

Gridley City Council – Regular City Council Meeting Agenda

Monday, September 16, 2019; 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 Johnson

ROLL CALL - Recording Secretary

PLEDGE OF ALLEGIANCE – Mayor Johnson

PROCLAMATIONS – None

INTRODUCTION OF NEW OR PROMOTED EMPLOYEES - 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 on the Consent Agenda are considered routine and acted upon by one motion. Any Council member may request that an item be removed for separate consideration. The City Council may only make minor comments; otherwise the item should be removed from the Consent Agenda and placed as the first item(s) under “Items for Council Consideration”.*

1. City Council minutes dated September 3, 2019

PUBLIC HEARING

2. Public Hearing: Applicant is proposing a 21-parcel single-family residential subdivision on three parcels totaling ±4.7 acres, APN: 022-230-022, -024 and -025
 - a) Receive Staff Report
 - b) Open Public Hearing
 - c) Hear Public Testimony
 - d) Close Public Hearing
 - e) Determine the project is Categorically Exempt per the California Environmental Quality Act, Section 15332 (a-e), Class 32, Infill Development Projects.

Adopt Resolution Number 2019-R-022: A Resolution Approving Tentative Subdivision Map No. 1-19 to Subdivide Three Parcels Consisting of Approximately 4.7 Acres into Twenty-One (21) Parcels Consisting of One 0.25 Acre Parcel for a Detention Basin and Twenty (20) Parcels for a Residential Housing Development Located at the Northeast Corner of Peach Street and West Biggs Gridley Road in the Single Family Residential District (R-1) and Residential, Low Density (RLD) General

Plan Land Use Designation (APN: 022-230-022, -024 & -025)

Adopt Resolution Number 2019-R-023: A Resolution Authorizing the City Administrator to Execute a Deferred Improvement Agreement to Defer the Construction of a Portion of Road and Pedestrian Improvements on the East Side of West Biggs Gridley Road

Adopt Resolution Number 2019-R-024: A Resolution Authorizing the City Administrator to Execute a Landscaping, Lighting, Utility and West Biggs Gridley Road Assessment District to Provide for the Maintenance of the Subdivision Improvements and Deferred Road Improvement Costs

ITEMS FOR COUNCIL CONSIDERATION

3. Program to Manage Unclaimed Cats

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):

Environmental Document Approval and Adoption – Little Avenue Force Main and Lift Station Improvement Project	10/7/2019
Environmental Document Approval and Adoption – Waterline Replacement Project	10/7/2019
Temporary Residential Housing Incentive Program #2	10/21/2019
Police Department Digital Radio System	11/4/2019

CLOSED SESSION

4. Conference with Labor Negotiators pursuant to Government Code 54957.6 to meet and confer with International Brotherhood of Electrical Workers and Gridley Police Officers Association

ADJOURNMENT – adjourning to the next regularly scheduled meeting on Monday, October 7, 2019

NOTE 1: POSTING OF AGENDA- This agenda was posted on the public bulletin board at City Hall at or before 6:00 p.m., September 13, 2019, 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 and at the Administration counter in City Hall, 685 Kentucky Street, Gridley, CA.

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

Gridley City Council – DRAFT City Council Meeting Minutes

Tuesday, September 3, 2019; 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

The meeting was called to order at 6:00 p.m. by Mayor Johnson

ROLL CALL

Councilmembers

Present: Torres, Johnson, Crye, Williams
Absent: Borges
Arriving after roll call: None

Staff present:

Paul Eckert, City Administrator
Tony Galyean, City Attorney
Al Byers, Police Chief
Daryl Dye, Utilities Director
Rodney Harr, Police Sergeant

PLEDGE OF ALLEGIANCE

Councilmember Torres led the Pledge of Allegiance

INVOCATION

The invocation was provided by Pastor Bill Hammond of the Lighthouse Tabernacle

PROCLAMATIONS – None

INTRODUCTION OF NEW OR PROMOTED EMPLOYEES - None

COMMUNITY PARTICIPATION FORUM

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

CONSENT AGENDA

1. City Council minutes dated August 19, 2019
2. Consideration and Approval of revision to the City’s Position Classification Plan including the reclassification the Finance Business Service Supervisor Position

Motion to approve the consent agenda by Vice Mayor Williams, seconded by Councilmember Torres

ROLL CALL VOTE

Yes: Crye, Johnson, Torres, Williams

Motion passed, 4-0

PUBLIC HEARING – None

ITEMS FOR COUNCIL CONSIDERATION

3. Police Vehicle Purchase

Chief Byers reviewed the staff report highlighting the need for the new vehicle and the expected savings by going with a hybrid model.

Motion to approve the Police Vehicle purchase by Vice Mayor Williams, seconded by Councilmember Torres.

ROLL CALL VOTE

Yes: Crye, Torres, Johnson, Williams

Motion passed, 4-0

4. Consideration and Approval of Temporary Residential Housing Incentive Program #2

Administrator Eckert reviewed the success of the implementation of the first program and reviewed the fiscal impact to the City of the temporary reduction in fees.

After brief Council discussion, Mayor Johnson opened the floor for public comments. Mr. Patrick Coghlan of 852 Idaho Street spoke against the program and expressed his concern regarding the reduced fees. He handed out a prepared document that also expressed his concern and has been included in the hard copy files.

In response to Mr. Coghlan's comments, Vice Mayor Williams motioned to table the item and requested staff to bring a more detailed report on the financial feasibility of the program, seconded by Councilmember Torres.

ROLL CALL VOTE

Yes: Johnson, Torres, Williams

No: Crye

Motion passed, 3-1

CITY STAFF AND COUNCIL COMMITTEE REPORTS

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

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

Animal Control Program Revisions	9/16/2019
Police Department Digital Radio System	10/7/2019

CLOSED SESSION

5. Conference with Labor Negotiators pursuant to Government Code 54957.6 to meet and confer with International Brotherhood of Electrical Workers and Gridley Police Officers Association
6. *Conference with Legal Counsel – Liability Claim pursuant to Government Code 54956, Claimant: Jaki Walker

Council came out of closed session at 8:02 p.m. with no reportable action.

ADJOURNMENT

With no items for further discussion, Council adjourned to the next regularly scheduled meeting on September 16, 2019.

Paul Eckert, City Clerk

City Council Agenda Item # 2
Staff Report

Date: September 16, 2019

To: Mayor and City Councilmembers

From: Donna Decker, Planning Department

X	Regular
	Special
	Closed
	Emergency

Subject: **Adopt Resolution Number 2019-R-022:** A resolution approving Tentative Subdivision Map No. 1-19 to subdivide three parcels consisting of approximately 4.7 acres into twenty-one (21) parcels consisting of one 0.25 acre parcel for a detention basin and twenty (20) parcels for a residential housing development located at the northeast corner of Peach Street and West Biggs Gridley Road in the Single Family Residential District (R-1) and Residential, Low Density (RLD) General Plan land use designation. (APN: 022-230-022, -024 & -025)

Adopt Resolution Number 2019-R-023: A resolution authorizing the City Administrator to execute a Deferred Improvement Agreement to defer the construction of a portion of road and pedestrian improvements on the east side of West Biggs Gridley Road.

Adopt Resolution Number 2019-R-024: A resolution authorizing the City Administrator to execute a Landscaping, Lighting, Utility and West Biggs Gridley Road Assessment District to provide for the maintenance of the subdivision improvements and deferred road improvement costs.

Recommendation

Staff respectfully requests the City Council:

1. Receive staff report
2. Open public hearing
3. Hear public testimony
4. Close public hearing
5. Council discussion
6. Determine the project is Categorically Exempt per the California Environmental Quality Act, Section 15332 (a-e), Class 32, Infill Development Projects.
7. Adopt Resolution Number 2019-R-022, 2019-R-023, and 2019-R-024 by reading of title only.

