

Gridley City Council – Regular Meeting Agenda

Tuesday, September 5, 2023; 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 September 5th, 2023, via email to csantana@gridley.ca.us or via the payment/document drop box at Gridley City Hall and will be conveyed to the Council for consideration.

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

<https://us06web.zoom.us/j/83124396095?pwd=cEoyKzE1VzR3cGhFaWNHM0l3aFBndz09>

Webinar ID: 831 2439 6095

Passcode: 610153

CALL TO ORDER - Mayor Farr

ROLL CALL

PLEDGE OF ALLEGIANCE – Councilmember Calderon

INVOCATION – None

PROCLAMATION – None

INTRODUCTION OF NEW OR PROMOTED EMPLOYEES - None

CONSENT AGENDA

1. City Council Minutes Dated August 21, 2023 Minutes
2. Gridley Housing Pipeline Tracking Sheet

ITEMS FOR CONSIDERATION

3. Orchard View Apartments Phase II Update
4. Highway 99 Pedestrian Improvements Update
5. Supplemental Apprenticeship Agreement
6. IML Pole Tester Purchase Review

7. Electric Utility Rates Policies Proposal

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

CITY STAFF AND COUNCIL COMMITTEE REPORTS - *Brief updates from City staff and brief reports on conferences, seminars, and meetings attended by the Mayor and City Council members, if any.*

CITY ADMINISTRATOR REPORTS - *Brief updates and reports on conferences, seminars, and meetings attended by the City Administrator, if any.*

POTENTIAL FUTURE CITY COUNCIL ITEMS - *(Appearing on the Agenda within 30-90 days):*

Council Study Session – Electric Rates	9/12/2023
Council Study Session – Water/Wastewater Rates	9/14/2023
2022 Power Source Disclosure Report	9/18/2023
Finance Policies	9/18/2023
Soccer Park Plan Review	9/18/2023

CLOSED SESSION –

8. Closed Session Discussion Pursuant to Government Code 54957 – Public Employee Employment/Evaluation – Position: City Administrator

ADJOURNMENT – adjourning to a Regular meeting on September 5th, 2023.

NOTE 1: POSTING OF AGENDA- This agenda was posted on the public bulletin board at City Hall at or before 6:00 p.m., September 1st, 2023. This agenda along with all attachments is available for public viewing online at www.gridley.ca.us and at the Administration Counter in City Hall, 685 Kentucky Street, Gridley, CA.

NOTE 2: REGARDING UNSCHEDULED MATTERS – In accordance with state law, it shall be the policy of this Council that no action shall be taken on any item presented during the public forum or on unscheduled matters unless the Council, by majority vote, determines that an emergency situation exists, or, unless the Council by a two-thirds vote finds that the need to take action arose subsequent to the posting of this agenda.

Gridley City Council – Regular Meeting Minutes

Monday, August 21, 2023; 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.”

CALL TO ORDER

Mayor Farr called the meeting 6:00 pm.

ROLL CALL

Councilmembers

Present:

Farr, Johnson, Roberts,

Absent:

Sanchez, Calderon

Arriving after roll call:

None

Staff Present:

Cliff Wagner, City Administrator

Rodney Harr, Police Chief

Tony Galyean, City Attorney

Ross Pippitt, Public Works Director

Jake Carter, Utility Director

Elisa Arteaga, Finance Director

PLEDGE OF ALLEGIANCE

Mayor Farr led the Pledge of Allegiance.

INVOCATION – None

PROCLAMATION – None

INTRODUCTION OF NEW OR PROMOTED EMPLOYEES - None

CONSENT AGENDA

1. City Council Minutes Dated August 7, 2023 Minutes

Motion to approve consent agenda was made by Councilmember Roberts, seconded by Vice Mayor Johnson.

ROLL CALL VOTE

Ayes: Johnson, Roberts, Farr

Motion passed, 3-0

ITEMS FOR CONSIDERATION

2. Review of Current State Law (SB 946, 2018, Lara) and Any Existing City of Gridley Ordinances Pertaining to Sidewalk Vendors – Councilmember Sanchez

With Councilmember Sanchez absent, item #2 was postponed to a future meeting.

3. Budget Book Software Subscription with ClearGov

Finance Director, Elisa Arteaga, requested approval of the 5-year contract with ClearGov. Arteaga explained the ClearGov software would not only make the preparation of the annual budget more efficient for City staff, but would also make the final budget clear and more interactive for the Council and public.

Pat Coghlan, Gridley resident, shared his concerns about having audited numbers available. Arteaga informed Council audited numbers are made available once the audit is completed.

Motion to approve the ClearGov software was made by Councilmember Roberts, seconded by Vice Mayor Johnson.

ROLL CALL VOTE

Ayes: Farr, Johnson, Roberts

Motion passed, 3-0

4. Debt Management Software Subscription with DebtBook

Finance Director, Elisa Arteaga, introduced the proposed software that will assist City staff in satisfying the GASB 87 and GASB 96 reporting requirements. Arteaga requested Council approve the 3-year contract with DebtBook.

Motion to approve was made by Vice Mayor Johnson, seconded by Councilmember Roberts.

ROLL CALL VOTE

Ayes: Farr, Johnson, Roberts

Motion passed, 3-0

COMMUNITY PARTICIPATION FORUM - None

CITY STAFF AND COUNCIL COMMITTEE REPORTS

Vice Mayor Johnson reported on his attendance at the Mosquito and Vector Control District meeting.

CITY ADMINISTRATOR REPORTS

City Administrator Wagner informed Council that Mayor Farr, Councilmember Calderon, and City staff met with the representatives of Comala, Colima, Mexico to further discuss a Sister City Agreement.

POTENTIAL FUTURE CITY COUNCIL ITEMS - (*Appearing on the Agenda within 30-90 days*):

2022 Power Source Disclosure Report	9/5/2023
Gridley Housing Pipeline Tracking Sheet Update	9/5/2023
Council Study Session – Electric Rates	9/12/2023
Council Study Session – Water/Wastewater Rates	9/14/2023
Finance Policies	9/18/2023
Soccer Park Plan Review	9/18/2023

CLOSED SESSION - None

ADJOURNMENT

With no items further to discuss, Mayor Farr adjourned to the next regular Council meeting on September 5th, 2023.

City Council Item #2

Informational Item - Gridley Housing Pipeline Tracking Sheet

Rental Units					
Quarter	Rental	Affordable	Market	Project-Based Units	Project Name
Q1 2022	36	35	1	36	Ford Oaks
Q2 2022	0	0	0	0	
Q3 2022	0	0	0	0	
Q4 2022	0	0	0	0	
Q1 2023	0	0	0	0	
Q2 2023	0	0	0	0	
Q3 2023	0	0	0	0	
Q4 2023	37	36	1	37	Sunrise Senior
Q1 2024	0	0	0	0	
Q2 2024	0	0	0	0	
Q3 2024	0	0	0	0	
Q4 2024	48	47	1	48	Orchard View I
Q1 2025	0	0	0	0	
Q2 2025	36	36	0	36	Orchard View II
Q3 2025	0	0	0	0	
Q4 2025	20	20	0	20	Orchard View III

Homeownership Units														
Projects	Locality	Status: Proposed/ Approved/Financing/ Construction	Pre-requisite to Development	Anticipated Availability	Total/Platted Lots	Estimated Annual Availability by 12/31/2024	Estimated Annual Availability by 12/31/2026	Estimated Annual Availability by 12/31/2028	Estimated Annual Availability by 12/31/2030	Estimated Annual Availability by 12/31/2032	Estimated Annual Availability by 12/31/2035	TOTAL	Developer/Owner	Project Description
Heron Landing	GRIDLEY	Constructed		Sold								Project Completed	Radical Investors, Inc.	
State Meadows Phase I	GRIDLEY	Constructed		Sold								Project Completed	245 Construction	
Steffen Estates	GRIDLEY	Applied; PC 8/2021 CC 9-21	Payment of Plan Check Fees, Encroachment Permit, Agreement	Dec-23	46	8	16	22				46	Thomas Steffen/Vinson	Single Family Detached
Edler Estates	GRIDLEY	1st review to PC 7/22	Improvement Plan development review and approval	Jun-24	46	8	8	10	10	10		46	James Rutledge	Single Family Detached
Bernard Property	GRIDLEY	PC 6-16-21 CC 8-21	Improvement Plan development review and approval	Dec-25	201		20	20	80	81		201	Darryl & Sue Bernard, et. al.	Mixed residential use, 48, mbr
Kiwi Vineyard Estates	GRIDLEY	PC 7/21 CC 9/21	Improvement Plan development review and approval	Dec-27	56				20	20	16	56	Frank Stancio/New Developer	Single Family Detached
Butte County Homes II	GRIDLEY	Proposed		Dec-23	106			10	10	42	44	106	James Barnes et al	Single Family Detached Homes
Legacy Estates	GRIDLEY	Beginning Engineering and Annexation process		Dec-27	400			50	100	100	150	400	Leckman	120 SFR, 240 MBR
Parkland Estates	GRIDLEY	Approved	Improvement Plan development review and approval	Dec-23	19	4	6	9				19	Graham Nijjar, et. al.	TSM approved, 2023 Construction
Pacific Flyway	GRIDLEY	Approved	Improvement Plan development review and approval	Dec-23	69		30	39				69		
De La Torre Ests	GRIDLEY	TSM and Final Map	Unknown	Dec-35	45						45	45	De La Torre Family	Single Family Detached
Denz Ranch	GRIDLEY	Annexation into City	Unknown	Dec-35	250						250	250	Unknown	710 total dwelling units and a 12.5-acre commercial center
					Total Platted Lots	2024	2026	2028	2030	2032	2034	Total 10 Yr.		
					1,338	20	80	160	220	253	605	1,338		

Anticipated Rental Availability

Rental Units				
Year	Rental	Affordable	Market rents	Project-Based Units
2023	48	47	1	48
2024	84	83	1	84
2025	20	19	1	20
2026	200	0	200	200
2027	200		200	200
2028	400	0	400	400
2029	400	0	750	400
2030	884	0	827	884

Rental Units				Pipeline Projects								
Rental	Affordable	Market rents	Project-Based Units	Special Needs	Projects	Locality	Status: Proposed/ Approved/Financing/ Construction	Applying for DR Tax credit	Anticipated Availability	Pre-requisite	Developer/Owner	Project Description
37	36	1	36	Seniors	Sunrise Village Senior Housing	GRIDLEY	Constructed	4% LHTC	Dec-23		Pacific West Communities in partnership with The Housing Authority of Butte County. 100% occupied	Senior Project with 30 FR Vouchers. Project completed and 100% rented. • Capital Cost - \$105,000 (Housing Authority of the County of Butte) • Impact fee Cost - \$335,480 (City of Gridley) • CDBG Cost - \$477,799 (City of Gridley) Additionally, the Project is supported by application of 100% Project Based Section 8 Rental Assistance already committed by the Housing Authority of the County of Butte, with a total value of \$3,811,120. All these resources have been secured including the the low-income housing tax credits.
36	35	1	36	Low Income	Ford Ave Apts	Gridley	Constructed	9% Disaster LHTC	Jan-22	None	Pacific West Communities in partnership with The Housing Authority of Butte County. 100% occupied	36 unit affordable Housing Project. DR Tax Credit project approved and occupied.
48	47	1	48	Low Income	Orchard View Ph 1	Gridley	Approved	9% LHTC	Dec-24		Pacific West Communities in partnership with The Housing Authority of Butte County. 100% occupied	50-60% Affordability Family Development Financing includes LIHTC, CDBG Grant Pending through Butte County Award

City Council Agenda Item #3

Planning Department Site Development Plan Staff Level Review and Report

In accordance with AB 430 (Gallagher) the planning process is considered ministerial because the site is appropriately zoned for multi-family and there are no Zoning or General Plan land use designation amendments required for the project.

Date: September 5, 2023

From: Donna Decker, Planning Director

Subject: **Site Development Plan Review 1-23;** AMG & Associates, LLC; Proposed development of approximately 2.61 acres for a 36-unit multi-family affordable housing development consisting of four-residential two-story structures, a laundry building, 2,734 square-foot single story community building, and 73 parking spaces. The project density is approximately 14 du/ac located in the Highway Commercial Corridor/Mixed Use Combining District (HCC/MUCZ) zone, a General Plan land use designation of Commercial (C) located on the west side of State Highway 99. (Portion of APN 021-110-033)

Summary

The applicant has submitted a concept plan to develop approximately 11 acres into a 104-unit affordable housing development named Orchard View Apartments. The development will occur in three phases; Phase 1 has been approved, building permits issued to construct 48 of the total units. The proposed development is Phase 2 consisting of 36-units and Phase 3 will have 20 units. The development supports affordable housing for families with incomes of 30%, 40%, 50%, and 60% income levels of the Butte County Average Median Income (AMI). Phase 2 will be a seamless expansion of the site.

A Site Development Plan Review is typically reviewed by the Planning Commission; however, if a site has the appropriate zoning and General Plan land use designations in place, it is considered a ministerial project in accordance with the recently adopted legislation, AB 430.

Discussion

Location

The project site is a portion of a larger site being subdivided into three parcels. The proposed site is created as a flag lot with an elongated entry in order to allow the remaining frontage to be developed for commercial uses to the north and south of the entry. The proposed location is between Archer Avenue to the north, on the east side of Highway 99 and Evelyn Drive to the south on the west side of Highway 99.

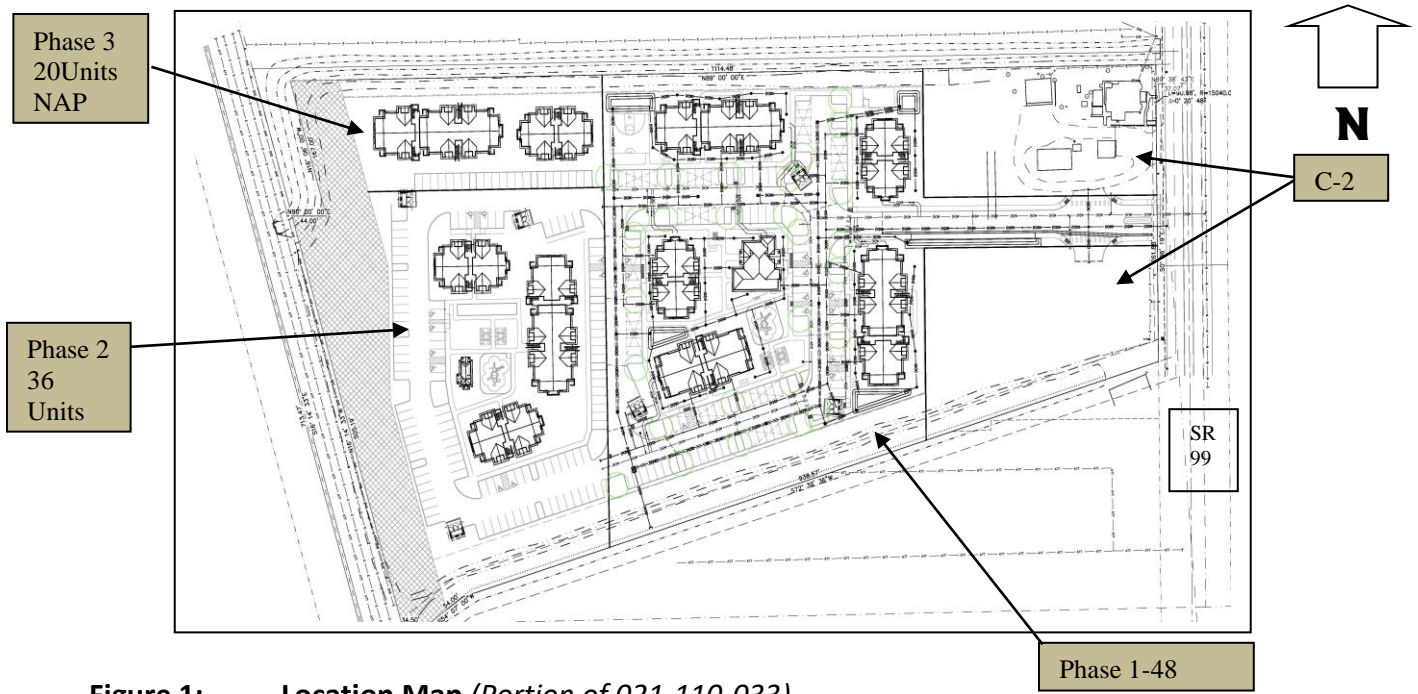


Figure 1: Location Map (Portion of 021-110-033)

General Plan and Zoning and Density

The General Plan land use designation is Commercial. The zoning designation implements the General Plan with a designation of Highway Commercial Corridor/Mixed Use Combining Zone. This zoning designation allows for mixed use development consisting of residential and commercial uses. The designation provides for the maintenance of commercial uses contiguous to Highway 99.

