

# Gridley Planning Commission – Regular Meeting Agenda

Wednesday, August 19, 2020; 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.”*

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## 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 4 pm on August 17, 2020, via email to [jmolinari@gridley.ca.us](mailto: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#

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## CALL TO ORDER – Chair

**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.

**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”.

## PUBLIC HEARINGS

1. **Site Development Plan Review No. 1-20**; Application for a site development plan review to construct a 7,500 square foot industrial building at the southwest corner of the City of Gridley Industrial Park on a 1.2-acre parcel located in the M-2 Heavy Industrial District and General Plan land use designation of Industrial (021-270-039).

- a. Determine the project is Categorically Exempt per the California Environmental Quality Act, Section 15332(a-e), Class 32, Infill Development Projects; and,
  - b. Approve Site Development Plan Review 01-20
2. **General Plan Amendment GPA 1-20, Pre-zone RZ 1-20, and Tentative Parcel Map 1-20; Annexation 1-20; Mitigated Negative Declaration 1-20;** Application for a proposed General Plan Amendment, Pre-zone, Tentative Map, Annexation and Mitigated Negative Declaration of approximately 19.95 acres. The applicant proposes to annex the property into the City of Gridley providing for approximately 2.7 acres of General Plan land use designation of Residential, Very Low Density, and pre-zoned for Residential Suburban (RS). The remaining 17.25 acres will be designated as Residential, Medium Density General Plan land use and pre-zoned for Single Family Residential District (R-1). The property is located on the west side of West Biggs Gridley Road. (009-260-006)

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

**ADJOURNMENT** - to the regular meeting of the Planning Commission dated September 16, 2020.

This agenda was posted on the public bulletin board at City Hall at or before 6:00 p.m. on August 14, 2020. This agenda along with all attachments, if any, is available for public viewing online at [www.gridley.ca.us](http://www.gridley.ca.us) and in the Police Department Foyer, 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.

**Planning Commission Item #1**  
**Staff Report**

**Date:** August 19, 2020

**To:** Chair and Planning Commissioners

**From:** Donna Decker, Planning Department

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

**Subject:** **Site Development Plan Review No. 1-20;** Application for a site development plan review to construct a 7,500 square foot industrial building at the southwest corner of the City of Gridley Industrial Park on a 1.2-acre parcel located in the M-2 Heavy Industrial District and General Plan land use designation of Industrial (021-270-039).

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**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 01-20.

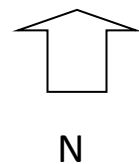
**Summary**

The applicant has submitted an application to develop a site located at the northwest corner of West Liberty Road and Independence Place. The development will construct a 7,500 square foot industrial building. Tenants are unknown at this time.

**Discussion**

Location

The subject site is an approximately 1.2 acre parcel located on the northwest corner of West Liberty Road and Independence Place at the entry to the Industrial Park.



Subject Site  
Zoning: M-2  
General Plan: Industrial

**Figure 1: Location Map**

General Plan and Zoning

The General Plan land use designation is Industrial; the zoning designation is M-2, Heavy Industrial. The

applicant indicates the project is for warehousing. This may be used to warehouse materials and items; harvest, agricultural supplies and boxes. The list of allowed uses in the M-2 zone include the uses in the Light Industrial, M-1, zone as well. The proposed project meets the allowed uses within the code (Exhibit C).

#### Site Design

The proposed development has two points of access; one from West Liberty Road and one from Independence Place. The code requires curb, gutter and sidewalk (off-site improvements) to be constructed for all new projects (GMC Title 12, Streets, Sidewalks, and Public Places, Chapter 12.04, Installation of Curbs, Gutters and/or Sidewalks). This site has a portion of the curb, gutter, and sidewalks that were constructed when the Industrial Park was established. The off-site improvements will need to be completed from the existing located on Independence Place to West Liberty. A standard driveway on West Liberty Road will also need to be constructed along with road widening of West Liberty Road. These improvements are typically required at the time of development in that, the cost is prohibitive for the City to assume and it is the only opportunity for the City to have improvements constructed.

The applicant has indicated that this requirement may be too great and would impact the development negatively. A condition of approval has been added; the applicant could apply for a Deferred Improvement Agreement from the City Council to defer the requirement to construct to a later date. The Deferred Improvement Agreement, if approved, would allow the applicant to defer the construction of curb, gutter, and sidewalk until a later date determined by the City. It would also defer the West Liberty Road widening. The City would be entitled to require the installation at any time at the owner's expense.

#### Building

The proposed 7,500 square foot building is designed with two overhead doors on the west side of the structure and corresponding entries on the east side. The entries face Independence Place. The proposed use of the structure is warehouse/storage. No floor plans were submitted because only the building shell is being constructed. The provision for two entries and two corresponding overhead doors provides a future opportunity for at least two users for the site.

The exterior is metal clad siding with metal roofing. The entries provide an attractive use of glazing and canopy to provide some architectural relief. Additionally, the roof has been designed with skylights to allow the use of natural light.

#### Parking

In accordance with Chapter 17.76, the code requires a minimum of one and one-half spaces for each employee. The applicant has estimated there would be a maximum of six employees for a warehouse use. This would result in 9 parking spaces. The site is adequate to handle additional parking should it be required or the site's use intensified.

#### Landscaping

The applicant submitted a landscaping plan that preserves the existing street trees on Independence Place. The plan is well thought out and will provide color and interest at the entry to the Industrial Park. The project will be conditioned to submit irrigation plans and water use calculations prior to permit issuance to meet the Water Efficiency Ordinance.



**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 300 feet from the property boundary. At the time this report was prepared no comments had been received.

**Environmental Review**

The proposed project is categorically exempt from CEQA per Section 15332(a-e), Class 32, Infill Development Projects.

**Attachments –**

1. Exhibit A- Draft Conditions of Approval
2. Exhibit B- Project Plans
3. Exhibit C- GMC Title 17.42 and 17.43, M-1 and M-2 Districts

Exhibit A  
**DRAFT CONDITIONS OF APPROVAL**  
Site Development Plan Review No. 1-20  
Independence Place x West Liberty Road  
021-270-039

**Approved Use:**

Site Development Plan review to construct a 7,500 square foot industrial building at the southwest corner of the City of Gridley Industrial Park on a 1.2-acre parcel located in the M-2 Heavy Industrial District and General Plan land use designation of Industrial (021-270-039).

**Conditions of Approval:**

**General**

1. The approved use for SDP 1-20 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 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.
3. 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.
4. The applicant shall coordinate with the Gridley Municipal District Electrical Department for power supply. If natural gas will be installed, the applicant will need to coordinate with Pacific Gas & Electric.
5. 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.
6. The exterior site lighting 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.
7. Decorative lighting in conformance to the City lighting requirements shall be provided and installed as determined by the City of Gridley Electrical Superintendent. Parking area standard S2 is shown on the plan located off of the property at the north end.

8. An application for site and building signage shall be submitted for review and approval by the Planning Department prior to placement on any structure or site location.
9. 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.
10. 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. If no refuse collection area is established, all containers shall be housed within the structure and not on the site.
11. A bicycle rack and one enclosed bicycle storage area shall be provided.
12. Complete off-site improvements shall be designed, reviewed and approved by the City Engineer and prior to permit issuance. Off-site improvements shall be submitted for review and approval by the City of Gridley 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 the utility pole on West Liberty shall also be shown on the plan; show existing location and the proposed new location if required. Construct ADA ramp at intersection corner.

Or,

The applicant shall request a deferment of off-site improvements to the City Council allowing the project to move forward and postpone the construction of curb, gutter, sidewalk, utility relocation and road widening on West Liberty Road as required.

13. 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 through the building permit process. Clearly show the fire riser location on the plans for review and approval.
14. Plans shall reflect the placement of all gutters and downspouts from the building and how they are connected to the storm drainage system.

15. Provide required Title 24 Energy Calculations through the building plan review process. All measures in the calculations shall be reflected on the plans.
16. During construction, all Butte County Air Quality mitigation measures shall be complied with.
17. Prior to construction, the applicant shall prepare a Storm Water Pollution Prevention Plan and obtain a WDID number from the state. All best management practices (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. The site shall be inspected per the General Construction Permit requirements at a minimum of one time per week and in accordance with the requirements of rain events.
18. The siding type and style shall be as depicted on the plans and verified prior to installation.
19. Landscaping and irrigation plans meeting Chapter 13 of the Gridley Municipal Code shall be submitted for review and approval prior to building permit issuance.
20. Provide additional information on fencing. Although a solid fence (CMU block wall) is not required because the adjacent site is not zoned residential, the use is. Provide additional information related to the fencing between the residential use and the project. The existing fencing on the west and north sides are not on the property line and no connection to new fencing is apparent. storm drain connection from site to existing stub is adequate with an angle point and no manhole or larger orifice is needed for cleaning, inspection, repair.
21. Verify the pipe connecting the northwest DI to the stub with a flow of .25% is acceptable. It is possible, with flows from Independence discharging downstream that there could be backflow into the site. Verify with City Engineer and the Public Works Director that the slope, configuration, etc. are acceptable.

**General Engineering Comments:**

22. Provide a clear description of how the boundary was determined. The note on the cover sheet and other sheets is not acceptable.
23. Provide a temporary benchmark with elevation and description within relative proximity to the project. This will need to be based on City Datum.
24. On the grading plan show the overland release point. This cannot be to adjacent properties.
25. A drainage study will be required prior to building permit issuance. The study will need to address the connection to the system and potential backflow into the project site. Additionally, the study will need to verify the runoff coefficient does not exceed 0.80 per the City's original design for the Industrial Park.
26. Provide a Geotechnical Report for review.
27. All parking spaces shall be a minimum of 10' x 20'. No overhang into planter is allowed to meet the code requirement.

