

## **Gridley City Council – City Council Meeting Agenda**

Monday, August 7, 2017; 6:00 pm  
Gridley City Hall, 685 Kentucky Street, Gridley, CA 95948

*“Our purpose is to continuously enhance our community’s vitality and overall quality of life. We are committed to providing high quality, cost-effective municipal services and forming productive partnerships with our residents and regional organizations. We collectively develop, share, and are guided by a clear vision, values, and meaningful objectives.”*

**CALL TO ORDER** - Mayor Hall

**ROLL CALL** - Recording Secretary

**PLEDGE OF ALLEGIANCE** – Councilmember Davidson

**INVOCATION** – David Henry, First Baptist Church

**PROCLAMATIONS** - None

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

**CONSENT AGENDA** – *Items 1 through 3 are part of the Consent Agenda and are considered routine and acted upon by one motion. Any Council member may request that an item be removed for separate consideration. The City Council may only make minor comments; otherwise the item should be removed from the Consent Agenda and placed as the first item(s) under “Items for Council Consideration”.*

1. City Services Update
2. City Council minutes dated July 17, 2017
3. Four Resolutions Authorizing the Levy of Assessment District Expenses for the Butte County 2017-2018 Tax Roll:
  - a. Resolution No. 2017-R-019: A Resolution of the City Council of the City of Gridley to Levy Assessment District No. 3 on Butte County 2017-2018 Tax Roll
  - b. Resolution No. 2017-R-020: A Resolution of the City Council of the City of Gridley to Levy Assessment District No.2 on Butte County 2017-18 Tax Roll
  - c. Resolution No. 2017-R-021: A Resolution of the City Council of the City of Gridley to Levy Assessment District No. 6 on Butte County 2017-2018 Tax Roll
  - d. Resolution No. 2017-R-022: A Resolution of the City Council of the City of Gridley to Levy Assessment District No. 1 on Butte County 2017-2018 Tax Roll

## **PUBLIC HEARING**

None

## **OTHER ITEMS FOR COUNCIL CONSIDERATION**

4. Introduction and First Reading of Ordinance No. 827-2017: An ordinance rezoning approximately 40 acres consisting of 11 parcels located on the west side of Highway 99 from Limited Industrial (M-1) and Heavy Industrial (M-2) to HCC Highway Commercial Corridor Mixed Use Combining District. (021-110-031, 021-110-033, 021-110-046, 021-110-047, 021-240-002, 021-240-003, 021-240-014, 021-240-025, 021-240-026, 021-270-016, 021-270-019)
5. Adoption of Resolution 2017-R-008: A Resolution for a General Plan Amendment to change the General Plan land use designation of approximately 40 acres consisting of 11 parcels located on the west side of Highway 99 from Industrial (I) to Commercial (C). (021-110-031, 021-110-033, 021-110-046, 021-110-047, 021-240-002, 021-240-003, 021-240-014, 021-240-025, 021-240-026, 021-270-016, 021-270-019) and adopt a Negative Declaration pursuant to CEQA finding there is no environmental impact from the land use re-designations for the General Plan and Zoning on approximately 40 acres consisting of 11 parcels located on the west side of Highway 99.
6. Introduction and First Reading of Ordinance No. 828-2017: An Ordinance of the City of Gridley amending Title 17, adding Chapter 17.59, HCC Highway Commercial Corridor Mixed Use Combining District to the Gridley Municipal Code related to the provision for an infill, mixed use, highway commercial corridor land use designation.
7. Introduction and First Reading of Ordinance No. 829-2017: Application to add the Agricultural Overlay (AO) District as a secondary zoning to allow commercial agricultural uses until the property is developed on the ±22.6-acre parcel. (APN 021-240-025)
8. Approval of Resolution No. 2017-R-023: A Resolution of the Gridley City Council Authorizing the Finance Director to Write off \$20,470.76 in Delinquent Utility Accounts from May 2016 to June 2017

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

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

Biggs Police Contract	8/21/2017
Weed Abatement Resolutions	8/21/2017
General Fund fee study work session	8/21/2017
Electric Rate Discussions	9/18/2017
Sewer Pond Improvements and Policies	9/18/2017
Biggs Electric Services Agreement	10/16/2017

**CLOSED SESSION**

None

**ADJOURNMENT** – adjourning to the next regularly scheduled meeting on August 21<sup>st</sup>, 2017

**NOTE 1: POSTING OF AGENDA-** This agenda was posted on the public bulletin board at City Hall at or before 4:00 p.m., August 4<sup>th</sup>, 2017, in accordance with Government Code Section 54954.2. This agenda along with all attachments is available for public viewing online at [www.gridley.ca.us](http://www.gridley.ca.us) and at the Administration counter in City Hall, 685 Kentucky Street, Gridley, CA.

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



**City Council Agenda Item #1**  
Staff Report

**Date:** August 7, 2017  
**To:** Mayor and City Council  
**From:** Paul Eckert, City Administrator  
**Subject:** City Services Update

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

**Recommendation**

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

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

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

**Financial Impact**

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

**Attachments:**

City Services Update

## City of Gridley

To: Mayor Hall and City Councilmembers  
From: Paul Eckert, City Administrator  
Subject: City Services Weekly Update  
Date: July 24, 2017

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Thank you for your leadership and dedication to the Gridley community!

This Weekly Update is intended to provide useful and timely updates to the Gridley Community, Visitors, our Elected Officials, and our City Coworkers. We regret if we have inadvertently omitted useful items from this report. As always, your input and guidance are appreciated. Please send any response to me directly and do not "copy all."

### City Administrator/City Council/Information Technology

- Boat Launch Park – Special thanks to our Public Works Crews who have salvaged the pontoons from most of the City's boat docks that washed away during the flooding. The Pontoons will be used on the new docks that our talented staff will construct.
- State Legislative Staff Visit to Gridley – On July 24<sup>th</sup> State staff members serving a variety of State Senators and Assembly Members will tour our City of Gridley Electric Facilities. Councilmember Davidson will host the delegation. Special thanks to our Electric Crew Members who helped prepare for the visit.
- Building Inspections Services Transition – We continue to work closely with Butte County officials and our customers as we prepare to transition to Butte County for building services effective August 1<sup>st</sup>. Letters have been sent to customers, utility billing inserts have been sent, and we are using our websites and social media to communicate the details with customers.
- Lodi Energy Center – The "Solicitation for Offers" to purchase Gridley's excess electric energy yielded three responses. Responses will be reviewed over the next 30 days.
- Electric Maintenance Services Agreement – The City of Gridley provides the City of Biggs Electric Maintenance Services by contract. Gridley is currently waiting for a follow-up response from Biggs regarding potential contract changes and more urgently, Gridley is waiting for Biggs to provide Gridley the delinquent payment of nearly \$200,000. At the current time, Gridley residents are subsidizing Biggs residents.
- The City Administrator continues to meet with local economic development leaders and interact with local retailers and business leaders. We will meet with legislators in August.
- City Industrial Park - The City is working on Realtor options to market and sell Parcel 2 located in the Industrial Park. We will keep the City Council informed of our progress.



### Finance

- The Finance Department is very busy with: development of the final Council Approved Budget and Capital Improvement Plan documents; a wide array of grant responsibilities; employee



payroll and benefits issues; financial year end closing; initial stages of preparation for the annual audit and onsite work; and organization of all work areas and file systems.

- Customer Service - The Finance Department continues to strive to effectively meet the needs of our customers and provide excellent customer service at all times.
- The new City Transit vehicle has been received and is being outfitted for operations to start in August. The Ridership Report is provided below:

Month	Passengers	Days of Service	Riders Per Day	Bus Mileage Start	Bus Mileage End	Pool Car Mileage	Total Miles	Average of Daily Miles
January	721	21	34	114639	115740	27225-27274	1152	55
February	519	20	26	115741	116524	27444-27555	906	45
March	764	23	33	116525	117186	27632-27674	703	31
April	595	20	30	117187	118659	-	1472	73
May	590	20	30	118670	119908	28718-28802 (84)	1322	66
June	790	22	36	119909	121275	28803-28846 (43)	1409	64
July								

## Electric

- Electric Utility Crews recently assisted with the removal of trees throughout the City (see adjacent image).
- Two Crew Members responded to a service call for a scheduled power outage at the SunWest Mills in Biggs. The service included de-energizing the Mill and testing and grounding the 12kv service to allow safe maintenance of the Switch Gear.
- As part of the ongoing Butte County Fair Concentric Conductor/Primary Feed upgrade Project, Crew Members installed a Transformer Pad and a 3-Phase Pad Mount Transformer to service the Swimming Pool service.
- Our staff assisted the Memorial Monument Contractor to realign the Daddow Park Monument that was struck earlier this week.
- Crews installed four "Shoe Box" type lighting poles at the City of Biggs Little League Park.
- A faded meter display was changed out at 381 Aleut Street and Crews installed new service drops at 3121 B Street and 2990 4th streets in Biggs.
- City Hall Repairs – Staff installed a new sink and faucet, soap dispenser, and paper towel holder in Community Room and repaired several electrical outlets.
- Substation and Line Re-closer inspections were completed this week.



Electrical Department Activity	Gridley	Biggs
Street Light Repairs	1	0
Nonpayment Shut-off/turn on	20	0
Underground Service Alerts (USA'S)	13	0
Sets & Outs	12	0
Service calls	0	3
Trim/Remove tree	0	0
Discrepancy Report Items	0	0
After Hours Call out's	0	0
Solar Read	0	0

## Fire

- A structure fire occurred at the corner of Indiana and Laurel Streets on July 10th. Crews performed a successful rescue of an occupant from the burning building.
- Gridley Fire Personnel finished the final Weed Abatement Inspections. City Administration will ensure the high weeds are abated.
- Engine 376 is still loaned to the County. It's currently covering a station.
- There were multiple personnel from Station 74 assigned to the vegetation fires in the County and throughout the state. Station 74 has been fully staffed in their absence by other station personnel from other shifts. Two Gridley Fire Station Personnel were assigned to the Wall Incident, the large Wildland Fire in Oroville.
- Gridley Fire provided a "Prevention and Education" presentation at the Gridley Farm Labor Camp. Approximately 30 kids ranging from 5-14 years attended. Staff presented the information in both English and Spanish.
- Gridley Fire continues to assist the Chamber of Commerce with the setup and takedown of equipment for the Farmers Market every Tuesday.
- Emergency Responses are summarized in the adjacent Table.

Gridley Fire Weekly Responses	City	County
Medical Aids	18	8
Traffic Collisions	1	3
Structure Fires	0	0
Vegetation Fires	1	1
Vehicle Fires	0	0
Public Assist	0	0
Cover Assignments	0	4
Other (smoke checks, hazardous conditions, control burns, etc)	0	0
Technical Rescues	0	2

## Police

- Police personnel are busy planning and preparing for the National Night Out event in Gridley and Biggs on Tuesday, August 1<sup>st</sup>. The event in both cities features a bicycle rodeo, giveaways, food, face painting and quality time between citizens and those that serve them.
- Animal Control (AC) continues to provide proactive patrol and compassion for lost/stray animals. AC personnel are currently active with the renewal of dog licenses in Gridley.
- Police Incidents - Officers continued to increase traffic enforcement efforts to promote safe driving habits in Gridley and Biggs. Patrol was active in both communities of Gridley and Biggs. The Department served several local arrest warrants during the week.
- Police officers and reserve officers attended Emergency Vehicle Operations training at the Butte College Law Enforcement Academy. This training is required by Police Officers Standards and Training as a perishable skill for the safe and effective operation of emergency police vehicles.
- Police personnel attended the monthly North Valley Gang Information Network meeting. The attendees discuss gang trends and enforcement efforts in Butte County.
- Police Administration attended the monthly Butte Narcotics Interagency Task Force meeting and the Law Enforcement Administrators meeting in Chico.
- Dispatchers continue to develop best business practices in adapting to the Butte County District Attorney's Office's changing criminal complaints process.
- The Department continues in its goal to provide quality service in all aspects of public safety to the citizens we serve. The June 2017 statistics are provided below:

City of Gridley - Police Activity	June 2017	Year Total
Adult Arrests	50	353
Juvenile Arrests	2	10
Misdemeanor Arrests	43	311
Felony Arrests	8	45
Felony Crimes Reported	14	79



Misdemeanor Crimes	48	353
<b>Total Police Incidents*</b>	<b>974</b>	<b>6,209</b>
Battery	9	54
Burglary	5	38
Deceased Person	1	8
Vandalism	5	37
Stolen Vehicle	3	11
Robbery	0	2
Public Intoxication	4	28
Patrol Request	12	56
Medical Aid	33	200
Area Checks	79	639
Pedestrian Checks	33	281
Disturbing the Peace	31	146
Total 911 Calls	303	1,613
Total Accidents	4	38
Name Exchanges	0	8
Total Traffic Citations	52	326
DUI Arrests	3	10
Traffic Stops	116	975
Extra Help Hours	193.50	1,827.75
RSVP Hours	20	104
<i>"Police Incidents" are those Police responses originating from telephone calls to the Dispatch Center, walk-ins at the Police lobby, Police Officer self-initiated activity and email or social media communications.</i>		

### **Public Works**

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

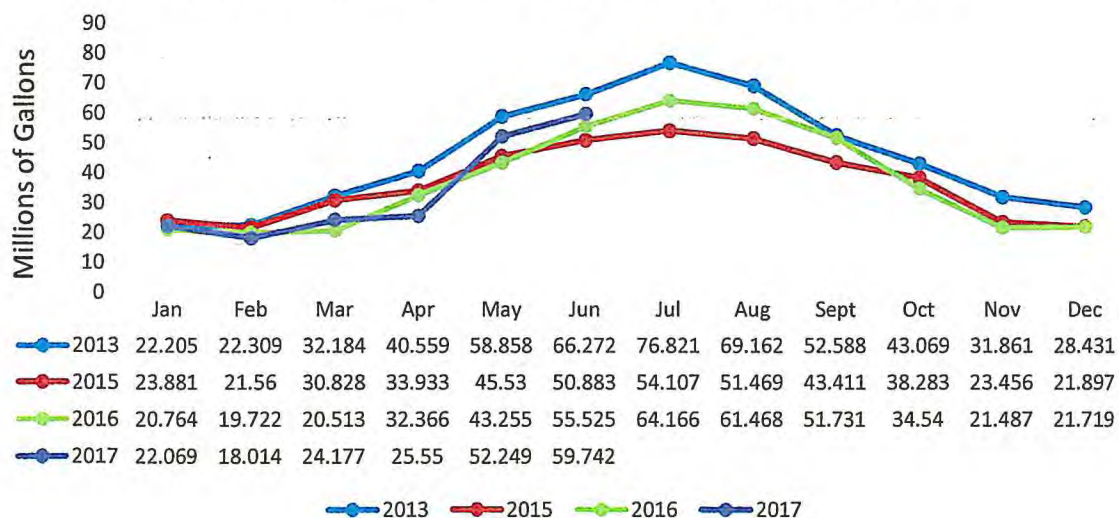
- Public Works Crews continue prepping for asphalt repaving in different areas throughout the City.
- Crews are in the process of pruning Heron Landing Parkway.
- Public Works Crews continue spraying weeds in the maintenance ditches throughout the City.
- Crews started chopping weeds to make a fire break on the City's property at the Industrial Park.
- Crews continue to remove and prune trees in the right of way and on City property. Three trees were removed this week.
- Crews completed Weed Abatements at nine properties throughout the City. The private properties will be billed for the work.
- Public Works crews cleaned up a spilled substance at East Gridley Road and Highway 99.
- Crews continue to crack seal and repair potholes throughout the City on our very aged streets.

