLDEN STATE RISK	39512.39	.00	39512.39	10/2013	Health insurance premium
039360	09/12/13	GRO00	Ferguson Enterprises Inc	59.13	.00	59.13	928976	PW/supplies
039361	09/12/13	HEI01	VIRGIL HEISE	100.00	.00	100.00	685075	FD/janitorial svcs
039362	09/12/13	HIB00	Hibdon Motors	211.58	.00	211.58	08312013	PW/pick-up repairs
039363	09/12/13	J&M00	J&M Boots & Shoe Repair	150.00	.00	150.00	RICE13/14	PW/boots
039364	09/12/13	JAM02	Phillip James	190.00	.00	190.00	9-10-13	Rec/lifeguard refund
039365	09/12/13	JOH00	JOHN'S TIRE & MUFFLER	873.16	.00	873.16	8282013	PW/tires&flat repairs

Check Number	Check Date	Vendor Number	Name	Gross Amount	Discount Amount	Net Amount	Payment Information Invoice #	Payment Information Description
039366	09/12/13	KC200	Knox Code Consultant & As	404.88	.00	404.88	145	BD/pool plans inspection
039367	09/12/13	LAN04	Lannie's Septic Svc	150.50	.00	150.50	17730	Park rental
039368	09/12/13	LES00	LES SCHWAB	422.81	.00	422.81	083113	PW/tires
039369	09/12/13	LNC00	L.N. CURTIS & SONS	205.71	.00	205.71	126410200	FD/wildland gear set
039370	09/12/13	MAT04	MATSON & ISOM	325.00	.00	325.00	43611	AC/website update
039371	09/12/13	MCD00	John McDermott	355.16	.00	355.16	Ladder#26	FD/parts
039372	09/12/13	MEZ00	JODY MEZA	200.00	.00	200.00	Aug 2013	Lib/travel reimb
039373	09/12/13	MID02	MID STATE SURGE	897.08	.00	897.08	090113	PW/sanichlor
039374	09/12/13	MJB00	MJB WELDING SUPPLY, INC	51.00	.00	51.00	8mosRent	PW/cylinder rental
039375	09/12/13	NAP00	NAPA AUTO PARTS	614.70	.00	614.70	Various	FD/truck repairs
039376	09/12/13	NOR06	NOR-MAC INC.	73.96	.00	73.96	520379	PW/parks supplies
039377	09/12/13	NOR16	Northeast Wisconsin	350.00	.00	350.00	81858	PD/taser training
039378	09/12/13	O'R00	O'Reilly Auto Inc	11.37	.00	11.37	8/28/13	PD/parts
039379	09/12/13	ORH00	ORLAND HARDWARE	1353.28	.00	1353.28	082713	Misc. supplies
				16.73	.00	16.73	024;270	FD/bldg maint
				40.79	.00	40.79	8-27-13	PD/misc supplies
			Check Total.....:	1410.80	.00	1410.80		
039380	09/12/13	ORL00	ORLAND VOLUNTEER FIRE DPT	719.04	.00	719.04	30252	FD/reimb for repairs
039381	09/12/13	OSC00	OSCAR REDES	271.71	.00	271.71	9-10-13	Rec/softball tournament
039382	09/12/13	PAR00	PARTS R US	53.75	.00	53.75	5261	PW/radiator for tug
039383	09/12/13	PER00	STATE OF CALIF PERS	17655.31	.00	17655.31	9-2013-3	PERS PAYABLE
039384	09/12/13	PET09	Petty's Superior Svcs	1000.00	.00	1000.00	4035	Janitorial svcs
039385	09/12/13	PMC00	PACIFIC MUNICIPAL CONSULT	3432.50	.00	3432.50	38096	Impact Fee Update Study
039386	09/12/13	QUI02	QUILL CORP.	388.81	.00	388.81	8/27	PD/office supplies
				246.76	.00	246.76	083013	Office supplies
			Check Total.....:	635.57	.00	635.57		
039387	09/12/13	R&B00	R & B Company	136.58	.00	136.58	1371142	PW/masterhook tools(3)
039388	09/12/13	ROU01	Bruce Roundy	33.30	.00	33.30	9/10/13	Coun/mileage reimb
039389	09/12/13	SBR00	SBRPSTC	115.00	.00	115.00	80376	PD/training for FTO schoo
039390	09/12/13	SHA08	Shasta Safety Supply	17.85	.00	17.85	2013479	PW/respirators
039391	09/12/13	SHA10	Shape Incorporated	1331.48	.00	1331.48	118442	PW/lift station repairs
039392	09/12/13	TEA02	Teacher's Book Connection	106.75	.00	106.75	15018;019	Lib/books
039393	09/12/13	TRI00	Tri-County Newspapers Inc	380.35	.00	380.35	8/31/13	Legal notices
039394	09/12/13	TRI03	Tri-County Portable Toile	150.00	.00	150.00	941	Rec/softball supplies
				80.00	.00	80.00	943	PW/green waste
			Check Total.....:	230.00	.00	230.00		
039395	09/12/13	UMP00	Umpqua Bank	450.00	.00	450.00	Oct 2013	HSA deposit
039396	09/12/13	USA04	USA Blue Book	202.24	.00	202.24	140258	PW/water testers
039397	09/12/13	VAN00	VANTAGE POINT TRANSFER AG	1960.01	.00	1960.01	8/22-9/4	DefCompPay304591
039398	09/12/13	VAN02	Betsy van Tol	30.00	.00	30.00	090913	AC/model fee
039399	09/12/13	VAZ00	Angel Vazquez	41.62	.00	41.62	9/10/13	Water svc overpayment
039400	09/12/13	WES00	WESTSIDE CARD LOCK	251.64	.00	251.64	083b43	FD/fuel usage
				82.05	.00	82.05	083b45	BD/gasoline usage
				3339.15	.00	3339.15	083b47	PW/fuel usage
				2417.96	.00	2417.96	8/26/13	PD/gasoline usage
			Check Total.....:	6090.80	.00	6090.80		
039401	09/12/13	XER00	XEROX CORP.	231.07	.00	231.07	069931480	PD/copier lease
039402	09/12/13	\G028	GOCHENOUER, BONNIE	65.25	.00	65.25	000B30901	MQ CUSTOMER REFUND FOR GO
			Cash Account Total.....:	106805.98	.00	106805.98		
			Total Disbursements.....:	106805.98	.00	106805.98		

MINUTES OF REGULAR MEETING, ORLAND CITY COUNCIL, Tuesday September 3, 2013
7:00 p.m.

CALL TO ORDER

Meeting called to order by Mayor Gee.

Councilmembers present:	Jim Paschall, Salina Edwards, Bruce Roundy, Vice Mayor Dennis Hoffman and Mayor Charles Gee
Councilmembers absent:	None
Staff present:	City Attorney Greg Einhorn, Assistant City Manager/City Clerk Angie Crook and City Manager Pete Carr

Citizen Comments:

None

Meeting adjourned to closed session at 7:01 p.m.

CLOSED SESSION

Closed Session was held regarding Conference with Legal Counsel – Anticipated Litigation. Initiation of litigation pursuant to Government Code Section: 54956.9(d) (4); one potential case.

Meeting adjourned to open session at 7:22 p.m.

REPORT FROM CLOSED SESSION

Direction given to City Manager.

Meeting reconvened to regular session at 7:30 p.m.

Meeting called to order by Mayor Gee. Meeting opened with the Pledge of Allegiance.

ROLL CALL

Councilmembers present:	Jim Paschall, Salina Edwards, Bruce Roundy, Vice Mayor Dennis Hoffman and Mayor Charles Gee
Councilmembers absent:	None
Staff present:	Chief of Police J.C. Tolle, Recreation Director Joe Fenske, City Attorney Greg Einhorn, Assistant City Manager/City Clerk Angie Crook and City Manager Pete Carr

ORAL AND WRITTEN COMMUNICATIONS

Citizen Comments:

Byron Denton, 127 Tanner Way, stated the ice cream social turned out great. Mr. Denton thanked the Public Works department for getting fire hydrants painted. Mr. Denton asked if the Community Center committee ever recommended a location for the community center. Mayor Gee advised

there has not been a recommendation at this time. Mr. Denton questioned when the nexus study for impact fees will begin. City Manager Carr advised the City Planner will be bringing forward that issue at the next regular scheduled Council meeting on September 16th.

CITY COUNCIL COMMUNICATIONS AND REPORTS

Councilmember Paschall stated he will not be able to attend the next two regularly scheduled Council meetings as he will be out of town.

Councilmember Edwards reported on the following:

- Attended Public Works commission meeting;
- Attended Parks and Recreation Commission meeting; thanked the City Manager and City Clerk for their work on the Commissioner Guide.

Councilmember Roundy reported on the following:

- Attended Water Consortium meeting in Chico; Congressman Garamendi presented a plan for the State;
- Attended Friends of the Library Ice Cream Social.

Vice Mayor Hoffman reported on the following:

- Attended Friends of the Library Ice Cream Social; ribbon cutting of new library addition;
- Attended K9 fundraiser.

Mayor Gee reported on the following:

- Met with representative from Assemblyman Dan Logue's office and was updated on progress of State's new diesel rules;
- New WiFi connection in Library park and Carnegie building.

Bonnie Morgan advised all covered California insurance agents will now be required to sign Darfur certification in regards to Obamacare.

CONSENT CALENDAR

A. Approve Warrant List (payable obligations).
B. Approve City Council minutes for August 19, 2013.
C. Receive and file Public Works Commission minutes for May 29, 2013.
D. Approve increase in green waste dumping fees to $8 per pick- up, $15 for pick-up plus trailer and $35 for a semi-truck.
E. Set the Fall 2013 green waste pick up dates for September 28 through October 6.