28. Use City details where applicable.

29. 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: \_\_\_\_\_

30. Add the following to the site plan:

Reviewed by:

Reclamation District 2056 Engineer

\_\_\_\_\_  
Jeff Spence, PE. Date:

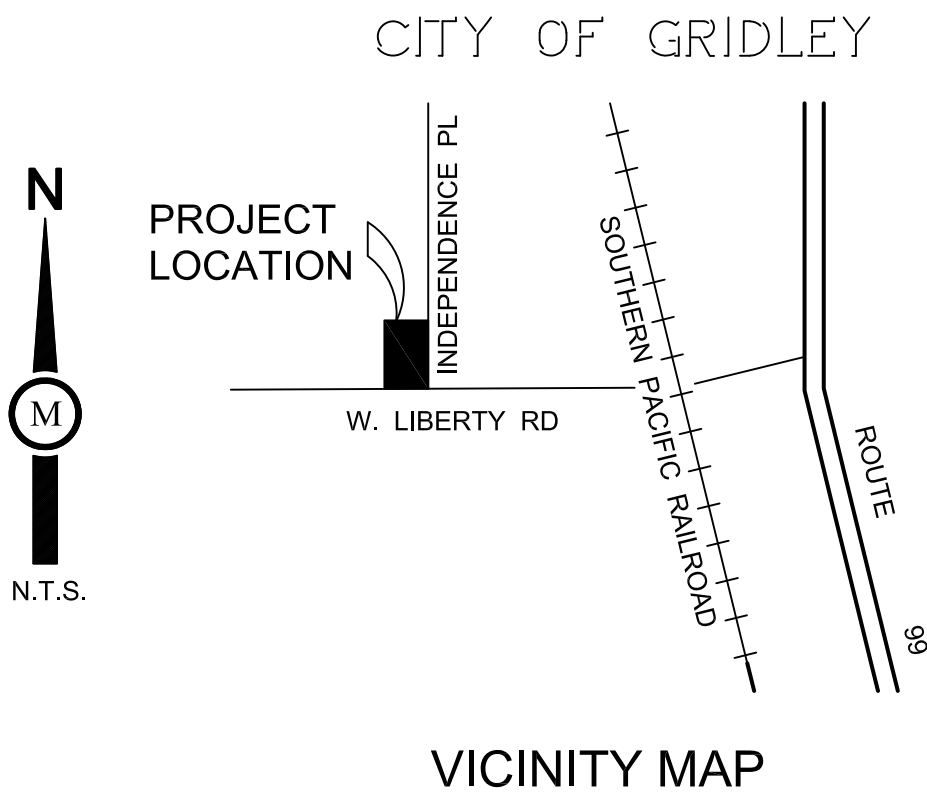
31. Verify how the proposed gravel area is to be graded. The finish floor of the structure is 89.0 the  
gravel area is also shown at 89.0 with depressions near the south overhead door and at the  
northwest building corner. Verify depth of surface, preparation, and binding material you are  
planning on using. Confirm traffic type; fork lift, delivery trucks, etc. Provide proposed  
compaction based on the geotechnical report.





# PROPOSED SHOP BUILDING

JATINDER KULLAR  
INDEPENDENCE PLACE (LOT 1)  
GRIDLEY, CA 95948 APN 021-270-039



M

Milestone Associates

Imagineering  
a California Corporation

1000 LINCOLN ROAD, SUITE H202  
YUBA CITY, CALIFORNIA 95991

TEL: 530-755-4700  
FAX: 530-755-4567

JULIO J. TINAJERO  
LEAD DESIGNER

STAMP:

## SUBMITTAL DATE

PLANNING DEPT: .  
BUILDING DEPT: .  
PUBLIC WORKS: .  
SURVEY: .

REVISIONS		
No.	Description	Date

SITE PLAN / PROJECT DATA

PROPOSED SHOP BUILDING  
JATINDER KULLAR  
INDEPENDENCE PLACE (LOT 1)  
GRIDLEY, CA 95948  
A.P.N. 021-270-039

DATE: 04-06-20

SCALE: 1" = 20'

DRAFTER: STAFF

JOB NUMBER: 20-043

SHEET: DD1

## CONSTRUCTION NOTES

- 1 NEW ASPHALT CONCRETE PAVEMENT
- 2 NEW PORTLAND CEMENT CONCRETE SIDEWALK
- 3 NEW TRASH ENCLOSURE
- 4 NEW LANDSCAPE AREA
- 5 NEW 7 FT HIGH CHAIN LINK FENCE WITH SLATS
- 6 NEW ROLLING GATE
- 7 NEW GRAVEL BASE (PERVIOUS)
- 8 EXISTING FENCE TO REMAIN
- 9 EXISTING TREES TO BE PRUNED/TRIMMED
- 10 NEW MONUMENT SIGN (10 FT HIGH)
- 11 EXISTING IMPROVEMENTS TO REMAIN, U.O.N.

## BUILDING CODES

BUILDING CODE: 2019 C.B.C.

USE: STORAGE

OCCUPANCY GROUP: S-1

FLOOR AREA: 7,500 SF

TYPE OF CONSTRUCTION: VII B

FIRE SPRINKLER SYSTEM: NO

FOR OCCUPANCY GROUP: S-1  
CONSTRUCTION TYPE: VII B

ACTUAL FLOOR AREA: 7,500 SF < ALLOWABLE FLOOR AREA: 17,500 SF = OK

## OCCUPANT LOADS:

OCCUPANT LOADS PER 2019 CBC TABLE 1004.5

STORAGE 7,500 SF / 300 = 25 OCC.

TOTAL OCCUPANT LOAD: 25 OCC.

## PROPERTY OWNER/ APPLICANT

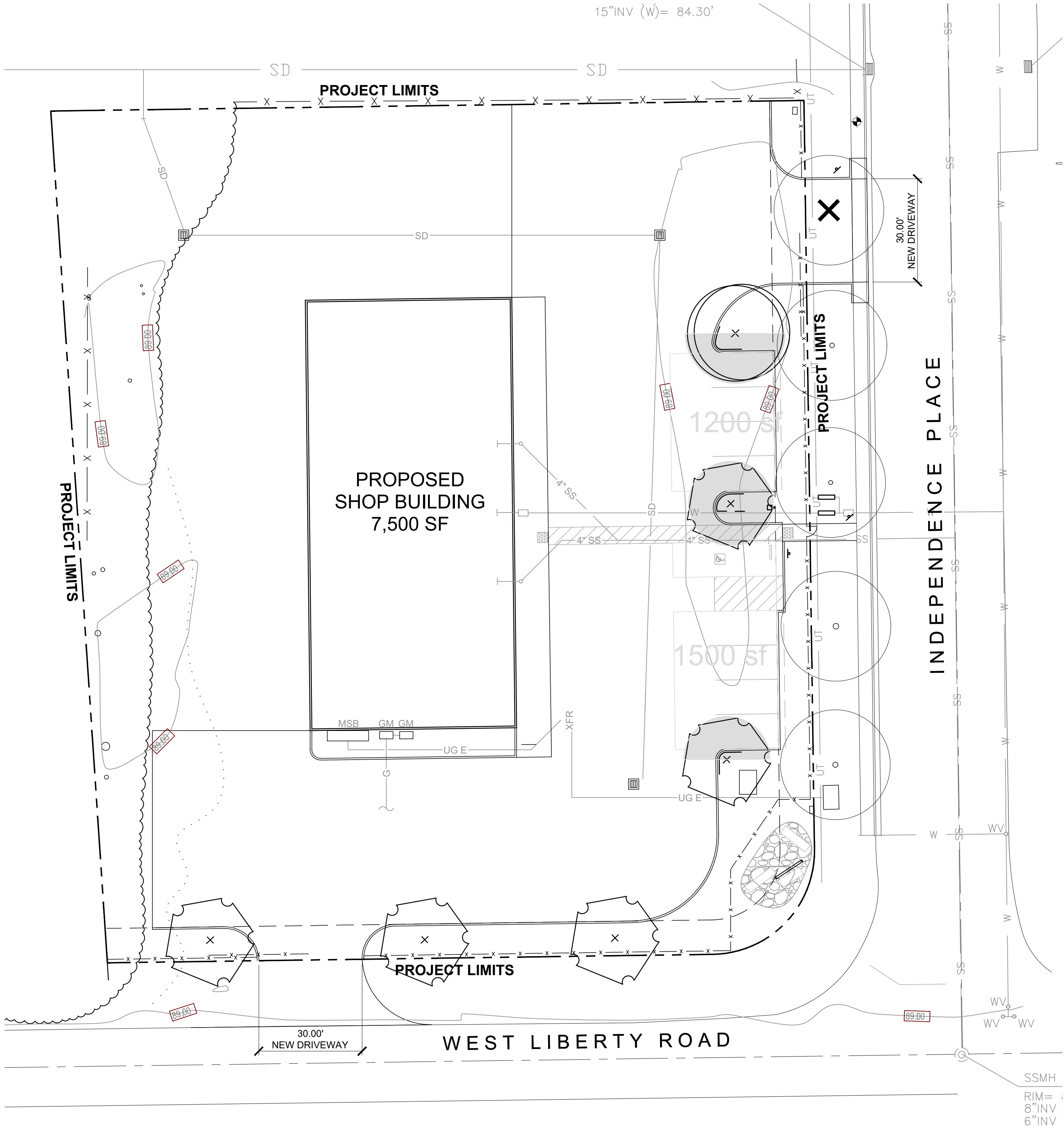
JATINDER KULLAR  
393 OBERMEYER AVENUE  
GRIDLEY, CA 95948  
PHONE: (530) 570-8769

## DESIGN FIRM

MILESTONE ASSOCIATES  
CONTACT: JULIO TINAJERO  
1000 LINCOLN ROAD, STE. H202  
YUBA CITY, CA 95991  
PHONE: (530) 755-4700



SITE PLAN

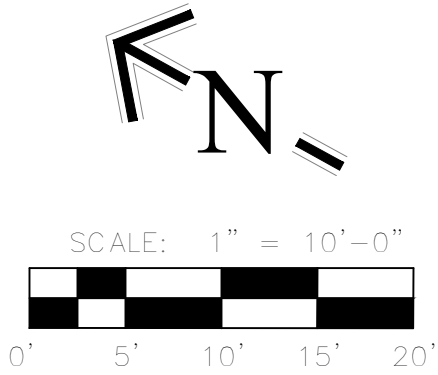


GENERAL NOTES:

PLANT MATERIALS SELECTED AND LOCATED BASED ON SIMILAR WATER USE WHERE POSSIBLE, AND APPROPRIATELY BASED UPON THEIR ADAPTABILITY TO CLIMATIC, GEOLOGIC, AND TOPOGRAPHICAL CONDITIONS OF THE PROJECT SITE. SELECTIONS CONSIDER THE FOLLOWING: SUNSET WESTERN CLIMATE ZONE SYSTEM; HORTICULTURAL ATTRIBUTES; AND UCD ARBORETUM ALL-STARS.

