

Gridley City Council – Regular City Council Meeting Agenda

Monday, September 19, 2016; 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."

- A. CALL TO ORDER** - Mayor Hall
- B. ROLL CALL** – Recording Secretary
- C. PLEDGE OF ALLEGIANCE** – Councilmember Borges
- D. INVOCATION** – David Henry, First Baptist Church
- E. 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.*
- F. CONSENT CALENDAR** - *All items listed under the Consent Calendar are considered routine and acted upon by one motion. Any Council member may request that an item be removed for separate consideration. The City Council may only make minor comments; otherwise the item should be removed from the consent agenda and placed as the first item(s) under "Items for Council Consideration".*
 - 1. Council minutes dated September 8, 2015, October 19, 2015, December 7, 2015, December 21, 2015, July 18, 2016, November 16, 2015 and September 6, 2016
 - 2. Electric Department monthly update, August 2016
 - 3. Feather Flyer monthly update, August 2016
 - 4. Fire Department monthly update, August 2016
 - 5. Public Works Department monthly update, August 2016
 - 6. Recreation Department monthly update, August 2016
 - 7. Police Department monthly update, August 2016
 - 8. City Engineer monthly update, August 2016
 - 9. City Facility Roof Replacement
- G. OTHER ITEMS FOR COUNCIL CONSIDERATION**
 - 10. Introduction and First Reading of Ordinance No. 818-2016: An Ordinance of the City Council of the City of Gridley, California, Adding Chapter 9.23 Related to

Butane Resale Regulations, to Title 9, Public Peace, Morals and Welfare, of the
Gridley Municipal Code

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

1	Treasurer's Report	10/03/16
2	Adopt Ordinance SGC Title 8 code amendment	10/03/16
3	Introduction of Title 17 code amendments	10/03/16
4	Engineering Services Agreement	10/17/16
5	Introduction of Infill Design Guidelines	10/17/16
6	Budget Adjustments for FY 2016-17	10/17/16
7	Introduction of GHG Reduction Plan	10/17/16
8	Cost Allocation/Fee Study Results	11/07/16
9	Adopt Infill Design Guidelines	11/07/16
10	Adopt Portion of Title 17 Code Amendments	11/07/16
11	Record Retention Policy	12/05/16
12	Adopt remainder of Title 17 code amendments	12/05/16
13	Proactive Policing Ordinances	12/05/16
14	Review GHG Reduction Plan	12/05/16
15	Seating of New City Councilmembers	12/05/16
16	Review Development Revised Street Standards	12/05/16
17	Annual Audit	01/16/17
18	Adopt Green House Gas Reduction Plan	01/16/17
19	Adopt Street Standards	01/16/17
20	Adopt Street Standards	01/16/17

**ADJOURN TO A MEETING OF THE SUCCESSOR AGENCY TO THE
REDEVELOPMENT AGENCY**

A. ITEMS FOR CONSIDERATION

1. Award of contract for sale of City Industrial Park property

RECONVENE TO THE REGULAR COUNCIL MEETING

J. CLOSED SESSION

11. **Conference With Legal Counsel-Existing Litigation
(GC: 54956.9)**
Elizondo vs. City of Gridley, et al., Butte County Superior Court Case No. 16CV01936

- K. ADJOURNMENT** – adjourning to the next regularly scheduled meeting on October 3rd, 2016

NOTE 1: POSTING OF AGENDA- This agenda was posted on the public bulletin board at City Hall at or before 4:00 p.m., September 16th, 2016, in accordance with Government Code Section 54954.2. This agenda along with all attachments is available for public viewing online at www.gridley.ca.us and at the Administration counter in City Hall, 685 Kentucky Street, Gridley, CA.

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

Gridley City Council – DRAFT City Council Meeting Minutes

Tuesday, September 8, 2015; 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."

Mayor, Frank Hall
Vice Mayor, Bruce Johnson
Council member, Jeff Draper
Council member, Owen Stiles
Council member, Ray Borges

CALL TO ORDER

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

A. ROLL CALL

Council members

Present: Draper, Stiles, Borges, Johnson, Hall
Absent: None
Arriving post roll call: None

Staff present:

Dean Price, Chief of Police/Interim City Administrator
Tony Galyean, City Attorney
Matt Michaelis, Finance Director
Bruce Nash, City Engineer

B. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Councilman Draper

C. COMMUNITY PARTICIPATION FORUM

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

D. CONSENT CALENDAR

1. Council minutes dated August 17, 2015

Motion to approve the consent calendar by Councilman Stiles, seconded by Councilman Draper

Motion passed, all in favor

E. ITEMS FOR COUNCIL CONSIDERATION

2. Approval of Resolution No. 2015-R-024: A Resolution of the City Council of the City of Gridley Accepting a Report of Weed Abatement Costs and Assessing Liens on Affected Parcels for Said Costs

Matt Michaelis briefly stated that this is a routine item that is presented once a year to deal with properties that were abated by the Public Works Department. Most owners complied with the notice they received to destroy weeds and remove rubbish, refuse and dirt. Those that did not had their property abated by the City and this resolution is presented to assess the cost of such abatement.

Sean Norman of Cal FIRE gave a brief description of the notification process.

Motion to approve Resolution No. 2015-R-024 made by Vice Mayor Johnson, seconded by Councilman Stiles

ROLL CALL VOTE

Ayes: Draper, Stiles, Borges, Johnson, Hall

Motion passed, 5-0

3. Approval of Resolution No. 2015-R-025: A Resolution of the City Council of the City of Gridley Authorizing the Finance Director to enter into a future Professional Services Agreement to provide a Fee Study for Time-Based General Fund Fees

Matt Michaelis reviewed the staff report. He reminded Council that the City is operating on a projected general fund deficit and that staff is working on multiple cost saving measures to reduce the deficit, including furloughs, layoffs and reduction of operating costs. Another option mentioned at the time of budget discussions was the implementation of a comprehensive fee study which would address those General Fund department fees that do not fully capture the cost of the service provided. Many of the fees have not been increased in decades and are much lower than similar fees of surrounding municipalities. Michaelis pointed out that this poses two problems for the City: 1) the General Fund is subsidizing the services that the fees are intended to reimburse and 2) the City will not have an appropriate response should the rationale for these charges be made.