Vice Mayor Hoffman moved, seconded by Councilmember Paschall to approve the consent calendar as presented. Motion carried with no abstentions.

PUBLIC HEARING

Conduct Public Hearing for first reading by title only: An Ordinance of the City Council of the City of Orland amending Chapter 2.18.070 of the Orland Municipal Code: Public Arts Fund.

City Manager Carr introduced for first reading by title only an ordinance of the City Council of the City of Orland amending Section 2.18.070 of the Orland Municipal Code: Public Arts Fund. The new amended subsection (H) would read as follows:

H. Any expenditure of $1,000.00 or more from the Public Arts Fund of public artwork development fees collected pursuant to section 2.10.100, or such other funds as may be appropriated by the city council pursuant to section 2.18.070(a), requires prior approval by the City Council. Any expenditure of funds donated into the Public Arts Fund or funds deposited into the Public Arts Fund from the sale of artwork and related items does not require prior approval by the City Council. The city shall monitor the Public Arts Fund for the purpose of administering this subsection.

Mr. Carr advised this would enhance the Council's fiduciary responsibility to provide oversight over taxpayer funds. The Chair of the Arts Commission did not oppose the amendment. The Public Hearing opened for comments at 7:46 p.m. No comments were received, the Public Hearing closed at 7:47 p.m.

Councilmember Edwards moved, seconded by Councilmember Paschall to approve the first reading of an ordinance of the City Council of the City of Orland amending Section 2.18.070 of the Orland Municipal Code: Public Arts Fund. Motion carried unanimously with no abstentions.

ADMINISTRATIVE COMMUNICATIONS

City Manager:

Mr. Carr presented recommendations from the Recreation Commission updating the capital improvements plan outlined in 2012 for parks and recreation facilities. The Parks and Recreation Impact Fee fund will have approximately $275,000 available for other projects, after the pool project. The Commission's updated recommendations as follows:

1. Pool:
   a. Expand the pool deck space by relocating the fence between it and the pool, but retain the baby pool;
   b. Modify the current spectator seating rather than replacing it, and relocate the fence from in front to behind it ; and,
   c. Proceed with visual aesthetics.

2. Spray Park:
   a. Allocate up to $100k for this; and,
   b. Locate it at Lely Park with fire dept. theme.

3. Bihler Field:
   a. Allocate $12k to add one section of bleachers providing seating for 200+;
   b. Develop low-cost options for providing shade cover for existing bleachers; and,
   c. Work with community groups to get the scoreboard replaced.

Discussion occurred that fencing should still be considered at the between spectator seating and the pool, possibly lowered to a 3 foot height. Recreation Director Fenske felt it was important to

keep the baby pool, so you have something to offer parents with younger and older children in the same park. Mr. Fenske advised the Orland Otters swim team only wanted additional deck space and felt moving the fence would be adequate. Dwight Foltz suggested converting the baby pool area to a spray park. Council advised all options of spray park should be considered.

Council discussed the need for new Bihler Field bleachers, additional seating and shade coverings. It was suggested reengineering the existing bleachers. Council discussed asking the High School to help in replacing the scoreboard.

Councilmember Roundy moved, seconded by Councilmember Edwards to approve the Parks Commission recommendations as listed above with the following additions:relocate the deck/baby pool fence; retain the baby pool or convert baby pool to a spray park; reduce the fence to 3' in front of the spectator bleaches and 7' fence behind spectator seating at the swimming pool; add new bleachers for Bihler Field and request help from the high school as well as other community groups in replacing the scoreboard. Motion carried unanimously with no abstentions.

City Clerk Crook brought forward for Council consideration Resolution No. 2013-19 setting forth the City of Orland's commitment to a Healthy Eating Active Living City (HEAL).

Vice Mayor Hoffman moved, seconded by Councilmember Paschall to adopt Resolution No. 2013-19 setting forth the City of Orland's commitment to a Healthy Eating Active Living City (HEAL). Motion carried with no abstentions.

ADJOURN

Meeting adjourned at 8:34 p.m.

_____Clerk _____Mayor

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CITY MANAGER
Peter R. Carr

Meeting Place: Carnegie Center
912 Third Street
Orland, CA 95963

FINAL
ORLAND PUBLIC SAFETY COMMISSION
Monday, July 8, 2013

I. CALL TO ORDER – 12:O1 PM

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Commissioners:

Chair	Caryn Brown
Vice Chair	Debbie DeMarco
Secretary	Mary Schreiber
	Gary Campbell-absent
	Larry Bates
Liaison:	Chief J.C. Tolle-absent
Council Appointee:	Salina Edwards

IV. ORAL AND WRITTEN COMMUNICATIONS

a. Citizen Business

Salina Edwards, 430 A Street, Orland addressed the Commission with information that a citizen contacted her regarding the stop sign on E. Yolo Street across from the fairground entrance. This citizen indicated that there are bushes on private property overgrown enough to hide the stop sign which caused her to not see it and run the stop.
Discussion was held and agreed to agendize this item for the August meeting and to include the discussion of parking in front of or beside fire hydrants.

V. CONSENT CALENDAR

a. Approve Safety Commission minutes of July 8, 2013. Mary made a motion to approve, 2nd by Debbie DeMarco. Motion passed.

VI. ITEMS FOR DISCUSSION OR ACTION

a. Generator for Fire Dept. Discussion. Commissioner Campbell will provide cost estimates.
Item to be moved to August meeting due to Commissioner Campbell's absence.

b. Street light issues. Discussion. Caryn indicated we need to develop a game plan. All City lights belong to PG&E. If a light is upgraded the City is responsible for increased costs. Citizen input is needed for information on lights that are out. We need to do a media release on what information is needed to report lights out or ones with broken ballasts. Once a list is completed than a prioritization can be made on repairs.

The lights at the Sav-Mor market parking lot have not been on in the evening hours and this appears to be a safety issue. Caryn will email the City to determine if the store is contractually bound to have them on in the evenings and how we can require them to turn them back on.

Mary will prepare a draft media release and send it to Caryn to present at our August meeting.

VII. REPORTS

a. COMMISSIONERS

Caryn presented the three items she will be presenting to the City Council at their next meeting requesting their action. She asked that we all attend the meeting.

b. LIASON/COUNCIL APPOINTEE

No reports this month

VIII. ADJOURNMENT: 12:42 PM

NEXT MEETING IS AUGUST 12, 2013

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

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

CITY MANAGER
Peter R. Carr

Meeting Place: Carnegie Center
912 Third Street
Orland, CA 95963

ORLAND PUBLIC SAFETY COMMISSION MEETING

MONDAY, AUGUST 12, 2013

I. CALL TO ORDER – 12:05 PM

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL:

Commissioners:

Chair	Caryn Brown
Vice Chair	Debbie DeMarco
Secretary	Mary Schreiber
	Gary Campbell-absent
	Larry Bates
Liaison	Chief JC Tolle
Council Appointee	Salina Edwards

IV. ORAL AND WRITTEN COMMUNICATIONS

a. Citizen Business
None presented

V. CONSENT CALENDAR

a. Minutes from Safety Commission Meeting from July 8, 2013 were presented for approval. Debbie DeMarco moved to approve, Mary Schreiber 2nd and minutes were approved.

VI. ITEMS FOR DISCUSSION OR ACTION

a. Generator for Fire Dept. Commissioner Campbell was absent so item moved to calendar for September meeting.

b. Street light issues were discussed with Mary Schreiber presenting a media release for approval. Caryn will email the proposed media release to City Manager Carr for his approval and get back to Mary for release. Suggestion was made to also include it in water bills. Mary moved to approve media release, Debbie 2nd and motion passed for Caryn to send to City Manager. Media release will go on City Web page and all local newspapers.

VII. REPORTS

a. COMMISSIONERS

Debbie DeMarco discussed now that school will be starting she will contact Steve at the Bus Barn to determine when a good time will be for us to follow one of the bus routes to determine any safety concerns.

Debbie also discussed that she and Mary will conduct the traffic study at Cortina and Newport.

Caryn discussed that the City Council only approved one of our three requests at their meeting. She thanked Debbie and Mary for attending the meeting with her.

Discussion was held regarding the Council not approving the stop sign at 8th and Trinity and Chief Tolle suggested we consider doing a survey of the neighborhood to get their input. Possibly doing door knocking to talk with the neighbors to see how they feel about a stop sign.

b. LIAISON/COUNCIL APPOINTEE

Salina Edwards discussed the need of all Commissioners attend the meetings and requested we verify what the attendance requirements are.
Caryn Brown agreed to determine the attendance requirements.

Chief Tolle suggested we take a look at a safe path to the parks. Right now there are no lights and it feels unsafe for people to walk it. He suggested we take a look at this at a future meeting.

VIII. ADJOURNMENT: 12:42 PM

NEXT MEETING IS SEPTEMBER 9, 2013 AT 12:00 PM

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

ORDINANCE NO. 2013 -

AN ORDINANCE OF THE CITY OF ORLAND AMENDING SECTION 2.18.070 OF THE ORLAND MUNICIPAL CODE: PUBLIC ARTS FUND

The City Council of the City of Orland does hereby find, declare and ordain as follows:

1. Orland Municipal Code (OMC) Chapter 2.18 establishes the Arts Commission of the City or Orland (Arts Commission) (2.18.010), establishes the Art Commission's functions (2.18.020) and establishes the Public Arts Fund (PAF) (2.18.070).