Department of Public Works Activity	
Water Leaks Repaired	0
Water Encoder Receiver Transmitter installed/Replaced (ERT's)	0
Sewer Plugs	0
Tree Removal/Trimmed	3
Water Related Service Calls	1
Sewer Related Service Calls	0
Under Ground Service Alerts (USA's)	14
Park Related Service Calls	1
Other Service Calls	0

- Public Works Crews continue to assist the Farmers Market, including barricades, refuse pick-up, and enhanced grounds keeping.

Production Well	Volume Pumped	Calc. Fl	Calc. Chlor
Eagle Meadows	00.000 M.G.	.00 mg/l	.0000 mg/l
Spruce	00.000 M.G.	.00 mg/l	.0000 mg/l
Wilson	00.000 M.G.	.00 mg/l	.0000 mg/l
Little Ave.	28.010 M.G.	.63 mg/l	.2957 mg/l
Liberty	17.978 M.G.	.71 mg/l	.3088 mg/l
Parkside	13.754 M.G.	.79 mg/l	.2604 mg/l
<b>Monthly Water Production</b>			
Total water pumped to system:			59.742 M.G.
Ave. chlorine residual in the system:			.20 mg/l
Ave. tested fluoride in the system:			.73 mg/l
Lab tested fluoride in the system:			.8 mg/l

### Comparative Water Usages for 2013,2015,2016



### Past Month's Flows at the Waste Water Treatment Plant

Total flow to the Plant was 36,997,000 gals.

Flow from Butte County Housing Authority was 716,200 gals.

### Recreation

- Swimming Lessons are available at the Fairgrounds Pool. Information is available on our City website and Facebook site.
- Checkout Recreation's Facebook page at <https://www.facebook.com/groups/120025737091/>
- The Summer Apples to Zebras Kinder Care Program will begin August 28<sup>th</sup>. All 24 spots have been filled.
- Soccer Registration is underway and will conclude on July 31<sup>st</sup> with all teams to be assigned and gear available to coaches by August 7<sup>th</sup>.
- The Division is preparing for Summer Classes, including two Arts and Craft Classes, one for ages 4-7 and one for ages 8-12, and one Cooking Class for ages 7-12.

- The Recreation Community Center meeting rooms are available for rent on evenings and weekends. The rental fee is \$100 per room, with an additional refundable \$50 cleaning deposit.

**City Council Formal Calendar**

- The City Council will hold its next Regular City Council meeting on Monday, August 7<sup>th</sup> at 6:00 pm at City Hall.
- The Butte County Board of Supervisors Agenda for the 9:00 am meeting on Tuesday, July 25<sup>th</sup> in Oroville can be accessed at the following link:  
<http://www.buttecounty.net/boardofsupervisors/BoardMeetings.aspx>

Thank you for your ongoing support and guidance.

Respectfully,

Paul





# **Gridley City Council – DRAFT City Council Meeting MINUTES**

Monday, July 17, 2017; 6:00 pm  
Gridley City Hall, 685 Kentucky Street, Gridley, CA 95948

*"Our purpose is to continuously enhance our community's vitality and overall quality of life. We are committed to providing high quality, cost-effective municipal services and forming productive partnerships with our residents and regional organizations. We collectively develop, share, and are guided by a clear vision, values, and meaningful objectives."*

## **CALL TO ORDER**

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

## **ROLL CALL**

### **Councilmembers**

Present: Williams, Davidson, Borges, Johnson, Hall

Absent: None

Arriving post roll call: None

### **Staff present:**

Paul Eckert, City Administrator  
Landon Little, Deputy City Attorney  
Daryl Dye, Electric/Public Works Superintendent  
Dean Price, Police Chief  
Donna Decker, Planning Consultant

## **PLEDGE OF ALLEGIANCE**

**Councilmember Williams led the Pledge of Allegiance**

## **INVOCATION**

**The invocation was provided by Reverend Dan Boeger of St. Timothy's Episcopal Church**

## **PROCLAMATIONS**

None

## **COMMUNITY PARTICIPATION FORUM**

None

## **CONSENT AGENDA**

1. City Services Update
2. City Council minutes dated June 19, 2017
3. Resolution No. 2017-R-016: A Resolution of the City Council of the City of Gridley Authorizing the Finance Director to Sell or Surplus the Feather Flyer Bus
4. Letter Requesting Delay of Licensing of the Oroville Dam

**Motion to approve consent agenda by Councilmember Davidson, seconded by Vice Mayor Johnson**

**ROLL CALL VOTE**

**Ayes: Davidson, Borges, Hall, Johnson, Williams**

**Motion passed, 5-0**

**PUBLIC HEARING**

5. Public Hearing to receive public comment on the City's intent to close Grant 13-CDBG-8970

Administrator Eckert and Beckie Flores of the Regional Housing Authority reviewed the staff report, stated the purpose of the grant and answered questions of Council. The grant amount was \$900,000 and was used to assist 6 low income first time homebuyers and 3 housing rehab projects. The City is required to hold a public hearing to discuss the grant accomplishments and submit a closeout certification to the State

The public hearing was opened and seeing no one present wishing to speak, the hearing was closed.

Approve Resolution No. 2017-R-017: A Resolution of the City Council of the City of Gridley Authorizing the Closeout of Grant13-CDBG-8970 in the amount of \$900,000

**Motion to approve Resolution No. 2017-R-017 by Vice Mayor Johnson, seconded by Councilmember Davidson**

**ROLL CALL VOTE**

**Ayes: Borges, Hall, Davidson, Williams, Johnson**

**Motion passed, 5-0**

6. Public Hearing and Resolution to consider 1.) Expenditure of Program Income Funding and Request to CDBG for Program Income Waivers and 2.) City Council changes to Impact Fees

Administrator Eckert addressed Council explaining the expenditure request, where the funds would come from and the benefit to the City. The City currently has a CDBG Program Income balance of \$415,709. All funds need to be expended prior to accessing any future grant funds awarded by CDBG. The City has reviewed a proposed 32-unit senior housing development. This project is requesting use of the CDBG Program Income for land acquisition and public infrastructure improvements, both of which are eligible activities under the CDBG program. In addition, a vital consideration in the competitive review by the State is City participation by means of funding. Staff recommended the City "participate" by reducing the impact fees for this project by 25%.

The public hearing was opened and seeing no one present wishing to speak, the hearing was closed.

Approve Resolution No. 2017-R-018: A Resolution of the City Council of the City of Gridley Authorizing the use of Community Development Block Grant Program Income Funds for an Acquisition and Public Infrastructure in Support of Housing Project Contingent on the Approval by State Department of Housing and Community Development Program Income Waiver and Authorization to Defer 25% of the Projected City Impact Fees

**Motion to approve Resolution No. 2017-R-018 by Councilmember Davidson, seconded by Mayor Hall**

**ROLL CALL VOTE:**

**Ayes: Hall, Williams, Davidson, Borges, Johnson**

**Motion passed, 5-0**

**OTHER ITEMS FOR COUNCIL CONSIDERATION**

7. Information Report related to the status of the proposed new zoning code section for the Highway Commercial Corridor Combining District (HCC). Two items below

Introduction and First Reading of Ordinance No. 827-2017: An ordinance rezoning approximately 41 acres consisting of 14 parcels located on the west side of Highway 99 from Limited Industrial (M-1) and Heavy Industrial (M-2) to General Commercial Mixed Use (C-2/MUCZ). (021-110-031, 021-110-046, 021-110-047, 021-240-002, 021-240-003, 021-240-014, 021-240-025, 021-270-014, 021-270-016, 021-270-017, 021-270-019, 021-270-043, 021-270-044)

Adoption of Resolution 2017-R-008: A Resolution for a General Plan amendment to change the General Plan land use designation of approximately 41 acres consisting of 14 parcels located on the west side of Highway 99 from Industrial (I) to Commercial (C). (021-110-031, 021-110-046, 021-110-047, 021-240-002, 021-240-003, 021-240-014, 021-240-025, 021-270-014, 021-270-016, 021-270-017, 021-270-019, 021-270-043, 021-270-044) and adopt a Negative Declaration pursuant to CEQA finding there is no environmental impact from the land use re-designations for the General Plan and Zoning on approximately 41 acres consisting of 14 parcels located on the west side of Highway 99

**Planning Consultant Donna Decker gave Council a review of the recent happenings regarding the above two items. The project summary provided outlined the meetings held, those attending and the concerns of the attendees. Decker stated that the items are scheduled to go to the Planning Commission on July 24 and then to Council for approval on August 7.**

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

8. Approval of Resolution No. 2017-R-019: A Resolution of the City Council of the City of Gridley Establishing Liability Claim Approval Authority for the City Administrator

**Motion to approve Resolution No. 2017-R-019 made by Vice Mayor Johnson, seconded by Councilmember Davidson**

**ROLL CALL VOTE**

Ayes: Davidson, Johnson, Borges, Williams, Hall

Motion passed, 5-0

**CITY STAFF AND COUNCIL COMMITTEE REPORTS**

Councilmember Borges reported on the Butte County Association of Governments and Butte County Air Quality meetings he attended.

Vice Mayor Johnson stated that he attended the Butte County Mosquito and Vector Control District meeting; there is 1 confirmed case of West Nile Virus in Butte County.

Mayor Hall attended the Sutter Butte Flood Control Agency meeting.

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

Biggs Police Contract	8/7/2017
Resolutions for Assessment Districts	8/7/2017
Weed Abatement Resolutions	8/7/2017
General Fund fee study work session	8/7/2017
Electric Rate Discussions	9/18/2017
Sewer Pond Improvements and Policies	9/18/2017
Biggs Electric Services Agreement	10/16/2017

**CLOSED SESSION**

9. Government Code 54956.9: Conference with Legal Counsel and Gridley City staff to discuss various claims presented against the City of Gridley. Claimants: Jaswinder Kaur; Tim Shields; Kyle Robert Heronemus; Peggy Turnbull
10. Government Code 54957.6: Conference with Labor Negotiators, City of Gridley and International Brotherhood of Electrical Workers

**ADJOURNMENT**

Council came out of closed session with no reportable action and adjourned to the next regularly scheduled meeting on August 7, 2017

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Paul Eckert, City Clerk



### City Council Agenda Item # 3

**Date:** August 1, 2017

**To:** Mayor and City Council

**From:** Matt Michaelis, Finance Director

**Subject:** Four Resolutions Authorizing the Levy of Assessment District Expenses for the Butte County 2017-2018 Tax Roll

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

#### **Recommendation**

City staff respectfully requests that the Mayor and City Council receive a staff report and consider adoption of the four assessment district resolutions.

#### **Background**

The Gridley City Council previously approved the formation of the maintenance districts to construct, operate and maintain various public improvements within the newer subdivisions in the City under provisions of the Improvement Act of 1911. To finance the annual maintenance of this infrastructure, it is required to assess the expenses of maintenance and operation of the improvements upon the real property within the district to be benefited thereby. These resolutions represent the completion of that annual assessment process.

#### **Analysis**

The City Engineer for the City of Gridley caused a report to be prepared in the manner provided by law, including the improvement act of 1911, as well as the California State Constitution, Article XIII D, to set the amount and basis of the amounts to be assessed against each parcel within the districts, the adjustments to be made to annual assessments based upon increases in the Consumer Price Index and other particulars relating to the district. Pursuant to the provisions of Proposition 218, namely Article XIII D of the California Constitution, the City, after giving due and proper notice as required by Proposition 218, at its meeting of October 17, 2005 conducted a public hearing on the proposed modifications to the assessment pursuant to California Constitution Article XIII D, Section 4(e). The Tax Collector of the County of Butte was requested to levy and add to the tax bill sent by the County to the owner of each parcel of real property within the boundaries of the districts and operation and maintenance assessment for the fiscal year commencing 2005/2006, and for each year thereafter, which assessment was collected from each land owner with the proportioning of the collection between the first installment and the second installment to be determined by the County Tax Collector.

**Financial Impact**

The recommended service level for the maintenance districts will be the same as last year. The City has the authority to charge a CPI increase, but the City has not done so in several years. The City is not recommending a CPI increase at this time.

**Compliance with the City Council Strategic Plan or Budget Goals**

This presentation is consistent with our ongoing effort to be responsive and transparent regarding all financial matters, as well as be congruent with best financial practices.

**Attachments**

1. Resolution 2017-R-19
2. Resolution 2017-R-20
3. Resolution 2017-R-21
4. Resolution 2017-R-22

**A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF GRIDLEY TO LEVY ASSESSMENT DISTRICT NO. 3 ON BUTTE COUNTY  
2017-2018 TAX ROLL**

**WHEREAS**, the Gridley City Council previously approved the formation of Maintenance District #3 (Resolution No. 2004-R-065) to construct, operate and maintain various public improvements within the Heron Landing subdivision under provisions of the Improvement Act of 1911 (Streets and Highways Code Section 5000 and 5821, et seq); and

**WHEREAS**, the City Council of the City of Gridley has determined that it is appropriate and necessary to assess the expenses of maintenance and operation of the improvements upon the real property within the district to be benefited thereby; and

**WHEREAS**, the City Engineer for the City of Gridley caused a report to be prepared in the manner provided by law, including the improvement act of 1911, as well as the California State Constitution, Article XIII D, to set the amount and basis of the amounts to be assessed against each parcel within the Assessment District, the adjustments to be made to annual assessments based upon increases in the Consumer Price Index and other particulars relating to the District, and

**WHEREAS**, The Tax Collector of the County of Butte was requested to levy and add to the tax bill sent by the County to the owner of each parcel of real property within the boundaries of the Gridley Maintenance Assessment District No. 3, and operation and maintenance assessment for the fiscal year commencing 2005/2006, and for each year thereafter, which assessment was collected from each land owner with the proportioning of the collection between the first installment and the second installment to be determined by the County Tax Collector; and

**WHEREAS**, Government Codes 54703 & 54718 provides the authority for the City to place the assessment on the tax roll.

**NOW, THEREFORE**, the City Council of the City of Gridley approves the assessment for 2017-2018 for the amount of \$208.96 without a CPI increase. The benefit is to be provided to the owner of each parcel of real property within the boundaries of the Gridley Maintenance Assessment District No.3.

**I HEREBY CERTIFY** that this Resolution of the City Council of the City of Gridley was duly introduced and passed at a regular meeting of the City Council of the City of Gridley held on the 7th day of August, 2017 by the following vote:

**RESOLUTION NO.**  
**2017-R-019**

AYES: COUNCIL MEMBERS

NOES: COUNCIL MEMBERS

ABSENT: COUNCIL MEMBERS

ABSTAIN: COUNCIL MEMBERS

ATTEST:

APPROVE:

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Paul Eckert, City Clerk

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Frank Hall, Mayor



**A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF GRIDLEY TO LEVY ASSESSMENT DISTRICT NO.2 ON BUTTE COUNTY  
2017-18 TAX ROLL**

**WHEREAS**, the Gridley City Council previously approved the formation of Maintenance District #2 (Resolution No. 2004-R-004) to construct, operate and maintain various public improvements within the Eagle Meadows subdivision under provisions of the Improvement Act of 1911 (Streets and Highways Code Section 5000 and 5821, et seq); and

**WHEREAS**, the City Council of the City of Gridley has determined that it is appropriate and necessary to assess the expenses of maintenance and operation of the improvements upon the real property within the district to be benefited thereby; and

**WHEREAS**, the City Engineer for the City of Gridley caused a report to be prepared in the manner provided by law, including the improvement act of 1911, as well as the California State Constitution, Article XIII D, to set the amount and basis of the amounts to be assessed against each parcel within the Assessment District, the adjustments to be made to annual assessments based upon increases in the Consumer Price Index and other particulars relating to the District, and

**WHEREAS**, pursuant to the provisions of Proposition 218, namely Article XIII D of the California Constitution, the City, after giving due and proper notice as required by Proposition 218, at its meeting of October 17, 2005 conducted a public hearing on the proposed modifications to the assessment pursuant to California Constitution Article XIII D, Section 4(e); and

**WHEREAS**, The Tax Collector of the County of Butte was requested to levy and add to the tax bill sent by the County to the owner of each parcel of real property within the boundaries of the Gridley Maintenance Assessment District No. 2, and operation and maintenance assessment for the fiscal year commencing 2005/2006, and for each year thereafter, which assessment was collected from each land owner with the proportioning of the collection between the first installment and the second installment to be determined by the County Tax Collector; and

**WHEREAS**, Government Codes 54703 & 54718 provides the authority for the City to place the assessment on the tax roll.

**NOW, THEREFORE**, the City Council of the City of Gridley approves the assessment for 2017-2018 for the amount of \$570.82 without a CPI increase. The benefit is to be provided to the owner of each parcel of real property within the boundaries of the Gridley Maintenance Assessment District No.2.

