

MINUTES OF REGULAR MEETING, ORLAND CITY COUNCIL, Monday October 15, 2012
7:30 p.m.

Meeting called to order by Mayor Elliott. Meeting opened with the pledge of allegiance.

ROLL CALL

Councilmembers present: Jim Paschall, Dennis Hoffman, Bruce Roundy, Vice Mayor Charles Gee and Mayor Wade Elliott

Councilmembers absent: None

Staff present: Chief of Police J.C. Tolle, City Planner Scott Friend, 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 he was pleased to see Councilmember Paschall back after his recent accident. Mr. Denton asked City Attorney Einhorn if he reviewed Section 8.0 in the Governance Policy. City Attorney Einhorn advised he had reviewed the policy; no concerns were stated.

Mayor Elliott presented to the Junior Girl Scout Troop 70103 and their leaders, Julie Walkup, Robin O'Brien and Abbie Kurth a letter of commendation for their troop's exemplary efforts to learn and participate in our local government process.

Presentation:

Helen Duree, Chamber of Commerce President, gave an update on the Chamber of Commerce activities and budget and request to consider possible City funding. Ms. Duree stated this would allow less time devoted to fundraisers and more time promoting and assisting local businesses. The annual budget is currently \$28,200, after expenses there is a shortfall of \$6,300. There are currently 165 chamber members with 10 volunteers that work regularly promoting the City. Chamber members are distributed monthly newsletters, informative business alerts, council agendas and human resource materials. The Chamber also provides ribbon cutting ceremonies for new businesses as well as information to travelers, such as maps and brochures and information to prospective new residents/businesses. Chamber activities include the Best of the West Expo, Annual Car Show, Golf Tournament, Fair Parade and Candidates Night. A downtown Christmas event will take place this year. Ms. Duree noted local cities vary on the amount of financial support to their local chamber. Ms. Duree advised the Chamber would like to partner with the City and focus on what the City can do to draw visitors off the freeway and keep businesses in our community. City Manager Carr advised the last Agreement the City had with the Chamber in 2007 allocated 15% of the City's TOT (transient occupancy tax). Council discussed the Chamber providing semi or annual reports and measurable goals to the City. Randy Fortner mentioned the OBIA has also asked the Chamber to take over some of their previous responsibilities. Mr. Fortner stated the Chamber would like to get back to their mission in generating and improving business.

Council agreed to review the Chamber's request during budget review next January.

Economic Development Commission Appointment:

Mayor Elliott brought forward for consideration the appointment of Sarah Leydon to fill the vacancy on the Economic Development Commission, with a term expiring December 31, 2013.

Councilmember Paschall moved, seconded by Councilmember Roundy to appoint Sarah Leydon to the Economic Development Commission with a term expiring on December 31, 2013. Motion carried with no abstentions.

CITY COUNCIL COMMUNICATIONS AND REPORTS

Councilmember Paschall had no reports at this time.

Councilmember Roundy reported on the following:

- Assisted the Friends of the Library book sale; raised \$3,600
- Attended League of Cities meeting with Mayor of Paradise; discussed CITIPAC and City Talks.
- New Certified kitchen at the fairgrounds available for rental.

Councilmember Hoffman had no reports.

Vice Mayor Gee reported on the following:

- Will be attending the Golden State RMA Conference on October 25, 2012; notify the City Clerk if you plan to attend.

Mayor Elliott called a short recess at 8:15 p.m.

Meeting resumed at 8:18 p.m.

CONSENT CALENDAR

- A. Approve City Council minutes for September 17, 2012.
- B. Approve Warrant List (payable obligations).
- C. Receive and file Economic Development Commission minutes for September 4, 2012.
- D. Receive and file Planning Commission minutes for August 16, 2012.
- E. Approve 2012 Local Agency Biennial Notice.
- F. Approve public notice of commission vacancies which expire December 31, 2012 and notice to advertise for those vacancies.

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

PUBLIC HEARINGS

1. An amendment to Title 17, Zoning, Chapter 17.96, Administration and Enforcement, of the Orland Municipal Code. As proposed, the amendment would revise Section 17.96.020, Nonconforming Uses, to establish a higher percentage of damage that a nonconforming structure would be subject to in order to be required to comply with all current City standards (burn-down letter). The proposed change would increase the damage standard threshold from 50% to 75% for the purposes of code conformity.