Site Design

The site provides pedestrian connectivity with a sidewalk from the development to Highway 99 and around the site. The site provides six-foot sidewalks surrounding the complex providing access to the site amenities. The design includes a laundry, a tot-lot play area, a pergola and a bocce ball court. The amenities provide for opportunities for exercise, social interaction, and outdoor enjoyment of the development. The site design includes bicycle racks and bicycle storage. The site is configured with the following constructed elements:

• Building Footprint	29,486 Sq. Ft.	25.92%
• AC Paving	25,974 Sq. Ft.	22.84%
• Site Amenities	3,659 Sq. Ft.	3.22%
• Walkways	8,869 Sq. Ft.	7.80%
• Landscape, Open Space	43,753.56 Sq. Ft.	40.22%

The Project will accommodate 3 different types of two-story residential buildings, totaling 4 structures. The type of construction will be wood frame supported by perimeter foundations with concrete slab flooring. This type of construction will allow the building to conform to the natural terrain with only minor amounts of grading. The exterior will be stucco with tile roof shingles. Architectural accents will be incorporated, providing an aesthetically appealing exterior that blends with the character of the surrounding neighborhood and the community of

Gridley. The development will meet Title 24 energy efficiency standards. Minimum construction standards will be adhered to in order to assure that a quality family housing development is provided.

The buildings will be oriented appropriately throughout the site with the intent to create a community concept for the families to enjoy while remaining social and active. Tenants will enjoy access to a centrally located playground, half basketball court, and dog park furnished in phase 1, as well as a tot lot provided in phase 2. In addition, residents and their guests will have access to a picnic area featuring tables, seating areas and barbeques, all covered by a pergola made from non-combustible material. Further, tenants will have access to a community building (approximately 2,734 sq. ft.) offered in phase 1, which will include an office space, computer room, laundry facility, exercise room and a community room with a common kitchen. An on-site resident manager will provide assistance and management while residing in a three-bedroom manager's unit. There will be 2 trash enclosures distributed throughout this phase of the development, as well as a 379 square foot laundry facility.

Parking

In accordance with Chapter 17.76, the code requires a minimum of one and one-half spaces for each 2-bedroom unit along with an additional ten percent to provide for guest parking. Two spaces are required for each 3-bedroom unit. The total number of required spaces is:

- 16-2 Bedroom Units 1.5 x 24 parking spaces
- 12-3 Bedroom Units 2.0 x 24 parking spaces
- 8-4 Bedroom Units 2.0 x 16 parking spaces

Number Required:	64 parking spaces
10 % guest parking:	+ 6 parking spaces
Total Number Required:	70 parking spaces

The project provides 73 total spaces; 37 spaces representing 50 percent, are covered. Additionally, 8 of the spaces are for ADA parking. The parking stall dimensions meet the Gridley Municipal Code (10' x 20').

Building Exterior

The building exterior is proposed to be stucco, moulding detail around windows and mid-floor relief, metal railing and tile roofing. The stucco assembly will need to be a standard 3-coat stucco consisting of brown coat, scratch coat, and finish coat. The color can be impregnated or the stucco painted. Additional exterior treatments are provided for aesthetic appreciation utilizing rock veneer, vertical and horizontal hardi-board. The entries are centrally located at each building. The proposed tile roof is attractive and provides longevity to the roof. The rake ends should be finished with tile rake end trim to complete the finish and to ensure the trim is protected from the weather. The community building is architecturally compatible to the residential structures. A color and material board will be required to be submitted prior to the issuance of a building permit.

Conclusion

The project is well designed, provides residents with on-site amenities and more importantly brings to the City of Gridley a product that is greatly needed—affordable housing for families. This project has easy access to shopping, bus stops, and medical health centers. It has provided amenities for all children and family member ages.

Public Notice

A notice of the decision was posted at City Hall, made available at the Administration public counter, and placed on the City website.

Environmental Review

The proposed project is Statutorily Exempt from CEQA, Section 15268(a), Ministerial Project, defined by AB 430; however, the project provided a NEPA analysis for Phase 1 which incorporated Phases 2 and will also be applicable for Phase 3.

Action

The proposed project, Site Development Plan Review 2-22 is compliant with AB 430, meets 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.



Donna Decker
Planning Director
City of Gridley

August 30, 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
Portion of APN 021-110-033

Approved Use:

Site Development Plan review development of approximately 2.61 acres for a 36-unit multi-family affordable housing development consisting of four-residential, two-story structures, and 73 parking spaces. The project density is approximately 14 du/ac located in the Highway Commercial Corridor/Mixed Use Combining District (HCC/MUCZ) zone, a General Plan land use designation of Commercial (C) located on the west side of State Highway 99.

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, September 30, 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. Use of the site is subject to all zoning regulations described in Gridley Municipal Code as applicable to "HCC/MUCZ" zoning districts, the General Plan requirements, and all applicable requirements of the Gridley Municipal Code.
5. The project shall be required to pay all applicable impact fees for the development of the project. The impact fees may be paid for each structure at the time a Certificate of Occupancy is issued by the Butte County Building Department.
6. All construction shall be in accordance with all of the City of Gridley and the County of Butte currently adopted Building Codes; including but not limited to the Plumbing Code, Mechanical Code, Electrical Code, and the California Green Building Standards Code. An operable solar system shall be designed for the development. The size of the system shall be coordinated with Gridley Electric.
7. The applicant/owner shall submit an electronic file along with two (2) sets 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.

8. Prior to construction, the applicant shall obtain an encroachment permit from the city of Gridley for work on City utilities, if required. All work on utilities shall be coordinated with the Gridley Municipal Utility Department, the City Engineer, and the Public Works Superintendent.
9. Minor changes may be approved by the Planning Director upon receipt of a substantiated 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 approved application. Changes deemed to be major or significant in nature shall require a formal application for amendment.
10. Prior to any site work, the project applicant shall submit a geotechnical report to the City, prepared by a certified engineering geologist. The project applicant shall incorporate any recommended measures into the final design.
11. Construction of the project shall comply with the requirements of the National Pollution Discharge Elimination (NPDES) Permit and obtain a WDID from the State of California in conformance with the General Construction Storm Water Permit; Storm Water Pollution Prevention Plan (SWPPP) shall be prepared prior to construction activities.
12. Landscaping and irrigation shall be constructed throughout the development to the satisfaction of the Planning Director. A water audit is required prior to issuance of a certificate of occupancy. Provide Landscape Plan for frontage along SR 99 and throughout the development.
13. 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. Light standards shall be uniform with Phase 1.
14. 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.
15. Decorative site lighting, city of Gridley "Acorn" standards, shall be provided and installed as determined by the City of Gridley Electrical Superintendent and the Planning Department.

16. 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.
17. 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.
18. 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.
19. Bicycle racks and an enclosed bicycle storage area shall be provided for the residents.
20. The project shall ensure that all interior noise levels are met by construction practices and in accordance with the Gridley Municipal Code.
21. Plans shall be submitted for review and approval for all open space, landscaping, irrigation, fencing, pergola, picnic area, and other community areas for review and approval by the Planning Department of the City of Gridley prior to permit issuance.
22. 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.
23. 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. A Geotechnical Report shall be provided at the time of application 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. The City Engineer may accept the Geotechnical Report provided by Phase 1 construction.

All compaction testing locations and results shall be provided to the city for review and approval.

24. 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.
25. During construction, all Butte County Air Quality mitigation measures shall be complied with.
26. Prior to construction, a SWPPP shall be obtained and a WDID number from the State Waterboards 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. The applicant shall confirm the Phase 1 WDID is applicable to Phase 2.
27. A disclosure shall be provided to all tenants that the site is located adjacent to lands that may be subject to agricultural practices. Tenants may experience dust, debris, and noise generated from such activities. The city will not respond to complaints related to agricultural practices.
28. The roof be constructed to provide rake end finish gable ends of the roof. All exterior components shall be cohesive and the same as in Phase 1.
29. The railing for the living units shall be metal railing that is substantial and durable for review and approval by the Planning Department prior to installation. Other alternatives may be considered.
30. All costs related for plan review, design, and improvement plan approval by city staff and/or consultants will be the responsibility of the applicant/developer at actual cost. The applicant shall enter into an agreement stating the same. The applicant shall also be responsible for all costs related to construction inspection.
33. The development shall provide an operable solar system sized to the expected demand. Plans showing the proposed solar design and technical data sheets shall be submitted to the Electric Department for review and approval prior to

submitting to Butte County for a building permit. The solar array is preferred to be on the covered parking structures.

34. Project noise-generating construction activities shall occur within the hours identified in Gridley Municipal Code.
35. All noise-producing project equipment and vehicles using internal- combustion engines shall be equipped with manufacturers- recommended mufflers and be maintained in good working condition.
36. All mobile or fixed noise-producing equipment used on the project site that are regulated for noise by Title 7 of the Gridley Municipal Code, §17.74.030 and shall comply with such regulations while in the course of project activity.

General Engineering Comments

37. Show all existing features 100' outside of the project boundary, this includes structures, fences, trees, pools, utilities, etc.
38. Provide a drainage plan and direction of flow and a preliminary hydrology analysis. Post-development flows shall not exceed pre-development flows.
39. Show 100-year overland release to natural drainage in the event any onsite DI is plugged.
40. Vehicle overhang shall not infringe into any walkway limiting pedestrian access per Title 24. This may require parking bumpers in some areas.
41. Provide a preliminary grading plan.
42. Provide a conceptual pad grading detail.
43. Show proposed street grades.
44. Provide a conceptual sewer plan.
45. Provide a conceptual water plan.
46. Provide a geotechnical report.
47. Provide a current Title Report.
48. Provide a legal description sufficient to define the boundary of the existing parcel.
47. Construction practices shall conform to the standards adopted by the Butte County Air Quality Management District, which requires that 1) fugitive dust emissions related to construction of public improvements for the subdivision be controlled at all times, 2) all clearing, grading, earth moving or excavation activities must cease during periods of wind exceeding 15 miles per hour

averaged over one hour, and 3) large off-road diesel equipment used for grading at the site must be maintained in good operating conditions.

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: _____

PLAN PREPARED BY:
DOUGLAS GIBSON - C29792
430 E. STATE ST. STE. #100
EAGLE, ID 83616
(208) 461-0022 EXT.3021

<u>ACCESSIBILITY</u>	# OF UNITS	PERCENTAGE
ADAPTABLE UNITS (ALL GROUND FLOOR REQ.)	4	11.11%
ACCESSIBLE UNITS (15% TOTAL REQ.)	6	16.67%
<u>SENSORY IMPAIRED UNITS (10% TOTAL REQ.)</u>	<u>4</u>	<u>11.11%</u>

<u>UNIT MIX SUMMARY</u>	CONDITIONED SQ. FOOTAGES	
(24) 2-BEDROOM UNITS	(24) X 772 S.F.	= 18,528 S.F.
(12) 3-BEDROOM UNITS	(12) X 1,005 S.F.	= 12,060 S.F.
(36) UNITS TOTAL	18,528 S.F. + 12,060 S.F.	= 30,588 S.F.
LAUNDRY BLDG.	516 S.F.	
TOTAL	31,104 S.F.	

BICYCLE SPACES

6 SPACES PER RACK * 6 LOCATIONS = 36 BICYCLE SPACES PROVIDED

REQUIRED - 1.5 SPACES PER UNIT + 10% = 60 SPACES

PROVIDED - 58 COVERED SPACES (INCLUDING 6 ADA) + 45 STANDARD SPACES + 2 ADA SPACES
+ 1 VAN ACCESSIBLE E.V. SPACE + 1 STANDARD ACCESSIBLE E.V. SPACE = 107 SPACES

TOTAL PARKING SPACES PROVIDED= 107 SPACES

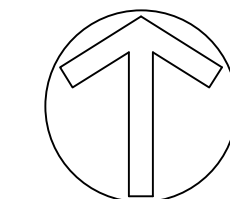
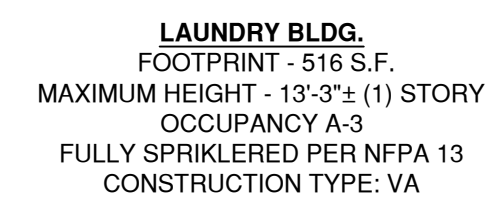
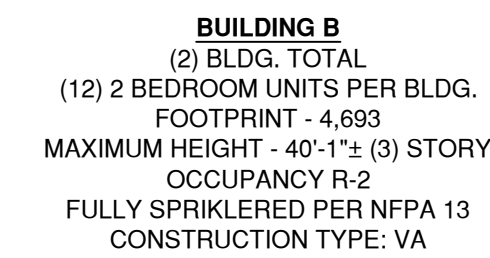
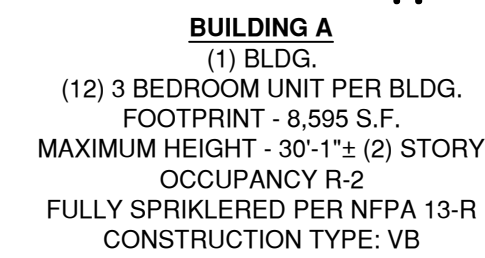
BUILDING FOOTPRINT	29,486 S.F.	23.89%
ON-SITE A.C. PAVING	25,974.62 S.F.	21.04%
SITE AMENITIES	3,659 S.F.	2.96%
CONC. WALKS	8,869 S.F.	7.81%
LANDSCAPE OPEN SPACE	55,450.57 S.F.	44.92%

TOTAL AREA	123,439.19 S.F.	100.00 %
------------	-----------------	----------

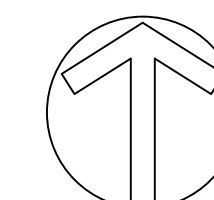
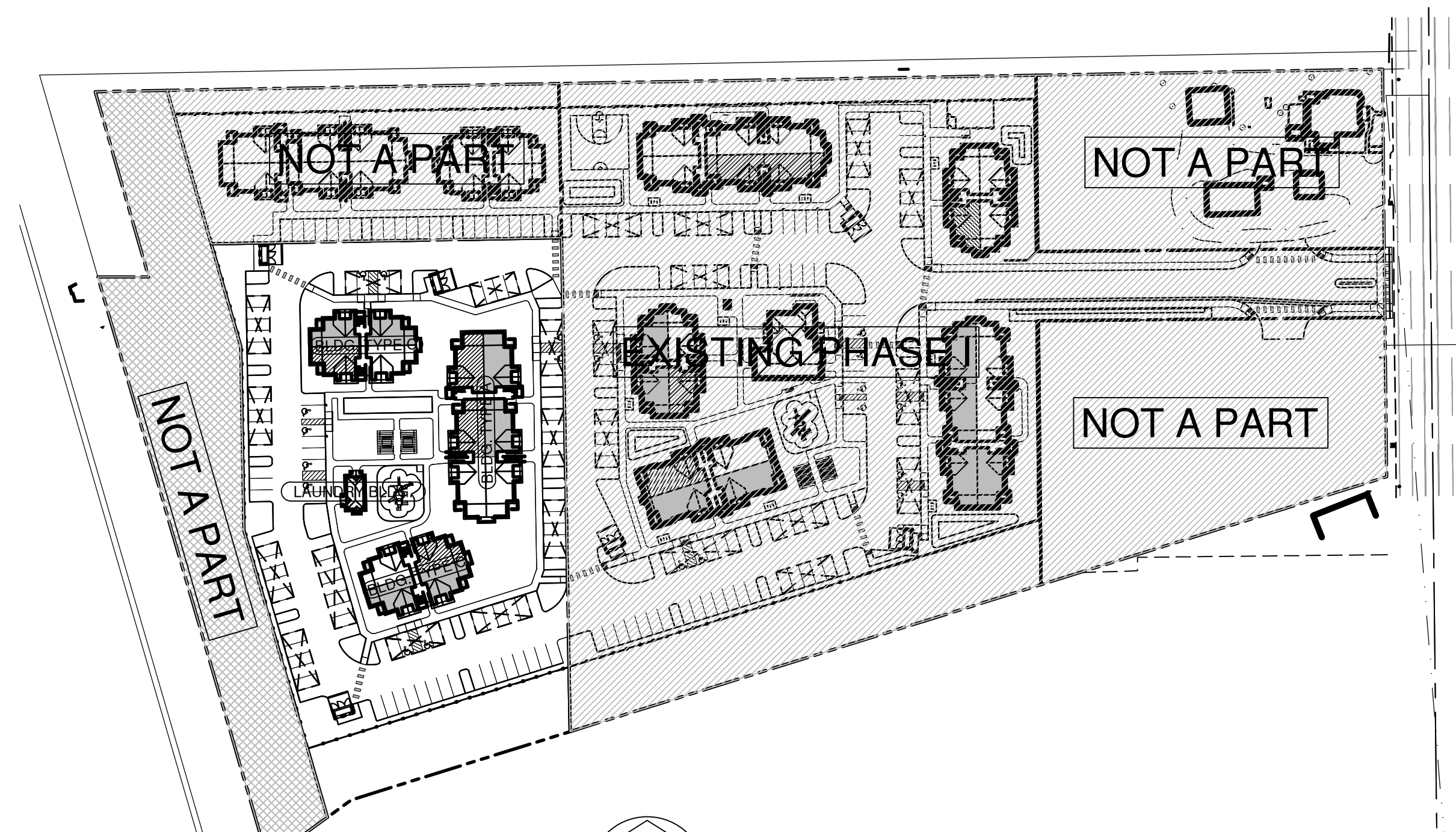
123,439.19 S.F.± (2.83 AC±)

UNITS PER ACRE:

36 UNITS / 2.83 AC± = 12.72 UNITS PER ACRE

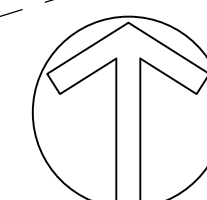


VICINITY MAP
N.T.S.



