

# Gridley City Council – Regular Meeting Agenda

Monday, December 5, 2022; 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.”*

The Public is encouraged to attend and participate in person. Comments from the public on agenda items will be accepted until 4 pm on December 5<sup>th</sup>, 2022, via email to [csantana@gridley.ca.us](mailto:csantana@gridley.ca.us) or via the payment/document drop box at Gridley City Hall and will be conveyed to the Council for consideration.

You may view using the following link, ID, and passcode:

<https://us06web.zoom.us/j/89582158863?pwd=dC8yWVRzTko4NjNBOfZJemNSYnROdz09>

Passcode: 763213

Webinar ID: 895 8215 8863

To make a public comment during the Community Participation Forum or during the public portion of any agenda item, use the ‘raise hand’ feature and you will be called on when it’s your turn to speak.

**CALL TO ORDER** - Mayor Johnson

**ROLL CALL**

**PLEDGE OF ALLEGIANCE** – Councilmember Calderon

**INVOCATION** – President Stutznegger, Church of Jesus Christ of the Latter-day Saints

**PROCLAMATION** – None

**INTRODUCTION OF NEW OR PROMOTED EMPLOYEES**

- Mitchell Nelson, Electrical Line Worker
- Michael Nielsen, Electrical Line Worker

**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**

1. City Council Minutes Dated November 21<sup>st</sup> and November 30<sup>th</sup> , 2022.

**ITEMS FOR CONSIDERATION**

- 2. Public Works Vehicle Surplus
- 3. Land Development Projects Informational Update
- 4. Appraisal of Properties in the Gridley Industrial Park Complex
- 5. Resolution Number 2022-R-042: Authorizing the City Administrator to Execute Agreements Related to the Update to the City’s General Plan, Sphere of Influence Amendment, and to Update the Municipal Services Review
- 6. Resolution Number 2022-R-043: Amendment to City of Gridley’s Public Works Construction Standards for Monolithic Curb, Gutter, and Sidewalks
- 7. Swearing in and Seating of Newly Elected City Councilmembers
- 8. Council Selection of Mayor and Vice Mayor

**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.*

**CITY ADMINISTRATOR REPORTS** - *Brief updates and reports on conferences, seminars, and meetings attended by the City Administrator, if any.*

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

Treasurer’s Report FYE 21-22	12/19/2022
Broadband Feasibility Study Proposal	1/16/2023

**CLOSED SESSION – None**

**ADJOURNMENT** – adjourning to a Regular meeting on December 19<sup>th</sup>, 2022.

**NOTE 1: POSTING OF AGENDA-** This agenda was posted on the public bulletin board at City Hall at or before 6:00 p.m., December 2<sup>nd</sup>, 2022. 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.

## **Gridley City Council – Regular Meeting Minutes**

Monday, November 21, 2022; 6:00 pm  
Gridley City Hall, 685 Kentucky Street, Gridley, CA 95948

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

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### **CALL TO ORDER**

**Mayor Johnson called the meeting to order at 6:00 pm.**

### **ROLL CALL**

#### **Councilmembers**

Present: Johnson, Farr, Calderon

Absent: Sanchez, Torres

Arriving after roll call: None

#### **Staff present:**

Cliff Wagner, City Administrator  
Rodney Harr, Chief of Police  
Tony Galyean, City Attorney  
Ross Pippitt, Public Works Director  
Dave Harden, City Engineer  
Elisa Arteaga, Finance Director

### **PLEDGE OF ALLEGIANCE**

**Vice Mayor Farr led the Pledge of Allegiance.**

**INVOCATION – None**

**PROCLAMATION – None**

### **INTRODUCTION OF NEW OR PROMOTED EMPLOYEES**

**Administrator Wagner informed the Council that all the Electric Department vacancies have been filled, with the exception of the Utility Director, with the two newly hired electrical line workers: Mitchell Nelson and Michael Nielsen.**

### **COMMUNITY PARTICIPATION FORUM**

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

### **CONSENT AGENDA**

1. City Council Minutes Dated November 7<sup>th</sup>, 2022
2. Special City Council Meetings Dated November 15<sup>th</sup>, 2022
3. 2023 City Council Meeting Dates

**Motion to approve consent agenda was made by Vice Mayor Farr, seconded by Councilmember Calderon.**

**ROLL CALL VOTE:**

**Ayes: Johnson, Calderon, Farr**

**Motion passed, 3-0**

**ITEMS FOR CONSIDERATION**

4. Proposal to Direct Staff to Research and Provide Recommendations for an Update to the City of Gridley’s Public Works Construction Standards Relative to the Engineering, Design, and Construction of Curbs, Gutters, and Sidewalks. (Mayor Johnson)

**City Engineer, Dave Harden, presented a power point that explained the information our City Standards provide and shared examples of what may be expected to be added to an updated version of the Standards. He explained that since the standards were last updated in 1995, there has been many changes in technology that may reduce costs and time for future development.**

**After brief Council and staff discussion, motion to approve item #4 was made by Councilmember Calderon, seconded by Vice Mayor Farr.**

**ROLL CALL VOTE:**

**Ayes: Calderon, Farr, Johnson**

**Motion passed, 3-0**

**CITY STAFF AND COUNCIL COMMITTEE REPORTS**

**Vice Mayor Farr reported on his attendance at the Butte Subbasin Groundwater meeting.**

**Mayor Johnson stated that he had attended the Butte County Mosquito and Vector Control meeting, as well as the Sutter Butte Flood Control Agency meeting.**

**CITY ADMINISTRATOR REPORTS - None**

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

Treasurer’s Report FYE 21-22	12/5/2022
Broadband Feasibility Study Proposal	12/5/2022

**CLOSED SESSION –**

5. Government Code 54957 - Public Employee Performance Evaluation: City Administrator

**Council went into closed session at 6:35 and came out with no reportable action.**

**ADJOURNMENT**

With no items left to discuss, Mayor Johnson adjourned to the next regular meeting on December 5<sup>th</sup>, 2022.

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**Cliff Wagner, City Administrator**

DRAFT

# **Gridley City Council – Special Meeting Minutes**

Wednesday, November 30, 2022; 6:00 pm  
Gridley City Hall, 685 Kentucky Street, Gridley, CA 95948

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

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## **CALL TO ORDER**

Mayor Johnson called the meeting to order at 6:04 pm.

## **ROLL CALL**

### **Councilmembers**

**Present:** Johnson, Farr, Sanchez, Calderon

**Absent:** Torres

**Arriving after roll call:** None

**Staff present:** Cliff Wagner, City Administrator

## **PLEDGE OF ALLEGIANCE**

Vice Mayor Farr led the Pledge of Allegiance.

**INVOCATION - None**

**PROCLAMATIONS – None**

**INTRODUCTION OF NEW OR PROMOTED EMPLOYEES – None**

## **COMMUNITY PARTICIPATION FORUM**

The forum was open, and seeing as there was no one to speak, was closed.

**ITEMS FOR CONSIDERATION – None**

**CITY STAFF AND COUNCIL COMMITTEE REPORTS - None**

## **CLOSED SESSION –**

1. Public Employment (GC: 54957)  
Position: Utility Director

**Council went into closed session and came out at 8:20 pm with no reportable action**

**ADJOURNMENT –**

**With no items left to discuss, Mayor Johnson adjourned to the next regular meeting on December 5<sup>th</sup>, 2022.**

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**Cliff Wagner, City Administrator**

DRAFT





**City Council Agenda Item #2**  
Staff Report

**Date:** December 5, 2022  
**To:** Mayor and Council  
**From:** Public Works Director Ross Pippitt  
**Subject:** Public Works Vehicle Surplus

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

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**Recommendation**

Staff respectfully requests the City Council declare the vehicles listed below are surplus assets beyond their useful lives and to have them disposed of per the City of Gridley’s surplus procedures. Freightliner does not pass diesel emissions in California.

Unit #	Year	Make	VIN	Mileage	License #
	2002	Freightliner	1FVHBEB593HK53123	55859	1134357
	1994	Chevy 1500	1GCDC14HORZ160385	114571	375330
	2000	Ford Ranger	1FTYR14V6YPB10106	112573	1060408

**Background**

The Public Works Department has three vehicles that need to be surplus. The 2002 Freightliner 10 Wheeler Dump truck we are unable to use anymore by State Regulations. The 2000 Ford Ranger and the 1994 Chevy 1500 is not cost affective to keep, needs to much maintenance. Therefore, keeping these vehicles in the Public Works Department would not be prudent. 2002 Freightliner, 1994 Chevy and the 2000 Ford Ranger can be taken to auction. They have enough value.

**Financial Impact**

None.

**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.



**City Council Agenda Item #3**  
Staff Report

**Date:** December 5, 2022

**To:** Mayor and City Council

**From:** Donna Decker, Planning Department

**Subject:** **Informational Report** – Land development update

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

**Recommendation**

Staff respectfully requests the City Council receive the information.

**Discussion**

The city has been processing several applications for residential development and staff thought it would be beneficial to provide a review of the successful number of projects that have been processed within the last two years or so. Below is a table representing the developments and the number of units that the city has added.

**Table 1: Residential/Non-residential development**

Development	Housing Units			Retail	Regional Retail	Industrial	Medical Office	Notes
	Single Family	Multi Family	Total	ksf	ksf	ksf	ksf	
<b>SINGLE FAMILY</b>								
Pacific Flyway Subdivision	75		75					New appliation submitted
Butte Country Homes Unit 2	100		100					In design
Deniz Ranch Single Family	550		550					
Edler Estates	46		46					Improvement Plan Development
The Village at Eagle Meadows	42		42					Under construction
Parkland Subdivision	19		19					Under construction
Steffan Estates	46		46					Under construction
Valley Oak Estates/Hilbers	20		20					
Kiwi Vineyard Subdivision	56		56					
Chandler Park Subdivision	201		201					
<b>MULTI-FAMILY</b>								
Deniz Ranch Multi-Family		196	196					
Sunrise Sr Housing		37	37					Under construction
Ford Oaks Apts		36	36					
Orchard View I		48	48					Approved
Orchard View II		36	36					Under reivew
<b>NON-RESIDENTIAL</b>								
Gridley Industrial Park 1						60		
East Gridley Plaza-Mixed Use							3	Under construction
SavMor					32			Completed/Grocery Store
Kullar Industrial 2-TI						8		Completed
Hwy 99 Retail				6				Approved PC-to CC Jan 2023
<b>Total</b>	<b>1155</b>	<b>353</b>	<b>1,508</b>	<b>6</b>	<b>32</b>	<b>68</b>	<b>3</b>	

The table above represents significant growth in Gridley. Attachment 1 depicts the development locations.

**Public Notice**

A notice was advertised 72 hours in advance of the hearing date, posted at City Hall, made available at the Administration public counter and placed on the City website for review.

**Environmental Review**

No CEQA review for this action is required.

**Financial Impact**

There are no direct or indirect costs to the City.

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

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

**Attachments:**

1. Map of development





**City Council Item #4**  
Staff Report

**Date:** December 5, 2022  
**To:** Mayor and City Council Members  
**From:** Donna Decker, Planning Department  
**Subject:** Appraisal of Properties in the Gridley Industrial Park Complex  
 (TSM 2-22; APN 021-240-027, 021-270-042)

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

**Recommendation**

Staff respectfully requests the City Council receive the information.

**Discussion**

On September 6, 2022, the City Council adopted resolution number 2022-R-035 authorizing the City Administrator to execute agreements and contracts on behalf of the City Council to pursue the appraisal and marketing of the parcels being created in the Industrial Park, TSM 2-22.

On October 3, 2022, the City Council authorized the City Administrator to accept the estimate for Jodi White Appraisers. The appraisal has been completed and the parcels have been appraised as follows:



**Table 1: Parcel Valuation**

Lot #	Lot Acreage	Value Indication
Lot 2	3.80	\$273,121
Parcel 2	3.24	\$232,872
Parcel 3	2.81	\$250,927
Parcel 4	2.80	\$250,034
Parcel 5	2.81	\$201,966
Parcel 8	4.10	\$294,683

**Figure 1: Industrial Park Parceling**

The next steps will be to market the parcels and bring proposals to the City Council for acceptance to sell. The Long Range Property Management Plan outlines the process the city will need to take. The purpose of the sale is to ensure that the development of the sites is consistent with the original Redevelopment Plan—industrial uses.

There are currently several parties who have expressed an interest in purchasing to develop the sites. All proposals will be presented to the City Council prior to acceptance of an offer.

**Public Notice**

A notice was posted at City Hall, made available at the Administration public counter, and placed on the City website for review.

**Environmental Review**

CEQA is not applicable; this is not a project.

**Fiscal Impact**

The fiscal impact is related to staff time for marketing and processing proposals for presentation to the City Council.

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

The City Council and City staff are committed to provide the best possible financial practices, the highest possible transparency regarding all financial transactions, and attracting and retaining the most effective, customer focused workforce possible.

**Attachments**

1. Appraisal of Industrial Park Lots, Jodi White Appraisers



## **APPRAISAL OF REAL PROPERTY**

Proposed Industrial Lot 2 & Parcels 2, 3, 4, 5 & 8  
of the Gridley Industrial Park  
Portions of Assessor's Parcel #021-272-040, 041, 042 & #021-240-027



Effective Date of the Appraisal:  
November 10, 2022

Date of the Report:  
November 18, 2022

Prepared For:  
The City of Gridley, California

Prepared By:  
Jodi L. White, CA Lic. AG 044936  
Certified General Real Estate Appraiser

November 18, 2022

Cliff Wagner, City Administrator  
 City of Gridley  
 685 Kentucky Street, Gridley, CA 95948

Re: Market Value Appraisal of 6 Industrial Lots on Independence Way, Gridley, California

As requested, I have completed the accompanying appraisal of the above referenced property, also referred to throughout the report as "the subject." The subject consists of 6 proposed industrial lots in the Gridley Industrial Park.

The purpose of the appraisal is to develop an opinion of the fee simple market value of the finished lots as if they are ready for sale to third parties. The intended use of the appraisal is to provide guidance related to possible pricing of the subject lots. The appraisal is intended to comply with the 2020/2021 Uniform Standards of Professional Appraisal Practice (USPAP) promulgated by the Appraisal Foundation and state regulations pertaining to real estate. The value conclusions shown in this letter are to be made part of the attached appraisal and are not for use without the full body of the report and all exhibits. Based on the data gathered and analyzed in the accompanying report, and subject to the definitions, assumptions, and limiting conditions expressed herein, the fee simple market value of the subject lots as of November 10, 2022 are as follows:

SUBJECT LOT VALUE CONCLUSIONS "AS COMPLETE"				
Lot #	Lot Acreage	Lot Square Footage	Unit Value	Value Indication
Lot 2	3.80	165,528	\$1.65	\$273,121
Parcel 2	3.24	141,134	\$1.65	\$232,872
Parcel 3	2.81	122,404	\$2.05	\$250,927
Parcel 4	2.80	121,968	\$2.05	\$250,034
Parcel 5	2.81	122,404	\$1.65	\$201,966
Parcel 8	4.10	178,596	\$1.65	\$294,683
Note: The valuation is premised on the Hypothetical Condition that the subject lots have been legally created with on and off sites in place as of the effective date and are ready for sale to individual end users. The aggregate value (or sum of the individual values) does not necessarily equate to market value as there may be a discount required for a bulk sale of all 6 lots in one transaction to a single buyer.				
Aggregate Acreage				19.56
Aggregate Square Feet				852,034
Aggregate Value PSF				\$1.76
Average Lot Value				\$250,601

If you have any questions or comments, please contact the undersigned. Thank you for the opportunity to be of service.