Summary

On July 10, 2019, the Planning Commission considered the request to develop the three parcels into twenty-one parcels to create a residential subdivision. One of the parcels would be reserved for a storm water detention basin.

Mr. Patrick Coghlan, 852 Idaho Street, provided public testimony in opposition to the

condition of approval allowing a deferment of the road improvements on West Biggs Gridley Road from the intersection of Peach and West Biggs Gridley Road to the north property line. He stated that the City had required Heron Landing to put all of the improvements in. He noted that if they are not put in now and deferred to a later date, there was no guarantee that they would be put in at all. He also noted that it would create a dangerous situation for pedestrians in the subdivision and children who may walk to school who would not have a sidewalk as a safe refuge out of traffic. Additionally, he felt there should be fencing placed around the detention basin to keep people out of the facility. With regard to traffic, he questioned the reason why a deceleration lane was not being provided into the subdivision. Refer to Exhibit G.

The Planning Commission supported the project with the following amendments to the Conditions of Approval:

14. Dedicate the east one-half of West Biggs-Gridley Road and ~~enter into an improvement deferment agreement attached to all properties in the subdivision with the exception of lot 21, to pay the costs at a future date when West Biggs-Gridley Road will be designed and constructed.~~ **As construct all of the road and utility improvements as required consisting of curb, gutter, sidewalk, pole relocation, and landscaping and irrigation in accordance with the City of Gridley Public Works standards.**
26. **If a fence is required around the detention basin, it shall be an ornamental fence reviewed and approved by the Planning Department.**

The Planning Commission directed staff to work with the applicant to develop an Engineer's estimate of the costs that would be deferred.

The applicant requests the City Council allow the deferment of improvements on West Biggs Gridley Road. An Engineer's Estimate was provided the Planning Department calculates the cost of the improvements to be approximately \$357,420 (Exhibit C). The applicant proposes the City allow the cost to be distributed to each of the twenty parcels. The cost per each of the twenty parcels would be approximately \$17,871. This could be an assessed cost and paid by homeowners over a time period acceptable to the City until such time the City and County work together to reconstruct West Biggs Gridley Road with all improvements.

Discussion

The applicant is proposing a 21-parcel single-family residential subdivision on three parcels totaling ± 4.7 acres. The proposed subdivision was initially proposed and approved in 1993 and 2005; both maps expired. The applicant is submitting a similar proposal as previously approved with slight differences in lot sizes, the connection to Bridgeford Avenue for future growth to the north.

Background

The subject site is located at the east side of West Biggs Gridley Road, north of Peach and Ohio Streets and south of a proposed extension of Bridgeford Avenue. The site is currently vacant with existing vegetation of shrubs and trees. The tentative subdivision map will create 20 new single-family lots ranging in size from 5,050 to 6,565 square feet and one lot reserved for a storm water detention basin 11,200 square feet.

Land Use

The project site is zoned R-1, Single Family Residential District and has a General Plan land use designation of Residential, Low Density. The single-family residential district has four (4) designations:

1. R-1A Parcels sized from 1,700 – 3,500 square feet
2. R-1B Parcels sized from 3,501 – 5,999 square feet
3. R-1C Parcels sized from 6,000 – 7,499 square feet
4. R-1 Parcels sized from 7,500 and greater

The proposed development will have seventeen (17) R-1B and three (3) R-1C parcels. One parcel is reserved for the detention basin. This proposed layout has a gross density of approximately 4.25 du/acre. The R-1 designation allows 4 du/ac and this proposal meets the intent of the zoning density.

The development of the three parcels into 21 meets the General Plan land use designation and the programs. Additionally, the Housing Element of the General Plan supports smaller lot subdivisions and infill development to help meet the housing requirement for the City of Gridley. The Housing Element Policy HP-2.4 also supports this development:

“The City will encourage infill development in meeting the housing needs required by expanding populations.”

Deferred Improvements

Staff recommended condition number 14 to allow the deferment of road improvements, sidewalks, irrigation and landscaping because the construction of such improvements may hamper future road design to have positive drainage. The construction of improvements that would create a second design point to meet that is approximately 680 linear feet distant from the Heron Landing improvements could possibly limit an effective design.

In order to fund the improvements at a later date, to be determined by the City, an assessment district would be formed to provide funding for street lighting, the sewer lift station, storm drainage detention basin and the frontage improvements. While the assessment for the other components would be ongoing, the City would set a specific time frame for payoff of the frontage improvements and would allow payment in full during the assessed payment period.

City staff believe the provision for the frontage improvements be constructed at a future date will ensure better design at the appropriate time when the West Biggs Gridley Road will be

improved and drainage determined in a comprehensive approach. The conditions of approval will be modified upon decision by the City Council.

Public Notice

A notice was posted in the Gridley Herald 10 days in advance of the City Council meeting, and notices were mailed to all property owners within 300 feet of the project boundary, 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

Staff has determined the project to be categorically exempt in accordance with Section 15332 of the California Environmental Quality Act (CEQA):

- a) The project is consistent with the applicable General Plan designation and all applicable general plan policies as well as with applicable zoning designation regulations.
- b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.
- c) The project has no value as habitat for endangered, rare or threatened species.
- d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- e) The site can be adequately served by all required utilities and public services.

Financial Impact

There are no direct or indirect costs to the City excepting the management of the assessment district formed.

Compliance with City Council Strategic Plan or Budget Goals

This recommendation is consistent with the ongoing effort to be responsive and transparent regarding all financial matters.

Attachments –

- 1. Exhibit A Conditions of Approval
- 2. Exhibit B TSM 1-19 Map
- 3. Exhibit C Engineer's Estimate
- 4. Exhibit D Resolution No. 2019-R-022
- 5. Exhibit E Resolution No. 2019-R-023
- 6. Exhibit F Resolution No. 2019-R-024
- 7. Exhibit G Letter to Planning Commission from Patrick Coghlan
Dated July 10, 2019

Exhibit A

Conditions of Approval TSM 1-19

1. The applicant/property owner shall file a Declaration of Acceptance of the Conditions of Approval within 30 days of City Council approval for the Tentative Subdivision Map 1-19.
2. The Tentative Map 1-19 shall expire after a five (5) year period. No further extensions by the City are allowed under the Subdivision Map Act; unless determined by the State of California special legislation to provide automatic extensions for the period specified at the time.
3. No further extension of this Tentative Subdivision Map shall be allowed, unless it is extended by California State Legislation. A new application to develop the site would be required and all current conditions would need to be met at that time.
4. Use of the 4.7-acre project site is subject to all zoning regulations described in Gridley Municipal Code as applicable to "R-1 Single Family" residential zoning districts and all applicable requirements of the Gridley Municipal Code.
5. Physical development of the site shall conform to the design approved for Tentative Subdivision Map No. 1-19 and to all of the conditions of approval of that Tentative Subdivision Map.
6. The project shall be required to pay all applicable impact fees for the development of the project.
7. Minor changes may be approved by the Planning Director upon receipt of a substantiated request by the applicant, or their respected designee. Prior to such approval, verification shall be made by each Department that the modification is consistent with the approved application. Changes deemed to be major or significant in nature shall require a formal application for amendment.
8. In the event of the discovery or recognition of prehistoric or historic resources in the area subject to development activity, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie similar resources and a professional archaeologist shall be consulted. Further, if human remains are discovered, the coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required. If the County Coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission within 24 hours.