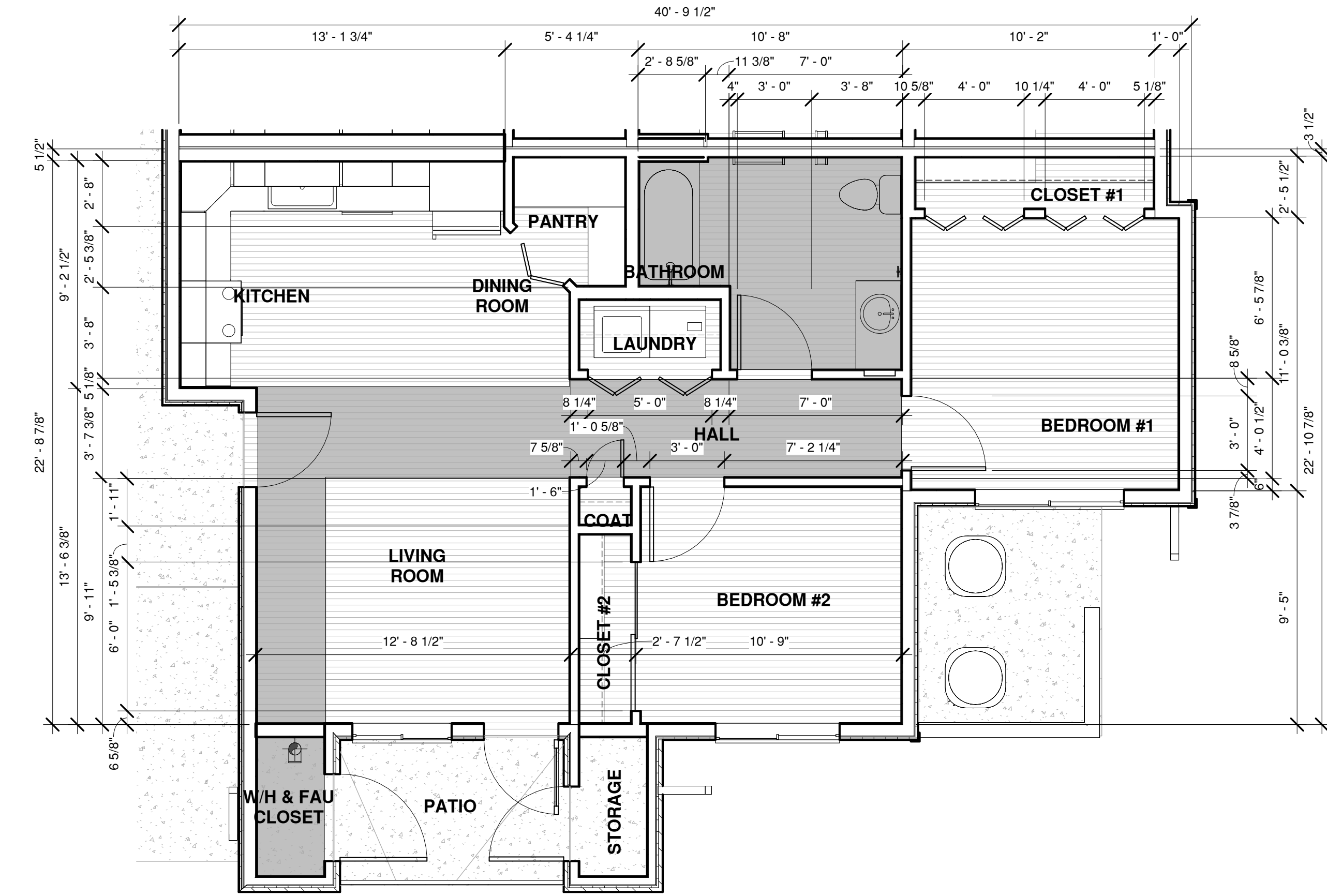
OVERALL SITE PLAN

SCALE: 1" = 100'-0"

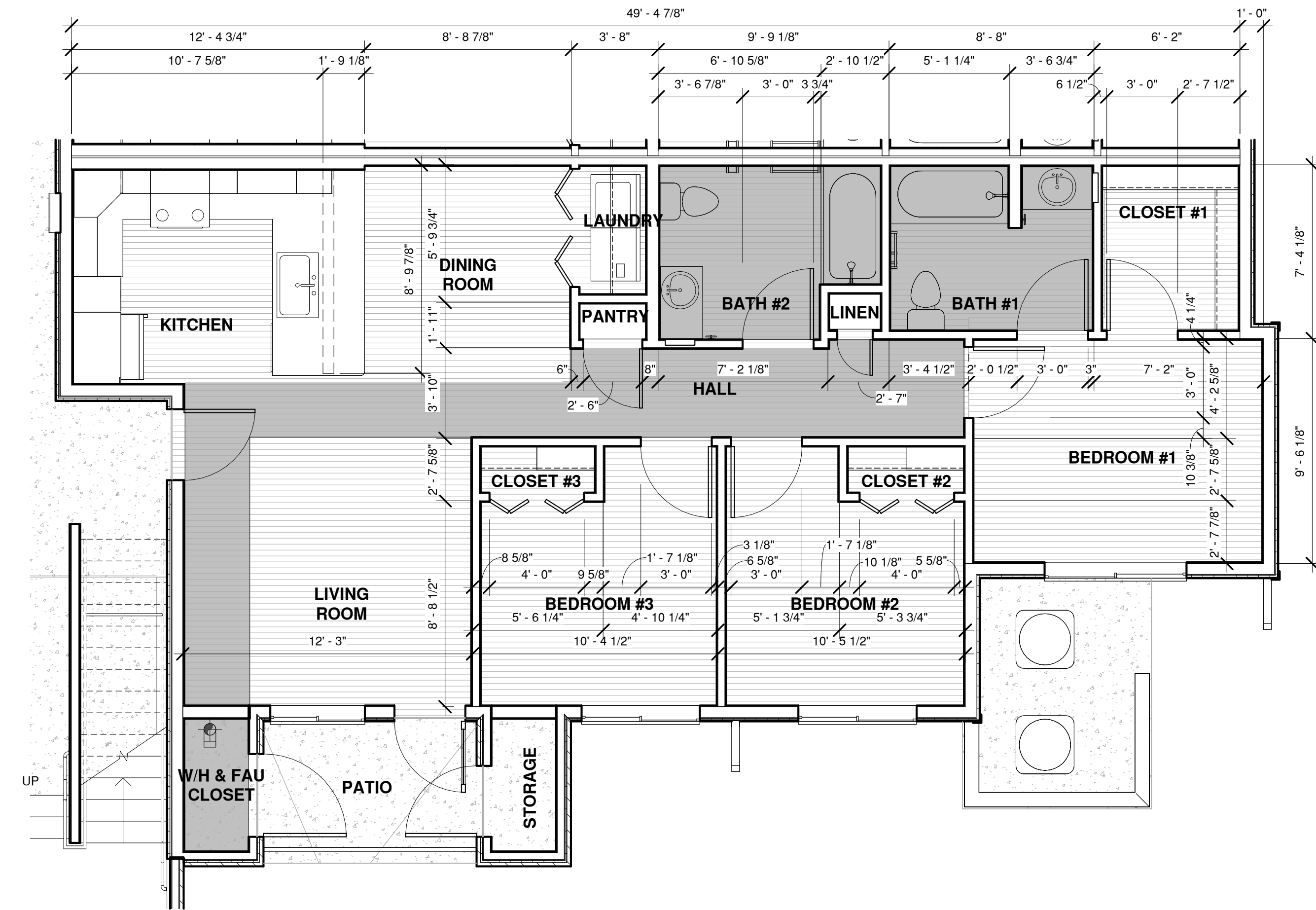


SITE PLAN

SCALE: 1" = 30'-0"



① 2-BEDROOM UNIT PLAN - 772 S.F.
1/4" = 1'-0"



② 3-BEDROOM UNIT PLAN - 1,005 S.F.
1/4" = 1'-0"

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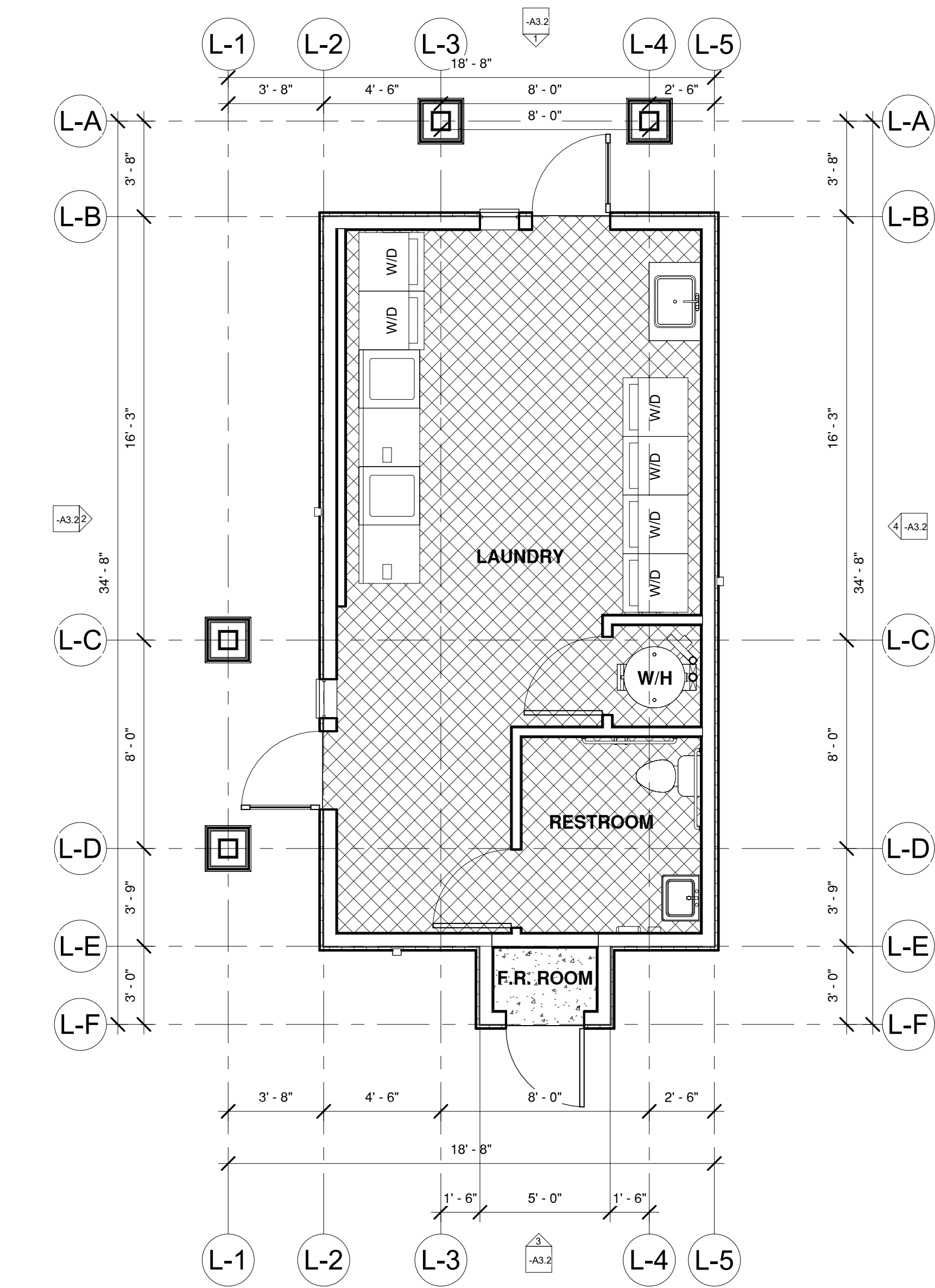
ORCHARD VIEW
APARTMENTS II

GOLDEN STATE HIGHWAY
SANGER, CA

-A2.1

UNIT PLANS

SCHEMATIC SET / NOT FOR CONSTRUCTION



NOTE:
A MINIMUM OF (4) WASHERS AND
(4) DRYERS WILL BE PROVIDED IN
THE COMMUNITY LAUNDRY FACILITY.

1 FLOOR PLAN - LAUNDRY BLDG.
1/4" = 1'-0"

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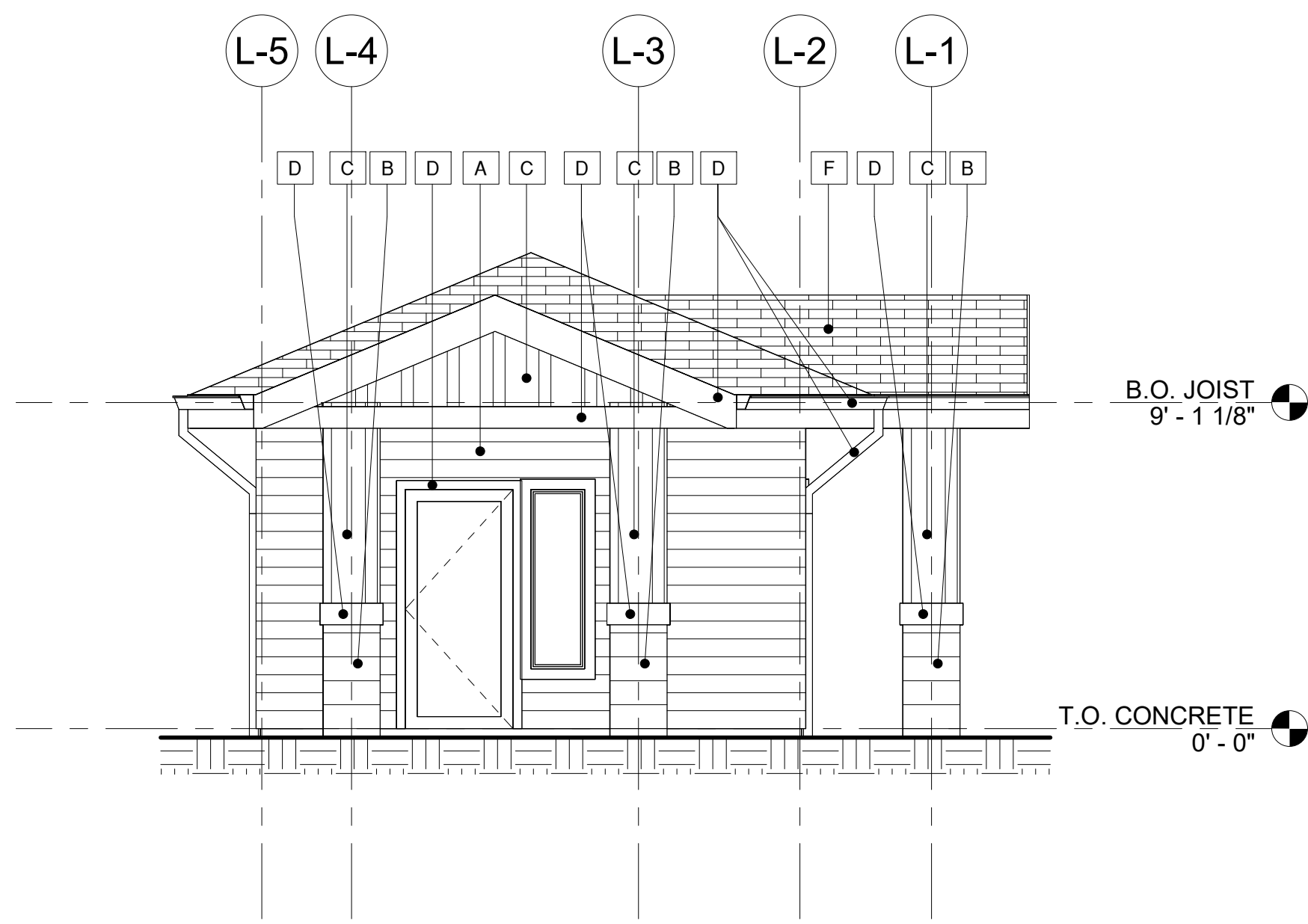
ORCHARD VIEW
APARTMENTS II