Respectfully submitted,



Jodi L. White, CA License AG 044936  
 Certified General Real Estate Appraiser

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QUALIFICATIONS OF THE APPRAISER	
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**SUMMARY OF SALIENT FACTS AND CONCLUSIONS**

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**IDENTIFICATION OF THE SUBJECT**

Property Location: Northwest Quadrant of W. Liberty Road & State Hwy 99; East and West Side of Independence Place, Gridley, CA

Assessor’s Parcel Number: 6 Lots being a portion of APN 021-270-04, 041 & 042 and APN 021-240-027

Owner of Record: City of Gridley, California

Sales History: There have been no transfers, sales or listing of the property within the 3 years immediately preceding the effective date

Census Tract / Block: 35.02/2

Legal Description: Formal legal description was not provided. According to the Butte County Assessor, the short legal is: PTN REM OF PM 162-84/86 W Liberty Road

Total Site Area of Larger Parcel: 72.55 Acres

Total Subject Lot Area: 6 Lots ranging in size from 2.8 to 4.1 acres; total of 19.56 acres

Current Use: Vacant Land

Highest and Best Use: Eventual Industrial Development

**ASSIGNMENT PARAMETERS & CONDITIONS**

Intended User: The City of Gridley, California

Intended Use: The intended use of the appraisal is to assist the property owner establishing market value of the individual lots assuming they are ready for sale to third party users. No other parties other than the client may use or rely on the information, opinions, and conclusions contained in this report.

Effective Date of the Appraisal: November 10, 2022 / Date of the Report November 18, 2022

SUBJECT LOT VALUE CONCLUSIONS "AS COMPLETE"				
Lot #	Lot Acreage	Lot Square Footage	Unit Value	Value Indication
Lot 2	3.80	165,528	\$1.65	\$273,121
Parcel 2	3.24	141,134	\$1.65	\$232,872
Parcel 3	2.81	122,404	\$2.05	\$250,927
Parcel 4	2.80	121,968	\$2.05	\$250,034
Parcel 5	2.81	122,404	\$1.65	\$201,966
Parcel 8	4.10	178,596	\$1.65	\$294,683
Note: The valuation is premised on the Hypothetical Condition that the subject lots have been legally created with on and off sites in place as of the effective date and are ready for sale to individual end users. The aggregate value (or sum of the individual values) does not necessarily equate to market value as there may be a discount required for a bulk sale of all 6 lots in one transaction to a single buyer.				
Aggregate Acreage				19.56
Aggregate Square Feet				852,034
Aggregate Value PSF				\$1.76
Average Lot Value				\$250,601

## **GENERAL INFORMATION**

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### **SPECIAL ASSIGNMENT CONDITIONS**

#### **Extraordinary Assumption**

An extraordinary assumption is defined by the Appraisal Institute's Dictionary of Real Estate Appraisal 6<sup>th</sup> edition as "an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions." In this instance, the proposed lot sizes are based on a site plan provided by the client. Legal descriptions of the individual lots were not available. If the project parameters change or are found to be materially different than reported, the appraiser reserves the right to review any new data and incorporate and or revise the appraisal and conclusions of value. The use of an Extraordinary Assumption may have an impact on value.

#### **Hypothetical Condition**

A hypothetical condition on the value is necessary. A hypothetical condition is defined by the Appraisal Institute's Dictionary of Real Estate Appraisal 6<sup>th</sup> edition as "a condition that is directly related to a specific assignment, which is contrary to what is known to exist on the effective date of the assignment results but is assumed to be true for purpose of analysis." In this instance, the assignment is based on the Hypothetical Condition that the individual lots have been legally created as of the effective date of the appraisal, when in fact on the effective date of the appraisal, the proposed lots have not yet been legally created and separated from the larger parcels. The use of a hypothetical condition may have an impact on the value. Therefore, if the project is not completed as described or if the size or number of lots changes materially, the appraiser reserves the right to review any new information and possibly revise the appraisal and value conclusions herein.

### **REAL ESTATE ASSESSMENT AND TAX SUMMARY**

In 1978, California passed Proposition 13. This amendment is ratified by Article XIII of the state constitution and essentially provides for a limitation on increases in property taxes by establishing a base year value that is modified annually. Taxes are calculated at 1% of assessed base year value plus any special assessments or levies. Tax increases are restricted to a maximum of 2% per year plus the market value of any new construction or improvements. Properties are generally re-assessed to reflect the value change when a change in ownership occurs. The proposed subject lots are exempt from taxation due to the ownership being a municipality. However, upon completion and assuming a sale to a third party, an approximate tax burden may be calculated by multiplying the appraised value or a pending transaction price by the current tax rate of 0.0112.

### **APPRAISAL PROBLEM / PURPOSE OF THE APPRAISAL**

The purpose of this appraisal is to develop an opinion of the current fair market value of the proposed subject lots, assuming the individual lots have been legally created and are ready for sale to a third party. The appraisal is valid only as of the stated effective date.

### **DEFINITION OF MARKET VALUE**

The City of Gridley would like to market the subject lots for sale once they have been legally created. For this reason, Market Value as used in this report is defined as:

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently, knowledgeably, and

## GENERAL INFORMATION

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assuming the price is not affected by undue stimulus other than customary market factors. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and each acting in what they consider their own best interest;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

Source: Code of Federal Regulations, Title 12, Chapter 1, Part 34.42(g); Interagency Appraisal and Evaluation Guidelines, Federal Register, 75 FR 7449, December 10, 2010, page 77472

## REAL PROPERTY RIGHTS VALUED

The interest valued is the fee simple estate of the subject property described herein.

## DEFINITION OF PROPERTY RIGHTS APPRAISED

The Dictionary of Real Estate Appraisal, Sixth Edition, Appraisal Institute, Chicago, Illinois defines the Fee Simple estate *"Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."*

## APPLICABLE REQUIREMENTS

This appraisal is intended to conform to the requirements of the following:

- 2020/2021 Edition of Uniform Standards of Professional Appraisal Practice (USPAP) Note: This edition is current through December 2022.
- State Appraiser Licensing/Certification Requirements

## DISCLOSURE OF PRIOR SERVICES

USPAP requires appraisers to disclose to the client any other services they have provided in connection with the subject property within the three years preceding the effective date of the appraisal; including valuation, consulting, property management, brokerage, or any other services. I have never appraised the subject of this report or provided any other of the above referenced services.

## REPORT FORMAT

The Appraisal Report option set forth in Standard 2-2(a) of the Uniform Standards of Professional Appraisal Practice (USPAP) is utilized in this assignment. In this narrative reporting option, the depth of discussion contained in this report is specific to the needs of the client and the intended use of this appraisal. After thorough research and analysis of the subject and market data, the Appraisal Report is intended to adequately summarize or explain the appraisal methods employed, and the reasoning that supports the analyses, opinions, and conclusions set forth in the report. Some information is briefly summarized, other data is presented in chart form. A more in-depth narrative discussion is included where appropriate and all supporting documentation is retained in the appraiser's files.

## GENERAL INFORMATION

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### SCOPE OF WORK

To determine the appropriate scope of work for this assignment, consideration is given to the intended use of the appraisal, the needs of the user, the complexity of the property, and other pertinent factors. For this analysis the following tasks were completed but are not limited to:

- Identification of the property interest to be appraised, appraisal problem, intended use and user of the appraisal.
- Conducted site visit on November 10, 2022
- Reviewed the Industrial Park long term management plan related to divesting assets following the termination of the Redevelopment Agency by the State of California
- Reviewed the proposed site plan prepared by Bennett Engineering Services out of Roseville CA
- These documents are assumed to be accurate and complete. Copies of these documents have been retained in the appraiser's files and some are included as exhibits in the Addenda
- Completed a market investigation of the subject neighborhood, drove the market area to identify neighborhood boundaries and competitive properties
- Identified and photographed comparable sales with confirmation and analysis of same
- Factual data collection for the subject and comparable data related to zoning, flood status, permit activity, real estate taxes and development activity in the market. Data obtained or reviewed from public agencies including the Assessor, Tax Collector, City Planning and Building Departments, FEMA, local MLS, and other proprietary sources for information
- The type and extent of the research and analysis is detailed in the individual sections of the report, including steps taken to identify and verify comparable sales and lease data. Although every effort is made to confirm the arm's length nature of each sale with a party to the transaction, it is sometimes necessary to rely on secondary verification from sources deemed reliable
- Highest and Best Use Analysis
- Determination of Valuation Methodology and Valuation Analysis of Each Approach Develop. As will be discussed, the Sales Comparison is developed and provides a well-supported and credible indication of value. The Income Capitalization Approach and Cost Approach are not developed as the subject is vacant, does not generate income in its present condition and there are no structures on site.
- Completion of the appraisal process including formulation of the final report

### METHODOLOGY OF VALUATION

There are three generally accepted approaches available in the valuation of real property. These are the Sales Comparison Approach, the Income Capitalization Approach and the Cost Approach. In appraisal practice, an approach to value is included or omitted based on its applicability to the property type being valued; and the quality of information available. The final estimate of value considers the result of each approach used in the report. If more than one approach has been found to be applicable to the subject property, a correlation or reconciliation of indicated values is performed to establish a final value.

Because the subject is vacant land, the Sales Comparison Approach is the only method of valuation developed in this analysis. The sales comparison approach is a method of establishing market value by comparing the subject property to similar properties that have recently sold or are listed for sale in an effort to determine the most probable price at which the subject would likely sell if offered on the open market. This method is explained in more detail in the Sales Comparison Approach section of the report.

## GENERAL INFORMATION

The Dictionary of Real Estate Appraisal, 6<sup>th</sup> Edition defines the sales comparison approach as: “The process of deriving a value indication for the subject property by comparing sales of similar properties to the property being appraised, identifying appropriate units of comparison, and making adjustments to the sale prices (or unit prices as appropriate) of the comparable properties based on relevant, market-derived elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant when an adequate supply of comparable sales is available”.

### BUTTE COUNTY / MARKET AREA DATA

The subject is located in the Northern Sacramento Valley region of the State of California. The regional area is comprised of all or portions of Butte, Tehama, Glenn, Shasta, Colusa, Sutter, Yuba and Yolo Counties. The subject property is specifically located in Butte County and within the limits of the City of Gridley. The appraiser assumes the reader is familiar with the general physical and demographic characteristics of the North Valley region and no additional discussion of the region is included here.





**Population Trends**

As illustrated in the chart below, The State of California has reported a decline in population for the second consecutive year. Butte County also saw a slight decline for the second year. A decline of 5.8% was reported between 2019 and 2020 and decreased by 3% between 2020 and 2021. The current Butte County population is estimated to be 201,608 residents which is 2.4% below 2021. Chico is the largest city with a population of 102,892 residents and saw an increase of 0.5% year over year. Oroville, the county seat, saw a -6.2% decline in population, to 18,863 residents. The Town of Paradise saw the largest increase in population, up 25% to 7,705 residents. The City of Gridley saw its population decline by 2.8% between 2021 and 2022 to 7,205 residents.

<b>E-1: City/County Population Estimates with Annual Percent Change</b>			
<b>January 1, 2021 and 2022</b>			
<b>State/County/City</b>	<b>Total Population</b>		<b>Percent Change</b>
	<b>1/1/2021</b>	<b>1/1/2022</b>	
<b>California</b>	39,303,157	39,185,605	-0.3
<b>Butte</b>	206,640	201,608	-2.4
Biggs	1,974	1,939	-1.8
Chico	102,359	102,892	0.5
Gridley	7,413	7,205	-2.8
Oroville	20,119	18,863	-6.2
Paradise	6,137	7,705	25.5
Balance of County	68,638	63,004	-8.2

Source: Department of Finance  
Demographic Research Unit  
Phone: (916) 323-4086  
Released on May 2, 2022

**Labor Force / Employment**

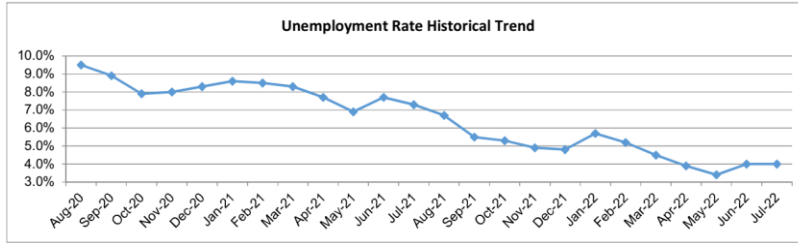
The total civilian labor force in Butte County is reported to be approximately 94,000. The largest employment sector is Educational & Healthcare Services which employs approximately 17,000 followed by Trade, Transportation & Utilities, employing 14,000. Local & State Government / Public Administration account for approximately 14,100 jobs. Government, Leisure & Hospitality, Wholesale Trade and Information sectors reported the most significant declines in employment during the past 24 months.

**Unemployment Trends**

According to the State of California Employment Development Department’s August 19, 2022 unemployment report for the Butte County/Chico MSA, local unemployment rate was 4.0% in July 2022. This is the slightly above the unadjusted unemployment rate for California (3.9%) and the national unemployment rate of 3.8% during the same period. The following chart illustrates the 24-month unemployment trend between August 2020 and July 2022, as reported by the California Employment Development Department. After four months of steady decline, the unemployment rate increased slightly and has maintained a stabilizing trend for the most recent two months.

