

# Gridley City Council – City Council Meeting Agenda

Monday, November 7<sup>th</sup>, 2016; 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.”*

1. **CALL TO ORDER** - Mayor Hall
2. **ROLL CALL** – Recording Secretary
3. **PLEDGE OF ALLEGIANCE** – Council Member Stiles
4. **INVOCATION** – Dwight Deaton, Assembly of God
5. **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.*
6. **CONSENT AGENDA** - *All items listed under the Consent Agenda are considered routine and acted upon by one motion. Any Council member may request that an item be removed for separate consideration. The City Council may only make minor comments; otherwise the item should be removed from the Consent Agenda and placed as the first item(s) under “Items for Council Consideration”.*
  - A. Council minutes dated October 17, 2016
  - B. Second reading and Adoption of Ordinance No. 821-2016: An Ordinance Amending Title 17 of the Gridley Municipal Code to Rezone Approximately 14.4 Acres from Residential-Suburban (R-S) to Residential-Suburban/Agricultural Overlay (R-S/A) Zoning Designation to Allow Commercial Agricultural Uses Until the Property is Developed on the 14.4 Acre Parcel Approved for 43 Single Family Detached Units (TSM 1-07, APN 010-270-121)
  - C. City Services Update
7. **OTHER ITEMS FOR COUNCIL CONSIDERATION**
  - A. Introduction and first reading of Ordinance No. 820-2016: An Ordinance of the City Council of the City of Gridley amending Title 17, Chapter 17.40, “Accessory Buildings”, of the Municipal Code related to the location and type of accessory buildings. (Citywide) (continued from October 17, 2016)
  - B. Introduction and Review of the Climate Action Plan: A plan designed to support the long term Greenhouse Gas Reduction efforts of the State of California

8. **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.*
9. **POTENTIAL FUTURE CITY COUNCIL ITEMS** - (Appearing on the Agenda within 30-90 days):

1. Record Retention Policy	12/05/16
2. Proactive Policing Ordinances	12/05/16
3. Review GHG Reduction Plan	12/05/16
4. Seating of New City Councilmembers	12/05/16
5. Introduction of Title 17 Code amendments	12/05/16
6. Adopt Infill Design Guidelines	12/05/16
7. Review Development Revised Street Standards	12/05/16
8. Annual Audit	01/16/17
9. Adopt Green House Gas Reduction Plan	01/16/17
10. Adopt Street Standards	01/16/17
11. Adopt remainder of Title 17 code amendments	01/16/17
12. Study Session – Building Code Resp, City vs. State	01/16/17
13. Cost Allocation/Fee Study Results	01/16/17
14. Swimming Pool Discussion update	01/16/17

10. **CLOSED SESSION**

- A. Conference with Legal Counsel to discuss anticipated litigation pursuant to Government Code 54956.9 “Claim of Mickey and Gail Bennett vs. City of Gridley”.

**ADJOURNMENT** – adjourning to the next regularly scheduled meeting on December 5<sup>th</sup>, 2016

**NOTE 1: POSTING OF AGENDA-** This agenda was posted on the public bulletin board at City Hall at or before 4:00 p.m., November 4<sup>th</sup>, 2016, in accordance with Government Code Section 54954.2. This agenda along with all attachments is available for public viewing online at [www.gridley.ca.us](http://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 – DRAFT City Council Meeting Minutes

Monday, October 17<sup>th</sup>, 2016; 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.”*

## A. CALL TO ORDER

**Mayor Hall called the meeting to order at 6:00 p.m.**

## B. ROLL CALL

### Council Members

Present: Draper, Stiles, Borges, Johnson, Hall  
Absent: None  
Arriving post roll call: None

### Staff present:

Paul Eckert, City Administrator  
Landon Little, Deputy City Attorney  
Matt Michaelis, Finance Director  
Donna Decker, Planning Consultant  
Daryl Dye, Electric Superintendent

## C. PLEDGE OF ALLEGIANCE

**The Pledge of Allegiance was led by Councilman Draper**

## D. INVOCATION

**Bishop Ben Counihan of the Church of Jesus Christ, Latter Day Saints gave the invocation.**

## E. COMMUNITY PARTICIPATION FORUM

**The forum was opened and seeing no one present wishing to speak, the forum was closed.**

## F. CONSENT AGENDA

1. Council minutes dated April, 4, 18, May 23, June 27 and October 3, 2016
2. Domestic Violence Awareness Month Proclamation
3. Extra Mile Proclamation
4. City Services Update

**Mayor Hall pulled item #2 for presentation.**

**Motion to approve the consent calendar by Councilman Stiles, seconded by Vice Mayor Johnson**

**ROLL CALL VOTE**

**Ayes: Draper, Stiles, Borges, Johnson, Hall**

**Motion passed, 5-0**

**G. OTHER ITEMS FOR COUNCIL CONSIDERATION**

5. Second Reading and Adoption of Ordinance No. 819-2016: An Ordinance of the City Council of the City of Gridley amending Title 8, Chapter 8.10, Property Maintenance, of the Municipal Code related to the quality of life in the City and property maintenance. (Citywide)

**Planning Consultant Donna Decker briefly introduced the item. There were no comments or questions from Council.**

**Motion to approve second reading by Vice Mayor Johnson, seconded by Councilman Borges**

**ROLL CALL VOTE**

**Ayes: Draper, Stiles, Borges, Johnson, Hall**

**Motion passed, 5-0**

6. Introduction and first reading of Ordinance No. 820-2016: An Ordinance of the City Council of the City of Gridley amending Title 17, Chapter 17.40, "Accessory Buildings", of the Municipal Code related to the location and type of accessory buildings. (Citywide)

**This item was continued to the next meeting, November 7, 2016**

7. Introduction and first reading of Ordinance No. 821-2016: An Ordinance Amending Title 17 of the Gridley Municipal Code to Rezone Approximately 14.4 Acres from Residential-Suburban (R-S) to Residential-Suburban/Agricultural Overlay (R-S/A) Zoning Designation to Allow Commercial Agricultural Uses Until the Property is Developed on the 14.4 Acre Parcel Approved for 43 Single Family Detached Units (TSM 1-07, APN 010-270-121)

**Decker reviewed the staff report stating that the buyer of the property wishes to use it as ag land until it is developed. There was no discussion or questions from Council or the public.**

**Introduction and first reading by Vice Mayor Johnson, seconded by Councilman Borges**

**ROLL CALL VOTE**

**Ayes: Draper, Stiles, Borges, Johnson, Hall**

**Motion passed, 5-0**

8. Approve of Resolution No. 2016-R-034: A Resolution of the City Council of the City of Gridley Amending Fees and Procedures Related to the Maintenance and Safety of the Existing Power Distribution Facility (Citywide)