GOLDEN STATE HIGHWAY
SANGER, CA

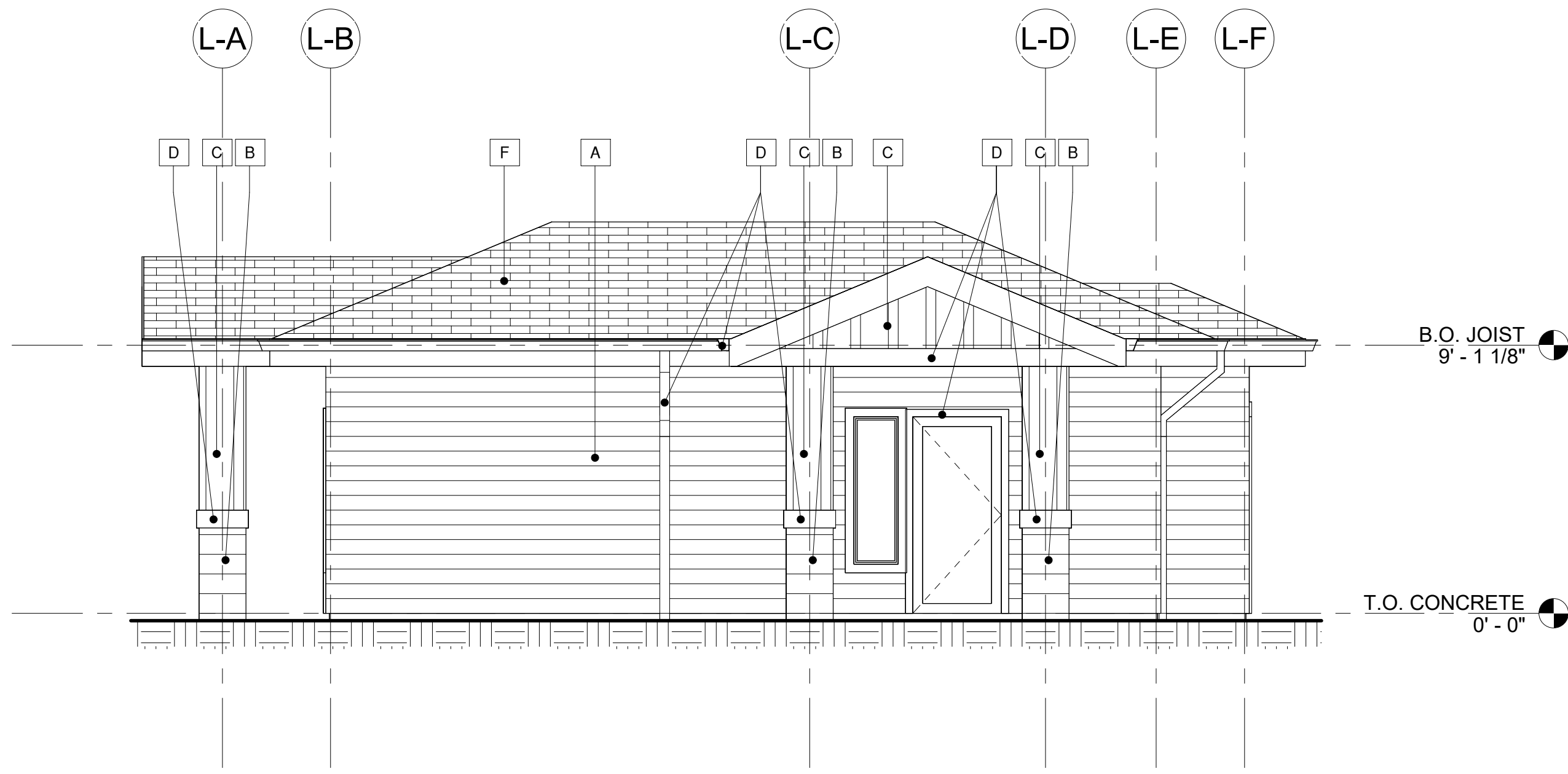
-A3.1

LAUNDRY BLDG. - FLOOR PLAN

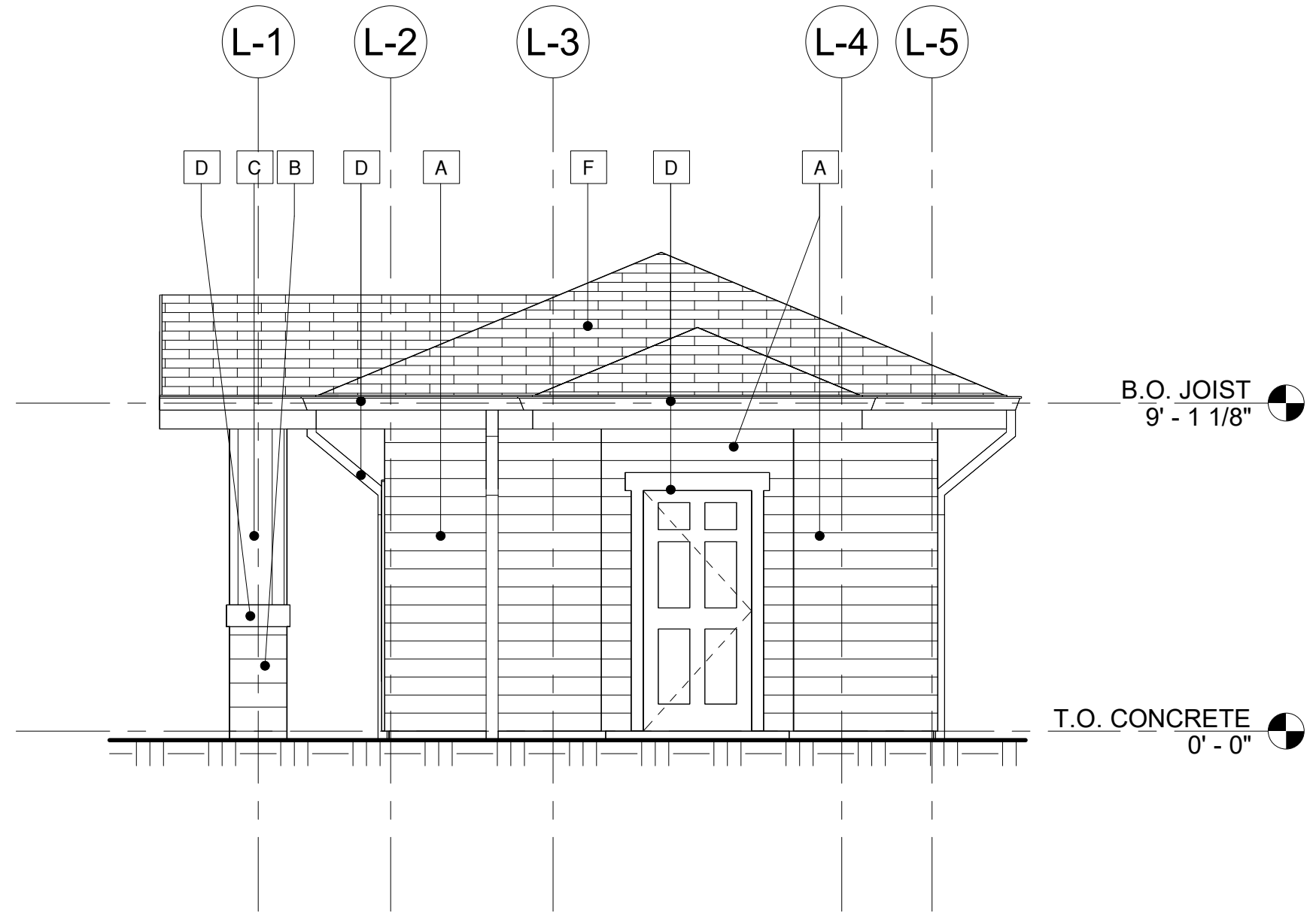
SCHEMATIC SET / NOT FOR CONSTRUCTION



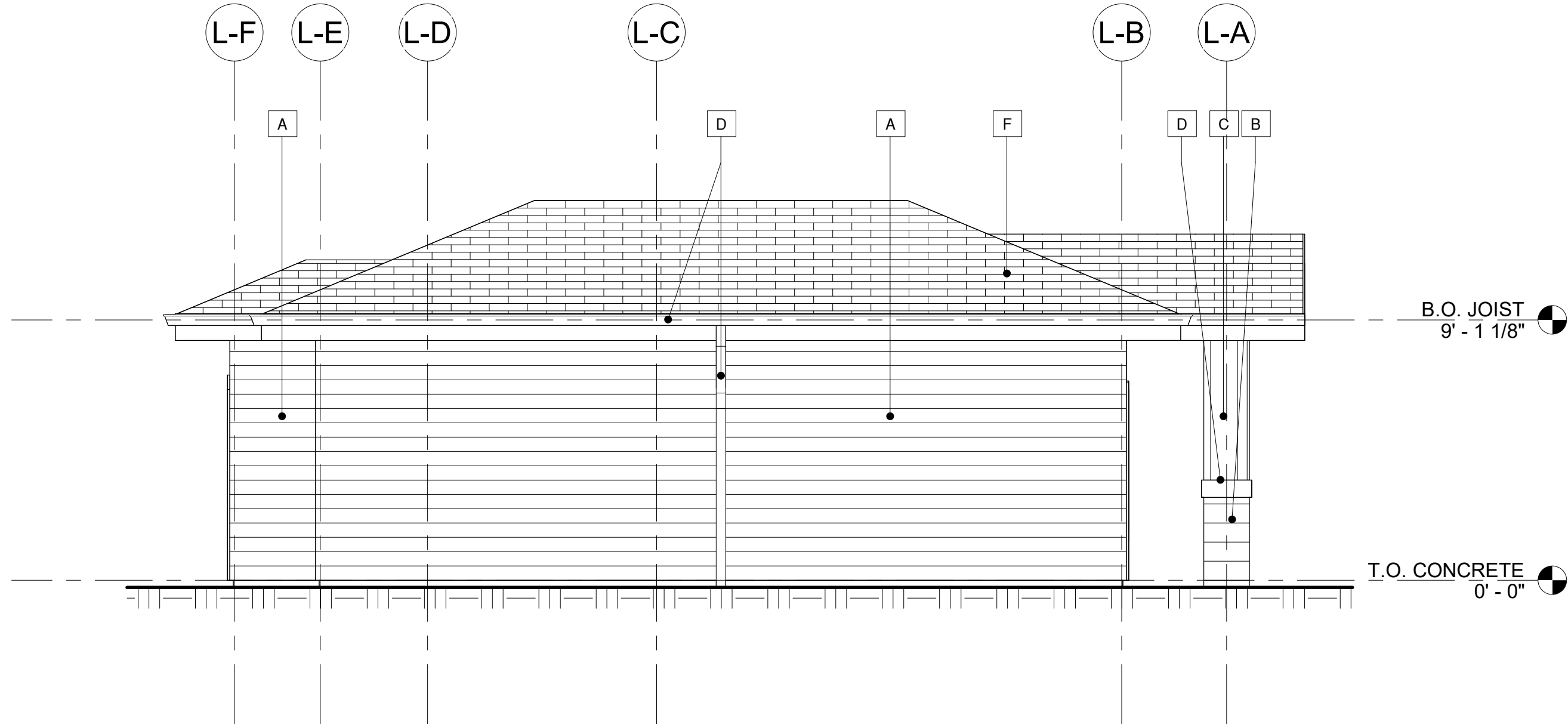
1 NORTH ELEVATION - LAUNDRY BLDG.
1/4" = 1'-0"



2 WEST ELEVATION - LAUNDRY BLDG.
1/4" = 1'-0"



3 SOUTH ELEVATION - LAUNDRY BLDG.
1/4" = 1'-0"



4 EAST ELEVATION - LAUNDRY BLDG.
1/4" = 1'-0"

MATERIAL FINISHES: BLDG. TYPES A & LAUNDRY	
A	SHERWIN WILLIAMS SW 2844 "ROYCROFT MYST GRAY" OR EQUAL.
B	SHERWIN WILLIAMS SW 2821 "DOWNING STONE" OR EQUAL.
C	SHERWIN WILLIAMS SW 2801 "ROOKWOOD DARK RED" OR EQUAL.
D	GUTTERS, DOWN SPOUTS, EXTERIOR DOORS, TRIM BOARDS, BELLY BANDS, OUTRIGGERS, CORBELS, METAL FASCIA WRAP; COLOR TO MATCH SHERWIN WILLIAMS SW 7006 "EXTRA WHITE" OR EQUAL.
E	RAILINGS; COLOR TO MATCH SHERWIN WILLIAMS SW 7006 "EXTRA WHITE" OR EQUAL.
F	MALARKEY LAMINATED ARCHITECTURAL SHINGLES "HEATHER" OR EQUAL.
G	CULTURED STONE TO MATCH COUNTRY LEDGESTONE "ECHO RIDGE" OR EQUAL.

NOTES:

- 1) SOFFIT (NOT SHOWN) COLOR TO MATCH SHERWIN WILLIAMS SW 7006 "EXTRA WHITE" OR EQUAL.
- 2) ALL VENT TERMINATIONS AND OTHER EXTERNAL UTILITY EQUIPMENT TO BE PAINTED TO MATCH THE ADJACENT WALL SURFACE.

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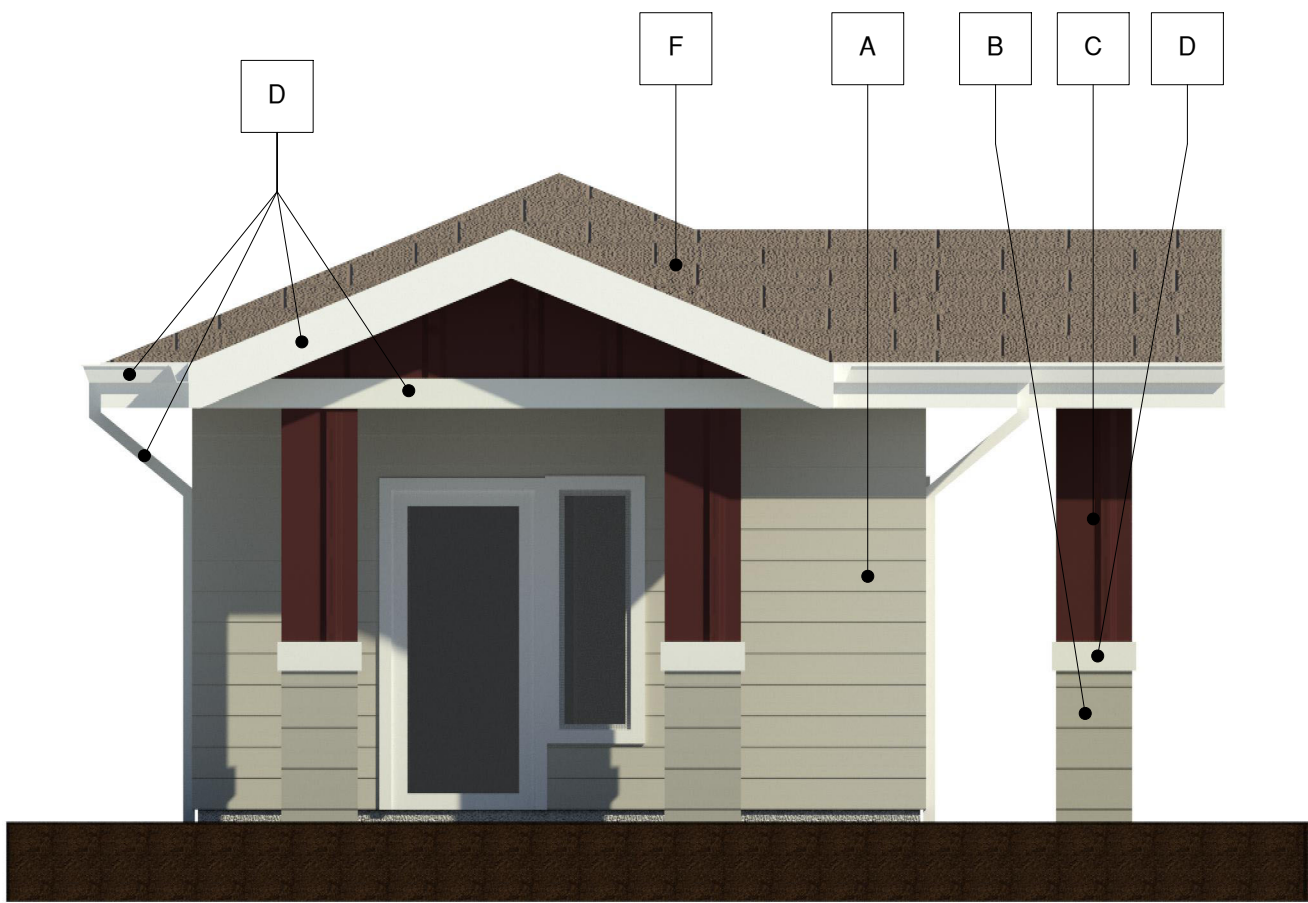
ORCHARD VIEW
APARTMENTS II