## GENERAL INFORMATION

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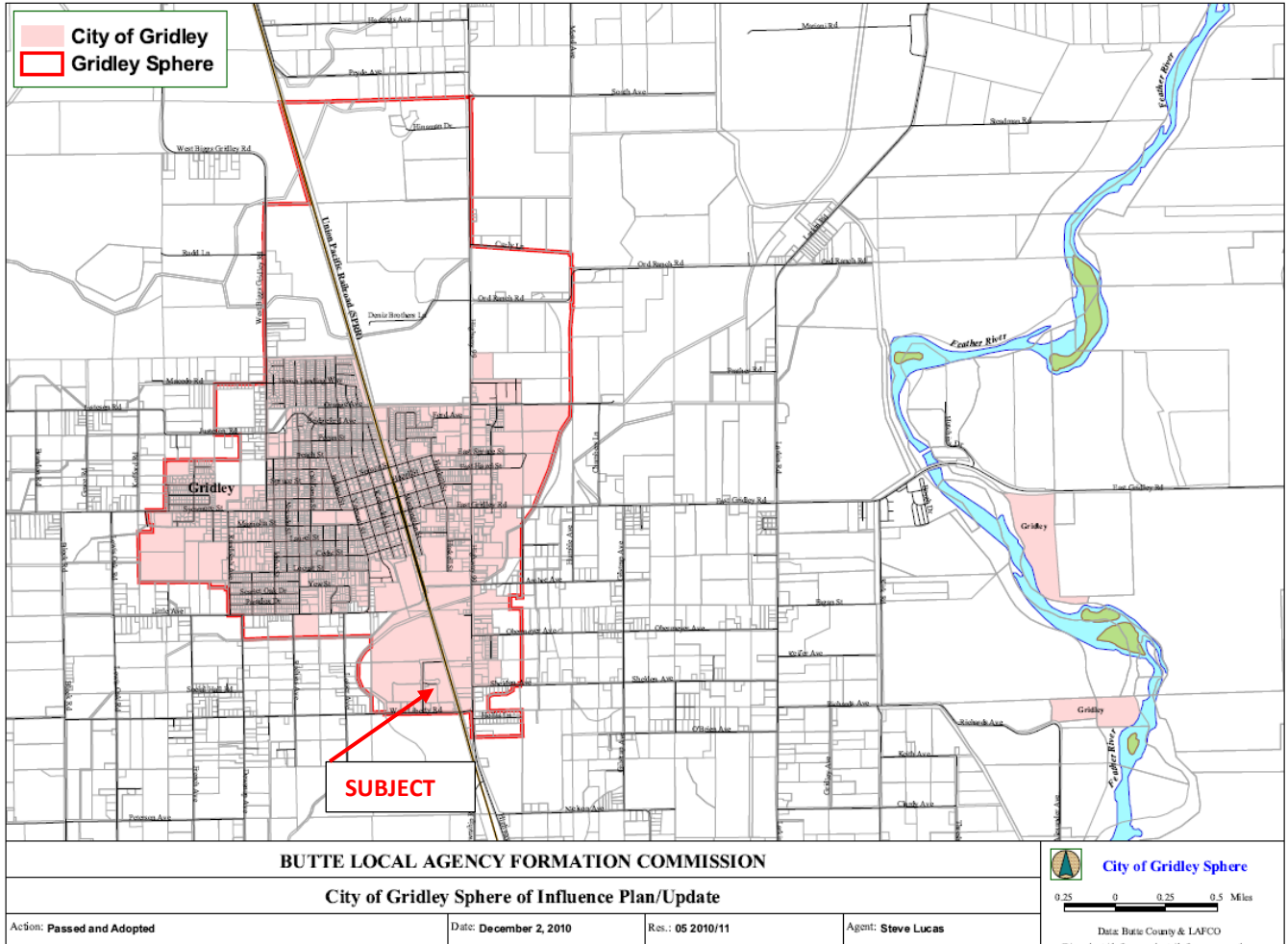
### GRIDLEY SUBMARKET

According to the Butte County LAFCO's Municipal Services Review and Sphere of Influence Plan, the City of Gridley has adequate municipal services to provide for the current and anticipated population growth and to serve the build out of the existing sphere of influence (SOI). The city has seen a decrease in population of approximately 52 residents since the review was approved in 2010. Gridley is a small city surrounded by agricultural land and foothills. It provides all the necessary services for its residents and has good access via State Hwy 99 to the employment centers, commercial and retail services and higher education opportunities located in Chico. State Hwy 99 was recently widened and improved through Gridley. Some of the newer commercial projects completed in Gridley include an Autozone and Dollar General on Hwy 99, and a 36-unit apartment complex on Ford Avenue. Newer residential subdivisions are emerging west of downtown and in the northern portion of the city.

The subject is located in the southern portion of the city. Surrounding uses include light manufacturing, light industrial, vacant industrial land, and orchards. The industrial market segment in Gridley is clustered primarily in the southern portion of the city, along Ohio, Virginia and Kentucky Streets, and west of Hwy 99. Most industrial properties were developed prior to 1970 and are in fair to average condition. One of the larger developments is the Gridley cannery, a 154,000 square foot complex with multiple buildings. Located just north of the subject, at the southern terminus of Ohio & Kentucky Street, this property is vacant and being offered for lease. More recent construction include a 60,000 square foot manufacturing building built in 2003 and a 7,500 square foot, 2 unit light industrial warehouse built in 2022 - both located on Independence Place. The Gridley Industrial Park encompasses approximately 72 acres at the north end of Independence Place. Currently vacant, this property has 8 proposed lots ranging from 2.86 to 20.18 acres.

The population trend suggests the overall the character of Gridley will remain largely unchanged in the near term, with slow to moderate increases in property values.

**GENERAL INFORMATION**

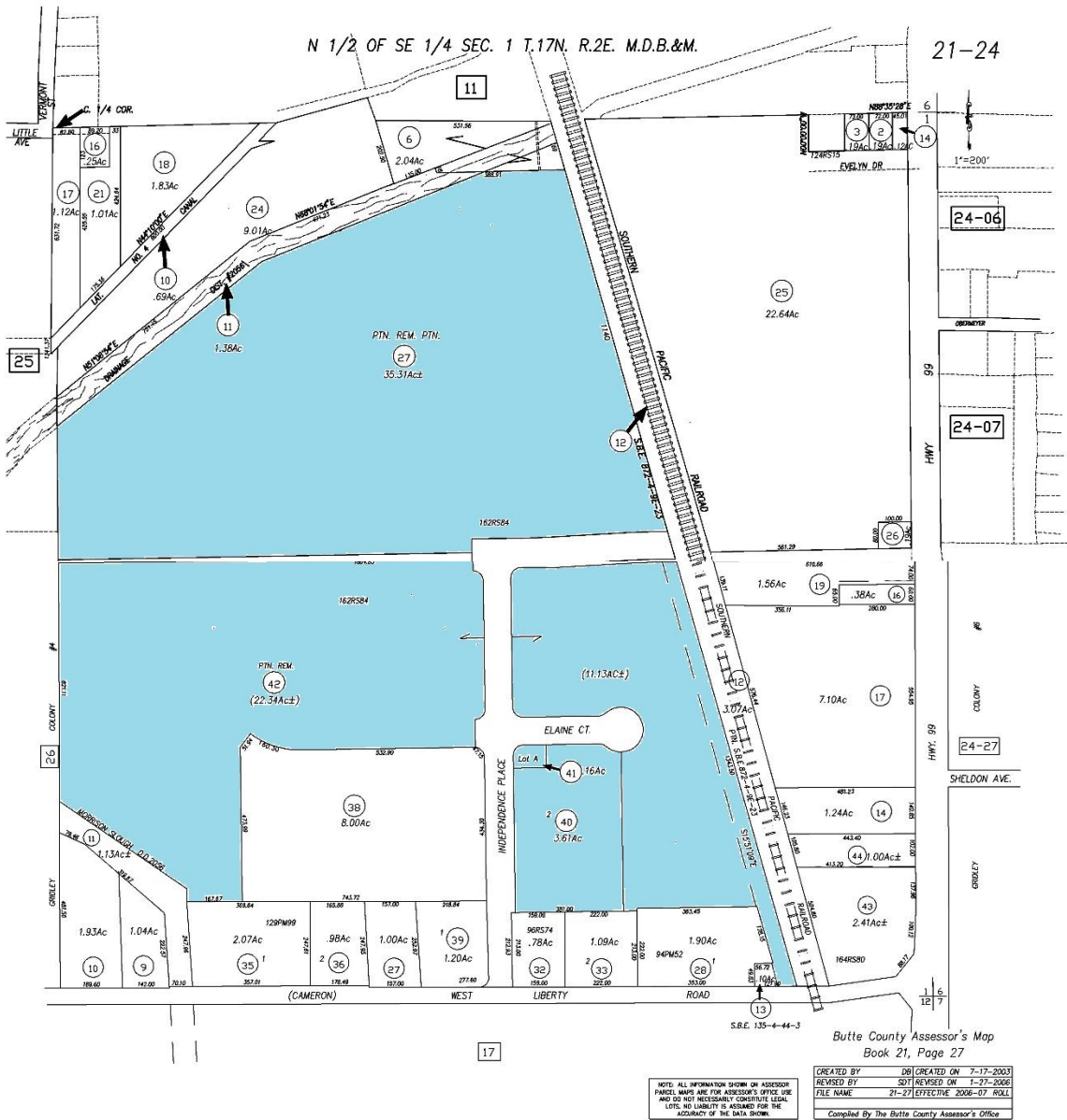


# LAND DESCRIPTION

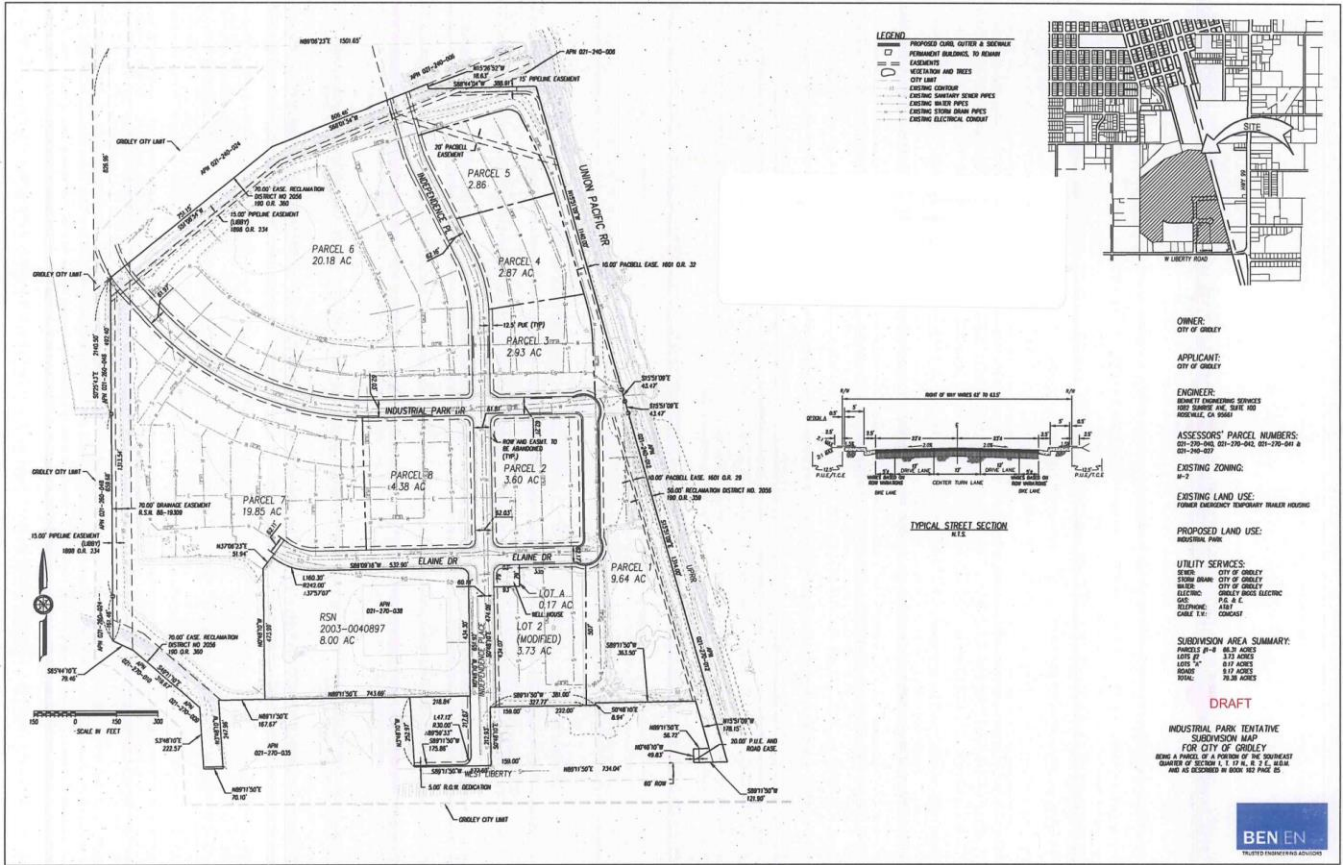
## INTRODUCTION

The subject lots are part of 4 contiguous parcels that collectively contain 72.5± acres. The following exhibits illustrate the subject's larger parcel and the proposed layout for the finished industrial lots within the overall site.

PARCEL MAP OF LARGER PROPERTY-GRIDLEY INDUSTRIAL PARK



TENTATIVE SUBDIVISION MAP (TSM) PREPARED BY BENNETT ENGINEERING



Note: The lot sizes shown on the tentative subdivision map vary by 0.64 acres from the Industrial Park Master Plan. The variance results in a very minor difference in value that is essentially eliminated with rounding. For this reason, the analysis is based on the lot sizes listed in the Master Plan as summarized in the next chart and presented on the following page.

Proposed Lot Summary		
Lot #	Lot Acreage	Lot Square Footage
Lot 2	3.80	165,528
Parcel 2	3.24	141,134
Parcel 3	2.81	122,404
Parcel 4	2.80	121,968
Parcel 5	2.81	122,404
Parcel 8	4.10	178,596
Totals	19.56	852,034

INDUSTRIAL PARK MASTER PLAN WITH LEGEND



## LAND DESCRIPTION

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**Physical Description of the Proposed Lots:** The proposed lots are generally rectangular in shape with level topography at grade with surrounding streets. Lot 2 (3.73 acres) is situated at the entrance to the park and has a corner influence at the southeast corner of Independence Place and Paradise Way with approximately 500' of frontage. Parcel 2 (3.60 acres) has frontage on all three interior roads and the Outer Loop Road along the eastern boundary of the park. Parcel 3 (2.93 acres), also has a corner influence at the northeast corner of Frank Hall Road and Independence Place. Parcel 4 (2.87 acres) and Parcel 5 (2.87 acres) are situated on the east side of Independence Place, north of Frank Hall Road. These parcels have approximately 380 feet of road frontage. Parcel 8 (4.38 acres) is situated at the southwest corner of Independence Place and Paradise Way. It has approximately 500 feet of frontage on Independence Place.

**Site Drainage & Street Improvements:** Storm drain present/assumed adequate. Independence Place, Frank Hall Drive and Paradise Way are asphalt paved with sidewalks. The interior roads are approximately 62 feet in width. Curb, gutter and street lighting will be present along the improved streets. A gravel loop road extends along the eastern boundary of Parcels 2, 3, 4 and 5.

**Utilities:** Electricity, water and sewer are stubbed to the individual lots.

**Flood Zone:** The subject property is located in Zone X-shaded, an area of 0.2% annual chance flood, or properties with drainage areas less than 1 square mile. Source: F.E.M.A. Flood Insurance Rate Map, Community Panel No. 06007C1125E, dated 1/6/2011. Flood insurance is not required.

**Earthquake Zone:** The subject is located in area considered to have the lowest risk of earthquake or seismic activity according to the Seismic Safety Commission. It is also outside a Fault-Rupture Hazard Zone.

**Environmental Conditions:** An environmental assessment report was not provided for review. No obvious signs of contamination on or near the subject were observed during a physical inspection of the site. This report assumes that the property is not adversely affected by environmental hazards; however, the subject lots are south of an industrial area. The appraiser is not an expert, therefore, an environmental assessment should be obtained in order to satisfy any concerns.

