High Density Residential (R-H)

This classification allows for development densities of up to 20 ~~25~~ dwelling units per acre. Population per acre is not expected to average more than 60 in this land use designation. Maximum coverage for all buildings in this designation should not exceed 70 percent. This designation allows flexibility in housing types including single-family detached, zero lot line single-family, duplex, triplex, and four-plex units, townhouses, apartments, and condominiums.

Mixed Use (M)

The Mixed Use designation is utilized in the Downtown District and other areas as deemed appropriate by the City and is intended to provide for a pedestrian-oriented live/work/play environment, where the business community, residents, and visitors mingle in a dynamic setting, walking from offices to restaurants to shops to home. Preservation of historic features, building design, streetscape design, signage, and the use of creative parking strategies would be integral components of development in these areas.

Commercial (C)

This designation allows up to 60 percent building coverage and up to 100 percent coverage by parking/paved areas in the downtown area. This classification is intended to provide for a range of uses including retail stores, restaurants, professional and medical offices, large office complexes, light manufacturing plants, outdoor recreation facilities, hotels, and many other uses involving the sale of a product or a service.

Heavy Industrial (I-H)

This designation allows up to 70 percent building coverage and up to 100 percent paved coverage for parking and storage. The City may differentiate between uses requiring outside storage of materials and wholly interior activities (power consumption, manufacture, etc.) which are further addressed in the Zoning Ordinance. Typical uses would include warehousing, technical support offices, fabrication, combustion turbine technology power plants (natural gas power plants), and assembly uses. Other uses would be appropriate pending discretionary review and application of performance standards to determine compatibility with existing industrial uses.

Uses that characterize an industrial designation shall require consideration of environmental and land use compatibility criteria to optimize their location. Industrial uses should be located to provide for proper truck and/or rail access and should be buffered from incompatible uses.

Light Industrial/Commercial (I-L/C)

This designation allows up to 60 percent building coverage and up to 100 percent coverage by parking/paved areas in the downtown area.

insurance needs and do not necessarily show all areas subject to flooding, such as agricultural areas which have flooding potential due to irrigation water delivery systems and agricultural practices. As discussed in more detail in the Public Facilities and Services section of the Orland Background Report, localized flooding is due, in part, to Orland's storm drainage system operating at capacity. In addition to operating at capacity, localized flooding can also be attributed to obstructions or blockages in the system often caused by illegal dumping. According to the City Engineer, the City's storm drainage system is adequate and is not reflected as being substandard or deficient.

Localized flooding can also occur as an unintended result of flood irrigation of adjacent agricultural land. The amount of flooding varies depending on the difference in road and field elevations, but can be a temporary hazard to traffic.

Regional Flooding

The primary regional flooding threat for the City of Orland is the potential failure of Black Butte Dam located northwest of the City.

Dam Inundation

The California Office of Emergency Services (OES) has developed and approved dam failure inundation maps for areas below California's dams. These maps are intended to be used by state and local officials for the development and approval of dam failure emergency procedures. The maps are also used to provide information needed to make natural hazard disclosure statements. Files are maintained on the OES home page. The inundation maps maintained on file by OES are prepared for emergency planning purposes only and may not be drawn at a sufficient scale or level of detail to identify specific parcels of land. More information on these maps is available in the Background Report.

Black Butte Reservoir is fed by Upper Stony Creek and has a capacity of approximately 137,000 acre-feet of water. However, it is uncommon for the actual facility to reach capacity and the reservoir levels are typically lower than capacity during most of each year.