PLANT LEGEND CROSS-REFERENCED WITH THE CALIFORNIA INVASIVE PLANT COUNCIL AND DOES NOT INCLUDE ANY PLANT SPECIES IDENTIFIED WITH A MODERATE OR HIGH DESIGNATION.

ETo = GRIDLEY, CA 51.9; SUNSET WESTERN CLIMATE ZONE 8  
WUCOLS REGION #2 CENTRAL VALLEY  
TOTAL LANDSCAPE SQUARE FOOTAGE: 10,487 SF (20.0%)  
TOTAL SITE AREA: 52,389 SF (1.20 AC)



TREE PLANTING LEGEND					
TREE SPECIES SYM	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WATER USAGE
	PISTACIA CHINENSIS 'KEITH DAVEY'	FRUITLESS CHINESE PISTACHE	15 GAL	3	LOW
	LAGERSTROEMIA INDICA 'CHEROKEE'	RED CRAPE MYRTLE	15 GAL	5	V.LOW
--- ROOT BARRIER PER DETAIL					

SHADE CALCULATIONS					
	PISTACIA CHINENSIS 'KEITH DAVEY'				
%	100%	75%	50%	25%	MATURE SHADE TOTAL:
SF	706	530	353	177	353 SF
QTY	0	0	1	0	
	LAGERSTROEMIA INDICA 'CHEROKEE'				
%	100%	75%	50%	25%	MATURE SHADE TOTAL:
SF	490	368	245	123	735 SF
QTY	1	0	1	0	
		SHADE CALCULATIONS			
		TOTAL PARKING AREA: 2,700 SF			
		REQUIRED SHADE AREA 50%: 1,350 SF			
		SHADE PROVIDED: 1,088 SF			
		PERCENTAGE: 40.3%			

NOTES:

TREE PLANTING SPECIFICATIONS

- TREES MUST HAVE AN UN CUT LEADER THAT HAS A UNIFORM TAPER FROM BASE TO TIP. TREES MUST MEET AT LEAST NORMAL CALIPER AND HEIGHT FOR CONTAINER SIZE. OVERGROWN TREES ARE NOT ACCEPTABLE.
- PLANTS WITH DAMAGE TO LEAVES AND STEMS SHALL BE REJECTED. THERE SHOULD BE NO UNHEALED WOUNDS IN THE BARK OR STEM OF THE PLANT AND NO MAJOR BROKEN BRANCHES.
- ROOT BARRIER - PLASTIC, BIO ROOT BARRIER OR COPPER IMPREGNATED BARIER MUST BE INSTALLED IF TREE IS TO BE PLANTED WITHIN 5' OF CURB, SIDEWALK OR OTHER RIGID PAVEMENT. INSTALL BARRIER LINEAR ALONG HARDSCAPE TO PROTECT SOIL INTERFACE BETWEEN SOIL AND PAVEMENT.
- CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON ALL DRAWINGS.
- ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
- CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK. TREES MUST BE PLANTED A MINIMUM OF 6' FROM ANY UTILITY. STREET TREES SHALL BE PRUNED SO THAT NO BRANCH SHALL EXTEND OVER THE SIDEWALK LOWER THAN (6) FEET ABOVE CURB LEVEL.
- NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED BY THE PROJECT ARCHITECT OR EQUAL.
- ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING.
- TREE PLANTING - HOLE SIZE SHALL BE 2 TIMES THE WIDTH AND 1 TIME THE DEPTH OF ROOTBALL. SCARIFY SIDES AND BOTTOM OF PLANTING HOLE. FILL PLANTING HOLE WITH WATER PRIOR TO PLANTING.
- TREE PLANTING CLEAR - TREES SHALL BE LOCATED SO THEY ARE 3'-0" (MINIMUM) CLEAR OF ALL PEDESTRIAN PATHWAYS AND RIGID PAVEMENT OR GROUND COVER (I.E., CONCRETE SIDEWALKS, BRICK PAVERS SET IN MORTAR, ETC.)
- TREES MUST BE PLANTED A MINIMUM OF 6' FROM ANY UTILITY. STREET TREES SHALL BE PRUNED SO THAT NO BRANCH SHALL EXTEND OVER THE SIDEWALK LOWER THAN (6) FEET ABOVE CURB LEVEL. SEE SHEET L-1 FOR GENERAL PLANTING AND IRRIGATION LANDSCAPE SPECIFICATIONS AND SEE SHEET L-5 FOR LANDSCAPE DETAILS.
- ALL PLANTS SHALL BE INSTALLED AS PER DETAILS AND THE CONTRACT SPECIFICATIONS.
- ALL PLANTS AND STAKES SHALL BE SET PLUMB UNLESS OTHERWISE SPECIFIED.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE FILL AS PER THE CONTRACT SPECIFICATIONS.
- ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY, IF NECESSARY, DURING THE FIRST GROWING SEASON.
- CONTRACTOR SHALL REFER TO THE CONTRACT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

GENERAL NOTES:

LANDSCAPE DESIGN PLAN: PLANT MATERIAL IS SELECTED AND LOCATED BASED ON SIMILAR WATER USE WHERE POSSIBLE. PLANTS SELECTED AND PLANTED APPROPRIATELY BASED UPON THEIR ADAPTABILITY TO CLIMATIC, GEOLOGIC, AND TOPOGRAPHICAL CONDITIONS OF THE PROJECT SITE. PLANT SELECTIONS CONSIDER THE FOLLOWING SOURCES: SUNSET WESTERN CLIMATE ZONE SYSTEM; HORTICULTURAL ATTRIBUTES; AND SOLAR ORIENTATION AMONG OTHERS. THE SOIL MUST BE PROPERLY PREPARED AND MULCH APPLIED IN A MINIMUM OF 3" ON ALL EXPOSED SOIL SURFACES.

PLANT LEGEND CROSS-REFERENCED WITH THE CALIFORNIA INVASIVE PLANT COUNCIL AND DOES NOT INCLUDE ANY PLANT SPECIES IDENTIFIED WITH A MODERATE OR HIGH DESIGNATION.

UTILITY NOTE:

UTILITIES (UNDERGROUND AND/OR OVERHEAD), EXISTING AND PROPOSED WERE NOT AVAILABLE AT THE TIME OF PREPARATION OF THESE DRAWINGS. UTILITIES MUST BE PROVIDED AND LANDSCAPE CONSTRUCTION DOCUMENTS MUST BE REVISED TO REFLECT UTILITY LOCATIONS PRIOR TO ANY LANDSCAPE CONSTRUCTION SERVICES INCLUDING: BIDDING, DIGGING, GRADING, OR INSTALLATION.

CALL BEFORE YOU DIG:

CONTRACTOR - CALL BEFORE YOU DIG. PURSUANT TO CA GOV CODE §4216 CALL ONE CALL CENTER (USA NORTH) AT LEAST 2 DAYS BUT NOT MORE THAN 14 CALENDAR DAYS BEFORE YOU DIG. CALL 811 OR 1-800-227-2600.

PROPERTY LINE DISCLOSURE:

THE PROPERTY LINES SHOWN ON THESE PLANS WERE PROVIDED BY MILESTONE ASSOCIATES, INC. AND ARE FOR REFERENCE PURPOSES ONLY AND DO NOT REPRESENT THE ACTUAL PROPERTY LINES. THE ACTUAL PROPERTY LINES CAN ONLY BE ESTABLISHED WITH A BOUNDARY SURVEY.

NOTICE IS HEREBY GIVEN THAT THE DEVELOPER/CONTRACTOR AND/OR HIS SUBCONTRACTORS SHALL ACCEPT FULL RESPONSIBILITY FOR THE LAYOUT OF THE PROJECT. LANDSCAPE ARCHITECT WILL NOT ACCEPT LIABILITY FOR ANY OF THE FACILITIES CONSTRUCTED OUTSIDE OF PROPERTY BY OTHERS, BASED UPON THE INFORMATION CONTAINED HEREIN.



WATKINS PLANNING & LANDSCAPE ARCHITECTURE

ERIK WATKINS, RLA

CA #5753

SACRAMENTO, CA  
(707) 628-5326

STAMP:



SUBMITTAL DATE

PLANNING DEPT:	---
BUILDING DEPT:	---
PUBLIC WORKS:	---
SURVEY:	---

REVISIONS

No.	Description	Date

TREE PLANTING PLAN

PROPOSED SHOP BUILDING  
JATINDER KULLAR  
INDEPENDENCE PLACE (LOT 1)  
GRIDLEY, CA 95948  
A.P.N. 021-270-039

DATE: 6-23-20

SCALE: 1" = 20'-0"