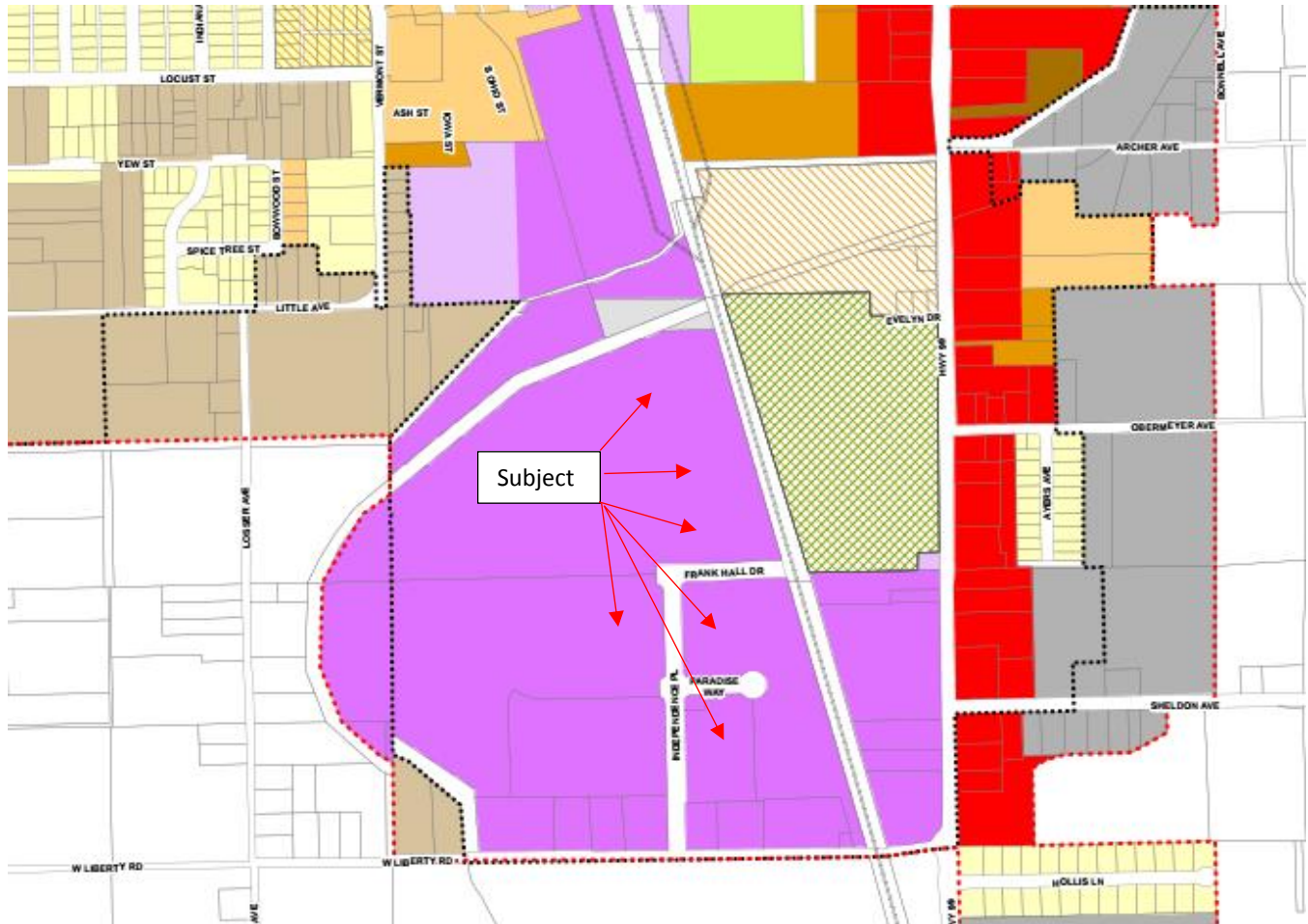
**Easements and Encroachments:** As illustrated on the Tentative Subdivision Map, Parcel 5 has a 20' easement extending diagonally across the northeast corner of the site. The location of the easement may have an impact on the building size and placement on this lot. There are no other easements identified on the TSM.

**Zoning:** The subject lots are zoned M2, Heavy Industrial. The 2030 General Plan Designation is Industrial. According to the city municipal code, the M2 classification is intended "to preserve areas for heavy industrial uses which are generally incompatible with other zoning districts. (Ord. 823-2016 § 15 (part), 2016). This is a wide-ranging zoning classification that permits all uses in the M1 zoning, industrial, research and manufacturing uses, machine and welding shops, cabinet and woodworking shops, tool & equipment manufacturing and microbreweries, metal fabrication, textile manufacturing and fire arms ranges, amongst others. Development standards for new construction include a maximum building height of 65 feet and a maximum site coverage including buildings and parking areas of 80%. There are no setback restrictions unless noted. The parking requirement varies by use. The zoning map below

## LAND DESCRIPTION

illustrates the subject and surrounding parcel zoning classifications. The proposed subject lots appear to conform to the zoning regulations. A copy of the zoning code has been retained in the appraisers' files.

### ZONING MAP



### Conclusion of the Proposed Lots

The proposed lots have adequate width and depth for most uses permitted by zoning. The circulation within the park is average to good overall. Access to State Highway 99 and the broader area is average via local streets and a signalized intersection at W. Liberty Road and Hwy 99.



**LAND DESCRIPTION**

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**Photographs Taken November 10, 2022 by Jodi White**



Facing North on Independence Place from Paradise Way



Facing North on Independence Place at Parcels 4 & 5



Facing Southeast at Parcel 2 from Frank Hall Drive



Facing northeast at Parcel 3 from Frank Hall & Independence



Facing Southwest at Parcel 8



Facing East at Parcel 2 with Lot 2 on Right

**LAND DESCRIPTION**

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Facing North Along Eastern Boundary at Parcels 3,4,5 Facing East on Paradise Way Between Parcel 2 & Lot 2



Facing South on Independence Place Near Parcel 5 Typical View



Facing West/Typical Street Improvements Water is Connected

### **INTRODUCTION**

The highest and best use determination is critical to the appraisal of any property. It helps to ensure the selection of appropriate comparable properties for use in all the approaches to value and drives the overall valuation process. The highest and best use analysis also aids in the determination of those uses that will produce the highest net return to the land. The analysis considers the best and most productive use of the site both “As Vacant” and “As Improved”. The Dictionary of Real Estate Appraisal, Sixth Edition defines highest and best use as: The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible and that results in the highest value”. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility and maximum productivity.

### **Highest and Best Use As Vacant**

The highest and best use of the land “As Vacant: refers to the best use of the site if it were vacant as of the effective date of the appraisal.

### **Legally Permissible**

The M2 zoning is one of the least restrictive industrial classifications, permitting a wide variety of light industrial, manufacturing and storage uses.

### **Physically Possible**

The size, physical characteristics of the subject and availability of utilities are conducive for a variety of uses permitted by zoning. The exception may be Parcel 5 which has an easement across its northeast corner. This lot has slightly less utility as compared to the other subject lots; however, it should still accommodate a legally permissible use.

### **Financially Feasible/Maximum Productivity**

Financial feasibility is related to demand for industrial land and the cost to develop the lots, holding costs over the sell-out period and the potential timeline to absorb the finished lots. The subject benefits from having much of the on and off site infrastructure in place as a result of its former lease to FEMA following the Camp Fire in 2018. The existing improvements are in good condition overall. A tentative subdivision map has been completed. The City has surveyed property owners to gauge potential interest from existing businesses desiring new construction or larger properties. The existing inventory of industrial buildings in Gridley is generally over 50 years old and nearing the end of their economic usefulness. Most have inferior access to Hwy 99 as compared to the subject location. This suggests there may be some absorption of lots from current Gridley market participants moving to the subject industrial park. The surrounding area is primarily agricultural in nature and there is local demand for ag-industrial services. Its location along the Hwy 99 corridor provides easy access to Sacramento and Redding and may attract trucking or warehousing businesses as well.

### **Conclusion**

The financially feasible and maximally productive use of the subject is for sale of the individual lots and development with industrial use at the highest intensity allowed by zoning. The most probable buyer of the subject lots are local or regional businesses and services purchasing for owner occupancy. The size of the individual lots are generally smaller than would be considered by an institutional investor for large multi-tenant development.

### INTRODUCTION

The sales comparison or market valuation approach is primarily based on the economic principal of substitution, which states that a typical buyer in a specific market will pay no more for a specific property than the cost of obtaining a substitute property with the same quality, utility, desirability. It is also influenced by supply and demand in a particular location or region. The reliability of the approach is diminished if a sufficient number of substitute properties are not available in the market. It is typically the most useful method of valuation for vacant land. The following steps briefly summarize the applied process of the Sales Comparison Approach.

1. The most meaningful unit of comparison is determined. In this instance, the price per square foot is utilized most commonly by market participants.
2. A search for comparable sales and listings is conducted of the submarket or region in which the subject property is located.
3. The most pertinent data is further analyzed and confirmed. Each comparable sale or listing is analyzed, and where appropriate, adjusted to equate with the subject property. Elements of comparison include differences in property rights transferred, financing, motivations of buyers and sellers, market conditions, location, and physical & economic characteristics.
4. The data is reconciled for a final indication of value by the sales comparison approach.

The search for comparable data focused on the following parameters:

- Property Type: Industrial Land Sales
- Date of Sale: January 2020 to November 2022. Listings are reviewed for trends in sale pricing and marketing time; however, due to the uncertainty related to sale negotiations and motivations of the buyers and sellers, only closed sales are used for direct comparison with the subject.
- Location: Throughout Butte County
- Size: In the initial search, sales ranging in size from 1.50 to 35 acres were identified. These are used to extract adjustments for differences in size and trends in demand for various sized lots.
- Approximately 14 sales and listings were identified in the initial search. Extended marketing times were exhibited by the initial data with an average of 445 days on market prior to contract.
- Sale prices of the initial sales and listings ranged from \$175,000 to \$3,500,000 with corresponding unit values extending from \$0.40 to \$5.17 per square foot. The typical lot in the initial data contains about 8 acres and the typical unit value is \$2.50 per square foot.
- The initial sales included raw industrial land and finished lots with on and off site improvements in place. The lower end of the value range is exhibited by properties over 8 acres and no site improvements, conversely the upper end of the range is smaller finished parcels.

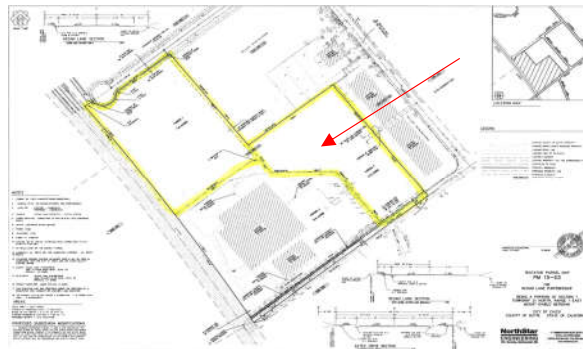
After further review and confirmation, four closed sales were selected for direct comparison with the subject. A summary of the sales, detailed sale sheets, an adjustment grid and conclusion of value via the sales comparison approach are presented on the following pages.

## SALES COMPARISON APPROACH

SUMMARY OF COMPARABLE DATA								
Comparable #	Location	City/County	Zoning	Lot Size-Acres	Lot Size-Sq. Ft.	Date of Sale	Sale Price	\$ Per Sq. Ft.
Listing	S/End of Pepsi Way; NWQ Hwy 99 & Durham Pentz Rd	Unincorporated	GI	6.73	293,159	Listed June 2022	\$879,000	<b>\$3.00</b>
Listing	5369 Clark Road	Paradise	IS	5.66	246,550	Listed Jan 2022	\$998,000	<b>\$4.05</b>
<p>The listings bracket the closed sales in terms of size and exhibit unit values that are within the range of the closed sales. The listing data are not selected for direct comparison with the subject due to their sale status and likelihood they will sell for less than the asking price. The listing data are used to illustrate trends in pricing and marketing times for industrial land in Butte County.</p>								
<b>Comparable Sales</b>								
1	2750 Hegan Lane	Chico	ML	5.71	248,728	7/28/2022	\$1,287,003	<b>\$5.17</b>
2	NWC Oro Dam Blvd W. @ 18th Street	Oroville	CLM	4.58	199,505	5/25/2022	\$262,000	<b>\$1.31</b>
3	1490 Marauder Street	Chico	AM	2.50	108,900	7/30/2021	\$299,000	<b>\$2.75</b>
4	121 Skycreek Court	Chico	ML	1.56	67,954	7/23/2021	\$175,000	<b>\$2.58</b>
SUBJECT	6 Proposed Lots In Gridley Industrial Park	Gridley	M2	2.80 to 4.10	121,968 to 178,596			

**LAND SALE 1**

Property Identification  
 N/S Hegan Lane  
 Chico, Butte County, CA 95928  
 Assessor's Parcel # Lot 3 of APN 039-060-150



**Sale Data**

Grantor	Seidenglanz, Steven & Carol
Grantee	Guardian Yards LLC
Recorded Sale Date	7/28/2022
Recorded Document #	2022-0025251
Days on Market	864
Property Rights Conveyed	Fee Simple
Conditions of Sale	Arm's Length, Market
Financing Terms	Cash to seller
Sale Price	\$1,287,003
Sale Price Per Sq. Ft.	\$5.17

**Land Data**

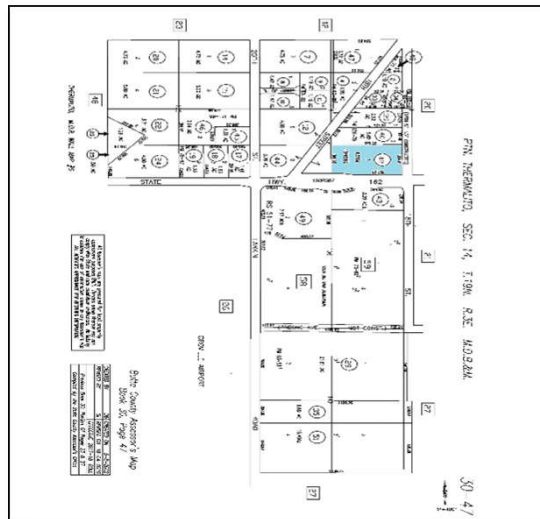
	Sq. Ft.	Acres	
Site Size	248,728	5.71	
Zoning	ML, Light Manufacturing		
Site Orientation	Mid Block	Street Frontage	300'
Shape & Topography	Irregular/level with gravel base	Off Sites	Sidewalk, curb gutter
Comments:		Utilities	At Site

This property sold on the same day to the same buyer as the adjacent 7.6 acre parcel. The sale price reflects a 35% discount from the asking price due to bulk nature of the transaction. It was purchased for use as outdoor vehicle and equipment storage.

Verification Grant deed, Broker

**LAND SALE 2**

Property Identification  
 N/S Oro Dam Blvd W @ 18th Street  
 (undeveloped)  
 Oroville, Butte County, CA 95965  
 Assessor's Parcel # 030-470-042



Listing Photo Used



**Sale Data**

Grantor	Mark Cooper
Grantee	Afterbay Investments LLC
Recorded Sale Date	5/25/2022
Recorded Document #	2022-18324
Days on Market	195
Property Rights Conveyed	Fee Simple
Conditions of Sale	Arm's Length, Market
Financing Terms	Cash to seller
Sale Price	\$262,000
Sale Price Per Sq. Ft.	\$1.31

**Land Data**

Sq. Ft.	199,505	Acres	4.58
Site Size	CLM, Commercial		
Zoning	Mid Block with corner potential	Street Frontage	597'
Site Orientation	Generally rectangular/level, above grade	Off Sites	None
Shape & Topography		Utilities	Require Extension
Comments:			

This property sold for approximately 5% below the listing price after 195 days on the market. It is situated west of Hwy 70 and proximate to the Oroville Airport, Lineman College and new residential development. Currently, 18th Street is undeveloped in the vicinity of the subject.