2. OMC section 2.18.100 establishes public artwork development fees (Artwork Fees), the proceeds of which are deposited into the PAF. In addition, the City Council may appropriate additional public funds into the PAF. These are considered public funds, oversight of which rests with the City Council.

3. Other funds may be deposited into the PAF in the form of donations or proceeds from sales of artwork and related items. While such donations and sales support public art in Orland, these monies are not considered public funds subject to oversight by the City Council as such payments are made voluntarily.

4. The Arts Commission is authorized to expend funds from the Public Arts Fund as set forth in OMC sections 2.18.070 and 2.18.120, including public funds as defined in paragraph 2, above.

5. While the Arts Commission has typically sought and has received City Council approval prior to the expenditure of public funds as defined in paragraph 2, above, such prior approval is not set forth explicitly in Chapter 2.18. The Council seeks to establish this practice in Chapter 2.18.

NOW, THEREFORE, section 2.18.070 of the OMC is amended to add a new subsection (H) as follows:

H. Any expenditure of $1,000.00 or more from the Public Arts Fund of public artwork development fees collected pursuant to section 2.10.100, or such other funds as may be appropriated by the city council pursuant to section 2.18.070(a), requires prior approval by the City Council. Any expenditure of funds donated into the Public Arts Fund or funds deposited into the Public Arts Fund from the sale of artwork and related items does not require prior approval by the City Council. The city shall monitor the Public Arts Fund for the purpose of administering this subsection.

I HEREBY CERTIFY that the above and foregoing Ordinance was duly and regularly introduced and read at a regular meeting held on the 3rd day of September, 2013, and was passed and adopted by the City Council of the City of Orland at a regular meeting thereof duly held on the 16th day of September, 2013, by the following vote, to wit:

This ordinance shall take effect thirty (30) days after its adoption. In lieu of publication of the full text of the ordinance with fifteen (15) days after its passage, a summary of the Ordinance may be published at least five (5) days prior to and fifteen (15) days after adoption by the City Council and a certified copy shall be posted in the office of the City Clerk, pursuant to Government Code section 36933(c)(1).

PASSED AND ADOPTED by the City Council by the City of Orland this 16th day of September, 2013 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Charles Gee, Mayor

ATTEST:

_____
Angela Crook, City Clerk

APPROVED AS TO FORM:

_____
Gregory Einhorn,
City Attorney

CITY OF ORLAND

CITY COUNCIL AGENDA ITEM #: VI.E.

MEETING DATE: September 16, 2013

TO: Honorable Mayor and Council

FROM: Jody Meza, City Librarian

SUBJECT: Orland Free Library Meeting Room Policy

Staff seeks City Council approval of a policy to guide and govern use of the Library's new meeting room.

BACKGROUND

The new library meeting room has been completed and a policy needs to be established for the room's use by the public. The Library Commission met on September 10, 2013 and unanimously approved the proposed policy and recommends its approval to the council.

RECOMMENDATION

Approve Orland Free Library Meeting Room Policy

Attachment:

Orland Library Meeting Room Policy

ORLAND FREE LIBRARY

MEETING ROOM POLICY

The Orland Free Library allows open usage of the Meeting Room for public meetings. Some limitations and restrictions do apply. To make the use of the room as pleasant as possible for your group and other users, please abide by the following regulations:

- For a group to apply for the use of the Meeting Room they must read and agree to abide by the library's policies.
- A non-profit group may use the room one day a week, up to three (3) days a month free of charge; after that a cost of $50 per day applies. Any group or individual that charges its clients will incur a $50 fee for the use of the room.
- Groups may reserve the room up to six (6) months in advance. Library and City functions have first priority in using the room. The public's use of the room is a privilege extended by the City and the Library. This privilege may be withdrawn if proper care is not taken as determined by the library staff.
- If the Meeting Room is reserved for use outside of the library's open hours a designated member of the group must check out the key from library staff. Lights should be turned off and exterior doors must be locked and secured when leaving.
- Food and/or drinks are allowed in the Meeting Room, however the room must be left clean and trash removed. A clean-up fee may be assessed if the room is not left in satisfactory order. By City regulation, **no smoking is allowed**.
- The seating capacity (without tables) is thirty-eight (38) people. Do not exceed capacity.
- The Meeting Room may have media equipment which may be used by groups meeting in the room. This must be cleared with library staff prior to usage. Damage or replacement fees may be assessed if the equipment is damaged.

ORLAND FREE LIBRARY

CITY OF ORLAND

CITY COUNCIL AGENDA ITEM #: VIII.A.1.

MEETING DATE: September 16, 2013

TO: Honorable Mayor and Council

FROM: City Manager and City Planner

SUBJECT: **Introduction of Orland GIS Public Information Tool** (Direct Staff)

City staff will present a new geographic information system (GIS) public information tool staff has been working with CSU Chico to develop especially for Orland.

BACKGROUND

The City has an ongoing partnership with Chico State's Geographic Information Center for as-needed GIS services at an annual $10,000 expense. These services typically involve production of custom maps for various planning and development-related projects and reports, preparation of public notice maps and mailing labels, maintenance of certain information databases, and geospatial reports.

Emerging available technology has enabled Chico State GIS technicians to customize an interactive online tool that not only City staff can utilize as needed, but the general public could access via the city website. Staff has been providing user requirements specifications to our partner, and they have been refining their tools in the testing environment. Staff is suggesting that this Parcel Lookup program become fully available to the public following demonstration of the tool to the Council.

DISCUSSION

The information tool enables users to see a topographical image or an aerial photo of Orland overlaid with information layers which include the city limits, parcel lines, street addresses, zoning designations, and General Plan designations – or any combination of these features.

Zoom, search and navigation features allow the user to select specific neighborhoods and parcels. With a couple of clicks the user can discover APN (parcel number) and basic ownership data. The tool can also be used to estimate distances and area calculations. Maps can be saved and printed.

There is no extra charge from Chico State to Orland for the use of this Parcel lookup tool. Chico State will host and manage the tool and the databases, and they will update the underlying parcel databases quarterly via the City Parcel Quest subscription.

RECOMMENDATION:

Staff recommends that the City Council provide input to staff as desired and authorize staff to update the City's web site with the Parcel Lookup program.

Fiscal Impact of Recommendation:

None. Potential for reduced administrative costs as the public becomes more able to obtain information directly rather than utilizing city staff time.

CITY OF ORLAND

CITY COUNCIL AGENDA ITEM #: VIII.A.2.

MEETING DATE: September 16, 2013

TO: Honorable Mayor and Council

FROM: Scott Friend, AICP, City Planner

SUBJECT: **Development Impact Fee Study Update** (informational presentation)

SUMMARY

City staff will provide the Council with a presentation on the status of the Development Impact Fee Update Project. The presentation will present the preliminary findings and information contained in the Assumptions and Methodology Report which is inclusive of the preliminary fee amounts, fee assumptions and calculation methodologies. A copy of the Assumptions and Methodologies Report has been attached with this report.

BACKGROUND

The City of Orland's existing Development Impact Fee program was established in 1995 through the City's adoption of a Development Impact Fee Nexus Study prepared by the consulting firm of Quad Consultants. That study, and its subsequent adoption by the City via Ordinance Number 96-02, established seven (7) fee categories as follows:

- Fire Protection
- Police
- Parks
- Storm Drainage
- Streets and Signals
- Library
- City Hall

In 2005 the fee program was updated by re-projecting the Impact Fees utilizing updated city population figures as part of the City's General Plan Annual Report process. However, the update did not update or otherwise modify the capital facilities needs component of the original Quad study which formed the basis of the fees themselves. Around the same time that the City updated the 1995 Quad study, two new community benefit fees were added to the City fee program for Arts and Community Center. The addition of the two new fee categories brought the total number of fee categories to the current number of nine.

DISCUSSION

The current study is a comprehensive update to the existing Development Impact Fee program. The study re-reviews and re-considers the capital facilities planning component of the original 1995 Quad study and re-projects the resultant costs utilizing the growth assumptions contained in the recently adopted General Plan. As part of this effort, PMC has interviewed and engaged all City Departments heads, the Fire Chief, the City Engineer and the City Manager to identify the projected capital equipment needs and their costs to serve the anticipated growth projected in the City's General Plan. To be consistent with the planning horizon in the General Plan, the fee program has utilized the year 2028 as the basis for the projection of facility needs and growth.

The identification of capital facilities needs has been a mutual effort between each of the participating parties and PMC and the costs associated with the identified capital facilities needs have been provided directly by the City Departments heads, Fire Chief, City Engineer and/or City Manager. Where costs figures were not available or were unknown, PMC worked with the subject-matter representative to identify a projected cost based upon similar projects in other locations and/or by contacting equipment vendors directly.

The net result of the new analysis is an overall increase in the projected Development Impact fee cost of approximately 25% for a new single family dwelling unit and approximately 19% for a new 10,000sq.ft. commercial / retail business. In some instances the topic specific dollar amount decreased (police, city hall), while in others it increased (fire, library, parks and recreation, streets). In the case of Storm Drainage, the fee went up in some areas (currently the north and northwest drainage zones) and down in others (south, southwest and southeast zones). This is a result of the elimination of the "zone" approach to the application of Storm Drainage Impact Fees and the proposed transition of the fee to a single city-wide storm drainage fee. The change in the topic specific dollar amounts are related not only to a change in capital equipment costs but also in the distribution or allocation of costs within the City and to future residents and businesses.

Staff's presentation of the Assumptions and Methodology will include a brief overview of the City's existing fee program and Development Impact Fee nexus study, a review of how the analysis contained and presented in the updated report was undertaken and a presentation, by topic, of the re-projected fee amounts for each of the City's 7 original development impact fee areas.

