

Gridley Planning Commission – Regular Meeting Agenda

Wednesday, March 17, 2021; 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.”

Notice of Temporary City Planning Commission Meeting Procedures

This meeting is being held in accordance with the Brown Act as currently in effect under the State Emergency Act, Governor Gavin Newsom’s Emergency Declaration related to COVID-19, and Governor Newsom’s Executive Order N-29-20 issued March 17, 2020 that allows attendance by Planning Commission, City staff and the public to participate and conduct the meeting by teleconference and to participate in the meeting to the same extent as if they were present. Comments from the public on agenda items will be accepted until 2pm on March 17, 2021, via email to jmolinari@gridley.ca.us or via the payment/document drop box at Gridley City Hall and will be conveyed to the Commission for consideration. The Commission appreciate the public’s adaptation and patience during this crisis.

You may attend via teleconference:

- Dial 1-888-204-5987
- Enter the Access Code 5767603#

CALL TO ORDER – Chair

ROLL CALL

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

CONSENT AGENDA - None

PUBLIC HEARINGS

1. **NO ACTION: Information and consideration of alternatives for a General Plan Amendment GPA 2-20, Pre-zone RZ 2-20, and Tentative Parcel Map 2-20; Annexation 2-20; Mitigated Negative Declaration 2-20;** Darryl & Sue Bernard, Applicant; Application for a proposed General Plan Amendment, Pre-zone, Tentative Map, Annexation and Mitigated Negative Declaration of approximately 40.0 acres. The applicant proposes to annex the property into the City of Gridley and amend the General Plan land use designation of Residential, Low Density, to General Plan Medium Density and pre-zoned for Single Family Residential District(R-1). The property is located on the east side of West

Biggs Gridley Road, north and contiguous to the Heron Landing Subdivision. (022-210-092)

- a) Receive Staff Report
- b) Open Public Hearing
- c) Close Public Hearing
- d) Commission Discussion

2. **Tentative Parcel Map 1-21**; Sandeep Dhami, Applicant; Application for a proposed Tentative Parcel Map to subdivide a 0.29-acre parcel into two separate parcels; one 0.09-acre parcel and one 0.2-acre parcel located at the northeast corner of Kentucky Street and Bridgeford Avenue. The property is zoned R-1 Single-Family Residential District/MUCZ -1 Mixed Use Combining Zone and a General Plan land use designation of Residential, Low Density. (009-022-012)

- a) Receive Staff Report
- b) Open Public Hearing
- c) Close Public Hearing
- d) Commission Discussion

CITY STAFF AND COMMISSION INFORMATIONAL UPDATES

3. **Site Development Plan Review 2-20; AMG & Associates, LLC**; Proposed development of approximately 2.18 acres for a 36-unit multi-family affordable housing development consisting of two-residential three-story structures, one-1830 square-foot single story community building, 72 parking spaces providing 25% compact sizes. The project density is approximately 16.5 du/ac located in the Multiple-Family Residential District (R-3; 9-15 du/ac) zone, a General Plan land use designation of Residential, High Density 1 (9-15 du/ac) located on the north side of Ford Avenue. (010-250-030 and 010-250-031)

ADJOURNMENT - to the regular meeting of the Planning Commission dated April 21, 2021.

This agenda was posted on the public bulletin board at City Hall at or before 6:00 p.m. on March 12, 2021. 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 to accommodate your request.

Planning Commission Item #1
Staff Report

Date: March 17, 2021

To: Chair and Planning Commissioners

From: Donna Decker, Planning Department

X	Regular
	Special
	Closed
	Emergency

Subject: **NO ACTION**

Information and consideration of alternatives for a General Plan Amendment GPA 2-20, Pre-zone RZ 2-20, and Tentative Parcel Map 2-20; Annexation 2-20; Mitigated Negative Declaration 2-20; Darryl & Sue Bernard, Applicant;

Application for a proposed General Plan Amendment, Pre-zone, Tentative Map, Annexation and Mitigated Negative Declaration of approximately 40.0 acres.

The applicant proposes to annex the property into the City of Gridley and amend the General Plan land use designation of Residential, Low Density, to General Plan Medium Density and pre-zoned for Single Family Residential District(R-1).

The property is located on the east side of West Biggs Gridley Road, north and contiguous to the Heron Landing Subdivision. (022-210-092)

Recommendation

City staff respectfully recommends the Planning Commission review and provide comment.

Summary

On September 16, 2020, the Planning Commission received the staff report and reviewed the proposed project to annex approximately 40 acres into the City of Gridley. The entitlements the project is requesting and anticipating approval of are: 1) General Plan Amendment to modify the land uses to create a medium density single family development, 2) Pre-zone the project to reflect the proposed layout, 3) Tentative Parcel Map to create 212 parcels, and 4) a Mitigated Negative Declaration.

The project was introduced to the Planning Commission and the public. Several individuals were opposed to the project based on traffic going through the Heron Landing development, lack of clear parkland provided other than a detention basin, and pedestrian accessibility within the site outside of the streets and sidewalks. Additionally, comments were made related to the City of Gridley wastewater treatment facility and a belief that it was not capable of providing adequate treatment.

The City is working towards the parameters for a traffic analysis blending both the known quantitative analysis previously used in the General Plan and the Climate Action Plan to determine the process to assess the projects impact with the new metric of Vehicle Miles Traveled reductions in accordance with SB 743; therefore, the Initial Study with which to adopt a Mitigated Negative Declaration is not included with this review. Staff will return to the Planning Commission at its next meeting, April 21, 2021 for a recommendation to be made to the City Council.

Discussion

Location

The subject site is an approximately 40-acre parcel located on the east side of W Biggs Gridley Road and north of the Heron Landing subdivision.



Figure 1: Location Map

The property is contiguous to the existing City boundary and has been within the Sphere of Influence since before the 2010 General Plan Update. It has been anticipated that this is the next logical area of growth to the City.

General Plan and Zoning

The subject site was included in the General Plan 2030 as one of the areas that would become annexed to the city. The current General Plan designations are as shown below:

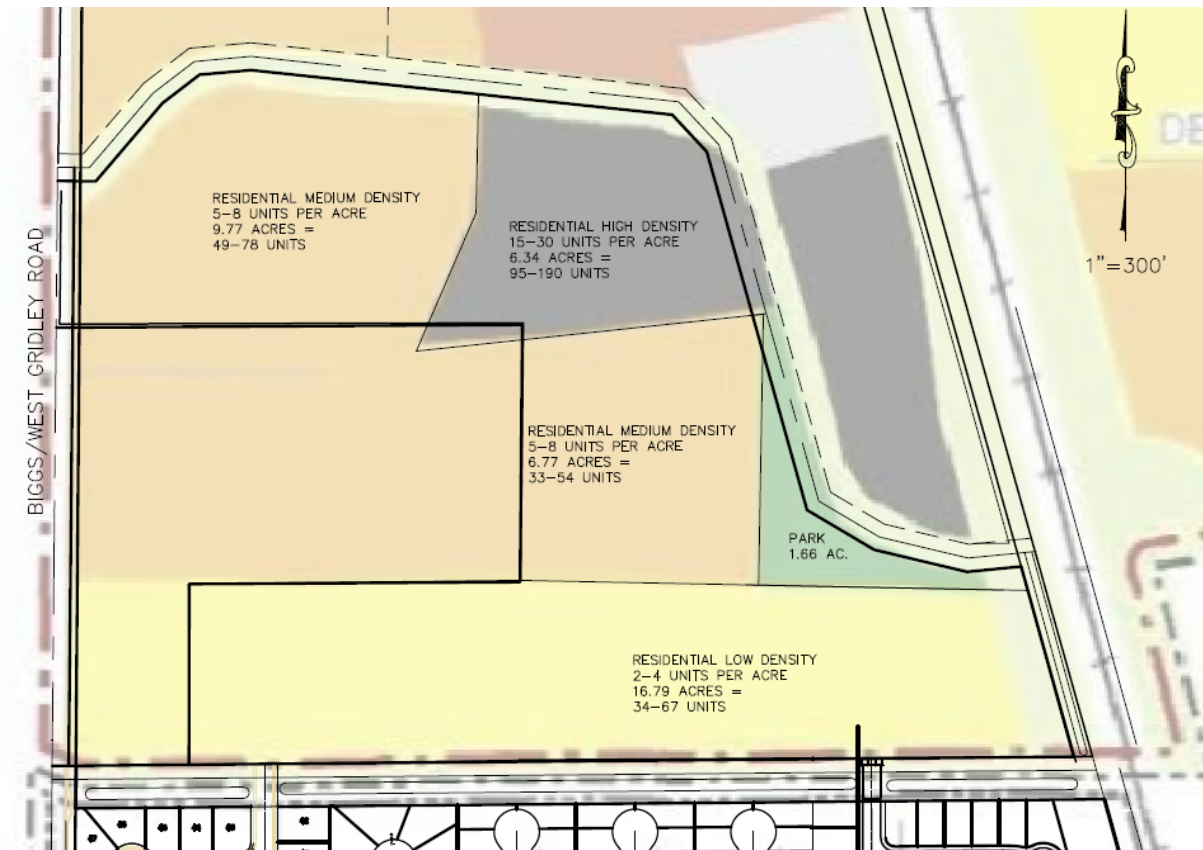


Figure 2: Existing General Plan Land Use Designations

The General Plan land use designation noted in Figure 2 above reflect the land uses that were studied and designated at the time of the adoption of the 2030 General Plan in 2010. The existing land use designations reflect the following densities:

- Park: 1.66 acres
- RVLD: 16.8 acres 2-4 du/ac 34-67 units
 - *Residential very low density*
- RMD: 16.5 acres 5-8 du/ac 82-132 units
 - *Residential medium density*
- RHD2: 6.3 acres 15-30 du/ac 95-190 units
 - *Residential high density 2*
 - 41.3 acres 211-389 units
 - Density 5.3-9.8 du/ac (Park acreage removed for density calculation)

The applicant originally proposed to amend the General Plan and spatial relationships and layout to create a subdivision that integrated various size lots to accommodate various users. The lots provided interest, variety, and greater marketability to meet housing demands. The General Plan proposed to increase the area dedicated to RMD as follows:

- RMD: 37.7 acres 5-8 du/ac 188-301 units
- Park: 3.6 acres
 - Density 4.9-8 du/ac (Park acreage removed for density calculation)

The original proposed subdivision provides the following lots and sizes:

- R-1A 1,700 sf- 3,500 sf 5 lots 96, 97, 117, 118, & 120
- R-1B 3,501 sf- 5,999 sf 130 lots 9-27, 30-48, 51-69, 72-85, 87-89, 90-95, 99-100, 109-110, 112, 114-116, 119, 121-130, 132, 133, 137-143, 148-151, 153-157, 173-185, 197-206
- R-1C 6,000 sf -7,499 sf 49 lots 8, 28, 29, 49, 50, 70, 86, 101-108, 111, 113, 131, 134, 136, 144-146, 152, 158-161, 166-168, 170, 186-193, 207-212
- R-1 7,500 sf – 9,999 sf 9 lots 98, 135, 147, 162-165, 169, 171, 172

The original proposal had a density of 5.6 du/acre thus meeting the General Plan 2030 density for the site. The park site has been removed in this calculation as well. As can be seen, it meets the intent of the existing General Plan density while amending the Plan to accommodate a single-family residential development with mixed lots creating greater flexibility and affordability. Figure 3 provides a visual of the integration of the various lot sizes mixed within the neighborhood.



Figure 3: Proposed General Plan Land Use Designation Residential Medium Density 9-16-2020

Note: Yellow = R-1A; Blue=R-1B; Gray=R-1C; White=R-1; Green=Park area

The proposed subdivision will be zoned Single Family Residential (R-1). The Gridley Municipal Code was amended in 2016 to create the subzoning for the R-1 District in order to legalize all of the lots within the City of Gridley. Legalizing all of the lot sizes in the City removed: 1) restrictions on repair, maintenance and upgrades to properties, and, 2) impact of sales and financing of properties.

The park will serve both as a detention basin and as a park. The park/detention basin would be owned and maintained by the City. An assessment district will be formed in order to fund the on-going maintenance of the site. Although it would be City property, the park is not intended as a facility for use by the general public. Activities would be limited to users who reside within the subdivision.