**Administrator Eckert reported that the increased number of solar applications has resulted in an unforeseen impact to the City's ability to effectively maintain its electric distribution facilities. Additionally, the City buys power back from the solar user at more than two times the cost the City can purchase it from elsewhere. Adopting this resolution will safeguard the ability of the City to continue providing a well maintained and safe electric distribution network required to provide electrical power when solar facilities are not working due to weather and time of year.**

**There was a suggestion made to remove sections 1 and 3.**

**Motion to approve Resolution No. 2016-R-034 with sections 1 and 3 removed by Councilman Stiles, seconded by Vice Mayor Johnson**

**ROLL CALL VOTE**

**Ayes: Draper, Stiles, Borges, Johnson, Hall**

**Motion passed, 5-0**

9. Introduction of the Infill Design Guidelines: Development of design guidelines to provide realistic recommendations for infill development in the City of Gridley.

**Donna Decker gave a detailed review of the staff report and thorough explanation of the meaning and purpose of the Infill Design Guidelines.**

**This was an informational item only, there was no action taken.**

10. Authorizing the Mayor to sign a 5-year City Engineer Services Contract

**Administrator Eckert reviewed the staff report, stating that the City issued the Request for Qualifications in late August with a due date of September 16th. Four firms submitted responses. Two firms were selected to interview: Rolls, Anderson, Rolls; and Bennett Engineering. Bennett Engineering was the unanimous selection due largely to their breadth of municipal experience service, very positive record, and strong track record of success obtaining funding from various State and Federal agencies.**

**With no discussion or questions, motion to authorize execution of the contract with Bennett Engineering made by Vice Mayor Johnson, seconded by Councilman Borges**

**ROLL CALL VOTE**

**Ayes: Draper, Stiles, Borges, Johnson, Hall**

**Motion passed, 5-0**

**H. CITY STAFF AND COUNCIL COMMITTEE REPORTS**

**Vice Mayor Johnson reported on the Butte County Mosquito and Vector Control District meeting he attended.**

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

1. Introduction of GHG Reduction Plan	11/07/16
2. Introduction of Title 17 code amendments	11/07/16
3. Cost Allocation/Fee Study Results	11/07/16
4. Adopt Infill Design Guidelines	11/07/16
5. Adopt Ordinance SGC Title 8 code amendment	11/07/16
6. Record Retention Policy	12/05/16
7. Proactive Policing Ordinances	12/05/16
8. Review GHG Reduction Plan	12/05/16
9. Seating of New City Councilmembers	12/05/16
10. Review Development Revised Street Standards	12/05/16
11. Annual Audit	01/16/17
12. Adopt Green House Gas Reduction Plan	01/16/17
13. Adopt Street Standards	01/16/17
14. Adopt remainder of Title 17 code amendments	01/16/17
15. Study Session – Building Code Resp, City vs. State	01/16/17

**J. CLOSED SESSION**

None

**ADJOURNMENT**

**With no further items for discussion, Council adjourned to the next meeting on November 7, 2016**

---

**Paul Eckert, City Clerk**

**City Council Agenda Item #6B**  
Staff Report

**Date:** October 17, 2016  
**To:** Mayor and City Council  
**From:** Donna Decker, Planning

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

**Subject:** Second reading and adoption of Ordinance No. 821-2016: An Ordinance Amending Title 17 of the Gridley Municipal Code to Rezone Approximately 14.4 acres from Residential-Suburban (R-S) to Residential-Suburban/Agricultural Overlay (R-S/AO) zoning designation to allow commercial agricultural uses until the property is developed on the 14.4 acre parcel approved for 43 single family detached units (TSM 1-07, APN 010-270-121).

---

**Recommendation**

City staff respectfully recommends the City Council:

1. Determine the project is Categorically Exempt per the California Environmental Quality Act, Section 15061(b)(3), Review for Exemption, General Rule; and,
2. Adopt Ordinance No. 821-2016, by title only, and waive the second reading.

**Summary**

On October 17, 2016 the City Council considered the request to add the Agricultural Overlay (AO) zoning designation as a secondary zoning to allow commercial agricultural uses until the property is developed. The property has an approved tentative subdivision map, TSM 1-07, to allow the development of the 14.4 acre parcel with 43 units. The City Council approved the proposed rezone, introduced the ordinance by title only and waived the first reading. The proposed rezone returns to the City Council for the second reading.

**Discussion**

The applicant is proposing to utilize the property for commercial agricultural uses and plant an orchard until the market is favorable to continue with the approved residential development. . The City Council supported the request for an Agricultural Overlay District zone to be placed on the property to allow commercial agricultural uses on the land while the owner awaits a more favorable development opportunity. The City Council also accepted the rezone to allow an AO designation is the appropriate process to allow the property to be more fully utilized in place of staying fallow.

**Public Notice**

A notice was posted at City Hall, made available at the Administration public counter, and placed on the City website for review. At the time this report was prepared no comments had been received.

**Environmental Review**

The proposed project is categorically exempt from environmental review pursuant to the California Environmental Quality Act, Section 15061(b) (3), and Review for Exemption, General Rule. The subject site was used as agricultural prior to the adoption of a tentative subdivision map. Temporarily reverting to the existing use does not create unforeseen agricultural impacts.

**Fiscal Impact**

No additional fiscal impact is anticipated in the review of projects to comply with the ordinance.

**Attachments:**

1. Ordinance 821-2016



**ORDINANCE AMENDING TITLE 17 OF THE GRIDLEY MUNICIPAL CODE TO REZONE APPROXIMATELY 14.4 ACRES FROM RESIDENTIAL-SUBURBAN (R-S) TO RESIDENTIAL-SUBURBAN/AGRICULTURAL OVERLAY (R-S/AO) ZONING DESIGNATION TO ALLOW COMMERCIAL AGRICULTURAL USES UNTIL THE PROPERTY IS DEVELOPED ON THE 14.4 ACRE PARCEL APPROVED FOR 43 SINGLE FAMILY DETACHED UNITS (TSM 1-07, APN 010-270-121).**

**WHEREAS**, the applicant has requested the City of Gridley approve the rezone of approximately 14.4 acres from Residential-Suburban to Residential-Suburban/Agricultural Overlay District located in a portion of Section 2, T. 17 N., R. 2 E., M.D.B. & M. and as shown as Parcel 1 in Book 178 of Maps at Pages 78-81, inclusive; and,