RECOMMENDATION

Staff recommends that the City Council review the Assumptions and Methodologies Report and provide feedback and ask questions of staff as appropriate. The presentation is intended as an information update and is intended to support of the Assumptions and Methodology Report.

FISCAL IMPACT OF RECOMMENDATION

None.

ATTACHMENT(S)

1. Development Impact Fee Update Study - Assumptions and Methodology Report

ORLAND DEVELOPMENT IMPACT FEE UPDATE-ASSUMPTIONS AND METHODOLOGY

INTRODUCTION

This is a summary progress report of the fee study for the 2013 update of Orland's development impact fee program. This report presents preliminary fee calculations, states the assumptions made in the study, and explains the methodology and rationale behind the calculations.

The facility categories included in this study are:

- Law Enforcement
- Fire Protection
- City Hall
- Libraries
- Parks
- Transportation (streets and signals)
- Storm Drainage
- Community Center

Table 1 is a summary of the proposed fees based on the nexus analyses presented below and the City's current fees. Detailed summaries of the current and proposed fees are presented on Tables 6 and 7, respectively.

Table 1 – Proposed and Current Fees

Residential, per unit	*Proposed Fees*[1]	*Current Fees*[1]
Single Family	$12,515	$9,491
Duplex	$9,971	$7,957
Multi-family	$7,406	$5,120
Mobile Homes	$6,146	$5,571
Non-residential, per 1,000 square feet of floor area		
Office	$3,033	$1,939
Commercial/Retail	$3,911	$3,239
Light Industrial	$3,110	$1,488
Heavy Industrial	$1,319	$1,750

[1] Both proposed and current fee summaries includes a 2% administration fee

POPULATION, HOUSING AND EMPLOYMENT ESTIMATES AND PROJECTIONS

The estimates of Orland's current residential population and housing unit totals used for this study were taken from the California Department of Finance County/City estimate dated January, 2013. The study period is 15 years from 2013 to 2028. The population projection for 2028 is taken from the General Plan Draft Environmental Impact Report (DEIR). Current employment (jobs within the City as opposed to employed residents who live in the City but may work elsewhere) are based on 2010 U. S. Census data. Employment growth is based on the projected growth of non-residential floor area, and the employment density factors explained in the following section. An estimated 1.04 million sq. ft. of new floor area is

projected in this DIF study, based on the growth projections found in the General Plan DEIR and assuming floor area ratios as follows:

Non-Residential Floor Area Ratios	
Office	0.39
Retail/Commercial	0.27
Light Industrial	0.17
Heavy Industrial	0.10

Table 2 - Current Estimates and Projected Growth

	2013	2028	Net Growth	Average Annual Growth Rate
Population[1,2]	7,626	11,354	3,728	2.7%
Employment[3]	1,700	4,145	2,445	6.1%
Housing[4]				
Single Family Units	1,938	3,103	1,165	
Duplex				
Multi-Family Units	643	876	233	
Mobile Homes	74	74	0	
Total Occupied	**2,655**	**4,053**	**1,398**	
Overall persons per household	2.87	2.80	2.67	

[1] Population for City of Orland from California Dept. of Finance (CA-DOF) Estimate Table E-5.

[2] 2028 projection is based on General Plan Draft EIR Traffic Impact Analysis

[3] Current employment from: 2011 County Business Patterns, total for 95963 ZIP Code, U.S. Census Bureau. Employment growth based on an assumed development of 1.04 million square feet of non-residential floor area and employee occupancy rates per Table 2.1.

[4] 2013 occupied housing estimates from CA-DOF; projections based on GP DEIR Traffic Impact Analysis.

Sources: CA-DOF Demographics Unit, U.S. Census Bureau

Occupancy Rates

Household occupancy rates (persons per occupied dwelling unit) by housing type were estimated using 2000 Census data of the number of occupants in dwelling units by type of structure. The rates are adjusted slightly to match the 2028 population and housing units. Employment occupancy is based on industry standard floor area per worker used in impact fee studies.

Table 3 - Household and Employment Occupancy Rates

Land Use	Current Occupancy Rate, estimated	Employees per 1,000 sf
Residential[1]		
Single Family	2.90 persons per dwelling unit	~
Duplex	2.40 persons per dwelling unit	
Multi-family	1.70 persons per dwelling unit	~
Mobil Home	1.30 persons per dwelling unit	
Nonresidential[2]		
Office	250 building square feet per worker	4.00
Commercial	400 building square feet per worker	2.50
Light Industrial	500 building square feet per worker	2.00
Heavy Industrial	1,000 building square feet per worker	1.00

[1]Based on American Community Survey 5-yr. Estimates, 2007-2011, Tenure and Units in Structure tables B25033 & B25032, U.S.Census Bureau, adjusted for current occupied units and population.

[2]Building area per worker factors are based on the Employment Density Study for SCAG, by the Natelson Company, 2001.

Land Use Categories

Measuring the impact of growth requires land use types for summarizing different categories of new development. The land use types used in this analysis are defined below.

- **Single family:** Detached and attached (townhomes and condominiums) one-family dwelling units and mobile homes.
- **Multi-family:** Dwellings units such as duplexes and condominiums (unless considered attached "townhomes"), apartments, and dormitories.
- **Commercial/Office:** All commercial, retail, educational, and hotel/motel development. All general, professional, and medical office development.
- **Industrial:** All manufacturing, fabrication, food processing, motor vehicle repair, warehousing, truck yards and warehousing terminals and distribution centers. This category may also encompass business parks, research and development space, including "back-office" uses and ancillary employee-serving retail and services;

Service Population

The following service populations apply:

- Citywide residents and workers for law enforcement, fire protection, City Hall,
- Citywide residents for Parks, Community Center, and Libraries

- Transportation demand is based on trip generation by land use (based on factors in the TIA)

- Drainage based on change in impervious acreage for each land use

The specific service population for each facility category will be shown separately in each section of the nexus report. The service population for police, fire and City Hall is calculated below: Workers are "weighted" for purposes of determining their relative demand and the demand non-residential development has on public facilities included in this study.

Table 4 - Service Populations

	Residents	Workers[1]	Factored Workers	Service Populations[2]	Relative Percentages
Existing (2013)	7,626	1,700	408	8,034	65%
New Development (2013-2028)	3,728	2,445	587	4,315	35%
Totals	11,354	4,145	995	12,349	100%
Weighting factor[3]	*1.00*	*0.24*			

[1]Current employment from: County Business Patterns, U.S. Census Bureau 2005. Employment projections are based on assumed non-residential land development over the study period and worker occupancy per floor area

[2]Service population is found by adding "Residents" and "Factored Workers".

[3]The resident-to-worker weighting factor is calculated by dividing a 40-hour workweek into 168 total hours in a week.

TABLE 5 - CURRENT FEE SUMMARY

Facility Category	Single Family	Duplex	Multi-Family	Mobile Home	Office	Commercial/Retail	Limited Industrial	Heavy Industrial
		Fee per Dwelling Unit			Fee per 1,000 Building Square Feet[4]			
Police	$1,453.00	$1,213.00	$849.00	$728.00	$196.84	$288.81	$451.86	$747.33
Fire Protection	$652.00	$586.00	$244.00	$586.00	$201.70	$201.70	$252.20	$252.20
City Hall	$319.00	$268.00	$185.00	$161.00	$43.49	$63.81	$99.83	$165.11
Libraries	$319.00	$266.00	$187.00	$161.00	N/A	N/A	N/A	N/A
Community Center	$1,650.00	$1,430.00	$795.00	$1,145.00	N/A	N/A	N/A	N/A
Parks	$3,477.00	$2,897.00	$2,030.00	$1,740.00	N/A	N/A	N/A	N/A
Streets	$1,060.00	$919.00	$511.00	$735.00	$89.49	$229.30	$139.20	$210.67
Signals[1]	$375.00	$222.00	$219.00	$206.00	$1,369.00	$2,391.50	$516.10	$340.00
Pabst Avenue[2]	$0.00	$0.00	$0.00	$0.00	N/A	N/A	N/A	N/A
Storm Drainage[3]	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Subtotal Facilities Fees	$9,305.00	$7,801.00	$5,020.00	$5,462.00	$1,900.52	$3,175.12	$1,459.19	$1,715.31
Administration 2%	$186.10	$156.02	$100.40	$109.24	$38.01	$63.50	$29.18	$34.31
Total Development Impact Fee	**$9,491**	**$7,957**	**$5,120**	**$5,571**	**$1,939**	**$3,239**	**$1,488**	**$1,750**

Fees effective July 19, 2013

[1] Signal fee is for areas outside of fee benefit areas. Signal fees in the current fee benefit districts range from zero in West Orland to $660 per single family unit in Southwest Area.

[2] Current fee for Pabst Avenue is $821 in Northeast Orland fee benefit district only.

[3] Storm Drainage fee shown is for areas outside of fee benefit areas. Storm Drainage fees in the current fee benefit districts range from zero in Northwest Orland, Northeast Orland, and West Orland to $1,242 per dwelling unit in Southwest Area.

