

Gridley City Planning Commission – Regular Meeting Agenda

Monday, December 11, 2017; 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. Working together, we develop, share, and are guided by a clear vision, values, and meaningful objectives."

1. **CALL TO ORDER** – Chairman Wise
2. **ROLL CALL** – Recording Secretary
3. **COMMUNITY PARTICIPATION FORUM** - *Members of the public may address the Planning Commission on matters not listed on the agenda. The Planning Commission may not discuss nor 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.*
4. **CONSENT AGENDA** - *All items listed under the Consent Agenda are considered routine and acted upon by one motion. Any Planning Commissioner may request that an item be removed for separate consideration. The Planning Commission may only make minor comments; otherwise the item should be removed from the consent agenda and placed as the first item(s) under "Public Hearings".*

A. Planning Commission Minutes dated November 13, 2017

5. PUBLIC HEARINGS

- A. **Site Development Plan Review No. 4-17**; Application for a site development plan to develop a 3,180 square foot convenience market, an 8-MPD (pump) fuel canopy, and a 938 square foot carwash located on a portion of an approximately 2.74 acre site located at 1646 Hwy 99 on the east side of Highway 99, south of Hazel Street. (010-210-057) The project will utilize the existing driveway on the northerly parcel consisting of approximately 0.28 acre, located at 2520 Hwy 99. (010-210-058)
 1. Receive staff report
 2. Open public hearing
 3. Hear public testimony
 4. Close public hearing
 5. Commission discussion

Recommendation

City staff respectfully recommends the Planning Commission:

1. Determine the project is Categorically Exempt per the California Environmental Quality Act, Section 15332(a-e), Class 32, Infill Development Projects; and,
2. Approve Site Development Plan Review 4-17.

6. INFORMATIONAL – None

7. REPORTS & COMMUNICATIONS – None

8. ADJOURNMENT - to the regular meeting of the Planning Commission to be held on Monday, January 8, 2018 at 6:00 p.m.

General Notes:

This agenda was posted on the public bulletin board in the foyer of City Hall at or before 4:00 p.m. on December 8, 2017, in accordance with Government Code Section 54954.2. This agenda along with all attachments, if any, is available for public viewing online at www.gridley.ca.us and at the Administration counter in City Hall, 685 Kentucky Street, Gridley, CA. This is a public meeting and anyone may address the Planning Commission. Any documents that were provided to the Planning Commission after the Agenda packet was distributed are also available for public review during normal business hours.

Meeting facilities are accessible to persons with disabilities. By request, alternative agenda document formats are available to persons with disabilities. To arrange an alternative agenda document format or to arrange aid or services to modify or accommodate persons with a disability to participate in a public meeting, contact the City Clerk by calling 846-3631 (voice). This request should be received at least three working days prior to the meeting in order to accommodate your request. For questions about this agenda, please call the Recording Secretary, Elisa Arteaga, at (530) 846-5695.

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Monday, November 13, 2017; 6:00 pm
Gridley City Hall, 685 Kentucky Street, Gridley, CA 95948

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1. **CALL TO ORDER** – At 6:02 p.m. Chairman Wise called the meeting to order.

2. **ROLL CALL**

Planning Commissioners

Present:

Bob Wise
Maria Espino
Ken Wolfe
Zachary Torres

Arriving post roll call:

None

Absent:

Ishrat Khan-Aziz

Staff Present:

Donna Decker, City Planner/Consultant

3. **COMMUNITY PARTICIPATION FORUM** - None

4. **CONSENT AGENDA**

A. **Approval of Planning Commission Minutes dated July 24th, August 14th, and October 9, 2017.**

Vice Chairman Maria Espino mentioned a typo correction on the October 9th, 2017 minutes. Staff concurred and noted the correction from \$ to % will be made on pg. 3 of the minutes.

Motion by Wolfe, second by Torres, for approval of the Planning Commission Minutes dated July 24th, August 14th, and October 9, 2017 with one correction noted on Oct 9th minutes.