Upon completion of the site examination, the archeologist shall submit a report to the City describing the significance of the finds and make recommendations as to its

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

9. Prior to any site work, the project applicant shall submit a geotechnical report to the City, prepared by a certified engineering geologist. The project applicant shall incorporate any recommended measures into the final site plan.
10. Construction of the project shall comply with the requirements of the National Pollution Discharge Elimination (NPDES) Permit and obtain a WDID from the State of California in conformance with the General Construction Storm Water Permit; Storm Water Pollution Prevention Plan (SWPPP) shall be prepared prior to construction activities.
11. Upon commencement of grading and construction activities, the applicant shall implement measures to offset particulate matter and emissions from construction equipment as specified by Butte County Air Quality Management District.
12. Prior to recordation of a Final Map, the applicant shall submit for review and approval improvement plans that shall include, not limited to, details related to above and underground infrastructure; sanitary sewer lift station, oversized for future development, piping and service laterals, meters, drop inlets, manholes, curb, gutter, and sidewalk, roadway, pavement markings, lighting, hydrants, street signs, electrical, transformer pedestals, and any and all components as required by the City of Gridley, the City Engineer, the Utility Supervisor, and Public Works Manager. Plans shall meet all required state and local ordinances, regulations, and Public Works Development Standards. Omissions on the plans does not constitute approval for the omission. Plans shall be reviewed and approved by the City Engineer and the Gridley Municipal Services Division.
13. Prior to recordation of the final map, the applicant shall coordinate with the Butte County Assessor's Office and Tax Collector to segregate any assessments against the properties and pay any delinquent, current, and future taxes and/or assessments against the properties as required.
14. Dedicate the east one-half of West Biggs-Gridley Road and enter into an improvement deferment agreement attached to all properties in the subdivision with the exception of lot 21, to pay the costs of the improvements at a future date when West Biggs-Gridley Road will be designed and constructed.
15. Dedicate and improve the north half of Peach Street including vertical curb and gutter, sidewalk and street construction. Improvements of the right-of-way shall be to the

satisfaction of the City Engineer.

16. Dedicate and improve the 60-foot wide local residential street right-of-way for the interior subdivision streets to the satisfaction of the City Engineer.

17. Dedicate a 10-foot public services easement adjacent to all public right-of-way frontages.

18. Prior to approval of a Final Map all of the following requirements shall be completed:

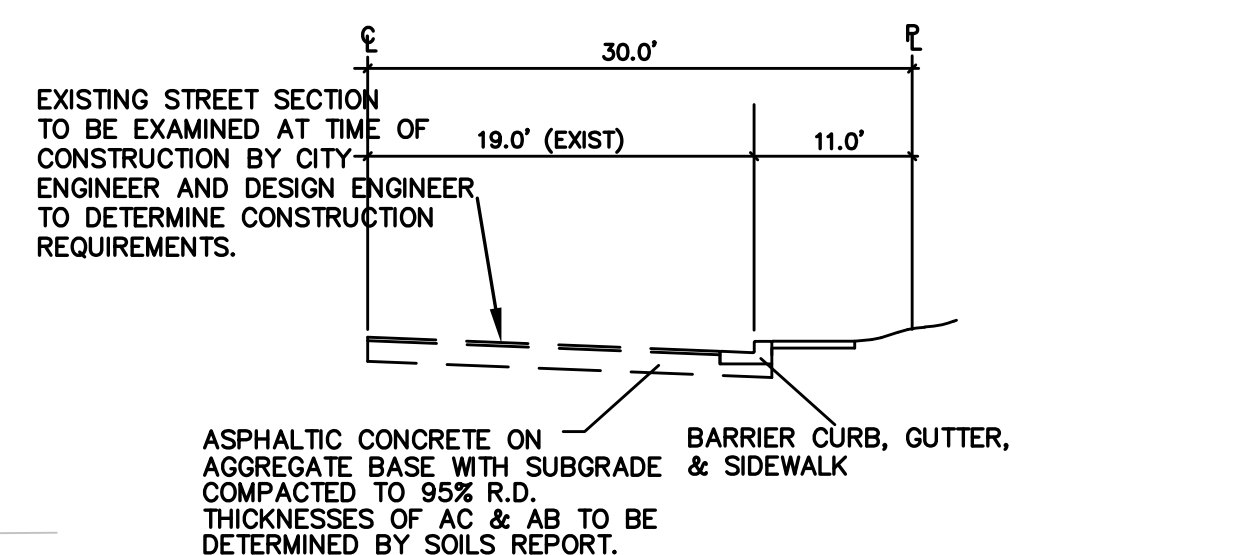
19. A registered engineer shall prepare and submit the following information to Gridley Department of Public Works for review and approval:

- a. Calculations identifying the estimated rate of peak stormwater runoff from the cross area of the undivided site and abutting streets - as they exist at the time of approval of the tentative subdivision map- during currently adopted design storm event. The calculations shall be prepared in a manner consistent with the Gridley Public Works Construction Standards, and with standard engineering practice.
- b. Construction details, plans and profiles, typical sections, specifications, and maintenance plans for any proposed stormwater detention facilities to be constructed to serve the parcels created by this subdivision.
- c. An assessment against the development and individual parcels shall be established to fund the on-going maintenance costs associated with approved stormwater detention facilities, lighting, landscape, cmu block wall as noted in Item 24, and drainage components as determined by the City Engineer.
- d. Dedication of the area for the detention facilities shall be made to the City of Gridley as a condition of recordation of the Final Map.
- e. The design of surface detention facilities shall minimize use of the facility by mosquitoes· for breeding by incorporating some or all of the features recommended by the Butte County Mosquito and Vector Control District.
- f. All drainage improvements shall be constructed in conformance with the Gridley Public Works Construction Standards, the City of Gridley Master Drainage Plan, and the details shown on approved construction plans. The developer shall have a registered engineer prepare and submit construction details, plans and profiles, typical sections, specifications, and cost estimates to the Department of Public Works for review and approval prior to the recordation of the Final Map.

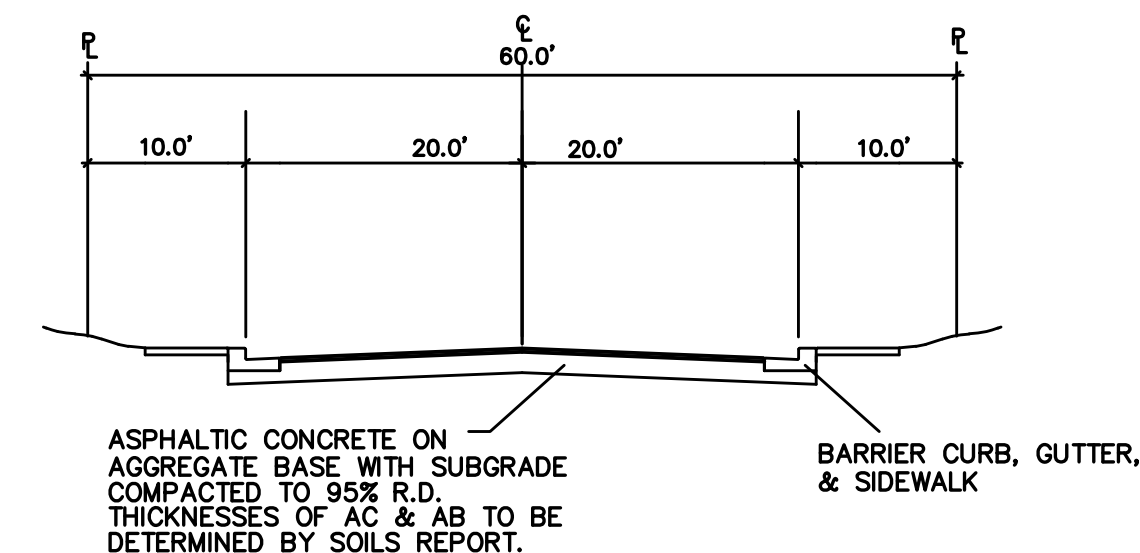
20. Telephone, cable television, and gas service shall be provided to all parcels in accordance with the Gridley Public Works Construction Standards, the Gridley Municipal Code, and

the requirements of the agencies providing these services.