City Planner Friend gave a review of the proposed amendment to Section 17.96.020. The City's existing zoning code establishes that when a nonconforming structure is damaged to the extent that half of its assessed value is lost due to a damage inducing event (such as a fire); the property must be brought into compliance with current city zoning standards. The proposed change would increase the damage threshold from 50% (most common in cities) to 75% for the purposes of code conformity. City Planner Friend advised this revision would not solve the problem of a nonconforming use, but allows the greater potential of the continued rebuilding of that structure. The Public Hearing opened for comments at 8:22 p.m. Dwight Foltz, 70 E. Walker Street, stated the replacement value should be considered instead of an assessed value; it would be more accurate. Sharon Nord, 717 Trinity Street, asked if a Conditional Use Permit is still necessary for a burn down letter and whether the decision is at the City's discretion. City Planner Friend confirmed a CUP is still necessary and the decision is still at the City Council's discretion. Ms. Nord advised a large cost is still involved to the property owner. City Planner advised this amendment is one alternative to help people that have a damage event. Ms. Nord advised she has additional information available to city staff. Randy Fortner, 724 Fifth Street, stated the City needs to protect the integrity of existing properties and try remedying some of these nonconforming issues. The Public Hearing closed at 8:31 p.m. Vice Mayor Gee advised he is not sure what is being accomplished; it deserves further study. Councilmember Hoffman advised a bigger solution is needed.

Vice Mayor Gee moved, seconded by Councilmember Hoffman requests to send proposal back to city staff and the Planning Commission for further study.

Roll Call vote-

Ayes: Vice Mayor Gee and Councilmember Hoffman

Noes: Councilmembers Paschall, Roundy and Mayor Elliott

Motion died 2-3 with no abstentions.

City Planner Friend advised the proposed amendment still has merit; there are two different issues involved.

Councilmember Paschall moved, seconded by Councilmember Roundy to approve First Reading of proposed amendment to Title 17, Zoning, Chapter 17.96, Administration and Enforcement, of the Orland Municipal Code.

Roll Call vote-

Ayes: Councilmembers Paschall, Hoffman, Roundy, Vice Mayor Gee and Mayor Elliott.

Noes: None

Motion carried 5-0 with no abstentions.

Council directed staff to further study the nonconforming issue.

An amendment to Planned Development Use Permit #2004-03 for the Benson Estates project through the adoption of Planned Development Use Permit CUP- 2012-01 further described as follows:

Planned Development Conditional Use Permit #2012-01, Amendment:

Applicant: Richard A. Benson and Deborah P. Benson
630 Broadway Street, King City, CA 93930

Landowner: R & D Benson, LLC
630 Broadway Street, King City, CA 93930

APN's: 040-190-030 through 040-190-064

Location: North side of Newport Avenue, west of Cortina Drive, south of Cortina Court, East side of Interstate "5", Orland, CA 95963.

Zoning: "PD" (Planned Development) with the underlying "R-1" (Single Family Residential) Zoning District Standards.

GP Land Use: "Low Density Residential (R-L): six (6) dwelling units per acre.

Project: A proposed Amendment to Planned Development Conditional Use Permit #2004-03 to remove the Senior-only housing (55+) condition of approval.

Environmental Review: A Mitigated Negative Declaration was prepared by Eco-Analysts in 2004, and certified by the Orland City Council on September 7, 2004, for the original project analyzed as senior-only housing (55+ years of age). An update to the approved Mitigated Negative Declaration was prepared for this Amendment to analyze the potential impacts of the project to eliminate the age restriction requirement.

Proposed Actions: 1) Consider and adopt the revised Mitigated Negative Declaration in support of the proposed action; and, 2) Consider and approve an amended project description re-describing as a non age-restricted project and modifying Condition of Approval #21 regarding rear-yard setback conditions.