Two proposals for a fee study were collected and staff recommended Council's approval and authorization to complete a user fee study to determine if the City is capturing the full cost of services being provided.

It was pointed out that some fees hadn't been increased in 10 years or more and the General Fund is taking a hit to cover the cost of services provided. Councilman Borges stated he didn't think we could justify increases at this time, especially with the housing market drop in 2008. Councilman Draper said the fees need to be brought current so that we can continue to function as a City. Councilman Johnson stated his main concern is the cost to have the study done. Michaelis pointed out that an estimated \$15k would be captured within the first year of implementing the results of the study.

Motion to approve Resolution No. 2015-R-025 by Councilman Draper, seconded by Councilman Stiles

ROLL CALL VOTE

Ayes: Draper, Stiles, Hall

Noes: Borges, Johnson

Motion passed, 3-2

4. Approval of Resolution No. 2015-R-026: A Resolution of the City Council of the City of Gridley Authorizing the Finance Director to Write off \$17,126.92 in Delinquent Utility Accounts From May 2014 to June 2015

Matt Michaelis reviewed the staff report, highlighting the decrease in the amount to be written off due to changes made and implemented since 2008. Total write-offs as a percentage of billing has gone down from 0.7% to 0.2%, a huge accomplishment. The resolution tonight will allow the amount to be formally written off of the books in time for the audit.

Motion to approve Resolution No. 2015-R-026 by Councilman Stiles, seconded by Councilman Draper

ROLL CALL VOTE

Ayes: Draper, Stiles, Borges, Johnson, Hall

Motion passed, 5-0

F. VERBAL DEPARTMENT UPDATES

Mayor Hall pulled item #6 to be discussed prior to #5. He expressed his condolences to the family of Yamara Elizondo.

5. Matt Michaelis, Finance Director
 - a. Department of Energy Grant – Gridley Bio Fuels Project Update

Matt Michaelis gave an update on the biofuels grant being worked by REII. The DOE has identified that the City was incorrectly awarded \$2.1 million in project activities. REII has performed over \$3.4 million in what they perceive as cost share for the project. The DOE has determined that \$1 million of that is not justified. The City now has to look for substantiation for the \$2.1 million received as well as work with REII to provide justification for the \$1 million cost share. DOE was asked if the City could get out of the grant. They said yes, but if the \$2.1 million that was spent could not be justified, then the City would have to pay that back.

This was a verbal update only, no action was taken.

6. Dean Price, Chief of Police
 - a. Discussion on Pedestrian Crossing at Fairview Drive & E. Gridley Road

Chief Price reviewed the events surrounding the accident that took place near Fairview Drive on September 4th resulting in the death of Yamara Elizondo. He stated that the incident is being investigated with the help of the CHP. He has been contacted by many

concerned residents and school officials regarding the situation and what can be done to make the area safer. As a police force, they have already increased their presence in the area for greater traffic enforcement.

Electric Superintendent Daryl Dye spoke to the possibility of installing lights at the crosswalk similar to what was done near the hospital.

Councilman Stiles suggested a few things such as posting the area as a 25MPH school zone.

Many members of the public stood to speak, expressing concern over the safety of the intersection, making suggestions for improvement and sharing their memories of Yamara. Those speaking were: Rick Rubino, Megan Tupen, Kathleen Turner, Christine Menchaca, Robert Miller and Erica Padilla.

Councilman Stiles made a motion that items suggested be put in place, such as repainting, lights, etc. Motion seconded by Councilman Draper

ROLL CALL VOTE

Ayes: Draper, Stiles, Borges, Johnson, Hall

Motion passed, 5-0

7. Dean Price, Interim City Administrator
 - a. Update on Costs for Feasibility Study for locating Chamber of Commerce in City Hall

Interim Administrator Price gave Council details pertaining to a feasibility study regarding the Chamber of Commerce using office space in City Hall. He stated he approximated \$1,000 to \$1,500 in order to draft the necessary contracts etc. to get the Chamber housed in City Hall.

Kari Wheeler, Chamber of Commerce Board of Directors, spoke in favor of Council donating \$1,500 in lieu of arranging the working space in City Hall.

Motion to donate \$1,500 to the Chamber of Commerce made by Mayor Hall, seconded by Councilman Borges

ROLL CALL VOTE

Ayes: Draper, Borges, Johnson, Hall

Noes: Stiles

Motion passed, 4-1

G. COUNCIL COMMITTEE REPORTS

There were no committee reports

H. CLOSED SESSION

8. **Conference with Legal Counsel - Pending Litigation**
Hadley vs. City of Gridley, Butte County Case No. 159314
9. **Public Employment (GC: 54957 (b)(1))**
Position: City Administrator

Council came out of closed session with no reportable action.

I. ADJOURNMENT

Paul Eckert, City Clerk

Gridley City Council – DRAFT City Council Meeting Minutes

Monday, October 19, 2015; 6:00 pm
Gridley City Hall, 685 Kentucky Street, Gridley, CA 95948

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Mayor, Frank Hall
Vice Mayor, Bruce Johnson
Council member, Jeff Draper
Council member, Owen Stiles
Council member, Ray Borges

A. CALL TO ORDER

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

B. ROLL CALL

Council members

Present: Draper, Stiles, Borges, Johnson, Hall
Absent: None
Arriving post roll call: None

Staff present:

Dean Price, Chief of Police/Interim City Administrator
Tony Galyean, City Attorney
Matt Michaelis, Finance Director
Bruce Nash, City Engineer
Sean Norman, Battalion Chief

C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Councilman Borges

D. COMMUNITY PARTICIPATION FORUM

Kevin Woody, potential buyer of City owned Kentucky Street property, addressed Council and amid other things, challenged the methodology of the tenant rent restriction document and asked Council to reconsider.