[4] Fees per 1,000 square feet for Police, City Hall, Streets, Signals are converted from fees per acre, using the following floor area ratios:

Use	FAR	Acre to 1,000 sq. ft. fee conversion factor
Retail	0.27	11.64
Office	0.39	17.08
Limited Industrial	0.17	7.44
Heavy Industrial	0.10	4.50

TABLE 6 - PROPOSED FEES

Facility Category	Single Family	Duplex	Multi-Family	Mobile Home	Office	Commercial	Light Industrial	Heavy Industrial
		Fee per Dwelling Unit				*Fee per 1,000 Building Square Feet*		
Law Enforcement	$161.77	$133.88	$94.83	$72.52	$145.81	$91.13	$72.90	$36.45
Fire Protection	$799.04	$661.27	$468.40	$358.19	$264.51	$165.32	$132.25	$66.13
City Hall	$126.88	$105.00	$74.38	$56.88	$114.36	$71.47	$57.18	$28.59
Libraries	$1,071.87	$887.07	$628.34	$480.50	N/A	N/A	N/A	N/A
Community Center	$1,112.93	$921.05	$652.41	$498.90	N/A	N/A	N/A	N/A
Parks and Recreation	$6,399.87	$5,296.45	$3,751.65	$2,868.91	N/A	N/A	N/A	N/A
Transportation	$2,143.29	$1,328.84	$1,328.84	$1,264.54	$2,235.45	$3,197.79	$2,235.45	$225.05
Drainage[1]	$453.70	$442.36	$261.75	$425.34	$213.65	$308.61	$551.41	$937.40
Subtotal Facilities Fees	$12,269.35	$9,775.91	$7,260.59	$6,025.78	$2,973.78	$3,834.32	$3,049.19	$1,293.61
Administration 2%	$245.39	$195.52	$145.21	$120.52	$59.48	$76.69	$60.98	$25.87
Total Public Facilities Fee	**$12,515**	**$9,971**	**$7,406**	**$6,146**	**$3,033**	**$3,911**	**$3,110**	**$1,319**

FEE REVENUE SUMMARY

The projected revenues from the proposed fee are presented below. The "Other Funds" listed for Law Enforcement, City Hall and Community Center are because the new facilities planned in these categories will raise or establish a new standard that will result in benefits to existing development as well as future development to the same extent.

Table 7 – Fee Revenues

Facility Category	Revenues from Impact Fees	General Fund/Other Sources	Program Total
Law Enforcement	$297,088	$348,719	$645,807
Fire Protection	$1,188,900	$882,100	$2,071,100
City Hall	$233,000	$427,000	$660,000
Libraries	$1,377,913	$0	$1,377,913
Parks and Recreation	$7,671,619	$0	$7,671,619
Transportation	$4,760,000	$0	$4,760,000
Drainage	$1,071,669	$0	$1,071,669
Community Center	$1,430,686	$2,926,614	$4,357,300
Subtotal	$18,030,875	$4,584,432	$22,615,307
Administration 2%	$360,617	N/A	$360,617
Total (to nearest $1,000)	$18,399,000	$4,584,432	$22,983,000

Funds identified under *General Fund/Other Sources* is a City obligation to the program.

LAW ENFORCEMENT FACILITIES

EXISTING AND PLANNED POLICE FACILITIES

The impact fee update for law enforcement includes Police Department space needs, new patrol vehicles, and personal equipment for the additional officers needed to serve growth. The "planned facilities" approach is used to calculate the impact fee for law enforcement. The new facilities planned for Orland's police department involve the expansion into the space at City Hall currently occupied by the City's administrative staff (the construction of a replacement City Hall is discussed below). With this approach the cost of the planned facility is shared between the existing population and new development because the level of service will be increased with the expansion of law enforcement into the entire City Hall space. The allocation of cost is proportional to the existing service population and the growth of service population. The allocation is roughly 65% for existing and 35% for new development, based on the relative percentages of these two service populations shown on Table 4 above. Table 9 below allocates the cost of the planned facility between anticipated new growth and existing development.

In contrast, the "existing inventory" approach is used for patrol vehicles and equipment. With the existing inventory approach the current ratio of officers per 1,000 service population and the current ratio of patrol vehicles per officer are used to determine the number of additional officers and vehicles needed to serve growth at the same level of service experienced by the existing population. With the existing inventory approach, the entire cost of the additional

equipment and vehicles is borne by new development only. Table 8 below shows the applicable standards. Table 9 shows the cost of vehicles and personal equipment.

Table 8 –Planned and Current Standards for Law Enforcement

Planned Law Enforcement Facility (expansion into entire City Hall)	4,300 sq. ft.
Current Service Population[1]	8,034
Future Service Population[1]	12,349
Planned Standard per capita (4,300 sq. ft. / 12,349)	0.35 sq. ft.
Current Officers	10
Current Patrol Vehicles	8
Current Standard of officers per 1,000 service population	1
Current Standard for Patrol Vehicles per officer	0.8

[1] Includes residential population and factored workers.

Source: City of Orland

Table 9 - Planned Police Facilities

	Service Populations and Standards	Cost per sq. ft. or item[2]	Total Cost for New Development
Current service population[1]	8,034		
Space Needs			
Planned Facility Standard per capita	0.35 sq. ft.		
Service Population Growth	4,315		
Planned Facility (existing City Hal)	4,300 sq. ft.		
Floor area renovated with other funds (existing service population's. share)	2,790 sq. ft.	$125	$348,719
Additional space needed for growth (.35 sq. ft. per capita x 4,315)	1,510 sq. ft.	$125	$188,781
Vehicle and Equipment Needs			
Additional personal equipment for law enforcement needed for growth (1 officer per 1,000 service pop.)	4	$3,500	$15,103
Patrol Vehicles per officer	0.80		
Additional patrol vehicles needed for growth	3	$27,000	$93,204
Total Law Enforcement Costs for Growth			**$297,088**

[1] Includes residential population and factored workers.

[2] Estimated cost of renovating existing City Hall to serve Police Department. Cost of new vehicles based on capitalized lease cost over an 8-year period (average length of lease at 90,000 mile limit) with a 2% discount rate.

Sources: City of Orland

New development's share of the cost is allocated to residential and non-residential on a 70%/30% basis per the Municipal Code:

Table 10 - Residential and Non-Residential Cost Allocation

		Residential 70%	Non-residential 30%
Police Facilities cost for growth	$297,088	$207,961	$89,126
Service Population Growth (2013-2028)		3,728	2,445
Cost per Resident or Worker		$55.78	$36.45

Source: Table 9

The residential and non-residential fees are calculated below using the cost per resident or worker and the occupancy factors in Table 4 above.

Table 11 – Law Enforcement Fee Schedule

Land Use[1]	Costs per Resident or Worker	Occupancy Factor[2]	Proposed Fee[3]	Current Fee
Residential				
Single Family	$55.78	2.90	$161.77	$1,453
Duplex	$55.78	2.40	$133.88	$1,213
Multi-family	$55.78	1.70	$94.83	$849
Mobile Home	$55.78	1.30	$72.52	$728
Nonresidential				
Office	$36.45	4.00	$145.81	$197
Retail/Commercial	$36.45	2.50	$91.13	$289
Light Industrial	$36.45	2.00	$72.90	$452
Heavy Industrial	$36.45	1.00	$36.45	$747

[1] See page 3 for land use type descriptions.

[2] Persons per dwelling unit are estimated future rates set to equate projected population with housing units. Employees per 1,000 square feet for non-residential land uses.

[3] Per dwelling unit for residential uses and per 1,000 square feet for non-residential land uses.

Sources: Tables 3 and 10

Current Fees for Law Enforcement

The City's current fees for law enforcement were based on the assumption that the Police Department would be housed in new $3 million structure. Instead, the proposed fees above now assume that a replacement City Hall will be constructed and the Police Department would expand into the vacated space. At first this would seem to have effect of raising the City Hall fee and reducing the law enforcement fee. Rather, the two fee components should

be considered together from the point of view that the proposed approach is the more cost-effective: A replacement City Hall, of the appropriate size to meet current and future needs, may be constructed at a lower cost than a completely new police station.

FIRE PROTECTION FACILITIES

FIRE FACILITIES NEEDED FOR GROWTH

The Fire Department has determined that, with the exceptions as noted, the facilities and equipment outlined in Table 12 below are necessary to serve the new development projected to occur on the west side of Interstate 5 and may be funded entirely through impact fee revenues. The exceptions are the replacement ladder truck, the new fire truck, and the fire rescue vehicle. The ladder truck will primarily benefit existing development downtown; therefore 90% of the cost will be funded by the existing service population. On the other hand, the new fire truck will be housed in the planned new sub-station, but may on occasion be rotated to the existing Station No. 1. It is estimated that half the calls for the new fire rescue vehicle will come from new development. The same service population as law enforcement pertains to fire protection. Table 12 also calculates the cost per capita for fire protection facilities to serve growth.

Table 12 – Planned Fire Facilities

	Costs	Share to Existing Service Population	Share to Future Service Population Growth
Planned Fire Facilities for Growth			
New fire sub-station, land acquisition, utilities, construction (Growth's share: 100%)	$625,000	0	$625,000
Ladder truck (Growth's share: 10%)	$850,000	$765,000	$85,000
Fully equipped fire truck, including radio system (Growth's share: 90%)	$421,000	$42,100	$378,900
Breathing Apparatus (4)	$15,000	0	$15,000
Personal gear (4)	$10,000	0	$10,000
Fire Rescue Vehicle (Growth's share 50%)	$150,000	$75,000	$75,000
Total Cost for Fire Protection	**$2,071,000**	**$882,100**	**$1,188,900**
Service Population Growth			4,315
Cost per Capita for Growth			**$275.53**

Sources: City of Orland

Table 13 - Fire Protection Fee Schedule

Land Use[1]	Costs per Capita[2]	Occupancy[3]	Proposed Fee[4]	Current Fee
Residential				
Single Family	$275.53	2.90	$799.04	$652.00
Duplex	$275.53	2.40	$661.27	$586.00
Multi-family	$275.53	1.70	$468.40	$244.00
Mobile Home	$275.53	1.30	$358.19	$586.00
Non-residential				
Office	$66.13	4.00	$264.51	$201.70
Commercial/Retail	$66.13	2.50	$165.32	$201.70
Light Industrial	$66.13	2.00	$132.25	$252.20
Heavy Industrial	$66.13	1.00	$66.13	$252.20

[1] See page 3 for land-use type definitions.