Amended Plan

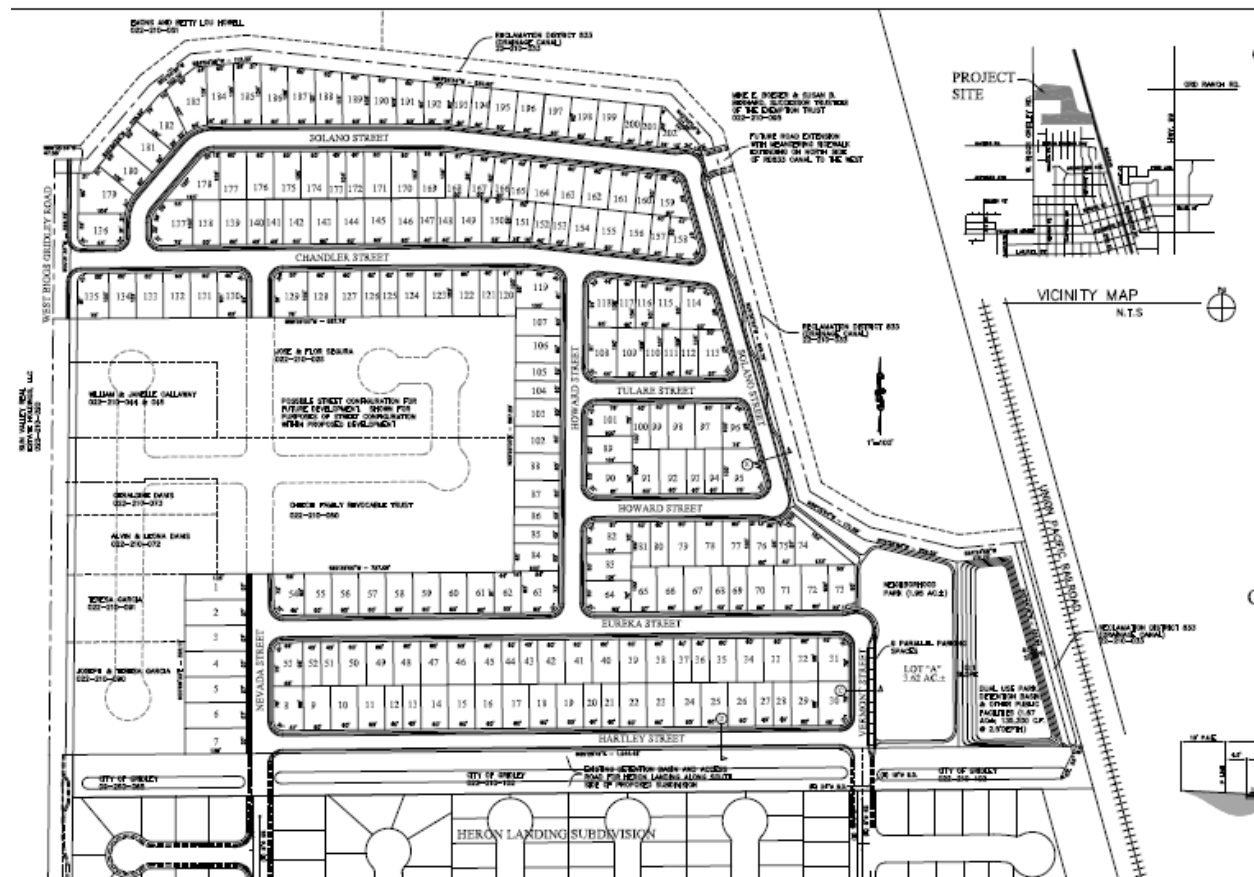


Figure 4: Amended Tentative Map

The project has amended the Tentative Map in order to more fully address concerns heard at the September 16, 2020 hearing. The street layout has been modified to have Hartley Street adjacent to the south boundary, the park has been reconfigured to provide an area for the actual detention basin with a park proposed that would be developed for the neighborhood. The site plan also provides parallel parking along Vermont Street for public access. Solano Street has also been reconfigured to be adjacent to the Reclamation District Canal along with a pedestrian/bike path from the park to the northeast corner of Solano Street. The canal crossing has also been revised as shown.

The dashed lines shown for potential street layouts on property to the west of the parcel are depicted only to show that if landowners did develop in the future, it is feasible to do so to provide connectivity within the neighborhood.

The concerns expressed related to traffic moving through Heron Landing by residents in Heron Landing are understandable. The policies of the General Plan promote neighborhood connectivity and to have neighborhoods connected for routes into the downtown area and to the Highway 99 corridor. When Heron Landing was constructed, streets were stubbed out to accommodate the future development of this site.

Concerns were also relayed as to only having one other alternate entry into the development from West Biggs Gridley Road. It has been relayed to Planning that prior to developing the plans that have been presented, the owners made an effort to engage in discussions with property owners to the west to

provide an additional entry. There was no interest in participating or selling additional lands to meet this consideration.

During the meeting it was brought up that the Wastewater Treatment Facility did not have adequate capacity to serve this subdivision. The City Engineer analyzed the data and determined there had been a miscalculation in the flows. Attached to the staff report, as an exhibit, is the engineering analysis. In summary, it states:

Service Projection

To predict the amount of service connections that can be added, a value of gallons per day used must be chosen. Using existing flow data and the number of existing connections an average value of 238.47 MGD/EDU can be calculated. The industry and City standards for Low Density Residential is 250 GPD/EDU, which will be used for the purpose of this memorandum as it proves to be a conservative value.

Using the flow rate of 250 GPD/EDU and the 873,532 GPD of remaining capacity, approximately 3,490 EDUs can be added to the system.

The system has adequate capacity to serve the proposed subdivision.

The purpose of the review by the Planning Commission is to allow public review and consideration of the proposal and to allow ample time for the community to respond with comments prior to a recommendation being made by the Planning Commission and forwarded to the City Council. The project will return to the Planning Commission for a recommendation to the City Council April 21, 2021.

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 and mailed to adjacent property owners 500 feet from the property boundary.

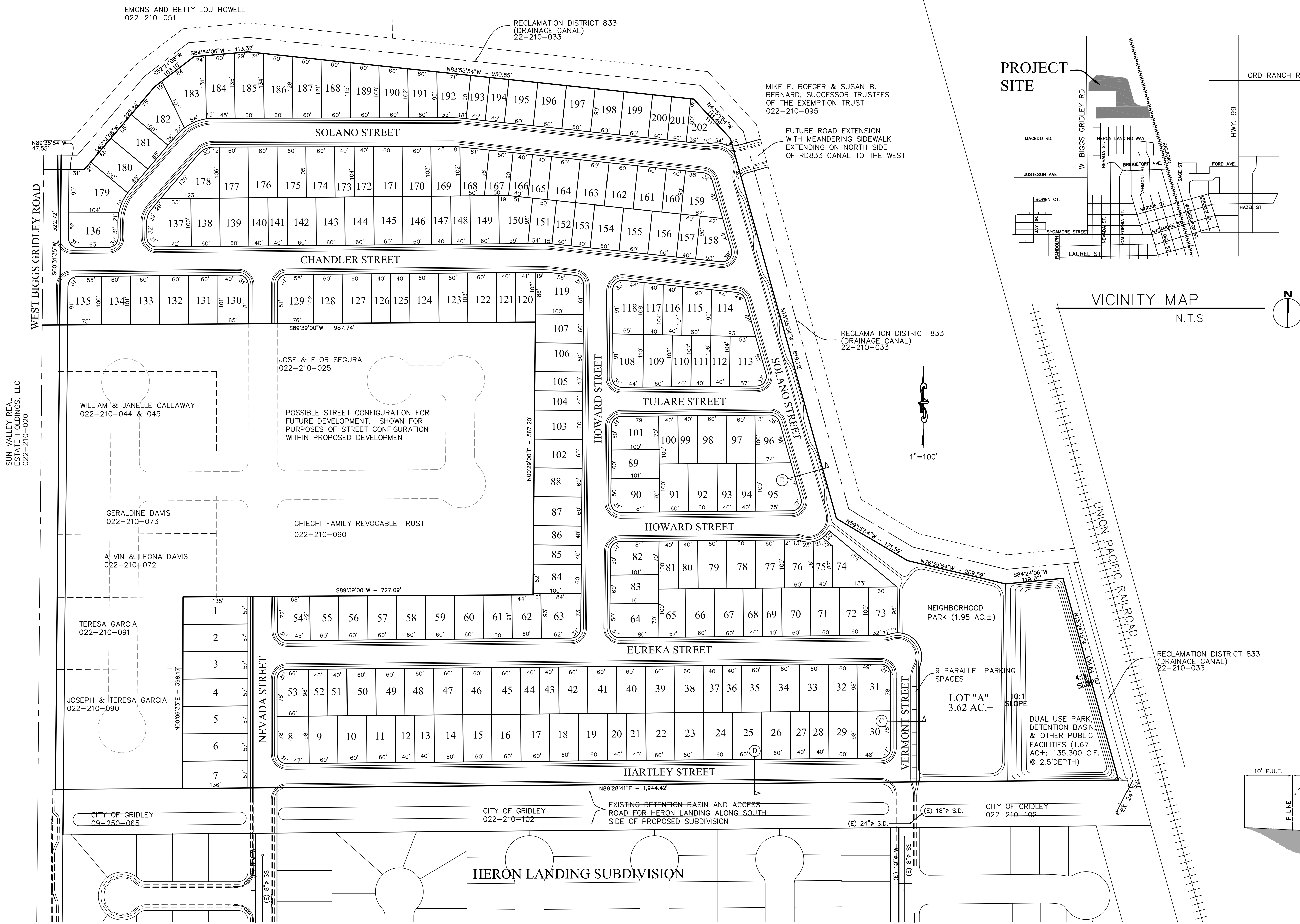
Environmental Review

An Initial Study is being developed and will be available for review at the April, 2020 Planning Commission hearing date.

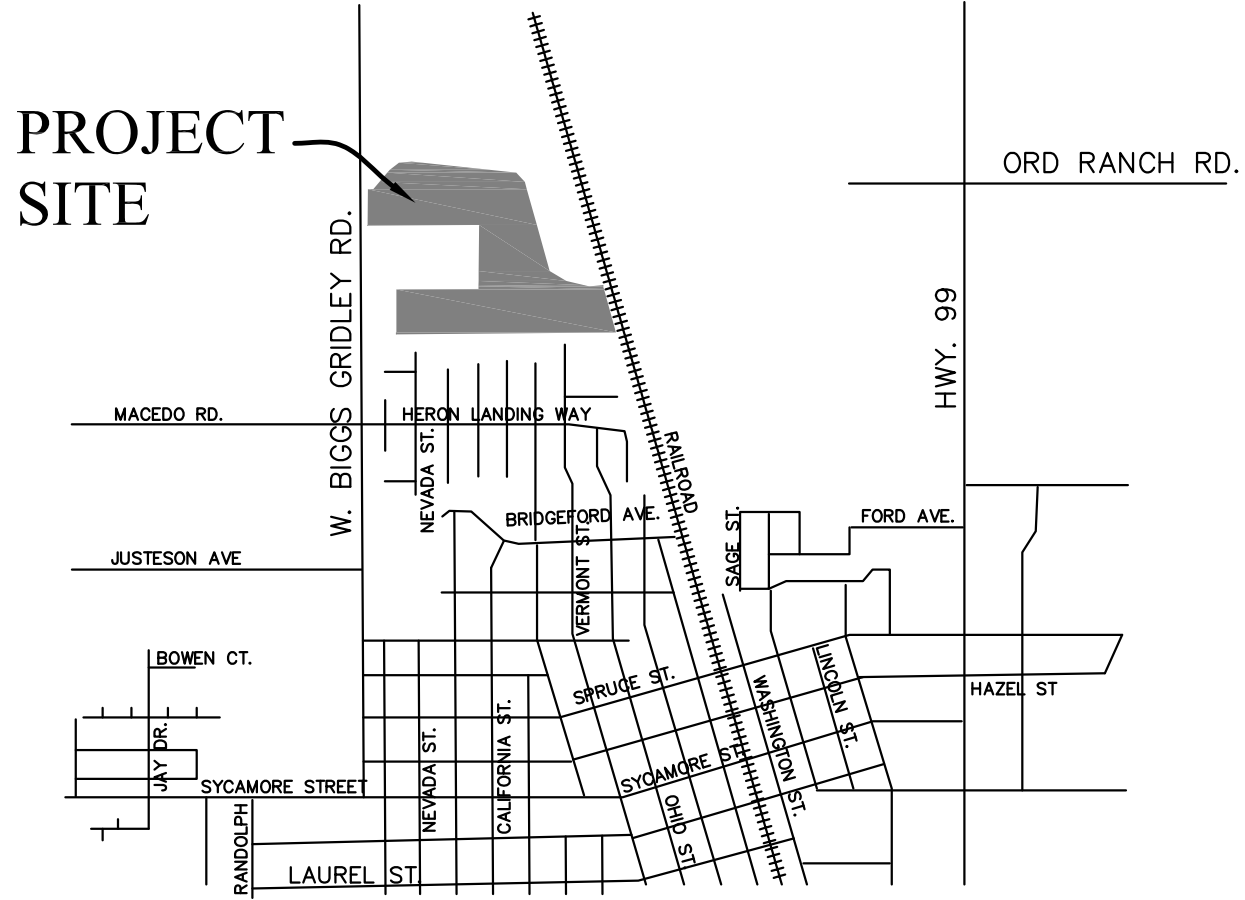
Attachments –

1. Exhibit A- Tentative Parcel Map, Amended
2. Exhibit B- Wastewater Treatment Plan Capacity Analysis

Exhibit A



PROJECT SITE



GENERAL INFORMATION

OWNER/APPLICANT :DARRYL & SUSAN BERNARD FAMILY TRUST
2060 WEST BIGGS GRIDLEY ROAD, GRIDLEY, CA 95948

ENGINEER: LAUGHLIN AND SPENCE;
JEFF SPENCE
1008 LIVE OAK BLVD.; YUBA CITY, CA 95991
530-671-1008

APN: 022-210-092

ACREAGE: 41.92 ± (ASSESSED)

EXISTING USE: AGRICULTURAL

PROPOSED USE: RESIDENTIAL - 202 LOTS
(INCLUDES 52 "ZERO LOT LINE" PARCELS)
3.62 ACRES "LOT A" PARK AND DETENTION POND

EXISTING ZONING: AG-40 (BUTTE COUNTY)

PROPOSED ZONING: TO BE ANNEXED INTO THE CITY
AND DETERMINED WITH CITY STAFF

WATER/SEWER: CITY OF GRIDLEY

STORM DRAIN: CITY OF GRIDLEY / REC. DIST. 833

FIRE PROTECTION: CITY OF GRIDLEY

UTILITIES: CITY OF GRIDLEY, AT&T, P.G.&E.