E. CONSENT CALENDAR

1. Council minutes dated October 5, 2015
2. Treasurer's Report, July 2014-July 2015
3. Police Department monthly update, September 2015
4. Electric Department monthly update, September 2015
5. Recreation Department monthly update, September 2015

6. Feather Flyer monthly update, September 2015
7. Public Works monthly update, September 2015
8. City Engineer monthly update, September 2015

Motion to approve consent calendar by Vice Mayor Johnson, seconded by Councilman Stiles

ROLL CALL VOTE

Ayes: Draper, Stiles, Borges, Johnson, Hall

Motion passed, 5-0

F. ITEMS FOR COUNCIL CONSIDERATION

9. Approval of Resolution No. 2015-R-029: A Resolution of the City Council of the City of Gridley Granting Consent to the County of Butte to Form the Butte County Tourism Business Improvement District (BCTBID)

Casey Hatcher, Principle Management Analyst, gave Council a review of the BCTBID and how it works. She explained the benefits to the City and mentioned that one of the two business owners affected actually asked for the support of the County to initiate the assessment.

Council member Borges felt that Chico would be the one to benefit and that Gridley has no draw, people have no reason to come here. Vice Mayor Johnson didn't think the return on the investment would be worth it. Council member Draper didn't want to see another tax be placed upon people.

Council member Stiles pointed out that people fill the motels during hunting season, the GIBT and similar events. Mayor Hall pointed out that this is not a tax on the residents, it would be only on those visiting.

Motion to approve Resolution No. 2015-R-029 made by Mayor Hall, seconded by Council member Stiles

ROLL CALL VOTE

Ayes: Stiles, Hall

Noes: Draper, Borges, Johnson

Motion failed, 3-2

10. Consideration of Gridley Invitational Basketball Tournament Sponsorship

With little discussion, motion to sponsor the GIBT at \$500 made by Council member Borges. With no second, the motion died.

11. Authorization to support grant application of North State Rendering

Interim Administrator Price reviewed the staff report stating North State Rendering is applying for a grant to expand and improve its ability to receive organic materials at its anaerobic digester and is requesting a letter of support.

Motion to approve the letter of support made by Council member Draper, seconded by Vice Mayor Johnson

ROLL CALL VOTE

Ayes: Draper, Stiles, Borges, Johnson, Hall

Motion passed, 5-0

12. Offer to Sell Lodi Energy Center Project Capacity & Associated Energy

Interim Administrator Price addressed Council stating that The City of Gridley currently has a Generation Entitlement Share (“GES”) of the Lodi Energy Center Project (“LEC”) of 1.9643%. The City has excess capacity from its share of the LEC and would benefit by selling or “laying off” this excess energy that it has agreed to purchase, but cannot utilize. Therefore, the City desires to sell or layoff an amount of LEC capacity and associated energy not to exceed 1.071% of Gridley’s GES for a term of three to five years. This letter is to offer the LEC generation entitlement share to LEC participants.

Motion to approve the letter made by Vice Mayor Johnson, seconded by Council member Borges

ROLL CALL VOTE

Ayes: Draper, Stiles, Borges, Johnson, Hall

Motion passed, 5-0

G. VERBAL DEPARTMENT UPDATES

13. Sean Norman, CAL Fire Battalion Chief

Chief Norman updated Council on the response to a request for comments on a Draft Environmental Report submitted to the City by Tesoro Refinery in Benicia. Tesoro is proposing to begin receiving two 50-car unit trains of crude oil per day seven days a week all year. This increases the risk of incidents in Gridley. He reviewed some of the training they have had as well as the preventative measures they have taken to reduce the effects of any potential incident.

H. COUNCIL COMMITTEE REPORTS

Council member Draper thanked Daryl Dye for attending and speaking at Rotary

I. CLOSED SESSION

14. Closed Session per Government Code 54956.8 – Real Property Transaction, 225-277 Kentucky Street, Butte County APN 010-122-012-000, discussion with Interim City Administrator Price, City Finance Director Michaelis, City Attorney Galyean

15. **Public Employment (GC: 54957 (b)(1))**
Position: City Administrator

Council came out of closed session with no reportable action.

J. ADJOURNMENT

Council adjourned to the next regular meeting scheduled on November 2, 2015

Paul Eckert, City Clerk

Gridley City Council – Regular City Council Meeting Minutes

Monday, December 7, 2015; 6:00 pm
Gridley City Hall, 685 Kentucky Street, Gridley, CA 95948

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Mayor, Frank Hall
Vice Mayor, Bruce Johnson
Council member, Jeff Draper
Council member, Owen Stiles
Council member, Ray Borges

A. CALL TO ORDER

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

B. ROLL CALL

Council members

Present: Draper, Stiles, Borges, Johnson, Hall
Absent: None
Arriving post roll call: None

Staff present:

Dean Price, Chief of Police/Interim City Administrator
Tony Galyean, City Attorney
Matt Michaelis, Finance Director
Donna Decker, Planning Consultant

C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Councilman Stiles

D. COMMUNITY PARTICIPATION FORUM

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

E. CONSENT CALENDAR

F. ITEMS FOR COUNCIL CONSIDERATION

1. Introduction and first reading of Ordinance No. 814-2015: An Ordinance of the City Council of the City of Gridley amending Title 13, Chapter 13.14 Water Efficient Landscape of the Gridley Municipal Code related to water conservation and landscaping development standards. (Citywide)
(This item is continued to the next meeting on December 21, 2015)

2. Approval of Resolution No. 2015-R-034: A Resolution of the Gridley City Council Electing to be a Groundwater Sustainability Agency for a Portion of the East Butte Sub-Basin Lying Under the City of Gridley Incorporated Limits and its Adopted Sphere of Influence Boundary, Butte County, California

Donna Decker reviewed staff report, reminding Council that this subject has been discussed at two prior meetings. The resolution is now presented for Council's approval after which the approved resolution will be sent to the State Water Resources Board.