City Planner Friend brought forward request to amend the Benson project description and approved Condition of Approval #21 of Planned Development Conditional Use Permit #2004-03 to remove reference to a senior –only (55 years+) age restriction on the project and to revise an adopted Condition of Development Approval regarding rear-yard setback requirements to 15 feet. The Public Hearing opened at 8:54 p.m. Byron Denton, 127 Tanner Way, feels the amendment is necessary; a good change for the City. Randy Fortner, 724 Fourth Street, stated we need to jumpstart building, get jobs in the community, and put monies in the City coffers. With no further comments, the Public Hearing closed at 8:58 p.m. It was noted originally the setbacks were reduced to provide more buildable lots and the smaller lot size provided less upkeep for seniors. Mr. Benson advised most young families do not have time for big yards either. Vice Mayor Gee felt 5,000 square foot lots are too small for families and there is not enough senior housing. Vice Mayor Gee advised if Proposition 13 goes away, a lot of seniors will not be able to afford their homes. Councilmember Paschall did not feel seniors would live in that location anyway because

the subdivision is near the freeway. City Planner Friend stated there is an eight-foot masonry sound wall that meets the new sound barrier requirements. Councilmember Roundy advised the City needs to move forward. City Planner Friend noted the previous and revised analysis of traffic volume will remain unchanged and is considered at the best level of service. Richard Benson, applicant, stated the 3 bedroom homes will range from 1,250 to 1,400 square feet and will be solar ready. Mr. Benson stated he will be building one to two homes at a time.

Councilmember Roundy moved, seconded by Councilmember Paschall to approve and adopt the proposed amended and recirculated Initial Study/Mitigated Negative Declaration and Mitigation Monitoring Program per State CEQA Guidelines, Section 5074 and adopt CEQA findings stated below:

Findings for adoption of the updated Mitigated Negative Declaration:

1. The City of Orland has considered the updated Mitigated Negative Declaration and Initial Study prepared for the project and attached herein, and any comments received as part of the public review of the document; and
2. The City of Orland finds that on the basis of the whole record before it that there is no substantial evidence that the project will have a significant effect on the environment with mitigations incorporated into the project; and
3. The City of Orland finds that development of the proposed use will not constitute an actual or potential endangerment of the public health; and
4. The City of Orland has independently reviewed, analyzed, and considered the proposed updated Mitigated Negative Declaration with mitigation measures prior to making a decision on the project, and hereby finds that the document adequately represent impacts associated with this project; and
5. The City of Orland finds that the updated Mitigated Negative Declaration and Initial Study reflects the City's independent judgment and analysis; and
6. The City Clerk is designated as custodian of the documents and/or other materials, which constitute the record of proceedings upon which the decision of the City Council is based, and this record shall be maintained at Orland City Hall, located at 815 Fourth Street, Orland, CA 95963.

Motion carried 4-1, Vice Mayor Gee voted no with no abstentions.

Councilmember Roundy moved, seconded by Councilmember Paschall to approve Resolution No. 2012- 08 and adopt the findings listed below and approve the Planned Development Conditional Use Permit #2012-01, an amendment to approve PD-CUP#2004-03, for the Benson Estates project to revise the project description from a senior-only housing (55 years+) development to a non-age restricted housing development and approve revised

Condition of Approval #21 to allow for the reduction in the rear-yard setback from 20 feet to 15 feet for all lots in the project.

Findings for approval of the Project (Amendment to Planned Development Conditional Use Permit #2004-03):

1. The approval of the Amendment to this Planned Development Conditional Use Permit is necessary to protect a substantial property right of the applicant (OMC § 17.80.040).
2. The approval permits a use that will be compatible with other uses in the area, and that will not be detrimental to the other uses, rights or properties in the area (OMC 17.80.040).

The project is a residential land use allowed by Conditional Use Permit, which is compatible with the predominantly residential land uses in the vicinity and which is consistent with previous approval granted to the project.

3. The project is consistent with the General Plan Land use designation for the site and is compatible with the goals and policies of the General Plan.

The General Plan Land Use Designation for the project site is Low Density Residential ("R-L": up to 6 dwelling units per acre). The amendment to the Planned Development Conditional Use Permit is seeking to re-describe the proposed project through the removal of the senior-only (55+ years) housing condition originally presented by the project applicant with the project to non age-restricted housing on approximately 6.3 acres which does not exceed the allowed density prescribed by the General Plan (34 lots/6.3 acres = 5.4 dwelling units per acre).

4. The project will not be harmful to the public health and safety or the general welfare of the persons residing or working in the area.

The discussion regarding traffic in the updated environmental document indicates that the proposed use would not have any additional impact on traffic and noise with mitigation measures and conditions of approval in place and that Level of Service "A" would be maintained at the intersection of Cortina Drive and Newport Avenue.