DRAWN BY: EW / EW

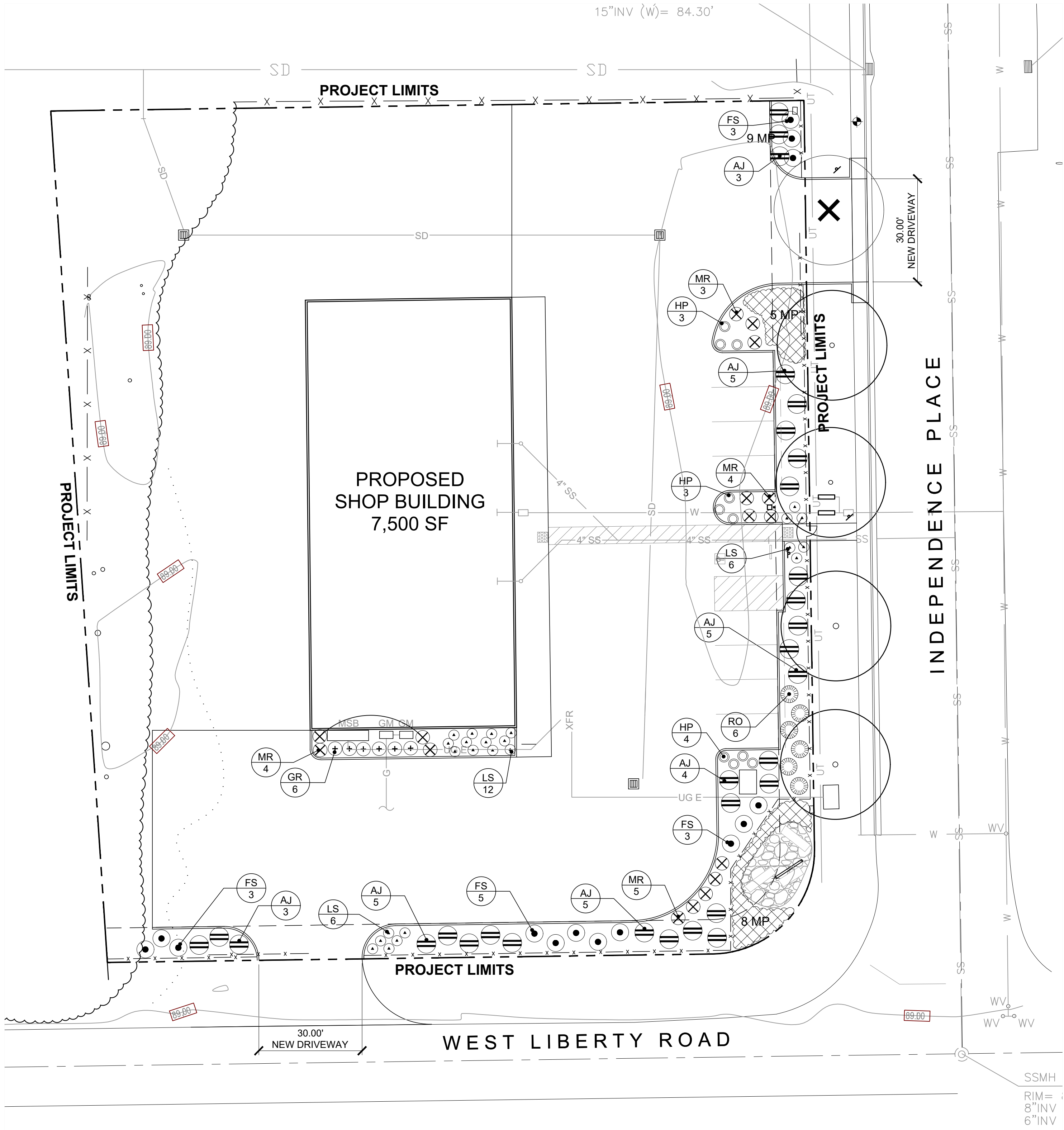
JOB NUMBER: 2014

SHEET:

L-2

OF 5





### GENERAL NOTES:

PLANT MATERIALS SELECTED AND LOCATED BASED ON SIMILAR WATER USE WHERE POSSIBLE, AND APPROPRIATELY BASED UPON THEIR ADAPTABILITY TO CLIMATIC, GEOLOGIC, AND TOPOGRAPHICAL CONDITIONS OF THE PROJECT SITE. SELECTIONS CONSIDER THE FOLLOWING: SUNSET WESTERN CLIMATE ZONE SYSTEM; HORTICULTURAL ATTRIBUTES; AND UCD ARBORETUM ALL-STARS.

PLANT LEGEND CROSS-REFERENCED WITH THE CALIFORNIA INVASIVE PLANT COUNCIL AND DOES NOT INCLUDE ANY PLANT SPECIES IDENTIFIED WITH A MODERATE OR HIGH DESIGNATION.

ETo = GRIDLEY, CA 51.9; SUNSET WESTERN CLIMATE ZONE 8  
WUCOLS REGION #2 CENTRAL VALLEY  
TOTAL LANDSCAPE SQUARE FOOTAGE: 10,487 SF (20.0%)  
TOTAL SITE AREA: 52,389 SF (1.20 AC)

### SHRUB PLANTING LEGEND

SHRUB SPECIES					
ABRV.	SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY
AJ		ARCTOSTAPHYLOS 'JOHN DOURLEY'	LOW GROWING MANZANITA	5 GAL	30
FS		FEIJOA SELLOWIANA	PINEAPPLE GUAVA	5 GAL	14
GR		GREVILLEA ROSMARINIFOLIA	ROSEMARY GREVILLEA	5 GAL	6
HP		HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	10
LS		LAVANDULA S. 'OTTO QUAST'	SPANISH LAVENDER	5 GAL	24
MR		MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	16
RO		ROSMARINUS OFFICINALIS 'COLLINGWOOD INGRAM'	DWARF ROSEMARY	5 GAL	6
GROUND COVER SPECIES					
ABRV.	SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY
MP		MYOPORUM PARVIFOLIUM 'PUTAH CREEK'	CREEPING MYOPORUM	1 GAL	13

### GENERAL NOTES:

LANDSCAPE DESIGN PLAN: PLANT MATERIAL IS SELECTED AND LOCATED BASED ON SIMILAR WATER USE WHERE POSSIBLE. PLANTS SELECTED AND PLANTED APPROPRIATELY BASED UPON THEIR ADAPTABILITY TO CLIMATIC, GEOLOGIC, AND TOPOGRAPHICAL CONDITIONS OF THE PROJECT SITE. PLANT SELECTIONS CONSIDER THE FOLLOWING SOURCES: SUNSET WESTERN CLIMATE ZONE SYSTEM; HORTICULTURAL ATTRIBUTES; AND SOLAR ORIENTATION AMONG OTHERS. THE SOIL MUST BE PROPERLY PREPARED AND MULCH APPLIED IN A MINIMUM OF 3" ON ALL EXPOSED SOIL SURFACES.

PLANT LEGEND CROSS-REFERENCED WITH THE CALIFORNIA INVASIVE PLANT COUNCIL AND DOES NOT INCLUDE ANY PLANT SPECIES IDENTIFIED WITH A MODERATE OR HIGH DESIGNATION.

### CALL BEFORE YOU DIG:

CONTRACTOR - CALL BEFORE YOU DIG. PURSUANT TO CA GOV CODE §4216 CALL ONE CALL CENTER (USA NORTH) AT LEAST 2 DAYS BUT NOT MORE THAN 14 CALENDAR DAYS BEFORE YOU DIG. CALL 811 OR 1-800-227-2600.

### PROPERTY LINE DISCLOSURE:

THE PROPERTY LINES SHOWN ON THESE PLANS WERE PROVIDED BY MILESTONE ASSOCIATES, INC. AND ARE FOR REFERENCE PURPOSES ONLY AND DO NOT REPRESENT THE ACTUAL PROPERTY LINES. THE ACTUAL PROPERTY LINES CAN ONLY BE ESTABLISHED WITH A BOUNDARY SURVEY.

NOTICE IS HEREBY GIVEN THAT THE DEVELOPER/CONTRACTOR AND/OR HIS SUBCONTRACTORS SHALL ACCEPT FULL RESPONSIBILITY FOR THE LAYOUT OF THE PROJECT. LANDSCAPE ARCHITECT WILL NOT ACCEPT LIABILITY FOR ANY OF THE FACILITIES CONSTRUCTED OUTSIDE OF PROPERTY BY OTHERS, BASED UPON THE INFORMATION CONTAINED HEREIN.

STAMP:



### SUBMITTAL DATE

PLANNING DEPT: \_\_\_\_\_  
BUILDING DEPT: \_\_\_\_\_  
PUBLIC WORKS: \_\_\_\_\_  
SURVEY: \_\_\_\_\_

### REVISIONS

No.	Description	Date

### SHRUB PLANTING PLAN

PROPOSED SHOP BUILDING  
JATINDER KULLAR  
INDEPENDENCE PLACE (LOT 1)  
GRIDLEY, CA 95948  
A.P.N. 021-270-039

DATE: 6-23-20

SCALE: 1" = 20'-0"

DRAWN BY: EW / EW

JOB NUMBER: 2014

SHEET:

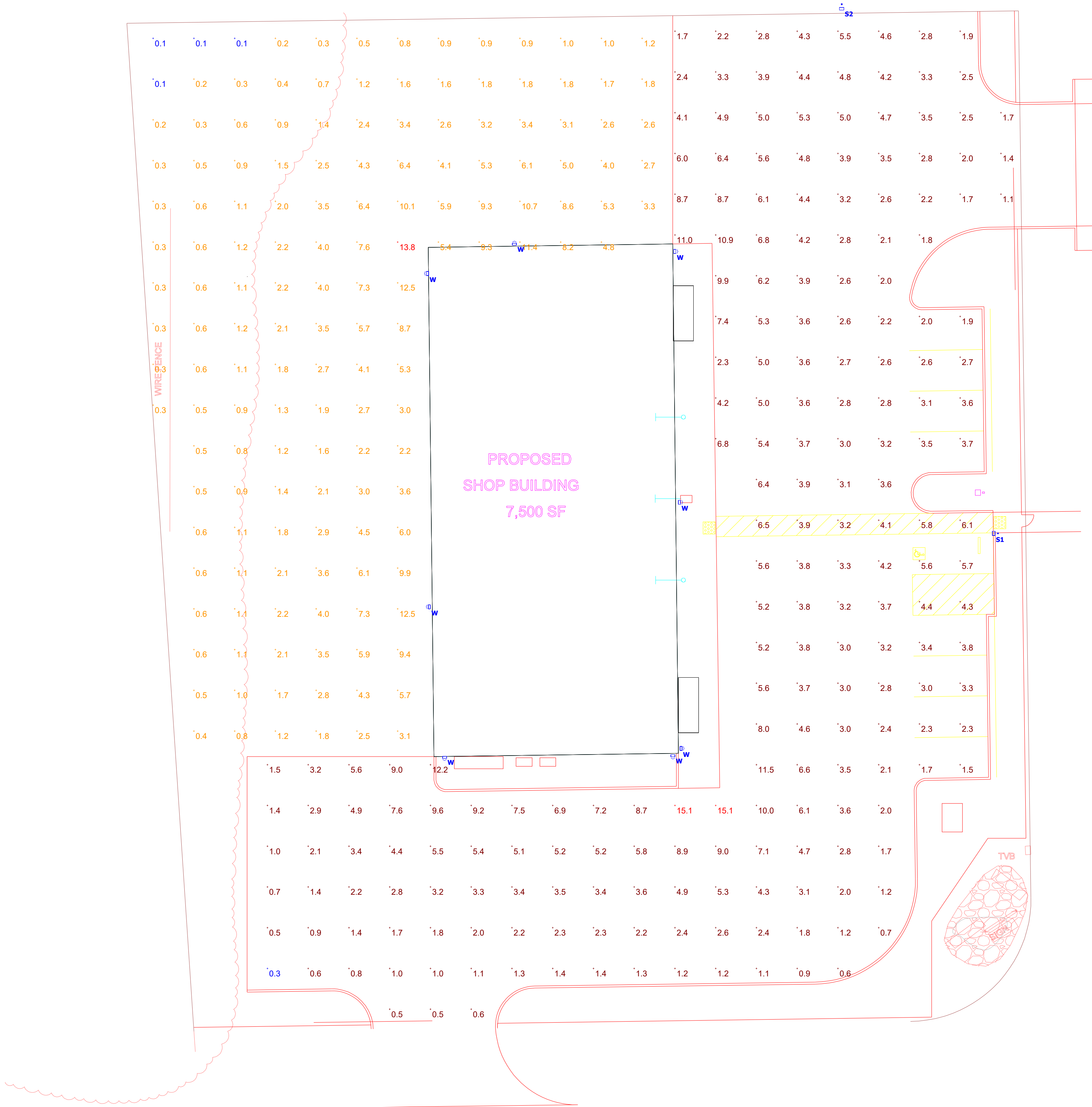
L-3

OF 5

### UTILITY NOTE:

UTILITIES (UNDERGROUND AND/OR OVERHEAD), EXISTING AND PROPOSED WERE NOT AVAILABLE AT THE TIME OF PREPARATION OF THESE DRAWINGS. UTILITIES MUST BE PROVIDED AND LANDSCAPE CONSTRUCTION DOCUMENTS MUST BE REVISED TO REFLECT UTILITY LOCATIONS PRIOR TO ANY LANDSCAPE CONSTRUCTION SERVICES INCLUDING: BIDDING, DIGGING, GRADING, OR INSTALLATION.





EDGE OF PAVEMENT

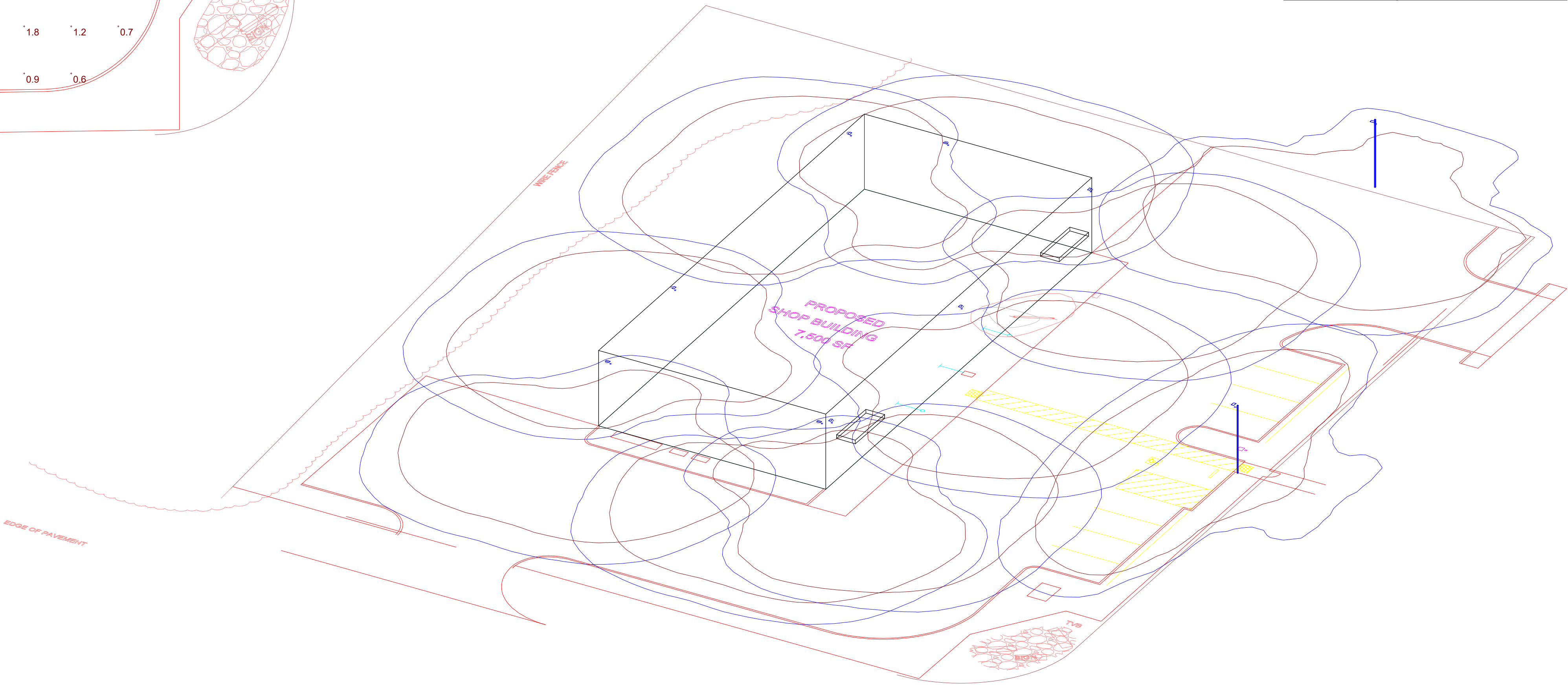
**Plan View**  
Scale - 1/16" = 1ft

Disclaimer  
Photometric analyses performed by CJS Lighting are intended for informational and/or estimation purposes only. Using industry-recognized software, calculations correspond to the information provided to CJS Lighting, and are subject to the limitations of the software. Assumptions may be made for information that is not provided or available. It is the responsibility of the client to verify that the input data is consistent with actual field conditions. Performance may differ as a result of end-user environment and application. Due to the above considerations, CJS Lighting does not guarantee that actual light levels measured in the field will match initial calculations, and recommend that drawings be submitted to a certified electrical engineer for verification.

Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Lumens Per Lamp	Light Loss Factor	Wattage
	S1	1	Lithonia Lighting	DSX0 LED P7 40K T2M MVOLT	DSX0 LED P7 40K T2M MVOLT	LED	18318	0.9	166
	S2	1	Lithonia Lighting	DSX0 LED P7 40K TFTM MVOLT	DSX0 LED P7 40K TFTM MVOLT	LED	18356	0.9	166
	W	8	Lithonia Lighting	WDGE4 LED P5 70CRI RFT 40K	WDGE4 LED WITH P5 - PERFORMANCE PACKAGE, 4000K, 70CRI, FORWARD THROW OPTIC	LED	22560	0.9	159.51

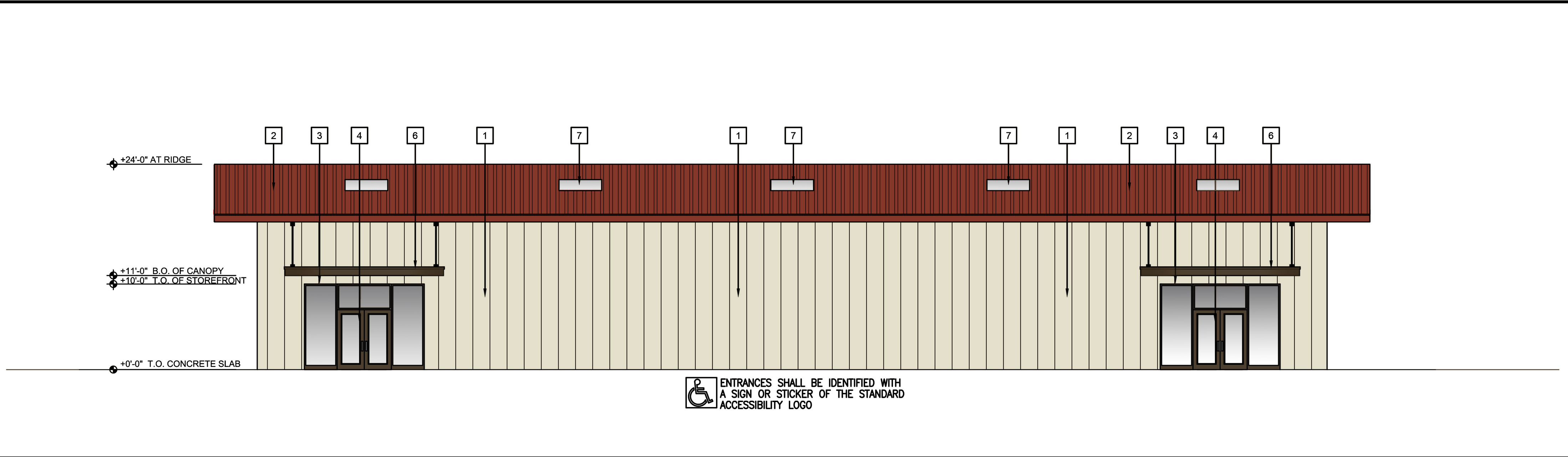
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DRIVE / PARKING	+	3.9 fc	15.1 fc	0.3 fc	50.3:1	13.0:1
NORTH WEST AREA	+	2.9 fc	13.8 fc	0.1 fc	138.0:1	29.0:1

