

# Gridley Planning Commission – Regular Meeting Agenda

Wednesday, May 22, 2024; 6:00 pm

Gridley City Hall, 685 Kentucky Street, Gridley, CA 95948

*“Our purpose is to continuously enhance our community’s vitality and overall quality of life. We are committed to providing high quality, cost-effective municipal services and forming productive partnerships with our residents and regional organizations. We collectively develop, share, and are guided by a clear vision, values, and meaningful objectives.”*

The Public is encouraged to attend and participate in person. Comments from the public on agenda items will be accepted until 4 pm on May 17<sup>th</sup>, 2024, via email to [csantana@gridley.ca.us](mailto:csantana@gridley.ca.us) or via the payment/document drop box at Gridley City Hall and will be conveyed to the Commission for consideration.

You may view using the following link, ID, and passcode:

<https://us06web.zoom.us/j/85471111766?pwd=kQ9xRcVhZUrsWl3rfEU-JlBds0oiA.oUb6ExPCwrExj7T->

Webinar ID: 854 7111 1766

Passcode: 836389

Or Telephone:

+1 669 444 9171 US

+1 720 707 2699 US

**CALL TO ORDER** – Chair Espino

**ROLL CALL**

**COMMUNITY PARTICIPATION FORUM** - Members of the public may address the Planning Commission on matters not listed on the agenda. The Planning Commission may not discuss nor act on any community participation item brought forward by a member of the community. Comments are requested to be limited to three (3) minutes.

**CONSENT AGENDA** – None

**PUBLIC HEARING**

1. **TPM 1-24; Orchard Hospital;** Application for a tentative parcel map to subdivide an approximately 4.9-acre parcel into two parcels resulting in one parcel 1.0-acre and one parcel 3.9-acres along with establishing an easement for ingress and egress from Spruce Road locate on the north side of Spruce Road. The property has a General Plan land use designation as Public and a zoning designation as Public Quasi Public (PQP). APN 010-250-048
2. Housing Element Update 2022-2030

## **CITY STAFF AND COMMISSION INFORMATIONAL UPDATES**

**ADJOURNMENT** – Adjourning to the next regularly scheduled meeting on June 19<sup>th</sup>, 2024. This agenda was posted on the public bulletin board at City Hall at or before 6:00 p.m. on May 19<sup>th</sup>, 2024. This agenda along with all attachments, if any, is available for public viewing online at [www.gridley.ca.us](http://www.gridley.ca.us) and/or at the Administration Counter in City Hall, 685 Kentucky Street, Gridley, CA. This is a public meeting, and anyone may address the Planning Commission. Any documents that were provided to the Planning Commission after the Agenda packet was distributed are also available for public review during normal business hours.

Meeting facilities are accessible to persons with disabilities. By request, alternative agenda document formats are available to persons with disabilities. To arrange an alternative agenda document format or to arrange aid or services to modify or accommodate persons with a disability to participate in a public meeting, contact the City Clerk by calling 846-3631 (voice). This request should be received at least three working days prior to the meeting to accommodate your request.

**Planning Commission Item #1**  
Staff Report

**Date:** May 22, 2024  
**To:** Chair and Planning Commissioners  
**From:** Donna Decker, Planning Department

	Regular
<b>X</b>	Special
	Closed
	Emergency

**Subject:** **TPM 1-24; Orchard Hospital;** Application for a tentative parcel map to subdivide an approximately 4.9-acre parcel into two parcels resulting in one parcel 1.0-acre and one parcel 3.9-acres along with establishing an easement for ingress and egress from Spruce Road locate on the north side of Spruce Road. The property has a General Plan land use designation as Public and a zoning designation as Public Quasi Public (PQP). APN 010-250-048

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**Recommendation**

Planning Commission to

1. Recommend the Planning Commission adopt a Categorical Exemption per Section 15315, Class 15; Minor Land Divisions.
2. Recommend the City Council approve a Tentative Subdivision Map 1-24;

**Summary**

Orchard Hospital has applied for a tentative parcel map to reinstate the boundaries of a previously existing lot and to provide an additional area for access from Spruce Street to the parcel.

**Discussion**

On May 22, 2023 the city approved the development of the Orchard Hospital Adolescent Services (OHAS), SDP 1-23. This project was approved at a staff level, because the site had an existing medical facility that would be demolished and the new facility constructed. Due to various funding requirements, the project must be on its own parcel, therefore, Orchard Hospital is processing a Tentative Parcel Map to create a separate parcel for the facility. An additional area contiguous to the southwest corner of the site will provide connectivity for access from Spruce Street via an easement to the new parcel.

**Public Notice**

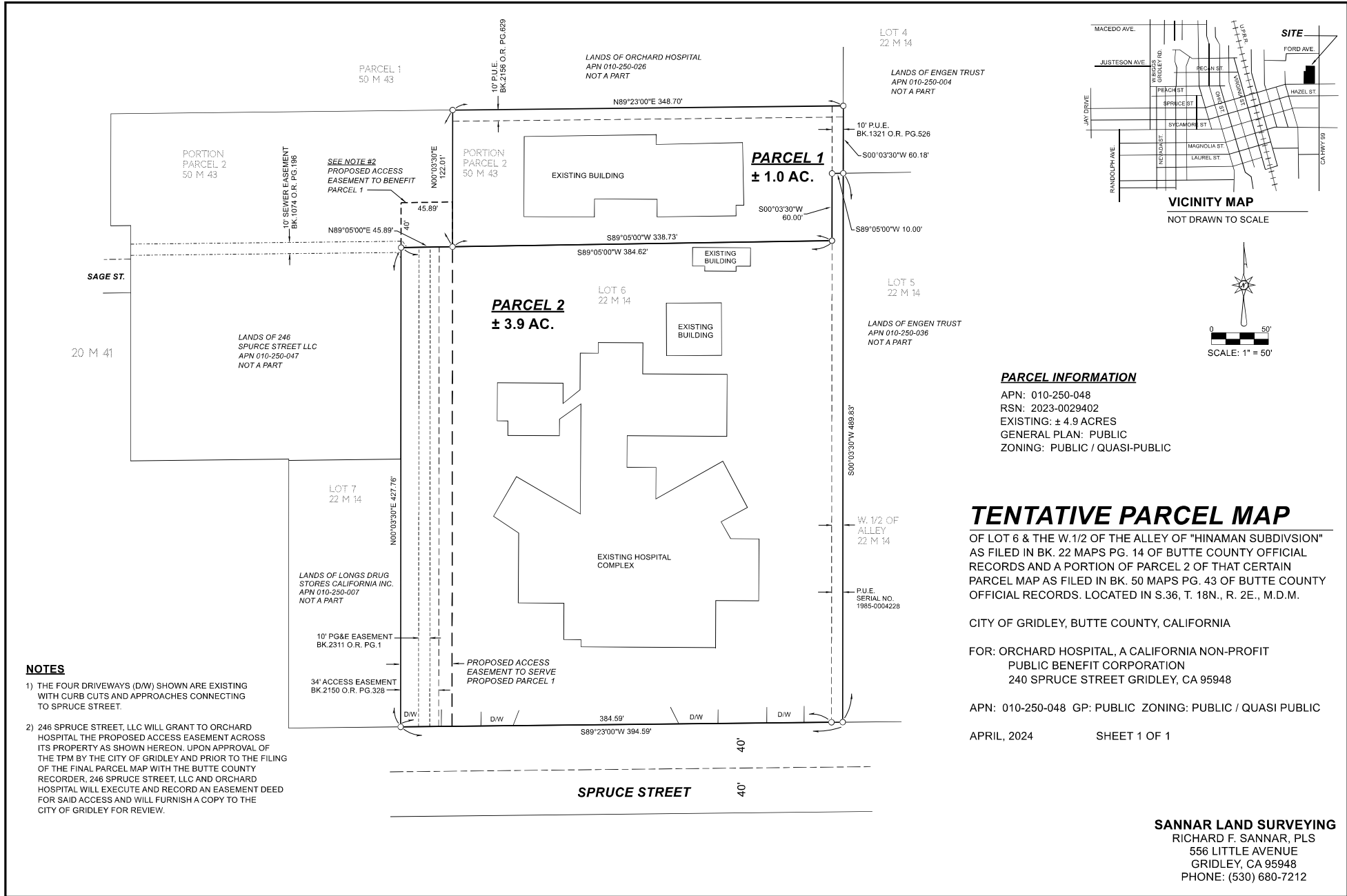
A notice was advertised in the Gridley Herald, posted at City Hall, mailed to property owners within 300 feet of the boundary, available at the Administration Counter, and placed on the City website. At the time this report was prepared, no comments had been received.

**Environmental Review**

The City of Gridley has determined in accordance with Section 15315, Class 15, of the CEQA Guidelines, the project meets the criteria for a Minor Land Division Categorical Exemption.

**Attachments**

Proposed TPM 1-24  
Staff Report SDP 1-23 with plans



**NOTES**

- 1) THE FOUR DRIVEWAYS (D/W) SHOWN ARE EXISTING WITH CURB CUTS AND APPROACHES CONNECTING TO SPRUCE STREET.
- 2) 246 SPRUCE STREET, LLC WILL GRANT TO ORCHARD HOSPITAL THE PROPOSED ACCESS EASEMENT ACROSS ITS PROPERTY AS SHOWN HEREON. UPON APPROVAL OF THE TPM BY THE CITY OF GRIDLEY AND PRIOR TO THE FILING OF THE FINAL PARCEL MAP WITH THE BUTTE COUNTY RECORDER, 246 SPRUCE STREET, LLC AND ORCHARD HOSPITAL WILL EXECUTE AND RECORD AN EASEMENT DEED FOR SAID ACCESS AND WILL FURNISH A COPY TO THE CITY OF GRIDLEY FOR REVIEW.

**PARCEL INFORMATION**

APN: 010-250-048  
 RSN: 2023-0029402  
 EXISTING: ± 4.9 ACRES  
 GENERAL PLAN: PUBLIC  
 ZONING: PUBLIC / QUASI-PUBLIC

**TENTATIVE PARCEL MAP**

OF LOT 6 & THE W.1/2 OF THE ALLEY OF "HINAMAN SUBDIVISION"  
 AS FILED IN BK. 22 MAPS PG. 14 OF BUTTE COUNTY OFFICIAL  
 RECORDS AND A PORTION OF PARCEL 2 OF THAT CERTAIN  
 PARCEL MAP AS FILED IN BK. 50 MAPS PG. 43 OF BUTTE COUNTY  
 OFFICIAL RECORDS. LOCATED IN S.36, T. 18N., R. 2E., M.D.M.

CITY OF GRIDLEY, BUTTE COUNTY, CALIFORNIA

FOR: ORCHARD HOSPITAL, A CALIFORNIA NON-PROFIT  
 PUBLIC BENEFIT CORPORATION  
 240 SPRUCE STREET GRIDLEY, CA 95948

APN: 010-250-048 GP: PUBLIC ZONING: PUBLIC / QUASI PUBLIC

APRIL, 2024 SHEET 1 OF 1

**SANNAR LAND SURVEYING**  
 RICHARD F. SANNAR, PLS  
 556 LITTLE AVENUE  
 GRIDLEY, CA 95948  
 PHONE: (530) 680-7212



City of Gridley  
685 Kentucky Street  
Gridley, CA 95948  
Office 530-846-3631 / Fax 530-846-3229  
[www.gridley.ca.us](http://www.gridley.ca.us)

May 23, 2023

Mr. Steve Stark  
Chief Executive Officer  
Orchard Hospital  
240 Spruce Street  
Gridley, CA 95948

Re: SDP 1-23  
Orchard Hospital PHA

Dear Steve:

The city of Gridley is pleased to inform you the Site Development Plan Review 1-23 has been approved ministerially due to the site having had a larger facility on its site which will be demolished to construct the new facility.

Attached is the SDP 1-23 staff report with conditions and the Declaration of Acceptance for signature by you. Please bring an original signature copy of the Declaration to City Hall at the above referenced address.

If you need any additional information, please contact me at 530.768.5090 or at [ddecker@desllc.net](mailto:ddecker@desllc.net).

Sincerely,

Donna Decker  
Planning Director  
City of Gridley

C: Cliff Wagner  
Carmen Santana



**Planning Department Site Development Plan  
Staff Level Review and Report**

**Date:** May 22, 2023

**From:** Donna Decker, Planning Director

**Subject:** **Site Development Plan Review 1-23;** Orchard Hospital Adolescent Services; Application to demolish an existing 12,900 square foot facility and replace with a 9,080 square foot, 16-bed facility located on a portion of the Orchard Hospital parcel with plans to separate the facility from Orchard Hospital and create its own parcel.

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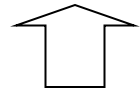
**Summary**

The applicant intends to construct a 9,080 square foot facility serving the local adolescent population requiring mental health support. The facility provides safe housing, meals, and communication with mental health specialists. The facility is located on the northeast portion of the Orchard Hospital site. Orchard Hospital has applied for and received a grant to construct the facility. Orchard Hospital will be applying for a parcel map to separate the new adolescent service facility from the primary hospital parcel. This is not a requirement of the site development plan review.

**Discussion**

Location

The project site is a portion of a larger site which will be subdivided into two parcels (in the future) by a separate review process. The proposed location is between Spruce Street to the south at the Orchard Hospital entry and parking to Ford Street on the north side.