[2] Cost per capita for non-residential is factored at 24% of the residential cost per capita.

[3] Persons per dwelling unit are estimated future rates set to equate projected population with housing units. Employees per 1000 square feet for non-residential land uses.

[4] Per dwelling unit for residential uses and per 1,000 square feet for non-residential land uses.

Sources: Tables 3 and 12

CITY HALL

The following City Hall analysis is the compliment to the analysis above for Law Enforcement. A new building would be constructed to house City administrative offices and Council chambers. The current City Hall would be renovated to serve the Police Department. The floor area currently used by City administration, facility standard, and the planned floor area of the new building are shown in Table 14. The cost to construct a new building and the cost allocation between existing population and growth are shown in Table 15. The planned City Hall is intended to provide the same level of service in terms of floor area per capita as the current City Hall. Even so, since an entirely new structure will be built, and not an incremental expansion of the current building, a share of the cost of the new City Hall must be borne by the existing population.

Table 14 - City Hall Existing and Planned Space

Facility	Current Floor Area SF
817 Fourth Street[1]	2,150 sq. ft.
Total Existing Service Population	8,034
Existing Level of Service	0.27 sq. ft. per capita
Planned Facility	3,300 sq. ft.
Total Existing Service Population	12,349
Future Level of Service	0.27 sq. ft. per capita

[1] Current City Hall floor area used by both City administration and Police.

Source: City of Orland

Table 15 - City Hall Costs and Allocation

	Service Populations and Standards	Cost per Sq. Ft.[1]	Total Cost for New Development
Service Population Growth	4,315		
Planned Facility Standard per capita	0.27 sq. ft.		
Additional space needed for growth	**1,165 sq. ft.**	**$200**	**$233,000**
Planned City Hall	3,300 sq. ft.		
Obligation of existing population	2,135 sq. ft.	$200	$427,000

Sources: City of Orland

As with police and fire the cost is allocated to residential and non-residential on a 70%/30% basis as follows:

Table 16 - City Hall Fee Allocation

		Residential Share	Non-residential
		70%	30%
City Hall Costs for Growth	$233,000	$163,100	$69,900
Service Population Growth (2013-2028)		3,728	2,445
Cost per Resident or Worker		$43.75	$28.59

Sources: Table 15

Table 17 - City Hall Fee Schedule

Land Use[1]	Costs per Capita	Occupancy Factor[2]	Fee Residential per unit/ Non-residential per 1,000 sq. ft.	Current Fees
Residential				
Single Family	$43.75	2.90	$126.88	$319.00
Duplex	$43.75	2.40	$105.00	$268.00
Multi-family	$43.75	1.70	$74.38	$185.00
Mobile Home	$43.75	1.30	$56.88	$161.00
Nonresidential				
Office	$28.59	4.00	$114.36	$43.49
Commercial	$28.59	2.50	$71.47	$63.81
Light Industrial	$28.59	2.00	$57.18	$99.83
Heavy Industrial	$28.59	1.00	$28.59	$165.11

[1] See page 3 for land-use type definitions.

[2] Cost per capita for non-residential is factored at 24% of the residential cost per capita.

[3] Persons per dwelling unit are estimated future rates set to equate projected population with housing units. Employees per 1000 square feet for non-residential land uses.

[4] Per dwelling unit for residential uses and per 1,000 square feet for non-residential land uses.

Sources: Tables 3 and 16

The prior fee study by Quad Consultants in 1995 recommended a City Hall fee of $74 per single family unit based on $129,000 in City Hall improvements. The current fee has apparently been updated since 1995 by a cost inflation factor of 8% per year, which in retrospect is very high given the relatively mild inflation in recent years.

LIBRARY

The Library service population includes only residents. Service population growth is given in Table 17.

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Table 18 – Library Service Population

	Service Population
Existing (2013)	7,626
New Development (2013-2030)	3,728
Total (2030)	11,354

The Library facilities, public service assets, and standard are summarized in the table below:

Table 19 – Library Facilities

Name	Location	
Orland Free Library[1]	333 Mill Street (Library Park)	6,905 sq. ft.
	Current Service Population	7,626
	Current library space per capita	0.91 sq. ft.
	Approximate volumes[2]	65,000
	Current volumes per capita	8.52
	Computer work stations	12
	Computer work stations per 1,000 pop.	1.57

[1] Current Library floor area includes the new Community Room addition of 930 sq. ft..

[2]Includes 50,000 hard-copy volumes and 15,000 electronic media

The recently completed Community Room has been added to the floor area for the purpose of establishing the standard per capita.

Table 20 – Library Cost per Capita

	Current Facility Standard Sq. Ft./Number of Volumes per Capita	Unit Cost[1]	Facility Expansion Cost Per Capita
Library space	0.91 sq. ft.	$172	$155.74
Volume, per resident	8.52	$25	$213.09
Computer stations (per 1,000 residents)	1.57	$500	$0.79
Total cost per capita for new development:			**$369.61**
Population Growth (2013-2028)			3,728
Total cost for new development:			**$1,377,913**

[1]Unit cost of library space based on recent contract award (Feb. 4, 2013) for Community Room addition: $160,000 for design and construction of 930 sq. ft. addition

Table 21 – Library Fee Schedule

Land Use[1]	Costs per Capita	Occupancy Factor[2]	Fee Residential per unit	Current Fees
Single Family	$369.61	2.90	$1,071.87	$319.00
Duplex	$369.61	2.40	$887.07	$266.00
Multi-family	$369.61	1.70	$628.34	$187.00
Mobile home	$369.61	1.30	$480.50	$161.00

[1] See page 3 for land use type definitions.

[2] Persons per dwelling unit are estimated future rates set to equate projected

Sources: Tables 3 and 20

The 1995 fee study for library included improvement costs totaling about $233,000 and a per capita cost of $64. This study, which is based on the existing inventory method shows that total costs to be nearly $1.4 million and $370 per capita in order to maintain the current standard. The City's current library space of 6,905 sq. ft. (including the future Community Room) will provide about 605 sq. ft of space for every 1,000 residents of the 2028 population, the American Library Association recommends 400 to 600 sq. ft. per 1,000 residents for planning purposes.

Park and Recreation Facilities

The current park system encompasses nearly 53 acres of total parklands as summarized below:

Table 22 – Park Inventory Summary

Location	Developed Park (acres)
Neighborhood Parks	
Vinsonhaler Park	18.00
Library Park	2.60
Spence Park	2.10
Mini-Parks	
Orland Centennial Park	0.26
Special Interest Parks	
Lely Aquatic Park	30.00
Total Developed Park Acres:	52.96
Undeveloped Park Land Acres:	0.00
Park Equivalent Acres[1]:	0.00
Total all Park Equivalent Acres:	**52.96**

Parks Service Population

For purposes of the fee, the City's park facilities are assumed to only serve residents of the City, given the general intensity of usage by residents as a group versus workers. The current

service population and growth from 2013 to 2028 is shown in Table 23 below is the same as the Library:

Table 23 – Park Service Population and Current Standard

City Parks, total area	52.96 ac.
Current Service Population (2013)	7,626
Current Park acres per 1,000 residents	6.94
Sources: Tables 4 and 22	

In addition to the developed park acreage in Table 22 above, the Orland Park and Recreation system includes the recreation building located in Lely Park. The recreation facility has a floor area of 8,664 square feet and a construction cost of $1,000,000. Table 24 below calculates the current standard for the recreation facility and its cost per capita. This cost per capita is carried forward to Table 25 where the total cost per capita is presented.

Table 24 – Park Service Population and Current Standard

Lely Park Recreation Facility, total floor area	8,664 sq. ft.
Current Service Population (2013)	7,626
Current Recreation Facility per capita	1.14 sq. ft.
Construction Cost	$1,000,000
Construction Cost per square foot	$115.42
Facility cost per capita	**$131.58**
Sources: City of Orland and Table 4	

Park Standards and Unit Costs

Park standards are typically stated in terms of parkland per 1,000 population. The Orland City Council set a park dedication standard of 8.4 acre acres per 1,000 residents. However, the existing park inventory is approximately 7 acres per 1,000. The existing park inventory is used to determine the impact fee to avoid the dual consequences of creating a "deficiency" that would obligate the city to fund additional park acquisition and development by its own means, while also increasing the level of service and impact fee amount for new development.

Park Cost Estimate

To calculate the cost of new park facilities needed to serve new development, a cost estimate was developed for a model 5-acre neighborhood park that includes the amenities found in the Orland's existing parks.

The cost of the model park is $296,545 per acre. The unit costs in the table, except for land acquisition, are based on a recent park impact fee study done for the City of Redding.