Luminaire Locations	
Label	MH
S1	18.00
S2	18.00
W	18.00

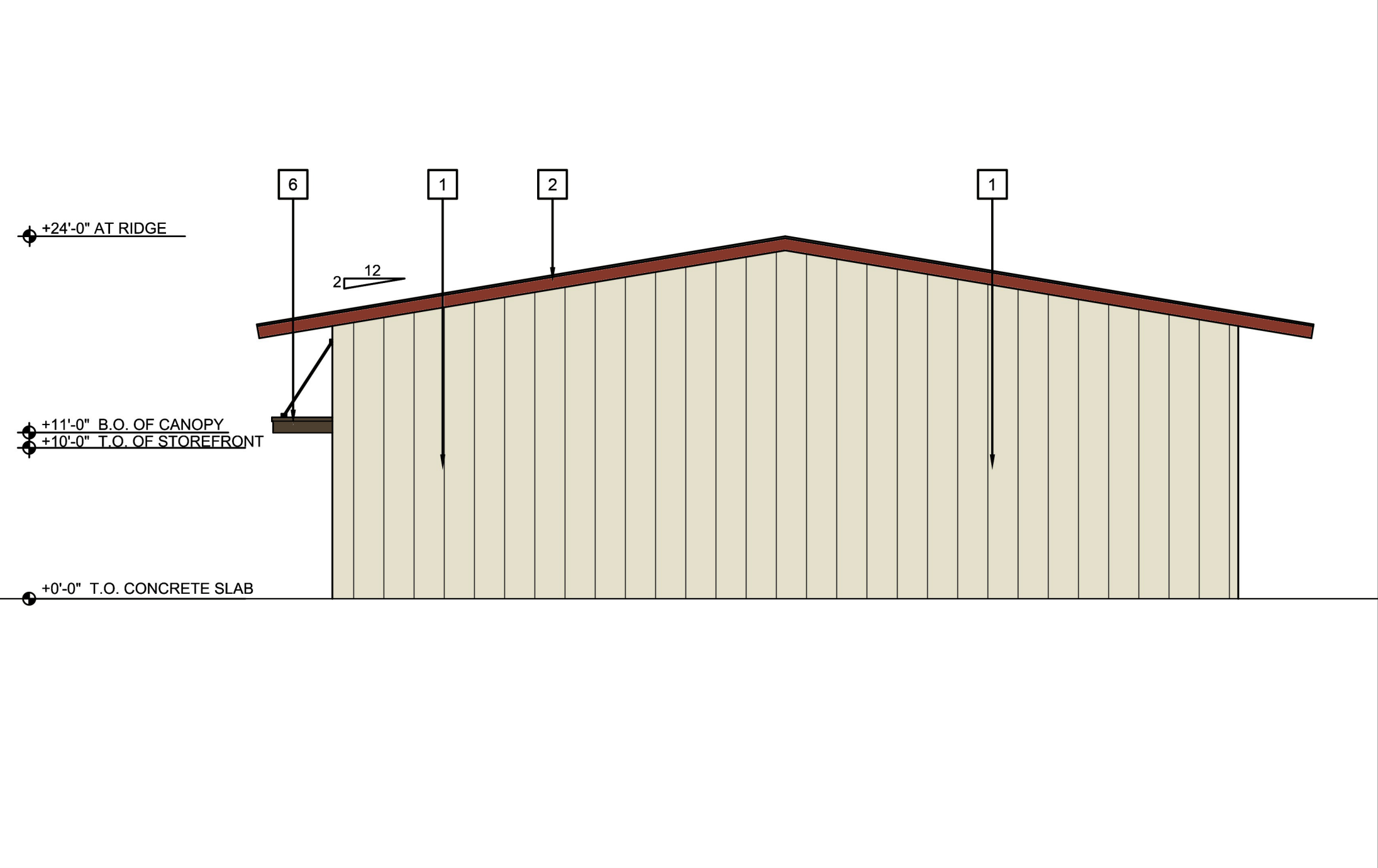


South East View

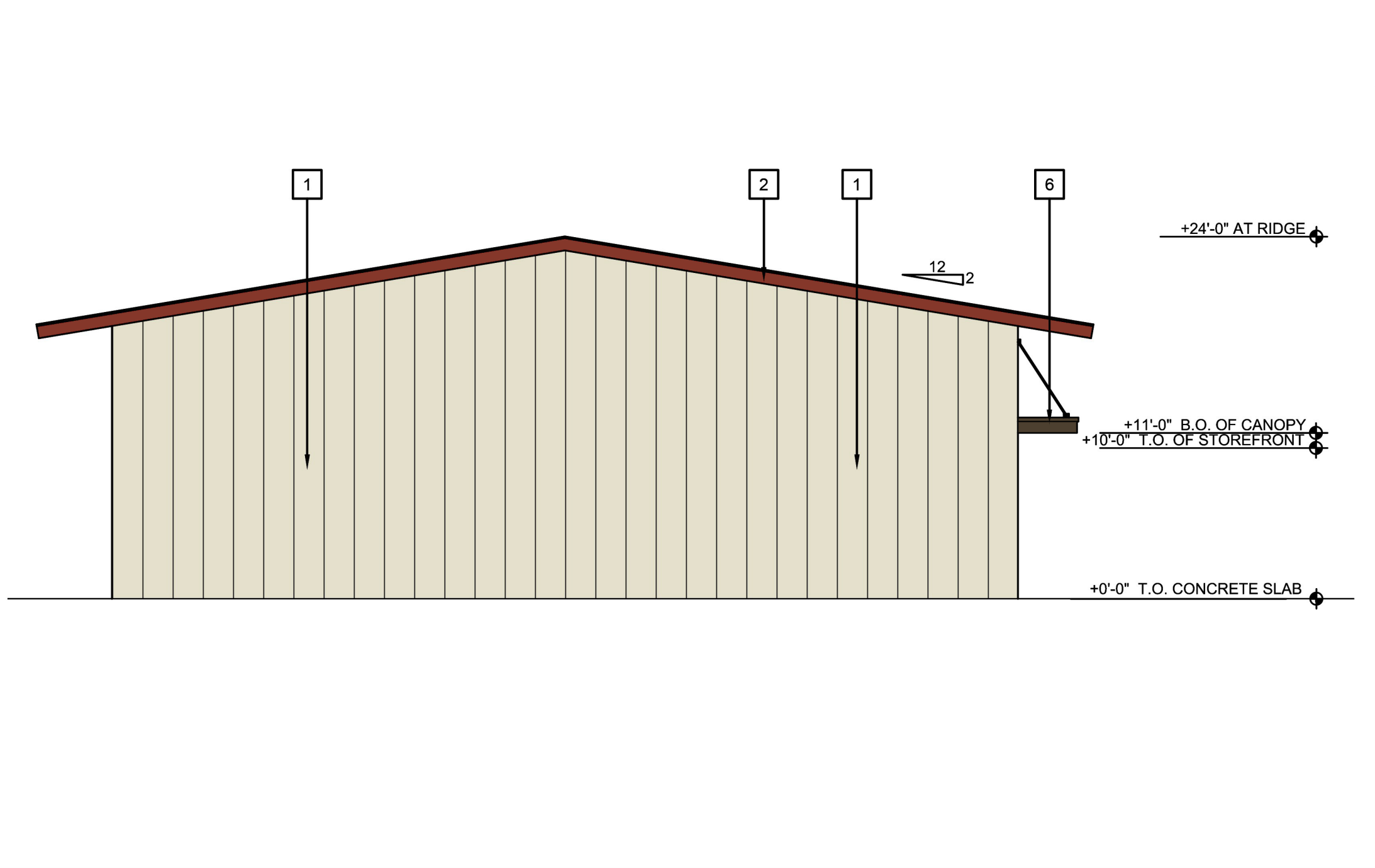




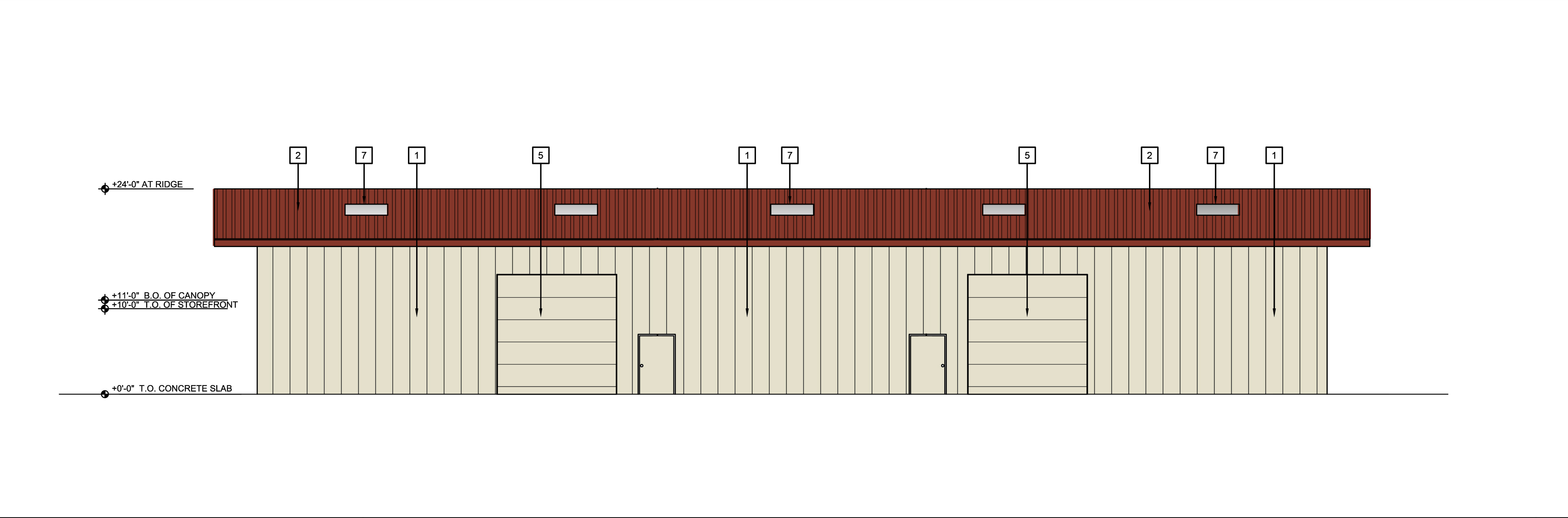
FRONT ELEVATION (EAST ELEVATION) 1/8" = 1'-0" 1