**N**

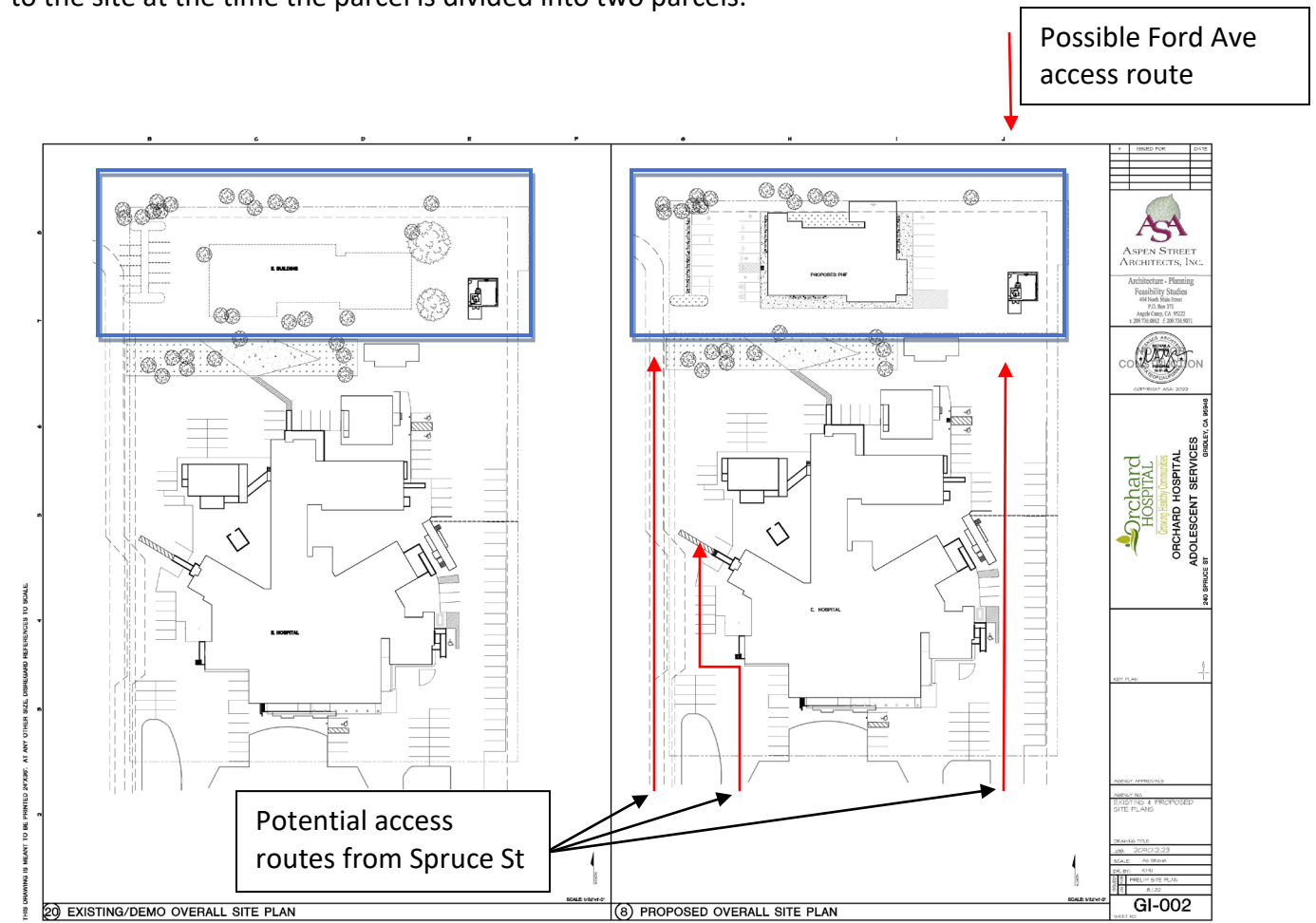
**Figure 1: Location Map**

General Plan and Zoning

The General Plan land use designation is Public. The zoning designation implements the General Plan with a designation of Public Quasi Public. This zoning designation allows for the development of facilities that serve the community.

Site Design

The facility is located on the north side of the existing Orchard Hospital. Access to the site can be from Spruce Street on either the east or west side of the hospital. The Hospital Board may consider creating a new access through the vacant parcel to the north owned by the hospital. This access would be from Ford Avenue. Any of the potential entries is a viable option; however, the access from Spruce Street will need to have access defined and possibly dedicated to the site at the time the parcel is divided into two parcels.



Existing to be demolished

Proposed new facility

**Figure 2: Site Plan**

Demolition of the existing structure will remove existing landscaping. As depicted in Figure 2 above, new landscaping will be provided in the parking islands.

Parking

In accordance with Chapter 17.76, the code requires a minimum of one parking space for every



two beds (16 beds) and two spaces for every non-resident employee.

The required parking is:

- 16 beds                      1 space/2- beds                      8 parking spaces
- 2 Employees                2 spaces/ employee                5 parking spaces

Number Required:                13 parking spaces

Number Provided:                23 parking spaces

The project provides 23 total spaces required by the code with two additional ADA parking stalls.

**Building Exterior**

The building exterior is proposed to be three-coat stucco, color – La Habra Oyster- with fixed flush-face windows. The base of the exterior walls have ledgestone to add material variety. The building is designed for security and provides a masonry block wall surround for the outdoor exercise/relaxation area. Metal canopy awnings break up the exterior entry elevations along with potted landscaping.

**Conclusion**

The project is well designed, provides for adolescent mental health services, and brings to the City of Gridley a product that is greatly needed.

**Public Notice**


A notice of the decision was posted at City Hall, made available at the Administration public counter, and mailed to residents

**Environmental Review**

The proposed project is Statutorily Exempt from CEQA, Section 15268(a), Ministerial Project, No additional environmental review is required.

**Action**

The proposed project, Site Development Plan Review 1-23 is compliant with the requirements of the Gridley Municipal Code, is ministerial and not subject to CEQA, and is approved subject to the conditions of approval as shown on Exhibit A, and the attached plans, Exhibit B.



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Donna Decker  
Planning Director  
City of Gridley

May 23, 2023  
Date

**Attachments –**

1. Exhibit A- Conditions of Approval
2. Exhibit B- Project Plans

Exhibit A  
**CONDITIONS OF APPROVAL**  
Site Development Plan Review No. 1-23  
240 Spruce Street

**Approved Use:**

Site Development Plan review for the demolition and construction of a new 9,080 square foot new adolescent health care facility.

**Conditions of Approval:**

**General**

1. The approved use for SDP 1-23 shall be substantially as described within this staff report, submitted site plans, narratives, and applications on file in City Hall except as modified by the following conditions. Minor changes to the use, areas, and etc. shall be subject to the review and approval by the Planning Department.
2. The applicant/property owner shall file a Declaration of Acceptance of the Final Conditions of Approval within 30 days of this approval, May 23, 2023.
3. The application shall expire three (3) years from the date of approval unless a building permit has been secured prior to the date of expiration. If no permit has been secured, the applicant/owner or his/her successor may apply for an extension of the Site Development Plan review. The proposed extension will meet all current requirements at the time of the request and shall be reviewed and approved by the Planning Director.
4. All construction shall be in accordance with all of the City of Gridley and the County of Butte currently adopted Building Codes.
5. An operable solar system may be required for the development. If required, the size of the system shall be coordinated with Gridley Electric and the Butte County Building Department.
6. The applicant/owner shall submit an electronic file along with one set of 18 x 24 plans for all work to the City of Gridley Planning Department to review for conformance to the Gridley Municipal Code prior to submittal to the County of Butte for building permit review.
7. Prior to construction, the applicant shall obtain an encroachment permit from the city of Gridley for work on City utilities within the right-of-way, as required. All work on utilities shall be coordinated with the Gridley Municipal Utility Department, the City Engineer, and the Public Works Superintendent.
8. An exterior lighting plan shall be submitted for review and approval prior to permit issuance. The plan shall ensure that lighting is shielded or recessed to prevent direct

glare and reflection is confined to the maximum extent possible to the site and does not go beyond the property boundaries. Exterior lighting shall be considerate of “Dark Sky” design and direct all lighting downward. Light foot-candles shall be at the lowest levels allowed and shall be placed on photovoltaic cells and sensor switches in conformance to the Green Building Code. Parking areas shall be lit at a maximum of 2 footcandles unless otherwise approved by the Planning Department.

9. Plans for submittal shall incorporate all required California Green Building Standards Code or the most recently adopted code by the State of California and its revisions and requirements.
10. Decorative site lighting, city of Gridley “Acorn” standards, shall be provided and installed as determined by the City of Gridley Electrical Superintendent and Planning Department.
11. All site and building signage shall be submitted for review and approval by the Planning Department prior to placement on any structure or site location. A sign permit application shall be submitted to the City of Gridley. A monument sign may be required to allow signage for the future commercial developments.
12. The property owner shall enter into a written agreement for the maintenance of the building, site, and site amenities, paving, and walkways in a form suitable for recordation with the Butte County Recorder binding upon the property owner and his/her successor(s) in interest. This agreement, at a minimum, shall state that all facilities and related equipment, storm drainage detention facilities, including lighting, fences, building façades, and materials shall be maintained in good repair, free from trash, debris, litter and graffiti, and other forms of vandalism, and any damage from any cause shall be repaired as soon as reasonably possible to minimize occurrences of dangerous conditions or visual blight. All pavement markings shall be maintained so as to be clearly visible throughout the life of the development. Trash, debris, litter or graffiti shall be removed from the site and any facility or equipment as soon as practicable and in no instance more than forty-eight hours from the time of notification by the city, unless otherwise agreed to by the city. The agreement shall acknowledge that any costs incurred by City staff due to non-responsiveness by the owner or manager of the site will be the responsibility of the property owner not taken care of, the costs of any cleanup by City staff will be a fee born by the owner and his/her successor(s) in interest. Independent agreements shall be for the State and for the City of Gridley.
13. Outdoor refuse collection area location and design shall comply with 17.72.100. A cover shall be provided the design of which shall be reviewed and approved by the Planning Department. The location, sizes, access, and man-door access points shall be reviewed and approved by Waste Management in addition to the city of Gridley.

14. Bicycle racks shall be provided.
15. The project shall ensure that all interior noise levels are met by construction practices and in accordance with the Gridley Municipal Code.
16. Plans shall be submitted for review and approval for all landscaping, irrigation, fencing, for review and approval by the Planning Department of the City of Gridley prior to permit issuance.
17. Plans for submittal shall comply with all Fire Department requirements. The applicant shall contact the City of Gridley Fire Department/CalFire for review and approval of site development plans and fire sprinkler systems. Clearly show the fire riser location on the plans for review and approval.
18. Prior to construction of on-site work, the applicant shall apply for a Grading Permit, submitting all plans related to site work and utility locations for review and approval by the city.
19. A Geotechnical Report shall be provided at the time of application of the Grading Permit submittal. If fill material is used, it shall be reviewed, inspected and a letter of approval for use from the Soils Engineer will be provided to the city prior to any import. All compaction testing locations and results shall be provided to the city for review and approval.
20. A Drainage/Hydrology Analysis shall be prepared and reviewed and approved by the City Engineer to determine if the storm drain system will adequately handle the additional cfs flows created by the development of this project. If it is found that they do not, the site plan may need to be amended to provide such facilities to ensure existing infrastructure can manage the discharges. The city will provide a template for the drainage analysis prior to submittal.
21. During construction, all Butte County Air Quality mitigation measures shall be complied with.
22. Prior to construction, all BMP's for storm water pollution control shall be in place. The applicant shall provide verification of all General Construction Permit requirements are met and in place. Site inspections shall be in accordance with the requirements of the General Permit on a weekly basis and daily during rain events from the onset of construction and during wet weather.

General Engineering Comments

23. A report shall be provided on the existing building prior to demolition to verify if asbestos is present. If so, it will need to adhere to state requirements for such removal during the demolition process.

24. The grading plan is to provide all existing features 100' outside of the project boundary, this includes topography and elevations, pad grading elevation, structures, fences, trees, pools, utilities, etc.
25. Provide a drainage plan and direction of flow and a preliminary hydrology analysis. Post-development flows shall not exceed pre-development flows.
26. Show 100-year overland release to natural drainage in the event any onsite DI is plugged.
27. Vehicle overhang shall not infringe into any walkway limiting pedestrian access per Title 24. This may require parking bumpers in some areas.
28. The EV parking is not adequate to provide a charging station. Verify if a charging station will be installed. EV parking is not allowed to encroach into the sidewalk area.
29. Revise the light standard layout to ensure they are out of vehicle parking maneuvering. Submit for approval to the city.
30. Provide verification of access to the development and show a cross access easement for the benefit of this project.
31. Aisle widths in parking areas are required to be a minimum of 24 feet.
32. The site plan shall be revised to provide vertical curbing and landscaping at the north boundary and to provide a back out pop out.
33. Provide a title report with the submittal of the grading permit.
34. Show proposed street grades.
35. Provide a conceptual sewer plan.
36. Provide a conceptual water plan.
37. Provide a landscaping and irrigation plan for review and approval. Plans shall show location, type, size, etc of valves, backflow, pressure reducers on the plans.
38. Provide a legal description sufficient to define the boundary of the existing parcel.
39. Indicate all existing trees to be removed on the demolition plan and all underground facilities connected to the existing structure.
40. Consult with the City Electric Utility Department to verify the location of the transformer is acceptable.
41. Revise plans to depict the actual location of the Oxygen tank structure is.

42. Verify if fire hydrants are required and if there are specific check valves required.

Prior to Construction

42. All drainage and sewer lines shall be designed in accordance with the state water main separation requirements of Chapter 22 section 64572 of the California Code of regulations.