**WHEREAS**, the proposed project is categorically exempt from environmental review pursuant to the California Environmental Quality Act, Section 15061(b) (3), and Review for Exemption, General Rule. The proposed overlay zoning does not create a project or create impacts in that agricultural uses were established on the property prior to the application to develop and no new circumstances exist that would impact the site or the surrounding area for the continued use of the property prior to the approval of TSM 1-07; and,

**WHEREAS**, a duly noticed public hearing was held on October 11, 2016 by the Planning Commission recommending the proposed rezone be forwarded to the City Council for action; and,

**WHEREAS**, after considering the staff report, public testimony, and the recommendation from the Planning Commission, the City Council determined the proposed rezone was appropriate; and,

**WHEREAS**, the City Council reviewed and introduced the proposed amendment by reading of title only on October 17, 2016.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GRIDLEY DOES HEREBY ORDAIN AS FOLLOWS:**

**SECTION 1:** The City Council finds the rezone is consistent with the 2030 General Plan and CEQA.

**SECTION 2:** Approves the rezone of Parcel 1 in Book 178 of Maps at Pages 78-81, TSM 01-07, APN 010-270-121 located in a portion of Section 2, T. 17 N., R. 2 E., M.D.B. & M., consisting of approximately 14.4 acres from Residential-Suburban to Residential-Suburban/Agricultural Overlay District.

**SECTION 3:** Except as modified above, all present conditions of the approved TSM 01-07 development plans and designs remain in full force and effect.

**SECTION 4:** The Zoning Map of the City of Gridley on file with the City Clerk, designating and dividing the City into zoning districts, is hereby amended, in accordance with the herein description and Exhibit A.

**ORDINANCE NO. 821-2016**

**SECTION 5:** This ordinance shall be effective thirty (30) days after its passage and adoption.

**I HEREBY CERTIFY** that the foregoing text amendments to Title 17 were approved, and the ordinance was adopted at a regular meeting of the City Council of the City of Gridley, California, held on the 7th day of November, 2016, by the following vote:

AYES: COUNCIL MEMBERS \_\_\_\_\_

NOES: COUNCIL MEMBERS \_\_\_\_\_

ABSENT: COUNCIL MEMBERS \_\_\_\_\_

ABSTAIN: COUNCIL MEMBERS \_\_\_\_\_

ATTEST: APPROVE:

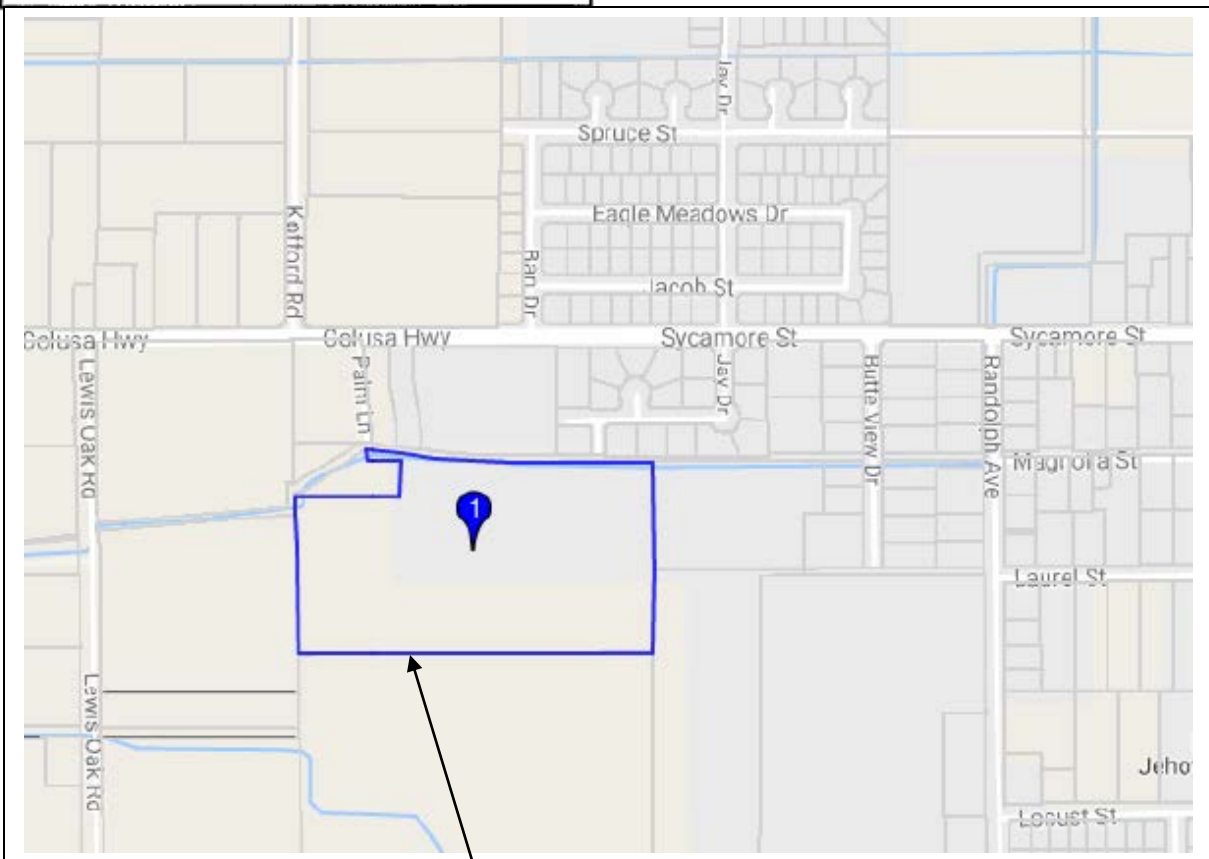
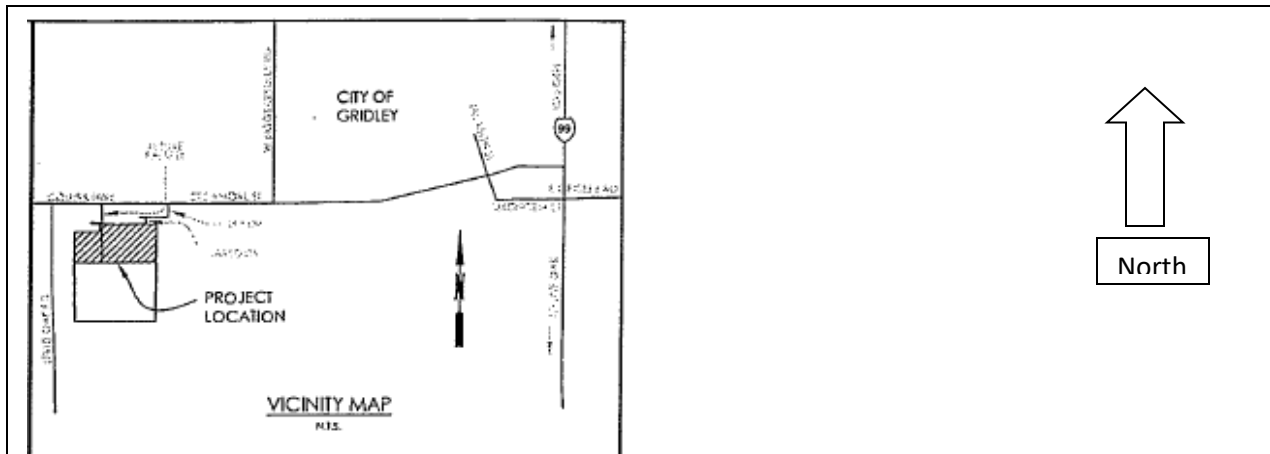
\_\_\_\_\_  
Paul Eckert, City Clerk