Table 25 – 5-acre Model Neighborhood Park Cost

Item Description	Quantity	Unit	Unit Cost	Total Cost
Street frontage Improvements 12' pavement, curb, gutter, sidewalk, driveways	400	LF	$ 150.00	$ 60,000.00
Clearing and Grading	5	Acre	$ 10,000.00	$ 50,000.00
Playground Equipment, 5-11 years	1	LS	$ 75,000.00	$ 75,000.00
Engineered wood safety surface for playground equipment	10000	Sq. Ft.	$ 3.00	$ 30,000.00
Full-court basketball, 56' x 90' (50' x 84' court and 3-foot out-of-bounds trim)	1	LS	$ 80,000.00	$ 80,000.00
Additional Amenities (e.g. Bocce Court, backstops, Wall Ball, Volleyball Courts)	1	LS	$ 20,000.00	$ 20,000.00
Trash Receptacles, 55 gal, aggregate stone	6	Each	$ 785.00	$ 4,710.00
Concrete Benches, 6 ft. flat	6	Each	$ 640.00	$ 3,840.00
Concrete Picnic Tables, 66 in. dia. round	8	Each	$ 825.00	$ 6,600.00
ADA Compliant Picnic Tables, 8 ft., concrete	2	Each	$ 735.00	$ 1,470.00
Drinking Fountains	2	Each	$ 2,000.00	$ 4,000.00
Bike Racks, 7 bike wave rack	2	Each	$ 1,133.33	$ 2,266.66
BBQ Grill, 300 sq. in enameled cooking surface	4	Each	$ 500.00	$ 2,000.00
Concrete Interior Path (6 ft. wide)	900	LF	$ 22.20	$ 19,980.00
12' Mow Strip, surrounding planting beds	400	LF	$ 4.00	$ 1,600.00
Irrigated Multi-Purpose Turf, 200' x 300'	60000	Sq. Ft.	$ 2.50	$ 150,000.00
Ornamental Planting	10000	Sq. Ft.	$ 7.50	$ 75,000.00
Other Ground / Slope Cover	45000	Sq. Ft.	$ 1.25	$ 56,250.00
Monument Entry Sign / Kiosk	1	LS	$ 3,000.00	$ 3,000.00
Amended Soil Base, turf, planting beds and miscellaneous ground cover	115000	Sq. Ft.	$ 1.00	$ 115,000.00
Shade Trees, 10 gallons	25	Each	$ 100.00	$ 2,500.00
Permanent Rest Rooms	2	Each	$ 75,000.00	$ 150,000.00
Water Supply	1	LS	$ 5,000.00	$ 5,000.00
Sewer Line	1	LS	$ 7,500.00	$ 7,500.00
Drainage	1	LS	$ 10,000.00	$ 10,000.00
Electrical	1	LS	$ 2,000.00	$ 2,000.00
Parking Lot (3" AC / 4" AB) approximately 2.5% of site, 20 spaces	5000	SF	$ 6.50	$ 32,500.00
Signage (Park Rules, Playground Rules, etc.)	6	Each	$ 500.00	$ 3,000.00
Total Construction				$ 973,216.66
Total Construction (By Acre)				$ 194,643.33
Utilities Fees @ 2%				19,464.33
Contingency @ 5%				48,660.83
Engineering / Design @ 5%				48,660.83
CM & Inspection @ 5%				48,660.83
City Administration @ 2.5%				24,330.42
Environmental @ 1%				9,732.17
				199,509.42
365-day maintenance	1	LS	$ 60,000.00	$ 60,000.00
Total Non-Construction (soft costs)				$ 259,509.42
TOTAL COSTS				$ 1,232,726.08
TOTAL COST (By Acre)				$ 246,545.22
Land Acquisition - 5 Acre Park	5	AC	$ 50,000.00	$ 250,000.00

Parks Cost per Capita

The following table calculates the park cost per capita at the current standard using the park acquisition and development costs stated above.

Table 26 – Park Cost per Capita

	Park Standards and Costs
Park and Recreation Acquisition and Development Costs for Growth	
Existing level of service per 1,000 population:	6.94 ac.
Service Population Growth to 2028	3,728
Park Acres Required for Growth	25.87
Estimated Park Development cost per acre	$246,545
Estimated Park Acquisition cost per acre	$50,000
Total Cost per Acre	$296,545
Developed Park cost for Growth	$7,671,619
Recreation Facility cost per capita	$131.58
Recreation Facility total cost	$490,530
Additional Recreation Equipment needed for Growth	$65,000
Total Park and Recreation Cost for Growth	$8,227,149
Cost per Capita at existing level of service:	**$2,206.85**

Sources: Tables 4, 22, 23 and 24

Use of Fee Revenues

The park impact fee revenues may be used to contribute to the acquisition and the development of new park land. Fee revenues may also be used to purchase or construct park amenities such as playground equipment, hard-courts, restrooms, ballfield and area lighting to extend hours of use and/or perform refurbishment within the parameters allowed by Government Code 66000.

Fee Schedule

Table 27 below presents the Parks and Recreation impact fee schedule for new development based on the facilities cost per capita. The fee represents the amount required to fund the new park facilities needed to accommodate growth based on the existing inventory standard. City-wide residential development would pay the fee based on the service population for the facilities.

Table 27 – Park and Recreation Fee Schedule

Land Use[1]	Cost per Capita	Occupancy[2]	Fee	Current Fee
Single Family	$2,206.85	2.90	$6,399.87	$3,477.00
Duplex	$2,206.85	2.40	$5,296.45	$2,897.00
Multi-family	$2,206.85	1.70	$3,751.65	$2,030.00
Mobile Home	$2,206.85	1.30	$2,868.91	$1,740.00

[1] See page 3 for land use type definitions.

[2] Persons per dwelling unit are future estimated rates set to equate projected population with housing units.

Sources: Tables 3 and 26

The proposed fee is substantially higher than the current fee for two primary reasons:

- While the investment of parks in Orland has not increased since the 1995 fee study—there were 53 acres then--the 1995 study used only the 5 acre per thousand standard of the Quimby Act. It is justifiable to use the current standard of nearly 7 acres per thousand.

- The costs of land acquisition and park development have also increased since 1995. The 1995 study estimated land cost at an average of $30,000 per acre and a park development cost of $75,000per acre. This study uses updated costs of $50,000 and $246,500 per acre for acquisition and development costs, respectively.

TRANSPORTATION

Streets segments and intersection improvements needed for growth were identified in the Orland General Plan Update Draft EIR Traffic Impact Analysis (TIA). The improvements summarized below represent mitigation measures for the traffic impacts of the growth projected for 2028 and improvements that the TIA assumed would be in place by 2028 and therefore constitute mitigation for indirect impacts

Table 28 – Circulation Improvements

Project	Current Costs (2013 Dollars)[2]	Funding from Other Sources	Funded by Traffic Impact Fee
Segments			
Extension of Stony Creek Drive to Bryant Street	$350,000	$0	$350,000
Extension of Stony Creek Drive to the west	$800,000	$0	$800,000
Extension of County Road MM (Hambright Avenue) between Bryant Street and SR 32,	$245,000	$0	$245,000
Extension of County Road MM (Hambright Avenue) between SR 32 and County Road 15 ½,	$370,000	$0	$370,000
Widening of County Road 15-1/3 between Papst Ave. and County Road N	$735,000	$0	$735,000
Intersections		$0	
#1 – Newville Road & County Road HH	$375,000	$0	$375,000
#2 – Newville Road & I-5 Southbound Ramps	$375,000	$0	$375,000
#3 – Newville Road & I-5 Northbound Ramps	$375,000	$0	$375,000
#5 – Walker Street (SR 32) & 6th Street	$35,000	$0	$35,000
#9 – SR 32 & County Road N	$425,000	$0	$425,000
Signalization of the intersection of SR 32 and Tehama Street (9th Street), and	$300,000	$0	$300,000
Signalization of the intersection of SR 32 and County Road MM (Hambright Avenue).	$375,000	$0	$375,000
Total Improvements for New Development :	**$4,760,000**		**$4,760,000**

[1] Source: *City of Orland; mitigation measures and improvements assumed in the General Plan DEIR Traffic Impact Study*

The methodology used in this study to allocate the circulation system improvement costs to the various land-uses is by the traffic demand generated by each land use is represented by its trip generation rate. This study uses the afternoon peak-period rates for residential and commercial/retail used in the TIA to calculate dwelling unit equivalent (DUE) factors for these land-uses. For office, light industrial and heavy industrial the Institute of Transportation Engineers (ITE) rates are used, since the TIA stated these rates in terms of peak-period trips per acre. The DUE states the impact of each unit of a given land use in terms of a single family dwelling unit. This study also includes a pass-by trip factor applied to the non-residential land uses to account for trips that are already on the road and do not add an impact to the network. The total new DUEs and the cost per DUE are calculated in the tables below.

Table 29 – Traffic Demand by Growth

Land Use[1]	Growth 2013-2028 Units or Thousand Square Feet	PM Peak Period Trip Rate	Pass-by and Diverted Trip Factor	DUE Factor[2]	New DUE's 2013-2028
Residential (in units)					
Single Family	1,165	1.00	1.00	1.00	1,165
Multi-family	233	0.62	1.00	0.62	144
Mobile Home	-	0.59	1.00	0.59	-
Total	1,398				1,309
Non-residential (in thousand sq. ft. units) [3]					
Office	162	1.49	0.70	1.04	169
Retail/Commercial[4]	309	3.73	0.40	1.49	461
Light Industrial	461	0.98	0.60	0.59	271
Heavy Industrial	105	0.15	0.70	0.11	11
Total	1,036				911
				Total DUEs	**2,221**

Table 30 – Circulation Cost per DUE

Circulation improvements cost for growth	$4,760,000
Other Funding Sources	$0
Total cost of new development's share	$4,760,000
Total new DUE	2,221
Cost per DUE	**$2,143.29**

Table 31 – Traffic Fees

Land Use	Cost Per DUE	DUE factor[1]	Fee[3]	Current Fees[4]
Residential				
Single Family	$2,143.29	1.00	$2,143.29	$1,435.00
Duplex	$2,143.29	0.62	$1,328.84	$1,141.00
Multi-family	$2,143.29	0.62	$1,328.84	$730.00
Mobile Home	$2,143.29	0.59	$1,264.54	$941.00
Non-residential				
Office	$2,143.29	1.04	$2,235.45	$1,458.49
Retail/Commercial	$2,143.29	1.49	$3,197.79	$2,620.80
Light Industrial	$2,143.29	1.04	$2,235.45	$655.30
Heavy Industrial	$2,143.29	0.11	$225.05	$550.67

[1]This factor combines peak-period trips and the pass-by factor

[2] DUE means "dwelling unit equivalent", or the impact by land use per unit compared to a single family dwelling unit.