By unanimous vote, the motion passes 4-0.

5. PUBLIC HEARINGS

A. Conditional Use Permit No. 6-17; Tracy Van Nguyen; Application for a conditionals use permit to allow a pet store located on a 0.28 acre parcel located at 1045 Hazel Street in the Limited Commercial (C-1) zoning district and Downtown Mixed Use (DMU) General Plan land use designation. (APN No. 009-192-004)

1. Receive staff report – Donna Decker, Planning Consultant cited staff report submitted to Planning Commission. She explained that the applicant has purchased a different parcel and would like to use 1045 Hazel Street for the proposed exotic pet store.
2. Open public hearing – Chairman Wise opened the public hearing.
3. Hear public testimony – No audience present.
4. Close public hearing – Chairman Wise closed the public hearing.
5. Commission discussion - There were no concerns expressed on behalf of the commission as to moving the location to the new proposed location. Wise announced he would like to abstain on the matter due to his personal feelings on the importation of exotic animals in our area. There was brief discussion among Commissioners Torres, Wolfe, and Espino as to the benefits of having an exotic birds and reptiles pet store downtown and drawing more people to Gridley. With no additional concerns of the request by applicant, the Commissioners acted on the item.

Motion by Torres, second by Wolfe, for approval of the following:

1. Find the project is categorically exempt from environmental review pursuant to the California Environmental Quality Act, Section 15301, Existing Facilities, Class 1; and,
2. Make the required conditional use findings as described within the staff report; and,
3. Approve Conditional Use Permit 6-17 subject to the conditions attached to the staff report as Exhibit A, Draft Conditions of Approval.

Roll Call Vote:

Ayes: Espino, Wolfe, Torres **Noes:** None **Abstain:** Wise **Motion passes 3-0**

6. INFORMATIONAL – None

7. REPORTS & COMMUNICATIONS

Chairman Wise expressed concern for the Highway 99 Improvements set by Caltrans for the speed limit. He expression concern with the safety of the citizens should the speed limits increase and mentioned options to improve the safety of the highway corridor with a concrete divider and slower speed limits. There was brief discussion among Commission as to the changes on the speed limits and reference to the limits being changed back to the original speed requirements. Planning Consultant, Donna Decker received direction to inquire as to who in the city in currently involved in the meetings.

Donna Decker, Planning Consultant provided a verbal update on the landscaping site plans for the new McDonalds. She informed the Planning Commission of the proposed changes and inquired if there were any concerns after her verbal update. She announced most of the changes were minor such as not having trees along the back wall and using a creeping fig along the east back block wall, replacement of roses to another area instead of the front of the site. Ms. Decker inquired from the Planning Commission if they wish to revisit the landscaping changes as proposed once she receives them. The Planning Commissioners express no concern of the changes and directed Ms. Decker to move forward as to not to delay the project timeline.

8. **ADJOURNMENT** – at 6:47 p.m. the Commission adjourned to the regular meeting of the Planning Commission to be held on Monday, December 11, 2017 at 6:00 p.m.

Approval: _____
Donna Decker, DES Planning Consultant

Planning Commission Item #5A
Staff Report

Date: December 11, 2017

To: Chair and Planning Commissioners

From: Donna Decker, Planning Department

X	Regular
	Special
	Closed
	Emergency

Subject: **Site Development Plan Review No. 4-17;** Application for a site development plan to develop a 3,180 square foot convenience market, an 8-MPD (pump) fuel canopy, and a 938 square foot carwash located on a portion of an approximately 2.74 acre site located at 1646 Hwy 99 on the east side of Highway 99, south of Hazel Street. (010-210-057) The project will utilize the existing driveway on the northerly parcel consisting of approximately 0.28 acre, located at 2520 Hwy 99. (010-210-058)

Recommendation

City staff respectfully recommends the Planning Commission:

1. Determine the project is Categorically Exempt per the California Environmental Quality Act, Section 15332(a-e), Class 32, Infill Development Projects; and,
2. Approve Site Development Plan Review 4-17.