**RESOLUTION NO.  
2017-R-020**

**I HEREBY CERTIFY** that this Resolution of the City Council of the City of Gridley was duly introduced and passed at a regular meeting of the City Council of the City of Gridley held on the 7th day of August, 2017 by the following vote:

AYES: COUNCIL MEMBERS

NOES: COUNCIL MEMBERS

ABSENT: COUNCIL MEMBERS

ABSTAIN: COUNCIL MEMBERS

ATTEST:

APPROVE:

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Paul Eckert, City Clerk

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Frank Hall, Mayor

**A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF GRIDLEY TO LEVY ASSESSMENT DISTRICT NO. 6 ON BUTTE COUNTY  
2017-2018 TAX ROLL**

**WHEREAS**, the Gridley City Council previously approved the formation of Maintenance District # 6 (Resolution No. 2008-R-047) to construct, operate and maintain various public improvement within Bowwood estates under the improvement act of 1911, (Streets and Highways Code Section 5820, and 5821 et seq); and

**WHEREAS**, the City Council of the City of Gridley has determined that it is appropriate and necessary to assess the expenses of maintenance and operation of the improvements upon the real property within the district to be benefited thereby; and

**WHEREAS**, the City Engineer for the City of Gridley caused a report to be prepared in the manner provided by law, including the improvement act of 1911, as well as the California State Constitution, Article XIII D to set the amount and basis of the amounts to be assessed against each parcel within the Assessment District, the adjustments to be made to annual assessments based upon increases in the Consumer Price Index and other particulars relating to the District, and

**WHEREAS**, the Tax Collector of the County of Butte was requested to levy and add to the tax bill sent by the County to the owner of each parcel of real property within the boundaries of the Gridley Maintenance Assessment District No. 6, and operation and maintenance assessment for the fiscal year commencing 2009/2010 , and for each year thereafter, which assessment was collected from each land owner with the proportioning of the collection between the first installment and the second installment to be determined by the County Tax Collector; and

**WHEREAS**, Government Codes 54703 & 54718 provides the authority for the City to place the assessment on the tax roll.

**NOW, THEREFORE**, the City Council of the City of Gridley approved the assessment for 2017-2018 for the amount of \$ 559.44 without CPI increase. The benefit is to be provided to the owner of each parcel of real property within the boundaries of the Gridley Maintenance Assessment District No. 6.

**I HEREBY CERTIFY** that this Resolution of the City Council of the City of Gridley was duly introduced and passed at a regular meeting of the City Council of the City of Gridley held on the 7th day of August, 2017 by the following vote:

**RESOLUTION NO.  
2017-R-021**

AYES: COUNCIL MEMBERS

NOES: COUNCIL MEMBERS

ABSENT: COUNCIL MEMBERS

ABSTAIN: COUNCIL MEMBERS

ATTEST:

APPROVE:

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Paul Eckert, City Clerk

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Frank Hall, Mayor



**A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF GRIDLEY TO LEVY ASSESSMENT DISTRICT NO. 1 ON BUTTE COUNTY  
2017-2018 TAX ROLL**

**WHEREAS**, the Gridley City Council previously approved the formation of Maintenance District #1 (Resolution No. 25 (1999 Series)) to construct, operate and maintain the specific facility of storm and flood water within the Richins subdivision under the benefit act of 1982, (Streets and Highways Code Section 3110, and 5821 et seq); and

**WHEREAS**, the City Council of the City of Gridley has determined that it is appropriate and necessary to assess the expenses of maintenance and operation of the improvements upon the real property within the district to be benefited thereby; and

**WHEREAS**, the City Engineer for the City of Gridley caused a report to be prepared in the manner provided by law, including the improvement act of 1982, as well as the California State Constitution, Article XIII 4(e)) to set the amount and basis of the amounts to be assessed against each parcel within the Assessment District, the adjustments to be made to annual assessments based upon increases in the Consumer Price Index and other particulars relating to the District, and

**WHEREAS**, the Tax Collector of the County of Butte was requested to levy and add to the tax bill sent by the County to the owner of each parcel of real property within the boundaries of the Gridley Maintenance Assessment District No. 1, and operation and maintenance assessment for the fiscal year commencing 1999/2000, and for each year thereafter, which assessment was collected from each land owner with the proportioning of the collection between the first installment and the second installment to be determined by the County Tax Collector; and

**WHEREAS**, Government Codes 54703 & 54718 provides the authority for the City to place the assessment on the tax roll.

**NOW, THEREFORE**, the City Council of the City of Gridley approved the assessment for 2017-2018 for the amount of \$113.52 without any CPI increase. The benefit is to be provided to the owner of each parcel of real property within the boundaries of the Gridley Maintenance Assessment District No.1.

**I HEREBY CERTIFY** that this Resolution of the City Council of the City of Gridley was duly introduced and passed at a regular meeting of the City Council of the City of Gridley held on the 7th day of August, 2017 by the following vote:

**RESOLUTION NO.**  
**2017-R-022**

AYES: COUNCIL MEMBERS

NOES: COUNCIL MEMBERS

ABSENT: COUNCIL MEMBERS

ABSTAIN: COUNCIL MEMBERS

ATTEST:

APPROVE:

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Paul Eckert, City Clerk

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Frank Hall, Mayor

**City Council Agenda Item #4, #5**  
**Staff Report**

**Date:** August 7, 2017  
**To:** Mayor and City Council  
**From:** Donna Decker, Planning Department

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

**Subject:** Adopt Resolution Number 2017-R-008: A resolution for a General Plan amendment to change the General Plan land use designation of approximately forty (40) acres consisting of eleven (11) parcels located on the west side of Highway 99 from Industrial (I) to Commercial (C). (021-110-031, 021-110-033, 021-110-046, 021-110-047, 021-240-002, 021-240-003, 021-240-014, 021-240-025, 021-240-026, 021-270-016, 021-270-019) and adopt a Negative Declaration pursuant to CEQA finding there is no environmental impact from the land use re-designations for the General Plan and Zoning on approximately forty (40) acres consisting of eleven (11) parcels located on the west side of Highway 99.

Introduction and first reading of Ordinance 827-2017: An ordinance rezoning approximately forty (40) acres consisting of eleven (11) parcels located on the west side of Highway 99 from Limited Industrial (M-1) and Heavy Industrial (M-2) to HCC Highway Commercial Corridor Mixed Use Combining District (HCC/MUCZ). (021-110-031, 021-110-033, 021-110-046, 021-110-047, 021-240-002, 021-240-003, 021-240-014, 021-240-025, 021-240-026, 021-270-016, 021-270-019)

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**Recommendation**

Staff respectfully requests the City Council:

1. Introduce Ordinance 827-2017 by reading of title only;
2. Adopt resolution number 2017-R-008 to amend the General Plan land use designations and adopt a Negative Declaration for Ordinance 827-2017 and 2017-R-008.

**Discussion**

The City of Gridley recently amended the Gridley Municipal Code to bring the code into consistency with the 2030 General Plan. The second step in this process is to review existing land uses and determine if they are appropriately zoned for existing and future uses.

The area proposed for amendment of its land use designations was at one time considered a part of the Industrial Park that was formed with the City of Gridley Redevelopment agency. The lands were bisected by the UPRR right-of-way; however, the City found it could not connect the properties by crossing the tracks of the redevelopment Industrial Park to the property along Highway 99 that was zoned Industrial. Access to the Industrial Park could only be from West Liberty Street.

The proposed area is located south of Stuke Nursery and north of West Liberty Road and is a natural extension of the Highway 99 commercial corridor. The area is currently developed with single family residential, a mobile home park, commercial, vacant land and industrial lands at the very southerly

portion. The proposed General Plan land use designation would change from Industrial to Commercial and the zoning would be changed from Light and Heavy Industrial (M-1 & M-2) to HCC Highway Commercial Corridor Mixed Use Combining District (HCC/MUCZ). The change not only corresponds to existing uses, but will also support future infill mixed use development.

On May 1, 2017, the City Council moved to continue the two items until an ordinance was also presented to them for action. On July 24, 2017 the Planning Commission considered the proposed HCC Highway Commercial Corridor Mixed Use Combining District (Ordinance 828-2017) code language, requested minor changes, and voted to forward to the City Council for adoption.

**Financial Impact**

There are no direct costs associated with this effort.

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

This recommendation is consistent with the ongoing effort to enhance the quality and vibrancy of our Gridley Community.

**Attachments:**

- 1.) Resolution No. 2017-R-008
- 2.) Ordinance 827-2017
- 3.) Negative Declaration and Initial Study

**A RESOLUTION OF THE GRIDLEY CITY COUNCIL TO AMEND THE GENERAL PLAN LAND USE DESIGNATIONS OF APPROXIMATELY FORTY (40) ACRES FROM INDUSTRIAL (I) TO COMMERCIAL (C) AND TO ADOPT A NEGATIVE DECLARATION FOR THE PROPOSED GENERAL PLAN AMENDMENT (GPA 1-17) AND REZONE (RZ 1-17- ORD 827-2017) FOR THE ELEVEN (11) PARCELS HAVING ASSESSOR PARCEL NUMBERS 021-110-031, 021-110-033, 021-110-046, 021-110-047, 021-240-002, 021-240-003, 021-240-014, 021-240-025, 021-240-026, 021-270-016, 021-270-019.**

**WHEREAS**, the Planning Commission held a publicly noticed hearing on April 18, 2017 regarding the proposal to amend the General Plan land use designation for eleven (11) parcels located on the west side of Highway 99 consisting of approximately forty (40) acres in size comprised Assessor Parcel Numbers 021-110-031, 021-110-033, 021-110-046, 021-110-047, 021-240-002, 021-240-003, 021-240-014, 021-240-025, 021-240-026, 021-270-016, 021-270-019, from Industrial (I) to Commercial (C);

**WHEREAS**, at the close of the April 18, 2017 public hearing the Planning Commission recommended that the City Council approve the amendment of the General Plan land use designation for the eleven parcels consisting of approximately 40 acres; and,

**WHEREAS**, the City Council reviewed the recommendation of the Planning Commission at its May 5, 2017 public hearing also considering the Initial Study, did find the change in General Plan land use designation could not have a significant effect on the environment in that the proposed land use designations reflect existing conditions

**WHEREAS**, the City Council accepts the Initial Study and the published Negative Declaration. A notice of intent to adopt a Negative Declaration was published and provided the required 20 day minimum period for public review and comment;

**NOW, THEREFORE, BE IT RESOLVED:**

- 1.** The City Council of the City of Gridley amends the General Plan land use designation of the Assessor Parcel Numbers 021-110-031, 021-110-033, 021-110-046, 021-110-047, 021-240-002, 021-240-003, 021-240-014, 021-240-025, 021-240-026, 021-270-016, 021-270-019, from Industrial (I) to Commercial (C); and,
- 2.** The General Plan Map of the City of Gridley on file with the City Clerk, designating and dividing the City into General Plan land use designations, is hereby amended, in accordance with the herein description and Exhibit A; and,
- 3.** The City Council of the City of Gridley adopts a Negative Declaration finding that the project could not have a significant effect on the environment.

**RESOLUTION NO. 2017-R-008**

**I HEREBY CERTIFY** that the foregoing resolution was introduced, passed, and adopted by the City Council of the City of Gridley at a regular meeting held on the 7<sup>th</sup> day of August, 2017 by the following vote:

AYES: COUNCIL MEMBERS

NOES: COUNCIL MEMBERS

ABSTAIN: COUNCIL MEMBERS

ABSENT: COUNCIL MEMBERS

ATTEST:

APPROVE:

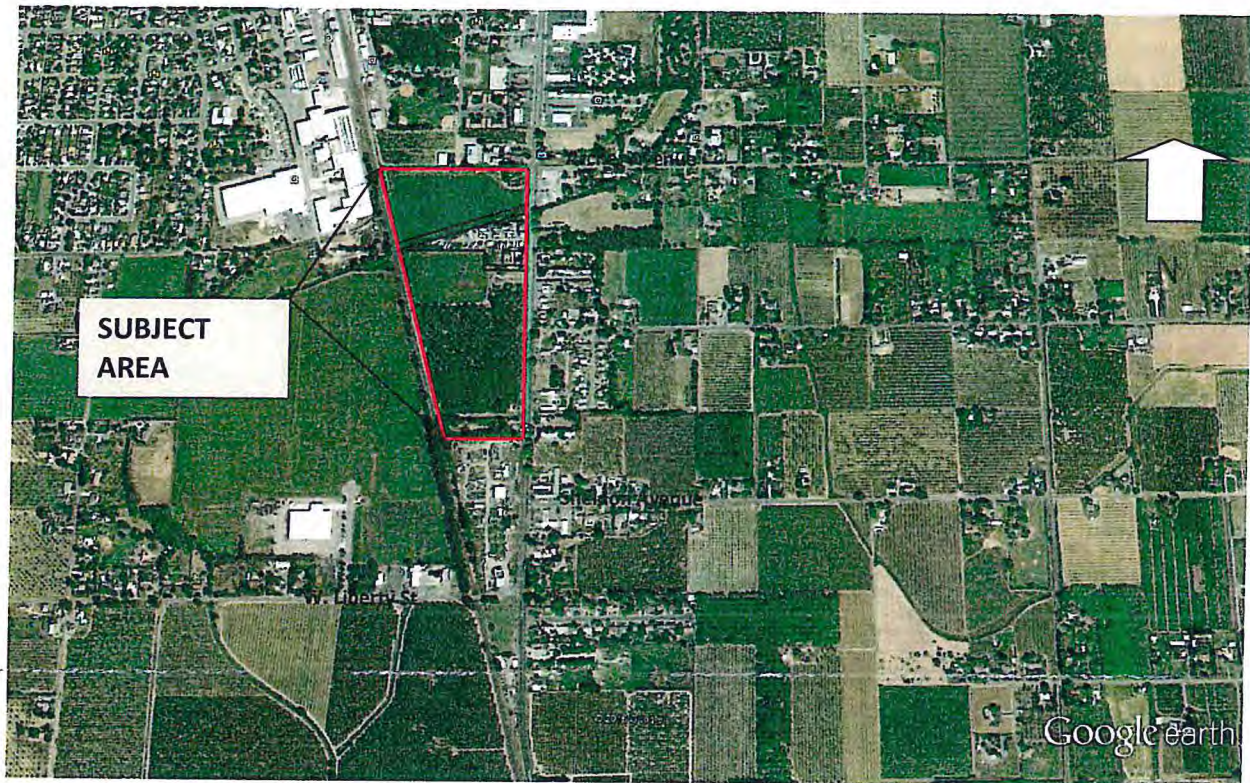
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Paul Eckert, City Clerk