[3] Fee per dwelling unit for residential land uses and per 1,000 square feet for non-residential uses.

[4] Current fees for Streets and Signals

DRAINAGE

This study analyzes and distributes drainage improvement costs on a city-wide basis. Presently Orland has three benefit areas for which drainage fees apply. The rational for spreading the costs to the entire city is similar to traffic improvements. All areas of the City benefit from major drainage improvements that protect critical road connections and assure continued access by emergency vehicles. The City's Storm Drain Master Plan recommends drainage improvements necessary to assure access during a 50 year rain event. These improvements include construction of a pump and pressure line from the Lely Park detention basin to the east side of the Tehama-Colusa Canal, and installation of a gravity pipeline from the canal to the basin at Haigh Field. The peak flow into Lely Park basin during a 50 year storm occurrence is approximately 35,500 GPM (gallons per minute). Pump selection does not need to accommodate the peak flow as long as the pump is sized appropriately and begins pumping well in advance of the peak runoff's arrival at Lely Park Basin. The costs of these improvements are summarized below.

Note that these improvements are very limited in scope and do not provide flood-proofing for private developments, or provide storm water management measures needed for NPDES compliance. Such flood/storm water quality mitigations are a private responsibility and typically must be established on-site through best management practices.

The methodology used to distribute the cost of the drainage improvements is based on the impervious acreage added by new growth as presented in the drainage allocation table below.

Table 32 – Drainage Improvements

Improvements	Project Costs (2009 dollars)[1]	Current Project Costs (2013 dollars)[2]
Pump, 20,000 GPM	$165,000	$174,260
36" Pressure pipe, 3,753 lf	$262,710	$277,454
48" Gravity pipe, 3,453 lf	$587,010	$619,954
Total Drainage Improvements:	**$1,014,720**	**$1,071,669**

[1] Source: *City of Orland Master Drainage Plan*

[2] Cost inflation factor:

California Highway Cost Construction Index 2009 (year):	78.4
California Highway Cost Construction Index 4th qtr. 2012:	82.8
Percent Change	6%

Table 33 – Drainage Cost Allocation

Land Use	Growth in Units or SF 2013-2028[1] (a)	Average Density Units or Floor Area Ratio (b)	Acres of New Residential Development[2] (c)	Acres of New Non-Residential Development[3] (d)	Runoff Coefficient[4] (e)	Impervious Area Growth (acres) 2013-2028 (c) or (d) x (e)
Residential (in acres)						
Single Family	1,165	5.0	233.0		0.50	116.5
Multi-family	233	13.0	17.9		0.75	13.4
Mobile Home	-	8.0	-		0.75	0.0
Nonresidential (in acres)						
Office	162	0.39		9.5	0.80	7.6
Retail/Commercial	309	0.27		26.3	0.80	21.0
Light Industrial	461	0.17		62.2	0.90	56.0
Heavy Industrial	105	0.1		24.1	0.90	21.7
				Total New Impervious Acres:		236

[1] Growth is consistent with the GP DEIR Traffic Impact Analysis

[2] Growth in acreage is based on forecasted dwelling units and assumed average units per acre: (c) = (a)/(b)

[3] Growth in non-residential acreage is based on the estimated floor area determined by employment occupancy ratios (the floor area per employee), and a floor area ratio, which is the square footage of floor area that may be constructed on each square foot of land area as follows: (d) = (a)*1000/(b)/43,560

[4] Runoff coefficients per *Standard Handbook for Civil Engineers, 3rd Edition* McGraw Hill

Table 34 – Drainage Cost per Impervious Acres

Master Plan Drainage Improvements	$1,071,669
Growth of impervious acres (2013-2028)	236
Cost per impervious acre:	**$4,537**

[1] Drainage Improvements identified in the *Orland Storm Drain Master Plan* by Rolls Anderson and Rolls, August 2009

The following table presents the proposed city-wide drainage fees. Note that currently there is no city-wide drainage fee.

Table 35 – Drainage Fees

Land Use[1]	Cost per Impervious Acre	Acres per per Unit Factors[2]	Imperviousness Factor	Fee[3]
Residential				
Single Family	$4,537	0.20	0.50	$453.70
Duplex	$4,537	0.15	0.65	$442.36
Multi-family	$4,537	0.08	0.75	$261.75
Mobil Home	$4,537	0.13	0.75	$425.34
Non-residential	$4,537			
Office	$4,537	0.0589	0.80	$213.65
Retail/Commercial	$4,537	0.0850	0.80	$308.61
Light Industrial	$4,537	0.1350	0.90	$551.41
Heavy Industrial	$4,537	0.2296	0.90	$937.40

[1] See page 3 for land use type definitions.

[2] Residential factors = acres per unit (1/units per acre). Non-residential factors = 1,000 sq. ft./Floor Area Ratio/43,560

[3] Fee per dwelling unit for residential land uses and per 1,000 square feet for non-residential uses.

COMMUNITY CENTER

This fee study presents a nexus analysis for the Orland's planned Community Center. A new community center facility has been proposed for Orland, the total cost of which, and the cost per capita are presented below. A fee for the Community Center was originally established in _____. Since the City doesn't have any facilities equivalent to a community center, the entire cost must be divided proportionately between existing and future development as shown in Table 36.

Table 36 – Community Center Cost Allocation

Proposed Community Center , cost estimate [1]	$4,357,300
Population 2028	11,354
Cost estimate per capita	$383.77
Population 2013	7,626
Cost for existing population	$2,926,614
Population Growth	3,728
Cost for new development	**$1,430,686**

[1] Estimate for 15,000 sq. ft. facility from May 20, 2013 Agenda Statement: Annual *Adjustment to Development Impact Fees*

Sources: City of Orland

With construction of the Community Center as planned, a new standard will be established as presented in Table 37. The service population for the Community Center includes only City residents.

Table 37 – Proposed Community Center Standard

Community Center, floor area	15,000 sq. ft.
Population 2028	11,354
Proposed Standard	1.32 sq. ft. per capita

Table 38 – Community Center Fees

Land Use	Costs per Capita	Occupancy Factor[1]	Proposed Fee[2]	Current Fee
Single Family	$383.77	2.90	$1,112.93	$1,650
Duplex	$383.77	2.40	$921.05	$1,430
Multi-family	$383.77	1.70	$652.41	$795
Mobile Home	$383.77	1.30	$498.90	$1,145

[1] Persons per dwelling unit are future estimated rates set to equate projected population with housing units.

[2] Fee per dwelling unit.

CITY OF ORLAND

CITY COUNCIL AGENDA ITEM #: VIII.B.

MEETING DATE: September 16, 2013

TO: Honorable Mayor and Council

FROM: City Manager

SUBJECT: **Economic Development Commission Recommendations for LED Street Lighting** (Direct Staff)

The City Council is asked to consider recommendations from the Economic Development Commission (EDC) relative to LED street lighting downtown and citywide.

BACKGROUND

As part of an objective to provide more light for Orland consistent with the "Bright Future" theme, lighting of the water tower and lighting of the Orland Arch, the EDC has been exploring ways to provide for more lighting specifically in downtown shopping areas and more generally throughout the community. The EDC is also interested in the economic potential of the more efficient LED type of lighting. The Public Safety Commission has likewise expressed interest in providing more light, especially for ways of pedestrian travel.

Staff investigation into having PG&E change all 457 existing street lights over to LED indicated an expected $800,000 investment vs. $13,600 in power savings per year (= 59-year payback). Federal and State financial assistance is currently not available.

The cost estimate for changing over just the 13 street lights in the Fourth and Fifth Street shopping areas from Walker to Mill is $22,750. Energy savings alone would not entirely cost justify the project. PG&E repainted these poles earlier this year at our request. Upgrading the light poles to attractive standards can be expected to cost $18,000 per pole, thus $234,000 for the downtown lamps based on matching what we have in Library Park.

PG&E plans to change all of its street lights to LED starting in 2014, and starting in East Bay communities, incorporating the cost into the utility bills of the customers during the first few years after retrofit. The company is targeting customers with 5000+ lights. It is not known when Orland can expect to be included in this program.

Proposed AB719, currently pending State action, is intended to require the CPUC to order investor owned utilities like PG&E to work with all cities to provide planning and funding mechanisms for conversion of streetlights to LED, but this is not expected to be implemented until fiscal year 2015-16.

Current city development standards do not require the use of LED, so new subdivisions are not being required to install LED – which is more expensive to install than traditional lighting technologies but provides a whiter light at significantly lower wattage consumption.

DISCUSSION

EDC recommends City Council consider directing staff to:

1. seek funding sources and conduct planning to change downtown lighting to LED;

2. incorporate LED street lighting into the city's development standards.

RECOMMENDATION:

Staff agrees with Commission recommendation while recognizing lack of currently available state and federal support for conversion to LED. Development standards can be modified now while we look for opportunities to accomplish downtown conversion as a planned, grant-funded project.

Fiscal Impact of Recommendation:

Depends on direction given. Converting downtown lights now would be $20,000 to $25,000 for lighting alone, plus an estimated $234,000 for decorative lamp poles. Minor planning, public works, engineering and administrative costs are expected in modifying the development standards.