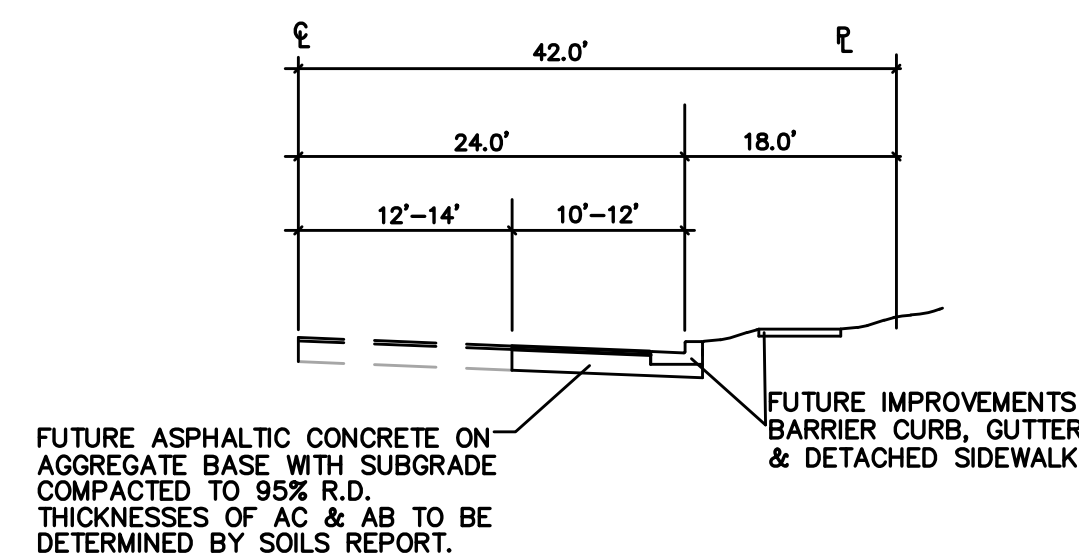
22. If any existing utilities must be relocated as a result of this subdivision, the agencies that own the facilities may require the developer to pay the cost of such relocations.
23. The lots shall be graded in conformance with the Gridley Public Works Construction Standards and the Gridley Municipal Code. The developer shall submit grading details, plans and specifications prepared by a registered engineer to the Department of Public Works for review and approval prior to the start of any work.
23. The Applicant shall hold harmless the City, its Council Members, its City Council, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to the plaintiff in an action challenging the validity of this tentative subdivision map or any environmental or other documentation related to approval of this tentative subdivision map.
24. In order to mitigate noise impacts from West Biggs Gridley Road on residential development, the applicant shall erect a 6'-high solid cmusplit face capped sound wall adjacent to West Biggs Gridley Road prior to the acceptance of the improvements for the project. Landscaping and irrigation shall be constructed on the west face of the wall to the satisfaction of the Planning Director.
25. Prior to issuance of a certificate of occupancy for any lot within the subdivision, parcel 21 shall be landscaped to visually enhance the detention basin. A landscape and irrigation plan for this area shall be submitted and approved by the Planning Director prior final map approval. The applicant shall provide a concrete picnic table and benches.
26. If a fence is required around the detention basin, it shall be an ornamental fence reviewed and approved by the Planning Department.



PEACH STREET SECTION
N.T.S.



IDAHO STREET & GLENN DRIVE SECTION



WEST BIGGS GRIDLEY ROAD SECTION
N.T.S.

RIGHT OF WAY TO BE DEDICATED
WITH THIS MAP TO ACCOMMODATE
FUTURE BUILD OUT OF ROADWAY.
ACTUAL IMPROVEMENTS TO BE
DEFERRED AT THIS TIME.

CITY OF GRIDLEY
CALIFORNIA

JUNE 2019
SCALE 1"= 50'

**GENESIS ENGINEERING**

960 McCourtney Rd. Ste. C
Grass Valley, CA 95946
Phone: (530) 742-1300
email: sean@genesisengineering.us

ENGINEER'S ESTIMATE

8/29/2019

PROJECT: **West Biggs-Gridley Road**
(Eastside of Road only)
Westside of Hilbers Subdivision
North of Peach to Justeson
Offsite Improvements

SITE WORK

ITEM	QUANTITY	UNIT	UNIT PRICE	COST
Site Clear & Grub	1	LS	5,000	\$ 5,000
Excavate Roadway	500	CY	10	\$ 5,000
Erosion Control	1	LS	5,000	\$ 5,000
SUBTOTAL			\$	15,000

SANITARY SEWER

ITEM	QUANTITY	UNIT	UNIT PRICE	COST
SUBTOTAL			\$	-

STORM DRAIN

ITEM	QUANTITY	UNIT	UNIT PRICE	COST
Drainage Inlets with grates	2	EA	4,000	\$ 8,000
Junction Drainage Inlets	1	EA	5,000	\$ 5,000
Storm drain manhole	1	LS	5,000	\$ 5,000
12" dia main	550	LF	40	\$ 22,000
			-	\$ -
SUBTOTAL			\$	40,000

WATER

ITEM	QUANTITY	UNIT	UNIT PRICE	COST
8" Dia. Waterline-Valves included		LF	-	\$ -
Fire Hydrant with Valve and Assembly	0	EA	6,000	\$ -
Irrigation controller	1	EA	2,000	\$ 2,000
Backflow Preventer	1	EA	2,000	\$ 2,000
Single Water Service	1	EA	2,000	\$ 2,000
SUBTOTAL			\$	6,000

ONSITE IMPROVEMENTS CONTINUED

CONCRETE

ITEM	QUANTITY	UNIT	UNIT PRICE	COST
Rolled Curb & Gutter (Driveways Included)	0	LF	20	\$ -
Barrier Curb & Gutter	580	LF	20	\$ 11,600
4' Sidewalk	580	LF	20	\$ 11,600
Curb Ramp	0	EA	2,000	\$ -
SUBTOTAL				\$ 23,200

PAVING, ETC.

ITEM	QUANTITY	UNIT	UNIT PRICE	COST
Aggregate Base	1,600	TONS	25	\$ 40,000
Asphaltic Concrete	340	TONS	95	\$ 32,300
Monument Well	2	EA	2,500	\$ 5,000
Street Signs	1	EA	500	\$ 500
Stop Bars, Logo & Signs	1	EA	2,000	\$ 2,000
Street Lights	2	EA	5,000	\$ 10,000
Relocate Power Pole	1	EA	5,000	\$ 5,000
Landscape	8,000	SF	10	\$ 80,000
SUBTOTAL				\$ 174,800

**** Street lights assumed to be added to existing poles**

TOTAL	\$ 259,000
15% CONTINGENCY	\$ 38,850
SUBTOTAL	\$ 297,850
PLANS/PROCESSING (20%)	\$ 59,570

Quantities are based on preliminary layout.

Plans to be prepared to determine required work prior to final determination of required costs.

Final costs to be prepared by licensed contractor.

****GRAND TOTAL** \$ 357,420

****NOTE:** Genesis Engineering assumes no responsibility for any discrepancies between the estimated cost and the final cost of construction.