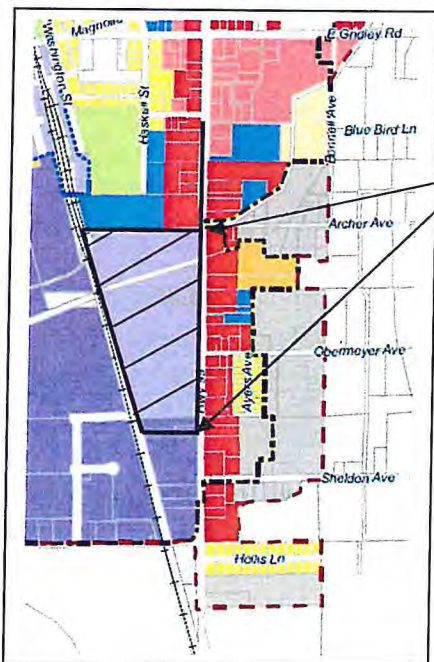
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Frank Hall, Mayor

EXHIBIT A



**Figure 1: Location Map and Existing Conditions**  
(Parcel lines are only graphic and do not represent legal boundaries)



Parcels:

021-110-031  
021-110-033  
021-110-046  
021-240-047  
021-240-002  
021-240-003  
021-240-014  
021-240-025  
021-240-026  
021-270-016  
021-270-019



**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRIDLEY TO REZONE AN APPROXIMATELY FORTY (40) ACRES CONSISTING OF ELEVEN (11) PARCELS FROM LIGHT INDUSTRIAL (M-1) AND HEAVY INDUSTRIAL (M-2) TO HCC HIGHWAY COMMERCIAL CORRIDOR MIXED USE COMBINING DISTRICT (HCC/MUCZ) (021-110-031, 021-110-033, 021-110-046, 021-110-047, 021-240-002, 021-240-003, 021-240-014, 021-240-025, 021-240-026, 021-270-016, 021-270-019)**

**WHEREAS,** the Planning Commission held a publicly noticed hearing on April 18, 2017 regarding the proposal to rezone approximately 40 acres of total land area consisting of a eleven (11) parcels having assessor parcel numbers 021-110-031, 021-110-033, 021-110-046, 021-110-047, 021-240-002, 021-240-003, 021-240-014, 021-240-025, 021-240-026, 021-270-016, 021-270-019 from Light Industrial (M-1) and Heavy Industrial (M-2) zoning to HCC Highway Commercial Corridor Mixed Use Combining District(HCC/MUCZ); and,

**WHEREAS,** at the close of the April 18, 2017 public hearing the Planning Commission recommended the City Council approve rezoning the property; and,

**WHEREAS,** the City Council reviewed the recommendation of the Planning Commission public hearing, considered the Initial Study and Negative Declaration, has found that the proposed rezone could not have a significant effect on the environment in that the proposed land use designations reflect existing conditions; and,

**WHEREAS,** the City Council accepts the Initial Study and the published Negative Declaration. A notice of intent to adopt a Negative Declaration was published and provided the required 20 day minimum period for public review and comment;

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

**SECTION 1:** The City Council finds that the rezone of Assessor Parcel Numbers 021-110-031, 021-110-033, 021-110-046, 021-110-047, 021-240-002, 021-240-003, 021-240-014, 021-240-025, 021-240-026, 021-270-016, 021-270-019 from Light Industrial (M-1) and Heavy Industrial (M-2) zoning to HCC Highway Commercial Corridor Mixed Use Combining District (HCC/MUCZ) is consistent with the 2030 General Plan and CEQA.

**SECTION 2:** The City Council of the City of Gridley approves the rezone of Assessor Parcel Numbers 021-110-031, 021-110-033, 021-110-046, 021-110-047, 021-240-002, 021-240-003, 021-240-014, 021-240-025, 021-240-026, 021-270-016, 021-270-019 and adopts a Negative Declaration finding that the project could not have a significant effect on the environment.

**SECTION 3:** The Zoning Map of the City of Gridley on file with the City Clerk, designating and dividing the City into zoning districts, is hereby amended, in accordance with the herein description and Exhibit A.

**SECTION 4:** This ordinance shall be effective thirty (30) days from the date of the second reading of the ordinance

**ATTACHMENT 2**  
**ORDINANCE NO. 827-2017**

**I HEREBY CERTIFY** that the foregoing property rezone of eleven (11) properties as noted Section 2 and as shown on Exhibit A, was approved, and the ordinance was duly introduced at a regular meeting of the City Council of the City of Gridley, California, held on the 7<sup>th</sup> day of August, 2017, by the following vote:

AYES: COUNCILMEMBERS

NOES: COUNCILMEMBERS

ABSENT: COUNCILMEMBERS

ABSTAIN: COUNCILMEMBERS

ATTEST:

APPROVE:

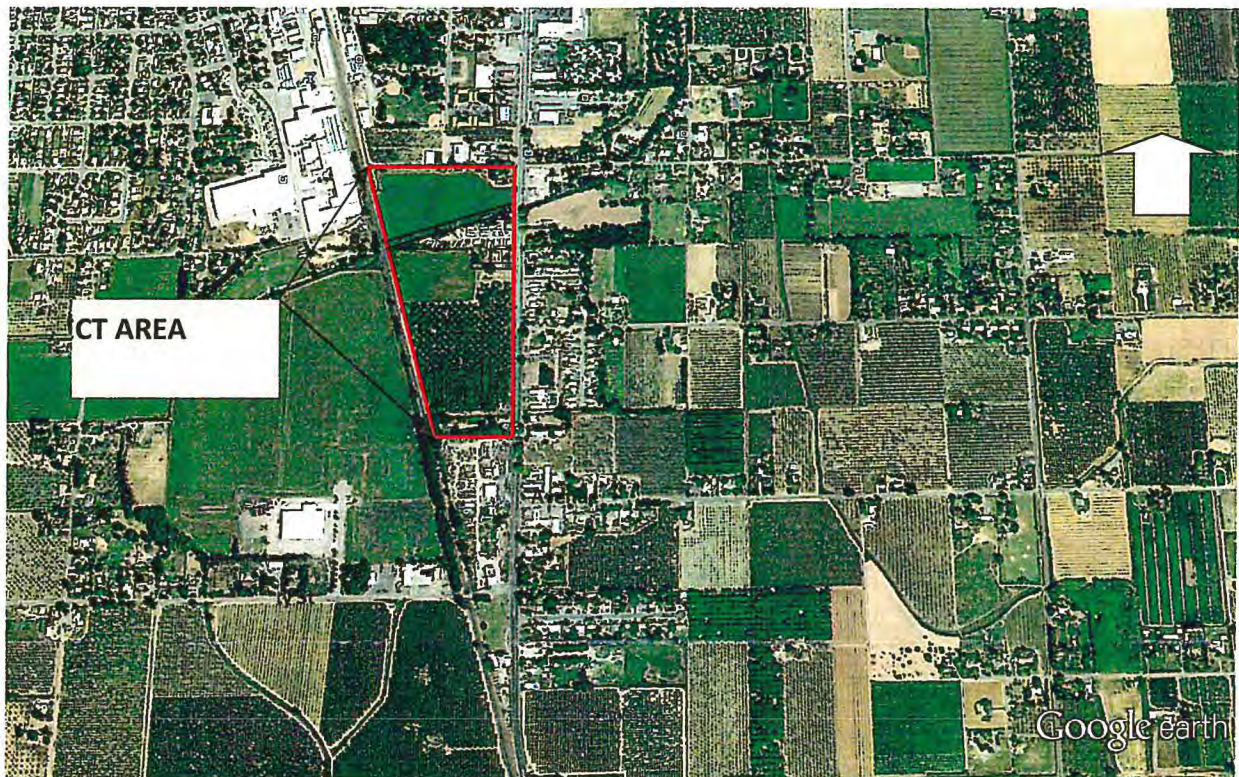
\_\_\_\_\_  
Paul Eckert, City Clerk

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

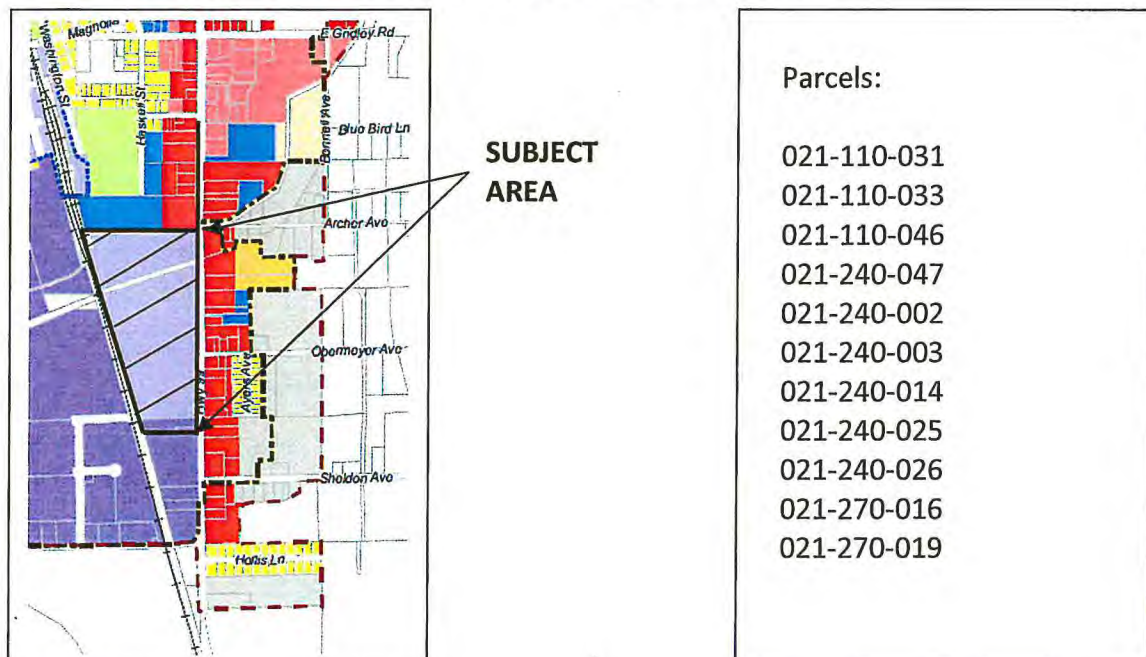
APPROVED AS TO FORM:

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

EXHIBIT A



**Figure 1: Location Map and Existing Conditions**  
(Parcel lines are only graphic and do not represent legal boundaries)



**NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION AND NOTICE OF PUBLIC HEARING  
FOR A PROPOSED GENERAL PLAN AMENDMENT AND REZONE OF ELEVEN (11) PROPERTIES  
FROM THE GENERAL PLAN LAND USE DESIGNATION OF INDUSTRIAL TO COMMERCIAL AND  
REZONE FROM LIMITED INDUSTRIAL (M-1) AND HEAVY INDUSTRIAL (M-2) TO HCC HIGHWAY  
COMMERCIAL CORRIDOR MIXED USE COMBINING DISTRICT (HCC-MUCZ) CONSISTING OF  
APPROXIMATELY FORTY (40) ACRES LOCATED ON THE WEST SIDE OF HIGHWAY 99. (021-110-  
031, 021-110-033, 021-110-046, 021-110-047, 021-240-002, 021-240-003, 021-240-014, 021-  
240-025, 021-240-026, 021-270-016, 021-270-019)**

NOTICE IS HEREBY GIVEN that the City Council of the City of Gridley will hold a public hearing to consider a General Plan Amendment and Rezone of approximately 40 acres on August 7, 2017 at 6:00 p.m. in the City of Gridley Council Chambers located at 685 Kentucky Street, Gridley, California as follows:

Project Information:

General Plan Amendment (GPA 1-17) and Rezone (RZ 1-17-Ord 827-2017) of approximately 40 acres.

APN: 021-110-031, 021-110-033, 021-110-046, 021-110-047, 021-240-002, 021-240-003, 021-240-014, 021-240-025, 021-240-026, 021-270-016, 021-270-019.

Project location:

Subject site is located on the west side of Highway 99, south of Stuke Nursery.

The California Environmental Quality Act (CEQA) requires this notice to disclose whether any environmental impacts may exist as a result of the proposed General Plan Amendment and rezone of the subject site.

The City of Gridley has prepared an Initial Study and is considering the adoption of a Negative Declaration pursuant to the requirements of CEQA. The Initial Study for the project is on file for review and comment at City Hall located at 685 Kentucky Street, Gridley, California 95948. All persons are invited to review the documents. Comments regarding the proposal may be submitted in writing to the Planning Department at City Hall at any time prior to the hearing or orally at the meeting date noted above.

If you challenge the above application in court, you may be limited to raising only those issues you or someone else raised at the public hearing or in written correspondence delivered to the Planning Department or to the City Council on the date of the scheduled hearing.

For information, please contact the Planning Department at (530) 846-3631 or [planningdept@gridley.ca.us](mailto:planningdept@gridley.ca.us). In compliance with the Americans with Disabilities Act, if you need special assistance to participate in the hearing, please contact Jodi Molinari at (530) 846-5695. Notification at least 72 hours prior to the hearing will enable staff to make reasonable arrangements.

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## ***ENVIRONMENTAL CHECKLIST***

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### **I. BACKGROUND**

1. Project Title: City of Gridley  
(GPA 1-17; RZ 1-17)
2. Lead Agency: City of Gridley  
Planning Department  
685 Kentucky St  
Gridley, CA 95948
3. Contact Person: Donna Decker  
Phone: (530) 846-3631  
Fax: (530)846-3229  
[Planningdept@gridley.ca.us](mailto:Planningdept@gridley.ca.us)
4. Project Location: See Project Description
5. Project Sponsor's Name and Address: City of Gridley  
685 Kentucky Street  
Gridley, CA 95948
6. General Plan Designation: See Project Description
7. Zoning: See Project Description
8. Description of Project: See Project Description
9. Surrounding Land Uses and Setting: See Project Description

### **II. PROJECT DESCRIPTION**

#### **Introduction**

This Initial Study and Negative Declaration (IS/ND) provides the California Environmental Quality Act (CEQA) environmental analysis for the proposed City of Gridley General Plan Amendment and Rezone of approximately 40 acres.

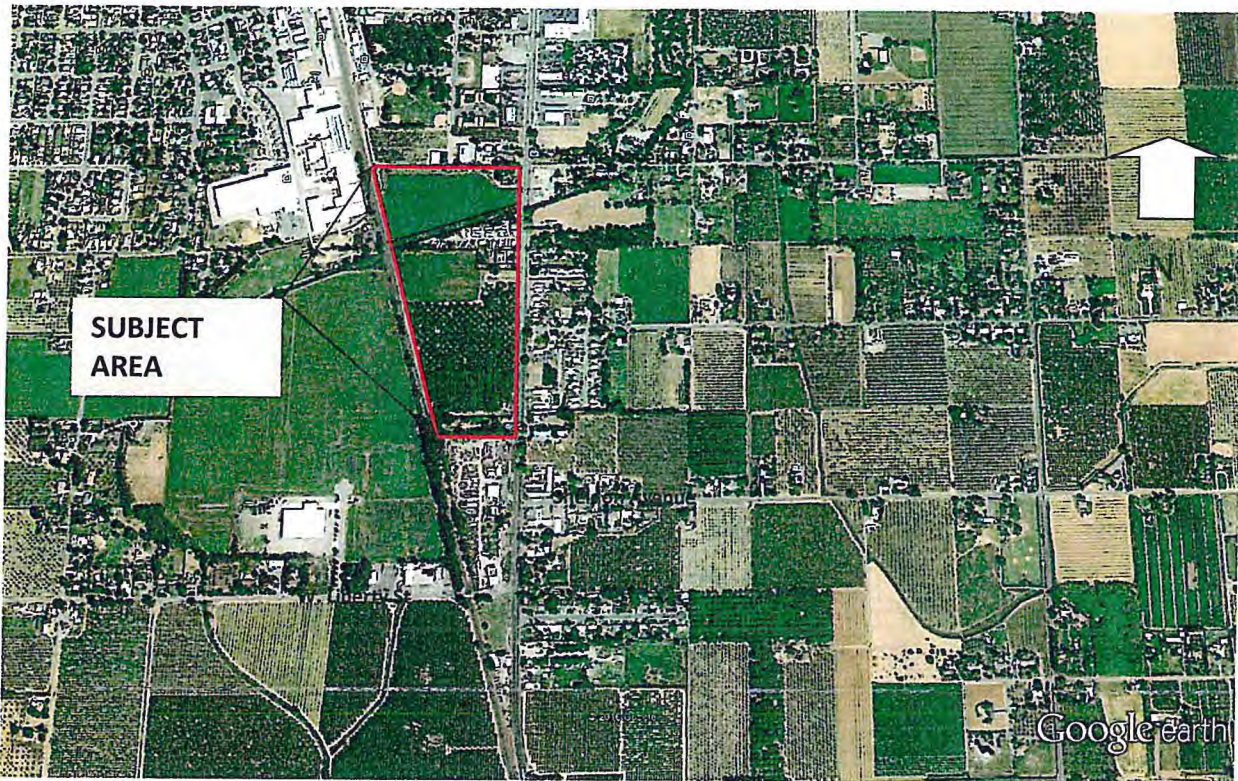
In accordance with CEQA Section 15070, this initial study may identify potentially significant effects, but:

1. Revisions in the project plans or proposals made by or agreed to by the applicant before a proposed mitigated negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and,
2. There is no substantial evidence, in light of the whole record before the agency, that the project as proposed may have a significant effect on the environment prior to a negative declaration and initial study being released for public review.