GOLDEN STATE HIGHWAY
SANGER, CA

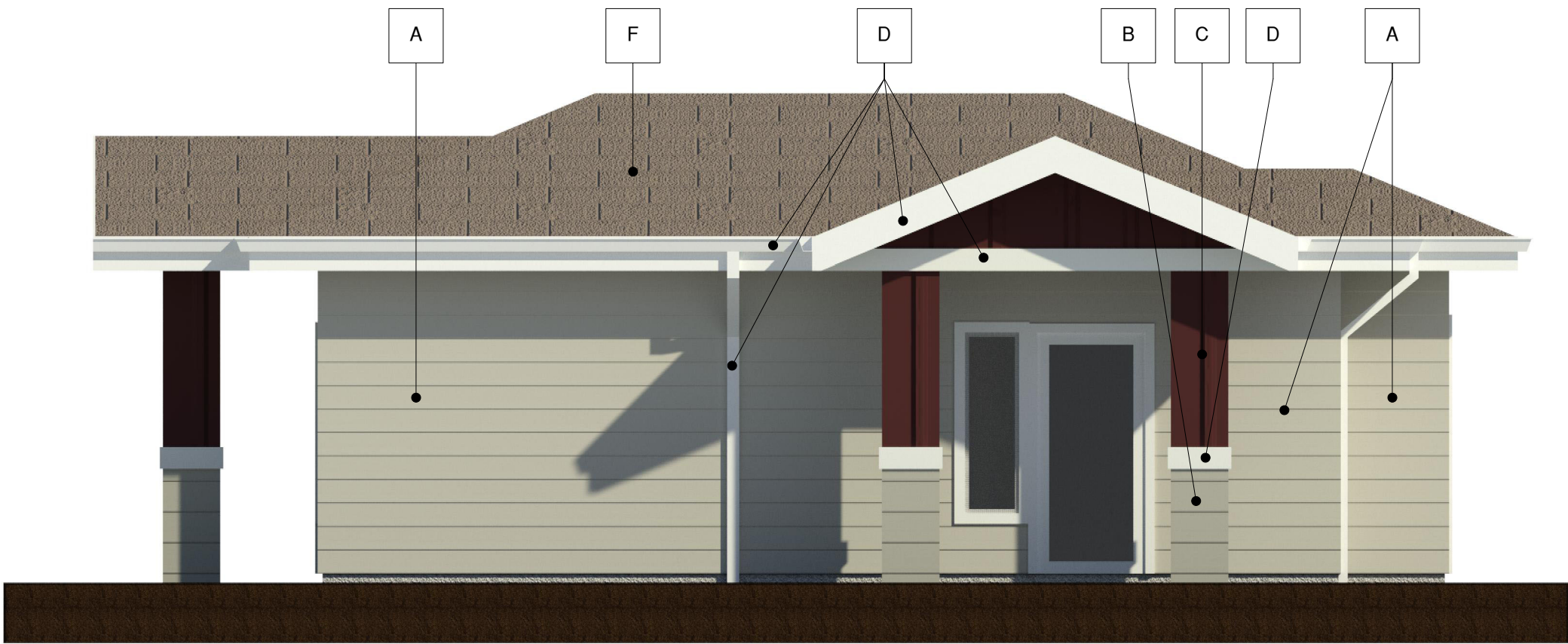
-A3.2

LAUNDRY BLDG. - EXTERIOR ELEVATIONS

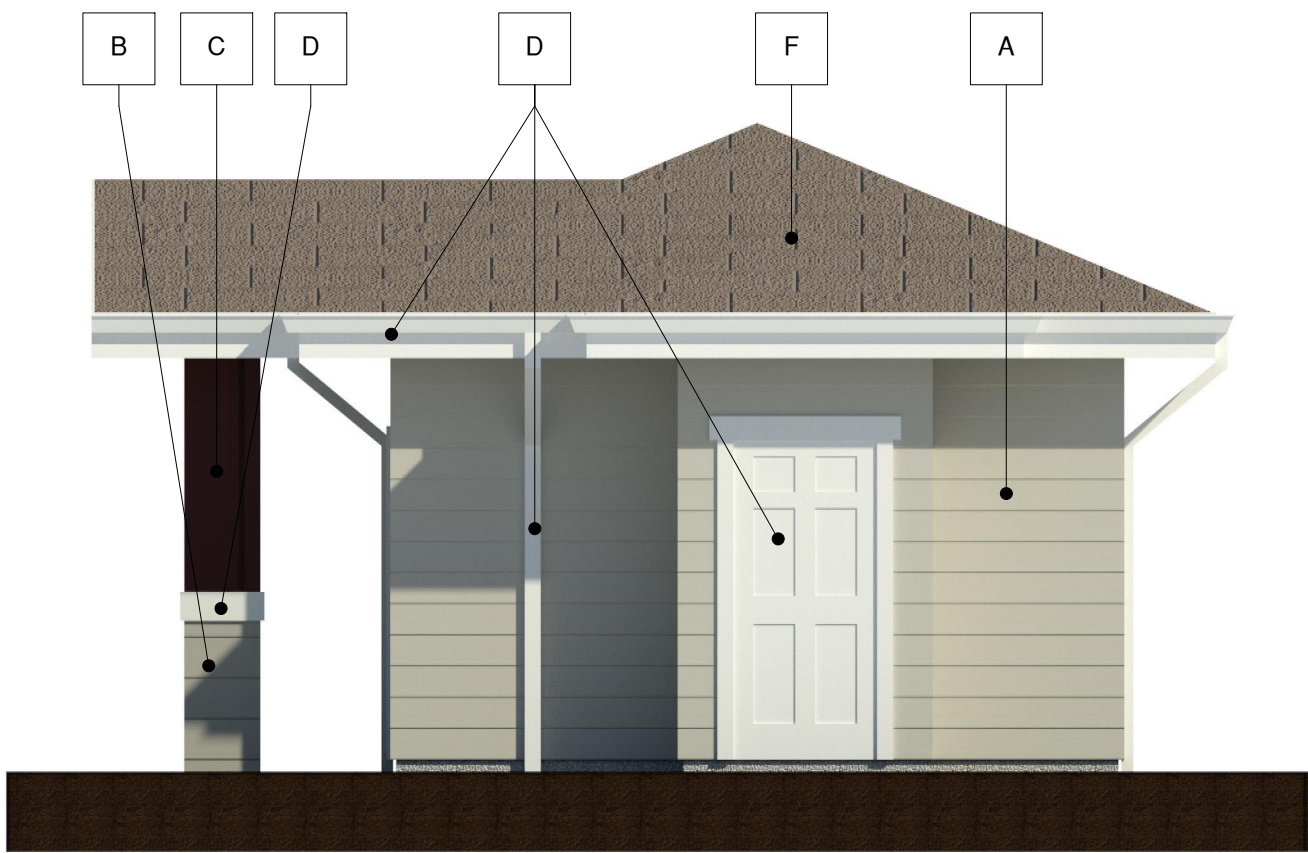
SCHEMATIC SET / NOT FOR CONSTRUCTION



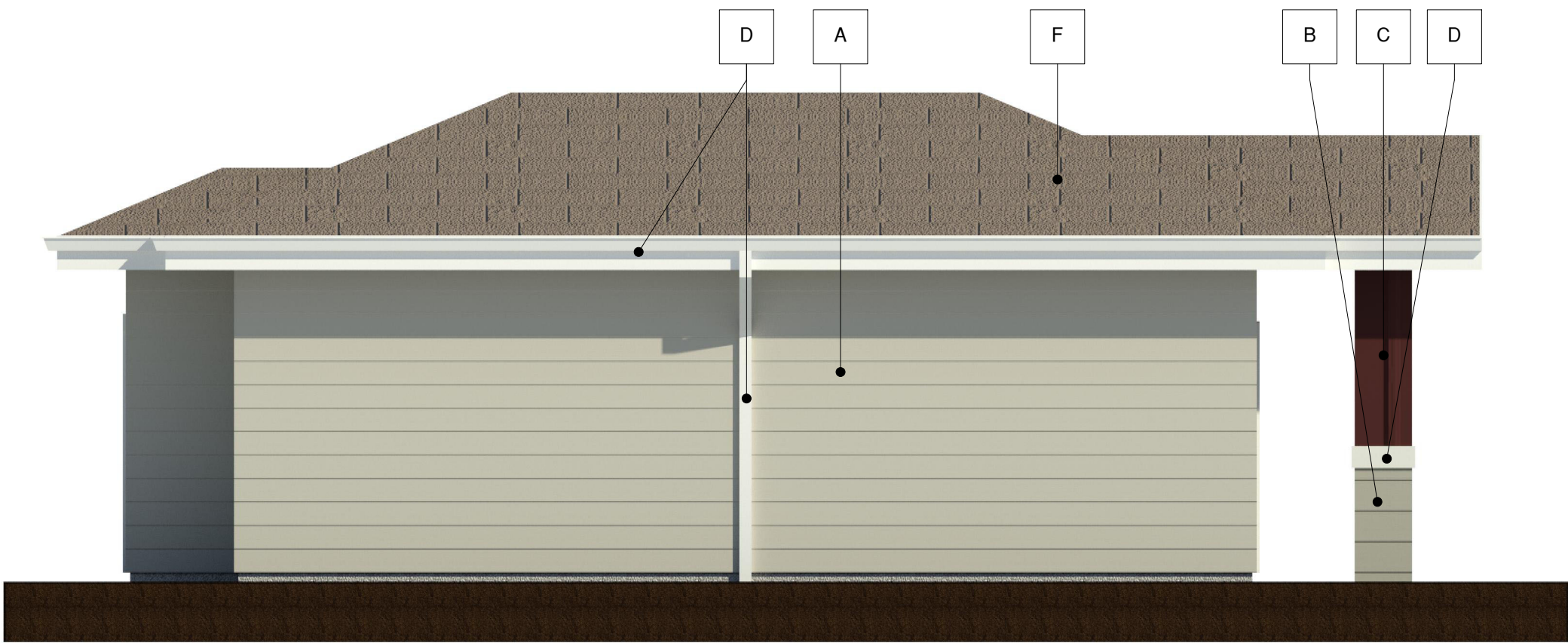
1 LAUNDRY BLDG. - NORTH ELEVATION
N.T.S.



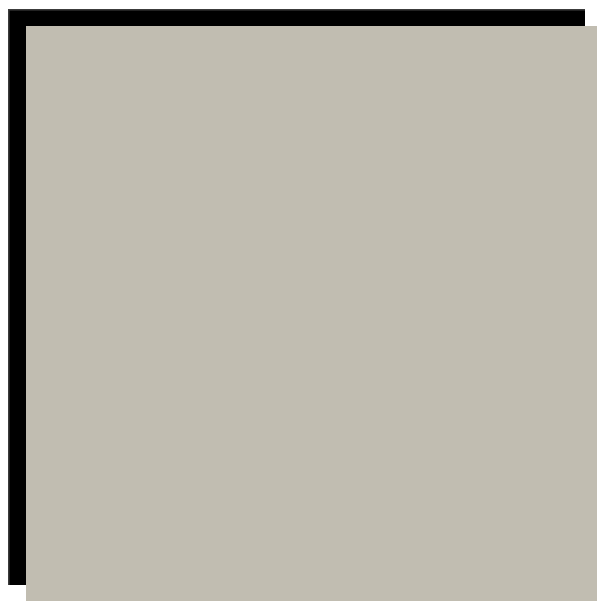
2 LAUNDRY BLDG. - WEST ELEVATION
N.T.S.



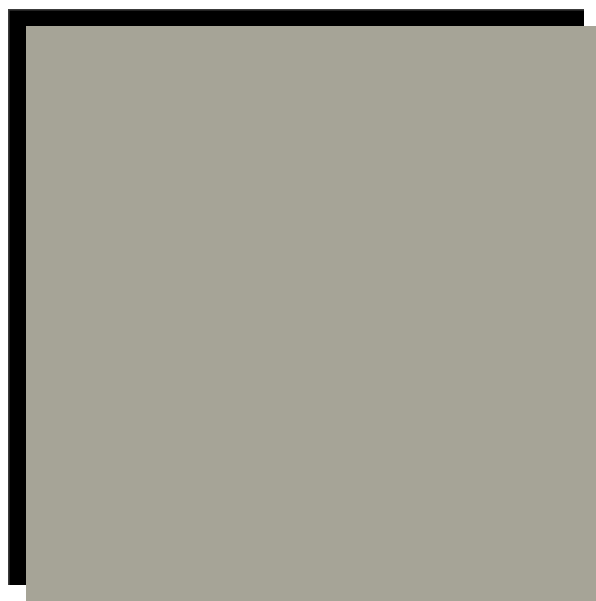
3 LAUNDRY BLDG. - SOUTH ELEVATION
N.T.S.



4 LAUNDRY BLDG. - EAST ELEVATION
N.T.S.



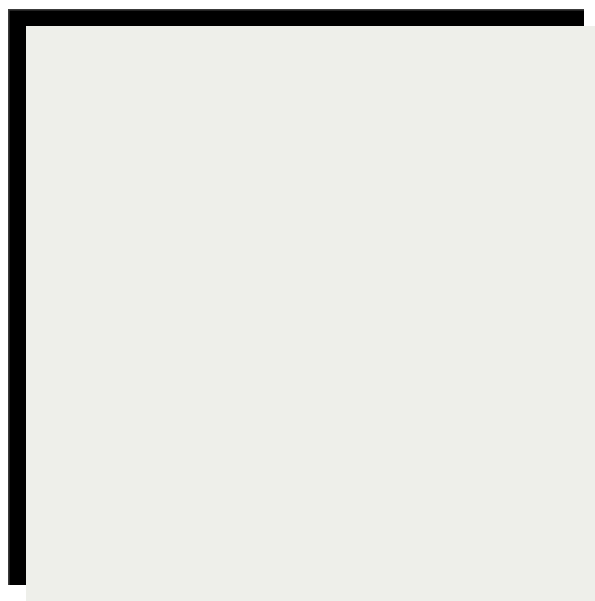
A 6" REVEAL SIDING
SHERWIN WILLIAMS SW 2844
"ROYCROFT MYST GRAY" OR EQUAL



B 8" REVEAL SIDING
SHERWIN WILLIAMS SW 2821
"DOWNING STONE" OR EQUAL



C BOARD AND BATTEN
SHERWIN WILLIAMS SW 2801
"ROOKWOOD DARK RED" OR EQUAL



D GUTTERS, DOWN
SPOUTS, EXTERIOR
DOORS, TRIM BOARDS,
BELLY BANDS,
OUTRIGGERS, CORBELS,
METAL FASCIA WRAP
COLOR TO MATCH "TEASING PEACH"
SHERWIN WILLIAMS SW 6623
OR EQUAL



F MALARKEY LAMINATED
ARCHITECTURAL
SHINGLES
COLOR TO MATCH "MOROCCAN BROWN"
SHERWIN WILLIAMS SW 6060
OR EQUAL

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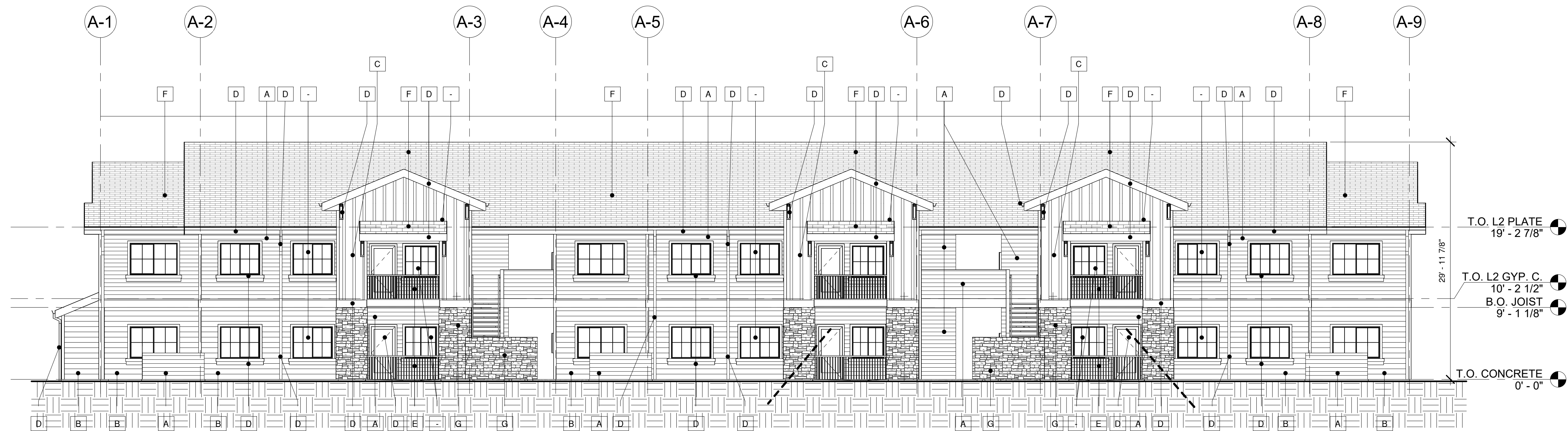
PROJECT