**RESOLUTION NO.
2019-R-022**

A RESOLUTION OF THE GRIDLEY CITY COUNCIL APPROVING TENTATIVE SUBDIVISION MAP NO. 1-19 TO SUBDIVIDE THREE PARCELS CONSISTING OF APPROXIMATELY 4.7 ACRES INTO TWENTY-ONE (21) PARCELS CONSISTING OF ONE 0.25 ACRE PARCEL FOR A DETENTION BASIN AND TWENTY (20) PARCELS FOR A RESIDENTIAL HOUSING DEVELOPMENT LOCATED AT THE NORTHEAST CORNER OF PEACH STREET AND WEST BIGGS GRIDLEY ROAD IN THE SINGLE FAMILY RESIDENTIAL DISTRICT (R-1) AND RESIDENTIAL, LOW DENSITY (RLD) GENERAL PLAN LAND USE DESIGNATION. (APN: 022-230-022, -024 & -025)

WHEREAS, the City of Gridley has received an application to consider a Tentative Subdivision Map request for one parcel totaling approximately 4.7 acres in order to create a total of twenty-one lots for future single-family residential use on property located generally east of West Biggs Gridley Road and north of Peach Street in the manner illustrated on a tentative parcel map received by the City (Exhibit "A" attached); and,

WHEREAS, the subject property consists of three parcels designated as Assessor's Parcel Number 022-230-022, -024 & -025 and the proposed Tentative Subdivision Map has been assigned the file number Tentative Subdivision Map No. 1-19 (TSM 1-19); and,

WHEREAS, the existing General Plan designation is Residential, Low Density on the Gridley Land Use Map; and,

WHEREAS, the existing zoning designation for the subject parcel is R-1 Single Family Residential District; and,

WHEREAS, the City Council finds that Tentative Subdivision Map No. 1-19, including the proposed use and improvements to the property, is consistent with Gridley's General Plan including the policies contained therein as well as the land use diagram, and also finds that based on the conditions of approval, the site is physically suitable for development as proposed; and,

WHEREAS, the City Council considered at a noticed public hearing on September 16, 2019, the comments and concerns of property owners who are potentially affected by approval of Tentative Subdivision Map No. 1-19, and also considered City staff's report regarding the proposed tentative map design and required public improvements; and,

WHEREAS, the City Council determined that the described tentative map and its design and improvements are consistent with Gridley's General Plan and zoning ordinance policies regarding the use and division of land; and,

WHEREAS, the City Council, having further considered the project and determined the project to be categorically exempt in accordance with Section 15332 of the California Environmental Quality Act (CEQA):

- a) The project is consistent with the applicable General Plan designation and all applicable general plan policies as well as with applicable zoning designation regulations.
- b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.
- c) The project has no value as habitat for endangered, rare or threatened species.
- d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- e) The site can be adequately served by all required utilities and public services.

WHEREAS, the City Council finds that this tentative subdivision map complies with all State and City regulations governing the division of land, and that division and development of the property in the manner set forth on the tentative parcel map as shown on Exhibit A will not unreasonably interfere with the free and complete use of existing public and/or public utility easements or rights-of-way.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRIDLEY, AS FOLLOWS:

SECTION 1: FINDINGS FOR APPROVAL OF THE TENTATIVE SUBDIVISION MAP

1. The proposed project is consistent with the City of Gridley General Plan Land Use Element.
2. The site is physically suitable for the type of development proposed. The project site is flat with slopes less than two percent. The project site within the Gridley urban limits and is not within a flood plain. There is adequate road access to the property. All necessary public utilities and services necessary for development are available to the site.
3. The site is physically suited for the density of development. The R-1 zone district allows for the development of single-family residential dwelling units on lots from:
 - R-1A Parcels sized from 1,700 – 3,500 square feet
 - R-1B Parcels sized from 3,501 – 5,999 square feet
 - R-1C Parcels sized from 6,000 – 7,499 square feet
 - R-1 Parcels sized from 7,500 and greater

The proposed development will have seventeen (17) R-1B and three (3) R-1C parcels. One parcel is reserved for the detention basin. This proposed layout has a gross density of approximately 4.25 du/acre. The R-1 designation allows 4 du/ac and this proposal meets the intent of the zoning density.

4. The design of the subdivision or the proposed improvements are not likely to cause serious public health problems. As conditioned, the project will provide adequate sanitary sewer, a public water supply, storm drainage facilities, and Standard subdivision road improvements which will include fire hydrants, streetlights and roadways designed for residential traffic.
5. The Tentative Subdivision Map conforms to the provisions of the Subdivision Map Act and to the provisions of Gridley Municipal Code Title 16- Subdivisions.
6. The tentative subdivision map complies with the required form and content of tentative subdivision maps, as set forth by the City and based upon the provisions of Title 16 of the Gridley Municipal Code.
7. The tentative parcel map is consistent with good planning and engineering practice. The City Engineer has reviewed the tentative subdivision map, and has attached terms and conditions hereby incorporated within the Conditions of Approval.
8. The project will have a de minimis effect on fish and wildlife (Fish and Game Code Section 711.4). The project is located in an area designated on the City of Gridley General Plan as being suitable for residential development.

SECTION 2: THE CITY COUNCIL OF THE CITY OF GRIDLEY

- 1) Determines the project to be categorically exempt in accordance with Section 15332 of the California Environmental Quality Act (CEQA); and,
- 2) Approves Tentative Subdivision Map 1-19 as described subject to the Conditions of Approval as follows:
 1. The applicant/property owner shall file a Declaration of Acceptance of the Conditions of Approval within 30 days of City Council approval for the Tentative Subdivision Map 1-19.
 2. The Tentative Map 1-19 shall expire after a five (5) year period. No further extensions by the City are allowed under the Subdivision Map Act; unless determined by the State of California special legislation to provide automatic extensions for the period specified at the time.
 3. No further extension of this Tentative Subdivision Map shall be allowed, unless it is extended by California State Legislation. A new application to develop the site would be required and all current conditions would need to be met at that time.
 4. Use of the 4.7-acre project site is subject to all zoning regulations described in Gridley Municipal Code as applicable to "R-1 Single Family" residential zoning districts and all applicable requirements of the Gridley Municipal Code.

5. Physical development of the site shall conform to the design approved for Tentative Subdivision Map No. 1-19 and to all of the conditions of approval of that Tentative Subdivision Map.
6. The project shall be required to pay all applicable impact fees for the development of the project.
7. Minor changes may be approved by the Planning Director upon receipt of a substantiated request by the applicant, or their respected designee. Prior to such approval, verification shall be made by each Department that the modification is consistent with the approved application. Changes deemed to be major or significant in nature shall require a formal application for amendment.
8. In the event of the discovery or recognition of prehistoric or historic resources in the area subject to development activity, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie similar resources and a professional archaeologist shall be consulted. Further, if human remains are discovered, the coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required. If the County Coroner determines the remains to be Native American, the coroner shall contact the Native American heritage Commission within 24 hours.

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

9. Prior to any site work, the project applicant shall submit a geotechnical report to the City, prepared by a certified engineering geologist. The project applicant shall incorporate any recommended measures into the final site plan.
10. Construction of the project shall comply with the requirements of the National Pollution Discharge Elimination (NPDES) Permit and obtain a WDID from the State of California in conformance with the General Construction Storm Water Permit; Storm Water Pollution Prevention Plan (SWPPP) shall be prepared prior to construction activities.
11. Upon commencement of grading and construction activities, the applicant shall implement measures to offset particulate matter and emissions from construction

equipment as specified by Butte County Air Quality Management District.