5. The project will not result in substantial environmental damage.

The subject parcel has been previously improved with urban infrastructure supporting the use of the site for residential purposes and has no substantial value as habitat for endangered, rare, or threatened species nor has environmental features requiring protection not addressed in the project conditions.

Conditions of Approval for PD-CUP#2012-01: An Amendment to Planned Development Conditional Use Permit #2004-03, Benson Estates

General Conditions of Approval:

1. The applicant shall file a Declaration of Acceptance of the following conditions by submitting a signed copy of the conditions to the Planning Division within ten (10) days of City Council approval.

2. Applicant shall comply with the originally approved Mitigation Measures and Conditions of Approval for CUP #2004-03 and Tentative Subdivision Map #2003-11 as well as the Mitigation Measures and Conditions of Approval for this Amendment.
3. The developer shall note that the Orland Planning Division Fee Schedule requires payment within five (5) days of approval of the project of a **\$100.00** fee *made payable to the City of Orland* for preparing the Notice of Determination to meet the requirements of CEQA. Payment of this fee is the responsibility of the developer.
4. The developer shall note that Section 711.4 of the Fish and Game Code requires payment of a **\$2,101.50** fee within five (5) days of project approval *made payable to the Glenn County Recorder's Office* and submitted to the City of Orland for the filing of the Notice of Determination for the update to the Mitigated Negative Declaration to meet the requirements of CEQA. Payment of this fee is the responsibility of the developer.
5. Failure to comply with the conditions specified herein as the basis for approval of application and issuance of permit constitutes cause for the revocation of said permit. Unless otherwise provided for in a special condition to this Use Permit, all conditions must be completed prior to or concurrently with the establishment of the granted use.
6. The use granted by this permit shall be established within one year of the date of approval or the permit shall become null and void.
7. Neither the applicant, or any agent nor representative of the applicant shall intentionally omit or misrepresent any material fact in connection with the application. Any alleged material misrepresentation shall constitute grounds for the City of Orland to commence a revocation hearing and constitute grounds to revoke the permit.
8. Minor changes may be approved by the City Planner upon receipt of a substantiated written request by the applicant, or their respected designee. Prior to such approval, verification shall be made by each Department that the modification is consistent with the application, fees paid, and environmental determination as conditionally approved. Changes deemed to be major or significant in nature shall require a formal application for amendment by public hearing before the City Council.
9. Project lighting shall not exceed 0.5 foot-candles at the project site parcel boundaries. All outdoor lighting shall be shielded and directed inward onto the project site. All outdoor lighting on the project site, including lighting from fixtures installed on the outside of project buildings, shall be shielded or directed within the subdivision so that, at a minimum, no light sources greater than 0.1 lumens is emitted beyond the project boundaries to prevent glare from impacting surrounding residences and passing traffic on Interstate 5.
10. The project shall comply with any applicable California State Title 24 requirements.
11. Project shall obtain permits from the City and pay all appropriate fees for any required utilities modification, construction, and connections. Project shall also obtain all required permits from the

City Building Department, and pay all appropriate fees for any construction work to be undertaken as part of a project.

12. The Use Permit is only for the development and use as indicated on the final approved Site Plan. This use shall not be explained or modified beyond the approvals detailed in this report.

13. All signs shall comply with the City of Orland Sign Ordinance (Chapter 17.78 of the OMC)

14. No changes shall be made to any approved plan(s), which would alter the character of the approval project or the use of the property, without prior approval of the City Planner and City Engineer.

15. If changes are requested to this Planned Development Conditional Use Permit, Amendment, or the Conditions of Approval, a separate Conditional Use Permit Amendment shall be required, with all applicable fees, and approved by the Orland City Council, prior to implementing the changes.

16. No exterior storage of any materials, equipment, or vehicles is permitted as such would constitute a nuisance. Any such storage shall be grounds for revocation of this Permit.

17. The subdivision has a school bus and transportation bus turnout with an existing concrete slab for a future ten foot (10') weatherized bus bench shelter. The bus bench shelter shall be constructed prior to the issuance of the Certificate of Occupancy.

City Engineer's comments:

18. The City Engineer has reviewed the project amendment and does not have any engineering related comments since the infrastructure has already been installed and accepted for maintenance by the City.

