

City of Orland
Received
Date: 9/9/20 By: [Signature]

September 7, 2026

To: Jake Morley, city of Orland planner;

Regarding the rezone from r-1 to R-3 papst & south.

These are my concerns along with some feedback as I talk with fellow Orland citizens.

- 1) **Traffic** concerns already pretty heavy on south due to amazons' direct line into town then catch freeway. Lots of complaints on Facebook about how folks get off highway 32 turn left onto papst and speed straight to stop sign or pass through as is a race track. Now add 125 to 250 more vehicles if r-3 vs 36-72 As r-1.
- 2) **The quadrant of east street to papst south to walker already a single dwelling residential area**, therefore r-1 is consistent with city's existing plans. Many neighbors in this quadrant have expressed **no** to an apartment complex as I have been speaking directly to them. Stick to residential r-1 housing to complete this quadrant of city of Orland. Better location for an apartment complex further on papst vacant lot across from roundtable less problems for developers.
- 3) **City growth hasn't kept up with infrastructure capacity such as antiquated sewer & storm drain system** & this location kind of at the end of the line out of town pray no hazardous incidents yet to come. On Facebook folks already complaining about city keeping up with maintenance in anticipation for storms so let's add more to an antiquated system. I was told by public works years ago that the stench on south was due to old system & pipes so drop deodorant bars to reduced doesn't work. Thinking $125 \times 4 = 500$ contributors as R-3 vs $36 \times 4 = 144$ contributors as r-1. Address this before problem gets out of hand. city needs to bring infrastructure up to 21st century & beyond standards
- 4) **Ditches** since border agriculture are an endangerment to all children regardless of zoning, water users won't cover so as we develop residential needs to be factored in, especially this location due to park & school.
- 5) At the meeting developers as I **heard want the change due to numbers not crunching out** as 36 r-1 so want you the city to rezone r-3 to 125. Since when errors by the developer should the city of Orland, the planning commission we residents near it or in the quadrant of east to papst & south to walker to bare their responsibility. **No**, we won't and shouldn't bare it. Secondly after reading the housing element cost of home \$300,000 developers need a \$400,000 since when is the profit & risk to be 25%, sounds like greed to me, **maybe an audit of their number crunching is due**. This is rural not urban get real. Future developers need to not only be good at building but vetted for being socially responsible & fiscally ethical as well as concerned about city &

community issues. Why not leave it vacant bet owners from Santa rosa can get a tax write-off break or deduction taxes by donating to the fairgrounds or city, just a thought, turn back into agriculture. **Leave it r-1 vs r-3 better for all city residents.**

- 6) Recently my sister ran into someone to whom was trying to repair a wall from some low-income apartment or house here in Orland put up picture and wall cracked open so trying to caulk it & repaint, who & where not the issue my point is are we in **city of Orland accepting or getting low-quality work** putting at risk future property resale and or turning around. I know about shoddy work I bought a chip house and have had to do a lot of extra work much like my neighbors have also done.
- 7) At the public hearing developer had **no idea of extra needed to make any project work** there, only talked sidewalks sounded like minimal effort& investment, no concern for traffic, city lights, putting ditches underground or any infrastructure (sewer & storm drains) concerns, lacked what our city's needs are comprehensively no CEQA info or link provided.
- 8) **Apartments concerns**, landlord in this case out of Santa rosa so Absent. Then subcontract to property management probably out of chico so not locally vested, already I hear of complaints about other apt squeezed into residential, noise, trash being tossed into their property, police there a lot, problems. Then who the target population, landlords would love to see section 8 vouchers they get paid and others do the work, a sweet deal at least back a few decades when my staff managed these programs. **While city of Orland becomes chicos ghetto suburb. No thank you. Leave r-1 zone.** We on pine, holly & brookside no want apartment tenants looking down into our front & backyards invading our privacy & security.
- 9) **By keeping r-1** attract folks to be **vested in our city as homeowners**, working their way up in the workforce & housing, just like who I bought mine from they then purchased a step up to bigger home. By being vested in Orland, they then contribute to its growth, possibly volunteer at various city activities maybe even city commissions. vs temporary housing.
- 10) **What about ancillary costs to the city** such as increased problems or work load impact on ambulance, fire department, law enforcement, public works (roads sewer storm drains) administrative, and so on. Growth goes up these also must go up to handle. Need to be balanced I would imagine homeowners less of a burden on city & greater asset than apartment tenants

Respectfully submitted a concerned pine street resident.