SCHOOL DISTRICT: GRIDLEY UNIFIED SCHOOL DISTRICT

PROPOSED IMPROVEMENTS: STREETS, CURB, GUTTER, SIDEWALK, GAS,
ELECTRICITY, SEWER, STORMDRAIN,
WATER,

SLOPE: < 0.5% NORTHERLY & EASTERLY

EASEMENTS: EXISTING/PROPOSED AS SHOWN

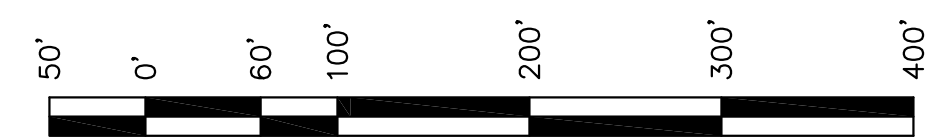
STREET IMPROVEMENTS: AS SHOWN

COMMUNICATIONS: OWNER AND ENGINEER

NOTES:

1. ALL DIMENSIONS ARE PLUS OR MINUS.
2. SUBDIVISION WILL BE PHASED DEPENDANT ON MARKET CONDITIONS
3. 40' WIDE LOTS SHALL BE ZONED R1-B AND WILL HAVE A 0' SIDE YARD SETBACK ON COMMON SIZE YARDS.

DATE: 2-22-21
L&S JOB No.: 199058



CHANDLER PARK SUBDIVISION

BEING A SUBDIVISION OF A PORTION OF THE
NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF
SECTION 36, TOWNSHIP 18 NORTH, RANGE 2 EAST,
M.D.B.&M., IN BUTTE COUNTY, CALIFORNIA.

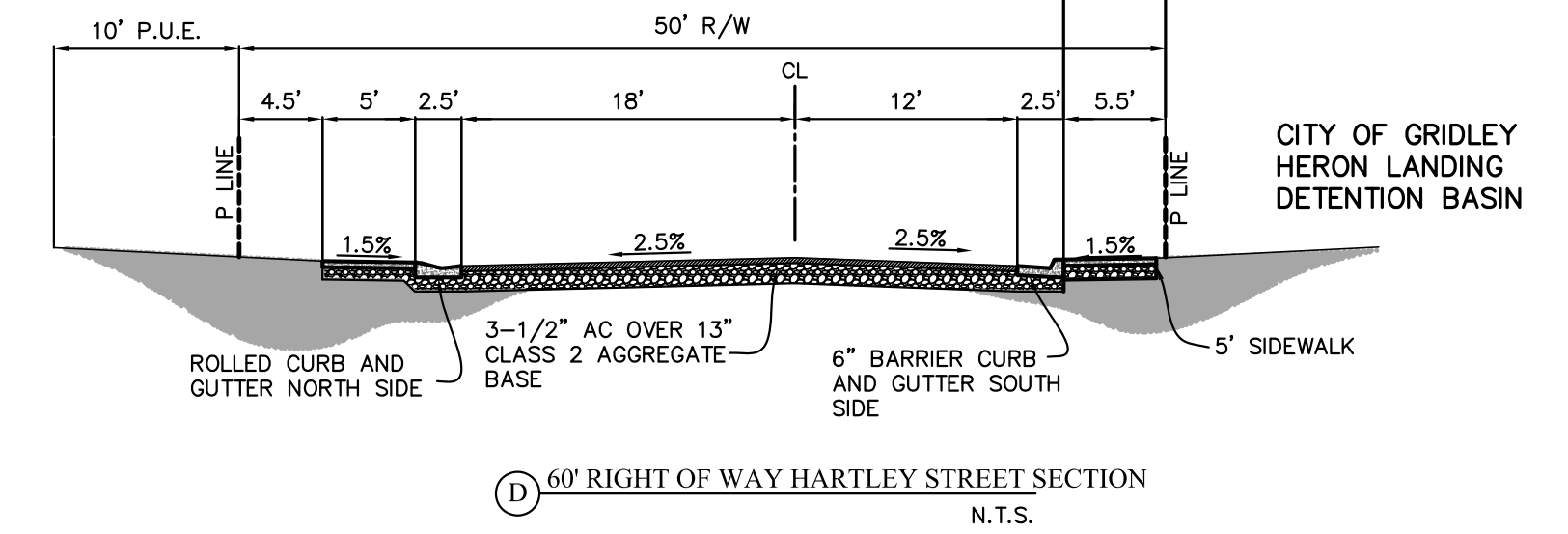
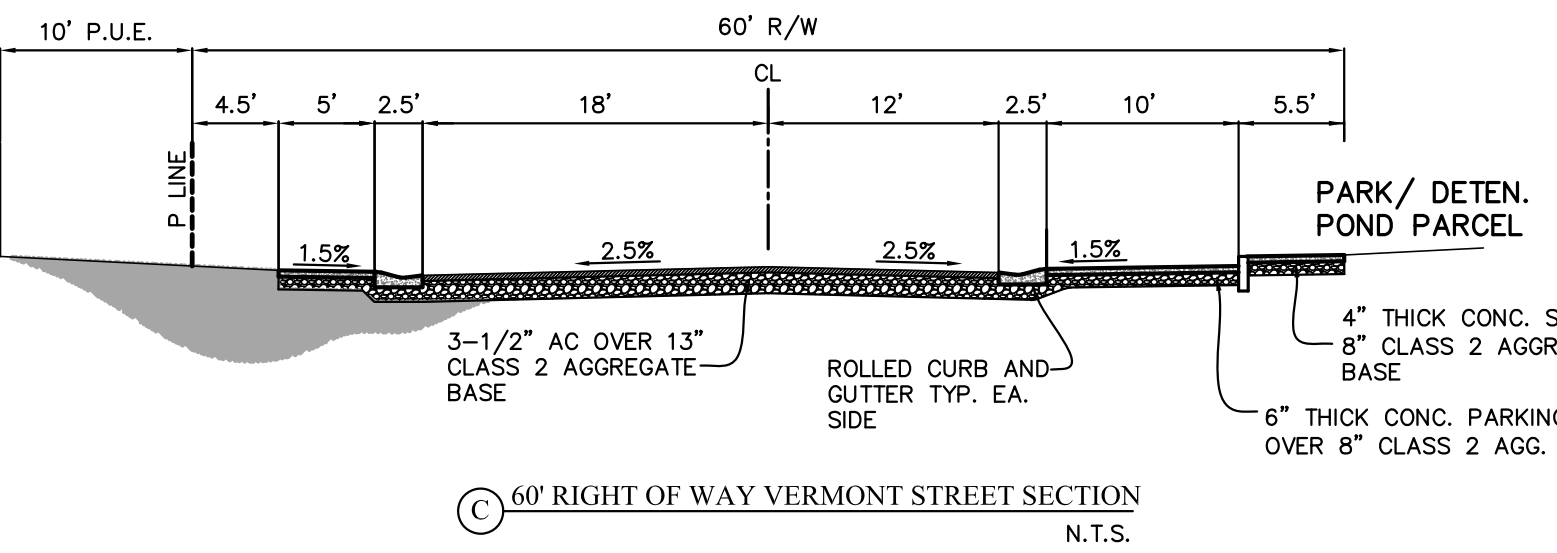
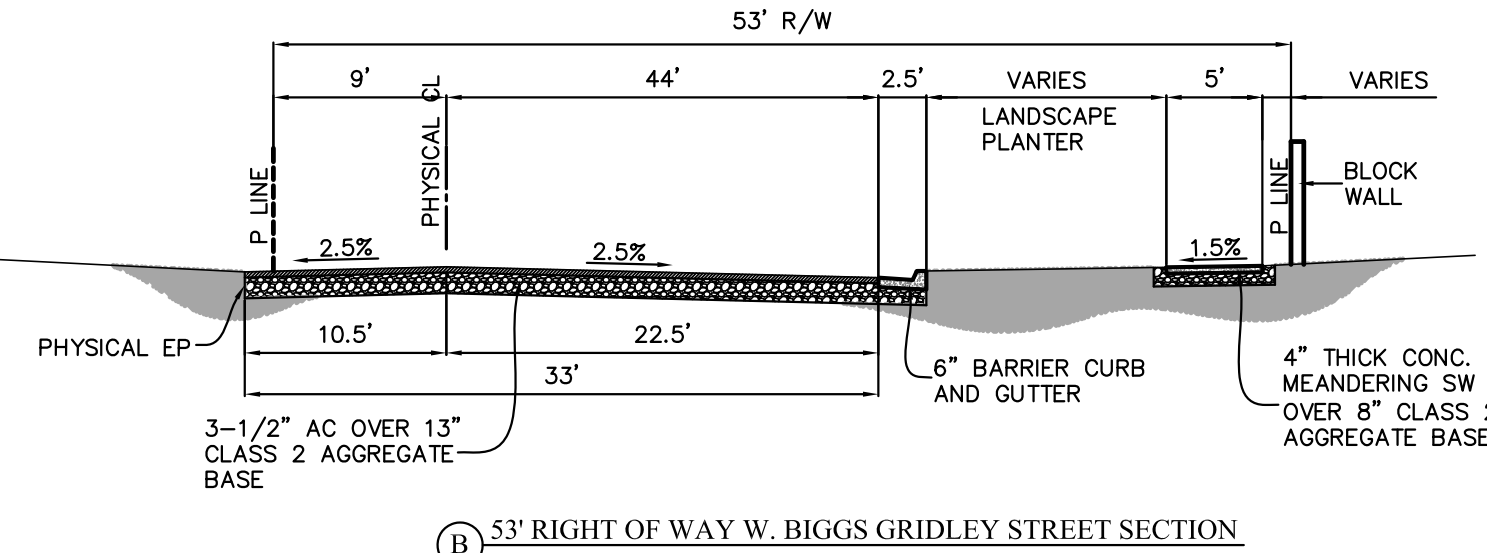
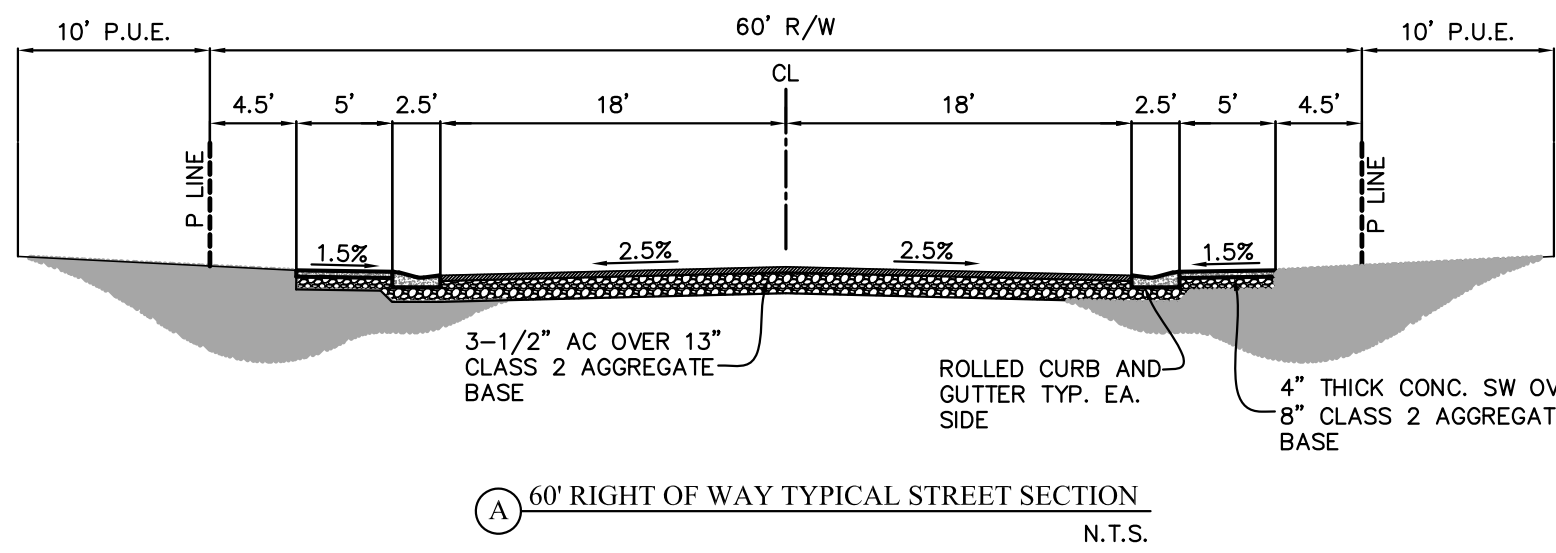
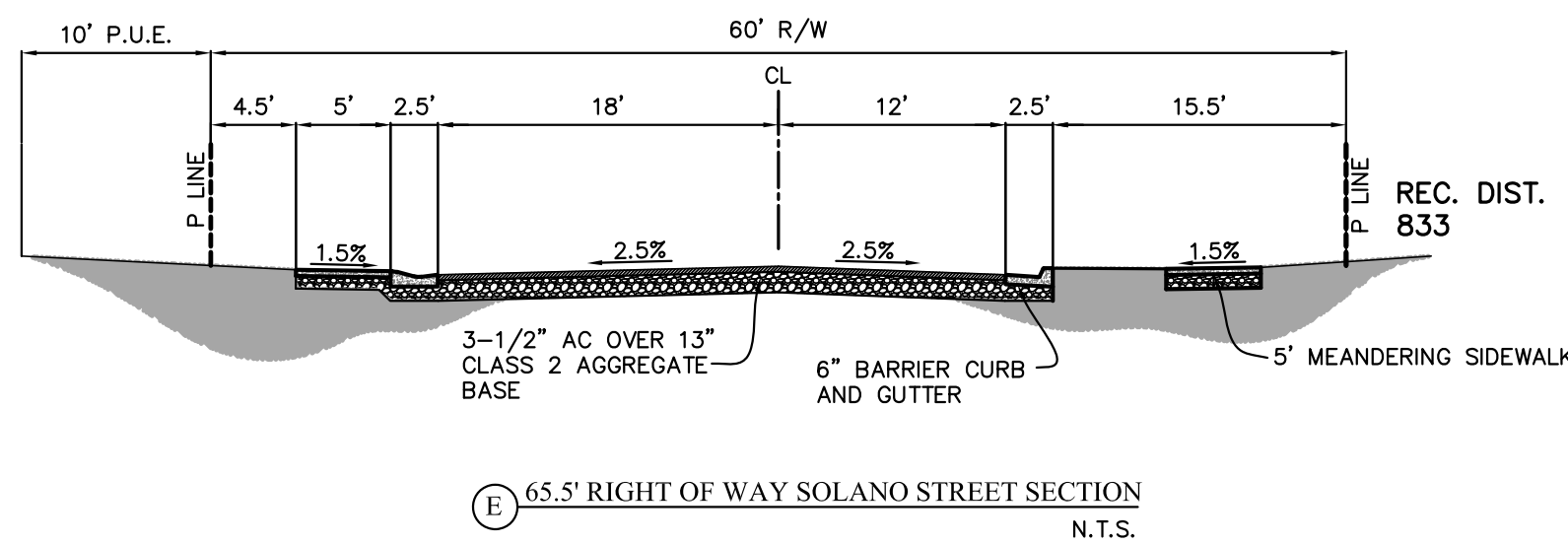