ORCHARD VIEW
APARTMENTS II

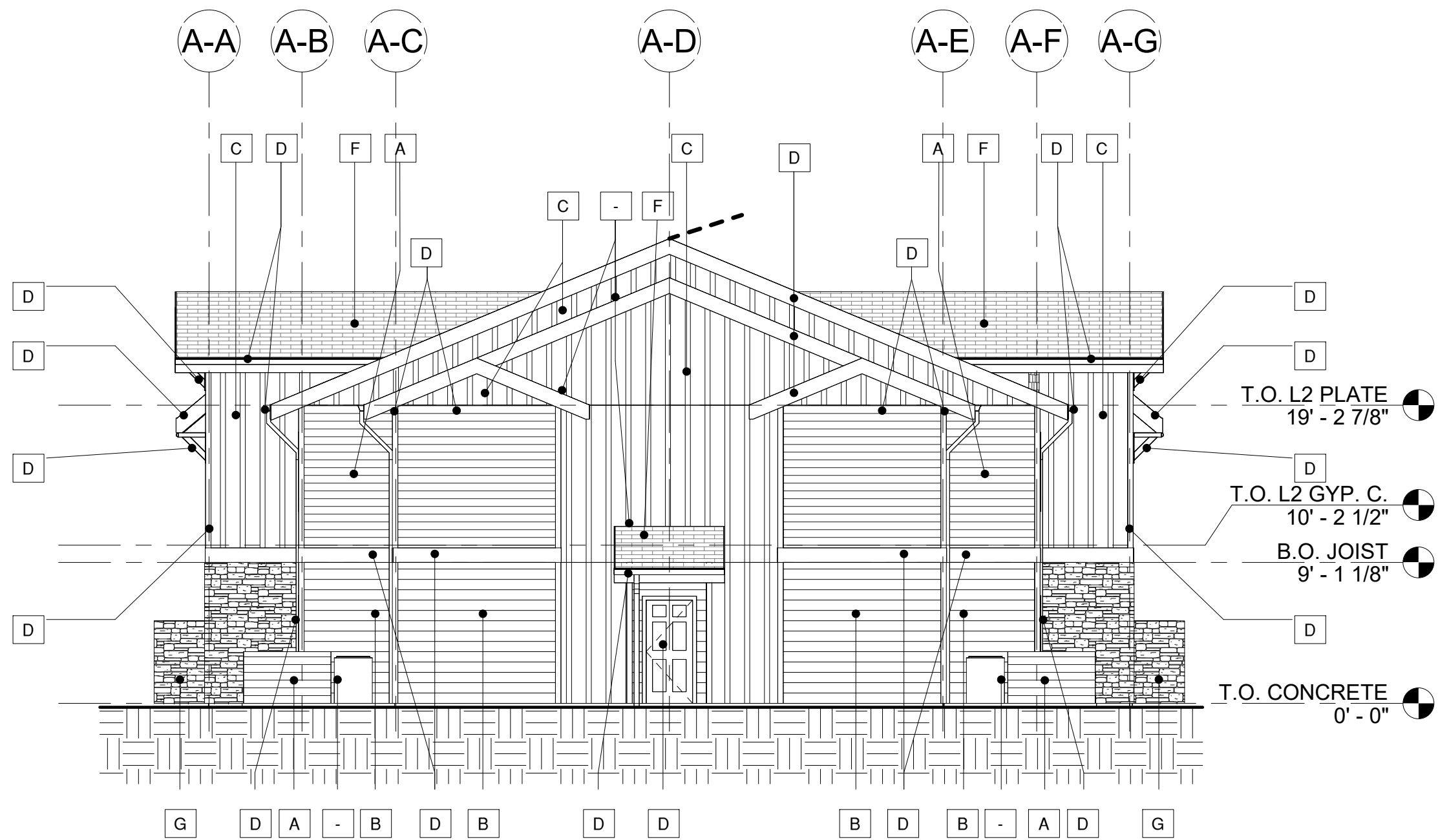
GOLDEN STATE HIGHWAY
SANGER, CA

-A3.3

LAUNDRY BLDG. - COLOR BOARD



1 FRONT ELEVATION - BLDG. TYPE A
1/8" = 1'-0"



2 LEFT ELEVATION - BLDG. TYPE A
1/8" = 1'-0"

MATERIAL FINISHES: BLDG. TYPES A & LAUNDRY	
A	SHERWIN WILLIAMS SW 2844 "ROYCROFT MYST GRAY" OR EQUAL.
B	SHERWIN WILLIAMS SW 2821 "DOWNING STONE" OR EQUAL.
C	SHERWIN WILLIAMS SW 2801 "ROOKWOOD DARK RED" OR EQUAL.
D	GUTTERS, DOWN SPOUTS, EXTERIOR DOORS, TRIM BOARDS, BELLY BANDS, OUTRIGGERS, CORBELS, METAL FASCIA WRAP: COLOR TO MATCH SHERWIN WILLIAMS SW 7006 "EXTRA WHITE" OR EQUAL.
E	RAILINGS: COLOR TO MATCH SHERWIN WILLIAMS SW 7006 "EXTRA WHITE" OR EQUAL.
F	MALARKEY LAMINATED ARCHITECTURAL SHINGLES "HEATHER" OR EQUAL.
G	CULTURED STONE TO MATCH COUNTRY LEDGESTONE "ECHO RIDGE" OR EQUAL.

NOTES:

- 1) SOFFIT (NOT SHOWN) COLOR TO MATCH SHERWIN WILLIAMS SW 7006 "EXTRA WHITE" OR EQUAL.
- 2) ALL VENT TERMINATIONS AND OTHER EXTERNAL UTILITY EQUIPMENT TO BE PAINTED TO MATCH THE ADJACENT WALL SURFACE.

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ORCHARD VIEW
APARTMENTS II

GOLDEN STATE HIGHWAY
SANGER, CA

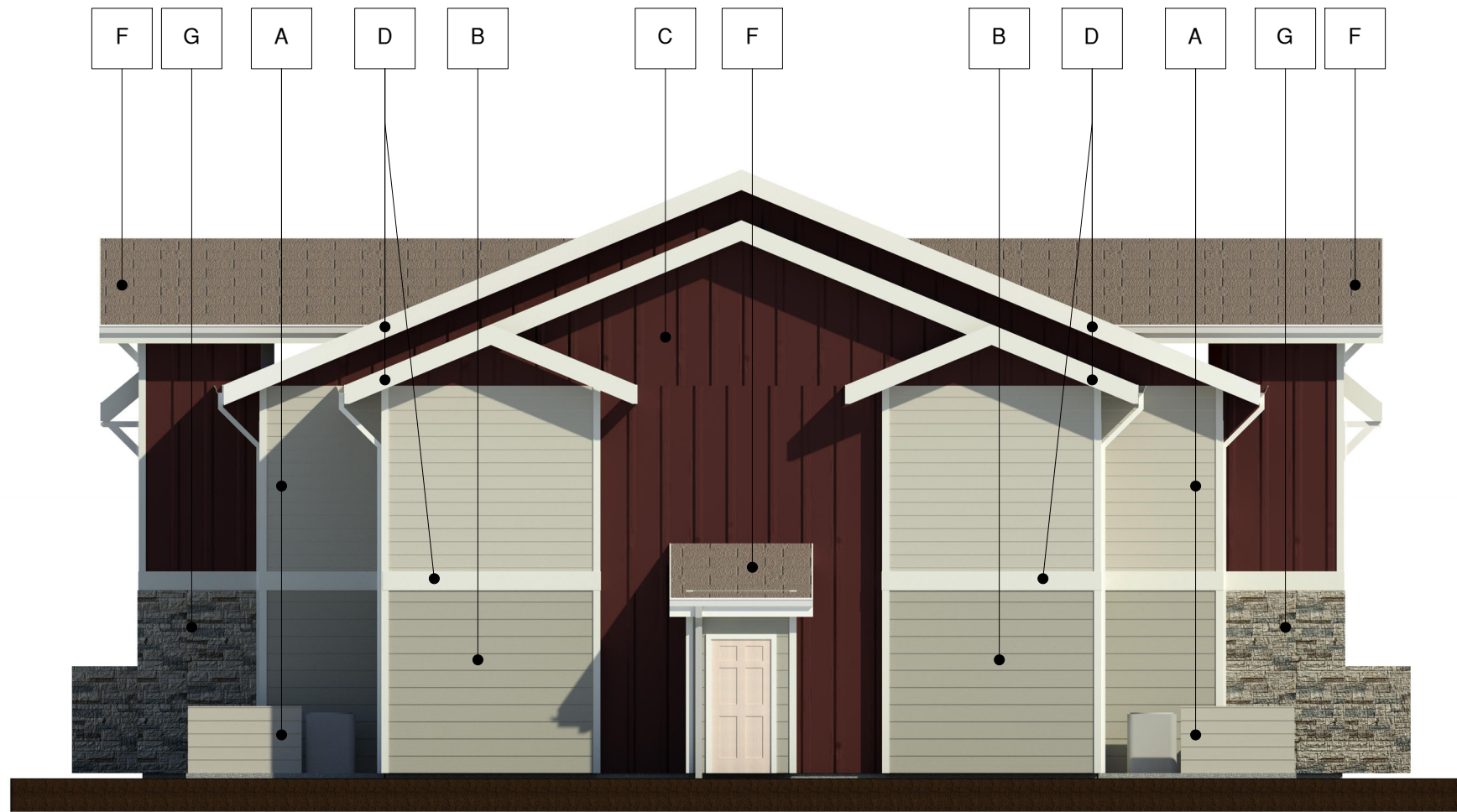
-A4.2A

BLDG. TYPE A - EXTERIOR ELEVATIONS

SCHEMATIC SET / NOT FOR CONSTRUCTION



① BLDG. TYPE A - FRONT ELEVATION
N.T.S.



② BLDG. TYPE A - SIDE ELEVATION
N.T.S.



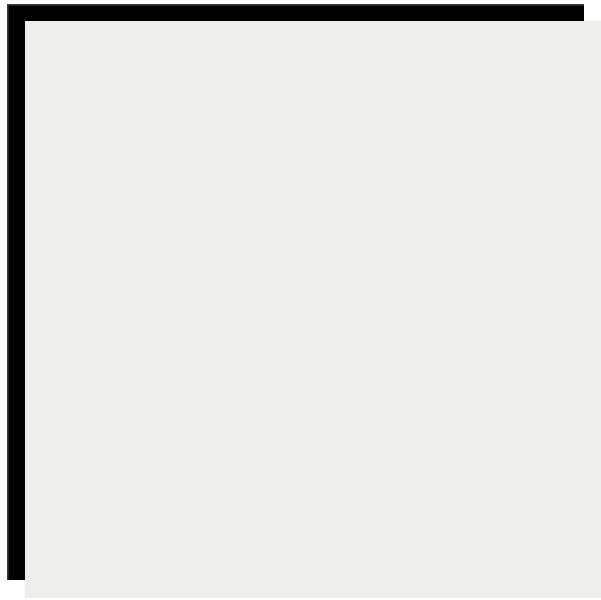
[A] 6" REVEAL SIDING
SHERWIN WILLIAMS SW 2844
"ROYCROFT MYST GRAY" OR EQUAL



[B] 8" REVEAL SIDING
SHERWIN WILLIAMS SW 2821
"DOWNING STONE" OR EQUAL



[C] BOARD AND BATTEN
SHERWIN WILLIAMS SW 2801
"ROOKWOOD DARK RED" OR EQUAL



[D] GUTTERS, DOWN
SPOUTS, EXTERIOR
DOORS, TRIM BOARDS,
BELLY BANDS,
OUTRIGGERS, CORBELS,
METAL FASCIA WRAP
COLOR TO MATCH "TEASING PEACH"
SHERWIN WILLIAMS SW 6623
OR EQUAL



[F] MALARKEY LAMINATED
ARCHITECTURAL
SHINGLES
COLOR TO MATCH "MOROCCAN BROWN"
SHERWIN WILLIAMS SW 6060
OR EQUAL



[G] CULTURED STONE
COUNTRY LEDGESTONE "ECHO RIDGE"
OR EQUAL

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OHIO - OKLAHOMA - OREGON - PENNSYLVANIA - RHODE ISLAND -
SOUTH DAKOTA - U.S.V.I. - UTAH - WASHINGTON - WYOMING

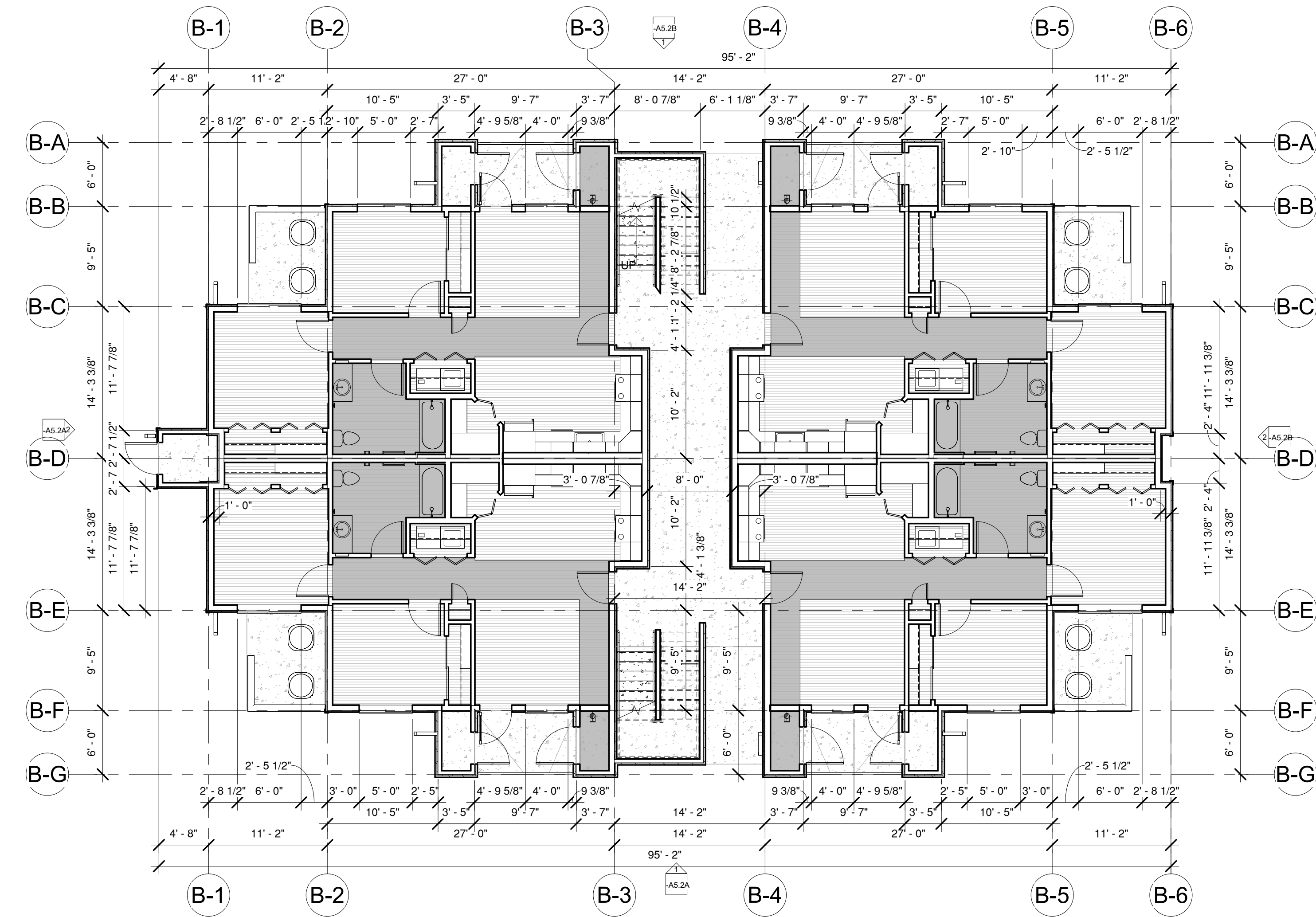
PROJECT

ORCHARD VIEW
APARTMENTS II

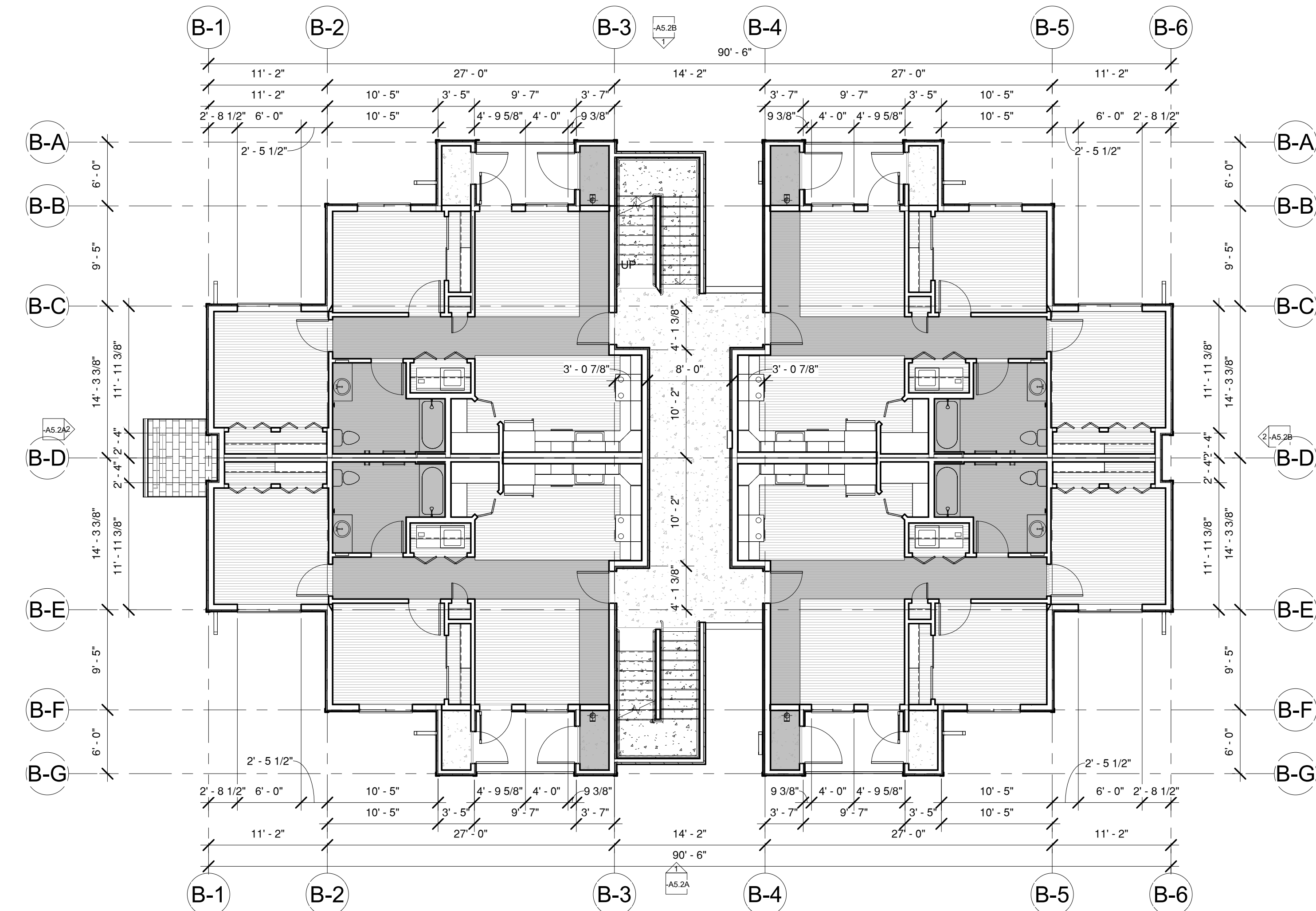
GOLDEN STATE HIGHWAY
SANGER, CA

-A4.3

BLDG. TYPE A - COLOR BOARD



1 1ST FLOOR PLAN - BLDG. TYPE C - 2023 CTCAC
1/8" = 1'-0"