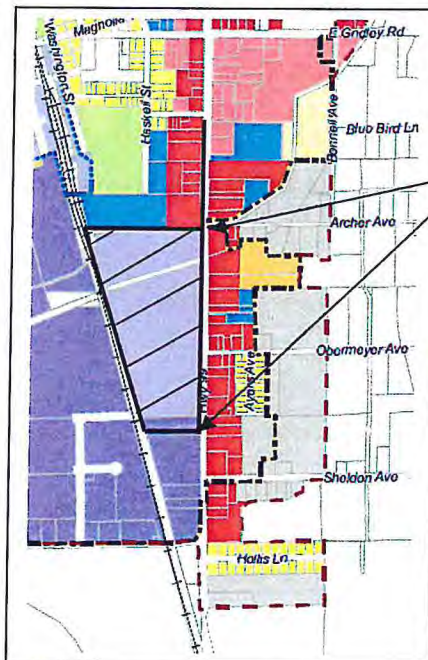
#### **Project Location**

The subject property is comprised of eleven (11) parcels located on the west side of Highway 99, across from Obermeyer Street, south of Stuke Nursery and north of West Liberty Street.





**Figure 1: Location Map and Existing Conditions**  
(Parcel lines are only graphic and do not represent legal boundaries)



**SUBJECT  
AREA**

**General Plan: Industrial**  
**Zoning: M-1 and M-2**

Parcels:

021-110-031  
021-110-033  
021-110-046  
021-240-047  
021-240-002  
021-240-003  
021-240-014  
021-240-025  
021-240-026  
021-270-016  
021-270-019

**Figure 2: Existing zoning**

**General Plan and Zoning Land Use Designations**

The parcels have a General Plan land use designation of Industrial. The zoning for the property is Light Industrial (M-1) and Heavy Industrial (M-2). The property would be re-designated with a General Plan designation of Commercial and the zoning amended to be HCC Highway Commercial Corridor Mixed Use Combining District.

**Project Description**

The proposed project includes the following:

1. General Plan amendment to re-designate the parcels from Industrial to Commercial.
2. Rezone the parcels from Light Industrial (M-1) and Heavy Industrial (M-2) to HCC Highway Commercial Corridor Mixed Use Combining District.

**Surrounding Land Uses and Setting**

The site is bounded on the north and east across Highway 99 with residential and commercial uses, south is the City boundary with open, fallow land or agriculture in Butte County, and to the west across the UPRR rail right-of-way is vacant land zoned and designated as Industrial.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Aesthetics                    | <input type="checkbox"/> Agriculture Resources              | <input type="checkbox"/> Air Quality            |
| <input type="checkbox"/> Biological Resources          | <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Geology/Soils          |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality            | <input type="checkbox"/> Land Use/Planning      |
| <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Noise                              | <input type="checkbox"/> Population/Housing     |
| <input type="checkbox"/> Public Services               | <input type="checkbox"/> Recreation                         | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities/Service Systems     | <input type="checkbox"/> Mandatory Findings of Significance |   |



**DETERMINATION:**

On the basis of this initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

March 31, 2017/August 1, 2017

Date

Donna Decker

City Planner, City of Gridley

**Note: This document was revised to reflect the reduction of the parcels to be rezoned from 14 to 11. There is no change to the Environmental Checklist as a result of this revision.**

### **III. ENVIRONMENTAL CHECKLIST**

The following checklist contains the environmental checklist form presented in Appendix G of the CEQA Guidelines. The checklist form is used to describe the impacts of the Proposed Project. A discussion follows each environmental issue identified in the checklist. Included in each discussion are project specific mitigations which have been incorporated into the project design as a part of the Proposed Project.

For this project, the following designations are used:

**Potentially Significant Impact:**

An impact that could be significant and for which no mitigation has been identified. If any potentially significant impacts are identified, an EIR must be prepared.

**Less Than Significant With Mitigation Incorporated:**

An impact that requires mitigation to reduce the impact to a less-than-significant level.

**Less Than Significant:**

Any impact that would not be considered significant under CEQA relative to existing standards.

**No Impact:**

Any impact that does not apply to the project.

#### **1. AESTHETICS**

##### **Environmental Setting**

The area is generally developed with mixed uses including single family residential, commercial, and industrial uses.

##### **Standards of Significance**

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Substantially alter or degrade the existing visual character or quality of the project site;
- Have a substantial effect on a scenic resource; or,
- Substantially increase light or glare in the project site or vicinity which would adversely affect day or night time views.

Issues	Potentially Significant Impact	Less Than Significant With Mitiga- tion Incorporated	Less Than Significant Impact	No Impact
--------	--------------------------------------	--	------------------------------------	--------------

### **Aesthetics**

*Would the project:*

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect on a scenic vista?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?                                    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

### **Discussion**

- a-d) The change in the land use designations will not alter existing conditions; the project is a change in land use designations to more aptly describe the existing conditions. Therefore, there would be a *no-impact*.

## **2. AGRICULTURAL RESOURCES**

### **Environmental Setting**

The area is generally developed with mixed uses including single family residential, commercial, and industrial uses.

### **Standards of Significance**

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural uses;
- Conflict with or result in the cancellation of a Williamson Act contract;
- Adversely affect agricultural production.

Issues	Potentially Significant Impact	Less Than Significant With Mitiga- tion Incorporated	Less Than Significant Impact	No Impact
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### **Agricultural Resources**

*In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:*

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

### **Discussion**

- a-c) Agriculture resource impacts are not applicable to this project. The property is generally developed with some acreage vacant. The property has been zoned for industrial use for some time and any loss of agricultural resources have been addressed in the previous General Plan Update in 2010 adopted by the City Council, EIR, and Industrial Park EIR (2002). There is no loss to agricultural resources; therefore, this would be a ***no-impact***.

### **AIR QUALITY**

#### **Environmental Setting**

The entire air basin is currently designated as nonattainment for the State 24-hour and the annual PM10 standards. The Butte County and Sacramento Metro air districts are designated as nonattainment for the State PM2.5 standard. The area is generally developed with mixed uses including single family residential, commercial, and industrial uses.

#### **Standards of Significance.**

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Result in pollution emission levels above those established by BCAQMD in either short term (construction related) or long term (traffic).

Issues	Potentially Significant Impact	Less Than Significant With Mitiga- tion Incorporated	Less Than Significant Impact	No Impact

### **Air Quality**

*Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:*

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non- attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Expose sensitive receptors to substantial pollutant concentrations?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Create objectionable odors affecting a substantial number of people?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

### **Discussion**

- a-e) The change in land use designations to more aptly describe the existing conditions will not impact air quality standards. This would be a *no-impact*.

## **4. BIOLOGICAL RESOURCES**

### **Environmental Setting**

The area is generally developed with mixed uses including single family residential, commercial, and industrial uses.

## Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Adversely affect, either directly or through habitat modification, any endangered, threatened or rare species, as listed in Title 14 of the California Code of Regulations (Sections 670.5) or in Title 50, Code of Regulations (Sections 17.11 or 17.12 or their habitats (including but not limited to plants, fish, insects, animals, and birds);
- Have a substantial adverse impact, either directly or through habitat modification, on any species identified as a candidate, sensitive or special-status species in local or regional plans, policies, or regulations or by the CDFG or USFWS;
- Have a substantial adverse impact on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the CDFG or USFWS;
- Adversely affect federally protected wetlands (including but not limited to marsh, vernal pool, coastal, etc) either individually or in combination with the known or probable impacts of other activities through direct removal, filling, hydrological interruption, or other means;
- Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites; or,
- Conflict with any local or regional policies or ordinances designed to protect or enhance biological resources, such as a tree preservation policy or ordinance.

Issues	Potentially Significant Impact	Less Than Significant		No Impact
		With Mitiga- tion Incorporated	Less Than Significant Impact	

## Biological Resources

*Would the project:*

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Have a substantial adverse effect on federally  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Conflict with any local policies or ordinances Protecting biological resources, such as a tree preservation policy or ordinance?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

#### Discussion

- a-f) The subject site is level, generally developed and there are no endangered, threatened, or rare species of flora or fauna known to inhabit the project site; no impact to riparian habitat or sensitive species; no impact to federally protected wetlands; will not interfere with fish or other migratory species, will not conflict with any local policies or ordinances protecting species from impact; and, will not conflict with conservation or habitat plans. The project consists of a change in land use designations to more aptly describe the existing conditions and future mixed use development. Therefore, this would be a *no-impact*.

## 5. CULTURAL RESOURCES

### Environmental Setting

The subject site is not located in an area identified as having site specific historical, archeological, paleontological or geologic features or resources. The area is generally developed with mixed uses including single family residential, commercial, and industrial uses.

### Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Cause a substantial change in the significance of a historical or archeological resource as defined in the CEQA Guidelines Section 15064.5; or,
- Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

Issues	Potentially Significant Impact	Less Than Significant With Mitiga- tion Incorporated	Less Than Significant Impact	No Impact
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**Cultural Resources**

*Would the project:*

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Directly or indirectly destroy a unique Paleontological resource or site or unique geologic feature?       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Disturb any human remains, including those interred outside of formal cemeteries?                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Discussion**

- a-d) The amendment of the land use designations will not impact cultural resources. A majority of the land area has been developed for over 75 years with the remaining vacant land lying between the developed areas. The project is a change in land use designations to more aptly describe the existing conditions; therefore designated as *no-impact*.

**6. GEOLOGY AND SOILS**

**Environmental Setting**

The City of Gridley does not lie within a designated Alquist-Priolo Fault Zone. Faults within the vicinity of Gridley are generally considered inactive. In 1975, the Oroville earthquake occurred on the Swain Ravine lineament of the Cleveland Hill Fault; Gridley is an approximate 10 miles distance from the largest epicenter.

**Standards of Significance**

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Result in a project being built that will either introduce geologic, soils, or seismic hazard by allowing the construction of the project on such a site without protection against those hazards.



Issues	Potentially Significant Impact	Less Than Significant With Mitiga- tion Incorporated	Less Than Significant Impact	No Impact
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### **Geology and Soils**

*Would the project:*

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) Strong seismic ground shaking?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iii) Seismic-related ground failure, including liquefaction?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iv) Landslides?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

## Discussion

- a-i- iii) The subject site is located outside the Alquist-Priolo Earthquake Fault Zone as delineated by the California Division of Mines and Geology<sup>1</sup>. The project would not be subject to potential damage from earthquake ground shaking as a greater than the maximum MMI VII of the Modified Mercalli Scale.

The State of California provides minimum standards for building design through the California Building Standards Code (California Code of Regulations (CCR), Title 24). The California Uniform Building Code is based on the UBC and has been modified for California conditions with numerous more detailed and/or stringent regulations. The State earthquake protection law requires that buildings be designed to resist stresses produced by lateral forces caused by earthquakes. The City implements the requirements of the California Code through its building permit process. The project is a change in land use designations to more aptly describe the existing conditions; therefore designated as *no-impact*.

- a-iv) The site is flat therefore it would not be subject to landslides. Therefore, this would be categorized as *no-impact*.
- b-d) Natural erosion is frequently accelerated by human activities such as site preparation for construction and alteration of topographic features. No construction is a part of the land use change. Therefore, this would be a *no-impact*.
- e) The project is a change in land use designations to more aptly describe the existing conditions; therefore designated as *no-impact*.

## 7. HAZARDS AND HAZARDOUS MATERIALS

### Environmental Setting

The area is generally developed with mixed uses including single family residential, commercial, and industrial uses. The project is a only a change in land use designations to more aptly describe the existing conditions.

### Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Result in exposing people to existing contaminated soil during construction activities;
- Result in exposing people to asbestos containing materials;
- Result in exposing people to contaminated groundwater if dewatering activities take place.

*City of Gridley Environmental Checklist*

Issues	Potentially Significant Impact	Less Than Significant With Mitiga- tion Incorporated	Less Than Significant Impact	No Impact
<b><u>Hazards And Hazardous Materials</u></b>				
<i>Would the project:</i>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the Environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use Plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Discussion

- a-h) The project is a change in land use designations to more aptly describe the existing conditions; therefore designated as *no-impact*.

## 8. HYDROLOGY AND WATER QUALITY

### Environmental Setting

The National Pollutant Discharge Elimination System (NPDES) was established in the Clean Water Act to regulate municipal and industrial discharges to surface waters of the U.S. Non-point sourced diffuse and originate over a wide area rather than from a definable point. Two types of non-point source discharges are controlled by the NPDES program; discharges caused by general construction activities and general quality of storm water in municipal stormwater systems.

### Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Result in substantially degrading water quality or violate any water quality objectives set by the State Water Resources Control Board due to increased sediments or other contaminants generated by consumption and/or operation activities;
- Result in exposing people or property to the risk of injury and damage in the event of a 100 year flood.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

### Hydrology and Water Quality

*Would the project:*

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Violate any water quality standards or waste discharge requirements?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially alter the existing drainage pattern  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Otherwise substantially degrade water quality?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j) Inundation by seiche, tsunami, or mudflow?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

### Discussion

- a-j) The project is a change in land use designations to more aptly describe the existing conditions and does not include use of water, construction of infrastructure or expose people to increased risk; therefore designated as *no-impact*.

## 9. LAND USE PLANNING

### Environmental Setting

The project is a only a change in land use designations to more aptly describe the existing conditions.

### Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Substantially alter an approved land use plan that would result in physical change to the environment.

Issues	Potentially Significant Impact	Less Than Significant	Less Than Significant Impact	No Impact
		With Mitiga- tion Incorporated		

### Land Use Planning

*Would the project:*

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Physically divide an established community?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

### Discussion

- a-c) The change in General Plan designation and zoning will provide consistency of the properties existing and future land uses. The change will not conflict with other policies; it will ensure consistency to the 2030 General Plan Update. Therefore, there is ***no-impact***.

## 10. MINERAL RESOURCES

### Environmental Setting

The subject site has not been identified to have mineral resource deposits. The project is a only a change in land use designations to more aptly describe the existing conditions.

### Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Result in the depletion of a mineral resource.