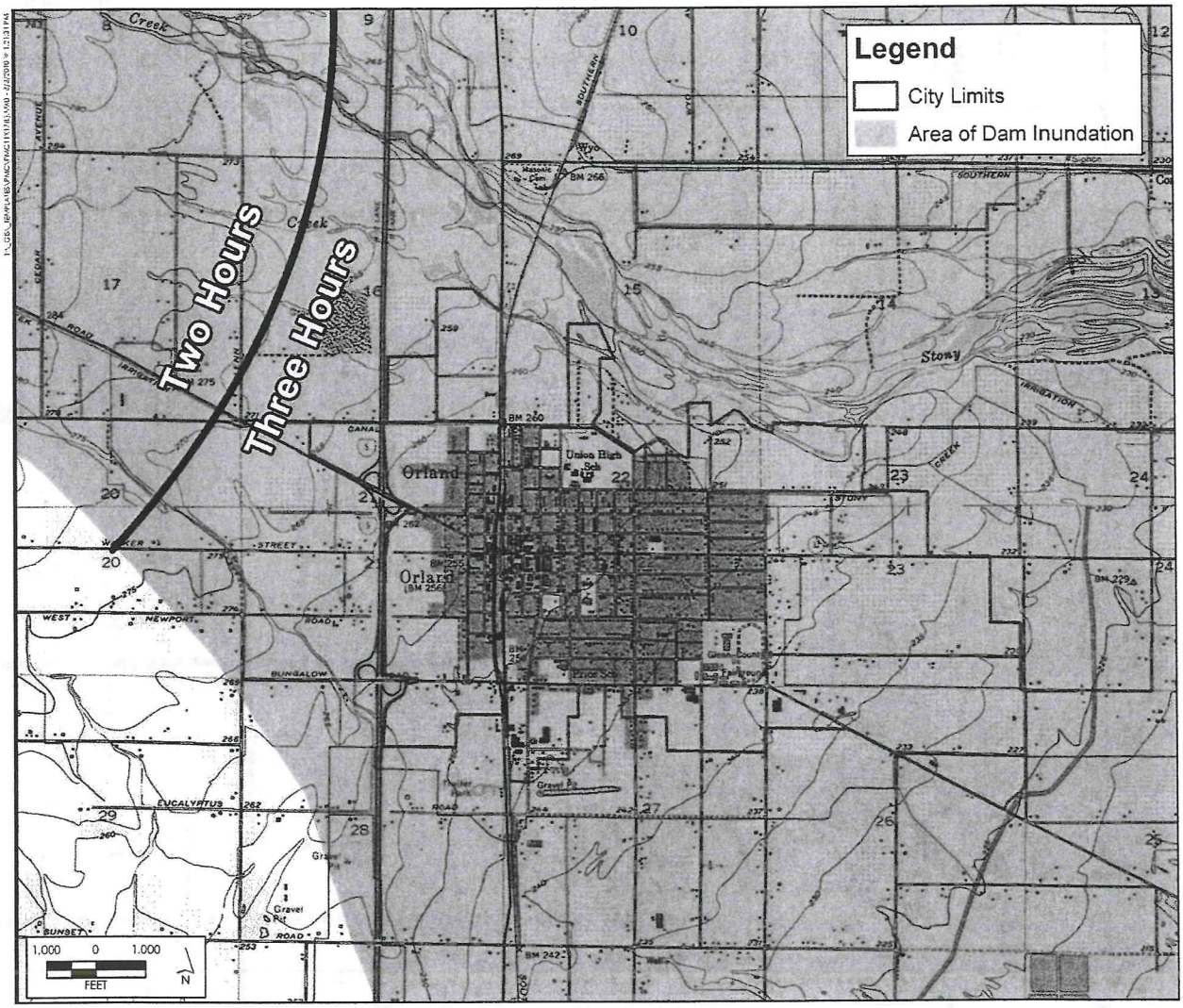
As shown in **Figure 4-1,** the entire Planning Area is subject to flooding should the Black Butte Dam fail. The U.S. Army Corps of Engineers Inundation Map shows a three-hour contour line just west ~~east~~ of the City which advises that inundation is expected to occur within three hours of dam failure.

GOALS, POLICIES, AND PROGRAMS

GOAL 4.2: MINIMIZE THE RISK OF PERSONAL INJURY AND PROPERTY DAMAGE RESULTING FROM FLOODING.

Policy 4.2.A: The City shall work to develop and implement flood control strategies for the City of Orland.

FIGURE 4-1
DAM INUNDATION MAP



FIRE THREAT

Three types of fires have the potential for resulting in major losses in and around the City. These include fire or explosion at one of the local agricultural processing plants, major operational failure of the rail service or interstate that passes through Orland, and urban conflagration (multiple simultaneous structural fires).

The most likely fire threat in Orland would be a structural fire within a residence or small business. There are no unique or significant fire hazards associated with the rural/urban interface between the City and surrounding open spaces. The threat of wildland fire is considered to be minimal based on land uses surrounding the City.