43. Approval of the City Engineer is required prior to any onsite, or off-site work being done.

44. Add the City of Gridley "Engineer of Work's Certificate" below to Civil Cover Sheet.

ENGINEER OF WORK'S CERTIFICATE I, \_\_\_\_\_,  
hereby declare that I am the Engineer of Work for this project, that I have exercised responsible charge over the design of the project as defined in Section 6703 of the Business and Professions Code, and the design is consistent with current standards of the City of Gridley and Special Districts having jurisdiction within the City. I understand that the check of project drawings and specifications by the City of Gridley and /or its contract City Engineer or their representative is confined to a review only and does not relieve me of responsibilities for project design. Signed

\_\_\_\_\_ Date \_\_\_\_\_ R.C.E. No.  
\_\_\_\_\_ Exp. \_\_\_\_\_ Firm

Address \_\_\_\_\_

Telephone: \_\_\_\_\_

45. Applicant/developer is responsible for payment of all time by city staff and consultants for plan check review without exception at 100% of the cost.

46. Applicant/developer is responsible for all work done by city utility staff for the installation of utilities and equipment purchased by the developer/applicant without exception at 100% of the cost.

47. Applicant is responsible for the payment of all third party site inspection as required without exception at 100% of the cost.

{End}

**DECLARATION OF ACCEPTANCE**  
Site Development Plan Review No. 1-23  
240 Spruce Street

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14. Bicycle racks shall be provided.
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21. During construction, all Butte County Air Quality mitigation measures shall be complied with.
22. Prior to construction, all BMP's for storm water pollution control shall be in place. The applicant shall provide verification of all General Construction Permit requirements are met and in place. Site inspections shall be in accordance with the requirements of the General Permit on a weekly basis and daily during rain events from the onset of construction and during wet weather.

*General Engineering Comments*

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41. Revise plans to depict the actual location of the Oxygen tank structure is.
42. Verify if fire hydrants are required and if there are specific check valves required.

Prior to Construction

42. All drainage and sewer lines shall be designed in accordance with the state water main separation requirements of Chapter 22 section 64572 of the California Code of regulations.

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44. Add the City of Gridley "Engineer of Work's Certificate" below to Civil Cover Sheet.  
ENGINEER OF WORK'S CERTIFICATE I, \_\_\_\_\_,  
hereby declare that I am the Engineer of Work for this project, that I have exercised responsible charge over the design of the project as defined in Section 6703 of the Business and Professions Code, and the design is consistent with current standards of the City of Gridley and Special Districts having jurisdiction within the City. I understand that the check of project drawings and specifications by the City of Gridley and /or its contract City Engineer or their representative is confined to a review only and does not relieve me of responsibilities for project design. Signed

\_\_\_\_\_ Date \_\_\_\_\_ R.C.E. No.

\_\_\_\_\_ Exp. \_\_\_\_\_ Firm

Address \_\_\_\_\_

Telephone: \_\_\_\_\_

45. Applicant/developer is responsible for payment of all time by city staff and consultants for plan check review without exception at 100% of the cost. A deposit of 1.5% of the engineers estimate for demolition and site work is required upon submittal for plan review.

46. Applicant/developer is responsible for all work done by city utility staff for the installation of utilities and equipment purchased by the developer/applicant without exception at 100% of the cost.

47. Applicant is responsible for the payment of all third-party site inspection as required without exception at 100% of the cost. A deposit of 1.5% of the engineers estimate.

{End}



\_\_\_\_\_  
Donna Decker, Planning Director

\_\_\_\_\_  
May 23, 2023

\_\_\_\_\_  
Date

\_\_\_\_\_  
Steve Stark, Chief Executive Officer

\_\_\_\_\_  
Date

# ORCHARD HOSPITAL ADOLESCENT SERVICES

FOR:

# ORCHARD HOSPITAL



240 SPRUCE STREET

GRIDLEY, CA 95948

Architecture • Planning  
Feasibility Studies  
494 North Main Street  
P.O. Box 370  
Angels Camp, CA 95222  
t: 209.736.0882 f: 209.736.9071

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ORCHARD HOSPITAL  
ADOLESCENT SERVICES  
240 SPRUCE ST  
GRIDLEY, CA 95948

**FACILITY INFORMATION:**  
**OWNER:**  
 ORCHARD HOSPITAL  
 240 SPRUCE STREET  
 GRIDLEY, CA 95948  
 PHONE: (530) 846.5611  
**DESIGN TEAM:**  
**ARCHITECT:**  
 ASPEN STREET ARCHITECTS, INC.  
 NATHAN MORGAN  
 444 N. MAIN ST., P.O. BOX 370  
 ANGELS CAMP, CA 95222  
 PHONE: (209) 736.0882  
**STRUCTURAL ENGINEER:**  
 MERIDIAN STRUCTURAL ENGINEERS, INC.  
 MICHAEL BAKER  
 850 IRON POINT ROAD,  
 SUITE 1100  
 FOLSOM, CA 95630  
 PHONE: (916) 365.4140  
**CIVIL ENGINEER:**  
 RIDGELINE ENGINEERING, INC.  
 JORDAN BALDWIN  
 2769 BOEING WAY  
 STOCKTON, CA 95206  
 PHONE: (209) 455.0110  
**MECHANICAL ENGINEER:**  
 NEXUS CONSULTING MEGH ENGINEERS  
 ALLEN LAYMAN, LIC# M30024  
 1400 LONE PALM AVE., SUITE A  
 MODESTO, CA 95351  
 PHONE: (209) 512.7399  
**ELECTRICAL ENGINEER:**  
 ELECTRICAL ADVANTAGE  
 ENGINEERING, INC.  
 SHAWN VESSELS  
 2437 VENEMAN AVE., SUITE C275  
 MODESTO, CA 95356  
 PHONE: (650) 291.1648  
**LANDSCAPE ARCHITECT:**  
 UTOPIA LANDSCAPES  
 JUSTIN WARE  
 2029 PALOMA AVE.  
 STOCKTON, CA 95209  
 PHONE: (209) 454.9065

**PROJECT SUMMARY:**  
 DEMO EXISTING SNF AND REPLACED WITH NEW PSYCHIATRIC  
 HEALTHCARE FACILITY FOR YOUTH AND ADOLESCENT POPULATION  
 NEW BUILDING TO STAY WITHIN EXISTING BUILDING FOOTPRINT.

**PROJECT SCOPE:**  
 DEMO EXISTING BUILDING AND EXISTING PARKING AREA  
 BUILD NEW BLDG, INSTALL NEW GENERATOR, RECONNECT TO ALL  
 EXISTING UTILITY INFRASTRUCTURE.  
 NEW PARKING AREA AND NEW LANDSCAPING.  
 SEPARATE PARCEL FROM HOSPITAL PARCEL.

**PROJECT AREA:**  
 EXISTING PARCEL ACREAGE 4.85  
 PROPOSED NEW PARCEL ACREAGE 1.06  
 NEW BUILDING PERCENTAGE OF PROPOSED NEW PARCEL 4.8%  
 TOTAL GROUND COVERAGE  
 EXISTING BUILDING TO BE DEMO'D ~12,900 SF  
 NEW SINGLE STORY BUILDING: 4,040 SF  
 TOTAL: 9,040 SF

**PROPOSED STORIES:** 1  
**BUILDING TYPE:** VB FULLY SPRINKLED  
**OCCUPANCY GROUP:** R4  
**APN:** 010-250-048  
**ZONING:** P-Q-P

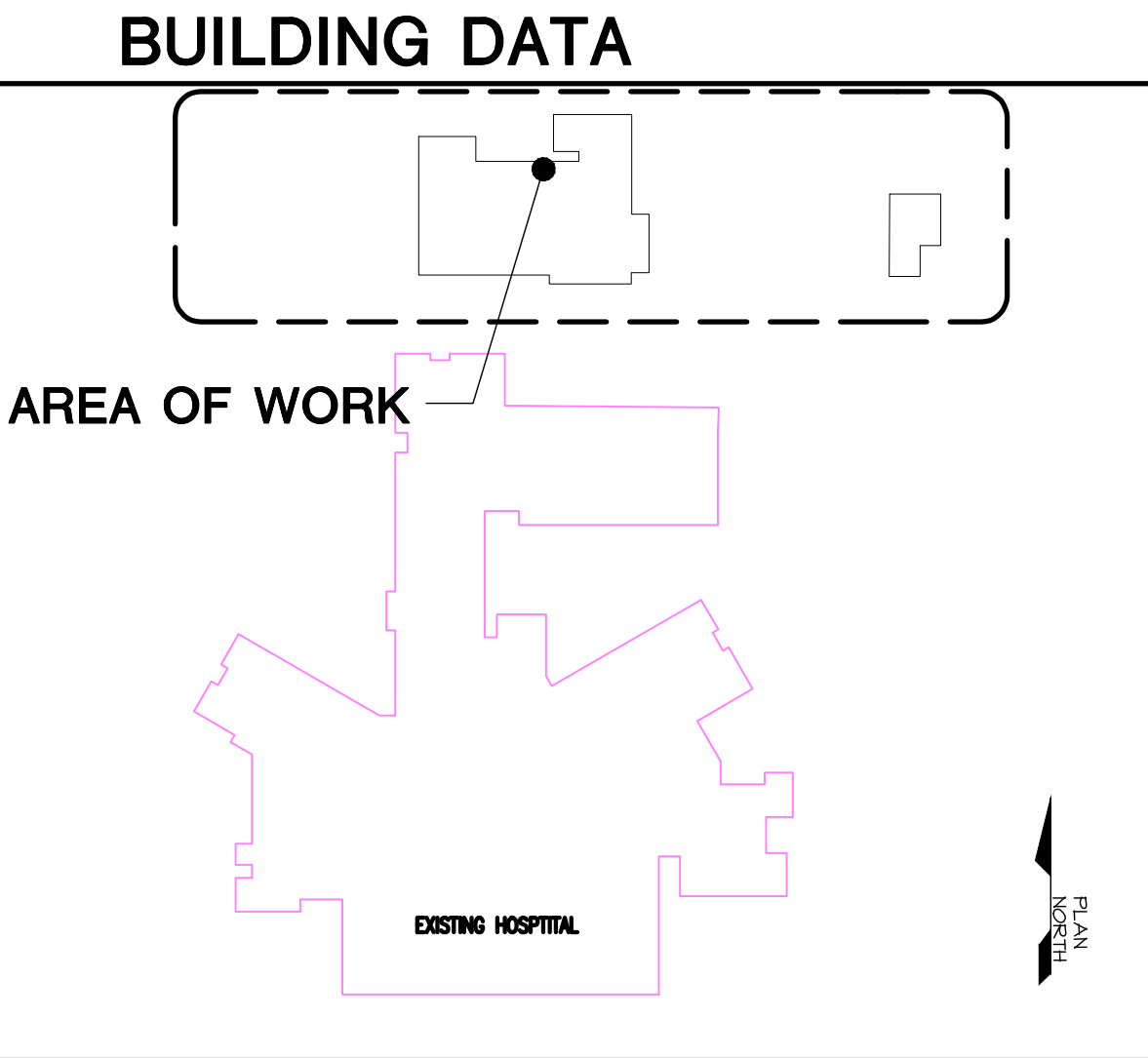
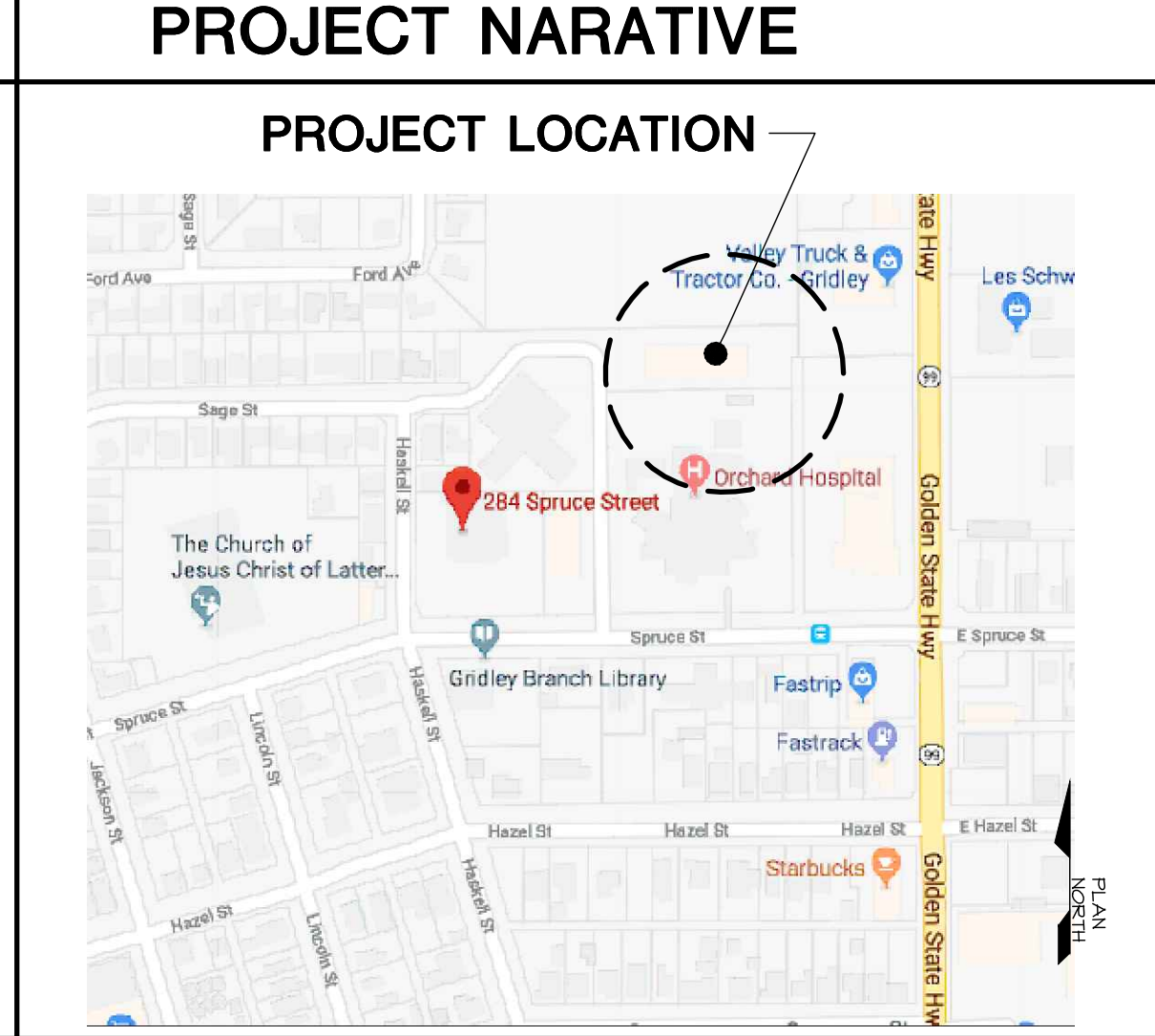
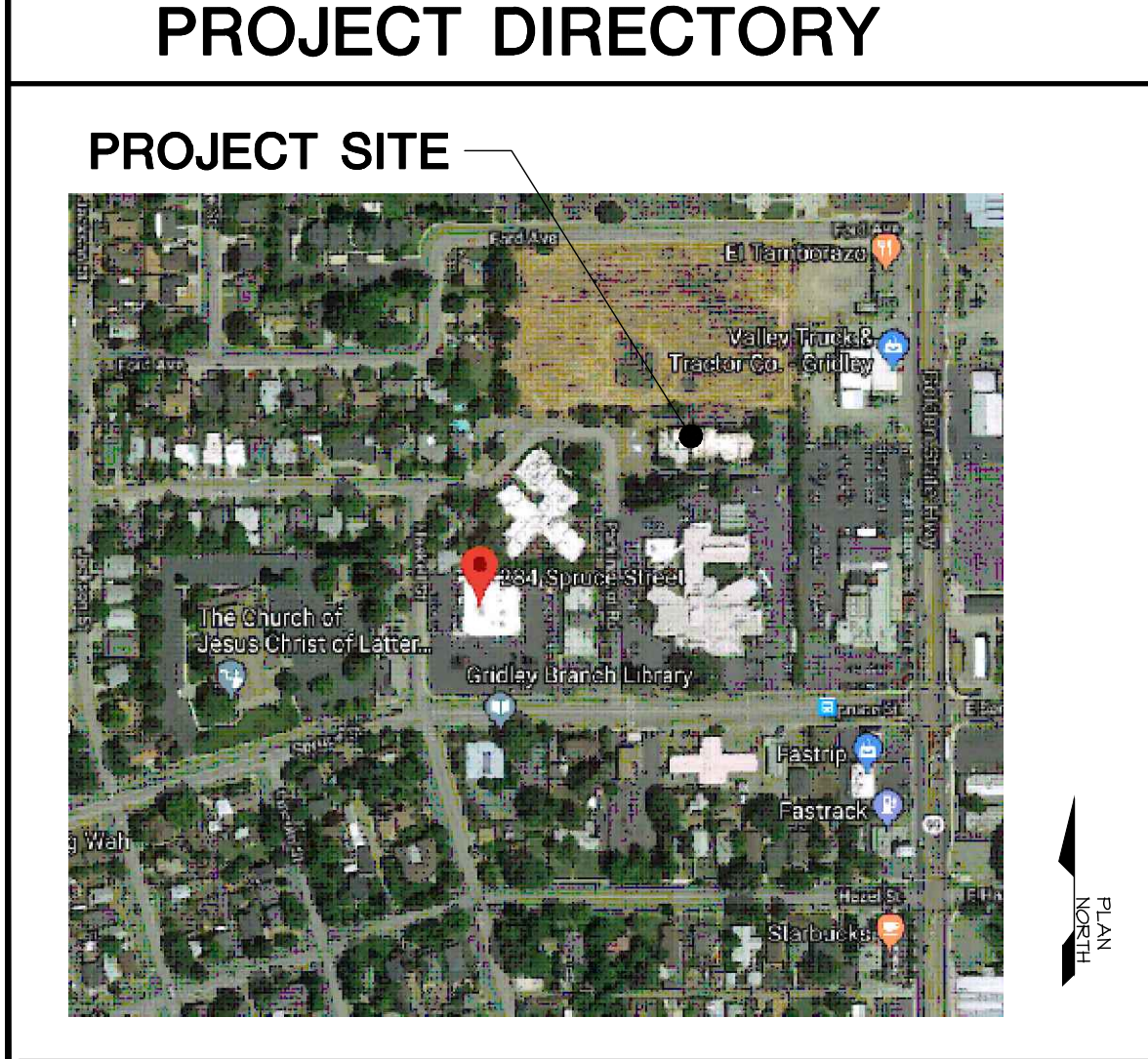
**PARKING REQUIREMENTS:**  
 1 SPACE PER 2 BEDS 8 SPACES/16 SPACES  
 1 SPACE PER 2 NON RESIDENT EMPLOYEES 5 SPACES/1 SPACES  
 TOTAL: 13 SPACES REQUIRED  
 TOTAL: 23 SPACES PROVIDED  
 INCLUDED IN COUNT ABOVE 2 EV VAN ACCESSIBLE SPACES  
 2 EV STANDARD PARKING SPACES  
 2 EMERGENCY VEHICLE SPACES