Motion to approve Resolution No. 2015-R-034 by Councilman Draper, seconded by Vice Mayor Johnson

ROLL CALL VOTE

Ayes: Draper, Stiles, Borges, Johnson, Hall

Motion passed, 5-0

G. VERBAL DEPARTMENT REPORTS

3. Matt Michaelis, Finance Director
-Request to reduce utility rate for solar at 540 Washington Street (informational report)

In response to Council direction at a previous meeting, Matt Michaelis reviewed with Council his research on Sav-Mor's request to reduce their electric rate from C-3 to C-1 in order for them to install a solar array. His research shows that the customer's usage far exceeds what would qualify for a C-1 rate. If allowed, this would result in a loss to the City each year, as well as setting a precedent for other businesses. Staff recommended not allowing the requested exception.

Motion to accept staff's recommendation by Councilman Stiles, seconded by Councilman Draper

ROLL CALL VOTE

Ayes: Draper, Stiles, Borges, Johnson, Hall

Motion passed, 5-0

H. COUNCIL COMMITTEE REPORTS

There were no committee reports

I. CLOSED SESSION

4. **Public Employment (GC: 54957 (b)(1))**

Position: City Administrator, Finance Director, Chief of Police, Electric Superintendent

5. **Conference with Legal Counsel – Anticipated Litigation**

Significant exposure to litigation pursuant to subdivision (b) of Section 54956.9:
1 potential case

Council came out of closed session with no reportable action.

J. ADJOURNMENT

Council adjourned to the next regular meeting of December 21, 2015

Paul Ecker, City Clerk

Gridley City Council – DRAFT City Council Meeting Minutes

Monday, December 21, 2015; 6:00 pm
Gridley City Hall, 685 Kentucky Street, Gridley, CA 95948

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Mayor, Frank Hall
Vice Mayor, Bruce Johnson
Council member, Jeff Draper
Council member, Owen Stiles
Council member, Ray Borges

A. CALL TO ORDER

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

B. ROLL CALL – Recording Secretary, Elisa Arteaga

Council members

Present:	Draper, Stiles, Borges, Johnson, Hall
Absent:	None
Arriving post roll call:	None

Staff present:

Dean Price, Chief of Police/Interim City Administrator
Tony Galyean, City Attorney
Matt Michaelis, Finance Director
Donna Decker, Planning Consultant
Bruce Nash, City Engineer

C. PLEDGE OF ALLEGIANCE – Councilman Borges led the pledge of allegiance.

D. COMMUNITY PARTICIPATION FORUM –

Mayor Frank Hall, complimented Joel Bassett, Detective of the Gridley Police Department for their recent case in the City and also complimented Dean Price for his accomplishments in the city and his hard work and dedication and expressed that much has been accomplished while he was at the helm of City.

No one from the public wished to address Council.

E. CONSENT CALENDAR - All items listed under the Consent Calendar are considered routine and acted upon by one motion. Any Council member may request that an item be removed for separate consideration. The City Council may only make minor comments; otherwise the item should be removed from the consent agenda and placed as the first item(s) under "Items for Council Consideration".

Council member Stiles, complimented the City Electric Department staff for their recent work on the down power lines. They worked fast and efficiently.

MOTION BY STILES, SECOND BY DRAPER, for approval of consent items #1 through #10:

1. Council minutes dated April 20 and May 18, 2015
2. Adopt a Negative Declaration/Mitigated Negative Declaration for the proposed solar project located at the City of Gridley Wastewater Treatment Plant (APN 024-220-023)
3. Feather Flyer monthly summary, November 2015
4. Recreation Department monthly update, November 2015
5. Police Department monthly update, November 2015
6. Planning Department monthly update, November 2015
7. Electric Department monthly update, November 2015
8. Public Works Department monthly update, November 2015
9. Fire Department monthly update, November 2015
10. City Engineer monthly update, November 2015

ROLL CALL **Ayes:** Draper, Stiles, Borges, Johnson, Hall

Noes: None

Abstain: None

Motion passes 5-0

F. ITEMS FOR COUNCIL CONSIDERATION

11. **Introduction and first reading of Ordinance No. 814-2015: An Ordinance of the City Council of the City of Gridley amending Title 13, Chapter 13.14 Water Efficient Landscape of the Gridley Municipal Code related to water conservation and landscaping development standards. (Citywide)**

The staff report was presented by Consultant, Donna Decker. Decker provided a verbal overview of the information presented to Council that was contained within the staff report. The ordinance was an effort to promote water conservation. The ordinance would have new requirements for new residential developments, industrial and commercial to have their plans signed off by a landscape architect. There were no questions from the public, however there was brief discussion between Council and Decker. Council asked for clarification inquired from Decker as to timeline for processing the application, staff reviewing and signing off on the documentation for the applications, and scope of requirements for the commercial landscaping requirements vs. residential requirements. Council expressed concern to having more requirements that would cause a hardship on the residents. It was clarified by Staff as to requirements for commercial developers vs. residential construction. Decker lastly reported that there were also new measures for staff to report to the state to make sure the City is in

compliance. Staff would be involved with the public as to providing adequate information as to requirements. Decker added they were interested in reducing costs by allowing smaller developments to have a landscape contractor sign off instead of a landscape architect. There was discussion regarding water conservation, enforcement measures, and percentage usage within the city residents and other facilities. With no additional concerns with adoption of the ordinance by the Council, the following motion was made.

MOTION BY STILES, SECOND BY JOHNSON, to resend Ordinance 790-2009 and approval of the Introduction and first reading of Ordinance No. 814-2015: An Ordinance of the City Council of the City of Gridley amending Title 13, Chapter 13.14 Water Efficient Landscape of the Gridley Municipal Code related to water conservation and landscaping development standards. (Citywide)

ROLL CALL **Ayes:** Draper, Stiles, Borges, Johnson, Hall
 Noes: None
 Abstain: None
 Motion passes 5-0

12. Planning Commission Letter of Interest

Interim City Administrator Dean Price reported that two letters were received for interest for the two vacancies in the Planning Commission. Planning Consultant, Donna Decker provided a verbal report as to the letters of interest from William White and Maria Espino.

William White, 210 Haskell Street, introduced himself and provided a brief background and organizations he is currently involved in the City.