Exhibit B

MEMORANDUM

TO: City of Gridley

FROM: Dave Harden, PE, Ali Holladay, EIT

DATE: January 20, 2021

SUBJECT: Wastewater Treatment Plant Capacity Analysis

PROJECT: City of Gridley: City Engineering



I. Executive Summary

The City of Gridley (City) owns and operates the Wastewater Treatment Plant (WWTP), built in 1967 and upgraded in 2011. The City anticipates developments within and beyond the sphere of influence and needs to determine the available remaining capacity of the WWTP in terms of Equivalent Dwelling Units (EDUs) to support the plan for growth.

The City's sanitary sewer system services low density residential, commercial, industrial and agricultural areas. Upcoming developments are expected to be residential, public and mixed use. Butte County Association of Governments (BCAG) expects Gridley will see an increase of 1,050 residential sanitary sewer connections or EDUs by 2040 under a medium growth scenario.

The WWTP is permitted for an Average Dry Weather Flow (ADWF) of 1.7 million gallons per day and currently receives 0.60 million gallons per day on average. Seasonally the WWTP experiences higher flows in summer due to perched groundwater from surrounding agricultural irrigation and the highest flows in winter due to inflow and infiltration into the system. The ADWF is calculated using flow data from the months of September, October, and November.

Using monthly flow averages for 2019 and 2020, the remaining capacity was calculated using 80% of the permitted average dry weather flow minus the average flow from the dry weather months. The average remaining capacity is 872,478 GPD. The industry standard for low density residential is 250 GPD/EDU. Based on the existing flows and existing connections each EDU within the City uses approximately 231.58 GPD, for the purpose of this report the industry standard of 250 GPD/EDU will be used to calculate the number of EDUs that the system can withstand.

The WWTP can accommodate approximately 3,490 additional EDUs based on 250 GPD/EDU and a remaining capacity of 872,478 GPD.

References

Provisional Long-Term Regional Growth Forecasts 2018 - 2040.

www.bcag.org/documents/demographics/pop_emp_projections/Growth_Forecasts_2018-2040_draft_v2.pdf.

II. Introduction

A. Background and Purpose

The City of Gridley is located in the southern portion of Butte County, approximately 60 miles north of Sacramento. The existing WWTP was built in 1967 and was most recently expanded in 2011. The flows are conveyed through the force main to the headworks, then to aeration pond #1 and polishing pond #2. The treated effluent is then disposed of in four percolation ponds for land disposal by percolation or evaporation.

The City's population is expected to increase due to anticipated development within and beyond the current sphere of influence. The purpose of this technical memorandum is to determine the available remaining capacity of the WWTP for future developments in terms of Equivalent Dwelling Units EDUs.

B. Vicinity and Service Area

The City provides sanitary sewer service to nearly all residents within City limits; the service area can be seen in Figure 1.

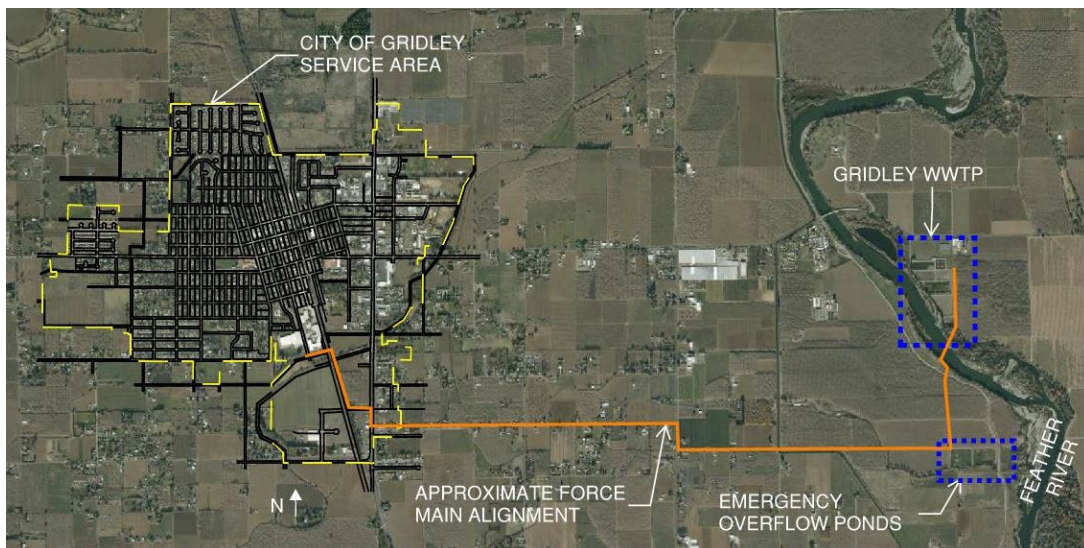


Figure 1: City of Gridley Sewer Service Area

C. Land Use and Land Use Trends

Land use within City limits is primarily low density residential, with some industrial and commercial sites primarily located along Highway 99 and the Union Pacific Railroad. Planned expansion includes medium density residential, with public and mixed-use spaces. Land outside the City is mainly used for agricultural purposes.

D. System Users, Population and Trends

The population of the City of Gridley is 7,246 as estimated in 2019. This is an increase from a population of 6,608 in 2017. This increase can be attributed to the development of the FEMA Housing site for Camp Fire survivors, which was constructed last summer and is temporarily housing approximately 400 households displaced by the fire. The housing site is temporary, so it is not expected that the City retains that population growth over a longer period of time. The City's population and number of system users has remained constant since approximately 2008, but this may change in the next few years as the region recovers from the Camp Fire and development increases in and around the City. Butte County Association of Governments (BCAG) expects the population to grow to 9,810 by 2040, with an increase in number of households to 3,567 by 2040, per the medium growth scenario. This is an estimated increase of 1,050 permanent residential sewer connections to the system over the next 19 year.

III. Existing Conditions

A. Permitted Capacity

The WWTP is permitted by the California Regional Water Quality Control Board under Order number R5-2006-0127 for land disposal. The expansion upgraded the design flow to 1.7 million gallons per day (MGD) Average Dry Weather Flow (ADWF), 4.2 MGD Peak Day Flow and 5.7 MGD Peak Hour Flow. The discharger's design capacity and permitted flow into WWTP to 1.7 MGD and includes the estimated 50,000 gallons per day (GPD) of septage (discontinued in 2018) and 100,000 GPD of processing wastewater from an industrial discharger under WDR Order Number 99-074.

B. Flow Averages

The most reliable WWTP flow data is from May 2019 to December 2020. Flow data prior to May 2019 is unreliable due to an uncalibrated flow meter that reported flows much higher than the City experiences. Table 1 shows the average for each month from 2019 to 2020.

Table 1 - Monthly Flow Averages

Month	Average WWTP Flow (MGD)	Average WWTP Flow (GPD)
January	0.58	578,629
February	0.89	887,500
March	0.96	956,935
April	0.65	648,903
May	0.58	581,967
June	0.58	575,790
July	0.52	517,016
August	0.49	490,810
September	0.49	487,750
October	0.49	486,468
November	0.49	488,007
December	0.51	506,145

C. Seasonal Variations

Based on the most recent inflow and infiltration study performed in winter/spring of 2020, the City experiences higher flows in summer than in fall due to perched groundwater due to large amounts of irrigation. In addition, in winter months approximately 900,000 gallons of Inflow and Infiltration flow into the sanitary sewer collection system. Seasonal Variations can be seen in Figure 2.

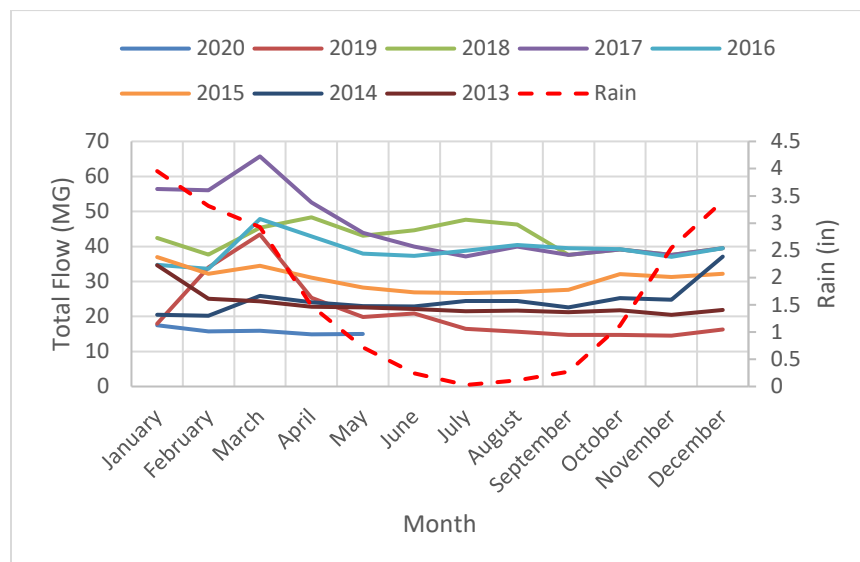


Figure 2 – Seasonal Flow Variations

IV. Future Conditions

A. Remaining Capacity

The allowed capacity that the WWTP can receive is up to 80% of its ADWF. Once the WWTP reaches 80% of its ADWF the City must plan for future expansion. 80% of the ADWF is 1.36 MGD. The remaining capacity can be calculated by subtracting the average WWTP Flow for the average of driest months from 80% of the ADWF. Table 2 shows the remaining capacity for each month.