**HOURS OF OPERATION:**  
 7 DAYS A WEEK/ 24 HOURS PER DAY  
 EMPLOYEES PER SHIFT  
 5 EMPLOYEES 8AM TO 5PM  
 4 EMPLOYEES 5PM TO 12AM  
 3 EMPLOYEES 12AM TO 8AM

**GENERAL**  
 G1-000 COVER SHEET  
 G1-001 GENERAL INFO  
 G1-002 OVERALL DEMO AND PROPOSED SITE PLAN  
 G1-003 ENLARGED SITE PLAN

**ARCHITECTURAL**  
 A-101 FLOOR PLANS  
 A-100 EXTERIOR ELEVATIONS

**LANDSCAPE PLAN**  
 L-101 PRELIMINARY LANDSCAPE PLAN

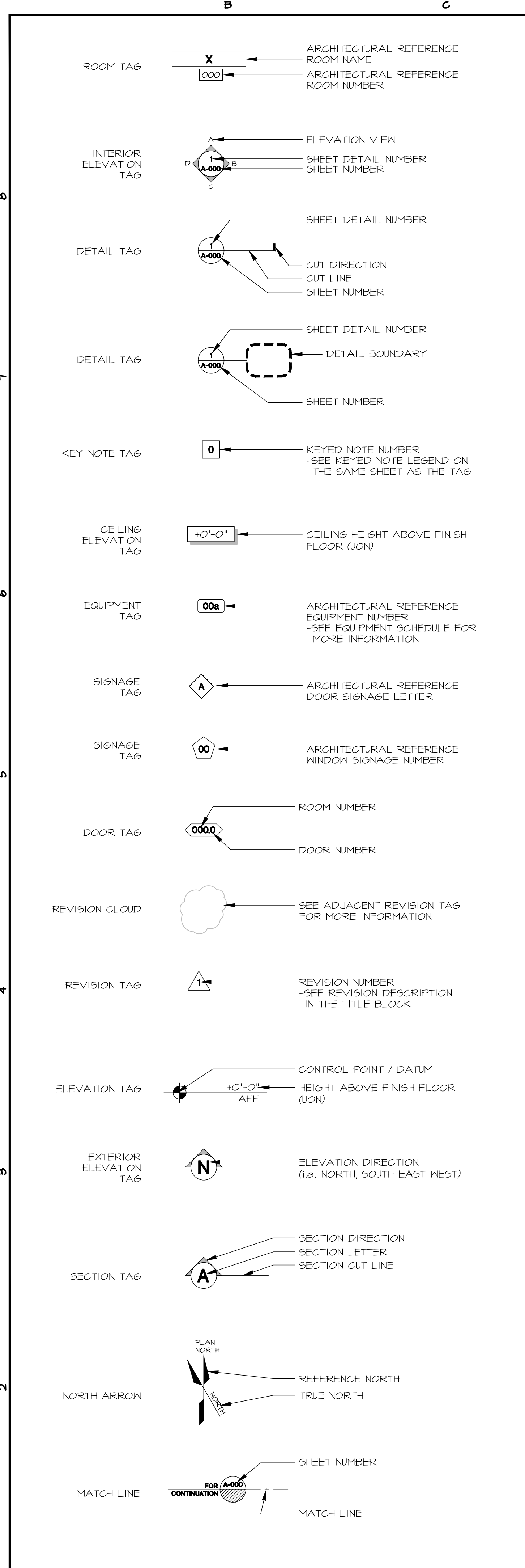


**DRAWING INDEX**

AGENCY APPROVALS
AGENCY NO. COVER SHEET
DRAWING TITLE JOB: 209012.23
SCALE: As Shown
DR. BY: KMU
ISSUED FOR: PLAN REVIEW
DATE: 8.10.22
<b>GI-000</b>
SHEET NO.

THIS DRAWING IS MEANT TO BE PRINTED 24"X36" AT ANY OTHER SIZE, DISREGARD REFERENCES TO SCALE.

THIS DRAWING IS MEANT TO BE PRINTED 24"X36". AT ANY OTHER SIZE, DISREGARD REFERENCES TO SCALE.



### SYMBOLS

& AND  
L ANGLE  
@ AT  
C CENTERLINE  
# DIAMETER  
# FOUND

#### A

AFF ABOVE FINISH FLOOR  
ACC ACCESSIBLE  
ADDL ADDITIONAL  
ADJ ADJACENT  
A/C AIR CONDITIONING  
AHJ AUTHORITY HAVING JURISDICTION  
ALT ALTERNATE  
ALUM ALUMINUM  
AB ANCHOR BOLT  
APPROX APPROXIMATE  
ARCH ARCHITECTURAL  
AC ASPHALTIC CONCRETE

#### B

BM BEAM  
BTW BETWEEN  
BLKG BLOCKING  
BD BOARD  
BOT BOTTOM  
BUR BUILD UP ROOFING  
BLDG BUILDING

#### C

CAB CABINET  
CBC CALIFORNIA BUILDING CODE  
CLG CEILING  
CEM CEMENT  
CTR CENTER  
CER CERAMIC  
CO CLEAN OUT  
CLR CLEAR  
COMP COMPOSITION  
CONC CONCRETE  
CMU CONCRETE MASONRY UNIT  
CONST CONSTRUCTION  
CONT CONTINUOUS  
CONTR CONTRACTOR  
CJ CONTROL JOINT  
COORD COORDINATE  
CG CORNER GUARD

#### D

DEMO DEMOLITION  
DEPT DEPARTMENT  
DET DETAIL  
DIAG DIAGONAL  
DIM DIMENSION  
DISP DISPENSER  
DSA DIV. OF STATE ARCH.  
DF-L DOUGLAS FIR  
DBL DOUBLE  
DS DOWNSPOUT  
DWR DRAWER  
DWS(S) DRAWING(S)  
DF DRINKING FOUNTAIN

#### E

EA EACH  
EF EACH FACE  
ES EACH SIDE  
EW EACH WAY  
E EAST  
EP EDGE OF PAVEMENT  
ELEC ELECTRICAL  
EL ELEVATION  
ELEV ELEVATOR  
ENGR ENGINEER  
EQ EQUAL  
EQUIP EQUIPMENT  
ETC ETCETERA  
(E) EXISTING  
EXP EXPANSION  
EJ EXPANSION JOINT  
EXT EXTERIOR

#### F

FOB FACE OF BLOCK  
FOC FACE OF CONCRETE  
FOF FACE OF FINISH  
FOM FACE OF MASONRY  
FOS FACE OF STUD  
FS FAR SIDE  
FRP FIBERGLASS REINFORCED PANEL  
FIN FINISH  
FF FINISH FLOOR  
FE FIRE EXTINGUISHER  
FFRF FIRE RATING  
FR FIRE RATING  
FHMS FLAT HEAD MACHINE SCREW  
FHMS FLAT HEAD WOOD SCREW  
FLR FLOOR  
FD FLOOR DRAIN  
FS FLOOR SINK  
FT FOOT OR FEET  
FTG FOOTING  
FDN FOUNDATION  
FUT FUTURE

#### G

GA GAUGE  
GALV GALVANIZED  
GI GALVANIZED IRON  
GL GLASS  
GLB GLUED LAMINATED BEAM  
GB GRAB BAR  
GR GRADE  
GND GROUND  
GYP GYPSUM

#### H

HDWD HARDWOOD  
HD HEAD  
HDR HEADER  
HVAC HEATING VENTILATING AIR CONDITIONING  
HT HEIGHT  
HC HOLLOW CORE  
HM HOLLOW METAL  
HORIZ HORIZONTAL  
HS HIGH SCHOOL