Verification Grant deed, Broker

**LAND SALE 3**

Property Identification  
 1490 Marauder Street  
 Chico, Butte County, CA 95973  
 Assessor's Parcel # 047-560-121



**Sale Data**

Grantor	WL & CL Crowder Trust
Grantee	George Boeger Trust
Recorded Sale Date	7/30/2021
Recorded Document #	2021-34143
Days on Market	1
Property Rights Conveyed	Fee Simple
Conditions of Sale	Arm's Length, Market
Financing Terms	Cash to seller
Sale Price	\$299,000
Sale Price Per Sq. Ft.	\$2.75

**Land Data**

	Sq. Ft.	Acres	
Site Size	108,900	2.50	
Zoning	AM, Airport Manufacturing		
Site Orientation	Mid Block	Street Frontage	274'
Shape & Topography	Rectangle/level with gravel base	Off Sites	Sidewalk, curb gutter
Comments:		Utilities	At Site

Sale near the Chico Airport. Utilities are in the street and the site had compacted gravel and some pavement at the time of sale.

Verification Grant deed, Broker



**LAND SALE 4**

Property Identification  
121 Sky Creek Court  
Chico, Butte County, CA 95973  
Assessor's Parcel # 047-560-109



**Sale Data**

Grantor	John & Lisa Strisower
Grantee	James F Gates
Recorded Sale Date	7/23/2021
Recorded Document #	2021-32974
Days on Market	265
Property Rights Conveyed	Fee Simple
Conditions of Sale	Arm's Length, Market
Financing Terms	Cash to seller
Sale Price	\$175,000
Sale Price Per Sq. Ft.	\$2.58

**Land Data**

Site Size	Sq. Ft.	Acres	
	67,954	1.56	
Zoning	ML, Light Manufacturing		
Site Orientation	Cul de sac	Street Frontage	60'
Shape & Topography	Irregular, sloping	Off Sites	Sidewalk, curb gutter
Comments:			Utilities at site

Sale near the Chico Airport. Utilities are in the street.

Verification Grant deed, Broker

# SALES COMPARISON APPROACH

SUMMARY & ADJUSTMENT GRID OF COMPARABLE SALES					
Comparable Sale No.	Subject	LAND SALE 1	LAND SALE 2	LAND SALE 3	LAND SALE 4
Parcel Size (Acres)	2.80 to 4.10	5.71	4.58	2.50	1.56
Parcel Size (Sq. Ft.)	121,968 to 178,596	248,728	199,505	108,900	67,954
Recorded Date of Sale	N/A	7/28/2022	5/25/2022	7/30/2021	7/23/2021
Sale Price	N/A	\$1,287,003	\$262,000	\$299,000	\$175,000
Sale Price Per Sq. Ft.	N/A	\$5.17	\$1.31	\$2.75	\$2.58
ELEMENTS OF COMPARISON AND ADJUSTMENT					
TRANSACTION CHARACTERISTICS					
Effective Sales Price/Expenditures After Sale	N/A	Similar	Similar	Similar	Similar
- Adjustment (%)	N/A	0%	0%	0%	0%
Property Rights Conveyed	Fee Simple	Similar	Similar	Similar	Similar
- Adjustment (%)	N/A	0%	0%	0%	0%
Financing	Assume Cash or Equivalent	Similar	Similar	Similar	Similar
- Adjustment (%)	N/A	0%	0%	0%	0%
Conditions of Sale	Assume Arm's Length	Similar	Similar	Similar	Similar
- Adjustment (%)	N/A	0%	0%	0%	0%
Market Conditions (Time)	Effective Date: 11/1/2022	Similar	Similar	Similar	Similar
- Adjustment (%)	N/A	0%	0%	0%	0%
<b>Adjusted Sale Price</b>	N/A	<b>\$1,287,003</b>	<b>\$262,000</b>	<b>\$299,000</b>	<b>\$175,000</b>
<b>Adjusted Price/Sq. Ft.</b>	N/A	<b>\$5.17</b>	<b>\$1.31</b>	<b>\$2.75</b>	<b>\$2.58</b>
PHYSICAL CHARACTERISTICS					
Location/Access/Exposure	Average	Superior Location; Similar Access&Exposure	Inferior	Superior Location; Similar Access&Exposure	Superior Location; Inferior Access&Exposure
- Adjustment (%)	N/A	-25%	10%	-25%	-10%
Parcel Size (Acres)	2.80 to 4.10	Similar	Similar	Similar	Smaller
- Adjustment (%)	N/A	0%	0%	0%	-5%
Physical Characteristics: Site Improvements, Shape, Topography, Utilities, Off Sites	Gravel, Utilities at Site, Rectangular, Level, Off Sites In Place, No Easements	Similar	Inferior On & Off Site Improvements	Similar	Inferior Topography/Onsite Improvements, Utility
- Adjustment (%)	N/A	0.0%	15.00%	0.00%	10.00%
FINAL ADJUSTED VALUES					
<b>Adjusted Sales Price</b>	N/A	<b>\$965,252</b>	<b>\$327,500</b>	<b>\$224,250</b>	<b>\$166,250</b>
<b>Adjusted Unit Value / Sq. Ft.</b>	N/A	<b>\$3.88</b>	<b>\$1.64</b>	<b>\$2.06</b>	<b>\$2.45</b>
Number of Adjustments	N/A	2	2	1	3
Gross Adjustment	N/A	(\$321,751)	\$65,500	(\$74,750)	(\$8,750)
% Net Adjustment	N/A	-25.00%	25.00%	-25.00%	-5.00%
<b>ADJUSTED UNIT VALUE INDICATORS</b>					
		<b>Adjusted Average Unit Value/SF</b>	<b>\$2.51</b>		
		<b>Adjusted Median Unit Value/SF</b>	<b>\$2.25</b>		
		<b>Adjusted Min Unit Value/SF</b>	<b>\$1.64</b>		
		<b>Adjusted Max Unit Value/SF</b>	<b>\$3.88</b>		

## SALES COMPARISON APPROACH

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### Analysis and Adjustment of Comparable Data

In the sales comparison approach, the comparable properties are compared to the subject and adjusted to account for material differences that affect value. If a comparable has a characteristic that is considered superior to the subject, the comparable is adjusted downward. Conversely, if the comparable has a characteristic that is inferior to that of the subject, it is adjusted upward. The comparable data are compared to the subject based on either a qualitative, (ranking method), or quantitative analysis of the data utilizing market extracted dollar or percentage adjustments. Adjustments are typically considered for the following factors, generally in this order:

- Effective Sale Price: Addresses any significant expenditures immediately following the sale
- Real Property Rights Transferred: Differences between Fee Simple or Leased Fee Interest
- Financing Terms: Whether or not transaction is a cash sale, or financing is market rate
- Conditions of Sale: Accounts for listing status, private transactions not exposed to market, etc.
- Market Conditions: Measure of market appreciation, decline or stability in a market or submarket
- Location: Adjusts for physical location within a market, rent levels, access and exposure qualities
- Size: Accounts for inverse relationship often seen between unit value and building size
- Physical Characteristics: Applied for differences that affect value such as shape, topography, easements

### SUMMARY OF ANALYSIS AND CONCLUSION OF VALUE BY THE SALES COMPARISON APPROACH

The comparable data required moderate adjustment overall.

The comparable data represent fee simple transactions. Financing terms used in the purchase of the comparable properties were either cash or acquired with conventional loan at market rate. For these reasons, no adjustments are required for differences in property rights conveyed or financing terms. The comparable data represent arm's length transactions with no adverse conditions impacting the sales price.

The primary adjustments are related to location, size and physical characteristics. Comparables 1, 3, and 4 are adjusted downward for superior location in the Chico market. Comparable 2 is located in a rural location on Hwy 162 between Hwy 70 and Hwy 99. It is adjusted upward for inferior location. Comparables 2 and 4 are adjusted upward to account for inferior physical characteristics related to topography, on and off site improvements in place at the time of sale.

After the adjustment process is applied, the range narrowed to \$1.64 to \$3.88 per square foot. In the final analysis, primary valuation weight is placed on Comparables 2 and 3 with adjusted unit values of \$1.64 and \$2.06 per square foot. These sales are most similar with respect to the typical size of the subject lots. Comparable 3 is also similar with respect to utilities, on and off site improvements.

Although there may be minor variance in the final sale pricing -for example, a lower price per square foot is applied to Parcel 5 because of the easement and the corner lots may warrant a higher unit value due to superior circulation and access – the overall average unit value near \$1.75 per square foot is reasonable for the subject assuming the lots have been legally created and are available for sale as finished lots.

**SALES COMPARISON APPROACH**

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In the final analysis, a unit value of \$1.65 per square foot is applied to Lot 2 and Parcels 2, 5 & 8. A unit value of \$2.05 is applied to Parcels 3 and 4. The individual lot values are summarized in the following chart. As shown, the finished lot values range from \$201,966 to \$294,683.

Note: There is market evidence illustrating a bulk sale of all 6 lots in a single transaction to the same buyer would require a discount of 25% to 50%. Therefore, the aggregate or sum of the individual lot values does not equate to market value and should not be construed as such.

**RECONCILIATION AND SUMMARY OF INDIVIDUAL LOT VALUES "AS COMPLETE"**

The sales comparison approach provides a credible indication of value for the proposed subject lots. The individual lot values are summarized below.

<b>SUBJECT LOT VALUE CONCLUSIONS "AS COMPLETE"</b>				
<b>Lot #</b>	<b>Lot Acreage</b>	<b>Lot Square Footage</b>	<b>Unit Value</b>	<b>Value Indication</b>
Lot 2	3.80	165,528	\$1.65	\$273,121
Parcel 2	3.24	141,134	\$1.65	\$232,872
Parcel 3	2.81	122,404	\$2.05	\$250,927
Parcel 4	2.80	121,968	\$2.05	\$250,034
Parcel 5	2.81	122,404	\$1.65	\$201,966
Parcel 8	4.10	178,596	\$1.65	\$294,683
Note: The valuation is premised on the Hypothetical Condition that the subject lots have been legally created with on and off sites in place as of the effective date and are ready for sale to individual end users. The aggregate value (or sum of the individual values) does not necessarily equate to market value as there may be a discount required for a bulk sale of all 6 lots in one transaction to a single buyer.				
Aggregate Acreage				19.56
Aggregate Square Feet				852,034
Aggregate Value PSF				\$1.76
Average Lot Value				\$250,601

Based on a review of the initial data, the exposure time is estimated to be 12 to 15 months. Because the values are based on the Extraordinary Assumption that the lots will have the same or similar size as proposed and on the Hypothetical Condition that the lots have been legally created and are ready for sale to third party end users, the opinions and conclusions may be impacted by the special assumptions.

## APPRAISER CERTIFICATION

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I certify that to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved. Furthermore, I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
4. I have never appraised the subject of this report.
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. The compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. The analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. I personally inspected, photographed the subject of this report.
9. No one other than the persons signing this Certification provided significant professional contribution to this appraisal.
10. As of the date of this report, I am a California State Certified General Real Estate Appraiser.
11. I have experience appraising properties similar to the subject and am in compliance with the Competency Rule of USPAP.

Date: November 18, 2022



Jodi L. White, CA Lic. AG 044936  
Certified General Real Estate Appraiser

## ASSIGNMENT CONDITIONS

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This appraisal report and valuation are subject to the following Assumptions and or Limiting Conditions:

1. The title is assumed to be good and marketable. The appraised value(s) assumes the property is free and clear of any and all liens or encumbrances unless otherwise stated. The property is appraised as though under responsible ownership and competent management and is available for its highest and best use.
2. I have made no survey of the property and assume no responsibility in connection with such matters. Any sketch or survey of the property included in this report is for illustrative purposes only and should not be considered scaled accurately for size. The appraisal covers the property as described in the report, and the area and dimensions set forth are assumed to be correct.
3. Unless otherwise agreed to in writing, I am not required to give testimony, respond to any subpoena, or attend any court or governmental or other hearing with reference to the property.
4. Any distribution of the valuation in the report between land and improvements applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used. The appraisal report shall be considered only in its entirety. No part of the appraisal shall be used separately or out of context.
5. The appraisal assumes that there are no hidden, unapparent or undisclosed conditions of the property, subsoil, or structures, which would render it more or less valuable.
6. Information and opinions furnished by and obtained from third party sources are believed to be reliable, true and correct. However, no warranty is given for its accuracy, nor has it been independently verified.
7. An appraisal is inherently subjective and represents my opinion as to the value of the property appraised.
8. Neither all, nor any part of the content of the report, or copy thereof (including conclusions as to the property value, the identity of the appraiser(s), professional designations, reference to any professional appraisal organizations, or the firm with which the appraisal is connected), shall be disseminated through advertising media, social media, public relations media, news media or any other means of communications, without the prior written consent and approval of the person(s) signing this report.
9. The appraisal report is prepared for the exclusive benefit of the client, its subsidiaries or affiliates. It may not be used or relied upon by any other party.
10. No environmental studies were either requested or made in conjunction with this appraisal, and we reserve the right to revise or rescind any of the value opinions based upon any subsequent environmental impact studies.

## ASSIGNMENT CONDITIONS

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**EXTRAORDINARY ASSUMPTION:** an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

- In this instance, the proposed lot sizes are based on a site plan provided by the client. Legal descriptions of the individual lots were not available. If the project parameters change or are found to be materially different than reported, the appraiser reserves the right to review any new data and incorporate and or revise the appraisal and conclusions of value. The use of an Extraordinary Assumption may have an impact on value.

**HYPOTHETICAL CONDITION:** a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results but is used for the purpose of analysis.

- In this instance, the assignment is based on the Hypothetical Condition that the individual lots have been legally created as of the effective date of the appraisal, when in fact on the effective date of the appraisal, the proposed lots have not yet been legally created and separated from the larger parcels. The use of a hypothetical condition may have an impact on the value. Therefore, if the project is not completed as described or if the size or number of lots changes materially, the appraiser reserves the right to review any new information and possibly revise the appraisal and value conclusions herein.

**JURISDICTIONAL EXCEPTION:** An assignment condition established by applicable law or regulation, which precludes an appraiser from complying with a portion or part of USPAP.

- None required.

**ADDENDA**





Business, Consumer Services & Housing Agency  
**BUREAU OF REAL ESTATE APPRAISERS**  
**REAL ESTATE APPRAISER LICENSE**

**Jodi L. White**

has successfully met the requirements for a license as a residential and commercial real estate appraiser in the State of California and is, therefore, entitled to use the title:

“Certified General Real Estate Appraiser”

This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.

BREA APPRAISER IDENTIFICATION NUMBER: AG 044936

Effective Date: January 12, 2022  
Date Expires: January 11, 2024

Loretta Dillon, Deputy Bureau Chief, BREAA

3061714

## QUALIFICATIONS of Jodi L. White

9 Hilda Way, Chico, CA 95926

Cell: 530-570-7101 / Email: [jodi@jwhiteappraisals.com](mailto:jodi@jwhiteappraisals.com)

### PROFESSIONAL EXPERIENCE

I have been a Certified General Real Estate Appraiser providing real estate appraisals and consulting services for over 20 years. I began my career in 1999 with a national but independently owned appraisal firm in Orlando, Florida before moving to Chico in 2010. Appraisals have been completed for the following partial list of clients: lending institutions such as Five Star Bank, Sierra Central Credit Union, Northern California National Bank, Tri Counties Bank, Golden Valley Bank, and Rabobank; as well as the local and state agencies including the State of California Department of General Services, CAL FIRE, the City of Chico, City of Willows; City of Gridley, Corning Unified School District; and numerous attorneys and private property owners for estate and tax planning. References available upon request.