MOTION BY HALL, SECOND BY STILES, for appointment of William White and Maria Espino to Planning Commission:

ROLL CALL **Ayes:** Draper, Stiles, Borges, Johnson, Hall
 Noes: None
 Abstain: None
 Motion passes 5-0

G. VERBAL DEPARTMENT REPORTS

13. Introduction of Scott Rolls as City Engineer successor (Bruce Nash)

City Engineer, Bruce Nash introduced Scott Rolls to the Council and provided a brief verbal report about Scott Rolls professional achievements and experience with Gridley projects and lastly expressed that he would provide a great service to the City. Scott Rolls approached Council and told Council and staff he was looking forward to working for the City of Gridley. Interim City Administrator, Dean Price thanked Bruce Nash for his dedication, contribution and provided a summary of all the projects he has been involved in Gridley. Council thanked Bruce Nash for his service and welcomed Scott Rolls.

H. COUNCIL COMMITTEE REPORTS - *Brief reports on conferences, seminars, and meetings attended by the Mayor and City Council members, if any.*

**14. Butte County Mosquito and Vector Control District Board of Trustees Agenda
(submitted by Jerry Fichter)**

Jerry Fichter could not be present to provide an update on this matter. The Board of Trustees Agenda was distributed for Council update and information. Frank Hall directed Interim City Administrator Dean Price to send a thank you letter to Fichter for her service on the Board.

Mayor Hall provided a verbal update on the Flood Control Agency meeting and Council member Borges provided a verbal update on the Butte County Air Quality Control meeting and Butte County Association of Governments meeting.

I. CLOSED SESSION

At 6:30 p.m. Council announced under government code, the Council would adjourn into closed session

1. Public Employment (GC: 54957 (b)(1))

A. Unrepresented Management

Positions: City Administrator, Public Works Director, Chief of Police

B. International Brotherhood of Electrical Workers

Positions: Public Works Director, Electric Superintendent, Administrative Secretary, Community Development Assistant, Assistant Building Inspector, Senior Accounting Technician, Accounting Technician, Administrative Services Clerk I & II, Transit Operator, Maintenance Supervisor, Senior Maintenance Worker, Maintenance Worker II, Maintenance Worker I, Electrical Supervisor, Senior Electric Line Worker, Electrical Line Worker, Apprentice Line Worker, Customer Service Technician

2. Conference with Legal Counsel – Anticipated Litigation

Significant exposure to litigation pursuant to subdivision (b) of Section 54956.9:
1 potential case

3. Public Employee Performance Evaluation (GC: 54957 (b)(1))

Employee: Chief of Police

Closed session minutes are as follows:

- 1. City Council approved (5-0) City Administrator recruitment expenses not to exceed \$16,000.**

ROLL CALL **Ayes:** Draper, Stiles, Borges, Johnson, Hall
 Noes: None
 Absent: None
 Abstain: None
 Motion passes 5-0

- 2. City Council approved (4-0, Stiles was absent by this time) Chief Price's performance evaluation as meeting standards and granted his salary increase from Step #4 to #5, effective immediately.**

ROLL CALL

Ayes: Draper, Borges, Johnson, Hall

Noes: None

Absent: Stiles

Abstain: None

Motion passes 4-0

J. ADJOURNMENT –to the next regularly scheduled meeting on January 4th, 2016 at 6:00 p.m.

Approved:

Paul Eckert, City Clerk

Gridley City Council – DRAFT City Council Meeting Minutes

Monday, July 18, 2016; 6:00 pm
Gridley City Hall, 685 Kentucky Street, Gridley, CA 95948

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A. CALL TO ORDER

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

B. ROLL CALL

Council Members

Present: Stiles, Borges, Johnson, Hall

Absent: Draper

Arriving post roll call: None

Staff present

Paul Eckert, City Administrator

Landon Little, Deputy City Attorney

Daryl Dye, Electric Superintendent

Chris Haile, Division Chief, CAL Fire

Mike Hensley, IT Manager

C. PLEDGE OF ALLEGIANCE

The Pledge was led by Vice Mayor Johnson

D. INVOCATION

The invocation was provided by John Manganiello, United Methodist Church

E. COMMUNITY PARTICIPATION FORUM

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

F. CONSENT CALENDAR

1. City Hall Pool Vehicle Purchase
2. City Council minutes dated July 5, 2016
3. Feather Flyer monthly update, June 2016
4. Fire Department monthly update, June 2016
5. Police Department monthly update, June 2016
6. Electric Department monthly update, June 2016
7. Recreation Department monthly update, June 2016

8. Public Works Department monthly update, June 2016
9. Resolution No. 2016-R-022: A Resolution of the City Council of the City of Gridley Authorizing the Investments of Monies in the Local Agency Investment Fund
10. Resolution No. 2016-R-023: A Resolution of the City Council of the City of Gridley Authorizing Certain Elected and Staff Members to Sign all of the City's Wells Fargo Checking and US Bank Safekeeping Accounts

Councilman Stiles asked to pull item #6 for discussion.

Motion to approve consent calendar by Councilman Stiles, seconded by Vice Mayor Johnson

ROLL CALL VOTE

Ayes: Stiles, Borges, Johnson, Hall

Motion passed, 4-0

Councilman Stiles mentioned that the past weekend the Electric Department was able to work on the Beale AFB project.

Retired Electric Superintendent Gary Davidson reported that this is a groundbreaking project between the City and US Air Force, to replace 18 spans of wire. Davidson reported that the crew gained experience they could never have gotten working in the City, they did great work and the AF superintendent was very pleased.

G. PUBLIC HEARING

11. Public Hearing to receive citizen input on Orchard Hospital Special Assessment Tax

Administrator Eckert introduced Steve Stark, CEO of Orchard Hospital, who then spoke to Council. Stark stated that the current measure will expire this year and the hospital is looking to extend it for another 10 years.

There were no comments from the public or from Council.