Summary

The applicant, CSQHA and the owner, J.T. Kullar, submitted an application to develop the property located at 1646 Highway 99. Currently the existing building has Bi-County Irrigation and Hazel Street Thrift Shop as tenants.

The owner also owns the parcel to the north; a small 0.28 acre site at the southeast corner of Hazel Street and Highway 99. It has the address 2250 Highway 99. Both sites have existing driveway cuts which will remain and be utilized by the development.

The applicant will submit a Tentative Parcel Map to divide the existing 2.74 acre parcel into two parcels at a future date; this is a Planning Commission review process. The east parcel contiguous to Fairview Street will be developed at a later date. The project will be conditioned to provide the parcel map.

The site development plan review provides detailed information of the project for the Planning Commission to consider.

Discussion

Location

The subject site is an approximately 2.74 acre parcel located on the east side of Highway 99 south of Hazel Street. The use of the surrounding properties is commercial adjacent to the west, north and south boundaries with single family residential also located to the north. The parcel is contiguous to Fairview Street at the east property boundary.

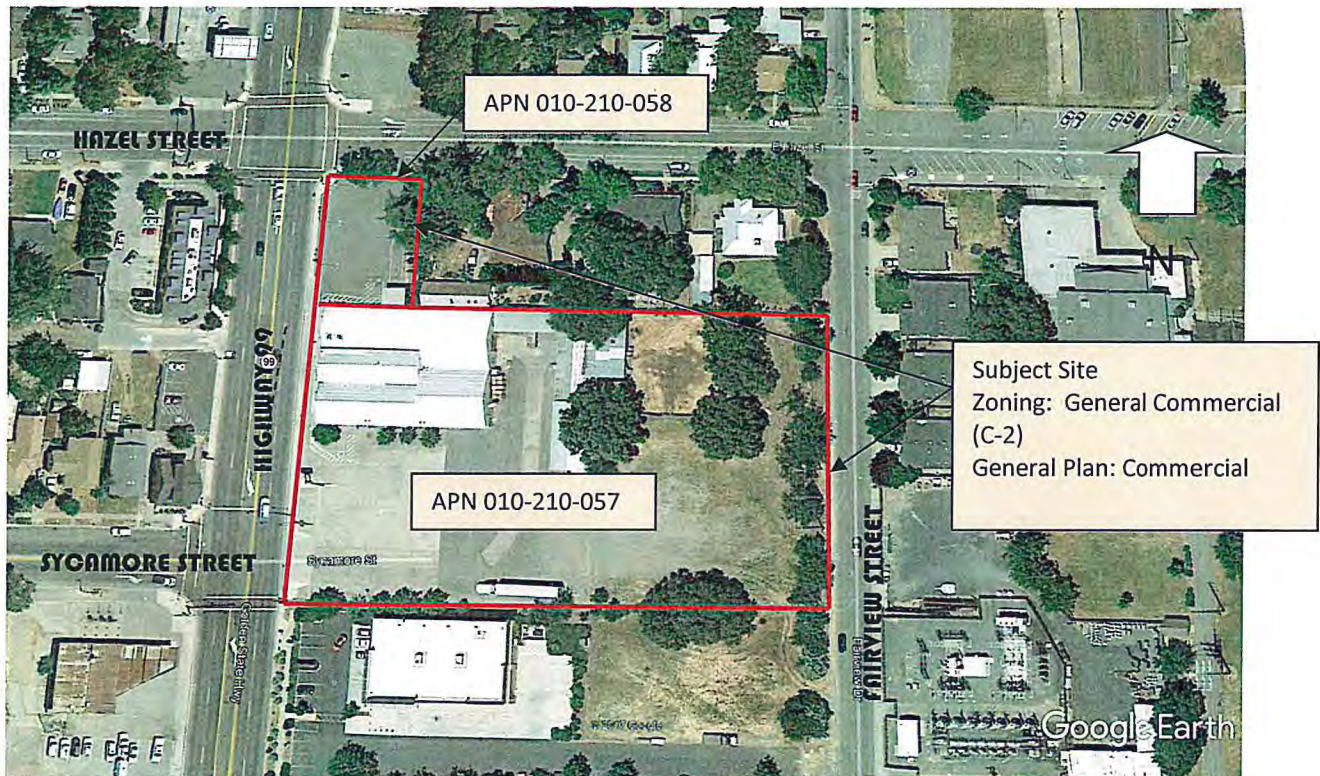


Figure 1: Location Map

General Plan and Zoning

The General Plan designation for the parcels is Commercial and the zoning designation is General Commercial (C-2). The proposed use for a fuel station and mini market are allowed uses and no additional entitlement is required for development excepting the processing of a Parcel Map and sign review approval.

Site Design

The site is entered from Highway 99 at the existing 48'-2" driveway apron located directly across Sycamore Street. This access will be a joint use drive to provide ingress to the AM/PM and to a yet to be developed site on the east side adjacent to Fairview Street. The site will be exited by this same 48'-2" access drive and also by the existing driveway located on the adjacent parcel to the north. Due to the location and being contiguous to Highway 99, the project will have ingress/egress restrictions for right in/right out turning movements. Signage will also need to be provided at each driveway requiring "Right Turn Only" to insure the public is informed. A condition of approval has been provided.

The proposed site design keeps the existing curb, gutter, and sidewalk at the front of the parcel adjacent to Hwy 99. To accommodate the layout, the project will sawcut the existing concrete at the north and south driveway locations. This will create two distinct surfaces of asphalt concrete(ac) transition to concrete. Additionally, it is unknown if the driveways are in conformance with the most recent ADA standards. Staff believes the sawcut should be at the same width as the driveways for both locations. Either all of the concrete can be removed and the drive aisle would be ac or the sawcut line would be at the proposed new property line location.