### Professional Licenses:

California State Certified General Real Estate Appraiser – License AG#044936, Years Held: 2011-2024 (Current)

Florida State Certified General Real Estate Appraiser – License RZ#2949, Years Held: 2002-2012 (Inactive)

### Community Involvement:

Butte County Assessment Appeals Board, Appointed 2020

Butte County Grand Jury 2016-2017

### J White Appraisals & Consulting, Chico, CA

April 2014 to Present

Sole Proprietor, Commercial appraisal firm serving the Northern Sacramento Valley Area. Properties appraised include industrial properties, multiple family developments, professional and medical office buildings, retail buildings, and commercial and agricultural land. Service areas include Butte, Glenn, Yuba, Tehama, Plumas, Lassen, Shasta, Siskiyou, Humboldt and Del Norte Counties.

### Office of Scott S. Hamm, MAI, Real Estate Appraiser, Chico, CA

December 2010 to April 2014

Commercial Appraiser with local commercial appraisal and brokerage firm. Completed commercial appraisals of a variety of commercial properties banks and other lending institutions, family trusts, attorneys and the State of California. Service areas included Butte, Glenn, Sutter, Tehama, Colusa, Shasta and Plumas Counties.

### Integra Realty Resources-Orlando, Senior Analyst/Appraiser, Orlando, FL

July 1999 to December 2010

Senior analyst / Fee appraiser with a national commercial real estate valuation and consulting firm. Prepared narrative appraisals for a wide variety of clients including institutional REIT's, lending agencies, county and state agencies, and property owners. Properties appraised included proposed and existing projects, mixed-use developments, multiple family developments, shopping centers, multi-tenant office and industrial buildings; and all types of vacant land. Experience appraising fee simple, leased fee, leasehold and partial ownerships as well as other mortgage positions throughout the State of Florida.

### APPRAISAL EDUCATION

- Uniform Standards of Professional Appraisal Practice (USPAP) Required Every Two Years
- Principles of Real Estate Appraisal
- The Appraisal of Residential Properties
- Basic Income Capitalization
- Advanced Sales Comparison Approach & Cost Approach
- Advanced Report Writing
- Chapter 475 II FS
- Advanced Income Capitalization
- Uniform Appraisal Standards for Federal Land Acquisitions
- Introduction to Expert Witness Testimony
- Appraising Small Apartment Properties
- Appraisal of Owner-Occupied Commercial Properties
- Land and Site Valuation
- Appraisal Review for Commercial Appraisers
- Appraisal of Land Subject to a Ground Lease
- Appraisal of Assisted Living Facilities
- Appraisal of Self Storage Facilities
- Appraisal of Fast Food Facilities
- Karh's Guide to Argus Seminar
- Dyna (Realm) Cash Flow & Lease Analysis

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

**Date:** December 5, 2022  
**To:** Mayor and City Councilmembers  
**From:** Donna Decker, Planning Department

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

**Subject:** Resolution Number 2022-R-042: Adopt a resolution authorizing the City Administrator to execute agreements related to the update to the city’s General Plan, Sphere of Influence Amendment, and to update the Municipal Services Review.

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**Recommendation**

Staff respectfully requests the City Council adopt Resolution Number 2022-R-042.

**Summary**

The City Council approved moving forward with the amendment to its General Plan, an expansion of the Sphere of Influence and to update the Municipal Services Review. The proposed resolution will authorize the City Administrator to execute agreements and contracts related to the consultants used for this work.

**Discussion**

In 2019, the City Council adopted Resolution No. 2019-R-033 to proceed with the planning process to update its General Plan to meet recent legislative changes, amend and expand the Sphere of Influence to position the city for its future growth and to update the Municipal Services Review.

One of the priorities in this process is to update the Municipal Services Review. The State determined this document should be updated every five years; the last update was in 2009/2010 at the time of the 2030 General Plan adoption. This document is the backbone for the analysis in the amendment of the Sphere of Influence and General Plan to ensure the city has the resources to serve new growth.

The update of the Municipal Services Review is an effort by LAFCo to substantiate the ability of the city to provide services. The city has entered into an agreement with LAFCo for a consultant to begin the work. The city bears the costs for the application fee and the consultant’s fee for the Municipal Services Review update. The initial application fee is \$5,000.

In 2020, the City Council adopted Resolution No. 2020-R-017, to apply for the LEAP grant in the amount of \$65,000. The purpose of the grant is to facilitate municipalities to streamline the planning process and stage properties for development. The city received this grant and it will be used to offset costs.

The city received an estimate for professional services from Policy Consulting Associates (PCA) in the amount of \$32,125. This firm is an accepted firm by LAFCo to do the work; this estimate is attached to the staff report as Attachment 2.

**Environmental Review**

Staff has determined the project to be exempt in accordance with Section 15601 of the California Environmental Quality Act (CEQA) in that the action is not a project.

**Financial Impact**

Costs will be incurred for the expansion of the Sphere of Influence boundary which would be reimbursed by future development projects. The financial impact will be mitigated by reimbursement of the costs for the work established as a per acre cost for each development project with savings by the city in the use of LEAP grant funds. This work is listed in the adopted 2022/2023 CIP for expenditure as a budget item.

**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. Resolution No. 2022-R-042
2. Policy Consulting Associates Estimate for Professional Services

**A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE AGREEMENTS AND CONTRACTS ON BEHALF OF THE CITY COUNCIL OF THE CITY OF GRIDLEY RELATED TO THE UPDATE TO THE CITY’S GENERAL PLAN, SPHERE OF INFLUENCE AMENDMENT, AND TO UPDATE THE MUNICIPAL SERVICES REVIEW.**

**WHEREAS,** the City of Gridley anticipates future growth beyond the existing boundaries of the adopted Sphere of Influence; and,

**WHEREAS,** the State Legislature has enacted various legislation creating inconsistencies in the currently adopted 2030 General Plan; and,

**WHEREAS,** the City of Gridley is required to update its Municipal Services Review every five years to ensure the infrastructure is capable of increased growth; and,

**WHEREAS,** the City of Gridley wishes to pursue these planning processes in order to streamline the development process and ensure it is capable of meeting future growth demands in accordance with the goals and policies of the State of California.

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

1. The City of Gridley City Council authorizes the City Administrator to execute agreements and contracts on behalf of the City Council for professional consulting firms to execute the work to update the General Plan, amend the Sphere of Influence, and to update the Municipal Services Review.
2. The City of Gridley City Council authorizes the submittal of applications to LAFCo for the purposes of the amendment of the Sphere of Influence and Municipal Services Review.

**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 5<sup>th</sup> day of December, 2022 by the following vote:

AYES: AGENCY MEMBERS \_\_\_\_\_

NOES: AGENCY MEMBERS \_\_\_\_\_

ABSTAIN: AGENCY MEMBERS \_\_\_\_\_

ABSENT: AGENCY MEMBERS \_\_\_\_\_

ATTEST:

APPROVE:

\_\_\_\_\_  
Cliff Wagner, City Clerk

\_\_\_\_\_  
Bruce Johnson, Mayor

## POLICY CONSULTING ASSOCIATES SUMMARY

The Policy Consulting Associates Team (PCA Team) excels at functional analysis organized in a format that is easily interpretable. Much of our data collection relies on our ability to easily and efficiently garner essential information from agency documents. In addition, we also have proven practical experience coordinating large review projects with input from numerous agencies, and simultaneously fostering inter-agency communication and arbitrating cooperation on often contentious issues.

As part of its regular MSR work, PCA has conducted numerous city service reviews and SOI Updates for various LAFCOs around the State. Each MSR contained in-depth analysis and determinations covering the financial ability of the agencies to provide adequate levels of service, including financial constraints and cost avoidance opportunities; adequacy of services based on multiple indicators; and current and future capacity assessments. PCA has undertaken comprehensive SOI Updates for numerous cities, which required robust and reliable analysis and recommendations, as well as stakeholder facilitation. PCA has been involved in a variety of projects where the firm's principals were required to think creatively, find unique solutions for gridlocks frequently caused by divergent interests, and develop policy recommendations catered to specific local issues.

The MSR and SOI Update will be approached in three main phases consisting of the development of an administrative review draft (this phase includes data collection, analysis and drafting), preparation of a public review draft based on the feedback from the agencies and LAFCO staff, and ultimately, production of a Final MSR that would incorporate public comments and input from the Commission. PCA will clearly summarize its findings in the form of the required MSR and SOI determinations, SOI options, and analysis and recommendations.

## QUALIFICATIONS

### **POLICY CONSULTING ASSOCIATES, LLC**

The Policy Consulting Associates Team offers excellent credentials. The team members have advanced degrees in related disciplines, high-level skills in economics, as well as experience working for many California agencies. PCA Team endeavors to offer depth, breadth, and an efficient approach, which will provide customers with an on time and useful product at minimal cost.

PCA prepares interdisciplinary research studies for LAFCOs, councils of government, counties, cities, states, elected representatives and candidates. Policy Consulting Associates, LLC was founded by Jennifer Stephenson and Oxana Wolfson in 2009. Their prior consulting experience was earned as employees at Burr Consulting. While working there, they acquired expertise in economics, public finance, planning, spatial analysis, performance evaluation, and statistics. In addition, they conducted applied research on the performance, financing, growth, and optimal boundaries of government agencies. Wolfson and Stephenson conducted impartial studies that helped policymakers make well-informed policy decisions on complex, and often high-profile, issues.

Wolfson and Stephenson offer expertise and experience in municipal analysis. They are experienced in providing consulting services to Local Agency Formation Commissions. Stephenson and Wolfson's LAFCO experience covers the spectrum of government structure options: incorporation, annexation, detachment, consolidation, and dissolution. Together, they have contributed to MSRs for Amador, Contra Costa, Butte, Calaveras, Plumas, Yuba, Lassen, Colusa, Lake, Alameda, Fresno, Mendocino, Solano, and Santa Clara LAFCOs, which were completed at varying depths, covering the gamut of services under LAFCO jurisdiction, including fire, water, wastewater, police, road, park and recreation, cemetery, resource conservation, lighting, vector control, transportation, sanitation and solid waste services, to name a few.

In addition to LAFCO studies, Wolfson and Stephenson have conducted benchmarking and performance evaluation studies comparing hundreds of cities throughout Southern California for the Southern California Association of Governments and contributed to financing plans for multi-billion dollar transportation projects in Southern California.

## JENNIFER STEPHENSON, MPP

Jennifer Stephenson will provide overall project management and the day-to-day internal coordination of the consultant team members. She will provide fiscal and policy analysis of the agencies, meet with agency representatives, review internal drafts, and oversee data accumulation. As Project Manager, Ms. Stephenson will coordinate closely with staff and insure that the project adheres to established timelines.

Ms. Stephenson is a co-founder and principal of PCA, where she is responsible for regional and municipal research analysis. She has technical expertise in benchmarking, performance evaluation, municipal budgeting, survey design, statistics, and economic modeling. As part of PCA, Jennifer has been involved in review studies for countless LAFCOs, including but not limited to Orange, Santa Clara, Alameda, Placer, and Fresno. She has co-authored incorporation studies, annexation studies, and infrastructure needs assessments. She earned her Master's degree in Public Policy from Pepperdine University, where she was a Forstmann Scholar. Related experience includes:

- ❖ Co-manager and co-author for Napa Countywide Water and Wastewater MSR and MSR and SOI Updates for the Cities of Agoura Hills, Calabasas, Hidden Hills, and Westlake Village for Los Angeles LAFCO.
- ❖ Serving as an Executive Officer of Plumas LAFCO.
- ❖ Serving as Deputy Executive Officer of Sutter, Lassen, and Modoc LAFCOs, and providing staff support services at eight LAFCOs.
- ❖ Author and/or project manager of over 200 municipal service reviews and other studies, all completed punctually, within budget, and with complete client satisfaction.
- ❖ Operating a successful business with an outstanding reputation for nearly 10 years, overcoming a period of recession in business start-up phase.
- ❖ Served as project manager for the Plumas, Santa Clara, Yolo, Amador, Mendocino, Lassen, Calaveras, and Alameda County special district and city MSRs, and other projects.
- ❖ Recipient of the 'CALAFCO Outstanding Associate Member of the Year' award
- ❖ CALAFCO University and Conference instructor of *Understanding Health Care Districts and the Role of LAFCo*, *Fiscal Health of Fire Protection Districts*, *Getting to the Nitty Gritty of Consolidation Options*, and *The New Normal- How the Economy is Affecting Service Provision*.
- ❖ Primary contributor and project manager of the CALAFCO award-winning Santa Clara Water Municipal Service Review.
- ❖ Stephenson assisted with fiscal analysis and analysis of service levels for governance studies conducted of annexation and cityhood in north Los Angeles County and in East Los Angeles.
- ❖ Contributed to multi-billion-dollar transportation financial plans for rail systems and goods movement.
- ❖ For a regional infrastructure needs assessment for the Southern California Association of Governments, Stephenson analyzed transportation, air quality, water quality, open space, and parks in the 187-city Southern California Association of Governments (SCAG) region.
- ❖ Assisted with fiscal analysis and budget projections for economic and fiscal studies for the City of Beverly Hills.



## OXANA WOLFSON, MPP

Oxana Wolfson will be responsible for survey design, data collection and analysis, and preparation and revision of municipal service profiles. She will also be available for review, public hearings and public outreach services in the event that the project manager is unavailable.

Ms. Wolfson is a co-founder and principal of PCA, where she specializes in service benchmarking analysis, economic and growth analysis, and data collection coordination. She has technical expertise in data discovery, regulatory agency research, review of agency documents, qualitative and quantitative analysis, comparative analysis, government structure options evaluation, and policy solutions. She has completed service reviews for agencies in over 20 California counties and contributed to regional infrastructure finance studies. Oxana earned her Master's degree in Public Policy from Pepperdine University where she was a Forstmann Scholar. She received her B.A. summa cum laude from University of Nebraska. Related experience includes:

- ❖ Co-manager and co-author for Napa Countywide Water and Wastewater MSR and MSR and SOI Updates for the Cities of Agoura Hills, Calabasas, Hidden Hills, and Westlake Village for Los Angeles LAFCO.
- ❖ Author and/or project manager of over 200 municipal service reviews and other studies, all completed punctually, within budget, and with complete client satisfaction.
- ❖ Operating a successful business with an outstanding reputation for nearly 10 years, overcoming a period of recession in business start-up phase.
- ❖ Served as a project manager for City of Chico MSR, Calaveras County Fire MSR, Solano County Fire MSR, Solano County RCD MSR, Placer Fire MSR and other projects.
- ❖ Co-author of the award-winning Santa Clara Countywide Water MSR and recipient of the 'CALAFCO Outstanding Associate Member of the Year' award.
- ❖ CALAFCO University and Conference instructor of *Understanding Health Care Districts and the Role of LAFCo*, *Fiscal Health of Fire Protection Districts*, *Getting to the Nitty Gritty of Consolidation Options*, and *The New Normal- How the Economy is Affecting Service Provision*.
- ❖ Contributed to multi-billion-dollar transportation financial plans for rail systems and goods movement.
- ❖ Co-authored a service evaluation and infrastructure needs assessment project on emergency services covering the entirety of Southern California for the Southern California Association of Governments.
- ❖ Coordinated databases for the regional infrastructure needs assessment project covering 187 cities and a multitude of special districts.
- ❖ Conducted analysis of the financial impact of defined benefit pension plans on municipalities.
- ❖ Served as an executive director to a Los Angeles-based nonprofit organization.
- ❖ Assisted with HIV/AIDS Finance and Cost Effectiveness Study at the Results for Development Institute in Washington, DC.
- ❖ Consulted for the Civil Society team at the World Bank on policy sessions at the 2008 Annual Meetings.
- ❖ Participated in campaign strategizing and voter response evaluation in California election campaigns.