Issues	Potentially Significant Impact	Less Than Significant With Mitiga- tion Incorporated	Less Than Significant Impact	No Impact
--------	--------------------------------------	--	------------------------------------	--------------

### **Mineral Resources**

*Would the project:*

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?                                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

### **Discussion**

- a-b) The proposed project site is not included or delineated as a Mineral Resource Zone. The project is a change in land use designations to more aptly describe the existing conditions; therefore designated as ***no-impact***.

### **NOISE**

#### **Environmental Setting**

Increased external noise sources would not affect the site. The project is a only a change in land use designations to more aptly describe the existing conditions.

#### **Standards of Significance**

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Result in exterior noise levels above the acceptable level of 60 dBA, (70 dBA daytime);
- Result in interior noise levels exceeding 45dBA.;
- Result in construction noise levels that do no meet the City of Gridley Noise Ordinance.

Issues	Potentially Significant Impact	Less Than Significant With Mitiga- tion Incorporated	Less Than Significant Impact	No Impact

### Noise

*Would the project:*

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

### **Discussion**

- a-f) The project is a change in land use designations to more aptly describe the existing conditions; therefore designated as *no-impact*.

## **11. POPULATION AND HOUSING**

### **Environmental Setting**

The project is a only a change in land use designations to more aptly describe the existing conditions.



## Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Induce substantial growth that is inconsistent with the approved land use plans in place;
- Displace affordable housing.

Issues	Potentially Significant Impact	Less Than Significant With Mitiga- tion Incorporated	Less Than Significant Impact	No Impact
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## Population and Housing

*Would the project:*

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Discussion

- a-c) The proposed project will not displace substantial numbers of people or requiring replacement housing be provided. The project is a change in land use designations to more aptly describe the existing conditions; therefore designated as *no-impact*.

## 12. PUBLIC SERVICES

### Environmental Setting

The project is a only a change in land use designations to more aptly describe the existing conditions.

## Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Create an increase in demand for police protection services which could substantially interfere with the ability of the Police Department to provide adequate response time to the project site;
- Create an increased demand for fire protection services that would substantially interfere with the ability of the Fire Department to provide adequate response time to the project site;
- Create an increased demand for schools that would exceed existing school capacity; or,
- Create an increased demand for parks and other public facilities that would exceed existing capacity.

Issues	Potentially Significant Impact	Less Than Significant With Mitiga- tion Incorporated	Less Than Significant Impact	No Impact

### Public Services

*Would the project:*

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Discussion

- a-e) The project is a change in land use designations to more aptly describe the existing conditions and does not include construction of infrastructure; therefore designated as ***no-impact***.

### 13. RECREATION

#### Environmental Setting

The project is a only a change in land use designations to more aptly describe the existing conditions.

#### Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Result in the failure to meet city standards for the provision of parkland.

Issues	Potentially Significant Impact	Less Than Significant With Mitiga- tion Incorporated	Less Than Significant Impact	No Impact
--------	--------------------------------------	--	------------------------------------	--------------

#### Recreation

*Would the project:*

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?                        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

#### Discussion

- a-b) The project site will not increase the use of existing parks or require the expansion of additional facilities. The project is a change in land use designations to more aptly describe the existing conditions and does not include construction of infrastructure; therefore designated as ***no-impact***.

### 14. TRANSPORTATION AND TRAFFIC

#### Environmental Setting

The project is a only a change in land use designations to more aptly describe the existing conditions.

### Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Result in reducing the traffic rating level of service.

Issues	Potentially Significant Impact	Less Than Significant With Mitiga- tion Incorporated	Less Than Significant Impact	No Impact

### Transportation and Traffic

*Would the project:*

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turn-outs, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion

- a-g) The project is a change in land use designations to more aptly describe the existing conditions; therefore designated as *no-impact*.

## 15. UTILITIES AND SERVICE SYSTEMS

### Environmental Setting

The project is a only a change in land use designations to more aptly describe the existing conditions.

### Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Result in the construction of new water facilities or expansion of existing facilities;
- Result in exceeding the wastewater treatment requirements of the Regional Water Quality Control Board;
- Result in or require the construction or expansion of existing wastewater treatment facilities;
- Be served by a land fill that has inadequate permitted capacity.

Issues	Potentially Significant Impact	Less Than Significant With Mitiga- tion Incorporated	Less Than Significant Impact	No Impact

### Utilities and Service Systems

*Would the project:*

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

### Discussion

- a-d) The project is a change in land use designations to more aptly describe the existing conditions; therefore designated as ***no-impact***.

**MANDATORY FINDINGS OF SIGNIFICANCE**

Issues	Potentially Significant Impact	Less Than Significant With Mitiga- tion Incorporated	Less Than Significant Impact	No Impact
--------	--------------------------------------	--	------------------------------------	--------------

**Mandatory Findings of Significance**

*Would the project:*

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Discussion**

The proposed project is a change in land use designations to more aptly describe the existing conditions therefore designated as ***no-impact***.

**Endnotes**

<sup>1</sup> California Division of Mines and Geology, Alquist-Priolo Hazard Mapping

[www.conserv.ca.gov](http://www.conserv.ca.gov)

<sup>2</sup> City of Gridley, 2030 General Plan, Final Environmental Impact Report, 2010.

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

**Date:** August 7, 2017

**To:** Mayor and Councilmembers

**From:** Donna Decker, Planning Department

**Subject:** Introduction and First Reading of Ordinance No. 828-2017: An Ordinance of the City of Gridley amending Title 17, adding Chapter 17.59, HCC Highway Commercial Corridor Mixed Use Combining District to the Gridley Municipal Code related to the provision for an infill, mixed use highway corridor land use designation

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

**RECOMMENDATION**

Staff respectfully requests the City Council:

1. Determine the project is Categorically Exempt per the California Environmental Quality Act, Section 15061(b) (3), and Review for Exemption, General Rule; and,
2. Adopt Ordinance 828-2017 by reading of title only creating the HCC Highway Commercial Corridor Mixed Use Combining District.

**DISCUSSION**

The City of Gridley recently amended the Gridley Municipal Code to bring the code into consistency with the 2030 General Plan. The Planning Commission considered a change in the General Plan land use designation and rezone of eleven (11) parcels consisting of approximately forty (40) acres. This action necessitated the creation of an ordinance describing the new land use zoning designation. In particular, this will provide for and corresponds to existing uses, allow future growth and development aligned with the Highway 99 corridor, and to further implement the 2030 General Plan.

**CONCLUSION:**

The creation of a new zoning district in support of mixed use is supported by the General Plan and allows the continued uses as they exist in the location noted as well as looks forward to the best possible use of the property. The new code could also be applied to other Highway 99 corridor properties on a case by case basis, thus utilizing the land to its fullest capacity.

**PUBLIC NOTICE**

A notice was advertised 10 days prior to the regularly scheduled Planning Commission meeting in the Gridley Herald, posted at City Hall, made available at the Administration public counter, and placed on the City website for review. At the time this report was prepared no comments had been received.

**ENVIRONMENTAL REVIEW**

The proposed project is categorically exempt from environmental review pursuant to the California Environmental Quality Act, the proposed new chapter to the Gridley Municipal Code does not create a

project or create environmental impacts and is Categorically Exempt per the California Environmental Quality Act, Section 15061(b) (3), and Review for Exemption, General Rule

**Financial Impact**

There are no direct costs associated with this effort.

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

This recommendation is consistent with the ongoing effort to enhance the quality and vibrancy of our Gridley Community.

**ATTACHMENTS**

1. Ordinance No. 828-2017



**ORDINANCE AMENDING TITLE 17, ADDING CHAPTER 17.59, HCC HIGHWAY  
COMMERCIAL CORRIDOR MIXED USE COMBINING DISTRICT (HCC/MUCZ) TO  
THE GRIDLEY MUNICIPAL CODE RELATED TO THE PROVISION FOR AN INFILL,  
MIXED USE, HIGHWAY COMMERCIAL CORRIDOR LAND USE DESIGNATION**

**WHEREAS,** the City of Gridley received a California Sustainable Communities Planning Grant from the State of California, Department of Conservation, Division of Land Resource Protection helping the City bring its Municipal Code into compliance with the 2030 General Plan to support the communities vision for a safe, clean, healthy and well-maintained community; and,

**WHEREAS,** the Planning Commission considered amending the Gridley Municipal Code at its July 24, 2017 public meeting resulting in a recommendation to the City Council to adopt an amendment to the code to add Chapter 17.59, a new zoning designation of HCC Highway Commercial Corridor Mixed Use Combining District to support mixed use infill development along the Highway 99 corridor; and,

**WHEREAS,** the Planning Commission found the proposed project is categorically exempt from environmental review pursuant to the California Environmental Quality Act, Section 15061(b) (3), and Review for Exemption, General Rule. The proposed overlay zoning does not create a project or create impacts in that agricultural uses have been established on the property for some time and will not impact the site or the surrounding area; and,

**WHEREAS,** after considering the staff report, public testimony, and the recommendation from the Planning Commission, the City Council determined the proposed addition of Chapter 17.59 HCC Highway Commercial Corridor Mixed Use Combining District (HCC/MUCZ) is appropriate further implementing the 2030 General Plan and the needs of the community and is consistent with CEQA, Section 15061(b) (3) Review for Exemption, General Rule; and,

**WHEREAS,** the City Council of the City of Gridley introduced the ordinance on August 7, 2017 by reading of title only, and further ordains as follows:

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

**SECTION 1:** Add Chapter 17.59 "HCC Highway Commercial Corridor Mixed Use Combining District" with the following to Title 17:

**Chapter 17.59 HCC HIGHWAY COMMERCIAL CORRIDOR MIXED USE COMBINING ZONE**

17.54.010 Intent.

17.54.020 Permitted uses.

17.54.030 Conditional uses.

17.54.040 Uses Not Allowed

17.59.050 Development Standards

**17.59.010 Intent.**

The purpose of the HCC Highway Commercial Corridor Mixed Use Combining District is to provide service commercial, residential, and light industrial start-up uses allowing a full range of retail, single, duplex, and multi-family housing, offices, and light industrial start-up flex units. The combining zone regulations specifically implement the following General Plan Policies:

- *LAND USE POLICY 6.1 Commercial development through 2030 will be directed to areas along the stretch of Highway 99 in the existing Sphere of Influence, Downtown, and in Neighborhood Centers.*
- *LAND USE POLICY 6.2 Larger-scale commercial development and redevelopment will be focused within the existing Sphere of Influence along Highway 99.*
- *LAND USE POLICY 6.3 The City will encourage development of vacant parcels and creative reuse of undeveloped properties along Highway 99.*

Goals to implement the policies include:

- A. Reinforce a compact mixed use infill development pattern in the in the Highway Commercial Corridor.
- B. Provide uses that support mixed use development to support linkages to other services nearby.
- C. Support residential, commercial, and light industrial uses together as single story or multi-story.
- D. Encourage mixed use development with a residential component inclusive of multi-family and high density residential.
- E. Allowance of a dynamic mixture of uses from retail, restaurant, office, and light industrial flex start up.
- F. Ensure the frontage of the HCC Highway Commercial Corridor Mixed Use Combining Zone is developed with Commercial and/or Commercial-Residential as shown on Figure 1 below.

**17.59.020 Permitted uses.**

Permitted uses consist of the permitted uses in the C-1, C-2, M-1, R-1, R-2, R-3, and R-4 districts without a conditional or administrative use permit except as limited per Section 17.59.040:

- A. Live/Work units
- B. Residential uses above first floor commercial uses.
- C. Single family attached and/or detached units.
- D. Commercial (C-1 and C-2) uses except as limited per Section 17.59.040 below.
- E. Light Industrial (M-1) allowed uses per Section 17.42, except as limited per Section 17.59.040 below.

**17.59.030 Conditional uses.**

Conditional uses requiring Planning Commission review and approval:

- A. Other uses or services not listed in the C-1 or C-2 districts.

**17.59.040 Uses not allowed.**

Uses not allowed within Highway Commercial Corridor Mixed Use Combining Zone:

- A. Adult Entertainment
- B. Childcare and preschool
- C. Cocktail lounge, bar, tavern
- D. Dairy
- E. Flea Market (does not include special sales events, fundraisers)
- F. Funeral homes
- G. Ice Skating Rink (allowed w/Temporary use Conditional Use Permit during the holiday season)
- H. Stand-alone parking lots
- I. Solar Farms (Retail sale of solar equipment or assembly is permitted)
- J. Transitional, emergency shelters, and support housing providing housing for individuals or families without time limit for year round use.
- K. Auto/Motorcycle repair shops

**17.59.050 Development standards.**

Standards for development shall be as follows:

- A. Allowable Building Height: Forty (40) feet
- B. Lot Coverage: 80%
- C. Density: Stand-alone residential development 10-30 du/ac. No maximum density if development is vertically mixed with commercial.
- D. Parking required: Parking shall be in conformance with Chapter 17.76 for uses.

**ORDINANCE NO. 828-2017**

1. May use shared parking lots with access/ingress/egress agreements. Parking shall be located to the rear of a structure or development as is practicable and shall not be located at an intersection.
  2. Parking lot lighting shall use the then current City of Gridley lighting.
- E. Yard required: The provisions of Chapter 17.76 shall apply.
- F. Streetscape: Trees in planters or parkways- coordinate with City
- G. Street furnishings: Required throughout
- H. Signage: May have the following building signage:
1. Blade signs affixed perpendicular to structure
  2. Building signage up to 25% of the building frontage for the business but no greater than 100 square feet.
  3. Lighting shall be LED, gooseneck or similar. Refer to Chapter 17.72 for additional requirements
  4. Monument signage pursuant to Chapter 17.72.060.
- I. Site Development Plan review required.
- J. Loading and unloading zones shall be coordinated with the Planning Department and Public Works to ensure street visibility, blocking, and safety are addressed.
- K. All outdoor refuse areas shall provide an enclosure, landscaped and with a roof pursuant to Chapter 17.72.100.
- L. Commercial uses only, shall be developed contiguous to Highway 99.
- M. Walls separating uses shall be required on a case by case basis. The intent of the mixed use development is to provide a cohesive commercial development. The City shall review each project and determine if walls must be constructed to separate uses. This requirement supersedes the requirements of Chapter 17.72.