12. Approve Resolution No. 2016-R-020: A Resolution of the Gridley City Council Calling and Giving Notice of a General Election for City Special Tax Measure (Standby Costs of Providing Emergency Room Services in a Critical Access Hospital (Orchard Hospital)) to be Held November 8, 2016; Approving an Increase in the City's Spending Limit, and Setting the Ballot Language

Motion to approve Resolution No. 2016-R-020 made by Vice Mayor Johnson, seconded by Councilman Borges

ROLL CALL VOTE

Ayes: Stiles, Borges, Johnson, Hall

Absent: Draper

Motion passed, 4-0

13. Approve Resolution No. 2016-R-021: A Resolution of the City Council of the City of Gridley, Requesting the Board of Supervisors of the County of Butte to Consolidate a General Municipal Election to be held on Tuesday, November 8, 2016, with the Statewide General Election to be held on the Date Pursuant to §10403 of the Elections Code

Motion to approve Resolution No. 2016-R-021 made by Councilman Stiles, seconded by Vice Mayor Johnson

ROLL CALL VOTE

Ayes: Stiles, Borges, Johnson, Hall

Motion passed, 4-0

H. OTHER ITEMS FOR COUNCIL CONSIDERATION

14. None

I. VERBAL DEPARTMENT REPORTS

15. Donna Decker – Daddow Park Revitalization Grant update

Administrator Eckert briefly stated that the City is working with the contractor on resolving a change order dispute.

J. COUNCIL COMMITTEE REPORTS

Vice Mayor Johnson reported on his attendance at Butte County Mosquito and Vector Control District meeting.

Mayor Hall reported on the Sutter Butte Flood Control Agency where they discussed the closure of the East Gridley Road bridge over the Feather River.

K. CLOSED SESSION

16. Labor Negotiations – International Brotherhood of Electrical Workers (GC: 54957.6)

Council came out of closed session with no reportable action.

L. ADJOURNMENT

Council adjourned to the next regular meeting on August 1, 2016

Paul Eckert, City Clerk

Gridley City Council – DRAFT City Council Meeting Minutes

Monday, November 16, 2015; 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."

A. CALL TO ORDER

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

B. ROLL CALL

Council members

Present: Draper, Stiles, Johnson, Hall
Absent: Borges
Arriving post roll call: none

Staff present: Dean Price, Chief of Police/Interim City Administrator
Tony Galyean, City Attorney
Matt Michaelis, Finance Director
Bruce Nash, City Engineer
Donna Decker, Planning Consultant

C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Councilman Draper

D. COMMUNITY PARTICIPATION FORUM

Mr. Barend Venter of Blue Sky Utility addressed Council regarding a potential solar project at 540 Washington Street, Sav-Mor Market. It would consist of a shaded parking structure for patrons with roof mounted solar panels. His request is that the City allow his utility rate to be reduced from a C3 rate to a C1 rate.

Council requested that staff research the issue and return with information for consideration.

E. CONSENT CALENDAR

1. City Council minutes dated April 6 and November 2, 2015
2. City Engineer monthly update, October 2015
3. Feather Flyer monthly update, October 2015
4. Electric Department monthly update, October 2015
5. Planning Department monthly update, October 2015
6. Public Works monthly update, October 2015

7. Recreation Department monthly update, October 2015
8. Resolution No. 2015-R-033: A Resolution of the City Council of the City of Gridley Adopting a Supplemental Budget for Fiscal Year 2014-2015

Councilman Draper pointed out an administrative error on the minutes for correction and motioned for approval of the consent calendar, seconded by Councilman Stiles

ROLL CALL VOTE

Ayes: Draper, Stiles, Johnson, Hall

Motion passed, 4-0

F. ITEMS FOR COUNCIL CONSIDERATION

9. Consideration to form Groundwater Sustainability Agency (GSA) Under the Sustainable Groundwater Management Act of 2014 (SGMA)

Donna Decker reported that on October 19, 2015, the City Council held a study session discussing the Sustainable Groundwater Management Act of 2014 (SGMA 2014) and how it relates to public agencies within Butte County. The process, the reasons the City may choose to become a Groundwater Sustainability Agency (GSA) and the status of other applications in the Butte County area and how it may affect Gridley were discussed. One of the near-term actions is to establish one or more GSA's to take responsibility for developing and implementing a Groundwater Sustainability Plan (Plan) for the four sub-basins in Butte County. Staff is returning to the City Council with a recommendation for the City to elect to become a GSA pursuant to Water Code Section 10723. Staff will return to the City Council with a resolution at the next regularly scheduled meeting for adoption.

10. Consideration of appointment of Primary Representative to the Butte County Mosquito and Vector Control District

Vice Mayor Bruce Johnson was appointed as the Gridley representative to the Butte County Mosquito and Vector Control District

11. Consideration of appointment of Alternate Representative to the Abandoned Vehicle Abatement Committee

Mayor Hall was appointed as the Alternate Representative to the Abandoned Vehicle Abatement Committee

12. Request to Advertise Planning Commission vacancies

Staff was directed to advertise in the Gridley Herald for the Planning Commission vacancy

13. Request by Property Owner to Increase Size of Solar Array Beyond that Allowed by Previously Approved Permit, 1078 Spruce Street, AP# 009-112-021-000

On June 23, 2015, Manuel Reyna, the owner of 1078 Spruce Street, applied for a permit to install 2.8 kilowatt photovoltaic system. The maximum size of a system is limited to 100% of the prior year's electrical usage for that account. On July 7, 2015, a permit authorizing the installation of a 2.34 kW A/C system was issued. The system passed final inspection on July 17, 2015. Mr. Reyna requested to increase the size of the solar array enough to reduce his anticipated monthly bill to at, or near, zero. Because the permit had been finalized, and because his request was not allowed per the guidelines of the City's solar program, the request was submitted to the Public Works Committee. After review, the Committee recommended that Mr. Reyna should be allowed to add two panels to his system with Council's approval.

Motion to approve two additional solar panels by Mayor Hall, seconded by Vice Mayor Johnson

ROLL CALL VOTE

Ayes: Draper, Stiles, Johnson, Hall

Motion passed, 5-0

G. COUNCIL COMMITTEE REPORTS

Vice Mayor Johnson reported on the Public Works Traffic Safety Committee meeting

H. CLOSED SESSION

14. Public Employment (GC: 54957 (b)(1))

Position: City Administrator, Finance Director, Chief of Police, Electric Superintendent

Council came out of closed session with no reportable action.