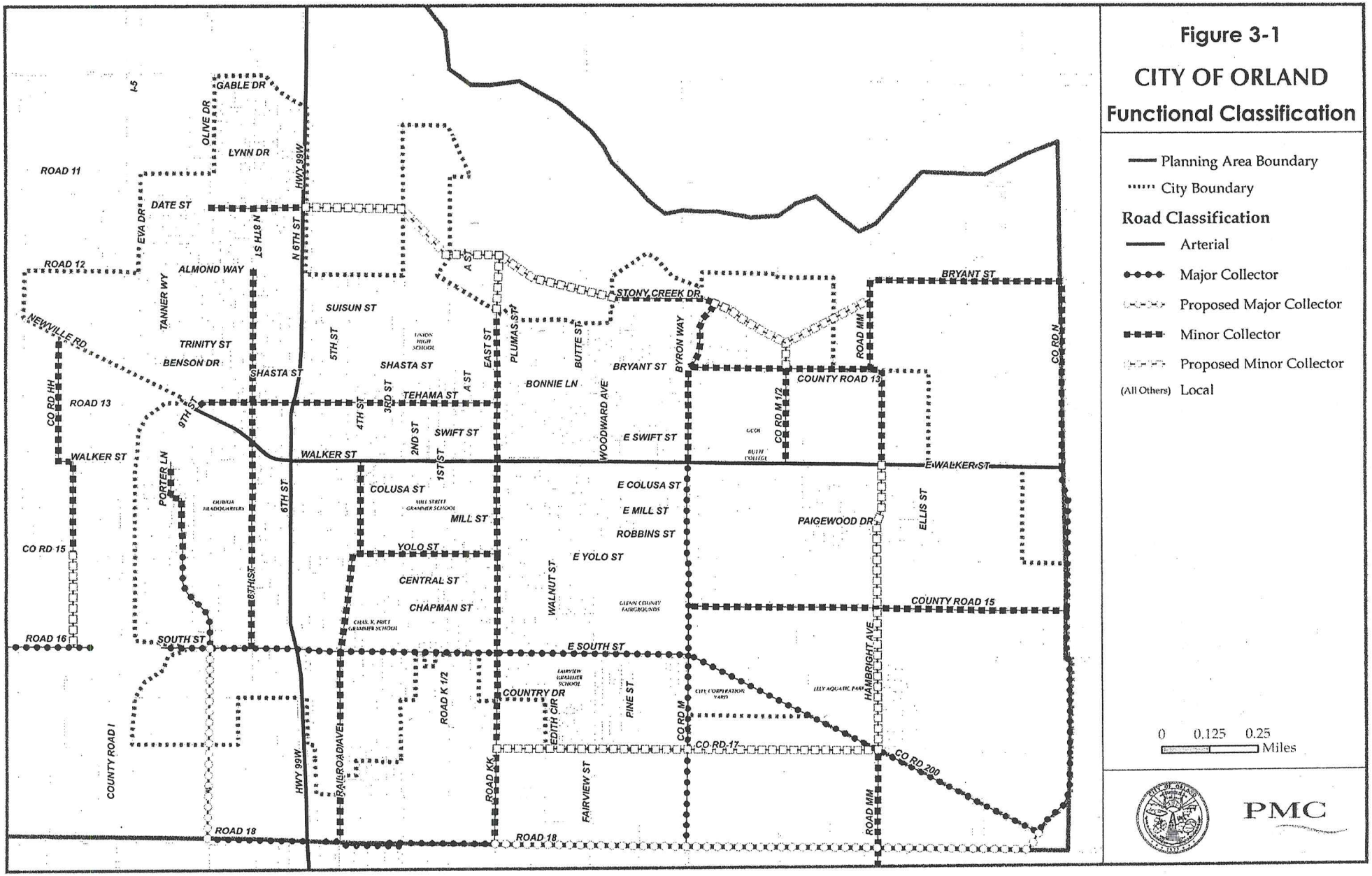


Figure 3-1

CITY OF ORLAND

Functional Classification

Planning Area Boundary

City Boundary

Road Classification

Arterial

Major Collector

Proposed Major Collector

Minor Collector

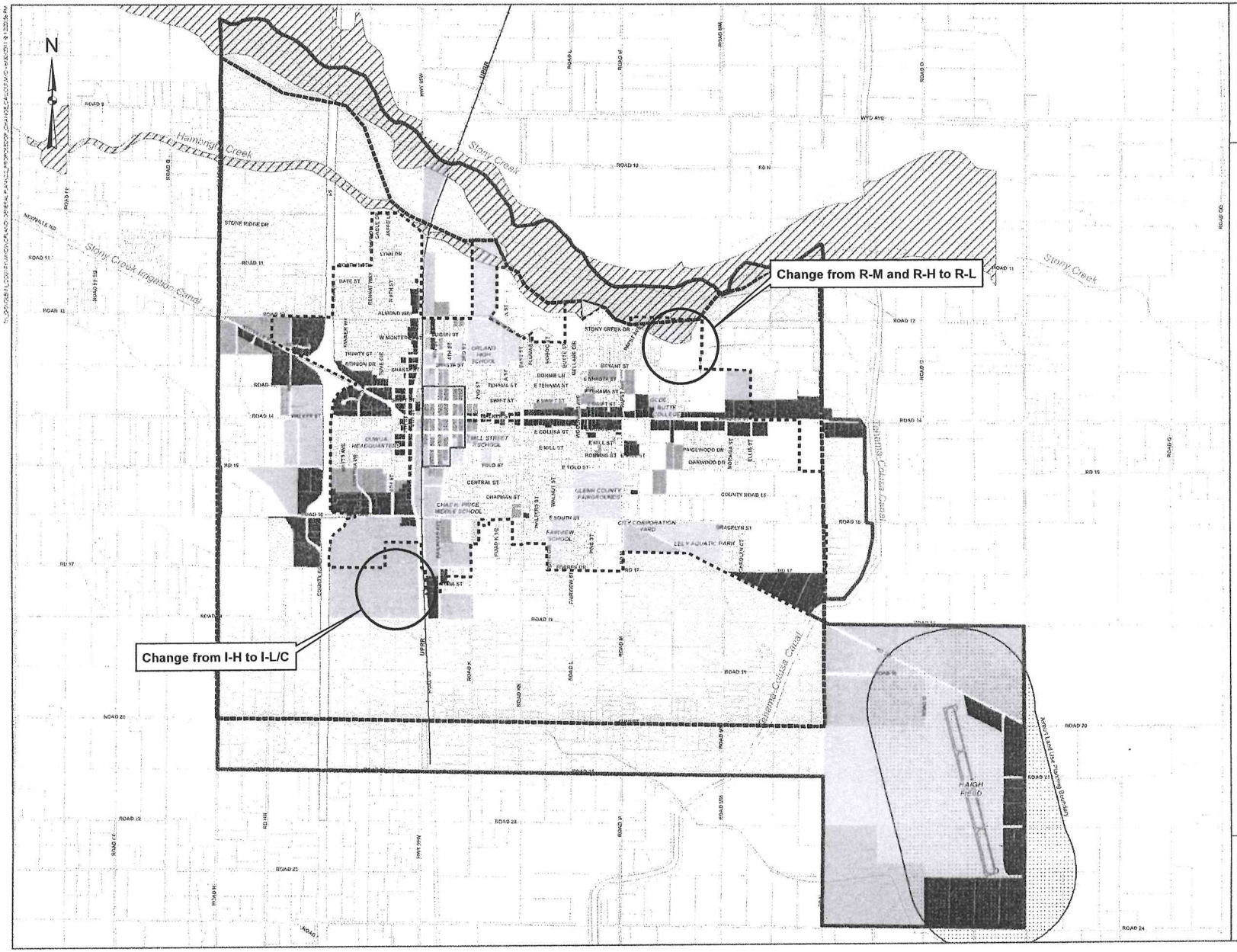
Proposed Minor Collector

(All Others) Local

0 0.125 0.25

Miles

PMC



City of Orland

Land Use Diagram

- Planning Area
- City Boundary
- SOI
- C - Commercial
- I-H - Heavy Industrial
- I-L/C - Light Industrial/Comm.
- R-E - Residential Estate
- R-L - Low Density Residential
- R-M - Med. Density Residential
- R-H - High Density Residential
- P-F - Public Facility
- M - Mixed Use
- OS/RC - Open Space/ Resource Conservation
- 100-Year Floodplain

The area designated as Open Space / Resource Conservation land is intended to reflect the 100-year floodplain as delineated on FEMA FIRM Maps Nos. 165 and 170.

0 0.25 0.5 Miles

PMC