12. Prior to recordation of a Final Map, the applicant shall submit for review and approval improvement plans that shall include, not limited to, details related to above and underground infrastructure; sanitary sewer lift station, oversized for future development, piping and service laterals, meters, drop inlets, manholes, curb, gutter, and sidewalk, roadway, pavement markings, lighting, hydrants, street signs, electrical, transformer pedestals, and any and all components as required by the City of Gridley, the City Engineer, the Utility Supervisor, and Public Works Manager. Plans shall meet all required state and local ordinances, regulations, and Public Works Development Standards. Omissions on the plans does not constitute approval for the omission. Plans shall be reviewed and approved by the City Engineer and the Gridley Municipal Services Division.
13. Prior to recordation of the final map, the applicant shall coordinate with the Butte County Assessor's Office and Tax Collector to segregate any assessments against the properties and pay any delinquent, current, and future taxes and/or assessments against the properties as required.
14. Dedicate the east one-half of West Biggs-Gridley Road and enter into an improvement deferment agreement attached to all properties in the subdivision with the exception of lot 21, to pay the costs of the improvements at a future date when West Biggs-Gridley Road will be designed and constructed.
15. Dedicate and improve the north half of Peach Street including vertical curb and gutter, sidewalk and street construction. Improvements of the right-of-way shall be to the satisfaction of the City Engineer.
16. Dedicate and improve the 60-foot wide local residential street right-of-way for the interior subdivision streets to the satisfaction of the City Engineer.
17. Dedicate a 10-foot public services easement adjacent to all public right-of-way frontages.
18. Prior to approval of a Final Map all of the following requirements shall be completed:
19. A registered engineer shall prepare and submit the following information to Gridley Department of Public Works for review and approval:
 - a. Calculations identifying the estimated rate of peak stormwater runoff from the cross area of the undivided site and abutting streets - as they exist at the time of approval of the tentative subdivision map- during currently adopted design storm event. The calculations shall be prepared in a manner consistent with the Gridley Public Works Construction Standards, and with standard engineering practice.

- b. Construction details, plans and profiles, typical sections, specifications, and maintenance plans for any proposed stormwater detention facilities to be constructed to serve the parcels created by this subdivision.
 - c. An assessment against the development and individual parcels shall be established to fund the on-going maintenance costs associated with approved stormwater detention facilities, lighting, landscape, cmu block wall as noted in Item 24, and drainage components as determined by the City Engineer.
 - d. Dedication of the area for the detention facilities shall be made to the City of Gridley as a condition of recordation of the Final Map.
 - e. The design of surface detention facilities shall minimize use of the facility by mosquitoes for breeding by incorporating some or all of the features recommended by the Butte County Mosquito and Vector Control District.
 - f. All drainage improvements shall be constructed in conformance with the Gridley Public Works Construction Standards, the City of Gridley Master Drainage Plan, and the details shown on approved construction plans. The developer shall have a registered engineer prepare and submit construction details, plans and profiles, typical sections, specifications, and cost estimates to the Department of Public Works for review and approval prior to the recordation of the Final Map.
20. Telephone, cable television, and gas service shall be provided to all parcels in accordance with the Gridley Public Works Construction Standards, the Gridley Municipal Code, and the requirements of the agencies providing these services.
21. If any existing utilities must be relocated as a result of this subdivision, the agencies that own the facilities may require the developer to pay the cost of such relocations.
22. The lots shall be graded in conformance with the Gridley Public Works Construction Standards and the Gridley Municipal Code. The developer shall submit grading details, plans and specifications prepared by a registered engineer to the Department of Public Works for review and approval prior to the start of any work.
23. The Applicant shall hold harmless the City, its Council Members, its City Council, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to the plaintiff in an action challenging the validity of this tentative subdivision map or any environmental or other documentation related to approval of this tentative subdivision map.
24. In order to mitigate noise impacts from West Biggs Gridley Road on residential development, the applicant shall erect a 6'-high solid cmu split face capped sound wall adjacent to West Biggs Gridley Road prior to the acceptance of the improvements

for the project. Landscaping and irrigation shall be constructed on the west face of the wall to the satisfaction of the Planning Director.

25. Prior to issuance of a certificate of occupancy for any lot within the subdivision, parcel 21 shall be landscaped to visually enhance the detention basin. A landscape and irrigation plan for this area shall be submitted and approved by the Planning Director prior final map approval. The applicant shall provide a concrete picnic table and benches.
26. If a fence is required around the detention basin, it shall be an ornamental fence reviewed and approved by the Planning Department.

I HEREBY CERTIFY that the foregoing resolution was duly passed and adopted by the City Council of the City of Gridley at a regular meeting thereof, held on the 16th day of September, 2019, by the following vote:

AYES: COUNCILMEMBERS

NOES: COUNCILMEMBERS

ABSENT: COUNCILMEMBERS

ABSTAIN: COUNCILMEMBERS

ATTEST:

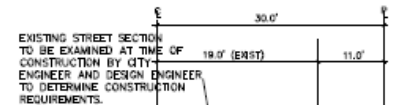
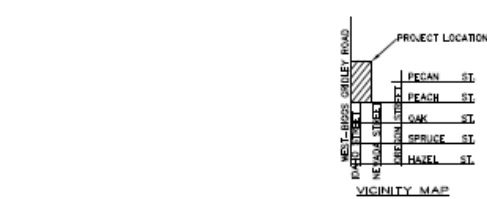
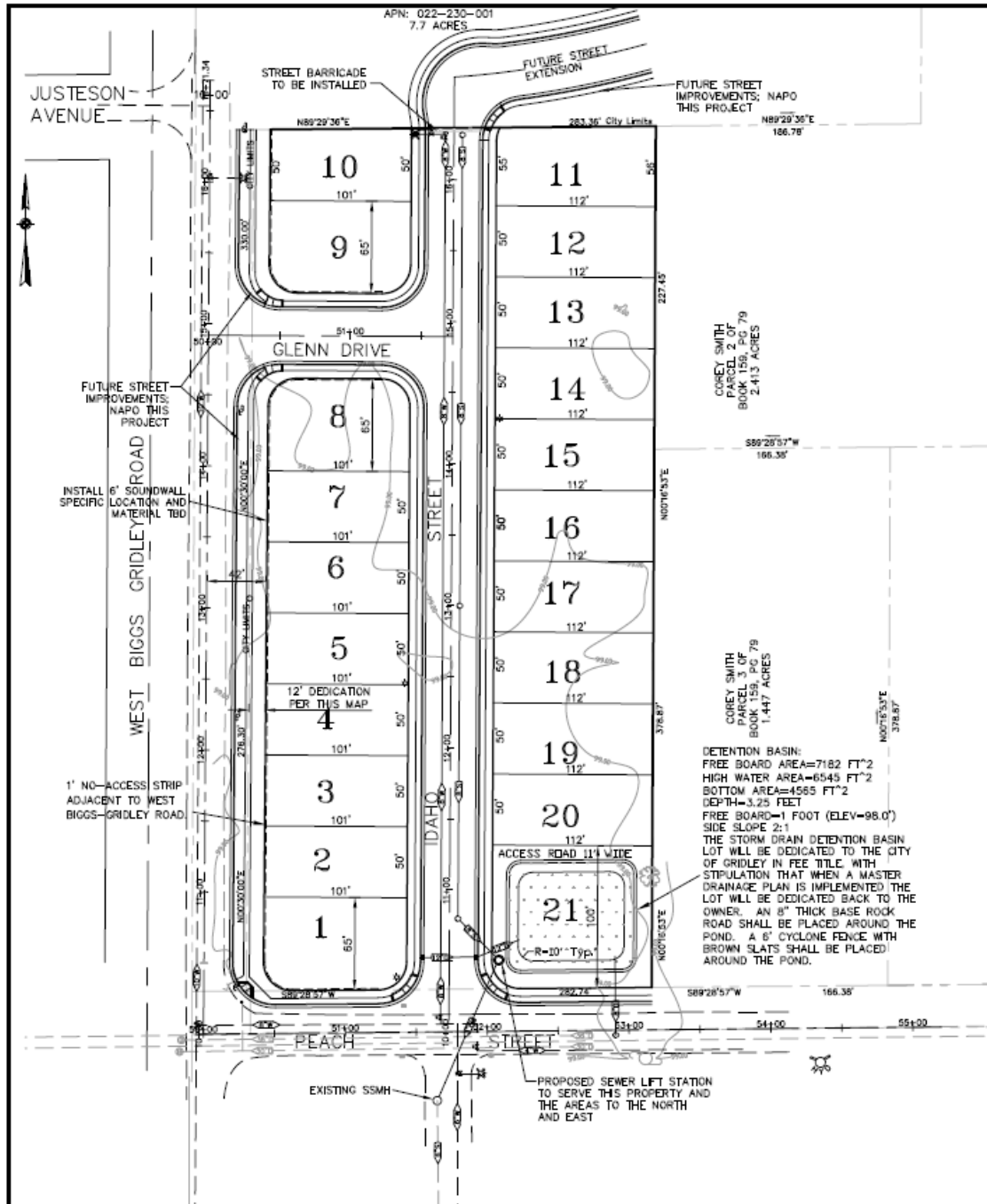
APPROVE:

Paul Eckert, City Clerk

Bruce Johnson, Mayor

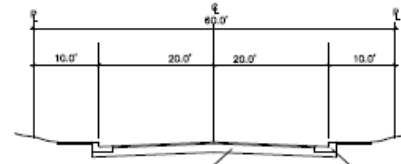
APPROVED AS TO FORM:

Anthony Galyean, City Attorney



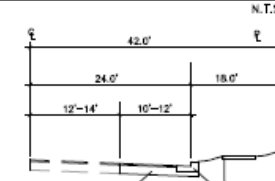
ASPHALTIC CONCRETE ON
AGGREGATE BASE WITH SUBGRADE & SIDEWALK
COMPACTED TO 95% R.D.
THICKNESSES OF AC & AB TO BE
DETERMINED BY SOILS REPORT.

PEACH STREET SECTION



ASPHALTIC CONCRETE ON
AGGREGATE BASE WITH SUBGRADE
COMPACTED TO 95% R.D.
THICKNESSES OF AC & AB TO BE
DETERMINED BY SOILS REPORT.

IDAHO STREET & GLENN DRIVE SECTION



FUTURE ASPHALTIC CONCRETE ON
AGGREGATE BASE WITH SUBGRADE
COMPACTED TO 95% R.D.
THICKNESSES OF AC & AB TO BE
DETERMINED BY SOILS REPORT.

WEST BIGGS GRIDLEY ROAD SECTION

RIGHT OF WAY TO BE DEDICATED
WITH THIS MAP TO ACCOMMODATE
FUTURE BUILD OUT OF ROADWAY.
ACTUAL IMPROVEMENTS TO BE
DEFERRED AT THIS TIME.

APPLICANT

HILBERS NEW HOME COMMUNITIES
770 N. WALTON AVE, STE 200
YUBA CITY, CA 95993
(530) 673-2947
conrad@hilbershomes.com

OWNER

HILBERS PROPERTIES
770 N. WALTON AVE, STE 200
YUBA CITY, CA 95993
(530) 673-2947
kurt@hilbersinc.com

ENGINEER

GENESIS ENGINEERING, ATTN: SEAN O'NEILL
960 McCOURTNEY AVE, STE. C
GRASS VALLEY, CA 95949
(530) 742-1300
sean@genesisengineering.us

GENERAL NOTES

- DRAINAGE:**
EXISTING: RECLAMATION DIST.
PROPOSED: 833-LINE IN PEACH ST.
WATER: DETENTION POND PRIOR TO OUTLET
TO R.D. 833 LINE IN PEACH ST.
EXISTING: PUBLIC LINE IN PEACH STREET
PROPOSED: PUBLIC LINE IN PEACH STREET
SEWAGE DISPOSAL:
EXISTING: PUBLIC LINE IN PEACH STREET
PROPOSED: PUBLIC LINE IN PEACH STREET
LAND USE:
EXISTING: PASTURE
PROPOSED: SINGLE FAMILY RESIDENTIAL

- ZONE:**
EXISTING: R-1
PROPOSED: R-1

- BUILDING SETBACKS:**
PER CITY CODE 17.78.020
"RESIDENTIAL YARD REQUIREMENTS"

- LOT SIZE:**
MINIMUM INTERIOR LOT: 5,000 SQ. FT.
MINIMUM CORNER LOT: 6,500 SQ. FT.

- SLOPE:**
LESS THAN 1%
EXISTING A.P. NUMBER:
022-230-022, -024 & -025

- ACREAGES:**
4.7 GROSS AC. ± TOTAL

- NOTE:**
(1) APPLICANT, OWNER & ENGINEER TO RECEIVE
ALL COMMUNICATIONS

UTILITY PROVIDERS

UTILITY	PROVIDER	PHONE No.
GAS	PG&E	(530) 634-6493
ELECTRIC	CITY OF GRIDLEY	(530) 846-3631
TELEPHONE	SBC	(530) 888-2048
CABLE	SBC	(530) 888-2048

TENTATIVE SUBDIVISION MAP NO. _____

FOR:
HILBERS NEW HOME COMMUNITIES
BEING A DIVISION OF LOTS 5 AND 6 OF THE BEALE
TRACT RECORDED IN BOOK 7 OF MAPS, PAGE 46,
BUTTE COUNTY OFFICIAL RECORDS.

CITY OF GRIDLEY
CALIFORNIA
JUNE 2019
SCALE 1" = 50'

A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A DEFERRED IMPROVEMENT AGREEMENT TO DEFER OFFSITE SUBDIVISION IMPROVEMENTS LOCATED AT WEST BIGGS GRIDLEY ROAD FOR TENTATIVE SUBDIVISION MAP 1-19; RESOLUTION NO. 2019-R-022

WHEREAS, certain developments are located in areas of the City of Gridley where limited street improvements exist; and,

WHEREAS, the proposed subdivision shown on Tentative Subdivision Map 1-19 will defer only those improvements located on West Biggs Gridley Road until such time the road can be fully designed for positive drainage and not impact the surrounding land improvements; and,

WHEREAS, the property owners, Hilbers Properties, Inc. have requested a deferment of the required public improvements because there is limited connectivity of the sidewalks along the street frontage; and,

WHEREAS, the property owners, Hilbers Properties, Inc, acknowledge the responsibility for the design and construction cost in the future in accordance with the Deferred Improvement Agreement.

WHEREAS, the cost for the improvements shall be assessed and equally divided among the twenty parcels to be paid over a specified time period with an incremental increase in accordance with the currently adopted CPI percent annual increase.

NOW, THEREFORE, BE IT RESOLVED:

1. The City of Gridley authorizes the City Administrator execute a Deferred Improvement Agreement between the City of Gridley and owner(s) of the real property being developed by Tentative Subdivision Map 1-19, APN Nos. 022-230-022, -024 & -025.

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 16th day of September, 2019 by the following vote:

AYES: COUNCILMEMBERS

NOES: COUNCILMEMBERS

ABSTAIN: COUNCILMEMBERS

ABSENT: COUNCILMEMBERS

ATTEST:

APPROVE:

Paul Eckert, City Clerk

Bruce Johnson, Mayor

**A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A LANDSCAPING,
LIGHTING, UTILITY AND WEST BIGGS GRIDLEY ROAD ASSESSMENT DISTRICT TO PROVIDE FOR
THE MAINTENANCE OF THE SUBDIVISION IMPROVEMENTS AND DEFERRED ROAD
IMPROVEMENT CONSTRUCTION COSTS FOR TENTATIVE SUBDIVISION MAP 1-19,
RESOLUTION NO. 2019-R-022**

WHEREAS, the proposed subdivision shown on Tentative Subdivision Map 1-19 will construct certain public improvements requiring on-going maintenance and repair; and,

WHEREAS, proposed sewer lift station, detention basin, lighting, landscaping, and irrigation will need continued maintenance; and,

WHEREAS, the deferred improvements located on the east side of West Biggs Gridley Road will be paid for by an assessment; and,

WHEREAS, the cost for the improvements shall be assessed and equally divided among the twenty parcels to be paid over a specified time period with an incremental increase in accordance with the currently adopted CPI percent annual increase.