I. ADJOURNMENT

Paul Eckert, City Clerk

Gridley City Council – DRAFT City Council Meeting Minutes

Tuesday, September 6, 2016; 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."

A. CALL TO ORDER

Mayor Hall called the meeting to order at 6:03 p.m.

B. ROLL CALL

Council Members

Present: Draper, Borges, Johnson, Hall

Absent: Stiles

Arriving post roll call: None

Staff present:

Paul Eckert, City Administrator

Tony Galyean, City Attorney

Matt Michaelis, Finance Director

Scott Rolls, City Engineer

Donna Decker, Planning Consultant

Daryl Dye, Electric Engineer

C. PLEDGE OF ALLEGIANCE

Council Member Stiles led the Pledge of Allegiance

D. INVOCATION

There was no invocation

E. COMMUNITY PARTICIPATION FORUM

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

F. CONSENT CALENDAR

1. Council minutes dated August 15, 2016

Motion to approve the consent calendar by Mayor Hall, seconded by Council Member Draper

Motion passed, all in favor

G. OTHER ITEMS FOR COUNCIL CONSIDERATION

2. Approval of Resolution No. 2016-R-032: A Resolution of the City Council of the City of Gridley Authorizing the Gridley Fire Department to Receive a Volunteer Fire Assistance Grant

Chief Haile stated this grant comes around every year and the monies are used to purchase personal protective equipment for the volunteer firefighters.

Motion to approve Resolution No. 2016-R-032 by Vice Mayor Johnson, seconded by Council Member Borges

ROLL CALL VOTE

Ayes: Draper, Borges, Johnson, Hall

Motion passed, 4-0

3. Consideration of the Appointment of Ms. Ishrat Aziz-Khan to the Planning Commission

With no real discussion among Council, motion to appoint Ishrat Aziz-Khan to the Planning Commission by Mayor Hall, seconded by Council Member Draper

ROLL CALL VOTE

Ayes: Draper, Borges, Johnson, Hall

Motion passed, 4-0

H. CITY STAFF AND COUNCIL COMMITTEE REPORTS

Administrator Eckert reported on his meetings with Caltrans, Butte County Association of Governments and Northern California Power Agency.

Mayor Hall stated he attended the Butte County Fair Reception Dinner, a meeting with Caltrans, a Chamber mixer, Jack Storne's funeral and a Loan Committee meeting.

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

1	Award Contract for City parcel sale per LRPMP	09/19/16
2	Treasurer's Report	10/03/16
3	Adopt Ordinance SGC Title 8 code amendment	10/03/16
4	Introduction of Title 17 code amendments	10/03/16
5	Engineering Services Agreement	10/17/16
6	Introduction of Infill Design Guidelines	10/17/16
7	Budget Adjustments for FY 2016-17	10/17/16
8	Introduction of GHG Reduction Plan	10/17/16
9	Cost Allocation/Fee Study Results	11/07/16
10	Adopt Infill Design Guidelines	11/07/16
11	Adopt Portion of Title 17 Code Amendments	11/07/16
12	Record Retention Policy	12/05/16
13	Adopt remainder of Title 17 code amendments	12/05/16
14	Proactive Policing Ordinances	12/05/16
15	Review GHG Reduction Plan	12/05/16
16	Seating of New City Councilmembers	12/05/16
17	Review Development Revised Street Standards	12/05/16
18	Annual Audit	01/16/17
19	Adopt Green House Gas Reduction Plan	01/16/17
20	Adopt Street Standards	01/16/17

J. CLOSED SESSION

**4. Labor Negotiations – International Brotherhood of Electrical Workers
(GC: 54957.6)**

Negotiator: Paul Eckert, City Administrator

5. Conference With Legal Counsel--Anticipated Litigation

Significant exposure to litigation pursuant to subdivision (b) of Section 54956.9:
1 Potential case

Council came out of closed session with no reportable action.

K. ADJOURNMENT

Council adjourned to the next regular meeting on September 19, 2016

Paul Eckert, City Clerk

To: City Council Members
Paul Eckert City Administrator
From: Daryl Dye
Electrical Superintendent
Date: 9/12/2016
Subject: Project report for August 2016



Staff Report

Page 1

T-3 Substation project:

- The Battery charger was connected to the annunciator alarm board, per PG&E requirements
- 500 mcm conductor was installed from the S&C switch located on Fairview Street to distribution pole # 10
- The 1103 conduit run from the substation to the S&C switch on Fairview Street had separated and was repaired

Gridley High School score board Project:

- Trench and install 1,250 feet of 4-inch conduit
- Install (3) 24"x36" secondary pull boxes
- Install 4' x 6' primary pull box/w lid
- Install (1) 50 Kva pad mount single transformer
- Install 8 bollards
- Install 1500 ft of 1/0 primary conductor
- Install 600 ft of 350 mcm secondary conductor
- Install 90" x 52" transformer pad

12 kv Maintenance:

- The transformer on Pole # 4620, and its associated hardware were replaced
- Replace the service drop to the old Kings Market located downtown on Hazel Street

Metering:

- New computer software was installed for the PC-PRO ADVANCED metering program
- Meter and current transformers at Independence Place were tested for accuracy due to a high bill complaint
- The electrical meters located at Sycamore School were tested for accuracy, and found to be within tolerances
- Meter test at 1240 Bridgeford, meter was found to be within tolerances

Solar installs:

- Net meters were installed at Casa Lupe Factory for their new solar system

Tree trimming:

- Preparations were made and equipment checked to begin tree trimming around the primary distribution system
- The tree located in the P.D. parking lot was removed

City Hall:

- The Solar panels were removed from City Hall in preparation for the roof replacement
- Solar meter reads

Training:

- Russ Hawes and Danny Howard attended 1 week of meter training in Washington as part of their continuing meter education
- Evergreen Job and Safety was on site for "Rubber Glove Re-certifications" and discuss accident and near misses in the Electrical industry

- Crew received training through a phone conference on the electrical meter/current transformer “Bird Dog” tester

Finance Department:

- Non-payment shut-offs
- Meter read discrepancy report was completed

Contributions:

- Rebuild the light pole damaged by fire located at Biggs High School

Routine Maintenance:

- Sets and outs, USA locates, Street light repairs, substation checks, equipment maintenance.