The City has recently been engaged in discussions with District 3, Caltrans related to planned improvements along the Highway 99 corridor. The City has also prepared planning documents to increase the safety of the pedestrian along the corridor. Staff believes that the sidewalk along the frontage should be relocated to provide separation with landscaping located between the curb, gutter and the sidewalk. The sidewalk should transition from its location at the driveways, then at the curb and gutter alignment at the fueling area to the east. A condition of approval has been added for this item.

The pedestrian path of travel from the Highway 99 sidewalk at the north property line is striped to the island near the parking area. It appears this is a ramp up. This location should be modified to allow landscaping that can accommodate a tree.

The site is configured with the following constructed elements:

• Building Footprint	3,180 Sq. Ft.	7.5%
• Car Wash (Future)	1,056 Sq. Ft.	2.5%
• Fuel Canopy Area	4,408 Sq. Ft.	10.5%

The areas described above may vary when actual construction drawings are prepared for submittal.

The site will also disrupt the parcel that is being created via a Parcel Map. When demolition, remove or replace or the addition of utilities are constructed, the surfacing should be replaced in kind and should be placed in such a quantity to ensure longevity. A path of travel from Fairview should be provided as well. The Gridley High School is an open campus and it is anticipated that the AM /PM will be a lunchtime destination point. Therefore a sidewalk should be provided along the frontage and into the site that is a safe path of travel.

Parking

The site has dual uses as a fuel station, retail market and a car wash. In accordance with Chapter 17.76, the code requires a minimum of one space for every 300 square feet for general sales and retail, service stations require 1 space for every 3,000 square feet of land area and the car wash would be considered retail also requiring 1 space for every 300 feet:

• Mini market	3,180 sf	$1/300=10.6$	11 Spaces
• Fuel Station	42,146.50 sf	$1/3,000=14.0$	14 Spaces

• Carwash	1,056 sf	$1/300=3.52$	4 Spaces
	Total Parking required:		29 Spaces

The site plan indicates there are 16 spaces provided along the west and south sides of the mini market. Under the fuel canopy another 16 spaces are provided for fueling and oftentimes patrons leave their car parked as they go into the market. This provides a total of 32 spaces meeting the parking requirements for the development.