2 2ND FLOOR PLAN - BLDG. TYPE C - 2023 CTCAC
1/8" = 1'-0"

- HATCH LEGEND
- = PLI-DECK
 - = CERAMIC TILE
 - = CONCRETE
 - = LVT
 - = DROPPED CEILING

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PROJECT

ORCHARD VIEW
APARTMENTS II

-A5.1A

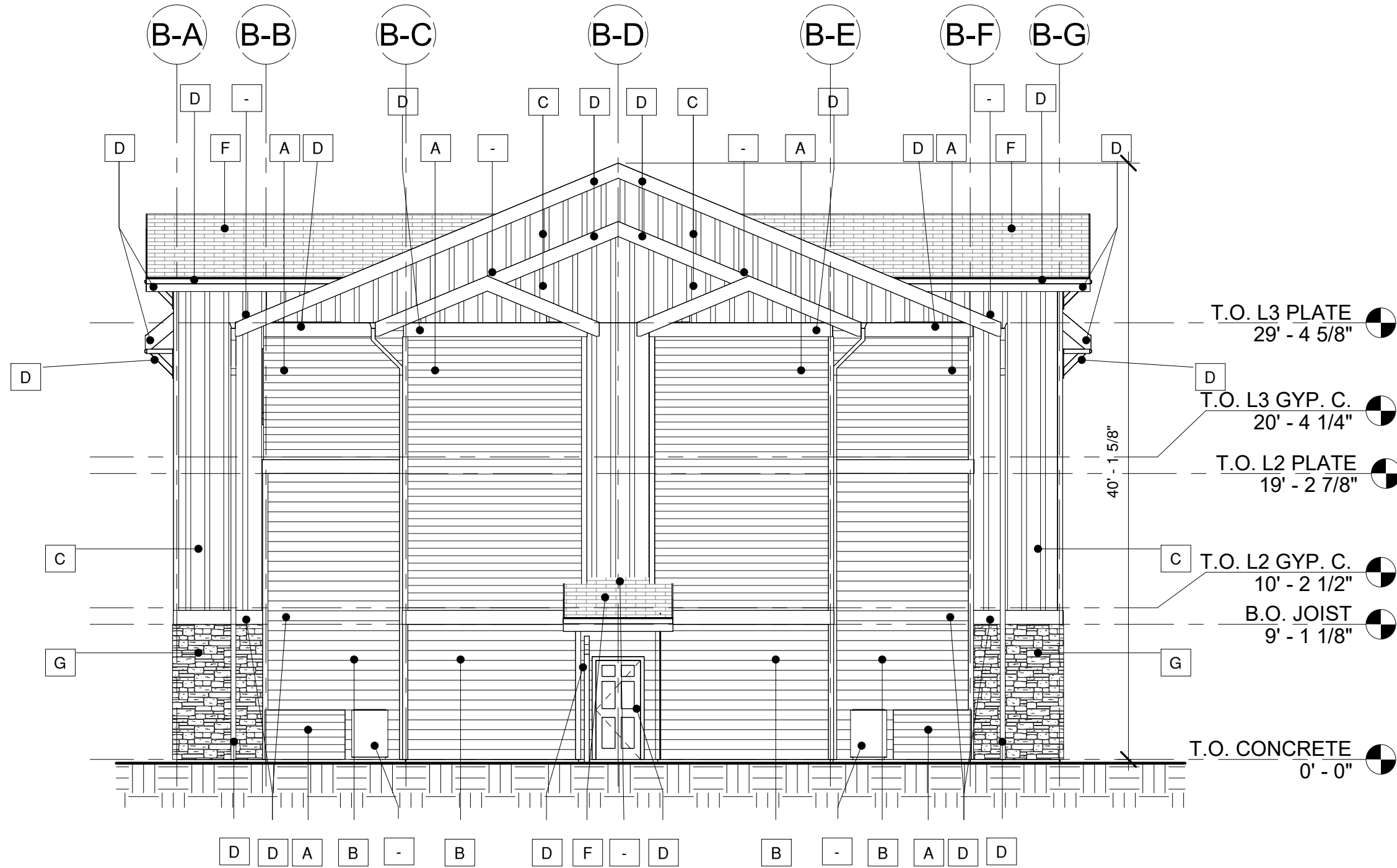
BLDG. TYPE C - FLOOR PLANS

GOLDEN STATE HIGHWAY
SANGER, CA

SCHEMATIC SET / NOT FOR CONSTRUCTION



1 FRONT ELEVATION - BLDG. TYPE C
1/8" = 1'-0"



2 LEFT ELEVATION - BLDG. TYPE C
1/8" = 1'-0"

MATERIAL FINISHES: BLDG. B & COMMUNITY BLDG. [1-]	
A	SHERWIN WILLIAMS SW 2822 "DOWNING SAND" OR EQUAL.
B	SHERWIN WILLIAMS 2808 "ROOKWOOD DARK BROWN" OR EQUAL.
C	SHERWIN WILLIAMS SW 0006 "TOILE RED" OR EQUAL.
D	GUTTERS, DOWN SPOUTS, EXTERIOR DOORS, TRIM BOARDS, BELLY BANDS, OUTRIGGERS, CORBELS, METAL FASCIA WRAP: COLOR TO MATCH SHERWIN WILLIAMS SW 2829 "CLASSIC WHITE" OR EQUAL.
E	RAILINGS: COLOR TO MATCH SHERWIN WILLIAMS SW 2829 "CLASSIC WHITE" OR EQUAL.
F	MALARKEY LAMINATED ARCHITECTURAL SHINGLES "HEATHER" OR EQUAL.
G	CULTURED STONE TO MATCH COUNTRY LEDGESTONE "HUDSON BAY" OR EQUAL.

NOTES:

- 1) SOFFIT (NOT SHOWN) COLOR TO MATCH SHERWIN WILLIAMS SW 2829 "CLASSIC WHITE" OR EQUAL.
- 2) ALL VENT TERMINATIONS AND OTHER EXTERNAL UTILITY EQUIPMENT TO BE PAINTED TO MATCH THE ADJACENT WALL SURFACE.

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PROJECT
ORCHARD VIEW
APARTMENTS II
GOLDEN STATE HIGHWAY
SANGER, CA

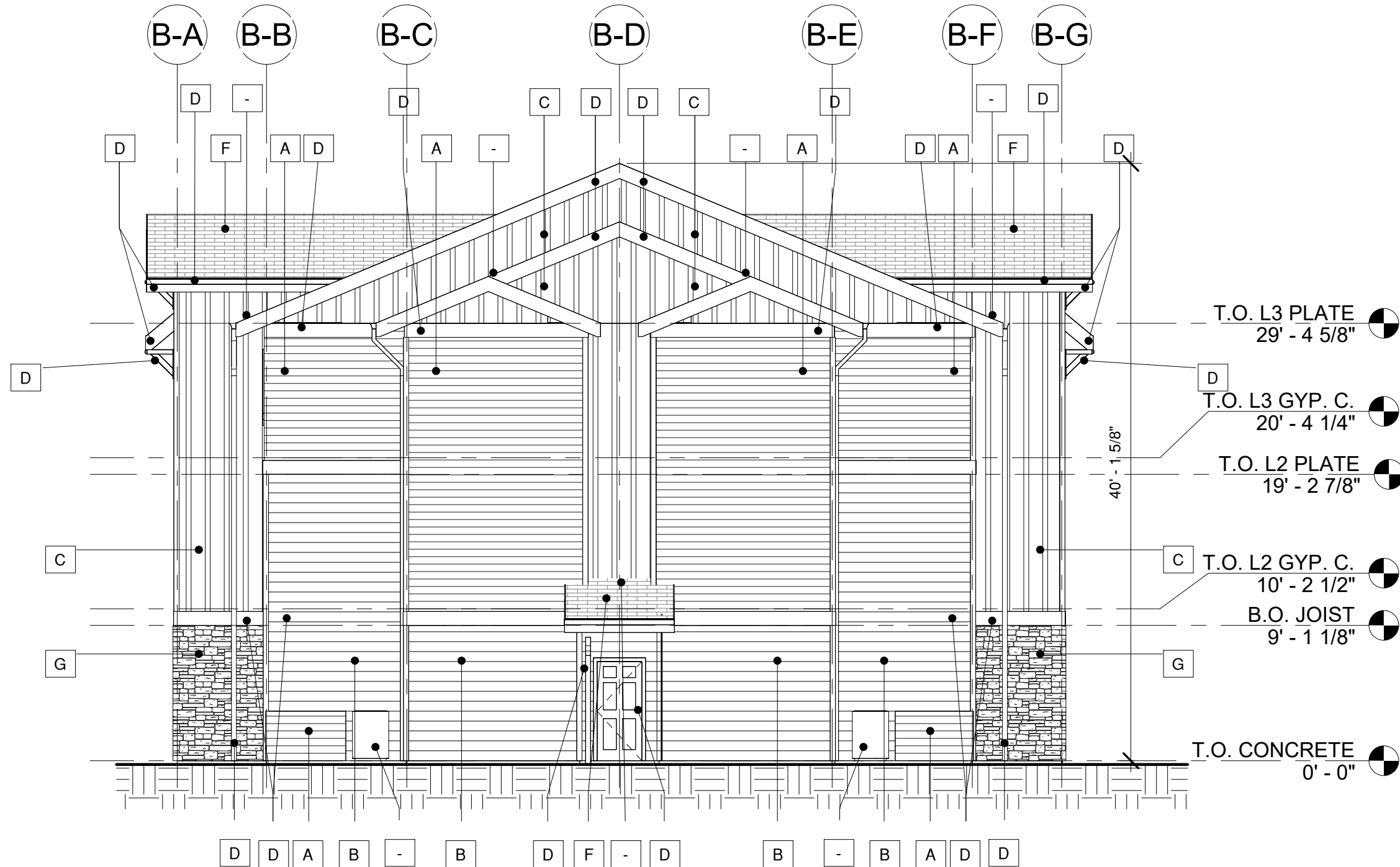
-A5.2A

BLDG. TYPE C - EXTERIOR ELEVATIONS

SCHEMATIC SET / NOT FOR CONSTRUCTION



1 FRONT ELEVATION - BLDG. TYPE C
1/8" = 1'-0"



2 LEFT ELEVATION - BLDG. TYPE C
1/8" = 1'-0"

MATERIAL FINISHES: BLDG. B & COMMUNITY BLDG. [1-]	
A	SHERWIN WILLIAMS SW 2822 "DOWNING SAND" OR EQUAL.
B	SHERWIN WILLIAMS 2808 "ROOKWOOD DARK BROWN" OR EQUAL.
C	SHERWIN WILLIAMS SW 0006 "TOILE RED" OR EQUAL.
D	GUTTERS, DOWN SPOUTS, EXTERIOR DOORS, TRIM BOARDS, BELLY BANDS, OUTRIGGERS, CORBELS, METAL FASCIA WRAP: COLOR TO MATCH SHERWIN WILLIAMS SW 2829 "CLASSIC WHITE" OR EQUAL.
E	RAILINGS: COLOR TO MATCH SHERWIN WILLIAMS SW 2829 "CLASSIC WHITE" OR EQUAL.
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NOTES:

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- 2) ALL VENT TERMINATIONS AND OTHER EXTERNAL UTILITY EQUIPMENT TO BE PAINTED TO MATCH THE ADJACENT WALL SURFACE.

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PROJECT #

AMG22-13



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Pacific West Architecture

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PROJECT

ORCHARD VIEW
APARTMENTS II

-A5.2A

BLDG. TYPE C - EXTERIOR ELEVATIONS

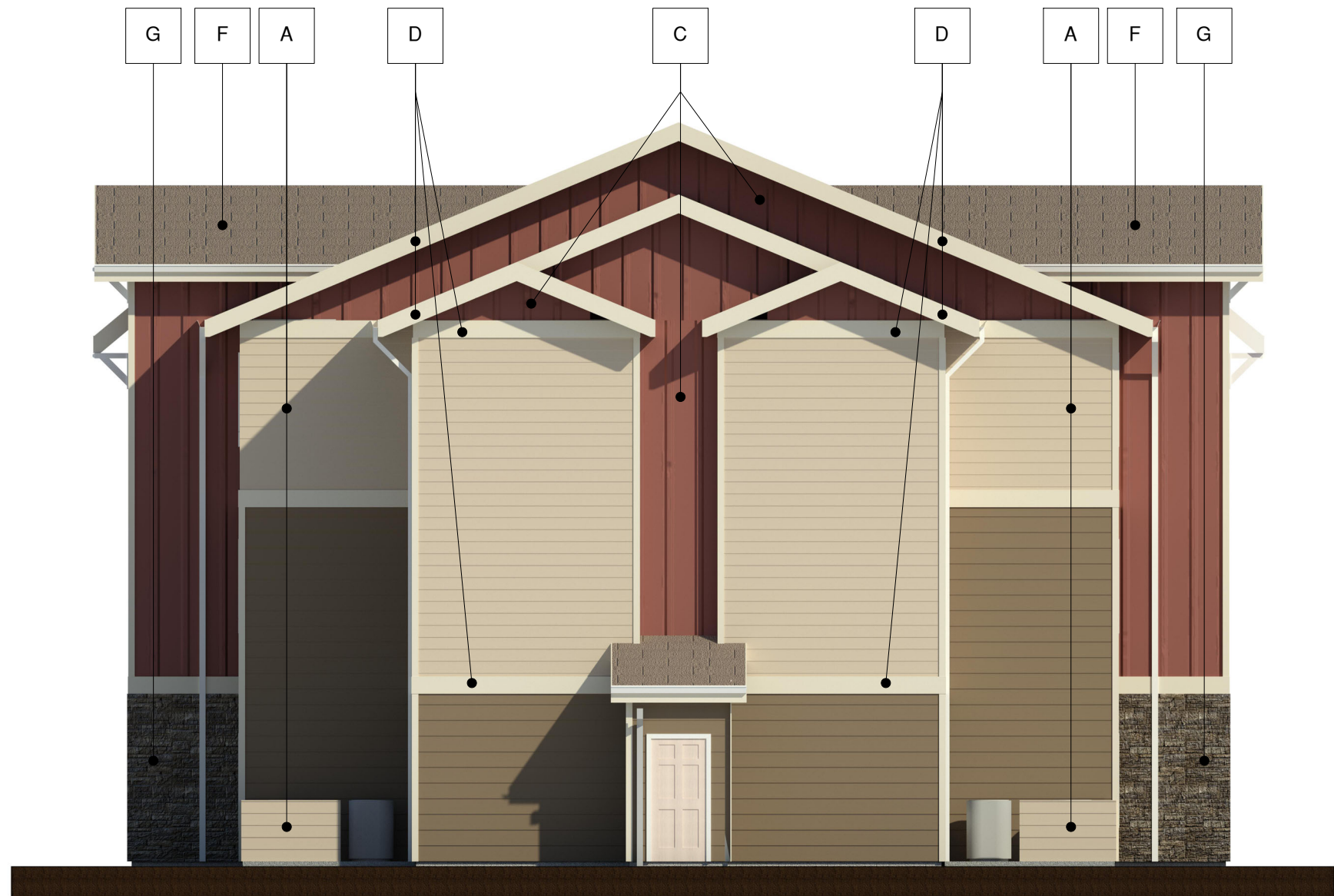
SANGER, CA

GOLDEN STATE HIGHWAY

SCHEMATIC SET / NOT FOR CONSTRUCTION



3 BLDG. TYPE C - FRONT ELEVATION
N.T.S.



1 BLDG. TYPE C - SIDE ELEVATION
N.T.S.



A 6" REVEAL SIDING
SHERWIN WILLIAMS SW 2822
"DOWNING SAND" OR EQUAL



D GUTTERS, DOWN SPOUTS,
EXTERIOR DOORS, TRIM
BOARDS, BELLY BANDS,
OUTRIGGERS, CORBELS,
METAL FASCIA WRAP
COLOR TO MATCH "TEASING PEACH"
SHERWIN WILLIAMS SW 6623 OR EQUAL



B 8" REVEAL SIDING
SHERWIN WILLIAMS 2808 "ROOKWOOD"
DARK BROWN" OR EQUAL



F MALARKEY LAMINATED
ARCHITECTURAL
SHINGLES
"HEATHER" OR EQUAL



C BOARD AND BATTEN
SHERWIN WILLIAMS SW 0006 "TOILE
RED" OR EQUAL



G CULTURED STONE
COUNTRY LEDGESTONE "HUDSON
BAY" OR EQUAL

REVISIONS

COPYRIGHT DATE
3/16/23

DRAWN BY
DE

PROJECT #
AMG22-13

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SOUTH DAKOTA - U.S.V.I. - UTAH - WASHINGTON - WYOMING

PROJECT

ORCHARD VIEW
APARTMENTS II

GOLDEN STATE HIGHWAY
SANGER, CA

-A5.3

BLDG. TYPE C - COLOR BOARD

SCHEMATIC SET / NOT FOR CONSTRUCTION

City Council Agenda Item #4
Staff Report

Date: September 5, 2023
To: Mayor and City Council
From: Dave Harden, Bennett Engineering
Subject: Highway 99 Pedestrian Improvements Update

X	Regular
	Special
	Closed
	Emergency

Recommendation

No City Council action needed at this time.