PG&E Conditions of Approval:

19. Applicant shall dedicate all access/road easements for Public Utilities as required by PG&E.

20. Any relocation or rearrangement of any existing PG&E facilities to accommodate this project will be at the developers'/applicants' expense. There shall be no building of structures, or the storage of any materials allowed over or under any existing PG&E facilities, or inside any easements that exist which infringe on PG&E's easement rights.

Revised Condition of Approval #21:

21. The rear yard main building setback may be reduced from twenty feet (20') to fifteen feet (15') for the 34 lots for this project due to an easement grant to the Orland Unit Water Users Association permit.

Glenn County Environmental Health Department Conditions of Approval:

22. The Glenn County Health Services Agency has reviewed this project and finds it complete for further processing. The parcel is served by city water and sewer and should not discharge liquid waste into the environment.

Orland Unit Water Users Association Conditions of Approval:

23. In responding to the above-referenced request, we ask those comments contained in my letter of October 6, 2003, be considered and included in the Environmental Review process. The Association wishes to point out that the change in use of this development from senior housing to affordable housing will result in a higher amount of children residing within close proximity of the "open" Lateral #8 that abuts the subdivision to the north and east. The letter from the Water Users Association, dated October 6, 2003, is attached to this Staff Report and hereby incorporated by reference.

Air Quality Conditions of Approval:

24. Water all exposed soil in active construction sites at least twice daily. Frequency should be based upon the type of operation, soil, and wind exposure.

25. Land clearing, grading, earth moving, or excavation activities shall be suspended when winds exceed 20 miles per hour, as determined by an anemometer on site or at the direction of the Glenn County Air Pollution Control District (GCAPCD).

26. Apply non-toxic binders (e.g., latex acrylic copolymer) to exposed areas after cut and fill operations and hydroseed the area.

27. Plant vegetative cover in disturbed areas as soon as possible, if not covered by paving or houses.

28. Cover inactive soil storage piles.

29. Paved roadway should be swept or washed at the end of each day as necessary to remove excessive accumulations of silt and/or mud, which may have accumulated as the result of construction activities.

30. Use of alternatives to open burning of vegetative material on the project site, such as chipping, or mulching, unless otherwise deemed infeasible by the GCAPCD.

31. Post a publicly visible sign with the telephone number of a responsible person to contact regarding dust complaints. This person shall respond and take corrective action within 24 hours.

32. The primary contractor shall be responsible for ensuring that all construction equipment is properly tuned and maintained.

33. Utilize existing power sources (e.g., power poles) or clean fuel generators rather than the

34. Minimize diesel or gasoline engine idling time to 10 minutes.

Cultural Resources Conditions of Approval:

35. During any excavation or other substantial subsurface disturbance activities, individuals conducting the work shall be advised to watch for cultural resource materials. Should any evidence of prehistoric cultural resources be observed or historic cultural resources, all work shall immediately cease, and a qualified archaeologist shall be consulted to assess the significance of the cultural materials at the expense of the developer.

36. If human remains are discovered, all work shall immediately cease, and the Glenn County Sheriff and Coroner shall be contacted. Should the remains prove to be of cultural significance, the Native American Heritage Commission in Sacramento, California, shall be contacted.

Erosion Control Conditions of Approval.

37. Hay bales, silt fences, gravel berms, sediment basins, or other controls shall be used to prevent sediments from entering the storm drain system.

38. The effectiveness of the erosion control measures shall be regularly monitored by City personnel and any problems promptly corrected.

Noise Conditions of Approval:

39. An 8-foot high, 8-inch wide masonry wall, with a top cap extending 3-4 inches toward the freeway, shall be constructed along the western boundary of the property. It will extend approximately 50 feet on the southern boundary to the westernmost street entry to the project. A setback, for improved sight distance, of 10 feet from the inner side of the sidewalk is allowable. That wing shall extend at least 100 feet

40. Homes backing up to the freeway and wall shall have windows meeting a minimum Sound Transmission Class rating of 32 for all bedrooms.

41. Construction activities shall be limited to the hours of 7:00 a.m. to 5:00 p.m. unless an exemption is received from the City to cover special circumstances.