NOW, THEREFORE, BE IT RESOLVED:

1. The City of Gridley authorizes the City Administrator execute a Lighting, Landscape and Public Improvement Assessment District for the purposes of collecting funds for the ongoing maintenance of landscaping, lighting, and public improvements and to collect funds for the construction of public improvement that are deferred along West Biggs Gridley Road for the benefit of the property owners of the twenty parcels created by the Tentative Subdivision Map 1-19, APN Nos. 022-230-022, -024 & -025 and its corresponding Final Map.

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 16th day of September, 2019 by the following vote:

AYES: COUNCILMEMBERS

NOES: COUNCILMEMBERS

ABSTAIN: COUNCILMEMBERS

ABSENT: COUNCILMEMBERS

ATTEST:

APPROVE:

Paul Eckert, City Clerk

Bruce Johnson, Mayor

July 10, 2019

852 Idaho Street
Gridley CA 95948

Gridley Planning Commission
685 Kentucky Street, Gridley
Delivery by hand, July 10, 2019.

In re: Tentative parcel map 1-19, Hilbers New Home Communities public hearing.

Good Evening,

My name is Patrick Coghlan. I reside at the above address and have done so since July, 1981. This proposed subdivision is one half block from my property and yesterday was the first time I learned of it. I have briefly reviewed the plot plan and I have several concerns about the project as presented to the Commission. I believe that the safe movement of pedestrians, bicyclists and vehicles in the area is unduly compromised by the current design. Here are my observations and concerns about this project:

1. To me this project appears to propose that safety improvements to West Biggs-Gridley Road needed to accommodate Glenn Drive will not be completed as part of this project ("FUTURE STREET IMPROVEMENTS: NAPO THIS PROJECT"), that no deceleration lane or left turn lane provisions for cross streets will be incorporated into the project, and that the road width will be less than that incorporated into Heron Landing and Eagle Meadows subdivisions, and therefore unable to accommodate such safety provisions in the future.

I ask you not accept these reduced standards and not compromise the safety of Gridley residents. We know that Biggs favors growth to its south on that road, that Gridley landowners along that road may also seek to build on their properties, that the railroad is against allowing additional at-grade crossings, and that overpasses are prohibitively expensive. As most of the traffic from Gridley subdivisions is southbound, and all the schools are southbound from the site, it is reasonable to expect that the majority of traffic from residential growth on this road will have to pass through this road section.

After the exceptional job done by Heron Landing in accommodating expected growth, the last thing you should do is allow a pinch point to be created to accommodate this small development. The traffic on the road is definitely mixed use, in that in addition to residents it is used by farm vehicles and agricultural transport trucks, and is the dominant means by which police, fire and ambulance vehicles travel between Gridley and Biggs. When considering traffic safety simple residential standards are not effective and should not be relied upon. To keep this section of road safe I ask that the Gridley Planning Commission require road improvements which keep the same standards used for construction of Heron Landing and Eagle Meadows, and that they be completed prior to residential occupancy.

2. The project proposes an extension of Idaho Street as its one and only southbound traffic artery. It is reasonable to expect nearly all pedestrian, bicycle and vehicle traffic will be southbound towards highway 99, the city center, the shopping center and the schools, and such traffic will cross Peach and Oak Streets before turning on Spruce or a street further south. This is a high risk route and should not be considered.

Patrick J. Coghlan In re: Tentative Parcel Map 1-19, Gridley Planning Commission, July 10, 2019

Because Idaho Street is parallel to but only a little over 100 feet from West Biggs Gridley Road, these crossings are problematic for southbound motorized vehicles on Idaho crossing Oak, Spruce and streets further south as frequently cars turn east and do not have the time to react to a vehicle in the intersection. Pedestrians and bicyclists have an even worse problem as they take longer to cross the road. Crosswalks are impractical as motorists have too little warning after turning. If crosswalks were installed then a pedestrian crossing could result in a backup of vehicles onto Biggs Gridley Road. All it would take is one OTR truck to fill up the space between the crosswalk and the road.

A further issue is the absence of sidewalks on Idaho Street. Currently most pedestrians on Idaho walk in the street. In winter muddy areas discourage use of the city right of way where the sidewalk should be.

I ask the Commission to review the safety of the anticipated route for the residents of this subdivision, with special consideration for the safety of children walking or cycling to school, while mindful of the mix of vehicles going back and forth in the area.

3. The proposed intersection of Peach Street and Idaho Street has all the problems outlined above for Oak, Spruce and Hazel, with two added problems. If you imagine you are a southbound pedestrian on Idaho Street in the subdivision and you are looking West to ascertain oncoming traffic while next to the fire hydrant at the northeast corner of the intersection, you will note that your ability to both see and hear the traffic which may be about to turn eastbound on Peach is impeded by a six foot sound wall. With today's hybrid and electric vehicles you will be unable to see or hear such traffic. A vehicle turning from Biggs Gridley Road to Peach will also be blinded to the intersection and, while trying to execute a safe left turn may have less than 100' to respond to pedestrian. At about 35 mph that vehicle can be in that intersection in about three seconds. I think that it is unthinkable to put anyone, especially our school children in such an unsafe predicament. I fear that many will not recognize the sensory deprivation and attempt to cross that road without due caution. A sizeable side yard setback for lot 1 and elimination of the sound wall for that lot would be little relief.

I also ask your attention to the existing stop sign in the northbound lane of Idaho at the intersection with Peach. I can tell you that in the last 37 years it has rarely been visible due to trees or motorhomes parked in front of it. (The current property owner has a low utility trailer there, and that has helped a lot.) As the intersection is currently a "T" it has not been much of a problem, but if Idaho is extended, a section will need to be red-curbed or some other remedy chosen to make it continuously visible.

Thank you for your time. I encourage you to seek the guidance of a qualified traffic safety engineer in reviewing these issues. Please assist our community to grow but let's do so safely or not at all.

Sincerely Yours,

A handwritten signature in dark ink, appearing to read 'Patrick J. Coghlan', with a stylized flourish at the end.

Patrick Coghlan

City Council Agenda Item #3
Staff Report

Date: September 16, 2019
To: Mayor and City Council
From: Chief Allen Byers
Subject: Program to Manage Unclaimed Cats

X	Regular
	Special
	Closed
	Emergency

Recommendation

Staff respectfully requests the City Council consider and authorize the program to manage unclaimed cats in the City of Gridley.

Background

Animal Control services are overburdened with feral and community cat issues. Community cats are defined as cats not belonging to anyone while typically being fed by the neighborhood. Feral and community cats have been an ongoing issue that current methods are ineffective and do not provide any long-term solutions. Simply removing these cats only provides a short-term reduction of the population due to the breeding process will quickly replace any reductions.

The City's Animal Control Officer has reached out to other communities and organizations in order to find a more effective solution to this problem. Trap Neuter and Replace programs have been the most effective and successful methods to ensure the health of well-being of other cats that are actually owned and cared for by loving families. The program involves placing traps out at specific dates which coordinate with a spay and neuter clinic. After captured feral and community cats are spayed and neutered, they are immediately released back out to the community. The TNR program is used with success in other communities and has been a proven effective method to control the population of feral and community cats. The TNR program also provides for a healthier cat population as well as reduces public problems that associate with cat breeding.

The program functions best with community education, participation and fundraising. The average cost per cat is approximately \$55.00 each.

Financial Impact

Staff is looking at several fundraising and grant opportunities. Staff would also look at other areas within the existing budget. It is estimated the program would not exceed \$5,000 dollars a year in its initial startup, then it would be expected the cost would sustainably decline once the population becomes maintained. Staff is not looking for any additional funding within its budget.

Compliance with City Council Strategic Plan or Budget Goals

This recommendation is consistent with our ongoing effort to be responsive and transparent regarding all business transactions and financial matters.