Background

Caltrans is in the design phase of a pavement rehabilitation project on State Route 99 within the Gridley City limits, including pedestrian improvements. Gridley has partnered with Caltrans and the Butte County Association of Governments (BCAG) in order to develop improved facilities within along the Highway 99 corridor that will enable safe pedestrian and bicycle movements, as well as decorative lighting and landscaping along the entire corridor. The objectives of Gridley are in alignment with other local, state, and federal indicatives that will address climate change, safety, and equal access.

Details for the improvements are still in development by Caltrans. The concepts for the improvements were described in the special call meeting on 8/11/2021. The preferred concept includes the following:

- Continuous 8-foot (now 10 foot) separated sidewalk from W. Liberty to the canal crossing at the north end of town, where there is adequate right of way. (North of the canal to Stapleton's will be 6-foot attached sidewalk due to right of way constraints).
- Landscape areas with irrigation between the back of curb and sidewalk (3 to 6 feet wide as available with site constraints), with a reduced shoulder width to allow for the wider landscape area the support larger trees to be planted.
- Uniform lighting throughout town.

Staff continues to coordinate design efforts with Caltrans.

Staff has worked with BCAG and Caltrans to fund the improvements to the streets, intersections, pedestrian facilities and the overall visual appearance of Gridley.

Budget Update

- Originally the City Council authorized \$500,000 from the General Fund for FY 2024. This was reduced to \$400,000 with additional support from BCAG.
- Staff worked with BCAG to apply for REAP 2.0 grant and received \$303,043 to be applied as part of Gridley's contribution.

- BCAG is contributing \$3.8 million. This was increased from the original \$3 million discussed.
- The State is contributing \$23,182,000 to the improvements. (I believe the original amount budgeted was approximately \$16,000,000)
- Total Project Budget to date \$27,382,000.

Additional Project updates

The project design team has identified a conflict with the City's water main and the proposed storm drain system. This pipe is the oldest section of watermain pipe in Highway 99. We have an opportunity to replace this section of pipe during the construction of the street improvements. Since this pipe is nearly 50 years old (1974) and is made of asbestos concrete, it is fragile and is at risk of being damaged during construction. If it is not replaced and relocated as part of the project, it has a high potential for failure in the near future, causing damage to the newly installed improvements.

The old pipe is approximately 2,000 ft line length and located between Obermeyer and Gridley Oaks Apartments.

As the design progresses to the northern end of town there will like be some additional pipe locations that should be considered for replacement.

As a note, if the City had to preform this work out side of the Caltrans project it would be much more expensive. Caltrans is taking care of construction easements with property owners, encroachments, bidding and construction management, utility conflicts and pot holing, and design coordination.

Financial Impact

Current General Fund obligation - \$96,957

Water Funds needed – TBD.

Compliance with City Council Strategic Plan or Budget Goals

The City Council and City staff are committed to providing effective leadership while providing quality cost effective local government services.

Attachments

None

City Council Agenda Item #5

Staff Report

Date: September 05, 2023

To: Mayor and City Council

From: Electric Utility Director, Jake Carter

Subject: Approve the Supplemental Apprenticeship Agreement

<input checked="" type="checkbox"/>	Regular
<input type="checkbox"/>	Special
<input type="checkbox"/>	Closed
<input type="checkbox"/>	Emergency

Recommendation

Staff respectfully requests that the Mayor and City Council review and approve the Supplemental Apprenticeship Agreement.

Background

The City of Gridley is a small Municipal Utility that sits in a very competitive Northern California market. The City needs to be able to hire, train and retain apprentices so as not to become a training agent for other utilities. The language in the Supplemental Apprenticeship Agreement is aimed to encourage serious bidders or applicants to apply with the intent of becoming a Journeyman at the City and to become a long-term employee. This agreement creates a timeframe that the Apprentice or Journeyman would be obligated to be employed by the City or pay the City back for the appropriate related program expenses.

Fiscal Impact

There will be no fiscal impact to the city.

Compliance with City Council Strategic Plan or Budget Goals

The City Council and City staff are committed to provide the best possible financial practices and the highest possible transparency regarding all financial transactions.

Attachments

Proposal



Supplemental Apprenticeship Agreement

During the course of an apprenticeship program, the City of Gridley (City) will have a sizeable investment into the employee. If, at any time during any apprenticeship program at the City or up to three years after successful completion of any apprenticeship program at the City, the employee ceases employment with the City, then, in such case, employee shall reimburse the City for all non-wage related costs associated with the apprenticeship program as defined below. Appropriate expenses reimbursable to the City include, but are not limited to, tuition, materials, JATC, off-premise training courses, City paid travel expenses, etc...

Those employees who voluntarily leave during their apprenticeship program (*see exception below) or following successful completion of the apprenticeship program who are not employed at the City in a full-time journeyman classification shall reimburse the City for 100% of the related program expenses.

Employees leaving prior to completing the first twelve (12) months after successfully completing their apprenticeship program will be required to repay the City 100% of the related program expenses.

Employees leaving between their twelfth (12th) month and twenty-fourth (24th) month after successfully completing their apprenticeship program will be required to repay the City 66% of the related program expenses.

Employees leaving between their twenty-fourth (24th) month and thirty sixth (36th) month after successfully completing their apprenticeship program will be required to repay the City 33% of the related program expenses.

These amounts will be deducted from any final compensation due the employee and if not fully covered would have to be repaid pursuant to a payment plan approved by the City.

Only employees who enter into the apprenticeship program on or after September 05, 2023, or are part of an apprenticeship program and begin employment with the City on or after September 05, 2023, are subject to this provision.

*An apprentice that voluntarily resigns from an apprenticeship program within the first year will not be required to repay any of the related program expenses to the City.

In the event that all or any portion of this Agreement is held to be invalid or unenforceable by a court of competent jurisdiction or rendered invalid or unenforceable by any law or regulation, then, in such case, this Agreement shall be null and void and of no legal force and effect.

Employee

Date

City Council Agenda Item #6

Staff Report

Date: September 05, 2023

To: Mayor and City Council

From: Electric Utility Director, Jake Carter

Subject: Approve the purchase of an IML Pole Tester

x	Regular
	Special
	Closed
	Emergency

Recommendation

Staff respectfully requests that the Mayor and City Council review and approve purchase of one IML PD digital wood inspection drill and Wood Inspector software for \$11,928.00 plus tax.

Background

The City of Gridley has traditionally contracted out the pole testing to a third-party contractor. While in the past this has made sense for the City, we believe that bringing the pole testing in-house will be a better approach going forward. Transitioning to an in-house pole testing program will let us be compliant with the flexibility of using this as fill in work to better utilize the daily work hours and will save the contracting cost. It will also create a better flow of pole testing/replacement by spreading the testing program throughout the compliance period. Additionally, it will give us the ability to test any pole any time that we need to.

Fiscal Impact

The Pole testing equipment was included in the FY 23-24 CIP budget.

Compliance with City Council Strategic Plan or Budget Goals

The City Council and City staff are committed to provide the best possible financial practices and the highest possible transparency regarding all financial transactions.

Attachments

Sole Source Letter

Quote

Bit Size Reference



 IML System GmbH • Parkstraße 33 • 69168 Wiesloch

**IML – Instrumenta Mechanik
Labor System GmbH**
Parkstraße 33
69168 Wiesloch
Germany

Tel.: +49 6222 6797-0
Fax.: +49 6222 6797-10

info@iml.de
www.iml.de

Date

Erich Hunger
Tel.: (+49) 6222 6797-0

To whom it may concern,

This letter is to confirm that the IML Wood Testing Systems are sole source products, sold and distributed exclusively by IML North America LLC on the North American Continent. No other company is authorized and qualified to sell or distribute the IML Wood Testing Systems in North America.

Additionally, there is only one price for the IML Wood Testing Systems because of exclusive distribution and marketing rights.

If you desire additional information, please don't hesitate to contact me via email at Erich.Hunger@iml.de or visit our website at www.iml.de.
Thank you for your interest in our products.

Sincerely,



Erich Hunger
CEO



IML North America
15 Glidden Rd.
Moultonborough, NH 03254
603-253-4600

Quote

Date	Quote #
8/21/2023	3355

Name / Address
City of Gridley Jake Carter

Contact: Jake Carter
email: jcarter@gridley.ca.us
Phone:

Rep	Project
AH	

Item	Description	Qty	Total
PD3100900-5PD	PD500 RESI - Drilling Depth: 19.7 inch/500mm. Includes PD Model with 1 mounted drill needle, 1 battery charger, 2 Li-Ion 18V Batteries, quiver with 10 Drill needles, PD-Tools Software, mini USB Cable, Drill chuck with tools, pliers (tariff code: 9024.80.0000)	1	8,525.00
PD3100815	Wood Inspector Package includes WI, ACS, FEED, TLT and SCL add-on modules and PD-Tools PRO software for determining the cavity and decay percentages in the wood providing an automatic pass, marginal or fail result using predetermined values chosen by the customer. The PD Tools Pro software can be installed in up to three computers while the WoodInspector software is installed in the drill. PD Tools Pro is where the graphs are uploaded from the drill and can be exported via PDF, Excel, CSV & Etc. (tariff code: 8523.80.2000)	1	2,160.00
PD4100010	MEM3 -180m Memory Enlargement for all day pole inspections. (tariff code: 8523.80.2000)	1	470.00
PD4100024	Additional stability handle (tariff code: 6802.99.0000)	1	75.00
PD30009903	Heavy Duty Shoulder Strap with Eye Bolts (tariff code: 6217.90.0000)	1	73.50
PD3100711PC	SKB Case PD300/400/500 (tariff code: 4204.12.90.00)	1	425.00
PD3100352	PD500 Click Pole(2.8) Needles (Length:687 mm) - Package of 10- (tariff code: 8207.90.10.00)	1	199.50
Shipping	UPS Ground shipping and handling with tracking number: *****TBD***		0.00
<i>All Customs Duties, Taxes and other fees not listed here are the responsibility of the purchaser</i>			

All payments are to be made in U.S. Dollars

Any questions contact Amber Howie at Amber.Howie@iml-na.com or by phone at 603-253-4600. Thank you!	Total	\$11,928.00
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This quote is valid for 90 days from date printed above

BIT SIZE COMPARISON

Top - 5/8"

Middle - 3/8"

Bottom - 1/10"



City Council Agenda Item #7
Staff Report

Date: September 5, 2023

To: Mayor and City Council

From: Cliff Wagner, City Administrator – Jake Carter, Electric Utility Director

Subject: Consideration of Proposal for The Adoption of Electric Utility Rate Policies. These Policies Are Aimed at Ensuring the Financial Sustainability, Fairness, Cost-Effectiveness, And Stability of The Electric Utility Rates, While Aligning with The City Council's Priorities.

X	Regular
	Special
	Closed
	Emergency

Recommendation

In light of the City of Gridley's commitment to providing reliable and affordable electric utility services, it is recommended that the City Council adopt the proposed Electric Utility Rate Policies. These policies will provide a comprehensive framework for managing rates, ensuring financial stability, equitable pricing, and a balanced approach to meeting revenue requirements.

Background

Effective management of electric utility rates is essential to providing reliable and affordable electricity services to our community. To address this, the proposed Electric Utility Rate Policies encompass four key principles: Adequacy, Fairness and Equity, Cost-Based Pricing, and Stability.

Policy Details

Adequacy Policy:

The Adequacy Policy emphasizes the necessity for the electric utility to gather sufficient revenue to operate, maintain, and enhance utility infrastructure. This policy also highlights the importance of meeting financial obligations and regulatory requirements. Rate changes will be recommended to the City Council based on the assessed revenue needs. It is suggested that a thorough review of rates be conducted every two to three years to ensure revenue requirements are met and to address potential rate adjustments.

Fair and Equitable Policy:

The Fair and Equitable Policy is designed to align electric rates with the actual cost of providing services to specific customer classes. It aims to minimize cross-subsidization between customer groups with different usage patterns. The policy underscores the importance of charging each customer class the actual cost of serving their premises, thereby preventing cost shifting. The

objective is to promote fairness and equity among customers while maintaining operational efficiency.

Cost-Based Policy:

The Cost-Based Policy seeks to ensure that utility rates correspond to the true cost of delivering services. Adhering to cost causation principles endorsed by the National Association of Regulatory Utility Commissioners, the policy advocates that revenue categories mirror the underlying cost categories. For instance, energy-related costs should be covered primarily by energy revenues, while distribution expenses should be supported by distribution revenues. While full cost-based rate structures might not always be attainable, the policy emphasizes aligning rates with cost causation principles where feasible.

Stability Policy:

The Stability Policy aims to maintain consistent and predictable revenues and rates. It discourages abrupt and substantial rate changes, favoring gradual, smaller adjustments when needed. The policy advocates for rate structures that minimize adverse impacts on customers, promoting financial predictability. The rate stabilization fund may be employed in accordance with financial policies to mitigate the effects of rate increases on customers, ensuring a gradual transition.

Financial Impact:

Adoption of the proposed electric utility rate policies are aimed to ensure financial stability, due to no consulting fees associated with preparation of electric utility rate policies approval will have no financial impact on the FY 2023-2024 budget.

Attachments:

- Attachment A – Draft of Electric Utility Rate Policies



Gridley Electric Utility Rate Policies

Electric Utility Rate Policies

The electric utility rate policies establish a set of guidelines for rates management and rate changes, consistent with City Council priorities. The electric rate policies support rate structures that are:

1. Adequate
2. Fair and Equitable
3. Cost Based
4. Stable

Adequacy Policy

The utility should collect revenue adequate to safely operate, maintain, and build utility infrastructure as well as meet financial policies, obligations, and maintain regulatory compliance. Based upon revenue requirements, rate changes will be recommended to City Council to meet the revenue needs listed above.

Rates should be reviewed frequently, preferably, every two to three years, to verify revenue requirements and the need for rate changes, if necessary.

Fair and Equitable Policy

Electric rates should be fair and equitable by matching revenues from a customer class with the cost to provide electricity services to that class of customers, where possible. In addition, rates should be designed to minimize the interclass subsidies that can arise from differing usage patterns. The rates should, to the extent feasible, charge each customer the cost to serve each premise without shifting costs to other customers.

Cost Based Policy

Utility rates and revenue should match the cost of providing service. Electric rates should be designed in accordance National Association of Regulatory Utility Commissioners cost causation principles. Revenues should be collected in categories that match with cost causation categories. For example, energy costs

should largely be covered by energy revenues, distribution expenses largely covered by distribution revenues, and customer-based costs largely covered by customer-based revenues. While an exact cost based rate structure may not always be feasible, rates should be established to match costs with revenue sources, following cost causation principles, where possible.

Stability Policy

The purpose of the stability policy is to maintain stable, consistent, and predictable revenues and rates. Significant rate changes should be avoided when possible; less frequent, smaller rate changes are preferred over large, infrequent rate changes. Rates should be designed to have as minimal impact to customers as possible. The rate stabilization fund balance may be used consistent with financial policies and to mitigate the impact on customers by gradually increasing rates.