**ORDINANCE NO. 828-2017**

**SECTION 2:** The City Council approves the addition of the Chapter 17.59 and hereby amends the Gridley Municipal Code.

**SECTION 3:** This ordinance shall be effective thirty (30) days from the date of the second reading of the ordinance.

**I HEREBY CERTIFY** that the ordinance was duly introduced by reading of title only at a regular meeting of the City Council of the City of Gridley, California, held on the 7th day of August, 2017, by the following vote:

AYES: COUNCILMEMBERS

NOES: COUNCILMEMBERS

ABSENT: COUNCILMEMBERS

ABSTAIN: COUNCILMEMBERS

ATTEST:

APPROVE:

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Paul Eckert, City Clerk

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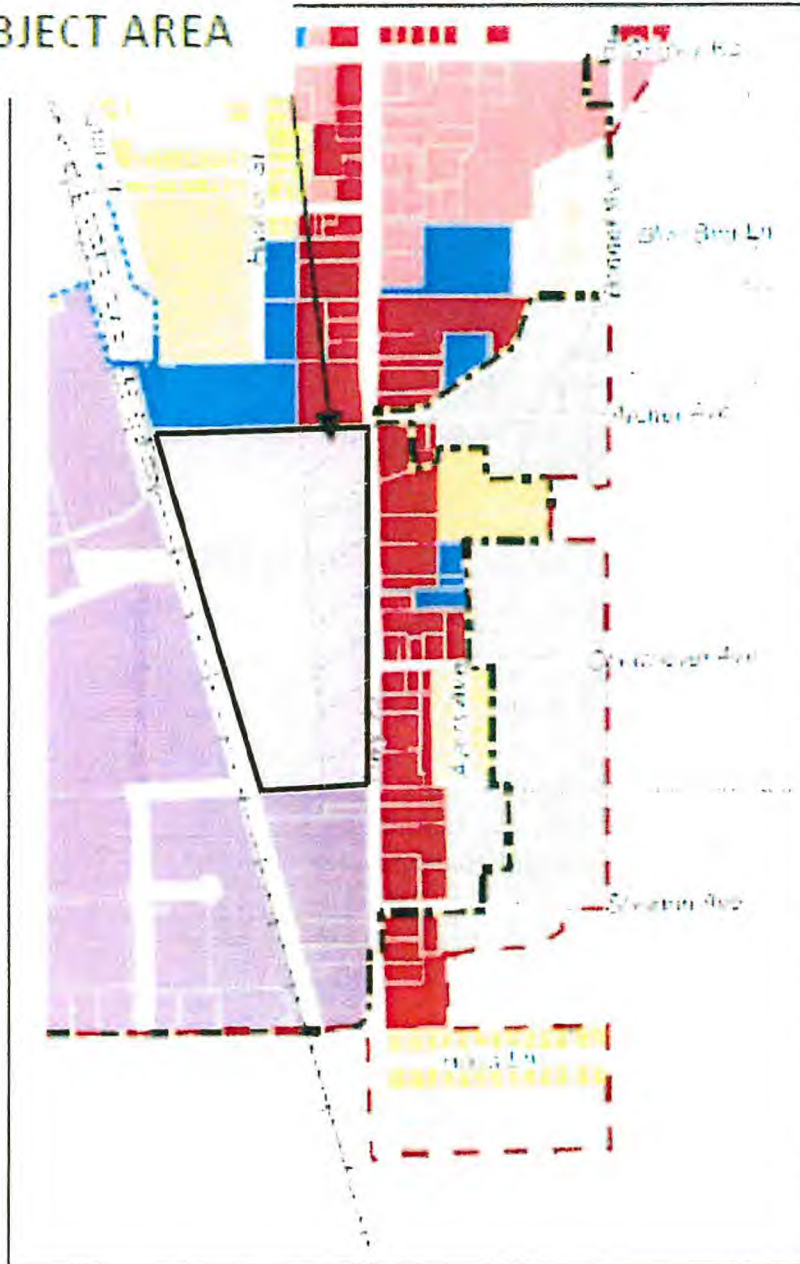
Frank Hall, Mayor

APPROVED AS TO FORM:

---

Anthony Galyean, City Attorney

## SUBJECT AREA



The hatched area provides a guideline and extension of commercial uses aligned to the north of the subject area.

The line of demarcation identifies that only commercial shall be located contiguous to Highway 99. The depth of the commercial use is arbitrary and determined by a project application to the City of Gridley for review and approval.

### Uses:

1. Commercial (C-1 and C-2) and Commercial/Residential uses are allowed contiguous to Highway 99 per Section 17.59.
2. Commercial (C-1 and C-2), Residential (inclusive of all residential land use designations), and Light Industrial (M-1) uses are allowed.
3. Limitations of the restricted uses in accordance with Section 17.59.040, "Uses not allowed".

**Figure 1: Map depicting HCC Highway Commercial Corridor Mixed Use Combining Zone**



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

**Date:** August 7, 2017

**To:** Mayor and City Council

**From:** Donna Decker, Planning Department

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

**Subject:** Introduction and First Reading of Ordinance No. 829-2017: Application to add the Agricultural Overlay (AO) district as a secondary zoning to the existing Light Industrial (M-1) zoning district to allow continued commercial agricultural uses until the property is developed on the ±22.6-acre parcel (APN 021-240-025).

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**RECOMMENDATION**

Staff respectfully recommends the City Council:

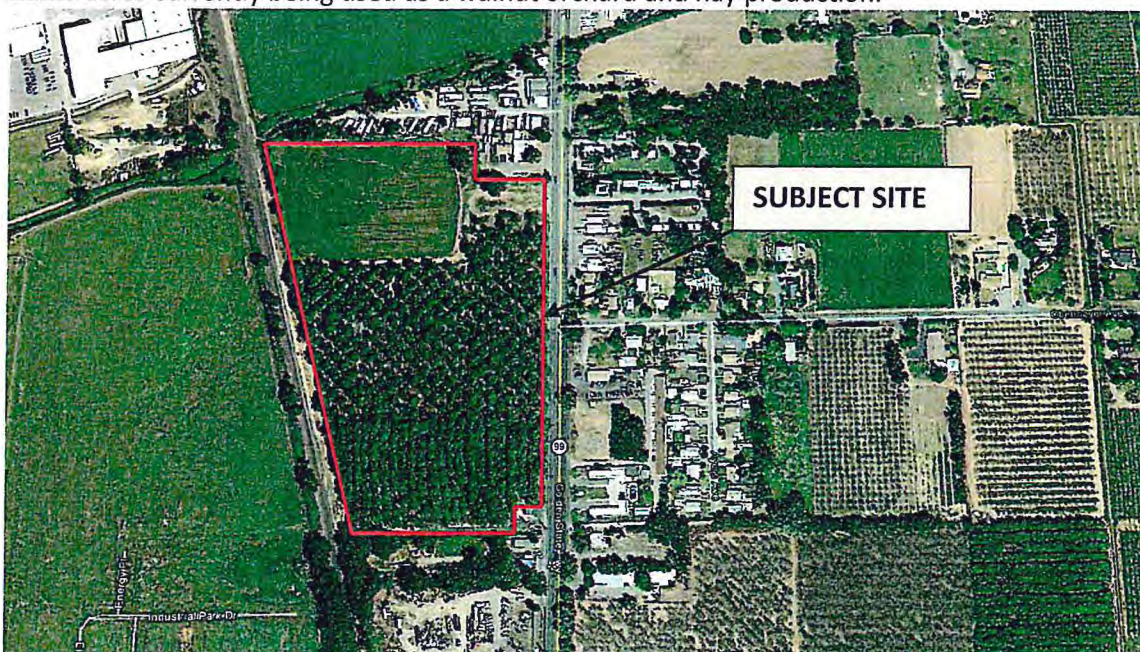
1. Determine the project is Categorically Exempt per the California Environmental Quality Act, Section 15061(b) (3), and Review for Exemption, General Rule; and,
2. Adopt Ordinance 829-2017 by reading of title only.

**SUMMARY:**

The applicant Boulder Ridge Holdings LLC requests adding the Agricultural Overlay (AO) zoning designation as a secondary zoning designation to the ±22.6-acre property located on the west side of Highway 99. The property has been considered for development in the past; however, remains in agricultural production; therefore, a request to have an agricultural overlay zoning designation has been requested.

**DISCUSSION:**

The subject site is located on the west side of Highway 99, south of Evelyn Drive and comprises the ±22.6 acres currently being used as a walnut orchard and hay production.



**Figure 1: Location Map**

The applicant is proposing to continue to utilize the property for commercial agricultural uses until development may be feasible. The property is also within the area that is being considered by the City Council for re-designation from M-1, Light Industrial to HCC, the proposed land use zoning designation, Highway Commercial Corridor Combining District.

The secondary zoning district of Agricultural Overlay was designed to allow land that has not been developed within the incorporated city boundary, to be farmed commercially until the land is developed. The allowance of the secondary zoning will ensure the property can be utilized and of benefit.

**CONCLUSION:**

Provision to add the secondary zoning of Agricultural Overlay on this property utilizes a planning tool specifically designed to allow a commercial land use while waiting for the market to improve. The use will not be incompatible at this location; agricultural uses have been conducted at this site for some time without complaint by adjacent property owners.

Adding a secondary zoning to the property is a City Council approval by ordinance. The Planning Commission recommended the City Council adopt Ordinance 829-2017 at its July 24, 2017 public meeting.

**PUBLIC NOTICE**

A notice was advertised 10 days prior to the regularly scheduled City Council meeting in the Gridley Herald, posted at City Hall, and made available at the Administration public counter, and placed on the City website for review. At the time this report was prepared no comments had been received.

**ENVIRONMENTAL REVIEW**

The proposed project is categorically exempt from environmental review pursuant to the California Environmental Quality Act, the proposed overlay zoning does not create a project or create impacts in that agricultural uses have been established on the property for years and prior to annexation into the city.

**Financial Impact**

There are no direct costs associated with this effort.

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

This recommendation is consistent with the ongoing effort to enhance the quality and vibrancy of our Gridley Community.

**Attachments:**

1. Ordinance No. 829-2017



**ORDINANCE TO ADD THE AGRICULTURAL OVERLAY (AO) DISTRICT AS A  
SECONDARY ZONING DESIGNATION TO ALLOW COMMERCIAL AGRICULTURAL  
USES UNTIL THE PROPERTY IS DEVELOPED ON A ±22.6 ACRE PARCEL  
LOCATED ON THE WEST SIDE OF HIGHWAY 99, APN 021-240-025.**

**WHEREAS,** the City of Gridley approves the secondary zoning designation for approximately 22.6 acres to allow its continued use as commercial agricultural production land; and,

**WHEREAS,** the proposed project is categorically exempt from environmental review pursuant to the California Environmental Quality Act, Section 15061(b) (3), and Review for Exemption, General Rule. The proposed overlay zoning does not create a project or create impacts in that agricultural uses have been established on the property for some time and will not impact the site or the surrounding area; and,

**WHEREAS,** a duly noticed public hearing was held on July 24, 2017 by the Planning Commission recommending the proposed additional zoning designation be forwarded to the City Council for action; and,

**WHEREAS,** after considering the staff report, public testimony, and the recommendation from the Planning Commission, the City Council determined the proposed addition of the Agricultural Overlay (AO) zoning district was appropriate.

**WHEREAS,** the City Council reviewed and introduced the proposed amendment by reading of title only on August 7, 2017.

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

**SECTION 1:** The City Council finds that adding the Agricultural Overlay (AO) District to Assessor's Parcel Number 021-240-025 is consistent with the 2030 General Plan and CEQA.

**SECTION 2:** The City Council approves the addition of the Agricultural Overlay (AO) District to parcel number 021-240-025 consisting of approximately 22.6 acres.

**SECTION 3:** The Zoning Map of the City of Gridley on file with the City Clerk, designating and dividing the City into zoning districts, is hereby amended, in accordance with the herein description and Exhibit A.

**SECTION 4:** This ordinance shall be effective thirty (30) days from the date of the second reading of the ordinance.

**ORDINANCE NO. 829-2017**

**I HEREBY CERTIFY** that the foregoing land use designation adding the Agricultural Overlay (AO) District to the parcel 021-240-025 was approved, and the ordinance was duly introduced at a regular meeting of the City Council of the City of Gridley, California, held on the 7th day of August, 2017, by the following vote:

AYES: COUNCILMEMBERS

NOES: COUNCILMEMBERS

ABSENT: COUNCILMEMBERS

ABSTAIN: COUNCILMEMBERS

ATTEST:

APPROVE:

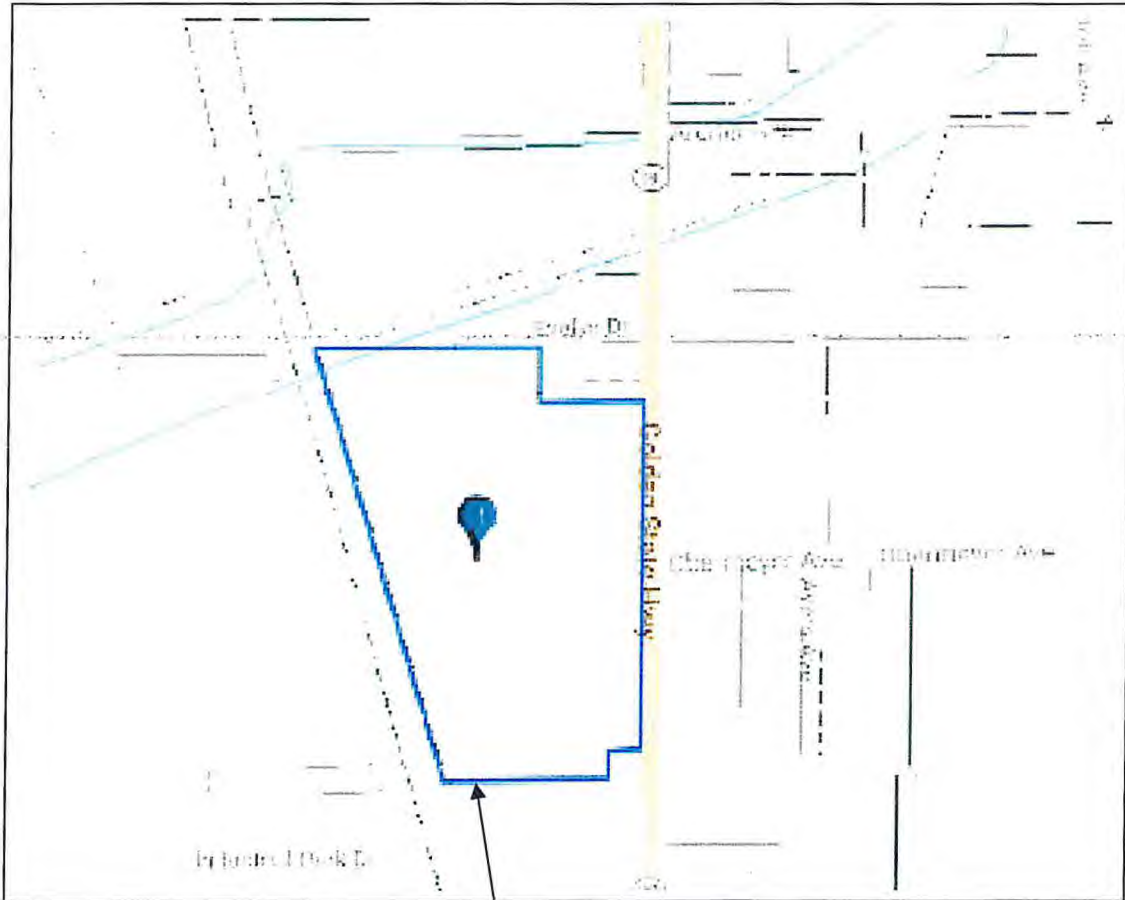
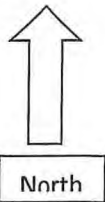
\_\_\_\_\_  
Paul Eckert, City Clerk

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

APPROVED AS TO FORM:

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

EXHIBIT A



Subject Site  
APN 021-240-025



## City Council Agenda Item #8

**Date:** August 7, 2017

**To:** Mayor and City Council

**From:** Matt Michaelis, Finance Director

**Subject:** A Resolution Authorizing FY 16-17 Write Off of  
Delinquent Utility Accounts

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

### Recommendation

Staff respectfully recommends that the Mayor and City Council receive this staff report and consider adoption of resolution 2017-R-023 a Resolution Authorizing FY 16-17 Write Off of Delinquent Utility Accounts.

### Background

As you know, the City operates three utility systems including water, electric, and wastewater (sewer). The City's utility management software keeps track of the amount charged and payments made with each customer. Over the last year, old closed accounts with uncollected balances totaling \$20,470.76 have not been removed from the system and have resulted in an unrealistic representation of accounts receivable. This was a topic of discussion during last year's audit and will continue to be one in the FY 16-17 audit. It is recommended that Council approve these balances (summarized below) to be written off for purposes of achieving an accurate accounts receivable balance for the FY 16-17 audit.

### Total breakdown by category

Electric	\$ 13,814.22
Water	\$ 3,320.46
Sewer	\$ 3,336.08
<b>TOTAL</b>	<b>\$ 20,470.76</b>

These amounts have accumulated between May of 2016 and June of 2017. Since the Council will separately approve liens for property owners with uncollectable amounts (in a separate resolution), these numbers solely represent tenant accounts that cannot be collected by the lien process and Butte County's tax roll.