\_\_\_\_\_  
Frank Hall, Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
Anthony Galyean, City Attorney

EXHIBIT A



**Subject Site**

**Parcel 1 in Book 178 of maps at  
Pages 78-81. APN 010-270-121**

**City Council Agenda Item #6C**  
Staff Report

**Date:** November 7, 2016  
**To:** Mayor and City Council  
**From:** Paul Eckert, City Administrator  
**Subject:** City Services Update

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

---

**Recommendation**

Staff respectfully requests the City Council review and accept the attached City Services Update.

**Background and Compliance with City Council Strategic Plan or Budget Goals**

The attached Update is provided to the Mayor and City Council in keeping with the Council's commitment to ensure that all members of our community are fully informed of all City activities and initiatives. The Update will soon be shared online at <http://www.gridley.ca.us/>. The Update is also shared timely with all City of Gridley coworkers.

**Financial Impact**

There are no financial impacts associated with this Agenda item. Council review and acceptance of the City Services Update is consistent with our ongoing efforts to transparently share all City financial and budgetary information.

**Attachments:**

City Services Update

# City of Gridley

To: Mayor Hall and City Councilmembers  
From: Paul Eckert, City Administrator  
Subject: City Services Weekly Update  
Date: October 30, 2016

---

This Weekly Update is intended to provide useful and timely updates to the Mayor and City Council, Community Members, and City staff. This Update will soon be available online at <http://www.gridley.ca.us> We regret if we have inadvertently omitted useful items from this report. As always, your input and guidance are appreciated. Please send any response to me directly and do not "copy all."

## **City Administrator/City Council/Information Technology**

- Preliminary Financial Audit – The third party independent financial auditors completed their onsite visits last week. During their exit interview they indicated the City will receive a clean audit without conditions. The Auditors will provide suggestions for improvements. The Auditors indicated the City has enhanced its financial operation each year under Finance Director Matt Michaelis. The Audit will be presented to the Council and community in January. Special thanks to each member of the Finance Team!
- Records Retention – Effectively managing City records is a priority throughout our organization. We have organized our City Hall Records Room. We will use the FY 2000 Records Retention Policy until the City Council reviews and approves a new Policy.
- New City Councilmember Orientation – Staff continues to develop an informative orientation process for new Councilmembers. We hope to have each new Councilmember's orientation prior to the new City Council seating tentatively planned for December 5<sup>th</sup>. The Orientation Process will include tours of all City facilities.
- City Council Strategic Visioning Process – Staff will begin the development of the Strategic Plan in November and hope to conduct City Council Strategic Planning Sessions in January and February. The new 2017-2020 City Council Strategic Plan will be adopted before April 17<sup>th</sup>.
- Our Information Technology Director Mike Hensley continues to meet with Butte County Sheriff's Office (BCSO) regarding communications software options. The BCSO is evaluating both RIMS and SunGard for possible implementation to replace their aged Data 911 systems. He has also recently partnered with both Chico State Police and the Oroville Police regarding their respective communication systems.

## **Economic Development**

- The City Administrator continues to meet weekly with local retailers and business leaders.
- City Industrial Park - The City recently contracted with TNT Real Estate to market and sell Parcel 2 located in the Industrial Park. We will keep the City Council informed of our progress.
- Business Retention, Expansion, and Attraction (BREA) Program – Staff is developing the BREA Program for Council consideration in December. In the meantime, City staff continue to meet with 3-5 businesses weekly.

## **Finance and City Bus Service**

- The Finance Department is very busy with: financial year end closing; preparation for the annual audit and onsite work of the independent auditors; organization of all work areas and file systems; and employee payroll and benefit changes.
- Expanded Online Payment Options – The enhanced Online Payment System will be implemented in December. We will run a marketing and outreach effort regarding for the new System. We will use our utility bills, website site, use the Chamber, use PD and Rec Facebooks and the local media

to promote participation. We have set aggressive participation level objectives. We anticipate efficiencies through reduced customer counter time, late notice postage savings, and reduced costs for meter shut-offs.

**Engineering/Planning/Building/Code Enforcement**

- Planning Activities - Planning will be very busy during October and November and will bring forward the following items for Council consideration: Introduction of Green House Gases Reduction Plan; Introduction of Title 17 code amendments; Adoption of Infill Design Guidelines; Adoption Title 8 Code Amendments; and Adoption of a portion of Title 17 Code Amendments. December and January will likewise be busy.
- Building staff are monitoring the roof replacement projects at City Hall, the Police Department, and the Gridley Museum.
- Code Enforcement – Enhancements to our information tracking systems are currently underway. Evaluation of approaches and processes are also underway.

**Police**

- The Department has completed its police records/case files purge. All dispatch personnel assisted in this effort to maintain the City’s standards for public records management.
- Police Officers partnered with the Gridley Unified School District for their ALICE Training on Wednesday at Sycamore School. The ALICE Program is the readiness plan for critical and active shooter incidents. Gridley-Biggs Police personnel are actively participating with developing this program with the School District.
- Police personnel assisted in the Gridley Chamber of Commerce’s “Apple Crunch” event held on Wednesday in our Downtown.
- Drug Awareness Week - Police Officers distributed pencils and information on drug awareness at the Gridley elementary schools.
- Recruitment of a new Police Officer will begin in November following the recent resignation of Officer Kahn. We are very grateful for his dedicated service and wish him well in Oroville.
- Police Incidents - Our Detective and Police personnel recently located and seized a vehicle suspected to have been used in a Sacramento County homicide. Police personnel also secured a home and detained an accessory to the homicide at a residence in Gridley until Sacramento County Sheriff’s detectives could respond.
- Police Officers investigated the theft of a Gridley Unified vehicle and a heavy duty forklift. Both assets were found and recovered by local police and California Highway Patrol personnel.
- Animal Control continues to provide proactive patrol and compassion for lost/stray animals.