Building Design

The building design offers a contemporary design that reflects typical architecture. The design provides for a stucco finish, crown detailing at the parapet, and screened roof mount equipment. The colors are pleasant and will blend with other adjacent new construction such as Auto Zone and Ace Hardware. The exterior will be a three coat stucco application. The fuel canopy is depicted on sheet A5. The applicant has provided a standard plan to show the colors, canopy detailing all of which will look similar to the plan but bigger. Plan sheet A7 provides a photo simulation of what the development will appear to look like when the site is completed.

The trash enclosure utilizes split face block to match the building colors. The project has been conditioned to provide a cover in accordance with Section 17.72.100 of the Gridley Municipal Code.

Landscaping

The landscaping plan is a good start for the project; however, a landscape documentation package will need to be submitted in accordance with Title 13 of the Gridley Municipal Code. This will include the irrigation, water usage calculations, and other requirements that are outlined in the Title. The project will be conditioned to submit landscape and irrigation plans and water use calculations at the time of building permit application unless otherwise requested by the applicant.

Public Notice

A notice was posted in the Gridley Herald 10 days in advance of the Planning Commission 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 CEQA per the California Environmental Quality Act, Section 15332(a-e), Class 32, Infill Development Projects.

Attachments –

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

Exhibit A
DRAFT CONDITIONS OF APPROVAL
Site Development Plan Review No. 4-17
1646 and 2250 Hwy 99 APN 010-210-057 and 010-210-058

Approved Use:

Site Development Plan Review No. 4-17; Application for a site development plan to develop a 3,180 square foot convenience market, an 8-MPD (pump) fuel canopy, and a 938 square foot carwash located on a portion of an approximately 2.74 acre site located at 1646 Hwy 99 on the east side of Highway 99, south of Hazel Street. (010-210-057) The project will utilize the existing driveway on the northerly parcel consisting of approximately 0.28 acre, located at 2520 Hwy 99. (010-210-058)

Conditions of Approval:

General

1. The approved use for SDP 4-17 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 shall submit for review samples of colors and material to the Planning Department for review and approval at the time of building permit submittal.
3. The applicant/property owner shall file a Declaration of Acceptance of the Final Conditions of Approval within 30 days of Planning Commission approval. The application shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date. 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 Commission.
4. 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 2016 California Green Building Standards Code. The applicant shall submit a minimum of five (5) complete sets of plans for distribution to City of Gridley staff at the time of building permit application for review.
5. The applicant/owner shall pay permit fees to the County to obtain all building permits. The applicant/owner shall pay fees directly to the City of Gridley for: Development Impact Fees, Electrical Fees, Grading Permit fees, Drainage Fees, and site inspection/project verification fees. The applicant/owner is responsible to reimburse the City of Gridley for plan check costs that accrue for the project.

6. The applicant/owner shall submit two (2) sets of plans meeting all conditions of approval for all work to the City of Gridley to the Planning Department to review for conformance to the Gridley Municipal Code prior to submittal to the County of Butte for building permit review.

Caltrans

7. Prior to construction, the applicant shall have all required approvals and an encroachment permit from Caltrans prior to performing any work within the state right-of-way.
8. A Landscape Maintenance Agreement shall be recorded between the City of Gridley and the property owner for the installation and maintenance of landscaping and other off-site improvements in a form suitable for recordation with the Butte County Recorder binding upon the property owner and his/her successor(s) in interest. All plants shall be maintained in a healthy, disease free condition. Water and fertilizer shall be applied as necessary to maintain their normal color and growth rate. Weak or broken branches shall be removed by pruning. Dropped or faded flowers, seed pods, dead foliage and leaves shall not be allowed to accumulate. Dead plant materials shall be replaced with healthy plants promptly throughout the life of the project development. Annual and perennial planting beds shall be weed and litter free.
9. The site shall be limited for ingress/egress to right in, right out vehicular movement. Signs shall be posted at exit drives as reviewed and approved by Caltrans/City of Gridley.