Table 2- Monthly Remaining Capacity

Month	Average WWTP Flow (GPD)	Remaining Capacity (GPD)
January	578,629	781,371
February	887,500	472,065
March	956,935	403,065
April	648,903	711,097
May	581,967	778,033
June	575,790	784,210
July	517,016	842,984
August	490,810	869,190
September	487,750	872,250
October	486,468	873,250
November	488,007	871,993
December	506,145	853,855

Based on the monthly averages above the average driest month of September, October, and November. The remaining capacity for the ADWF of 872,478 gpd will be used to calculate how many sanitary service connections or EDUs can be added to the system.

B. Service Projection

To predict the amount of service connections that can be added, a value of gallons per day used must be chosen. Using existing flow data and the number of existing connections an average value of 238.47 MGD/EDU can be calculated. The industry and City standards for Low Density Residential is 250 GPD/EDU, which will be used for the purpose of this memorandum as it proves to be a conservative value.

Using the flow rate of 250 GPD/EDU and the 873,532 GPD of remaining capacity, approximately 3,490 EDUs can be added to the system.

Planning Commission Item #2
Staff Report

Date: March 17, 2021

To: Chair and Planning Commissioners

From: Donna Decker, Planning Department

X	Regular
	Special
	Closed
	Emergency

Subject: **Tentative Parcel Map 1-21;** Sandeep Dhami, Applicant; Application for a proposed Tentative Parcel Map to subdivide a 0.29-acre parcel into two separate parcels; one 0.09-acre parcel and one 0.2-acre parcel located at the northeast corner of Kentucky Street and Bridgeford Avenue. The property is zoned R-1 Single-Family Residential District/MUCZ -1 Mixed Use Combining Zone and a General Plan land use designation of Residential, Low Density.
(009-022-012)

Recommendation

City staff respectfully recommends the Planning Commission:

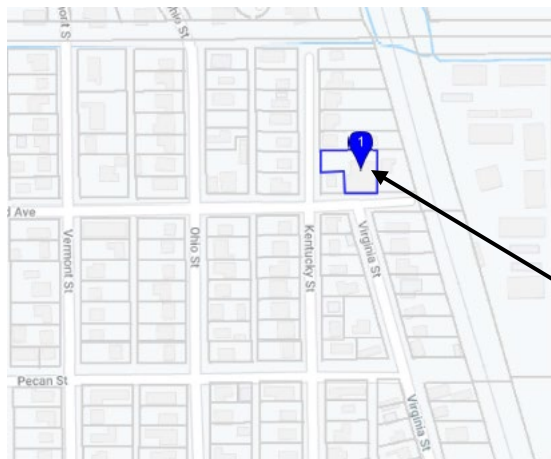
1. Determine the project is Categorically Exempt per the California Environmental Quality Act, Section 15315, Minor Land Divisions; and,
2. Approve a Tentative Parcel Map to subdivide an approximately 0.29-acre parcel into two parcels consisting of a 0.09-acre and a 0.20-acre parcel; each subject to the conditions of approval, Exhibit A.

Summary

The applicant, Sandeep Dhami, Norcal Investors, Inc., submitted an application for a tentative parcel map to create two parcels from one parcel in the single-family mixed use combining zone.

Site Description

The subject site is an approximately 0.29-acre parcel located at 798 Bridgeford Avenue. The parcel currently has an existing home on the northwest corner of the property.



A vacated commercial structure is also located on the east one-half of the site and should be demolished as it may become an attractive nuisance. It is bounded on the south and west by local roads Bridgeford Avenue and Kentucky Street, respectively.

Subject site

Figure 1: Site Location

Discussion

Proposed project

The proposed tentative map will subdivide the northwest corner of the property which currently has a small cottage located on it. The applicant proposes to construct additions to the north and south sides of the existing unit. The commercial structure which is unoccupied and considered as blight should be removed such that it will not become an attractive nuisance as well as providing an additional opportunity to construct another single-family home on the east one-half of the parcel. The existing lot is 12,632 square feet (0.29 acre). The division of the lot will create two parcels; a 0.09-acre (3,920 sf) and a 0.2-acre parcel (8,711 sf).



Figure 2: Proposed Parcel Division

General Plan and Zoning

The subject site is zoned Single-Family Residential District/Mixed Use Combining Zone 1. Within this zoning designations, parcels are further defined by the lot size. The existing lot being 12,632 square feet is a lot in conformance to the R-1 designation and generally constitutes the size of two standard lot sizes. The existing lot is not conducive to fully utilizing the site with two street frontages and an "L" shape. The proposed division will create a small R-1B sized lot and a greater than standard sized R-1 lot. The R-1B designation is for lots between 3,501 square feet and 5,999 square feet. The lot coverage is increased from 40% to 60%. Additionally, interior yard setbacks are reduced from 5 feet to 0-3 feet. Although the setbacks are reduced, additional building requirements for fire resistive construction are required due to

the reduced interior side yard setback. The General Plan land use designation is Residential, Low Density.

Tentative Map

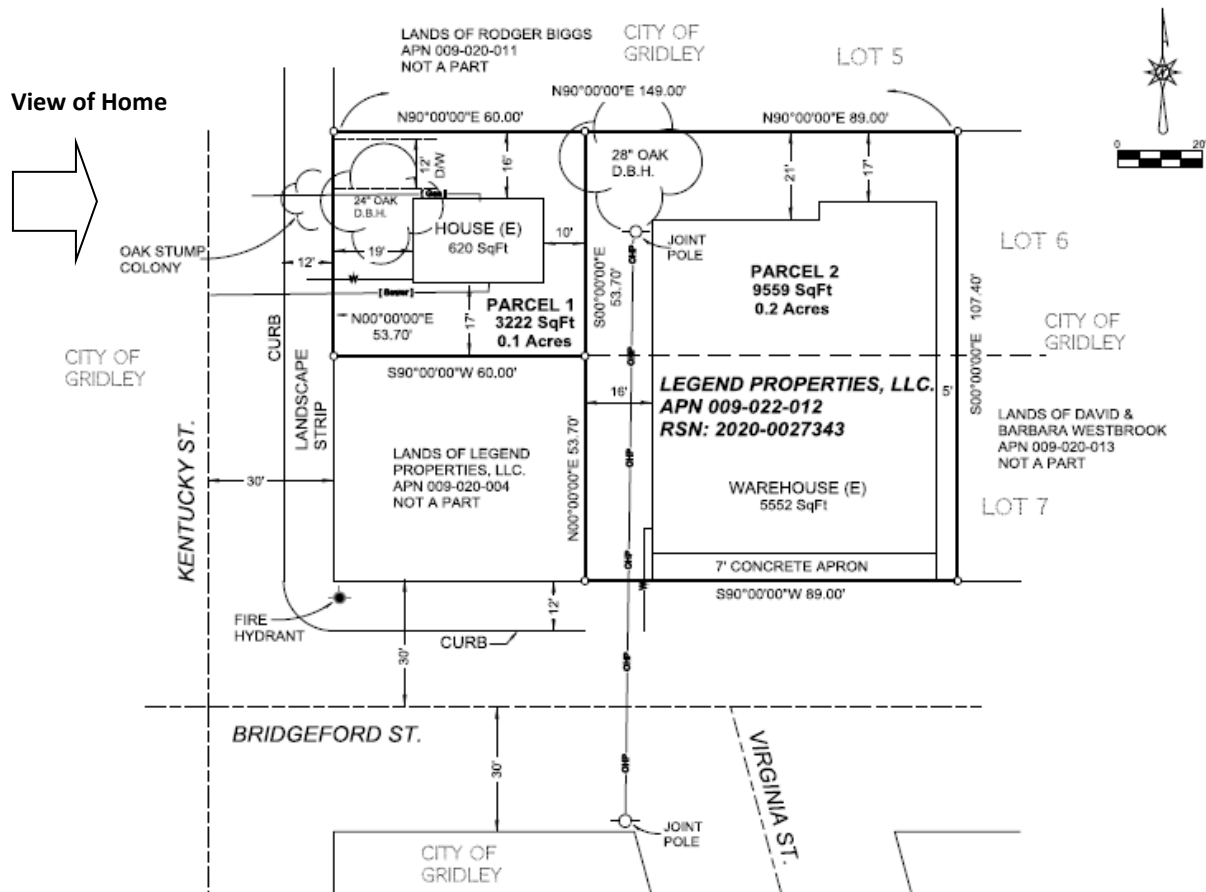


Figure 2: Proposed Tentative Map

The tentative map does not provide all of the information generally requested such as:

1. Detail and limits of curb, gutter and sidewalk;
2. Location of existing utilities, such as sewer, water, and power;
3. Easements for relocation of utilities, e.g., electric and undergrounding;
4. A 10 ft PUE dedication along the street frontages. I would prefer an 8' wide PUE but along Bridgeford Avenue and Kentucky Street. Although it appears that the existing warehouse is 7 feet from the property line, the structure will be demolished in the future thus providing the 10 ft PUE.
5. The tentative should show the general direction that the parcel drains and any City storm drainage if it exists.
6. The parcels are in Block 13 of the Veatch and McCallum Tract and the map should show how they were recombined to the existing parcels that are being divided with this application.

The City of Gridley has made a commitment to support the division of larger parcels into smaller ones in that it provides an infill opportunity for home ownership and greater affordability in the housing market.



This is the view from Kentucky Street of the 620 square foot home that will be on its own lot when the Final Map is completed. The applicant is proposing additions on the north and south sides of the dwelling unit. The addition is currently under review.

If the Planning Commission approves the Tentative Map, the applicant will need to address the items noted above as well as all conditions of approval.

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. Notices were also mailed to all owners within 300 feet. At the time this report was prepared no comments had been received.

Environmental Review

The project to be categorically exempt in accordance with Section 15315, Minor Land Divisions of the California Environmental Quality Act (CEQA).

Attachments –

Exhibit A- Draft Conditions of approval

Exhibit B- Tentative Parcel Map

Exhibit A

Conditions of Approval TPM 1-21 (APN 009-022-012)

1. The applicant/property owner shall file a Declaration of Acceptance of the Conditions of Approval within 30 days of approval for the Tentative Parcel Map 1-21.
2. The Tentative Parcel Map 1-21 shall expire after a two (2) year period. An extension is allowed under the Subdivision Map Act; the applicant would need to apply 30 days prior to the expiration of the Tentative Parcel Map.
3. If the Tentative Parcel Map expires, a new application to develop the site would be required.
4. Any development of the site shall submit an application for review and approval to the City of Gridley and gain all necessary permits prior to construction.
5. The project shall be required to pay all applicable impact fees for the development of the project.
6. Minor changes may be approved by the Planning Director upon receipt of a 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.
7. In the event of the discovery or recognition of prehistoric or historic resources in the area subject to development activity, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie similar resources and a professional archaeologist shall be consulted. Further, if human remains are discovered, the coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required. If the County Coroner determines the remains to be Native American, the coroner shall contact the Native American heritage Commission within 24 hours.

Upon completion of the site examination, the archeologist shall submit a report to the City describing the significance of the finds and make recommendations as to its disposition. If human remains are unearthed during construction, the provisions of California Health and Safety Code Section 7050.5 shall apply. Under this section, no further disturbance of the remains shall occur until the County Coroner has made the necessary findings as to origin and disposition, pursuant to California Public Resources Code Section 5097.98. Mitigation measures, as recommended by the archaeologist and approved by the City, shall be implemented prior to recommencement of construction activity within the 50-foot perimeter.