<b>Police Activity</b>	<b>September</b>	<b>Year Total</b>
Adult Arrests	65	593
Juvenile Arrests	1	28
Misdemeanor Arrests	62	540
Felony Arrests	4	81
Felony Crimes Reported	16	141
Misdemeanor Crimes	59	654
<b>Total Police Incidents*</b>	<b>1,029</b>	<b>10,202</b>
Battery	7	62
Burglary	6	45
Deceased Person	0	6
Vandalism	7	69
Stolen Vehicle	6	18
Robbery	0	1
Public Intoxication	3	53

Patrol Request	9	117
<i>Medical Aid</i>	6	48
<i>Area Checks</i>	90	797
Pedestrian Checks	32	449
Disturbing the Peace	14	180
Total 911 Calls	282	2,711
Total Accidents	11	76
Name Exchanges	0	6
Total Traffic Citations	83	673
DUI Arrests	2	20
Traffic Stops	139	1,671
Extra Help Hours	189	2,595
RSVP Hours	13	102
<i>"Police Incidents" are those Police responses originating from telephone calls to the Dispatch Center, walk-ins at the Police lobby, Police Officer self-initiated activity and email or social media communications.</i>		

### Electric

- Electric Department Crews put T-2 back to standby due to PG&E rescheduling of the T-3 test.
- Crews inspected and installed the holiday lights on Downtown trees in preparation for the Holiday parade.
- Crews installed 6 new residential services in the Eagle Meadows development.
- Crews upgraded electric facilities at 390 Park St., 220 Indiana, and 454 Nevada Street.
- In an effort to keep uninterrupted electric services, Electrical Crews resumed the active seasonal Tree Trimming Program in Gridley and Biggs.

<b>Electrical Department Activity</b>		<b>Gridley</b>	<b>Biggs</b>
Street light Repairs		0	0
Nonpayment shut off/turn on		0	0
Underground Service Alerts (USA's)		14	3
Sets and outs		12	0
Electrical related service calls		3	0
Trim/Remove tree		1	0
Discrepancy Report		0	0
After Hours Call out's		0	0
Solar Sets		0	0
Other		0	0

## **Public Works**

The Public Works Department Leadership and Crewmembers are responsible for a broad array of important duties including: Water Distribution; Water Production; Sanitary Sewer Collection; the Wastewater Treatment Plant; Street and Sidewalk Maintenance; our Maintenance Districts; Parks Maintenance; City Building and Facility Maintenance. Recent work activity is as follows:

- (2) Trees were removed in preparation for Sidewalk and Curb & Gutter replacement due to damage caused by the tree removed, this is part of the City's 50/50 Sidewalk replacement program, the Home/Business owner shares 50% of the replacement cost of the Sidewalk removal and installation.
- Crews started annual tree trimming in the alleys. This will continue through the end of November.
- Public Works Crew cleared storm drains during rain storm.
- Crews poured concrete and placed the new lid for the electrical underground vault.
- Very active daily Street Sweeping is underway in order to maintain our storm water system and keep inlets clear.
- Public Works Crews repaired the damaged shoulder at Little Avenue and Losser Avenue.
- Crews replaced lighting and ceiling tiles at the Gridley Police and City Hall facilities.
- Building improvements continue at the Waste Water Treatment Plant (WWTP) Office. The overall project includes: repainting the interior; replacement of ceiling panels; installation of floor tiles; and upgraded LED lighting.

<b>Department of Public Works Activity</b>	<b>Period Ending Oct 27th</b>	
<b>Water Leaks Repaired</b>		1
<b>Water Encoder Receiver Transmitter installed/Replaced (ERT's)</b>		10
<b>Sewer Plugs</b>		0
<b>Tree Removal/Trimmed</b>		3
<b>Water Related Service Calls</b>		1
<b>Sewer Related Service Calls</b>		0
<b>Under Ground Service Alerts (USA's)</b>		6
<b>Park Related Service Calls</b>		1
<b>Other Service Calls</b>		2

## **Water**

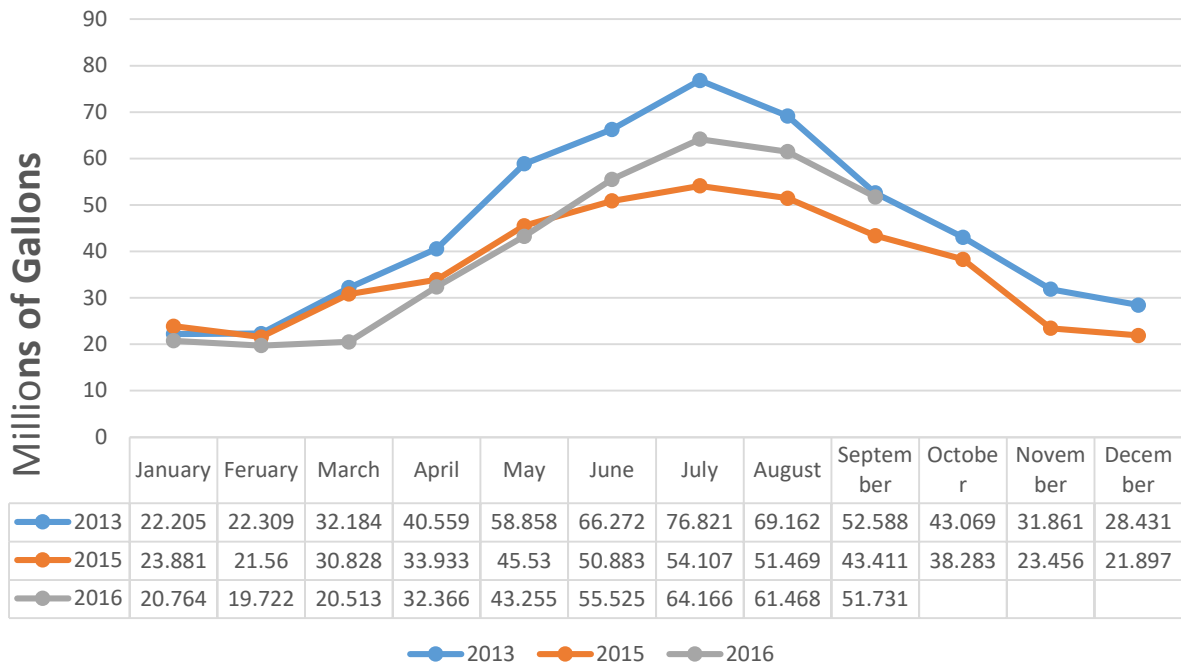
<b>Production Well</b>	<b>Volume Pumped</b>	<b>Calc. Fl</b>	<b>Calc. Chl</b>
Eagle Meadows	00.000 M.G.	.00 mg/l	.0000 mg/l
Spruce	17.422 M.G.	.93 mg/l	.2984 mg/l
Wilson	00.000 M.G.	.00 mg/l	.0000 mg/l
Little Ave.	5.855 M.G.	.69mg/l	.3137 mg/l
Liberty	12.844 M.G.	.64 mg/l	.2833 mg/l
Parkside	15.610 M.G.	.70 mg/l	.2634mg/l