City of Gridley/County of Butte

10. Plans for submittal shall incorporate all required 2016 California Green Building Standards Code or the most recently adopted code by the State of California and its revisions and requirements.
11. All site and building signage shall be submitted for review and approval by the Planning Department prior to placement on any structure or site location.
12. Complete off-site improvements shall be designed, reviewed and approved by the City Engineer and Caltrans prior to permit issuance. Off-site improvements shall be submitted for review and approval by the City of Gridley and Caltrans and shall include the construction of curb, gutter, sidewalk, plan and profile of in right-of-way utilities being tied into (sewer, water, and storm drain, manholes as required), landscaping buffer, irrigation components, fire hydrants, and all electrical connections. Relocation of any utilities or lighting or signalization shall also be shown on the plan and shall show existing location and the proposed new location.
13. The property owner shall enter into a written agreement for the maintenance of the on-

site 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, including lighting, fences building facades, 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. 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.

14. The applicant/owner shall submit an application for a Tentative Parcel Map for the land division as shown on the submitted plans. No construction or permits shall be released until the Tentative Map has been processed and reviewed and approved by the Planning Commission. The City may allow the release of a demolition permit, an encroachment permit, and a grading permit for the site.

Electrical

15. Prior to construction, the applicant shall obtain an encroachment permit or other instrument to work on City utilities within the state right-of-way. All work on utilities shall be coordinated with the Gridley Municipal Utility Department.
16. Decorative lighting in conformance to the Highway 99 corridor lighting requirements shall be provided and installed as determined by the City of Gridley Electrical Superintendent. The applicant shall provide a minimum of two decorative style 16 foot LED lights per driveway, fed from the AMPM transformer.
17. The applicant shall coordinate with the Gridley Municipal District Electrical Department for all utilities. The applicant proposes to construct an electrical loop and have service provided by the City of Gridley.
18. All electrical, water, and sewer services are to be supplied from Fairview Street.
19. Electrical service will require a primary 12kv pedestal to be installed to service the proposed location of the AMPM transformer.
20. A transformer may need to be purchased by the applicant; provide a minimum of 8-12 week delivery time, depending upon final load calculations. The applicant shall coordinate with the Utility Department.

21. Address lot 2001-0027971 sewer connection currently being serviced by the existing sewer line planned to be used by AMPM. The owner shall effect an easement agreement for the collection of effluent from the residences to the north which is a pre-existing condition. Utilities planned shall not be demolished as shown on the Demolition Plan until resolution of sewer services are resolved.
22. A separate water meter shall be provided to serve the landscape irrigation supply. All site metering shall be located as reviewed and approved by the Gridley Municipal Utility Department.

Site Design

23. 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.
24. Outdoor refuse collection areas 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.
25. Bicycle racks and an enclosed bicycle storage area for employees shall be provided on the site.
26. The plans shall be modified to provide separated sidewalk along the frontage of the west property line contiguous to Highway 99 consistent with the adopted City of Gridley Highway 99 corridor improvements.
27. The driveways shall be reviewed for consistency with the required ADA standards thus requiring removal and replacement. The contractor shall protect all Caltrans and City infrastructure, signaling and all utilities from damage. If damage occurs, the cost to repair and/or replace is born by the applicant/owner/contractor. No reimbursements of costs are available from the City, State, or County.
28. The location of the sawcut shall be revised to match with the proposed property line on the south and the north. The driveways shall be constructed of the same material; eg. Pcc concrete or asphalt concrete, but in no way shall the driveway approaches have both materials leading to deformity and breakage over time. The applicant/owner shall coordinate with the City Engineer as to preference.
29. The pedestrian path of travel from Highway 99 to the mini market shall be revised in the

island such that plant materials are provided. The parking spaces for up to 30% may be smaller in width to accommodate compact vehicles.