#### I

INCAND INCANDESCENT  
IN INCH  
INCL INCLUDE  
ID INSIDE DIMENSION/ DIAMETER  
INSUL INSULATION  
INT INTERIOR  
ICBO INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS  
ISA INTERNATIONAL SYMBOL OF ACCESSIBILITY

#### J

JAN JANITOR  
JT JOINT  
JST JOIST

#### L

LAB LABORATORY  
LAM LAMINATED  
LAV LAVATORY

#### M

MB MACHINE BOLT  
MH MANHOLE  
MFR MANUFACTURER  
MATL MATERIAL  
MAX MAXIMUM  
MECH MECHANICAL  
MTL METAL  
MEZZ MEZZANINE  
MIN MINIMUM  
MR MIRROR  
MISC MISCELLANEOUS

#### N

NS NEAR SIDE  
(N) NEAR  
NOM NOMINAL  
N NORTH  
NIC NOT IN CONTRACT  
NTS NOT TO SCALE  
NO NUMBER

#### O

O.C. ON CENTER  
OPNG OPENING  
OPP OPPOSITE  
ORIG ORIGINAL  
OSHPP OFFICE OF STATEWIDE HEALTH PLANNING AND DEVELOPMENT  
OD OUTSIDE DIMENSION/DIAMETER  
OJ OVER  
O/O OVER AND OUT OF OWNER FURNISHED  
OF/OI CONTRACTOR INSTALLED/OWNER FURNISHED  
OF/OI OWNER INSTALLED

#### P

PR PAIR  
PTD PAPER TOWEL DISPENSER  
PTR PAPER TOWEL RECEPTACLE  
PART PARTIAL  
PRTN PARTITION  
PERF PERFORATED  
PA PLANTED AREA  
PLAS PLASTER  
PLASLAM PLASTIC LAMINATE  
PL PLATE  
PLBG PLUMBING  
PLYND PLYWOOD  
POC POINT OF CONNECTION  
PVC POLYVINYL CHLORIDE  
PSF POUNDS PER SQUARE FOOT  
PSI POUNDS PER SQUARE INCH  
PREFAB PREFABRICATED  
PREFIN PREFINISHED  
PT PRESSURE TREATED  
PROJ PROJECTION  
PL PROPERTY LINE

#### Q

QT QUARRY TILE

#### R

R RADIUS  
REC RECESSED  
RDWD REDWOOD  
REF REFERENCE/ REFER  
REFR REFRIGERATOR  
REINF REINFORCED (ING) (MENT)  
REQD REQUIRED  
RET RETAINING  
RTN RETURN  
REV REVISION  
ROW RIGHT OF WAY  
RM ROOM  
RD ROOF DRAIN  
RO ROUGH OPENING  
RHWS ROUND HEAD WOOD SCREW  
RTSB RUBBER TOP SET BASE

#### S

SND SANITARY NAPKIN DISPENSER  
SNR SANITARY NAPKIN RECEPTOR  
SSMH SANITARY SEWER MANHOLE  
SCHED SCHEDULE  
SCD SEAT COVER DISPENSER  
SEGT SECTON  
SPID/WR SERIES PAPER TOWEL DISP/WASTE RECEPTACLE  
STS/TTD SERIES TOILET SEAT COVER/TOILET TISSUE DISP.  
SHTG SHEATHING  
SHT SHEET  
SM SHEET METAL  
SMS SHEET METAL SCREW  
SIM SIMILAR  
SOS SLAB ON GRADE  
SD SOAP DISPENSER  
SC SOLID CORE  
S SOUTH  
SPEC(S) SPECIFICATION(S)  
SQ SQUARE  
SF SQUARE FOOT/ FEET  
SY SQUARE YARD  
SS STAINLESS STEEL OR SANITARY SEWER  
S.S.D. SEE STRUCTURAL DRAWINGS  
STD STANDARD  
STL STEEL  
STOR STORAGE  
ST STREET  
STR STRUCTURAL  
SUSP SUSPENDED  
SYM SYMMETRICAL

#### T

TEL TELEPHONE  
TEMP TEMPERED  
THK THICKNESS  
THRES THRESHOLD  
TPH TOILET PAPER HOLDER  
T&G TONGUE AND GROOVE  
T4B TOP AND BOTTOM  
TC TOP OF CONCRETE/ CURB  
TD TOP OF DECK  
TOF TOP OF FOOTING  
TOJ TOP OF JOIST  
TOP TOP OF PARAPET  
TOS TOP OF SHEATHING  
TOSL TOP OF SLAB  
TOS TOP OF STEEL  
TOP TOP OF WALL  
TORO TOPOGRAPHIC  
TB TONEL BAR  
TYP TYPICAL

#### U

UG UNDERGROUND  
UNFIN UNFINISHED  
UBC UNIFORM BUILDING CODE  
UNL UNLESS OTHERWISE NOTED  
UR URINAL  
UTL UTILITY

#### V

VIF VERIFY IN FIELD  
VERT VERTICAL  
VCT VINYL COMPOSITION TILE  
VNC VINYL WALL COVERING

#### W

WC WATER CLOSET  
WH WATER HEATER  
WR WATER RESISTANT  
WTRP WATERPROOF  
WP WEATHERPROOF  
WT WEIGHT  
W WEST/ WASTE/ WATER  
WIND WINDOW  
WG WIRE GLASS  
W WITH  
W/O WITHOUT  
WO WOOD  
WS WOOD SCREW

#### Y

YD YARD DRAIN

1. THESE DRAWINGS ARE THE PROPERTY OF "ASPEN STREET ARCHITECTS", THEY SHALL NOT BE USED ON ANY JOB OTHER THAN THAT FOR WHICH THEY WERE INTENDED WITHOUT THE EXPRESS WRITTEN AGREEMENT OF ASPEN STREET ARCHITECTS.

2. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE QUALITY OF WORK AND MATERIALS, METHODS OF CONSTRUCTION, OR TIMELINESS IN PERFORMANCE OF WORK AT THE JOB SITE.

3. THE OWNER SHALL NOT BE RESPONSIBLE FOR ANY COSTS INCURRED DUE TO NEGLIGENCE OF THE CONTRACTOR.

4. PRIOR TO PROVIDING A BID AND BEGINNING ANY WORK, THE CONTRACTOR AND SUBCONTRACTORS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE FEATURES OF THE SITE, EXISTING CONDITIONS, AND THESE DRAWINGS.

5. THE OWNER AND CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THESE DOCUMENTS. ANY ERROR, OMISSIONS, OR CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AS SOON AS POSSIBLE AND PRIOR TO COMMENCING CONSTRUCTION WITHIN THE AFFECTED AREA. MODIFICATIONS TO THE CONTRACT, IF NECESSARY, SHALL BE MADE IN ACCORDANCE WITH THE GENERAL AND SUPPLEMENTARY CONDITIONS OF THE CONTRACT.

6. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED BY THE CONTRACTOR ON THE JOB SITE. ALL DIMENSIONS ARE TO THE FACE OF FRAMING MEMBERS, CONCRETE, OR MASONRY U.O.N.. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.

7. ALL MATERIALS AND FIXTURES SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS, UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL READ AND FOLLOW ALL REFERENCED ICBO REPORTS FOR INSTALLATION OF ITEMS AS INDICATED. ALTERNATE METHODS OF CONSTRUCTION MAY BE SUBMITTED FOR APPROVAL TO THE ARCHITECT WITH APPLICABLE ICBO REPORTS.

8. ALL WORK SHALL BE FIRST QUALITY, PERFORMED BY SKILLED WORKMEN KNOWLEDGEABLE AND COMPETENT IN THEIR TRADE, AND IN KEEPING WITH ACCEPTED BUILDING PRACTICES.

9. ALL WORK AND MATERIALS SHALL COMPLY WITH THE FOLLOWING CODES, ALL REFERENCED STANDARDS AND ALL LOCAL ORDINANCES AS THEY APPLY TO THIS PROJECT.

10. CONFLICTS BETWEEN WORK DESCRIBED IN THESE DOCUMENTS AND THE ABOVE REFERENCED MATERIALS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AS SOON AS POSSIBLE AND SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO COMPLY WITH ALL CODE PROVISIONS. COMPLIANCE WITH MINIMUM CODE REQUIREMENTS LIKEWISE DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO PROVIDE WORK IN CONFORMANCE WITH THE INTENT OF THESE DRAWINGS.

11. UNFORESEEN CONDITIONS NOT COVERED BY THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION AS SOON AS POSSIBLE. THE CONTRACTOR SHALL PROCEED WITH WORK IN THE AFFECTED AREA ONLY AFTER OBTAINING PROPERLY APPROVED INFORMATION FROM THE ARCHITECT.

12. THE CONTRACTOR SHALL VERIFY TO HIS OWN SATISFACTION THE DIMENSIONS AND VARIOUS SERVICE REQUIREMENTS OF ALL APPLIANCES, FIXTURES, EQUIPMENT, AND SPECIALTY ITEMS TO BE INSTALLED AND SHALL NOT RELY UPON THE SCHEDULES CONTAINED IN THESE DRAWINGS.

13. IF A CONFLICT IS FOUND BETWEEN THESE DRAWINGS AND ACTUAL FIELD CONDITIONS OR EQUIPMENT, NO CHANGE SHALL BE MADE TO THESE PLANS UNLESS APPROVED BY THE ARCHITECT AND THE AHJ.

14. THE CONTRACTOR SHALL APPLY ALL DETAILS IDENTIFIED AS TYPICAL TO EVERY LIKE OR SIMILAR CONDITION REGARDLESS OF WHETHER OR NOT THE REFERENCE IS REPEATED. CONDITIONS NOT DETAILED SHALL BE CONSTRUCTED IN A MANNER COMPATIBLE WITH AND SIMILAR TO OTHER DETAILS SHOWN. THE CONTRACTOR SHALL OBTAIN ARCHITECT APPROVAL FOR ANY FINISH DETAILS NOT CLEARLY DEFINED BY THESE DRAWINGS PRIOR TO THE COMMENCEMENT OF AFFECTED WORK.

15. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE COORDINATION AND DISTRIBUTION OF ALL WORK, INCLUDING ALL WORK TO BE PERFORMED BY SUBCONTRACTORS, NOTHING IN THESE DRAWINGS SHALL BE CONSTRUED TO LIMIT THE WORK OF ANY SUBCONTRACTOR TO THAT WORK DELINEATED ON ANY INDIVIDUAL SHEETS OF THESE DRAWINGS.

16. THE OWNER WILL PROVIDE AND PAY FOR THE FOLLOWING: WATER FROM EXISTING SOURCES ON SITE AND TEMPORARY ELECTRICAL POWER FROM EXISTING OUTLETS. TEMPORARY SANITARY FACILITIES ON SITE MUST BE PROVIDED BY THE CONTRACTOR.

17. THE CONTRACTOR WILL PROVIDE AND PAY FOR THE FOLLOWING: A CELLULAR PHONE, PAGER, AND FACSIMILE MACHINE USING TELEPHONE SERVICE PROVIDED BY THE CONTRACTOR; A TEMPORARY FIELD OFFICE; TEMPORARY FENCING ENCLOSURES, WEATHER-PROOF COVERS, LIGHTS AND BARRICADES NECESSARY TO GUARD AGAINST PERSONAL INJURY AND PROPERTY DAMAGE AND SANITARY FACILITIES.

18. STORAGE OF CONSTRUCTION MATERIAL AND THE EFFECT OF WORK ON EXISTING OCCUPIED AREAS SHALL BE APPROVED BY THE LOCAL FIRE AUTHORITY.

19. THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO RECONSTRUCT THE HOSPITAL IN ACCORDANCE WITH TITLE 24, CODE OF REGULATIONS. SHOULD ANY CONDITIONS DEVELOPED COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH SAID TITLE 24, CALIFORNIA CODE OF REGULATIONS, A CHANGE ORDER DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY THE AHJ BEFORE PROCEEDING WITH THE WORK.

20. THE CONTRACTOR IS RESPONSIBLE TO INSTALL DUST CONTROL DEVICES TO PREVENT DUST FROM TRAVELING FROM THE CONSTRUCTION AREA TO OTHER AREAS. SUCH DUST CONTROL SHALL BE OF NON-COMBUSTIBLE MATERIAL. OBTAIN AHJ APPROVAL PRIOR TO DEVICE INSTALLATION.