8. 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 site plan.
9. 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.
10. Upon commencement of grading and construction activities, the applicant shall implement measures to offset particulate matter and emissions from construction equipment as specified by Butte County Air Quality Management District.
11. Prior to recordation of a Final Map, the applicant shall submit for review and approval improvement plans that shall include, not limited to, details related to above and underground infrastructure; piping and service laterals, meters, drop inlets, manholes, curb, gutter, and sidewalk, roadway, pavement markings, lighting, hydrants, street signs, electrical, transformer pedestals, and any and all components as required by the City of Gridley, the City Engineer, the Utility Supervisor, and Public Works Manager. Plans shall meet all required state and local ordinances, regulations, and Public Works Development Standards. Omissions on the plans does not constitute approval for the omission. Plans shall be reviewed and approved by the City Engineer and the Gridley Municipal Services Division.
12. Prior to recordation of the final map, the applicant shall coordinate with the Butte County Assessor's Office and Tax Collector to segregate any assessments against the properties and pay any delinquent, current, and future taxes and/or assessments against the properties as required.
13. Dedicate a 10-foot public services easement adjacent to all public right-of-way frontages. Additional easements may be required into the site to serve the development.
14. Prior to approval of a Final Map all of the following requirements shall be completed:

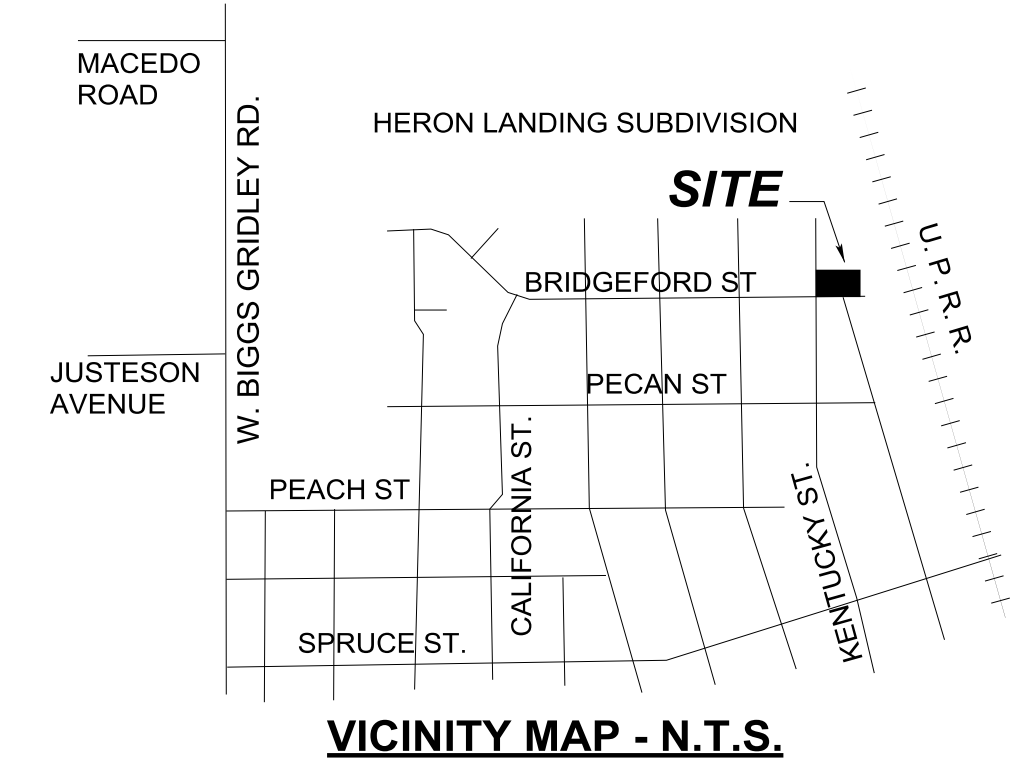
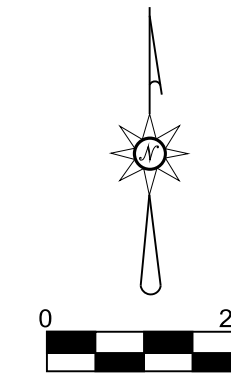
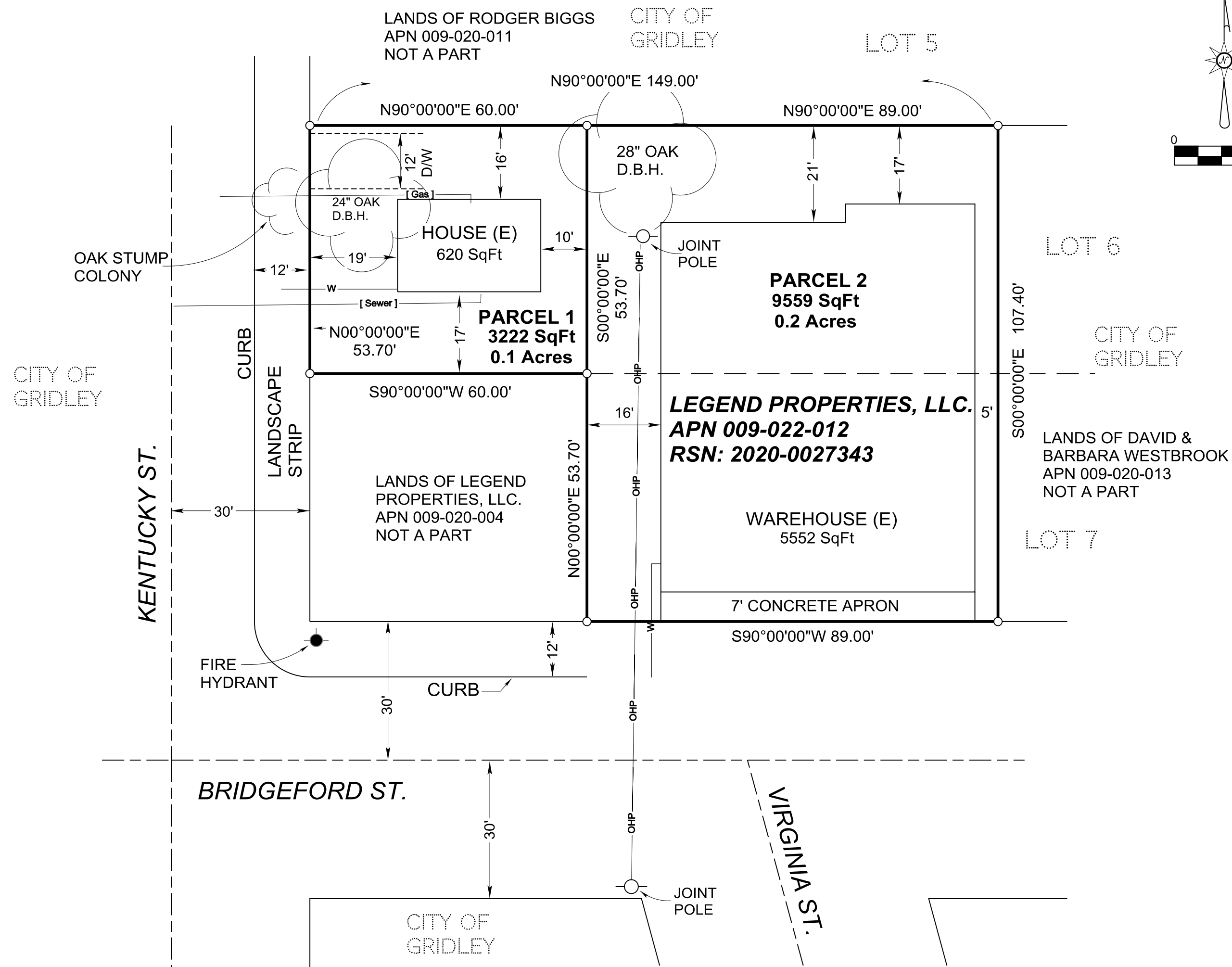
A registered engineer shall prepare and submit the following information to Gridley Department of Public Works for review and approval:

 - a. Construction details, plans and profiles, typical sections, specifications, and maintenance plans for any proposed facilities to be constructed to serve the parcels created by this subdivision.
15. Telephone, cable television, electric, and gas service shall be provided to all parcels and shown on plans in accordance with the Gridley Public Works Construction Standards, the Gridley Municipal Code, and the requirements of the agencies providing these services.

Existing facilities shall be relocated as directed by the City Engineer, Electric Utilities, and the Department of Public Works.

16. If any existing utilities must be relocated as a result of this subdivision, the agencies that own the facilities may require the developer to pay the cost of such relocations.
17. The lots shall be graded in conformance with the Gridley Public Works Construction Standards and the Gridley Municipal Code. The developer shall submit grading details, plans and specifications prepared by a registered engineer to the City Engineer for review and approval prior to the start of any work.
18. The Applicant shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to the plaintiff in an action challenging the validity of this tentative parcel map or any environmental or other documentation related to approval of this tentative subdivision map.
19. Provide existing topography 50 feet beyond boundary and proposed finish grade contour lines both at 0.5-foot contour intervals.
20. Provide the utility locations on the plans and coordinate with the City.
21. Relocate the existing fire hydrant, if required, and locate in accordance with the requirements of the Gridley Fire Department. Verify type and style of hydrant meets the current City Standards.
22. Develop conceptual sewer utility service and tie in locations.
23. Provide Landscape and Irrigation Plan for lots at the time of development including the site with the existing home.
24. All overhead utilities shall be underground within the subject property area.
25. Provide information of the pre-existing parcels of Block 13 of the Veatch and McCallum Tract have been combined to create a legal parcel represented by the map.
26. Provide a plan that shows the direction of drainage.
27. Construct an ADA ramp at the intersection of Kentucky Street and Bridgeford Avenue.

Exhibit B



TENTATIVE PARCEL MAP

BEING A LAND DIVISION OF OF A PORTION OF LOTS 6 & 7 OF "VEATCH AND McCALLUM ADDITION" AS FILED IN BOOK 4 OF MAPS PAGE 60 IN BUTTE COUNTY RECORDS. LOCATED IN SECTION 36, TOWNSHIP 18 NORTH, RANGE 2 EAST, M.D.M.

CITY OF GRIDLEY, BUTTE COUNTY, CALIFORNIA

GENERAL PLAN : RESIDENTIAL, LOW DENSITY
ZONING: R1 / MUCZ1

OWNER:	APPLICANT:
LEGEND PROPERTIES, LLC.	SANDEEP DHAMI
2008 TRES PICOS DRIVE	824 SANTI COURT
YUBA CITY, CA 95993	YUBA CITY, CA 95993

APN 009-020-012 - FEBRUARY 2021 - SHEET 1 OF 1

NOTES

1. THE SUBJECT PARCEL IS WITHIN THE CITY LIMITS.
2. THE EXISTING HOUSE ON PROPOSED PARCEL 1 IS CONNECTED TO MUNICIPAL WATER, GAS AND SEWER. ELECTRICAL CONNECTION FROM POWER POLE ON PARCEL 2 TO MAIN PANEL IS CURRENTLY DISCONNECTED.
3. THE SUBJECT PARCEL IS LEVEL WITH A SLOPE OF LESS THAN 1%. THE PROJECT SITE IS NOT WITHIN A 100 YEAR FLOOD PLAIN ACCORDING TO FEMA FLOOD ZONE MAPS. NO GRADING IS PROPOSED AS PART OF THIS TENTATIVE PARCEL MAP.
4. EXISTING OAK TREES, HOUSE & WAREHOUSE PROPOSED TO REMAIN IN PLACE.

— OHP —	OVERHEAD POWER LINE
— W —	WATER LINE
— — — —	ORIGINAL LOT LINE
(E)	EXISTING

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

**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: October 2, 2020

From: Donna Decker, Planning Director

Subject: **Site Development Plan Review 2-20;** AMG & Associates, LLC; Proposed development of approximately 2.18 acres for a 36 unit multi-family affordable housing development consisting of two-residential three-story structures, one-1830 square-foot single story community building, 72 parking spaces providing 25% compact sizes. The project density is approximately 16.5 du/ac located in the Multiple-Family Residential District (R-3; 9-15 du/ac) zone, a General Plan land use designation of Residential, High Density 1 (9-15 du/ac) located on the north side of Ford Avenue. (010-250-030 and 010-250-031)

Summary

The applicant proposes to merge two 1.09-acre parcels into a single 2.18 acre parcel to develop the site with affordable housing serving families with incomes of 30%, 40%, 50% and 60% income levels of the Butte County Average Median Income (AMI). The project meets the threshold for a residential density bonus. The development will provide pedestrian pathways around the site, a dog park, a half-court basketball court, children's play area, a community building center and two outdoor covered seating areas. The housing will provide 24-2 bedroom 797 square foot units and 12-3 bedroom 1,024 square foot units. One-three bedroom unit will be reserved for the site manager. The twelve ground floor units of each building provides two-sensory impaired units, four-ADA units and eight-adaptable units.

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 the combined acreage of two existing 1.09 acre parcels totaling a developed area of 2.18 acres. The parcels are situated mid-block on Ford Avenue on the north side of the street. It is surrounded by multi-family residential to the west, the City boundary is on the north property line with agricultural uses to the north, Grace Lutheran Church of Gridley is on the east side with vacant land across Ford Avenue.



Figure 1: Location Map

General Plan and Zoning and Density

The General Plan land use designation is HDR1, Residential, High Density 1 allowing a density of 9-15 du/ac. The zoning designation mirrors the general plan as R-3, Multiple-Family Residential allowing a density of 9-15 du/ac. Based on the size of the site when merged, that would allow 32.7 units (2.18 ac x 15 units) rounded to 33 units as the maximum number of allowed units.