30. Verify the use of the large expanse of concrete on the south side of the mini market. Provide planter pockets for tree planting to shade the structure and reduce heat build up on the site.
31. Provide a pedestrian path of travel from Fairview Street to the developed site/mini market for review and approval by the Planning Director and the City Engineer.
32. All infrastructure demolished, removed, or replaced on the easterly portion of the property shall be constructed in a safe manner as reviewed and approved by the City Engineer. The site shall be cleaned and all debris, vegetation, and weeds shall be removed resulting in a clean site prepared for construction. Any open soil or unpaved surface shall be hydroseeded or planted for complete coverage, with 70% coverage at the time of Certificate of Occupancy issuance.
33. Refer to condition number 45; a SWPPP shall be required and all BMPs installed prior to the commencement of work. Weekly site inspections are required per the GCP to ensure BMPs are correctly placed. Should there be measureable rain forecasted 24 hours in advance of such event, a REAP shall be prepared in accordance with the requirements of the State of California Water Resources Dept. (waterboards.ca.gov)
34. The applicant/owner shall enter into an agreement with the property owner of Auto Zone to ensure the landscaping at the south is maintained and allowed to remain. The agreement shall be reviewed and approved by the City of Gridley prior to recordation with the County of Butte.

Engineering

35. Provide adequate fuel delivery vehicle turning area.
36. Provide a Geotechnical Report for the project site.(2 sets required upon submittal)
37. Civil Improvement Plans shall be prepared by a Civil Engineer licensed in the State of California.
38. Improvement plans shall include: Title Sheet, Existing Topographic Plan, Demolition Plan, Calculated Site Plan, Grading Plan, Drainage Plan, Utility Plan, Water Pollution Control Plan (Erosion Control Plan), appropriate details and Construction Notes.(5 sets requires upon submittal)
39. Provide a hydrology report in accordance with the City's current Public Works Construction Manual. (2 sets required upon submittal)
40. All water connections will require back flow preventer devices.
41. Fire suppression water service shall be from Fairview Drive.

42. Provide a sanitary sewer manhole (SSMH) within the ROW east of the easterly property line on the existing 8" sewer line. Sewer onsite will remain private from the SSMH.
43. Provide City Engineer signature block on Title Sheet.
44. Approved Caltrans Encroachment Permit is required prior to approval of Improvement Plans.
45. Gridley is not a "Small MS4" as defined by the State Water Board. However, the project may be subject to the post construction stormwater quality requirements (section XIII) of the State General Construction Permit (Order 2009-0009). The post construction water balance calculator is provided in SMARTS. An excel spreadsheet based on the SMARTS calculations can be found at https://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml (see Appendix 2). If a general permit is required provide 2 sets of calculations.
46. Include Landscape Documentation Package and plans with the Civil Improvement Plans.

Building

47. The project shall ensure that all interior noise levels are met by construction practices.
48. Plans shall reflect the placement of all gutters and downspouts and depict the connection to the detention basin.
49. Provide required Title 24 Energy Calculations. All measures in the calculations shall be reflected on the plans.
50. Provide a Mechanical Plan for duct layout, system equipment requirements that conform to ACCA Manual J, S, and D analysis and calculations for heat loss and gain as required by the Building Code.
51. During construction, all Butte County Air Quality mitigation measures shall be complied with.
52. Prior to construction, BMP 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.

Fire Department

53. 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. A minimum of two fire hydrants are required; one shall be located at the entry to the development within the Caltrans right of way, and one shall be located east of the drive aisle as reviewed and approved by Gridley Fire. Locations shall be established by the Gridley Fire Department/CalFire.

54. The site shall provide all special equipment as required to mitigate fuel fires. Any areas related to fire safety or access shall provide keys to the Gridley Fire Department.