## Jill Hetland

Jill Hetland will provide daily operational and administrative support throughout the project. She will also assist by performing research, data collection, and contributing as a co-author and editor of the Municipal Service Review and SOI Update.

Ms. Hetland joins PCA with an extensive background in corporate communications and marketing. She has served as a copywriter and marketing consultant, in both for-profit and non-profit sectors, with an emphasis on content strategy, web design, records management, and financial stewardship. Ms. Hetland graduated from the University of Iowa with a B.A. in Communication and Media Studies. Related experience includes:

- ❖ Serving as a co-author of the Las Virgenes Municipal Service Review covering the cities of Agoura Hills, Calabasas, Hidden Hills, and Westlake Village for Los Angeles LAFCO.
- ❖ Spearheading data collection and data management for the City of Oroville Municipal Service Review, as well as facilitating communications as lead project liaison.
- ❖ Lead Research Assistant and co-author for the Riverside Healthcare Municipal Service Review.
- ❖ Editor and format manager for the Napa Water and Wastewater Municipal Service Review.
- ❖ Served as the primary research assistant and records manager for a 16,000 sq. ft. national archive facility
- ❖ Website manager for all projects as well as the forthcoming site design and rebrand for PCA.
- ❖ Managed website, all social media posts, blogs, and copy editing for a lifestyle brand with more than one million subscribers.
- ❖ Authored website content for an established retailer that saw a 353% overall revenue increase and a \$25 return per \$1 spent on ad copy.
- ❖ Designed and authored all web content for a small business that resulted in a 90% increase in organic traffic in the first month and 50% more engagement amongst users.
- ❖ Hired as a writer/editor from the top 1% of applicants for a five-star rated, digital marketing firm and Google Partner.

## EXPERIENCE AND REFERENCES

PCA has an abundance of experience relevant to LAFCO, review of services, governance structure options and complex policy issues. In the last several years, PCA has been involved in an extensive number of MSR and SOI updates. Simultaneously, PCA has been providing Executive Officer, Deputy Executive Officer and LAFCO staff support services to several LAFCOs. The following provides a description and references for the positions held or projects completed.

### Orange LAFCO

PCA prepared an infrastructure assessment (part of a focused MSR) for Orange LAFCO on the City of San Juan Capistrano's utility systems, evaluating alternative agencies that could potentially provide water and wastewater services to City residents. The project was adopted in November 2018. <http://oclafco.org/index.php/focused-msr/>

Contact: Debra Kurita, Assistant Executive Officer  
 Address: 6277 N. Main Street, Suite 1050, Santa Ana, CA 92705  
 Email: [dkurita@oclafco.org](mailto:dkurita@oclafco.org)  
 Phone: 714-640-5100

### Fresno LAFCo

PCA conducted a comprehensive MSR and an SOI update on the City of Fresno, with the main focus on the city expansion plans and the General Plan update that was taking place concurrently with the MSR. The project was adopted in July 2016. PCA also completed MSRs for a park district and a mosquito abatement district in 2013. <http://www.fresnolafco.org/documents/MSRs/Fresno%20MSR%20and%20SOI%20U%20pdate.pdf>

Contact: David Fey, Executive Officer  
 Address: 2607 Fresno Street, Suite B, Fresno, CA 93721  
 Email: [dfey@fresnocountyca.gov](mailto:dfey@fresnocountyca.gov)  
 Phone: 559-600-0604

### Yolo LAFCo

PCA conducted a focused MSR on the City of Davis and surrounding county service areas, which were affected by city services. The MSR was completed July 2016, and resulted in several improvements to operational and management efficiencies. <https://www.yololafco.org/files/02425f10e/CityofDavisAssocCSAsMSRSOI.pdf>

Contact: Christine Crawford, Executive Officer  
 Address: 625 Court Street Suite 203, Woodland, CA 95695  
 Email: [Christine.Crawford@yolocounty.org](mailto:Christine.Crawford@yolocounty.org)  
 Phone: 530-666-8048

### City of Chico

In 2018, PCA completed a comprehensive MSR on the City of Chico and a SOI Update that aligned City planning strategies and LAFCO policies. The project also aided in healing a once strained relationship between the two agencies. <http://buttelafco.org/sites/default/files/resources/Final%20Chico%20MSR-SOI%20Plan%20%20Oct%202018.pdf>

Contact: Brendan Vieg, Chico Deputy Director Community Development  
 Address: P.O. Box 3420 Chico, CA 95927  
 Email: [brendan.vieg@Chicoca.gov](mailto:brendan.vieg@Chicoca.gov)  
 Phone: 530-879-6806

## EXPERIENCE AND REFERENCES (CONT.)

### Lassen, Modoc, Sutter, Calaveras, Lake, and Yuba LAFCoS

PCA works closely with Mr. Benoit in the seven counties where he provides Executive Officer services. PCA has conducted multiple MSRs and SOI updates for these LAFCoS. In addition, Ms. Stephenson works under Mr. Benoit in Sutter, Lassen, and Modoc LAFCoS where she has been providing Deputy Executive Officer and staff support services since 2014 to present. John Benoit may be contacted in relation to the completion of Eastern Plumas, Seneca, Indian Valley, Plumas, and Redbud healthcare district MSRs.

Contact: John Benoit, Executive Officer  
 Address: P.O. Box 2694, Granite Bay, CA 95746  
 Email: j.benoit4@icloud.com  
 Phone: 707-592-7528

### Alameda and Mendocino LAFCo

MSRs for Eden Township and City of Alameda healthcare districts in Alameda County, and Mendocino Coast Healthcare District in Mendocino County were completed under the direction of former executive officers Mona Palacios of Alameda LAFCo and Bruce Baracco of Mendocino LAFCo. Their current contacts are as follows:

Contact: Mona Palacios/Bruce Baracco  
 Email: mpalacios94619@yahoo.com/baraccoplanner@comcast.net  
 Phone: 510-220-2068/209-304-0028

### Santa Clara LAFCo

In 2013, PCA finished the second-tier service review update for districts providing wastewater, open space and transportation services in Santa Clara County. Additionally, a countywide water MSR was completed in 2012 for LAFCo of Santa Clara County in conjunction with Baracco and Associates. Policy Consulting Associates acted as the day-to-day project manager and the authors of the special district reviews and SOI recommendations.

<https://www.santaclaralafco.org/special-districts-service-review-phase-1>  
<https://www.santaclaralafco.org/special-districts-service-review-phase-2>  
<https://www.santaclaralafco.org/2011-countywide-water-service-review>

Contact: Neelima Palacherla, Executive Officer  
 Address: 70 West Hedding Street, 11th Floor, San Jose, CA 95110  
 Email: Neelima.Palacherla@ceo.sccgov.org  
 Phone: 408-299-6415

### Placer LAFCo

PCA was hired to conduct an MSR and SOI study for fire providers in the western portion of the County. The report was adopted in June 2017. Oxana Wolfson managed this project. It resulted in the initiation of consolidations and collaborative financing efforts by several of the fire agencies.

<https://www.placer.ca.gov/DocumentCenter/View/7661/Placer-Fire-MSR-Public-Review-Draft-PDF>

Contact: Kris Berry, Executive Officer  
 Address: 110 Maple St, Auburn, CA 95603  
 Email: KBerry@placer.ca.gov  
 Phone: 530-889-4097

## GENERAL PROJECT APPROACH

PCA's primary objective on MSRs is to prepare an impartial report that not only meets the requirements of the Cortese-Knox-Hertzberg Act, but also:

- ❖ Addresses the unique needs of the agency,
- ❖ Provides LAFCO with a basis to make informed policy decisions,
- ❖ Is beneficial to the agencies as a planning tool,
- ❖ Facilitates dialogue amongst the agencies regarding enhancing levels of service and efficiencies, and
- ❖ Provides a means to educate the public on the municipal service structure.

## DATA DISCOVERY APPROACH

As your project consultant, we aim to be respectful of the agencies under review and other stakeholders and to be efficient given the use of public funds for the project. We will provide accurate, consistent, comprehensive, and meaningful reports on the agencies in question.

Our recommended data collection process involves first reviewing information available online, the MSRs previously done for the agencies, archival material, and maps.

After reviewing the available documents, PCA will develop a request for information, and interview the City, if determined to be necessary, or field a tailored request to gather additional missing information not found in reviewed materials, fill in missing data/information gaps from the previous efforts, and follow up on current policy issues. There are a number of indicators that we have found that are not typically available in public documents or in central data sources. Our recommended approach is to prepare service-specific and issue-specific lists of the indicators that are not available through central data sources, to review available agency documents in search of these indicators, and then to interview the agency to request the missing items.

We have found, for several reasons, this collaborative approach to be more efficient than submitting multiple formal written questionnaires to the agencies. First, many agencies will have already provided much of the needed information in their documents. Second, some agencies, owing to staff availability constraints, have difficulty providing information in a timely manner, particularly where long questionnaires are used.

Upon completion of data gathering, draft profiles of the compiled information will be sent to the respective agencies for review to ensure accuracy before proceeding. This is critical in order to avoid propagating erroneous information throughout the document and to circumvent comments before the public review process.

In order to ensure stakeholder involvement and input throughout the process, departments will be contacted individually during the data collection phase to provide thoughts and concerns of note. Agency participation is integral to ensuring an accurate and robust document that is useful not only to LAFCO but also to the City and its constituents.

## PROPOSED SCOPE

### **TASK 1: DATA COLLECTION AND REVIEW**

As previously noted, the PCA Team will make use of already prepared documents and reports, and other central data sources prior to proceeding with any further requests for information to the agencies. Our team will work closely with the City to prepare any supplemental agency requests as needed and in determining if an in-person interview is necessary in collecting all needed information. Outreach will be conducted to ensure that the perspectives of each department are taken into consideration.

### **TASK 2: DATA ANALYSIS AND PRELIMINARY FINDINGS**

Following assembly of the service chapters, the PCA Team will have identified the key issues requiring focused attention during this MSR effort. This will enable the dedication of prioritized analytical time and detailed investigation on those issues of paramount concern. Drawing upon our experience reviewing city services, we would analyze adequacy and capacity based on rich statistical resources and sensitivity to the unique conditions under which the city operates.

### **TASK 3: DEVELOP AND DELIVER ADMIN DRAFT MSR/SOI REPORT**

The report components will be compiled into a working draft for LAFCO staff review and comment. The draft MSR/SOI report will include all necessary components, as enumerated in LAFCO's scope of work, including a table of contents, executive summary, comparative tables, agency profiles and maps, recommended determinations per Government Code §56425 and 56430, governance/boundary options, discussion of focus issues, and recommended SOI updates for select districts. Required determinations will be summarized following each general service chapter. The discussion will include appropriate recommendations for improvements in each of the categories.

### **TASK 4: DEVELOP AND DELIVER PUBLIC REVIEW DRAFT MSR/SOI REPORT**

Based on comments received from City staff and LAFCO on the administrative MSR draft, PCA Team will make applicable changes to the document to ensure accuracy and LAFCO satisfaction. Upon completion of the necessary modifications, the Public Review Draft MSR will be prepared and released for the required public review period. Attendance at one LAFCO meeting is budgeted for this task. Upon release of the report PCA Team will present the findings to the Commission at a public hearing.

### **TASKS 5: PREPARE FINAL MSR/SOI REPORT**

After the conclusion of the public review and comment period, our team will address each comment received and make appropriate edits to the document or provide a response to the comment (as part of the comment log) satisfactory to City and LAFCO staff and the Commission. Changes to the document will be tracked and shown in the final draft versions of the MSR. After the adoption of the report, PCA Team will prepare the Final MSR. Attendance at one LAFCO meeting is budgeted for this task.

## ESTIMATED COSTS

PCA Team estimates that the cost of preparing the Municipal Service Review will not exceed \$32,125. This budget includes presentations at two public hearings and necessary travel expenses.

Refer to the table for a breakdown of the costs by task.

Milestone	Cost
<b>Task 1: Data Collection and Review</b>	
Subtask 1a: Initial request for documents and data	\$1,250
Subtask 1b: Conduct interviews of City staff	\$1,250
<b>Task 1 Subtotal</b>	<b>\$2,500</b>
<b>Task 2: Data Analysis and Preliminary Findings</b>	
Subtask 2a: Municipal service sections drafted and confirmed	\$12,400
Subtask 2b: Analysis and drafting of findings	\$6,200
Subtask 2c: Discuss findings with City staff	\$1,500
<b>Task 2 Subtotal</b>	<b>\$20,100</b>
<b>Task 3: Administrative Draft</b>	
Subtask 3a: Prepare and deliver administrative draft	\$2,300
<b>Task 3 Subtotal</b>	<b>\$2,300</b>
<b>Task 4: Public Review Draft</b>	
Subtask 4a: Prepare and Release Public Review Draft	\$3,100
Subtask 4b: Present Draft MSR at a public hearing	\$825
<b>Task 4 Subtotal</b>	<b>\$3,925</b>
<b>Task 5: Final Report*</b>	
Subtask 5a: Address public comments and prepare Final Draft report	\$2,300
Subtask 5b: Present Final Draft at public hearing for adoption	\$500
Subtask 5c: Prepare Final Report	\$500
<b>Task 5 Subtotal</b>	<b>\$3,300</b>
<b>MSR Total Not To Exceed</b>	<b>\$32,125</b>

Policy Consulting Associates Team will submit monthly invoices for payment to the City. The current billing rates for key personnel are:

Principal: \$155

Jennifer Stephenson will serve as the primary project liason. She will meet with agency representatives, provide outreach and public presentation services for the project, and will conduct analysis and preparation of the report in collaboration with Ms. Wolfson.

Principal: \$155

Oxana Wolfson will serve as the internal project manager. She will review internal drafts, and provide outreach and public presentation services for the project. She will also be responsible for survey design, data collection and analysis, and preparation of the MSR, including municipal service chapters.

Research Assistant: \$65

Jill Hetland will be responsible for data collection, organization, and mining. She will oversee archive management and draft relevant portions of the report.





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

**Date:** December 5, 2022  
**To:** Mayor and City Council  
**From:** Cliff Wagner, City Administrator

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

**Subject:** Resolution 2022-R-043: Amendment to City of Gridley’s Public Works Construction Standards for Monolithic Curb, Gutter, and Sidewalks

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**Recommendation**

City staff respectfully recommends that the City Council adopt Resolution 2022-R-043 to amend the City of Gridley Public Works Construction Standards relative to the engineering, design and construction of curbs, gutters and sidewalks. The amendment will add additional details of the acceptable standards that allow for use of current construction practices, including the monolithic pour of curb, gutter, and sidewalk. This amendment will address an immediate need to allow for efficient construction of sidewalk in new development, while a more comprehensive update to the City’s construction standards is completed.

**Background**

The City of Gridley’s Public Works Construction Standards published September 16, 1991, have undergone updates and revisions from time to time, with the most recent being in 1995 and 2016 for planning elements. In the past 27 years, engineering, design and construction standards and methods for curbs, gutters and sidewalks have undergone significant changes as a result of new technologies and improved materials. The newer “monolithic” method for constructing curbs, gutters and sidewalks has become a more cost-effective method to construct.

The City of Gridley’s Public Works Construction Standards reference the most recent edition of the Caltrans Standard Specifications, including Section 73: Concrete Curbs and Sidewalk. This section includes specifications for both formed and extruded curb and sidewalk. The updated detail also allows for formed or extruded construction methods.