21. REFER TO THE ENTIRE PLAN SET AND SPECIFICATIONS (IF APPLICABLE) FOR THE FULL SCOPE OF WORK FOR THIS PROJECT.

**APPLICABLE CODES:**  
TITLE 24 CCR,  
PART 1 - 2019 CALIFORNIA ADMINISTRATIVE CODE (CAC)  
PART 2 - 2019 CALIFORNIA BUILDING CODE (CBC)  
BASED ON THE 2018 INTERNATIONAL BUILDING CODE (IBC)  
PART 3 - 2019 CALIFORNIA ELECTRICAL CODE (CEC)  
BASED ON THE 2017 NATIONAL ELECTRICAL CODE (NEC)  
PART 4 - 2019 CALIFORNIA MECHANICAL CODE (CMC)  
BASED IN THE 2018 UNIFORM MECHANICAL CODE (UMC)  
PART 5 - 2019 CALIFORNIA PLUMBING CODE (CPC)  
BASED ON THE 2018 UNIFORM PLUMBING CODE (UPC)  
PART 6 - 2019 CALIFORNIA ENERGY CODE (CEC)  
PART 8 - 2019 CALIFORNIA HISTORICAL BUILDING CODE (CHBC)  
PART 9 - 2019 CALIFORNIA FIRE CODE (CFC)  
BASED ON THE 2015 INTERNATIONAL FIRE CODE (IFC)  
PART 10 - 2019 CALIFORNIA EXISTING BUILDING CODE (CEBC)  
BASED ON THE 2018 INTERNATIONAL BUILDING CODE (IBC)  
PART 11 - 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CAL GREEN)  
PART 12 - CALIFORNIA REFERENCED STANDARDS CODE (CRSC)

2019 NFPA 13, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS  
2019 NFPA 72, NATIONAL FIRE ALARM CODE (A AMENDED); SEE UL STD 1971 FOR "VISUAL DEVICES"  
2019 CALIFORNIA BOARD OF PHARMACY (BOP) LAW BOOK  
USP <197>  
USP <800>

**REFERENCE STANDARDS**  
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

#	ISSUED FOR	DATE



**ASPEN STREET ARCHITECTS, INC.**  
Architecture • Planning  
Feasibility Studies  
494 North Main Street  
P.O. Box 370  
Angels Camp, CA 95222  
t. 209.736.0882 f. 209.736.9071



REGISTERED ARCHITECT  
NATHAN A. ASPEN  
STATE OF CALIFORNIA  
RENEWAL 12-31-24  
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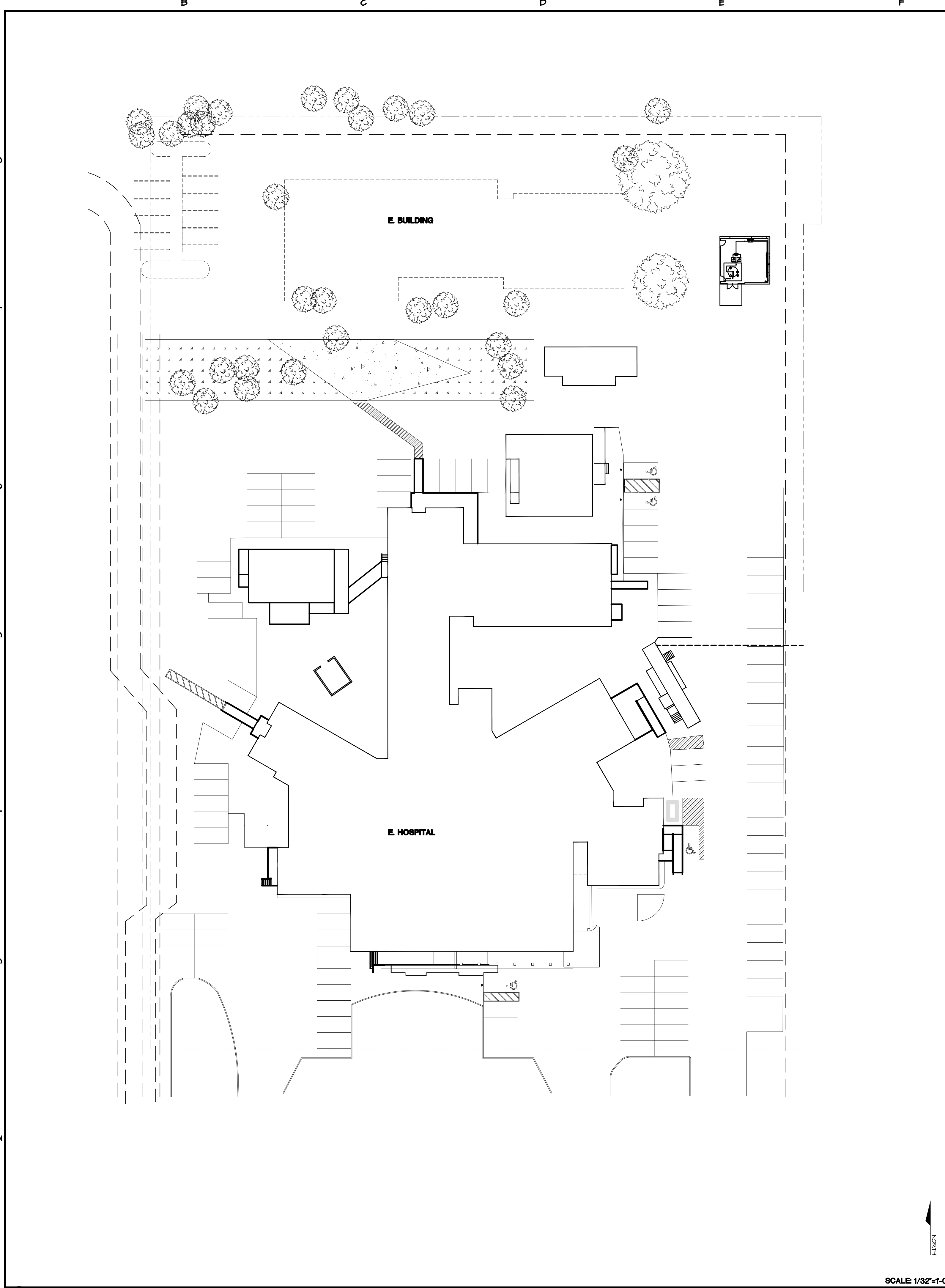


**ORCHARD HOSPITAL**  
Growing Healthy Communities  
**ORCHARD HOSPITAL**  
**ADOLESCENT SERVICES**

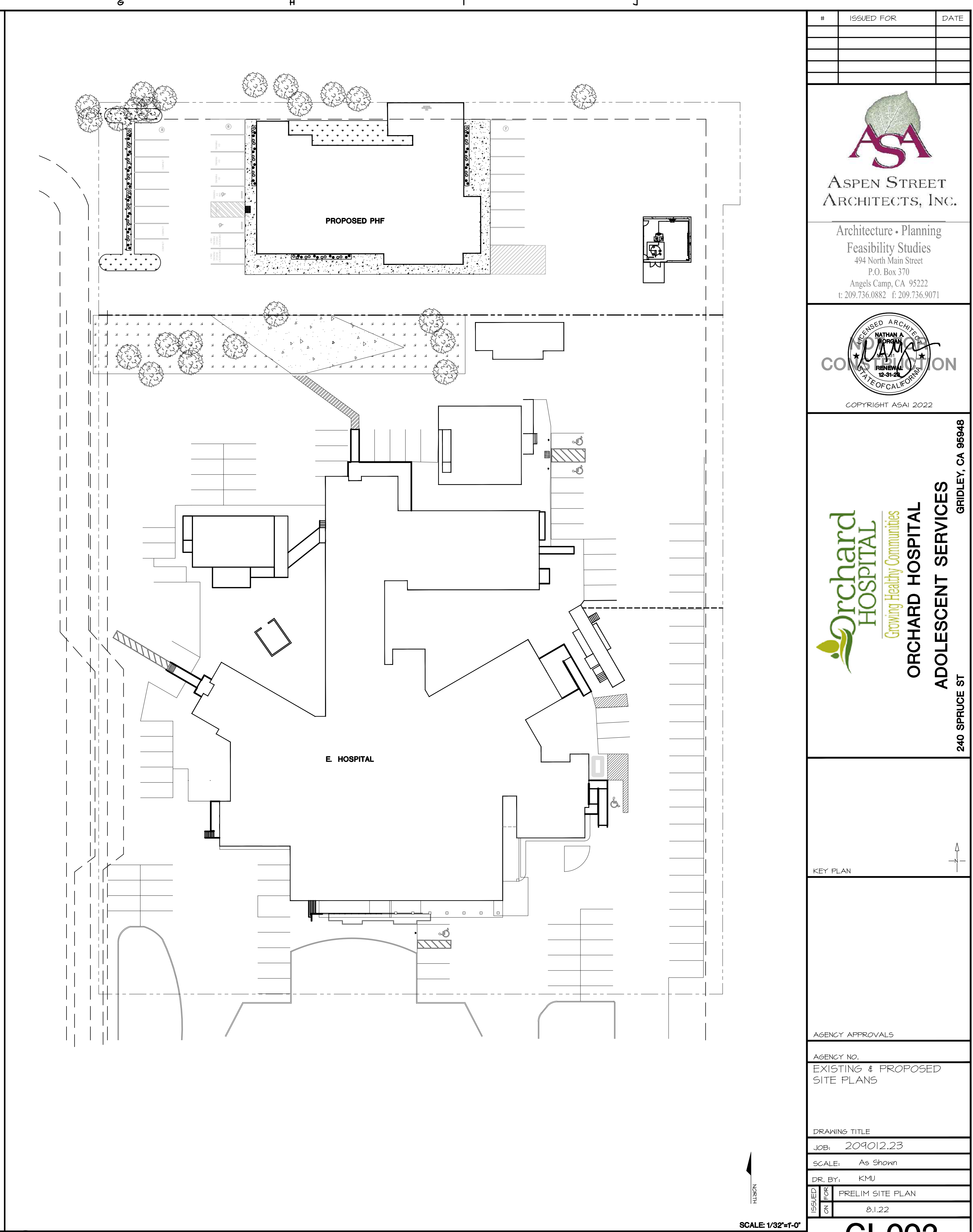
240 SPRUCE ST  
GRIDLEY, CA 95948

KEY PLAN
AGENCY APPROVALS
AGENCY NO.
GEN INFO
DRAWING TITLE
JOB#: 209012.23
SCALE:
DR. BY:
DESIGNED BY:
CHECKED BY:
<b>GI-001</b>
SHEET NO.

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20 EXISTING/DEMO OVERALL SITE PLAN



8 PROPOSED OVERALL SITE PLAN

#	ISSUED FOR	DATE

**ASA**  
**ASPEN STREET ARCHITECTS, INC.**  
 Architecture • Planning  
 Feasibility Studies  
 494 North Main Street  
 P.O. Box 370  
 Angels Camp, CA 95222  
 t: 209.736.0882 f: 209.736.9071

REGISTERED ARCHITECT  
**NATHAN A. PETERSON**  
 ARCHITECT  
 LICENSE NO. 12-31-25  
**CONTRACTOR**  
 STATE OF CALIFORNIA  
 COPYRIGHT ASA 2022

**Orchard HOSPITAL**  
 Growing Healthy Communities  
**ORCHARD HOSPITAL**  
**ADOLESCENT SERVICES**  
 240 SPRUCE ST  
 GRIDLEY, CA 95948