## **Production**

<b>September Monthly Production</b>	
Total water pumped to system:	51.731 M.G.
Ave. chlorine residual in the system:	.19 mg/l
Ave. tested fluoride in the system:	.78 mg/l
Lab tested fluoride in the system:	.7 mg/l

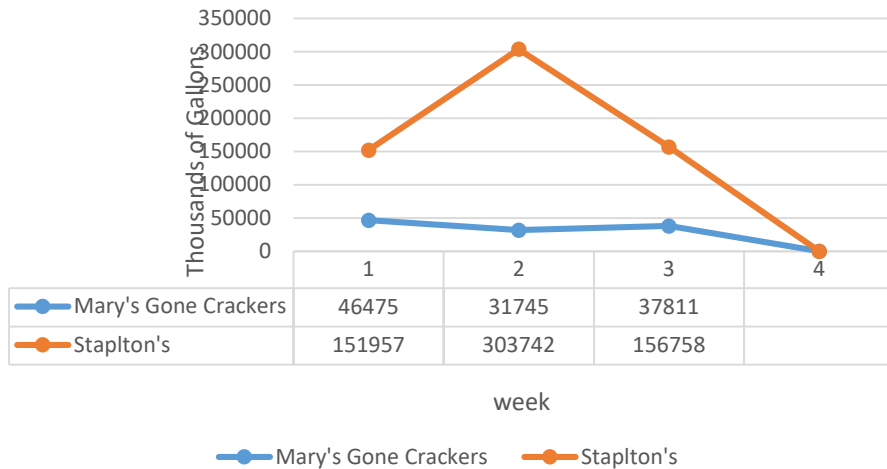


## Comparative Water Usages for 2013,2015,2016



### Waste Water Treatment Plant

#### Commercial Sewer Discharge



### Recreation

- The Division has begun preparation for several upcoming events including The Gridley Parade of Lights, Breakfast with Santa and Letters to Santa.
- Along with Victor Community Support Services, the Division is providing counseling services for Medical eligible youths. The class focus on offering mental and social services support for local, at risk children. Sessions are held during the week at various times.
- The Recreation Division recently began serving breakfast to local Seniors.
- The Division offers its community center meeting rooms as rentals on evenings and weekends. The rental fee is \$100.00 per room, with an additional refundable \$50.00 cleaning deposit.

**Fire**

- Department personnel recently participated in the First Annual youth oriented Apple Crunch in the Downtown.
- We are in the process of training one of our Engineers to be to a Truck operator.
- Rescue Support 74 along with Boat 74, staffed two Swift Water Technicians that responded to the Oroville Forebay for a report of 12 victims in the water who had fallen out of their boat.

<b>Gridley Fire Station 74 - Weekly Emergency Responses</b>	<b>City</b>	<b>County</b>
Medical Aids	5	3
Traffic Collisions	0	1
Structure Fires	0	0
Vegetation Fires	0	0
Vehicle Fires	0	0
Public Assist	2	1
Cover Assignments	0	2
Other (smoke checks, hazardous conditions, control burns, etc.)	0	0
Technical Rescues	0	1

**City Council Formal Calendar**

- The City Council will hold its next City Council meeting on November 7<sup>th</sup> at 6:00 pm at City Hall.
- The Butte County Board of Supervisors Agenda for the 9:00 am meeting on Tuesday, November 1<sup>st</sup> in Oroville can be accessed at the following link:  
<http://www.buttecounty.net/boardofsupervisors/BoardMeetings.aspx>

Thank you for your ongoing support and guidance.

Respectfully,

PAUL

**City Council Agenda Item #7A**  
Staff Report

**Date:** November 7, 2016  
**To:** Mayor and City Council  
**From:** Donna Decker, Planning

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

**Subject:** Introduction and first reading of Ordinance No. 820-2016: An Ordinance of the City Council of the City of Gridley amending Title 17, Chapter 17.40, "Accessory Buildings", of the Municipal Code related to the location and type of accessory buildings. (Citywide)

---

**Recommendation**

City staff respectfully recommends the City Council:

1. Determine the project is Categorically Exempt per the California Environmental Quality Act, Section 15061(b)(3), Review for Exemption, General Rule; and,
2. Adopt Ordinance No. 820-2016, by title only, and waive the first reading.

**Summary**

The City of Gridley received a grant from the California Department of Conservation, Sustainable Growth Council, 2011 Sustainable Communities Planning Grant. The purpose of the grant consists of three tasks: Development of a Greenhouse Gas Reduction Plan, Development Code and Public Works Construction Standards Update and, Develop Infill Development Guidelines. This code amendment is a portion of the deliverables under "Development Code". The proposed text amendment addresses property maintenance issues that are related to the work to bring the Gridley Municipal Code into conformity with the adopted 2030 General Plan.

**Discussion**

On October 17, 2016 the City Council considered the proposed code amendment 820-2016 supporting the text as presented. The Council requested that staff return to the Planning Commission for additional review.

**Planning Commission**

On October 25, 2016 the Planning Commission discussed the proposed amendments concentrating on the location criterial and use and maintenance. After considerable discussion, the Planning Commission supported the proposed code amendment with the following revisions:

1. The location requirements were modified to allow metal shipping containers in the M-1 and M-2 zones by right without need for review by the city.
2. The Planning Commission determined that it was unnecessary for containers located in the M-1 and M-2 zones comply with all of the maintenance requirements citing that they comply with the following:

- A. An accessory structure may not be allowed as the principle use in any allowed zone. No accessory structure shall be allowed to be placed on a vacant site without the primary use first established.
- B. All accessory structures of any size shall be maintained and in good condition, free of obvious deterioration, all exterior surfaces areas painted, doors and windows operable and structurally intact. Repairs shall be made and the integrity of the unit/structure shall be maintained.
- C. Metal Containers shall adhere to the following requirements:
  - 2. Metal container may not be used as animal habitation in any form.
  - 3. Metal containers shall not be connected to any utilities.