The proposed project is to develop affordable housing for families. The project will have 35 units available for affordable units for income levels of 30%, 40%, 50% and 60% of the AMI. Due to the project providing all units for affordable housing, except the managers unit, the project is allowed to have a density bonus for the number of units without requiring a General Plan or zoning land use designation amendment. Therefore, in accordance with Chapter 17.28, Residential Density Bonus of the Gridley Municipal Code, the project is allowed a 20% increase thus allowing an increase of 7 (6.6) units. The total number of allowable units is 40 (33 + 7) and is in compliance with the General Plan, Zoning, and Density Bonus allowances.

Site Design

The site is entered from Ford Avenue with ingress and egress at two locations as shown below. The site provides pedestrian connectivity around the site and to the site amenities which include a dog park at the northwest corner, a basketball court area at the north east corner, tables under pergolas at two locations, a play structure for children centrally located, and a community center building. These amenities provide an opportunity for exercise and outdoor enjoyment of the development. The plan provides covered parking for 50% of the 72 parking spaces. The applicant has also provided for bicycle racks for parking and bicycle storage.

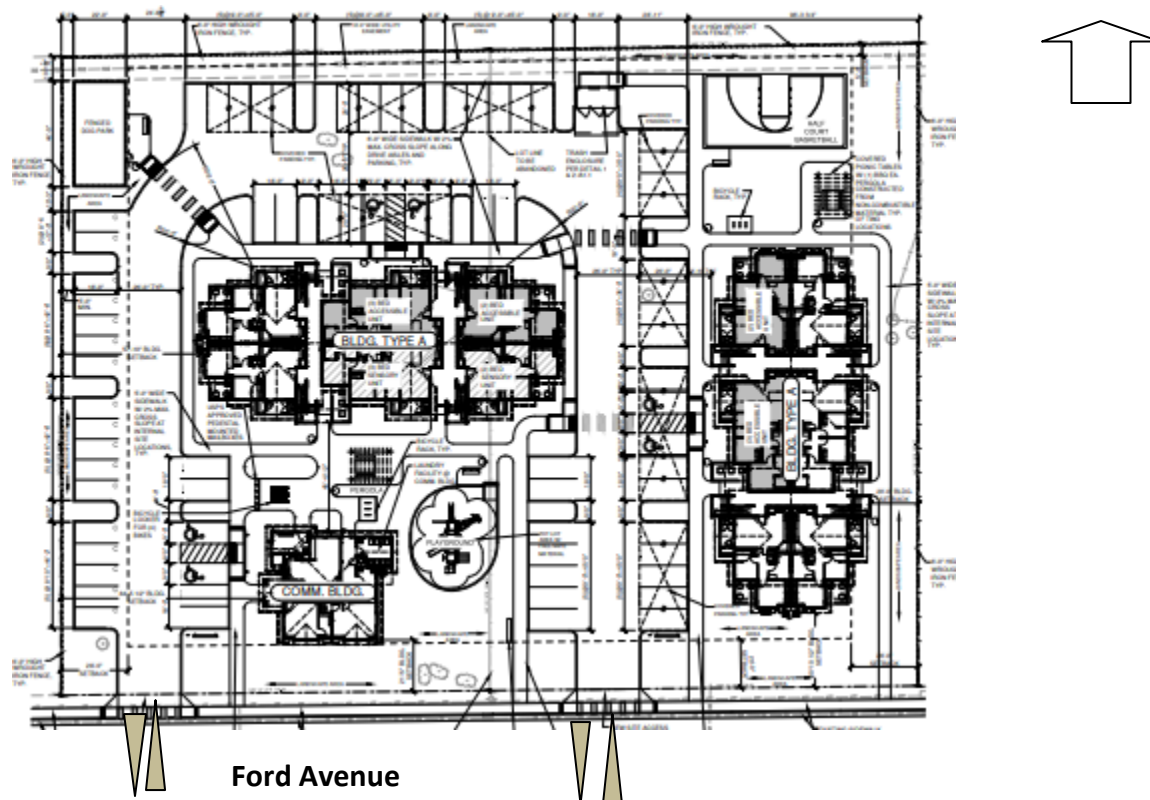


Figure 2: Site Plan (Refer to attachments for larger size)

The site is configured with the following constructed elements:

• Building Footprint	14,648 Sq. Ft.	15.4%
• AC Paving	31,418 Sq. Ft.	31.3%
• Site Amenities	3,784 Sq. Ft.	3.5%
• Walkways	12,610 Sq. Ft.	9.98%
• Patios/Pergola	672 Sq. Ft.	0.80%
• Play Area	1,978 Sq. Ft.	1.42%
• Landscape, Open Space	30,193 Sq. Ft.	37.6%

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

The site has existing curb, gutter, and sidewalk constructed on the frontage. As shown on the plans, two new driveways will be constructed. The applicant will need to sawcut, remove and construct the improvement according to the Gridley Public Works standard driveway. Additionally, any underground utilities and connections, placement of meters and other components will require all existing improvements to be replaced in kind and in accordance with the direction of the City Engineer and Public Works Superintendent.

Landscaping Plan

The design provides for a variety of color in the landscape. The trees will be both 15 gallon and 24" box specimens lending the site to appear with more mature landscaping as well as shade. The applicant will conform to the requirements of Chapter 13, Water Efficiency Ordinance and low water usage irrigation design.

The landscaping plan will be amended to reflect the correct driveway entries into the site.



Figure 3: Landscaping Plan

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:

- 24-2 Bedroom Units 1.5 x 36 parking spaces
- 12-3 Bedroom Units 2.0 x 24 parking spaces

Number Required:	60 parking spaces
10 % guest parking:	+ 6 parking spaces
Total Number Required:	66 parking spaces

The project is providing 72 total spaces; 2 spaces per unit. Fifty percent of all parking spaces are covered. Additionally, two spaces have been provided for ADA parking.

The parking stall dimensions required per the Gridley Municipal Code is 10' x 20'. The applicant may request certain development standards to be modified for the project based on the ability to receive a density bonus and the development of affordable housing. These standards include parking, building height, and setbacks. The applicant has requested the parking stall be allowed to be reduced to a 9 foot width. It does not appear that this concession would reduce the integrity of the development and the city supports the amendment to the parking stall size which has also allowed a slight increase in the number of stalls for residents and guests.

Building Design

The development will construct two, three-story structures that will have a unit mix as follows:

No.	Bedroom	Square Footage
• 24	2-Bedroom	797
• 12	3-Bedroom	1,024

The shared community area is located in a centrally located single story 1,830 square foot building. The community building houses an exercise room, laundry facilities, and a computer desk area along with general common area for gathering.

Building Exterior

The exterior designs for the residential structures and the community building are attractive and has proposed various siding treatments utilizing cultured stone, vertical board and batten siding, and horizontal vinyl siding. The gable end vents are triangular louvered vents that match the roof pitch. Corbel brackets are also shown on the gable ends and corners providing additional architectural detailing. The proposed roofing is a 30 year composition shingle.

The exterior treatments are visually pleasing; however, the use of vinyl may not be the best choice for the long term life of the project. The summer heat in the area has been shown to melt vinyl sidings; therefore, the project is conditioned to provide the same aesthetics but to use James Hardi fiber cement siding or equal. It is also noted that the railing systems for the patios for the units are vinyl. These will need to be modified to be iron railing complying with the current standards. The roofing material is a composition roof. At a minimum the composition roof would need to be revised to be a 50 year staggered shake "presidential" roof or to provide a light concrete tile roof. These changes will enhance the fire resistivity and provide a project that will have more durability for the life of the project.

The applicant may request certain development standards to be modified for the project based on the ability to receive a density bonus for the development of affordable housing. The applicant requested an increase in the building height from thirty feet to forty feet-two inches. The increase in height will not create a hardship or be detrimental to adjacent neighborhoods.

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 for review.

Environmental Review

The proposed project is categorically exempt from CEQA, Section 15332(a-e), Class 32, Infill Development Projects. No additional environmental review is required.

Action

The proposed project, Site Development Plan Review 2-20 is compliant with the requirements of the Gridley Municipal Code, CEQA, and is approved subject to the conditions of approval as shown on Exhibit A, attached.

O/S
Donna Decker
Planning Director
City of Gridley

October 2, 2020
Date

Attachments –

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

Exhibit A
DRAFT CONDITIONS OF APPROVAL
Site Development Plan Review No. 02-20
APN 010-250-030 and 010-250-031

Approved Use:

Site Development Plan review development of approximately 2.18 acres for a 36 unit multi-family affordable housing development consisting of two-residential three-story structures, one-1830 square-foot single story community building, 72 parking spaces providing 25% compact sizes. The project density is approximately 16.5 du/ac located in the Multiple-Family Residential District (R-3; 9-15 du/ac) zone, a General Plan land use designation of Residential, High Density 1 (9-15 du/ac) located on the north side of Ford Avenue. (010-250-030 and 010-250-031)

Conditions of Approval:

General

1. The approved use for SDP 02-20 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, November 2, 2020.
3. The application shall expire one (1) year from the date of 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 Director.
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 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.
5. The applicant/owner shall submit an electronic file along with two (2) sets of 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.
6. Prior to construction, the applicant shall obtain an encroachment permit or other to work on City utilities within the City right-of-way. All work on utilities shall be

coordinated with the Gridley Municipal Utility Department, the City Engineer, and the Public Works Superintendent.

7. 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.
8. 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.
9. Decorative site lighting shall be provided and installed as determined by the City of Gridley Electrical Superintendent. In addition the requirements may include the placement of decorative street light standards at the driveway entries.
10. 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.
11. 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, 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. Independent agreements shall be for the State and for the City of Gridley.
12. 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.
13. Bicycle racks and an enclosed bicycle storage area shall be provided for the residents.

14. The project shall ensure that all interior noise levels are met by construction practices.
15. Complete off-site improvements shall be designed, reviewed and approved by the City Engineer prior to permit issuance. These shall include the modification, connection and construction of underground facilities and other off-site improvements for the construction of the two driveway entries. Replacement may be in-kind; however, should it be found the integrity of the improvements or surfacing is damaged, the applicant may be responsible for reconstruction of such at the direction of the City Engineer/Public Works Superintendent.
16. Plans shall be submitted for review and approval for all open space, landscaping, irrigation, fencing, pergola, picnic area, dog park fencing, and community garden areas for review and approval by the Planning Department of the City of Gridley and the Butte County Building Department prior to permit issuance.
17. Plans for submittal shall comply with all Fire Department requirements. The applicant shall contact the City of Gridley Fire Department/CalFire for review and approval of site development plans and fire sprinkler systems. Clearly show the fire riser location on the plans for review and approval.
18. Plans shall reflect the placement of all gutters and downspouts and depict the connection to the storm drain system.
19. 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.
20. Provide required Title 24 Energy Calculations. All measures in the calculations shall be reflected on the plans.
21. 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.
22. During construction, all Butte County Air Quality mitigation measures shall be complied with.
23. 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 from the onset of construction and during wet weather.

24. A disclosure shall be provided to all tenants that the site is located adjacent to lands outside the City in the unincorporated area of Butte County and subject to potential agricultural practices . Tenants may experience dust, debris, and noise generated from such activities. The City will not respond to complaints related to agricultural practices.
25. The plans shall be modified to change the exterior finishes from vinyl siding to hardi board lap siding or equal. No vinyl siding shall be allowed. Samples of materials and colors shall be submitted prior to construction.
26. The roof shall be modified to provide either a 50 year composition shake “presidential” roof or equal or, a light concrete tile roof with gable end trim. All roofing installed shall have rake end trim and ridge trim.
27. The railing for the living units shall be revised from vinyl railing to metal railing that is substantial and durable for review and approval by the Planning Department prior to installation. Other alternatives may be considered.

General Engineering Comments

28. Show all existing features 100’ outside of the project boundary, this includes structures, fences, trees, pools, utilities, etc.
29. Provide a drainage plan and direction of flow and a preliminary hydrology analysis. Post-development flows shall not exceed pre-development flows. Coordinate with Reclamation District 833.
30. Show 100 year overland release to natural drainage in the event any onsite DI is plugged.
31. Vehicle overhang shall not infringe into any walkway limiting pedestrian access per Title 24. This may require parking bumpers in some areas.
32. Provide a preliminary grading plan.
33. Provide a conceptual pad grading detail.
34. Show proposed street grades.
35. Provide a conceptual sewer plan.
36. Provide a conceptual water plan.
37. Provide a geotechnical report.
38. Provide a current Title Report.
39. Provide a legal description sufficient to define the boundary of the existing parcel.

40. Trees planted on the north side shall not interfere or cause a fire danger with the high voltage lines in that area.

41. Indicate all existing trees to be removed.

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. Approval of Reclamation District 833 is required prior to any onsite construction.

45. 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: _____

46. Submit for review and recordation a lot merger application to combine the existing 2-1.09 acre parcels into one 2.18 acre parcel processed by the City of Gridley.