**Fiscal Impact**

There is no fiscal impact related to the recommended action.

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

This report is consistent with our efforts to comply with the City of Gridley Municipal Code and advance the best standard and practices.

**Attachments**

Resolution 2022-R-043  
Details S6A and S7A

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRIDLEY  
AMENDING THE PUBLIC WORKS CONSTRUCTION STANDARDS. (CITYWIDE)**

**WHEREAS**, The City of Gridley by Resolution No. 50 dated September 16, 1991 adopted Public Works Construction Standards in accordance with Title 15, Chapter 06, Section 010 of the Gridley Municipal Code, and amended by resolution No. 2016-R-036 dated December 19, 2016; and,

**WHEREAS**, an update to the City Public Works Construction Standards is overdue to allow for technical advances in construction methods and materials; and,

**WHEREAS**, the City Council has identified specific details to be update in advance of a complete update to the entire publication of the Public Works Construction Standards; and,

**WHEREAS**, the City Public Works Staff has duly considered the Public Works Construction Standards forwarded to the City Council with a positive recommendation for adoption;

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Gridley hereby resolves as follows:

- Section 1: The City Council adopts Resolution Number 2022-R-043; and,
- Section 2: The City Council affirms by this resolution that the Public Works Construction Standards, excerpts as amended with the addition of the attached Exhibit "A", Public Works Standard No. S6A and S7A for curb, gutter, and sidewalk construction.

**I HEREBY CERTIFY** that the foregoing resolution was duly introduced and passed at the regular City Council meeting of the City of Gridley held on the 5<sup>th</sup> day of December 2022 by the following vote:

AYES: COUNCIL MEMBERS \_\_\_\_\_

NOES: COUNCIL MEMBERS \_\_\_\_\_

ABSENT: COUNCIL MEMBERS \_\_\_\_\_

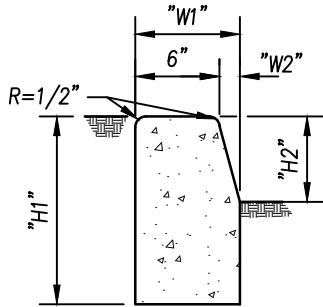
ABSTAIN: COUNCIL MEMBERS \_\_\_\_\_

ATTEST: APPROVE: \_\_\_\_\_

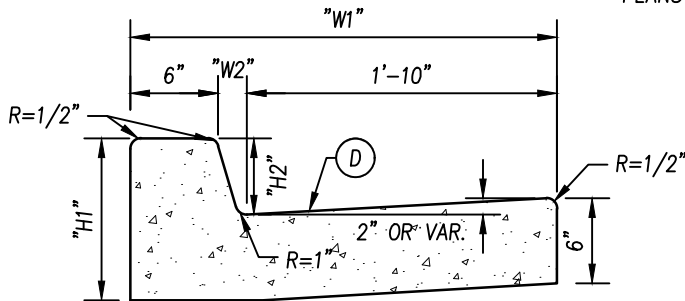
\_\_\_\_\_  
Cliff Wagner, City Clerk

\_\_\_\_\_  
Bruce Johnson, Mayor

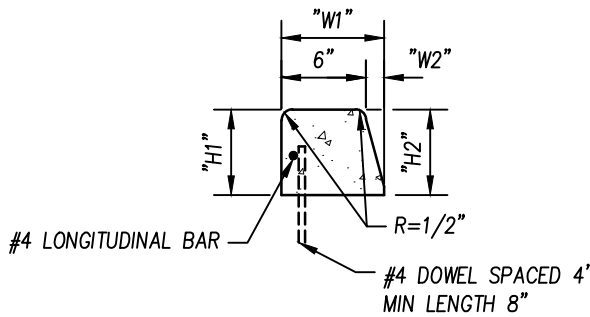
VERTICAL CURBS TYPES A1, A2, A3



TYPE A1 CURBS  
SEE TABLE A



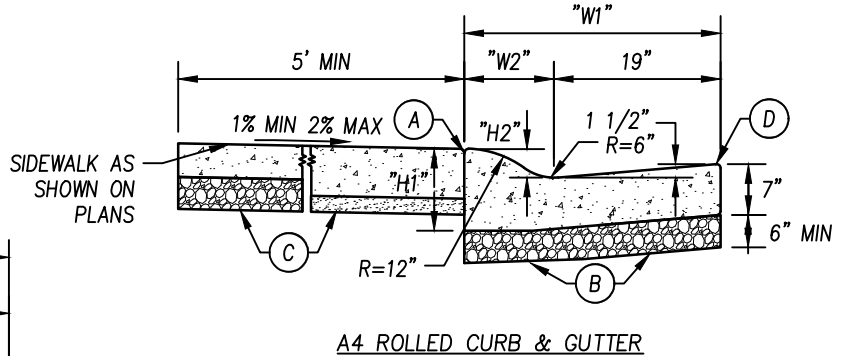
TYPE A2 CURBS  
SEE TABLE A



TYPE A3 CURBS  
SUPERIMPOSED ON EXISTING PAVEMENT  
SEE TABLE A

TABLE A

CURB TYPE	DIMENSIONS			
	"H1"	"H2"	"W1"	"W2"
A1-6	1'-2"	6"	7 1/2"	1 1/2"
A2-6	1'-0"	6"	2'-6"	2"
A2-8	1'-2"	8"	2'-6"	2"
A3-6	6"	5"	7 1/4"	1 1/4"
A3-8	8"	7"	7 3/4"	1 3/4"
A4	9 5/8"	3 3/8"	2'-6"	11"



LEGEND:

- A. 1/8" DEEP SCORE MARK OR COLD JOINT
- B. CLASS 2 AGGREGATE BASE PROCESSED TO 95% RELATIVE COMPACTION.
- C. ALL SIDEWALK HAS OPTION OF 4" CONCRETE ON 4" AGGREGATE BASE, OR 6" CONCRETE ON 2" AGGREGATE BASE OR SAND.
- D. GUTTER PAN CROSS SLOPE NOT TO EXCEED 5% MAX, OR BE LESS THAN 4%.

NOTES:

- 1. MINIMUM WIDTH OF CLEAR PASSAGEWAY FOR SIDEWALK SHALL BE 4'-2".
- 2. RETAINING CURBS AND ACQUISITION OF CONSTRUCTION EASEMENT MAY BE NECESSARY FOR NARROW SIDEWALKS OR CURB HEIGHTS IN EXCESS OF 6".
- 3. ALL ADJOINING SIDEWALK, CURB AND GUTTER MAY BE Poured MONOLITHICALLY.

PUBLIC WORKS STANDARD NO. S6A

NO.	REVISION DATE	BY
DRAWN BY: A. HOLLADAY		
CHECKED BY: D. HARDEN		
SCALE: NONE		
DATE: 11/30/2022		

CURB AND GUTTER

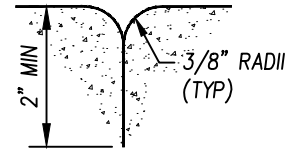
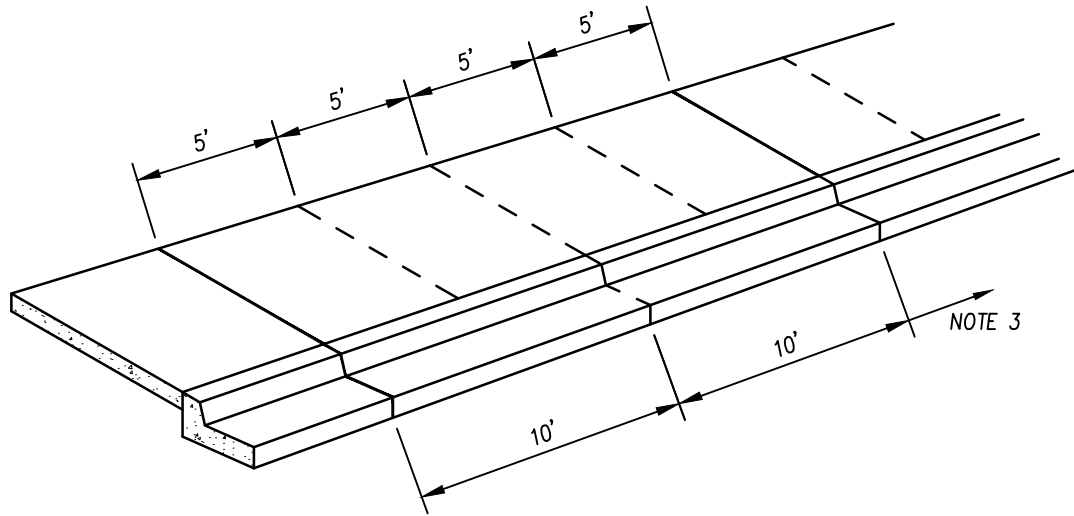
CITY OF GRIDLEY  
DEPARTMENT OF PUBLIC WORKS

APPROVED BY:  
DAVE HARDEN

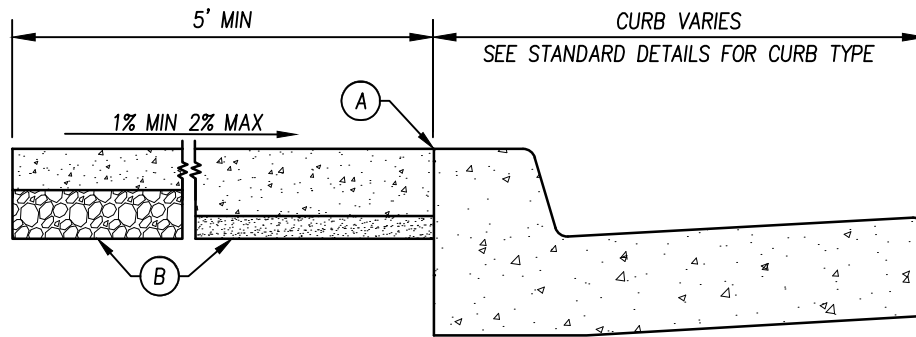
*D. Harden*  
CITY ENGINEER  
RCE 84216



DWG NO. 11A



TOOL JOINT (TYP.)  
SEE "JOINTS"  
(CALTRANS  
STANDARD  
SPECIFICATIONS)



CURB, GUTTER AND SIDEWALK SECTION  
SEE TABLE A

**LEGEND:**

- A. 1/8" DEEP SCORE MARK OR COLD JOINT
- B. SUBGRADE PROCESSED TO 95% RELATIVE COMPACTION. ALL SIDEWALK HAS OPTION OF 4" CONCRETE ON 4" AGGREGATE BASE, OR 6" CONCRETE ON 2" AGGREGATE BASE OR SAND.

**NOTES:**

1. DISTANCE BETWEEN SCORE LINES NOT TO EXCEED 5' IN LONGITUDINAL & TRAVERSE DIRECTION IN SIDEWALK.
2. 1/4" TRANSVERSE EXPANSION JOINTS AT 20' INTERNAL FOR SIDEWALK.
3. 1/4" TRANSVERSE EXPANSION JOINTS AT 60' INTERNAL FOR CURB & GUTTER.
4. EXPANSION JOINTS IN SIDEWALK TO BE ADJACENT TO EXPANSION JOINTS IN CURB & GUTTER.
5. CURB & GUTTER TO HAVE 1" SCORE AT 10' INTERVALS.
6. GUTTER PAN CROSS SLOPE NOT TO EXCEED 5% MAX, IN FRONT OF A CURB RAMP ACCESS.
7. IF POURED MONOLITHICALLY, 1/2" PRE-MOLDED JOINT FILLER SHALL BE INSTALLED AT EXPANSION JOINTS AT 20' INTERVALS, AND EDGE OF CURB OF ALL CURB RETURNS AND AT THE END OF ALL DRIVEWAYS, SHALL BE FULL DEPTH AND COMPLETELY FILL THE JOINT.
8. ADJOINING SIDEWALK, CURB AND GUTTER MAY BE POURED MONOLITHICALLY.

PUBLIC WORKS STANDARD NO. S7A

NO.	REVISION DATE	BY
DRAWN BY: A. HOLLADAY		
CHECKED BY: D. HARDEN		
SCALE: NONE		
DATE: 11/30/2022		

**CURB AND GUTTER WITH  
SIDEWALK**

**CITY OF GRIDLEY**  
DEPARTMENT OF PUBLIC WORKS

APPROVED BY:  
DAVE HARDEN

*D. Harden*  
CITY ENGINEER  
RCE 84216



DWG NO. 12A

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

**Date:** December 5, 2022  
**To:** Mayor and City Council  
**From:** Cliff Wagner, City Administrator  
**Subject:** Swearing in and Seating of the New City of Gridley Councilmembers

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

---

**Recommendation**

Staff respectfully requests the City Council direct City Attorney, Tony Galyeen, to assume temporary coordination of the City Council meeting. The City Attorney will provide an overview of the steps involved in Swearing in of the new City Council, and seating of the new City Council.

The City Attorney will perform the Swearing in of Bruce Johnson and James Roberts. The City Attorney will coordinate the Stepping-Down of the outgoing Councilmember. The new Councilmembers will then take the vacant seats.

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

The recommendation is consistent with City Council Strategic Goals focused on effective leadership and long-term organizational planning.

**Financial Impact**

None

**Attachments:**

Oaths of Office

# CITY OF GRIDLEY

## OATH OF OFFICE

State of California, County of Butte

I, Bruce Johnson, do solemnly swear that I will support and defend the Constitution of the United States and the Constitution of the State of California against all enemies, foreign and domestic, that I will bear true faith and allegiance to the Constitution of the United States and the Constitution of the State of California; that I take this obligation freely, without any mental reservation or purpose of evasion; and that I will well and faithfully discharge the duties upon which I am about to enter, so help me God.

---

Bruce Johnson, Councilmember

Subscribed and sworn before me, this 5<sup>th</sup> day of December, 2022

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Tony Galyean, City Attorney

# CITY OF GRIDLEY

## OATH OF OFFICE

State of California, County of Butte

I, James Roberts, do solemnly swear that I will support and defend the Constitution of the United States and the Constitution of the State of California against all enemies, foreign and domestic, that I will bear true faith and allegiance to the Constitution of the United States and the Constitution of the State of California; that I take this obligation freely, without any mental reservation or purpose of evasion; and that I will well and faithfully discharge the duties upon which I am about to enter, so help me God.

---

James Roberts, Councilmember

Subscribed and sworn before me, this 5<sup>th</sup> day of December, 2022

---

Tony Galyean, City Attorney





**City Council Agenda Item #8**  
Staff Report

**Date:** December 5, 2022  
**To:** Mayor and City Council  
**From:** Cliff Wagner, City Administrator  
**Subject:** Selection of Mayor and Vice Mayor

<input checked="" type="checkbox"/>	Regular
<input type="checkbox"/>	Special
<input type="checkbox"/>	Closed
<input type="checkbox"/>	Emergency

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**Recommendation**

Staff respectfully requests that City Council select the City of Gridley Mayor and Vice Mayor

**Background**

In compliance with the City Council Policies and Procedures manual section 1.4: paragraph one, members of the City Council shall select a member of the Council to serve as Mayor and a member of the Council to serve as Vice Mayor pre tempore, selected after each general election.

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

The recommendation is consistent with City Council Strategic Goals focused on effective leadership and long-term organizational planning.

**Financial Impact**

None

**Attachments**

None