### Analysis

In 2008, the City changed to what used to be a very complex billing cycle to the standardized process that exists today. Additionally, a series of operational policies were adopted regarding write-offs and collections of utility balances. The City entered into an agreement with various collections companies to assist with collection of overdue accounts. The City's fee schedule as it pertains to utility billing and collection was also updated to more accurately capture the cost of collections administration duties.

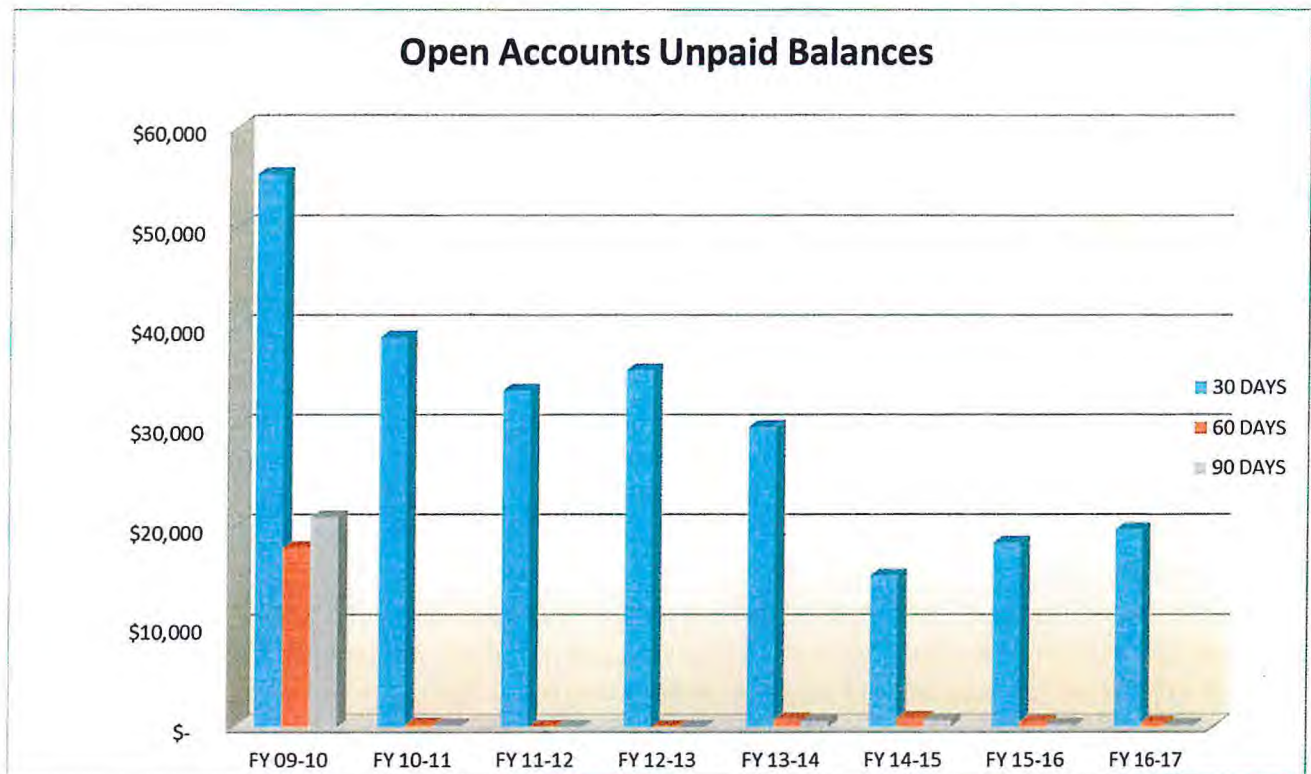
Currently, the City's billing process is as follows. If a bill is not paid within 20 days, customers are sent a late notice which indicates that if the bill is not paid within 10 days, their account will be terminated for nonpayment of services rendered. If the bill is not paid prior to the 10-day warning, they receive a five-day notice prior to the scheduled disconnection date. Prior to the termination of service, customers are notified via phone or in person of the scheduled disconnection. Between 30 and 50 accounts are disconnected each month, and very rarely are any of them permanently disconnected.

As a result of these efforts, the City has made significant progress in the last several years with respect to unpaid balances. The write off from three years ago authorized \$33k in FY 11-12, \$35k in FY 12-13, and \$31k in FY 13-14. The requested write off in FY 14-15 was \$17,125. In FY 15-16, the requested FY 15-16 write off was \$19,454.69. The requested write off for FY 16-17 is \$20,470.76. Below represents a series of illustrations of the progress that has been made since the year the operational efficiencies were created.

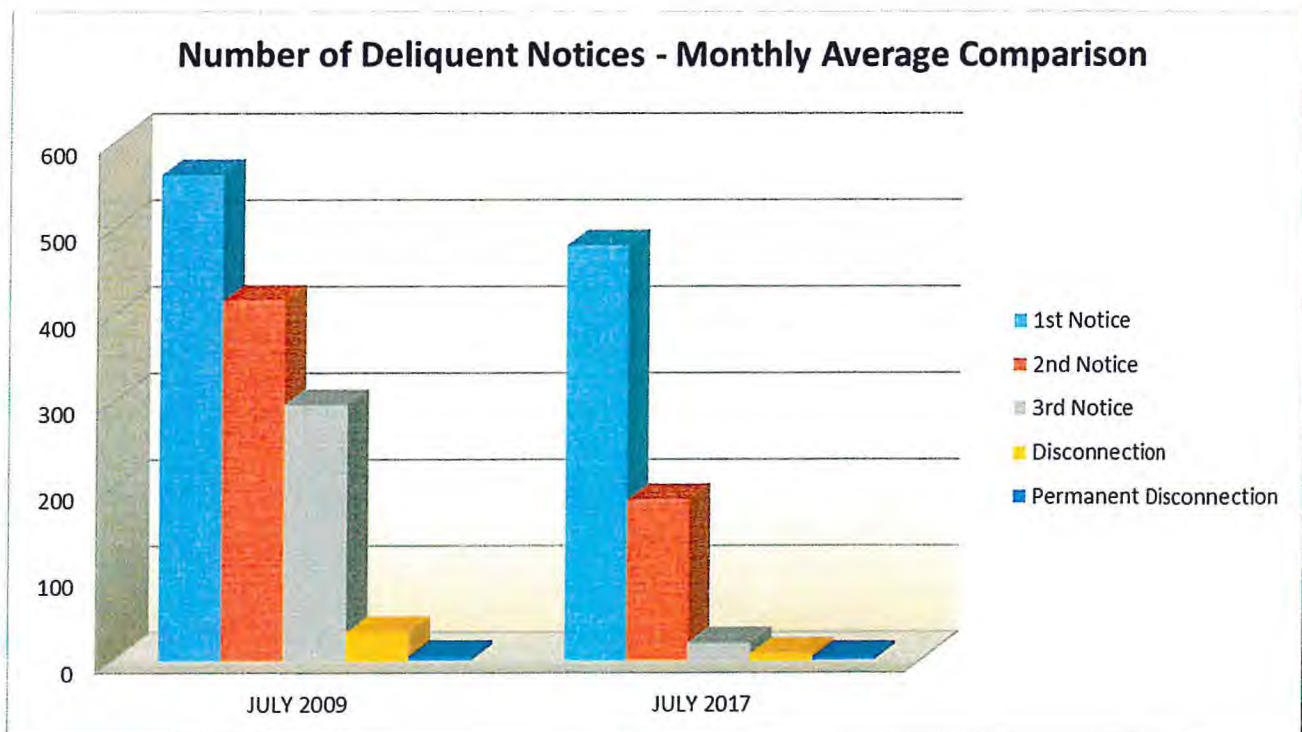
Below is a chart that illustrates the "Total Write-off as A Percentage of Billing," which is a common performance measure for municipal utility agencies. By way of comparison, the same measure for the City of Redding (who also bills for electric, water, and sewer) was .4 percent in June of 2014.

	2008 Approved Write off	2009 Approved Write off	2014 Approved Write off	2015 Approved Write off	2016 Approved Write off	2017 Requested Write off
<b>General Period Covered</b>	four years	two years	four years	one year	One year	One year
<b>Total Write off</b>	\$290,155	\$146,061	\$101,503	\$17,125	\$19,454.69	20,470.76
<b>Total Billing</b>	\$41,450,714	\$24,343,500	\$33,834,333	\$9,883,444	\$9,898,156	\$10,566,518
<b>Total Write off as a Percentage of Billing</b>	0.70%	0.60%	0.30%	0.17%	0.20%	0.19%

The graph on the following page is a comparison of non-paying customers in the system over the last several years. The 30, 60 and 90 day brackets represent the categorizations of nonpayment by age of the delinquency.



Below represents a comparison of the average number of monthly delinquent notices for FY 09-10 and FY 16-17. As a matter of perspective, the City typically averages around 2,500 total utility accounts.



The success of recovery of these amounts is greater when collection proceedings are initiated as soon as possible (the older the account is, the harder they are to collect). Therefore, the list on the attached resolution 2017-R-023 has already been sent to collections shortly after the fiscal year end.

Upon receipt of the list, Rash Curtis sends a letter to the account holder. Thirty days after that, the unpaid balance goes on the credit report until paid (if not paid, it stays on the report for seven years). The City has a window of two to four years for possible legal action regarding the amounts, depending on the types of agreements that are in place with the customers.

Prior to this submittal of 65 accounts, the City has submitted 303 accounts since 2013. The total amount collected from the 303 to date has been 57; which is a 19 percent recovery rate. The current contract authorizes a 28 percent commission rate for Rash Curtis.

#### **Financial Impact**

Write offs do not have an impact on the presentation of cash, however, failure to write off uncollectible amounts does result in an overstatement of retained earnings for the City's enterprises; which can result in possible audit findings.

#### **Compliance with the City Council Strategic Plan or Budget Goals**

This presentation is consistent with our ongoing effort to be responsive and transparent regarding all financial matters, as well as be congruent with best financial practices.

#### **Attachments:**

Approve Resolution No. 2017-R-023, which formally approves the amounts to be written off the City's financial system.



**A RESOLUTION OF THE GRIDLEY CITY COUNCIL AUTHORIZING THE FINANCE DIRECTOR TO  
WRITE OFF \$20,470.76 IN DELINQUENT UTILITY ACCOUNTS FROM MAY 2016 TO JUNE 2017**

**WHEREAS**, between May of 2016 and June of 2017, old closed utility accounts with uncollected balances totaling \$20,470.76 have not been removed from the system and have resulted in an unrealistic representation of accounts receivable; and

**WHEREAS**, the City's overstated receivables were a topic of discussion during last year's audit and will continue to be one in the FY 16-17 audit; and

**WHEREAS**, the City has implemented a series of operational policies regarding the streamlining of utility billing and processes for nonpayment of utility bills; and

**WHEREAS**, as a result of the improved collection measures the total write off as a percentage of the billing has reduced from .7 percent in 2008 to .2 percent in 2016; and

**WHEREAS**, the success of recover of these amounts is greater when collection proceedings are initiated as soon as possible, and the attached amounts in Exhibit A have been transferred to the City's collection agency; and

**WHEREAS**, to avoid an overstatement in the City's utility retained earnings, formal write off of the attached amounts needs to occur.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of Gridley hereby authorizes the Finance Director to write off and remove the attached delinquent balances from its financial system in time for the FY 16-17 audit fieldwork.

**I HEREBY CERTIFY** that the foregoing Resolution was duly and regularly introduced and adopted by the City Council of the City of Gridley, at a regular meeting of the City Council on the 7th day of August 2017, by the following vote:

AYES: COUNCIL MEMBERS

NOES: COUNCIL MEMBERS

ABSENT: COUNCIL MEMBERS

ABSTAIN: COUNCIL MEMBERS

ATTEST:

APPROVE:

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Paul Eckert, City Clerk

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Frank Hall, Mayor

## EXHIBIT A - WRITE OFF ACCOUNTS

Customer ID	Parcel Number	Stopped Date	TOTAL DUE
LOP0066	010-250-037	5/8/2017	51.70
MAY0005	010-121-009	5/2/2017	149.59
ALC0028	010-320-006	4/10/2017	309.65
LOP0076	010-101-007	4/3/2017	341.22
POR0003	010-250-038	4/1/2017	98.93
PET0017	010-101-002	3/28/2017	230.93
CAI0008	009-033-014	3/15/2017	361.24
MAR0104	010-042-004	3/14/2017	418.26
JOH0076	009-012-020	3/13/2017	140.65
YAN0002	010-120-018	3/10/2017	337.20
HER0381	009-021-003	3/7/2017	129.91
PRI0016	009-162-014	3/1/2017	55.22
WAL0040	009-093-007	2/22/2017	302.19
QUI0023	010-310-054	2/8/2017	75.73
SCH0027	009-133-003	2/2/2017	582.60
DOR0007	009-182-012	2/1/2017	198.03
CHA0179	009-182-012	2/1/2017	136.23
MON0081	009-061-008	2/1/2017	255.73
BRO0103	009-121-017	1/20/2017	29.35
TAM0009	010-190-021	1/11/2017	454.14
SEN0003	010-230-022	1/10/2017	459.70
COU0005	009-111-018	1/3/2017	60.39
KIT0012	009-081-006	12/14/2016	41.75
WEL0017	010-250-038	12/1/2016	99.37
GRU0004	010-300-041	12/1/2016	434.38
STR0014	009-220-040	11/18/2016	148.45
MYE0012	010-142-009	11/15/2016	246.42
AGO0001	010-300-086	11/15/2016	76.50
ASB0001	009-093-006	11/15/2016	431.45
FOX0006	009-033-005	11/3/2016	666.96
PAN0011	009-096-013	11/3/2016	377.56
CAL0057	009-111-015	10/31/2016	619.29
KAL0001	010-134-009	10/17/2016	730.49
PIL0009	009-102-014	10/17/2016	1,264.41
GUT0028	009-112-004	10/10/2016	87.67
SAB0003	010-170-015	10/4/2016	378.72
LAC0006	010-042-008	9/27/2016	249.96
BEE0006	101-170-016	9/22/2016	589.70
REY0002	010-230-050	9/21/2016	704.97
LOP0072	010-122-012	9/14/2016	718.02
CLA0021	009-081-019	9/7/2016	474.67
ROD0114	010-012-009	9/6/2016	339.18

HAR0104	010-093-003	9/6/2016	228.29
HEN0033	010-163-014	9/1/2016	301.63
RUE0005	010-330-016	8/29/2016	693.67
ARA0003	010-112-017	8/19/2016	890.89
VAZ0012	009-181-006	8/19/2016	467.03
SUL0005	010-200-047	8/16/2016	188.47
BAX0004	009-081-020	8/16/2016	315.76
CRO0008	010-112-007	8/15/2016	34.97
CHA0173	010-250-037	8/8/2016	113.11
AGU0018	010-250-037	8/3/2016	354.66
VAL0110	010-250-037	7/21/2016	65.35
WEL0022	010-330-023	7/19/2016	308.51
HEN0036		7/15/2016	25.05
WAC0003	009-181-006	7/15/2016	536.71
REY0037	010-011-010	7/5/2016	49.50
NGU0007	009-230-022	7/5/2016	255.51
HOR0020	009-220-012	6/30/2016	605.48
HAZ0007	009-161-004	6/30/2016	467.12
STA0071	009-056-008	6/28/2016	296.31
GIL0028	009-290-051	6/6/2016	147.04
STE0121	009-022-009	6/6/2016	64.87
SAN0199	009-132-002	6/1/2016	52.31
BUR0081	009-032-012	5/25/2016	150.01
			20,470.76