{End}












GENERAL NOTES:

- A. THE LANDSCAPE PLANS WILL COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE (WELDO).
- ELEMENTS OF THE LANDSCAPE DOCUMENTATION PACKAGE:
- (A) THE LANDSCAPE DOCUMENTATION PACKAGE SHALL INCLUDE THE FOLLOWING SIX (6) ELEMENTS:
- (1) PROJECT INFORMATION:
- (A) DATE
- (B) PROJECT APPLICANT
- (C) PROJECT ADDRESS (IF AVAILABLE, PARCEL AND/OR LOT NUMBER(S))
- (D) TOTAL LANDSCAPE AREA (SQUARE FEET)
- (E) PROJECT TYPE (E.G., NEW, REHABILITATED, PUBLIC, PRIVATE, CEMETERY, HOMEOWNER-INSTALLED)
- (F) WATER SUPPLY TYPE (E.G., POTABLE, RECYCLED, WELL) AND IDENTIFY THE LOCAL RETAIL WATER PURVEYOR IF THE APPLICANT IS NOT SERVED BY A PRIVATE WELL
- (G) CHECKLIST OF ALL DOCUMENTS IN LANDSCAPE DOCUMENTATION PACKAGE
- (H) PROJECT CONTACTS TO INCLUDE CONTACT INFORMATION FOR THE PROJECT APPLICANT AND PROPERTY OWNER
- (I) APPLICANT SIGNATURE AND DATE WITH STATEMENT, "I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE"
- (2) WATER EFFICIENT LANDSCAPE WORKSHEET:
- (A) HYDROZONE INFORMATION TABLE
- (B) WATER BUDGET CALCULATIONS
1. MAXIMUM APPLIED WATER ALLOWANCE (MAWA)
2. ESTIMATED TOTAL WATER USE (ETWU)
- (3) SOIL MANAGEMENT REPORT:
- (4) LANDSCAPE DESIGN PLAN:
- (5) IRRIGATION DESIGN PLAN: AND
- (6) GRADING DESIGN PLAN.

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	15 GAL		12
	ARBUTUS X 'MARINA'	ARBUTUS STANDARD	15 GAL	STANDARD	6
	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	15 GAL		11
	LAGERSTROEMIA X 'TUSCARORA'	CRAPE MYRTLE CORAL PINK	15 GAL	STANDARD	21
	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	24"		16
	ULMUS PARVIFOLIA 'TRUE GREEN'	TRUE GREEN ELM	15 GAL		9
	ZELKOVA SERRATA 'VILLAGE GREEN'	SAWLEAF ZELKOVA	15 GAL		6


PLANT SCHEDULE

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE
	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	5 GAL
	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY	5 GAL
	CISTUS X PURPUREUS	ORCHID ROCKROSE	5 GAL
	DODONAEA VISCOSA 'PURPUREA'	PURPLE LEAFED HOPSEED BUSH	5 GAL
	MAHONIA REFENS	CREEPING MAHONIA	1 GAL
	NANDINA DOMESTICA 'GULF STREAM' TM	HEAVENLY BAMBOO	5 GAL
	OLEA EUROPAEA 'LITTLE OLLIE' TM	LITTLE OLLIE OLIVE	5 GAL
	FITTOPORUM TOBIRA 'VARIEGATA'	VARIEGATED MOCK ORANGE	5 GAL
	FRUNUS CAROLINIANA 'BRIGHT 'N TIGHT' TM	BRIGHT 'N TIGHT CAROLINA LAUREL	5 GAL
	ROSA X 'FLOWER CARPET RED'	ROSE	2 GAL
	TEUCRIUM X LUCIDRYS PROSTRATUM	GERMANDER	1 GAL

PERENNIALS

	BOTANICAL NAME	COMMON NAME	SIZE
	ACHILLEA X 'MOONSHINE'	MOONSHINE YARROW	1 GAL
	DIETES VEGETA	AFRICAN IRIS	1 GAL
	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	1 GAL
	LIRIOPE SPICATA 'SILVER DRAGON'	CREEPING LILY TURF	1 GAL
	SALVIA GREGGII 'RED'	AUTUMN SAGE	1 GAL
	TULBAGHIA VIOLACEA 'SILVER LACE'	SILVER LACE SOCIETY GARLIC	1 GAL




GRASSES

	BOTANICAL NAME	COMMON NAME	SIZE
	FESTUCA IDAHOENSIS 'SISKIYOU BLUE'	SISKIYOU BLUE FESCUE	1 GAL
	MUHLENBERGIA RIGIDA 'NASHVILLE' TM	PURPLE MUHLY	1 GAL
	FENNETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	1 GAL

VINE/ESPALIER

	BOTANICAL NAME	COMMON NAME	SIZE
	FICUS PUMILA	CREEPING FIG	5 GAL

GROUND COVERS

	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	ARCTOSTAPHYLOS UVA-URSI 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GAL	36" O.C.
	BACCHARIS PILULARIS 'TWIN PEAKS #2'	TWIN PEAKS COYOTE BRUSH	1 GAL	36" O.C.
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	DWARF ROSEMARY	1 GAL	36" O.C.

MATERIALS

	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	3/4" CRUSHED ROCK - SONOMA GOLD OR EQUAL	2" DEPTH OVER LANDSCAPE FABRIC	2" DEPTH	
	DECOMPOSED GRANITE	4" DEPTH	---	

SOD

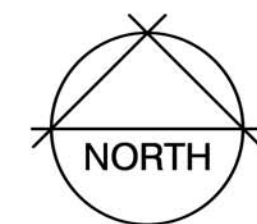
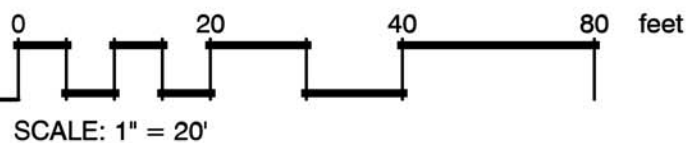
	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	TURF SOD BOLERO PLUS	FESCUE BLEND	SOD	

PLANT SCHEDULE

SHRUB AREAS	BOTANICAL NAME	COMMON NAME	2018-08-04 16:25 QTY
	SHRUB & GROUND COVER	PLANTING AREA	24,418 SF



FORD AVENUE



LANDSCAPE PLAN

REVISIONS

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PROJECT #

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PROJECT

FORD OAKS APARTMENTS

FORD AVENUE GRIDLEY, CA

SCHEMATIC SET / NOT FOR CONSTRUCTION

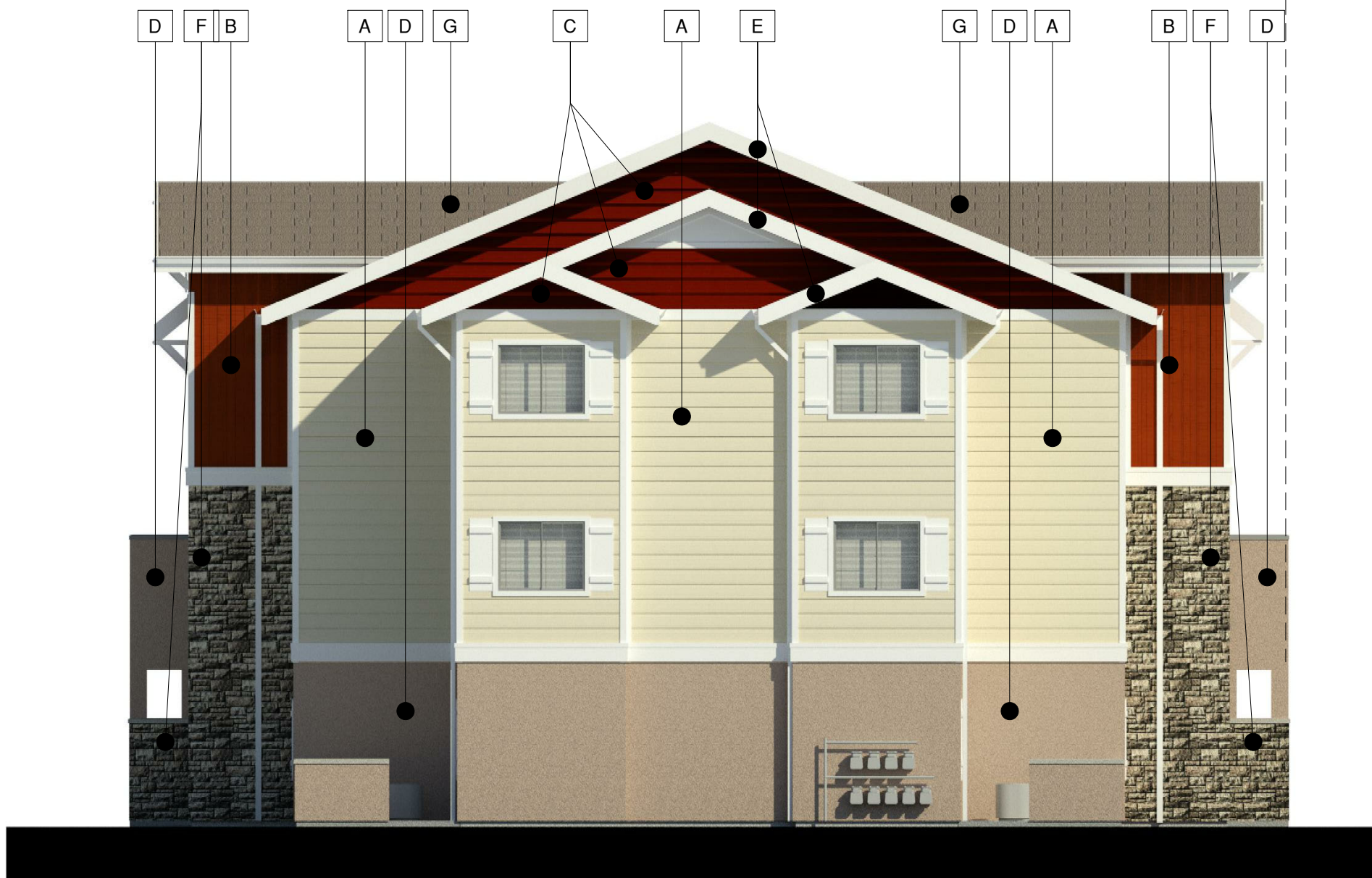
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1 FRONT ELEVATION - BUILDING TYPE A
3" = 1'-0"



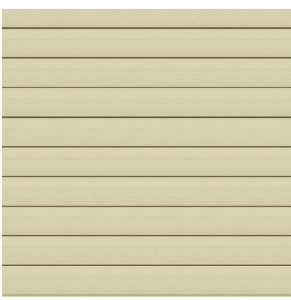
2 LEFT ELEVATION - BUILDING TYPE A
6" = 1'-0"



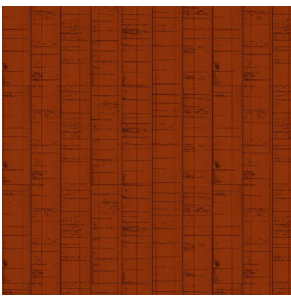
3 RIGHT ELEVATION - BUILDING TYPE A
6" = 1'-0"



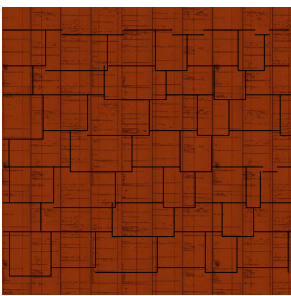
4 REAR ELEVATION - BUILDING TYPE A
3" = 1'-0"



A SIDING - 6" REVEAL
COLOR TO MATCH PRODIGY
"COLONIAL IVORY"



B BOARD & BATTEN
COLOR TO MATCH PRODIGY
"AUTUMN RED"



C SHINGLE/SHAKE SIDING
COLOR TO MATCH PRODIGY
"AUTUMN RED"



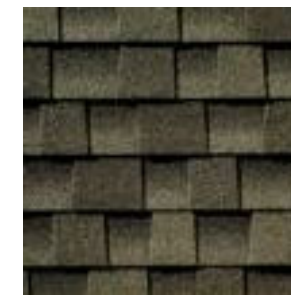
D STUCCO
COLOR TO MATCH PRODIGY
"SOMERSET WHEAT"



E TRIM BOARDS, BELLY BANDS,
FASCIA, DOWNSPOUT,
SHUTTERS, AND RAILING
SYSTEMS
COLOR TO MATCH
ALSIDE "GLACIER WHITE"



F STONE VENEER
COLOR TO MATCH BORAL STONE
"LIMESTONE CHARDONNAY"



G PABCO FIBERGLASS SHINGLES
COLOR TO MATCH
"WEATHERED WOOD"

REVISIONS

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FORD OAKS APARTMENTS

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10-12-20 PERMIT SUBMITTAL SET

A4.3