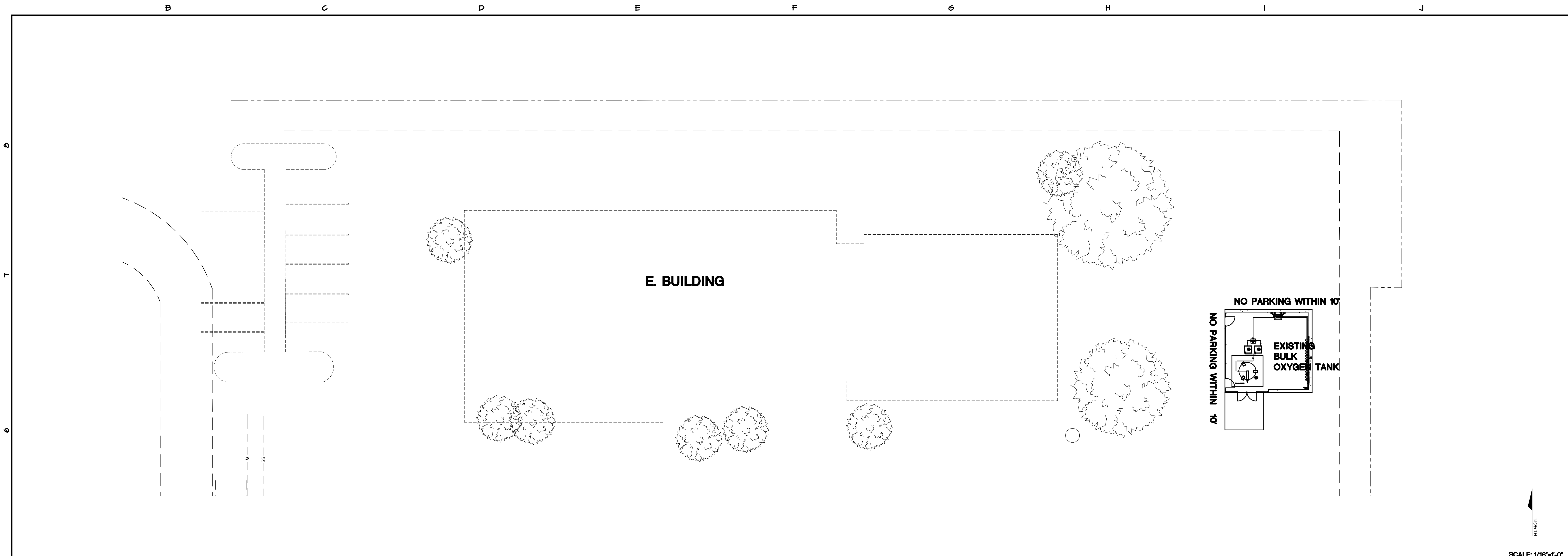
KEY PLAN

AGENCY APPROVALS

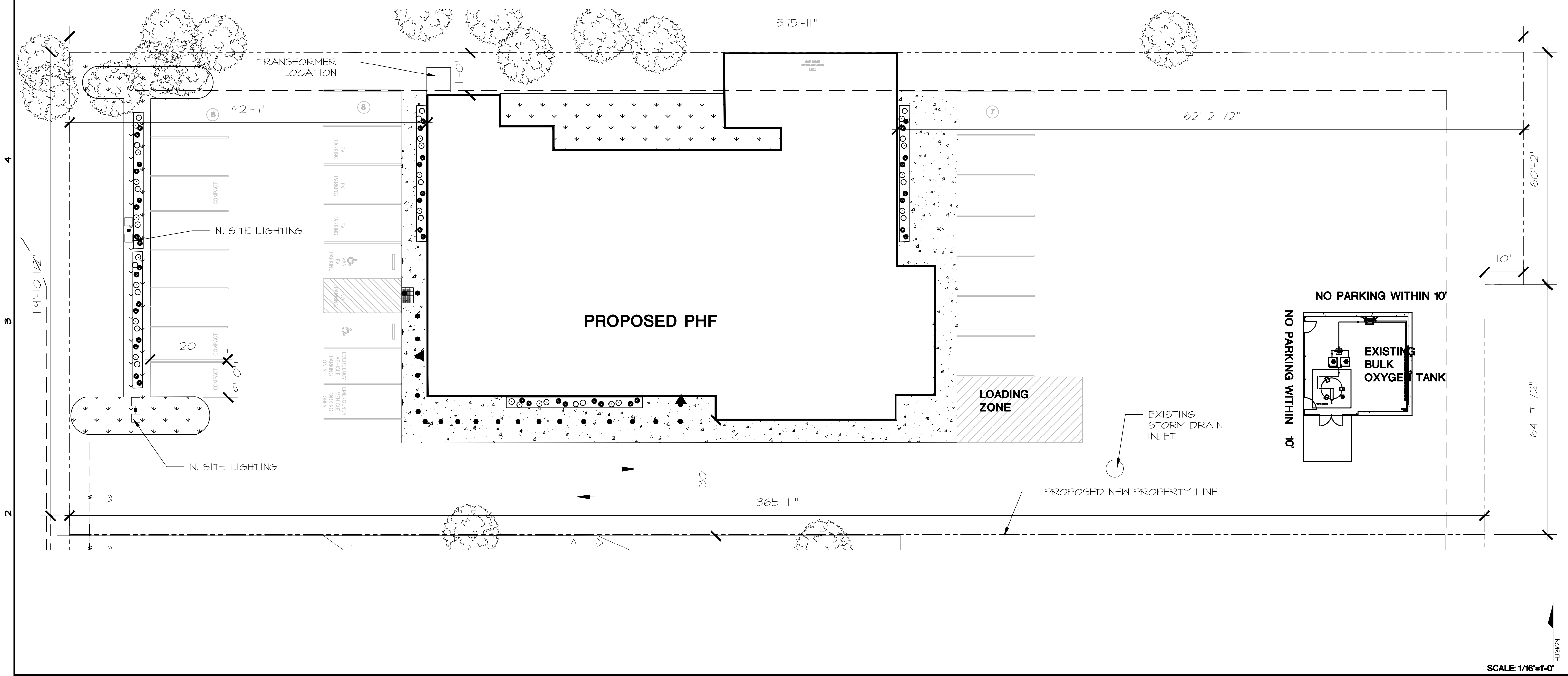
AGENCY NO.  
 EXISTING & PROPOSED  
 SITE PLANS

DRAWING TITLE  
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 SCALE: As Shown  
 DR. BY: KMJ  
 ISSUED FOR: PRELIM SITE PLAN  
 DATE: 8.1.22

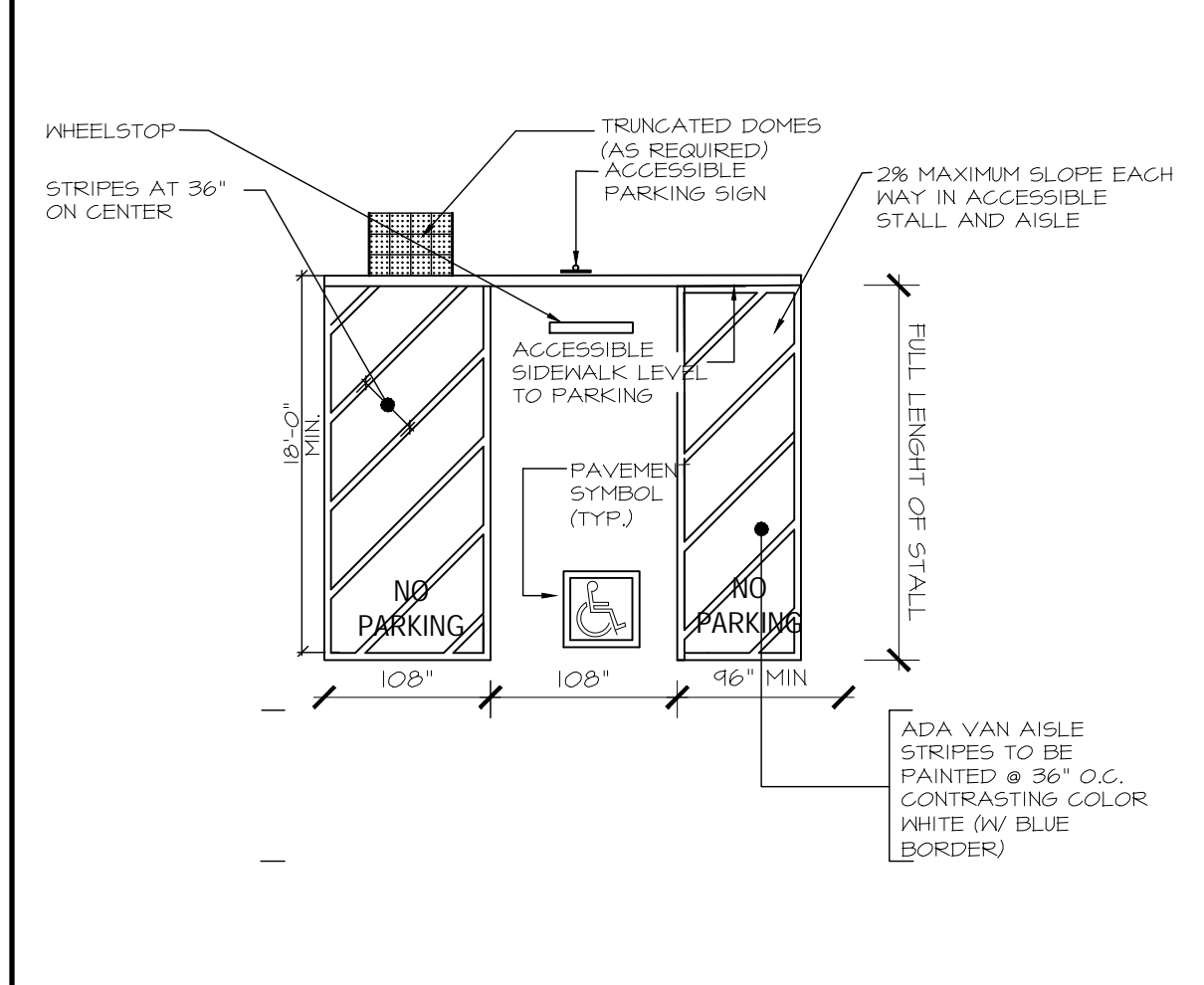
**GI-002**  
 SHEET NO.



**18 EXISTING/DEMO ENLARGED SITE PLAN**



**20 PROPOSED ENLARGED OVERALL SITE PLAN**



**ACCESSIBLE PARKING CBC11B-208**

- LED SITE LIGHTING PER CITY OF GRIDLEY PHOTOMETRIC STANDARDS
- 10' UTILITY EASEMENT
- EXISTING AND PROPOSED PROPERTY LINES
- ACCESSIBLE ENTRY TO PROJECT AREA
- E. ACCESSIBLE PASSAGE TO BLDG AND PARKING CONTRACTOR TO VERIFY PATH OF TRAVEL IS ACCESSIBLE IN FIELD
- EXISTING WATER AND SS

**LEGEND**

#	ISSUED FOR	DATE

**ASPEN STREET ARCHITECTS, INC.**  
 Architecture • Planning  
 Feasibility Studies  
 494 North Main Street  
 P.O. Box 370  
 Angels Camp, CA 95222  
 t: 209.736.0882 f: 209.736.9071

**CONTRACTOR**  
 NATHAN A. BRIDLEY  
 LICENSED ARCHITECT  
 STATE OF CALIFORNIA  
 RENEWAL 12-31-24  
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**ORCHARD HOSPITAL**  
 Growing Healthy Communities  
**ORCHARD HOSPITAL ADOLESCENT SERVICES**  
 GRIDLEY, CA 95948  
 240 SPRUCE ST

KEY PLAN

AGENCY APPROVALS
AGENCY NO.
EXISTING & PROPOSED ENLARGED SITE PLANS
DRAWING TITLE
JOB# 209012.23
SCALE: As Shown
DR. BY: KMJ
ISSUED FOR PRELIM SITE PLAN
DATE 8.10.22

**GI-003**  
 SHEET NO.

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**20 FLOOR PLAN**

**FLOOR PLAN NOTES**

- 1 --
- 2 --
- 3 --
- 4 --
- 5 --
- 6 --

**FLOOR PLAN KEYED NOTES**

3 -

**WALL LEGEND**

#	ISSUED FOR	DATE

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**Orchard HOSPITAL**  
*Growing Healthy Communities*  
**ORCHARD HOSPITAL**  
**ADOLESCENT SERVICES**  
 240 SPRUCE ST  
 GRIDLEY, CA 95948

KEY PLAN

SCALE: 3/8"=1'-0"

AGENCY APPROVALS

AGENCY NO.  
 FLOOR PLAN, NOTES, AND DETAILS

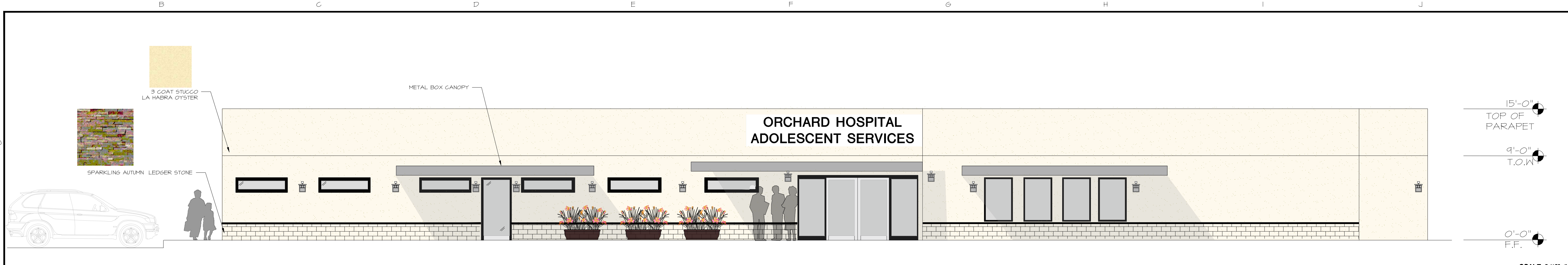
DRAWING TITLE  
 JOB: 209012.23  
 SCALE: AS SHOWN  
 DR. BY: KMU

ISSUED	---
REV	---

**A-101**  
 SHEET NO. 0

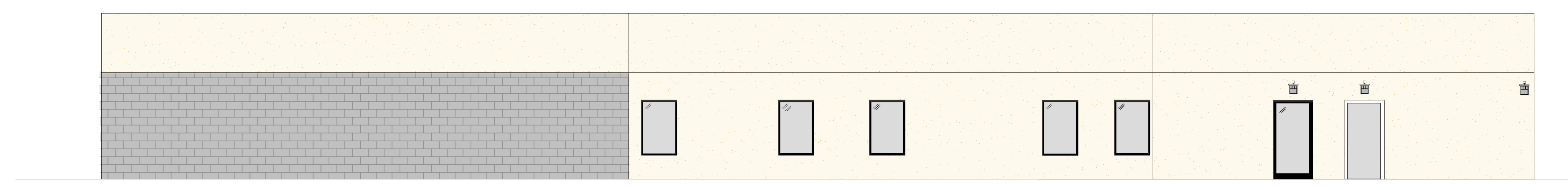


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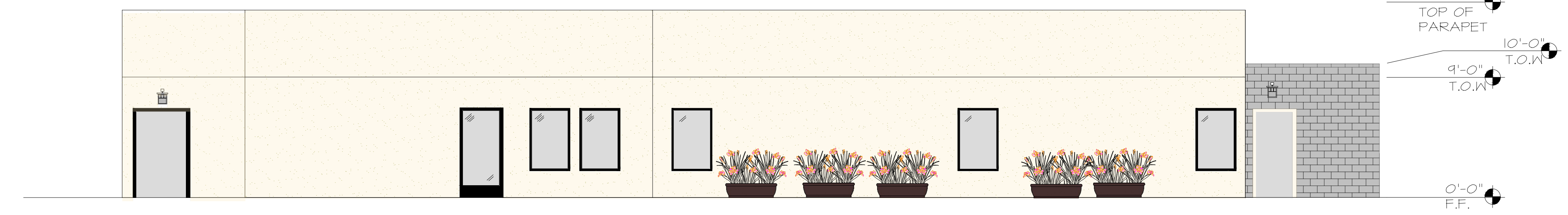
1 NORTH ELEVATION

SCALE: 3/16"=1'-0"