SIDE ELEVATION (NORTH ELEVATION) 1/8" = 1'-0" 3



SIDE ELEVATION (SOUTH ELEVATION) 1/8" = 1'-0" 2



REAR ELEVATION (WEST ELEVATION) 1/8" = 1'-0" 4

EXTERIOR FINISH SCHEDULE			
MATERIAL	PAINT COLOR	COLOR MATERIAL COLOR	
	NAME	MFR.	NO.
1	WALL METAL SIDING	ALMOND	MBCI
2	METAL ROOF	RUSTIC RED	MBCI
3	STOREFRONT FRAMES	ANODIZED BRONZE	
4	ENTRY DOOR / FRAMES	ANODIZED BRONZE	
5	OVERHEAD DOOR	ALMOND	BY VENDOR
6	CANOPY	MEDIUM BRONZE	BY VENDOR
7	SKYLIGHTS		BY VENDOR

COLOR LEGEND

- METAL ROOF, COLOR: RUSTIC RED
- WALL SIDING, COLOR: ALMOND
- CANOPY, COLOR: MEDIUM BRONZE

GENERAL NOTES:

- CAULK ALL WALL AND ROOF PENETRATIONS.
- APPLY ONE COAT OF WATERPROOFING TO ALL HORIZ. STUCCO SURFACES.
- CAULK ALL WINDOWS AND DOOR FRAMES AT HEAD, SILL AND JAMB (EXTERIOR & INTERIOR).
- STUCCO FINISH TO BE "LIGHT LACE" AS SPECIFIED BY THE STUCCO MANUFACTURERS ASSOCIATION. ALTERNATE - "MEDIUM DASHED", MACHINE APPLIED.
- PROVIDE BUILDING ADDRESS NUMBER ON FRONT WALL AS DIRECTED BY LOCAL AUTHORITY.
- PROVIDE A KNOX KEY BOX AT THE ENTRANCE TO FIRE ROOM. COORDINATE EXACT LOCATION WITH MANTECA FIRE DEPARTMENT PRIOR TO INSTALLATION.
- APPROVED NUMBERS OF ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS IN SUCH A POSITION AS TO BE EASILY READ FROM THE STREET OR ROAD FRONTING THE PROPERTY. THE NUMBERS SHALL BE INTERNALLY ILLUMINATED WITH A MINIMUM OF 5' CANDLE POWER ON THE FACE OR ADDRESSES SHALL BE MOUNTED IMMEDIATELY ADJACENT TO A LIGHT SOURCE THAT PROVIDES THE SAME ILLUMINATION. IN ADDITION THE ADDRESS NUMBERS SHALL CONTRAST TO THEIR BACKGROUND. PROVIDE INDIVIDUAL SUITE NUMBERS FOR MULTIPLE TENANT BUILDINGS. WHERE MULTIPLE TENANT BUILDING ARE SERVICED BY REAR ACCESS THE INDIVIDUAL SUITE NUMBERS SHALL ALSO BE PLACED ON THE REAR DOORS. THE INDIVIDUAL SUITE NUMBERS SHALL BE MIN. 4" HIGH. NOTE: ADDRESS NUMBERS SHALL BE A MINIMUM OF 8" IN HEIGHT.

M

Milestone Associates

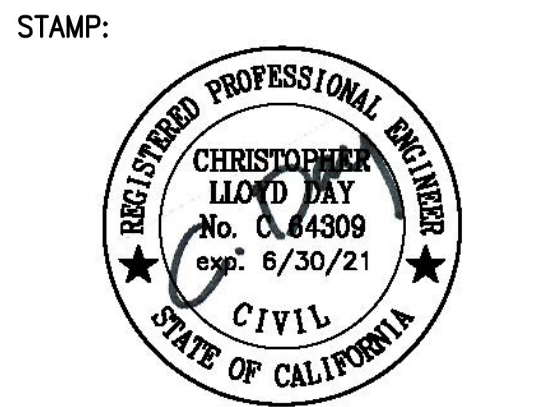
Imagineering

a California Corporation

1000 LINCOLN ROAD, SUITE H202  
YUBA CITY, CALIFORNIA 95991

TEL: 530-755-4700  
FAX: 530-755-4567

JULIO J. TINAJERO  
LEAD DESIGNER



SUBMITTAL DATE	
PLANNING DEPT:	04-03-20
BUILDING DEPT:	04-03-20
PUBLIC WORKS:	04-03-20
SURVEY:	.

REVISIONS		
No.	Description	Date

EXTERIOR ELEVATIONS

PROPOSED SHOP BUILDING  
JATINDER KULLAR  
INDEPENDENCE PLACE (LOT 1)  
GRIDLEY, CA 95948  
A.P.N. 021-270-039

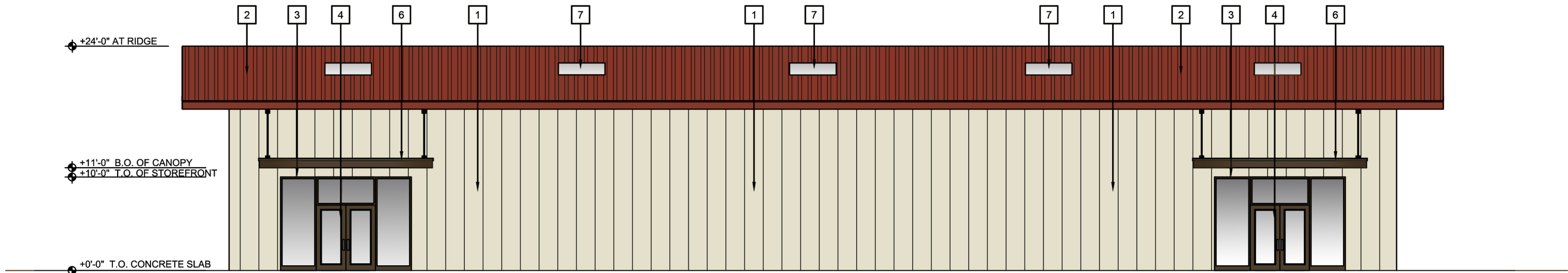
DATE: 04-03-20

SCALE: AS NOTED

DRAFTER: STAFF

JOB NUMBER: 18-978

SHEET: DD3



01

ELEVATION

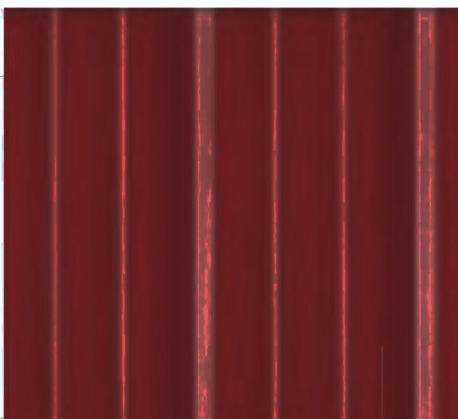
SCALE: NTS

EXTERIOR PAINTS/MATERIAL:



FS-1

MFG: MBCI  
PRODUCT: METAL PANEL WALL  
CF-FLUTE  
COLOR: "ALMOND"



FS-2

MFG: MBCI  
PRODUCT: PBR-METAL PANEL ROOF  
COLOR: "RUSTIC RED"



FS-3

MFG: BY VENDOR  
PRODUCT: CANOPY  
COLOR: "MEDIUM BRONZE"

EXTERIOR FINISH SCHEDULE			
MATERIAL	COLOR		
	■ PAINT COLOR	● MATERIAL COLOR	
	NAME	MFR.	NO.
1 WALL METAL SIDING	■ ALMOND	MBCI	CF-FLUTE
2 METAL ROOF	■ RUSTIC RED	MBCI	SIGNATURE 200 SERIES
3 STOREFRONT FRAMES	● ANODIZED BRONZE		
4 ENTRY DOOR / FRAMES	● ANODIZED BRONZE		
5 OVERHEAD DOOR	■ ALMOND	BY VENDOR	
6 CANOPY	● MEDIUM BRONZE	BY VENDOR	
7 SKYLIGHTS		BY VENDOR	



## **Chapter 17.42 M-1 LIMITED INDUSTRIAL DISTRICT**

- 17.42.010 Intent.
- 17.42.020 Permitted principal uses.
- 17.42.030 Accessory uses.
- 17.42.040 Conditional uses.
- 17.42.045 Determination of appropriate use by Planning Commission
- 17.42.050 Maximum building height.
- 17.42.060 Minimum yard requirements.
- 17.42.070 Maximum lot coverage.
- 17.42.080 Parking requirements.
- 17.42.090 Minimum loading area.
- 17.42.100 Fence and hedge requirements.
- 17.42.110 Site development plan.
- 17.42.120 Sign requirements.
- 17.42.125 Landscaping.

### **17.42.010 Intent.**

The purpose of the M-1 Limited Industrial District is to preserve areas for light industrial and heavy commercial uses which are generally inappropriate in restricted and general commercial districts.

### **17.42.020 Permitted principal uses.**

Permitted principal uses are as follows:

- A. Any light industrial, research and development, or manufacturing use.
- B. The manufacture and assembly and storage of goods, materials, liquids and equipment, except the storage of combustible matter, explosives or materials which create dust, odors, or fumes or have the likelihood to be combustible.
- C. Machine and welding shops
- D. Cabinet, furniture, light mill or woodworking shops
- E. Wholesale and storage warehouses; mini storage
- F. Dyeing and dry cleaning plants, rug cleaning plants, laundries, commercial food lockers and veterinary hospitals

- G. Adult entertainment businesses subject to provisions of Chapter 17.72.
- H. Transitional, emergency shelters, and support housing providing housing for individuals or families without time limit for year-round use.
- I. Other industrial and related uses together with accessories which the Planning Commission may determine are appropriate in the district, pursuant to this Chapter.
- J. Manufacture and assembly of communications and testing equipment.
- K. Manufacture, research and development of communications and testing equipment, scientific, medical, dental equipment.
- L. Manufacture of tools, dies, equipment, pattern making, and metal work.
- M. The recycling and remanufacture of glass, plastics, rubber, cloth, clothing, and other materials to create another object from its original use and/or the processing of such materials for shipment to remanufacture at another location.
- N. Microbreweries, food manufacture and packaging
- O. Passive energy systems manufacture or operation

**17.42.030 Accessory uses.**

Industrial use classifications include the following accessory uses, activities, and structures:

- A. Any commercial or industrial use that is not a permitted use in the same district, and complies with the following criteria:
  - 1. Is operated primarily for the convenience of employees, clients, or customers of the principal use.
  - 2. The accessory building or use occupies less than twenty-five (25) percent of the floor area of the principal use.
  - 3. Is located and operated as an integral part of the principal use and does not comprise a separate business use or activity; notwithstanding that a permitted use shall have the right to conduct a commercial operation from his premises subject to the restriction that he can only sell and/or service that which is manufactured upon the premises.