The proposed ordinance has been amended to reflect the actions of the Planning Commission.

### **Conclusion**

Further amendment to the ordinance addresses compliance with the General Plan and outlines procedures for accessory structures.

### **Public Notice**

The consideration of this item was continued from the October 17, 2016 City Council meeting. Additionally, a notice was posted in the Gridley Herald 72 hours prior to the City Council meeting, posted at City Hall, made available at the Administration public counter, and placed on the City website for review. At the time this report was prepared no comments had been received.

### **Environmental Review**

The proposed project is categorically exempt from environmental review pursuant to the California Environmental Quality Act, Section 15061(b) (3), and Review for Exemption, General Rule.

### **Fiscal Impact**

No additional fiscal impact is anticipated in the review of projects to comply with the ordinance.

### **Attachments:**

- 1. Ordinance 820-2016

**ATTACHMENT 1**

**ORDINANCE AMENDING CHAPTER 17.40, ACCESSORY BUILDINGS OF TITLE 17, ZONING, OF THE GRIDLEY MUNICIPAL CODE RELATING TO THE TYPE AND LOCATION OF ACCESSORY STRUCTURES (Citywide)**

**WHEREAS**, the City of Gridley received a California Sustainable Communities Planning Grant from the State of California, Department of Conservation/Division of Land Resource Protection to help the City bring its Municipal Code into compliance with the 2030 General Plan; and,

**WHEREAS**, the 2030 General Plan emphasizes opportunity to support the communities vision for a safe, clean, healthy and well-maintained community; and,

**WHEREAS**, Title 17, Zoning, Chapter 17.40, "Accessory Buildings" was found to need text amendments reflecting the 2030 General Plan;

**WHEREAS**, the City Council of the City of Gridley ordains as follows:

**SECTION 1:** Rescind portions of Ordinance 491 adopted May 19, 1986 related to the Title 17, Chapter 17.40, "Accessory Buildings"; and replace it with the following:

**SECTION 2:** Ordinance 820-2016 amending Chapter 17.40, "Accessory Buildings", of Title 17 "Zoning" of the Gridley Municipal Code is amended as follows:

**Chapter 17.40 Accessory Structures**

- 17.40.010 Intent
- 17.40.020 Applicability
- 17.40.030 Severability
- 17.40.040 Definitions
- 17.40.050 Connections to main building
- 17.40.060 Location in yard setbacks
- 17.40.070 Locations
- 17.40.080 Occupancy
- 17.40.090 Use and maintenance standards and requirements
- 17.40.100 Notification requirements for metal shipping containers
- 17.40.110 Removal of metal shipping containers

**17.40.010 Intent**

The following provisions to control the construction and use of accessory structures on residential, commercial and industrially zoned properties within the City for the preservation and protection of the aesthetic appearance of the community, property values, and the public health, safety and general welfare.

**17.40.020 Applicability**

In order to keep the City of Gridley clean, safe, and ensure a healthy environment, the provisions of this chapter shall apply to all property and structures within the city, including nonresidential lands and vacant lots. Where there is a conflict between a general requirement and a specific requirement, the

specific requirement shall govern. Where differences occur between this code and other standards, the provisions of the most restrictive shall govern. Repairs, additions or alterations to a structure, or changes of *occupancy*, shall be done in accordance with the procedures and provisions of the currently adopted California codes for all trades as well as zoning code requirements.

**17.40.030 Severability**

If a section, subsection, sentence, clause or phrase of this code is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this code.

**17.40.040 Definitions**

**ACCESSORY STRUCTURE** means a structure, metal/other container of any size, or building on the same lot and serving a purpose commonly incidental to the principal use, structure, or building.

**DETACHED ACCESSORY STRUCTURE** The accessory structure has no wall or portion thereof in common with the primary structure.

**ATTACHED ACCESSORY STRUCTURE** The accessory building has a wall or portion thereof in common with the primary structure.

**METAL/OTHER CONTAINER** means any container originally constructed to transport or store large quantities of goods by ship, rail, or truck not exceeding the dimensions of up to 8' x 8' x 40'.

**17.40.050 Connection to main building.**

Private garages, carports and other accessory buildings may be attached to and have a common wall with the main building or, when located as required by this title, may be connected by a breezeway.

**17.40.060 Location in yard setbacks.**

No accessory building shall be erected in any required yard setback except it may be located five feet from the rear property line within the rear yard setback area.

**17.40.070 Location**

No detached accessory building shall be erected within six feet of any other building with the exception of metal shipping/other containers as noted in "C" below.

Metal shipping containers may not be located in any zoning district except R-S, C-1, and C-2 with a conditional use permit in accordance with Chapter 17.54. The location of containers within these districts is further restricted:

- A. Containers shall not be located equal to or in front of the leading edge of the home or business closest to the street frontage;
- B. Container may not be placed within the driveway or parking area next to or in front of structures;
- C. Containers shall not be closer than 20 feet from any wall of a structure on the site.

- D. Containers shall not be placed in a location causing disruption to drainage, swales, or other public work improvements.

Metal shipping containers are allowed by right and do not require a conditional use permit in zoning districts M-1 and M-2. Sections 17.40.090 (A), (B) (C2) and (C3) shall be complied with in the M-1 and M-2 zoning districts.

**17.40.080 Occupancy**

Accessory structures whether attached or detached may not be used for habitable space/living quarters.

**17.40.090 Use and Maintenance Standards and Requirements**

- A. An accessory structure may not be allowed as the principle use in any allowed zone. No accessory structure shall be allowed to be placed on a vacant site without the primary use first established.
- B. All accessory structures of any size shall be maintained and in good condition, free of obvious deterioration, all exterior surfaces areas painted, doors and windows operable and structurally intact. Repairs shall be made and the integrity of the unit/structure shall be maintained.
- C. Metal Containers shall adhere to the following requirements:
1. Metal containers where allowed shall be screened from view from any public right-of-way or easement. Any unit located closer than 100 feet from a residential use shall be screened from view. Screening shall consist of the use of materials such as fencing or dense landscaping.
  2. Metal container may not be used as animal habitation in any form.
  3. Metal containers shall not be connected to any utilities.
  4. Metal containers shall be painted the same color as the primary structure. Should the unit be defaced with graffiti, it shall be repainted the same color of the unit, or, the entire unit shall be repainted to be a uniform color. No paint patching will be allowed.
- D. Temporary use of metal containers:
1. The City Administrator for the City of Gridley or his or her designee may issue a temporary conditional use permit to maintain a metal storage container provided such container is utilized for the storage of construction materials and uses incidental to construction and further provided that such structure is actually used for the storage of construction materials to be utilized on the site where the structure is located. If the location proposed is within the City right-of-way or easements, the applicant shall obtain an encroachment permit.
  2. A temporary use permit may be issued for an original term not to exceed one year (and for a single extension not to exceed six months) only if all of the following criteria are met:
    - a. The storage container/structure is located on the site where construction is to occur, pursuant to a current and validly issued building permit.