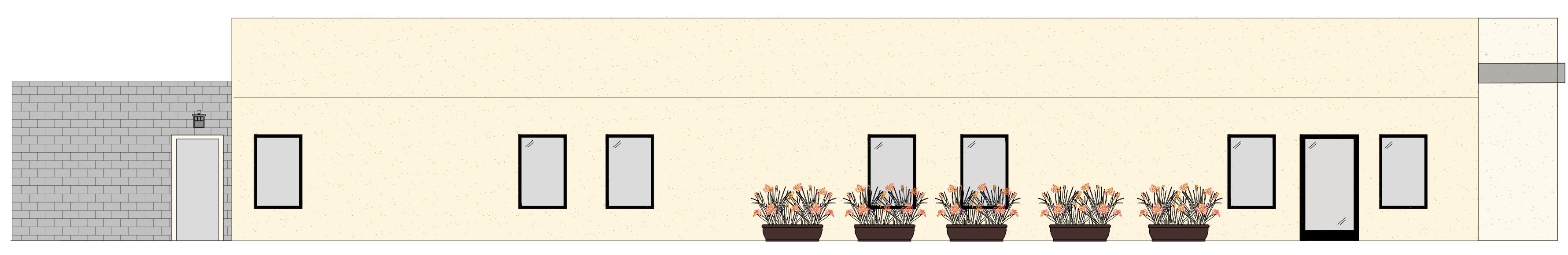
2 SOUTH ELEVATION

SCALE: 3/16"=1'-0"



3 EAST ELEVATION

SCALE: 3/16"=1'-0"



4 WEST ELEVATION

SCALE: 3/16"=1'-0"

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**COLLECTION**  
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KEY PLAN

AGENCY APPROVALS

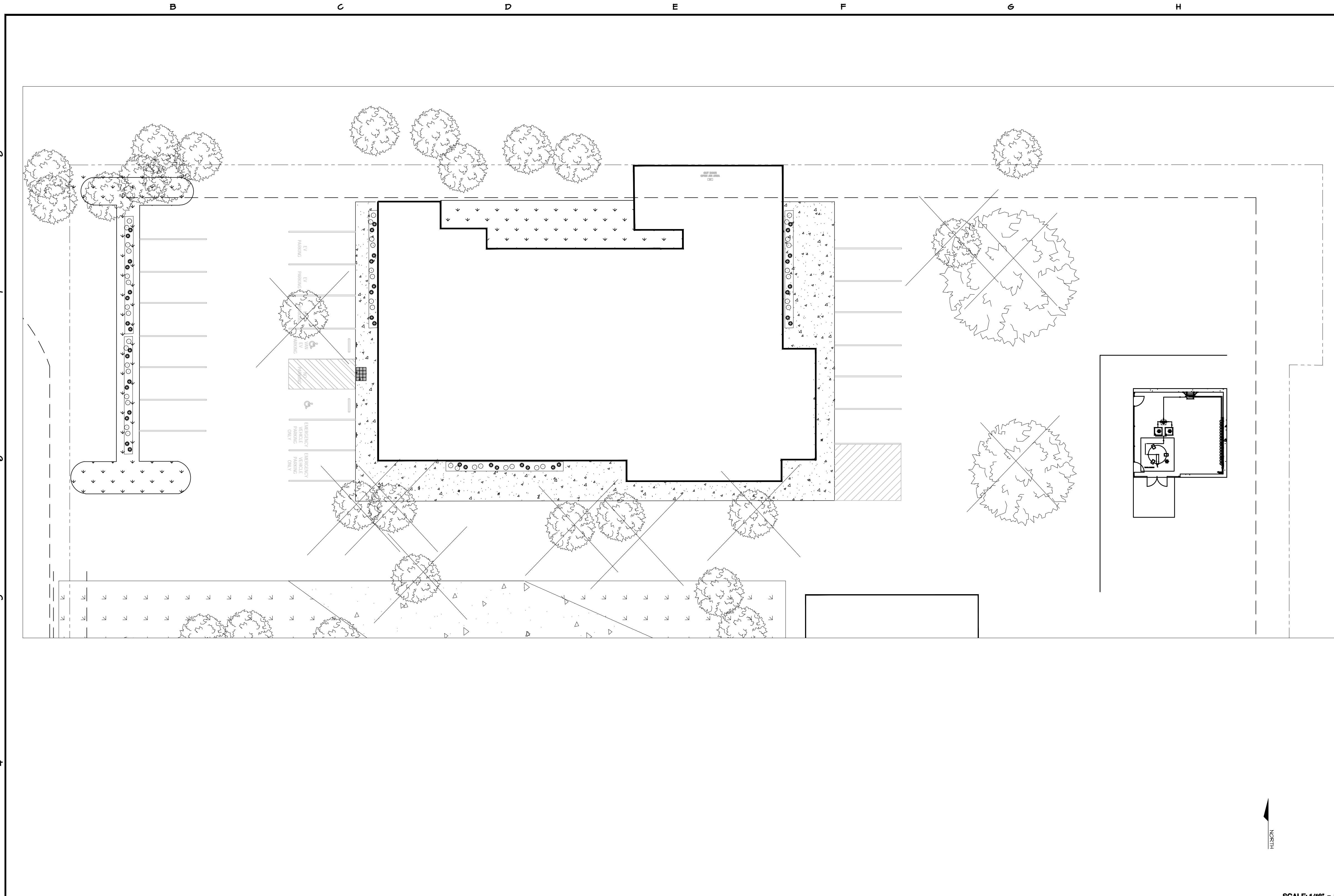
AGENCY NO.  
 EXTERIOR ELEVATIONS

DRAWING TITLE  
 JOB# 209012.23  
 SCALE: AS SHOWN  
 DR. BY: KMU

ISSUED: --  
 ON: --

**A-700**  
 SHEET NO. 0

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**19** PRELIMINARY LANDSCAPE PLAN

**3** NOTES

**LANDSCAPE CONCEPT**

THE LANDSCAPE CONCEPT FOR NEW PSYCHIATRIC HEALTHCARE FACILITY IS TO PROVIDE A WELCOMING AESTHETIC SPACE FOR THE PATIENTS AND THEIR FAMILIES, AS WELL AS THE STAFF PLANT. MATERIALS HAVE BEEN SELECTED TO PERFORM WELL IN AT THE ELEVATION.

DROUGHT TOLERANT HARDY SHRUBS AND GROUND COVER ARE PROPOSED FOR THE MAJORITY OF THE LANDSCAPE AND ALONG THE PERIMETER OF THE BUILDING.

**IRRIGATION**

THE LANDSCAPE AREAS WILL BE IRRIGATED USING FULLY AUTOMATIC SYSTEM. THE IRRIGATION SYSTEM WILL BE EXCLUSIVELY SPOT DRIP /BUBBLER. THE SYSTEM WILL INCLUDE IN-LINE VALVES, QUICK COUPLERS AND GATE VALVES, AS WELL AS BACKFLOW PREVENTION TO MEET ALL LOCAL AND IBC CODES. THE AUTOMATIC CONTROLLER WILL BE HUNTER, IRRITROL OR EQUAL. THE IRRIGATION DESIGN WILL BE COMPLIANT WITH TEH STATE CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE. (MELOW)

<p>40 NEW LOW ACCENT SHRUBS 5 GALLON 10 NEW LARGE SHRUBS 10 GALLON</p> <p>50 NEW FLOWERING PLANTS 5 GALLON 100 NEW FLOWERING PLANTS 2.5 GALLON</p> <p>8 NEW SHADE TREES 15 GALLON</p> <p>NATIVE OAK AND PINE TREES</p>	<p>LOW ACCENT HEDGES/SHRUBS ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' OLEA EUROPEA 'LITTLE OLLIE' MYRTUS COMMUNIS 'COMPACTA'</p> <p>FLOWERING SHRUBS ROSA 'RED FLOWER CARPET' ROSMARINUS OFFICIANLIS SALVIA SPP TEUCRIMUM CHAMAEDRY'S</p> <p>SHADE TREES POPULUS TREMULOIDES 'QUAKING'</p>	<p>'GROUND COVER ROSE' 'MISS JESSUPS UPRIGHT' SAGE GERMANDER</p> <p>QUAKING ASPEN TREE</p> <p>NATIVE OAK AND PINE TREES TO BE REMOVED</p>
--	--	---

**20** PLANT SCHEDULE AND LEGEND

<p>LANDSCAPE AREA (DECOMPOSED GRANITE)</p> <p>LANDSCAPE AREA (GRAVEL, DIRT, NATIVE)</p> <p>NEW CONCRETE W/ SAW CUT CONTROL JOINTS</p>
---

**12** HARD SCAPE LEGEND

<p><b>LANDSCAPE AREAS:</b></p> <p>0 SQ. FT. 0% - TURF AREA 500 SQ. FT. 23% - SHRUB AREA 1600 SQ. FT. 77% PLANTS AND BARK 2100 SQ. FT TOTAL NEW LANDSCAPED AREA</p> <p>43000 SQ. FT. TOTAL DISTURBED AREA 2100 SQ. FT. 5% REQUIRED OF OF DISTURBED AREA 2100 SQ. FT. 5% DESIGNED SQ. FT</p> <p>43000 SQ. FT. TOTAL SITE AREA 43000 SQ. FT. OPEN SPACE 1600 SQ. FT. 77% PLANTS AND BARK 2100 SQ. FT TOTAL NEW LANDSCAPED AREA</p>
---

**4** LANDSCAPE INFO

<p>AGENCY APPROVALS</p> <p>AGENCY NO.</p> <p>PRELIMINARY LANDSCAPE PLAN</p> <p>DRAWING TITLE</p> <p>JOB: 209012.23</p> <p>SCALE: As Shown</p> <p>DR. BY: BH</p> <p>DATE: --</p>
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**L-101**

# ISSUED FOR DATE

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**Planning Commission Item #2**  
Staff Report

**Date:** May 22, 2024  
**To:** Chair and Planning Commissioners  
**From:** Donna Decker, Planning Department  
**Subject:** Housing Element Update 2022-2030

	Regular
<b>X</b>	Special
	Closed
	Emergency

---

**Recommendation**

Planning Commission to review the existing Housing Element, discuss, and hear public testimony.

**Summary**

The State of California, Department of Housing and Community Development (HCD) has outlined a process by which local governments need to update housing elements to maintain compliance with the legislative statutes. The planning period for the City of Gridley is eight years coinciding with the Butte County Association of Government’s 6<sup>th</sup> cycle planning period.

The purpose of the public review is to gain feedback from the community and the decision making bodies of the City to revise, and ultimately submit a plan that provides measurable implementation strategies supporting housing development.

**Discussion**

The Housing Element is a required section of the General Plan. The City of Gridley adopted the 2030 General Plan in 2010 followed by adoption of the 2009-2014, and the 2014-2022 Housing Element(s). The General Plan had prepared an Environmental Impact Report (EIR) to consider CEQA impacts. There are no changed circumstances with the 6<sup>th</sup> cycle update, therefore no additional environmental review has been done.

Each planning cycle changes the allocation of required available land for development. This is due to a changing population, the changing economic and demographic information of that population, and the forecasting of where the increases may occur. The City of Gridley receives the regional housing needs allocation numbers (RHNA) from the Butte County Association of Governments (BCAG) who in turn receive the allocation from the State of California Housing and Community Development Department. The quantity of housing needed is determined also by income affordability levels and to insure that housing can be provided for very low, low, moderate, and above moderate income levels. Any unmet need from the previous cycle is also required to be met. The Housing Element analysis has confirmed there is an adequate land inventory available to meet the previous RHNA allocation.

The review and update to the Housing Element consists of:

- Updating census data correctly reflecting population demographics;
- Employment characteristics;
- Available housing and condition assessment;
- Housing affordability, tenure, and age;
- Special Housing needs;
- Energy efficiency and conservation;

- Housing needs projections, land inventory, and housing allocation;
- Constraints inhibiting the development of adequate housing related to government and non-government restrictions;
- An evaluation of the 2014-2022 Housing Element implementation strategies, and,
- The development of a new Housing Plan.

The resulting analysis for the existing Housing Element indicated the City of Gridley had an adequate inventory of developable land to meet the 5<sup>th</sup> planning cycle housing needs. The analysis will review what additional land if any, would be needed to meet the 6<sup>th</sup> planning cycle.

#### State of California Housing and Community Development

The City has been in contact with the State to confirm a projected schedule to complete the update to the Housing Element. The requirements include adequate public outreach. The initial kick-off for public review consisted of:

4/12/2024 Public Outreach in Gridley Herald  
 4/17/2024 1<sup>st</sup> review at Planning Commission

The presentation to the Planning Commission on April 17, 2024 provided an opportunity to review the existing document and begin the discussion of any amendments to reach new and existing goals. The City will continue on its course to complete the Housing Element Update with the following anticipated schedule:

5/20 Survey mailers prepared  
 5/22 2<sup>nd</sup> review to Planning Commission  
 5/\_\_\_ Public comment charette  
 6/19 Redline to Planning Commission re: comments received  
 7/17 Final Planning Commission Review  
 7/24 Draft to HCD with redlines incorporated-clean copy  
 9/1 HCD comments  
 10/1 Redline HCD comments incorporated resubmitted  
 12/2 City Council Adoption

#### Public Notice

A notice was advertised in the Gridley Herald, posted at City Hall, and available at the Administration Counter, and placed on the City website. At the time this report was prepared, no comments had been received.

#### Environmental Review

The City of Gridley has determined in accordance with Section 15162 of the CEQA Guidelines, that the 6<sup>th</sup> cycle planning update of the Housing Element, 2022-2030, constituting a text amendment to the 2030 General Plan, does not involve new significant effects beyond those analyzed for the 2030 General Plan Final Environmental Impact Report, therefore no additional CEQA review is required and action may be taken on this item.