**17.42.040 Conditional uses.**

Conditional uses in any M-1 district are as follows:

- A. Motels and hotels
- B. Flea markets and pet stores
- C. Public and quasi-public uses, utility service yards

**17.42.045 Determination of appropriate use by Planning Commission.**

Whenever a use is not listed in this Chapter as a use permitted as of right or a use subject to a use permit in the M-1 zoning district, the Planning Commission shall determine whether the use is appropriate for the zoning district, either as of right or subject to a use permit. In making its determination, the Planning Commission shall find as follows:

- A. That the use would not be incompatible with other existing or allowed uses in the district; and,
- B. That the use would not be detrimental to the continuing development of the area in which the use would be located; and,
- C. That the use would be in harmony and consistent with the purposes of this zoning district.

**17.42.050 Maximum building height.**

- A. No industrial building shall exceed a height of sixty-five (65) feet.
- B. No accessory building shall exceed twenty (20) feet.

**17.42.060 Minimum yard requirements.**

- A. Front Yard. No requirement. Exceptions:
  - 1. When the frontage in a block is partially in an "R" district, the front yard shall be the same as required in such "R" district or, if an adjacent use is residential.
  - 2. Parcel frontage abutting the State Highway shall have a five foot building setback.
- B. Side Yard. None, except when the side property line of property situated in the M-1 district is immediately adjacent to or across the street from any property situated in any R district, there shall be a side yard of not less than ten feet. Said side yard shall be landscaped and maintained on corner lots where property in an R district is across the street.
- C. Rear Yard. None, except when the rear property line of property situated in the M-1 district abuts property in any R district, there shall be a landscaped rear yard of not less than twenty (20) feet.

**17.42.070 Maximum lot coverage.**

The aggregate coverage of a lot by-buildings and required parking area shall not exceed a total of eighty (80) percent of the lot area.

**17.42.080 Parking requirements.**

The provisions of Chapter 17.76 shall apply.

**17.42.090 Minimum loading area.**

Private off-street parking space for the loading and handling of all goods, materials, and equipment shall be provided. Such space shall be of sufficient dimensions and design as to permit loading and handling activities to take place without use of public streets or required parking areas. Areas intended for loading, unloading and movement of trucks shall be at least twelve (12) feet wide and fourteen (14) feet high.

**17.42.100 Fence and hedge requirements.**

The general provisions of Chapter 17.72 shall apply.

**17.42.110 Site development plan.**

All industrial development projects shall be subject to site development review in accordance with Chapter 17.07.

**17.42.120 Sign requirements.**

The provisions of Chapter 17.72 shall apply.

**17.42.125 Landscaping.**

A detailed landscape plan shall be approved by the Planning Commission as a part of the site development plan review prior to the issuance of a building permit. Trees of sufficient size shall be planted throughout the development in all common open areas.

## **Chapter 17.44 M-2 HEAVY INDUSTRIAL DISTRICT**

- 17.44.010 Intent.
- 17.44.020 Permitted principal uses.
- 17.44.030 Accessory uses.
- 17.44.040 Conditional uses.
- 17.44.050 Maximum building height.
- 17.44.060 Minimum yard requirements.
- 17.44.070 Maximum lot coverage.
- 17.44.080 Parking requirements.
- 17.44.090 Minimum loading area.
- 17.44.100 Fence and hedge requirements.
- 17.44.110 Site development plan.
- 17.44.120 Sign requirements.
- 17.44.125 Landscaping.

### **17.44.010 Intent.**

The purpose of the M-2 Heavy Industrial District is to preserve areas for heavy industrial uses which are generally incompatible with other zoning districts.

### **17.44.020 Permitted principal uses.**

Permitted principal uses in any M-2 district are as follows:

- A. All uses permitted in the M-1 district
- B. Pottery kilns and ceramic works of a heavy industrial type
- C. Contractors and agricultural equipment manufacturing and storage yards, truck terminals
- D. Utility and service yards
- E. Metal fabrication, sheet metal, sand blasting, finishing, and plating
- F. Textile manufacturing, recycling, bleaching, mills, warehousing and shipping
- G. Fire arms ranges

### **17.44.030 Accessory uses.**

Industrial use classifications include the following accessory uses, activities and structures:

- A. Any commercial or industrial district use that is not a permitted use in the same district, and complies with the following criteria:
1. Is operated primarily for the convenience, of employees, clients, or customers of the principal use.
  2. The accessory building or use occupies less than twenty-five percent of the total floor area of the principal use.
  3. Is located and operated as an integral part of the principal use and does not comprise a separate-business use or activity; notwithstanding that a permitted use shall have the right to conduct a commercial operation from his premises subject to the restriction that he can only sell and/or service that which is manufactured upon the premises.

**17.44.040 Conditional uses.**

Conditional uses in any M-2 district are as follows:

- A. Flea markets and auction yards
- B. Pet stores
- C. Public and quasi-public uses
- D. Canneries
- E. Auto wrecking and salvage yards
- F. Manufacturing of concrete and casting foundries

**17.44.050 Maximum building height.**

- A. No industrial building shall exceed a height of sixty-five (65) feet.
- B. No accessory building shall exceed twenty (20) feet.

**17.44.06 Minimum yard requirements.**

- A. Front Yard. No requirement. Exceptions:
  1. When the frontage in a block is partially in an R district, the front yard shall be the same as required in such R district or, if an adjacent use is residential.
  2. Parcel frontage abutting the State Highway shall have a five (5) foot building setback.
- B. Side Yard. None, except when the side property line of property situated in the M-2 district is immediately adjacent to or across the street from any property situated in any R



district, there shall be a side yard of not less than twenty feet. Said side yard shall be landscaped and maintained on corner lots where property in an R district is across the street.

C. Rear Yard. None, except when the rear property line of property situated in the M-2 district abuts property in any R district, there shall be a landscaped rear yard of not less than twenty-five (25) feet.

**17.44.070 Maximum lot coverage.**

The aggregate coverage of a lot by buildings and required parking area shall not exceed a total of eighty (80) percent of the lot area.

**17.44.080 Parking requirements.**

The provisions of Chapter 17.76 shall apply.

**17.44.090 Minimum loading area.**

Private off-street space for the loading and handling of all goods, materials and equipment shall be provided. Such space shall be of sufficient dimensions and design as to permit loading and handling activities to take place without use of public streets or required parking areas. Areas intended for loading, unloading and movement of trucks shall be at least twelve (12) feet wide and fourteen (14) feet high.

**17.44.100 Fence and hedge requirements.**

The general provisions of Chapter 17.72 shall apply.

**17.44.110 Site development plan.**

All industrial development projects shall be subject to site development review in accordance with Chapter 17.07.

**17.44.120 Sign requirements.**

The provisions of Chapter 17.72 shall apply.

**17.44.125 Landscaping.**

A detailed landscape plan shall be approved by the Planning Commission as a part of the site development plan review prior to the issuance of a building permit. Trees of sufficient size shall be planted throughout the development in all common open areas.



**Planning Commission Item #2**  
Staff Report

**Date:** August 19, 2020

**To:** Chair and Planning Commissioners

**From:** Donna Decker, Planning Department

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

**Subject:** **General Plan Amendment GPA 1-20, Pre-zone RZ 1-20, and Tentative Parcel Map 1-20; Annexation 1-20; Mitigated Negative Declaration 1-20;** Application for a proposed General Plan Amendment, Pre-zone, Tentative Map, Annexation and Mitigated Negative Declaration of approximately 19.95 acres. The applicant proposes to annex the property into the City of Gridley providing for approximately 2.7 acres of General Plan land use designation of Residential, Very Low Density, and pre-zoned for Residential Suburban (RS). The remaining 17.25 acres will be designated as Residential, Medium Density General Plan land use and pre-zoned for Single Family Residential District (R-1). The property is located on the west side of West Biggs Gridley Road. (009-260-006)

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**Recommendation**

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

**Summary**

The applicant has submitted an application to annex approximately 20 acres into the City of Gridley. The application requires a General Plan Amendment, a pre-zone for land use designations, a tentative parcel map and an environmental review adoption of a mitigated negative declaration. After the City has an opportunity to evaluate the project, the Planning Commission will provide a recommendation to the City Council, who in turn will determine whether the proposal will move to LAFCO for the annexation process.

**Discussion**

Location

The subject site is an approximately 20 acre parcel located on the west side of W Biggs Gridley Road and east of Eagle Meadows.



N

Subject Site

**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.

#### General Plan and Zoning

The General Plan land use designation would reflect the ultimate uses for the site; two parcels are proposed as Very Low Density. These lots reflect the existing homes and the owners reside there. The largest parcel of approximately 17 acres would have a General Plan designation of Medium Density Residential to accommodate future Single Family Residential development comprised of moderate and small lots.

The zoning designation would be Residential Suburban for the existing residences and Single Family Residential for the future development.

#### Site Review

The purpose of the review by the Planning Commission is to allow the 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 September 16, 2020.

#### **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.

Notices were also mailed to Responsible Agencies who may have an interest in the project. The State allows review for 45 days prior to a formal action being taken.

#### **Environmental Review**

An Initial Study is underway and will be available for review prior to the September 16, 2020 Planning Commission hearing date.

#### **Attachments –**

1. Exhibit A- Tentative Parcel Map