Caltrans Conditions of Approval:

42. Thank you for the opportunity to review and comment on this project. The current application is a request to revise the project from senior-only housing to affordable housing. The project is located north of Newport Avenue, east of Interstate "5". This project is not expected to have significant impacts on the State Highway System, but will add to cumulative traffic. Fees should be collected to contribute toward future improvements to state and local facilities in the area.

Cost Recovery:

43. Applicant shall pay Cost Recovery for Staff time spent processing this Conditional Use Permit Amendment if Staff time exceeds the initial application fee (Resolution #2008-26, adopted November 16, 2008, by the Orland City Council).

City Attorney Condition of Approval:

44. Any documents recorded against the subject property after July 1, 2004, are subject to review and approval by the City Attorney.

Planned Development Conditional Use Permit #2004-03, Amendment:

45. Per Planned Development Zoning Code Section 17.60.040 A., all uses, development, and design standards for this project shall conform to the "R-1" (Single Family Residential) Zoning District Standards (OMC Chapter 17.20) regarding uses, lot requirements, design requirements, setbacks, and height, and ground coverage **except** as follows:

Code Section Standard Required in "R-1" Approved for Project

17.20.020, 030 and 040 Permitted Uses. Same as "R-1"

17.20.050 Lot Requirements 6,000 SF interior 5,000 SF interior

17.20.050 Lot Area 7,000 SF corner 6,000 SF corner

17.20.050 Minimum Lot Width 60 ft. interior 50 ft. interior

17.20.050 70 ft. corner 60 ft. corner

17.20.050 Maximum building coverage 40 % 45%

17.20.060 Design Requirements Same as "R-1"

17.20.070 Setbacks Same as "R-1" (except 15 ft. rear, Condition of Appr. #21)

17.20.080 Height Same as "R-1"

Motion carried 4-1, Vice Mayor Gee voted no with no abstentions.

ADMINISTRATIVE COMMUNICATIONS

City Manager:

City Manager Carr brought forward a request to expand the Facade Improvement Program. The Economic Development Commission is recommending expanding the business façade improvement program from downtown only to citywide. Four businesses to date have utilized the program. At this time, \$1,362.18 has been expended from the total budget of \$15,000. The maximum reimbursement is \$1,000 per storefront for one half the costs of the materials. Council agreed labor costs should not be involved.

Vice Mayor Gee moved seconded by Councilmember Hoffman to authorize the expansion of the Facade Improvement Program from downtown to citywide. Motion carried with no abstentions

City Manager Carr requested Council to consider approval of a Social Media Policy. The City Attorney used the model provided by the League of California Cities. The policy will guide visitors and city employees to City social media sites such as a Facebook page. City Manager Carr advised City staff will be utilized to monitor these sites.

Councilmember Roundy moved, seconded by Councilmember Paschall to adopt the Social Media Policy and update to the Governance Policy. Motion carried with no abstentions.

City Manager Carr presented request for Council to approve Informational Technology Plan Update and Budget Appropriation. A summary was given on each of the following departments:

City Hall (Public Works and Recreation)

1. Replace City Hall server
2. Replace two older City Hall work stations immediately, with OS, software and licenses.
3. Replace next four oldest work stations in FY14 with OS, software and licenses.

Library

1. Upgrade to high speed internet. This can be done at no additional cost, conversion is progress.
2. Assess system firewall vulnerabilities and bottlenecks after speed is improved; consider options for hardware and software.
3. Consider contract maintenance provider service options.
4. Once networks speeds are addressed, we can assess system security and address any issues before considering opportunities for improved public Wifi access.

Police Department

1. Continue field testing of first mobile laptop, work out bugs; add second and third mobile laptop if deemed feasible and required.
2. Replace four oldest work stations immediately, with OS, software and licenses.

Byron Denton advised the Public Works department still needs to budget for an auger monster.

Councilmember Paschall moved, seconded by Councilmember Hoffman to approve the replacement of two work stations in City Hall at a cost of \$3,000. Funds will be expended from the General Fund and partial water/sewer funds. Motion carried with no abstentions.

City Manager Carr informed Council no further information was received on the closed session matter, therefore, closed session will not be held at this time.

Closed Session

Closed Session was not held on Negotiation of Real Estate Transaction; Pursuant to Government Code Section: 54956.8; Property: 701 W. Walker St., Orland, CA; Under negotiation: real estate price.

ADJOURN

Meeting adjourned at 9:30 p.m.

_____Clerk

_____Mayor