- b. At the time of application for a permit, the construction site consists of unimproved property (for purposes of this Section "unimproved" shall refer to property not then improved with buildings or other structures) or previously improved property proposed for redevelopment.
- c. The applicant provides all requested information on forms as might be prescribed by the City of Gridley Fire Chief to demonstrate that the requirements for issuance of a permit have been met.
- d. The applicant agrees, as a condition of issuance of the permit, to remove the storage container/structure at the earlier of the time the permit expires or construction is complete.
- e. An applicant may apply for a temporary conditional use permit for property that has been improved with buildings or other structures to store construction materials for additions or remodel of the existing principal and/or accessory structures. The temporary use permit may be initially granted for a period of 6 months and allow 1 extension for 6 months.
- f. For any particular parcel of improved property for which a temporary conditional use permit has been issued, no further permit applications or issuances shall occur for a period of 1 year after issuance of the original permit (by way of example, if a permit is issued pursuant to this Section allowing a storage container on improved property for the storage of construction materials, application may not be made for a new permit, nor shall an additional permit be issued until 1 year have elapsed following the issuance of the original permit. This requirement is intended to limit applications for permits under this Section with respect to improved property and to require applicants to organize their construction projects such that, to the extent storage containers are deemed necessary during construction, such projects occur simultaneously and are not spread out over an extended period of time).

**17.40.100 Notification requirements for metal shipping containers**

- A. No later than six months from the effective date of this chapter the legal property owner, or the person/s in control of such property, shall submit in writing, to the City, the property's Assessor Parcel Number (APN), the property's legal owner, a "property diagram" illustrating the distances between a container and primary structures, from property lines and conformity to all setback requirements along with definition of successful visual barrier efforts. Any person(s) in control of such property, who is not the property owner, shall notify the legal property owner/s that the requirements of this section and that they must be met.
- B. Failure on the part of the property owner, or the person/s in control of such property, to notify the City within the time frame set forth herein may result in code enforcement action.
- C. Should a container exist on property that is not allowed as described herein, the container(s) shall be removed from the property within six (6) months from the effective date of this chapter.

**17.40.110 Removal of metal shipping containers**

- A. All metal shipping containers shall be removed from all property prior to or upon the sale or transfer of residential property if located in zoning districts containers are not allowed in. Failure of the property owner, or individual in control of a property, to remove all containers from a residentially



designated property in conformance to this chapter shall be in violation of the Gridley Municipal Code.

- B. It is the responsibility of the residential property owner, that prior to or upon the sale, transfer, or any change in ownership of residential property where a container(s) are located to remove all metal shipping containers from that residential property. Metal shipping containers not removed in accordance with the provisions of this section at the time of sale or transfer shall be, by the authority of this chapter, in violation of this chapter and be subject to removal at a date determined by the City. If the City is required to remove containers, the City will attempt to recover any costs thereof pursuant to the Gridley Municipal Code.

**I HEREBY CERTIFY** that the foregoing text amendments to Title 17 were approved, and an ordinance was duly introduced at a regular meeting of the City Council of the City of Gridley, California, held on the 7<sup>th</sup> day of November, 2016, by the following vote:

AYES: COUNCIL MEMBERS \_\_\_\_\_

NOES: COUNCIL MEMBERS \_\_\_\_\_

ABSENT: COUNCIL MEMBERS \_\_\_\_\_

ABSTAIN: COUNCIL MEMBERS \_\_\_\_\_

ATTEST:

APPROVE:

\_\_\_\_\_  
Paul Eckert, City Clerk

\_\_\_\_\_  
Frank Hall, Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
Anthony Galyean, City Attorney

**City Council Agenda Item #7B**  
Staff Report

**Date:** November 7, 2016

**To:** Mayor and City Council

**From:** Donna Decker, Planning

**Subject:** Introduction and Review of the Climate Action Plan: A plan designed to support the long term Greenhouse Gas Reduction efforts of the State of California.

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

---

**Recommendation**

City staff respectfully recommends the City Council:

1. Review and provide comment.

**Summary**

The City of Gridley received a grant from the California Department of Conservation, Sustainable Growth Council, 2011 Sustainable Communities Planning Grant. The purpose of the grant consists of three tasks: Development of a Climate Action /Greenhouse Gas Reduction Plan, Development Code and Public Works Construction Standards Update and, Develop Infill Development Guidelines.

**Discussion**

The development of the Climate Action Plan (CAP) is related to the implementation of the 2030 General Plan. The CAP is a review of the State legislation to reduce greenhouse gas emissions to certain levels at benchmark dates of 2020 and 2050. The proposed Climate Action Plan prepared for the City of Gridley analyzes potential reductions for the years 2020 and 2035, a midway point between the State's date of 2050.

The CAP outlines the most effective measures to accomplish such reductions. The analysis provides three targets to consider in an effort to have successful reductions by the years noted. The City adopted the General Plan with emission reductions greater than what the state required; 24% vs. 15% reductions by the year 2020. The analysis provides an alternative to this threshold by evaluating efficiency reductions instead of emission reductions which allows the City to meet the State's reduction goals.

The analysis also provides a series of measures in Chapter 4. Many of the measures are currently being executed on an on-going basis and we are finding they are very successful. Table 1 in the Executive Summary has synthesized the reduction measures to those that are realistic to accomplish to meet the efficiency reductions discussed in the document.

The CAP indicates that the area where we could have the greatest impact to reduce emissions is in energy. It is suggested that the City would be able to provide significant reductions in greenhouse gas emissions due to electrical use if passive solar or other energy systems were installed; there are other measures which can be significantly successful as well outline in Table 1 in the Executive Summary.

**Public Notice**

A notice was posted at City Hall, made available at the Administration public counter, and placed on the City website for review. At the time this report was prepared no comments had been received.

**Environmental Review**

The proposed project is categorically exempt from environmental review pursuant to the California Environmental Quality Act, Section 15061(b) (3), and Review for Exemption, General Rule.

**Attachments:**

1. Climate Action Plan