Staff Report

City of Biggs

Sunwest Mills:

- Install voltage recording meter to trouble shoot electrical issues at Wild Rice Mill

Routine Maintenance:

- Street light repairs,
- Non-pay shut-offs
- USA locates
- Substation checks
- Service calls



GOLDEN FEATHER FLYER

MONTH	YEAR	DRIVER	PASSENGERS	DAYS OF SERVICE	RIDERS PER DAY	MILEAGE START	MILEAGE END	TOTAL MILES	AVERAGE MILES PER DAY
JANUARY	2016	BROWN	656	20	33	100736	101696	960 & 86 (Pool car) TOTAL: 1046	52
FEBRUARY	2016	BROWN	670	20	37	101697	102797	1100	55
March	2016	BROWN	777	22	35	102798	104001	1203	55
APRIL	2016	BROWN	766	21	36	BUS 104002 CAR 24871	BUS 105160 CAR 24881	1168	56
MAY	2016	BROWN	739 Program riders 529 Fishing Derby Event riders	21	35	BUS 105161 CAR 249001	BUS 106431 CAR 249118	1270 & 117 (Pool car) TOTAL: 1387 Mileage Includes Fishing Derby Event	66
JUNE	2016	BROWN	829	22	38	106432	107815	1383	63
JULY	2016	BROWN	729	20	36	107816	108986	1170	59
AUGUST	2016	BROWN	844	23	37	108987	110325	1338	58

Gridley station 74 -Emergency response records for August 2016

- EMS
 - City=58
 - County= 19
- Traffic Collisions
 - City= 2
 - County= 7
- Structure Fire
 - City= 3
 - County= 7
- Vegetation Fire
 - City= 1
 - County= 5
- Vehicle fire
 - City= 1
 - County= 2
- Public Assist
 - City= 3
 - County= 2
- Cover Assignment
 - County stations= 13
- Other (check control burn, hazardous condition, etc)
 - City= 2
 - County= 2
- Technical Rescue (Water)
 - County= 2

Total number of responses for City=70, County=59

Significant Events:

On Saturday August 27th at 9:00 am, Engine 74 and Truck 74 from Gridley Station responded to a report of a structure fire at 1898 Sycamore street. Upon arrival they found a multi-family duplex with a fully involved attic fire. The fire appeared to involve the attic spaces of both units. The engine made an interior attack while the truck ventilated the roof. Because of the aggressive interior attack and coordinated ventilation, they were able to contain the fire to just one unit. Gridley P.D was able to get a key to the structure from the homeowner who lived next door as the Fire units arrived and unlocked the doors to reduce damage. Engines from Biggs, Richvale, Berry Creek, and Oroville assisted with the clean up and overhaul.

To: City Council Members
Paul Eckert, City Administrator
From: Ross Pippitt
Public Works, Maintenance Supervisor
Date: Sept 13, 2016
Subject: Project report for August 2016



Staff Report

Water:

Public works repaired water leaks at these locations:

- 1083 Sage Street, replaced 90o elbow that had split
- 333 Spruce Street, full circle clamp was placed over hole in service line
- 1055 Ohio Street, replaced split ball valve
- Heritage Oaks Shopping Center, placed new 2" meter and 2" double check valve in service
- Intersection Spruce and Virginia Streets, replaced 5' section of 4" main due to split in old section
- South Ohio Street, repaired water leak in joint on main line
- Richards Ave lift station, work continues to repair leak in water main
- Water meters that did not read were checked for problems with the ERTS (Encoder Receiver Transmitters)
- Registers that had stopped working. Re-reads were done and repairs to the water meters were made.

Sewers:

- Sewer mains are routinely checked Tuesdays and Fridays.
- Old sewer plant clean-up continued.
- 451 Nevada Street, ran sewer camera up main for customer, determined our line was clear and plug was in customer's line
- 449 Nevada Street, ran sewer camera up main to confirm customer was connected to our main
- Vermont Street, between McKinley School and Sycamore School, inspected sewer connection to our sewer main
- Heron Landing, 1920 and 1940 Cinnamon Teal Court, ran camera to check connections to final new construction
- 1036 Sage Street, ran sewer camera for customer, determined our line was clear and plug was in customer's line
- Heritage Oaks Shopping Center, behind Safeway, sewer plug in our main overflowed. Plug was cleared and overflow was cleaned and sanitized.
- Intersection Virginia and Pecan Streets, cleared plug in sewer main, under railroad tracks
- 1590 Spruce Street, connected lateral to our main
- Peach Street, in alley between Vermont and Indiana, ran sewer rod 380' to north to clear sewer plug
- Butte View Drive, used hydro-flusher to clear sewer plug in our main
- Butte View Drive, sewer camera up sewer main to assess tree root damage
- East Hazel Street, hydro-flushed sewer main in preparation for Butte County Fair

City residents are being encouraged to call the City before calling a plumber when sewer problems occur. Public Works will then assess the situation to determine if the problem is in the city sewer lines or the responsibility of the resident.

Maintenance Districts:

City crew worked at the Heron Landing, Eagle Meadows, and the Little Ave. maintenance districts spraying, mowing, pruning and cleanup.

Streets:

- Public Works crew used cutback to pothole streets.
- Public Works pruned trees that were hanging down into streets at various locations.
- Washing Street, in front of Head Start, paving was completed.
- Spruce Street, paving is in progress.
- 1010 Bridgeford, removed tree from our right of way, at customer's request.
- 1345 Laurel Street, removed tree from our right of way, at customer's request.
- Behind Gridley Police Dept, removed tree, at their request.
- Main Street, 700 Block, removed large limb that had fallen into street.
- Street painting, including crosswalks and curbs, was completed in front of all schools in anticipation of start of school.
- Abandoned appliances were picked up for disposal at various alley locations.
- USA's were done at different locations.
- USA's were marked and called in, stop signs and street signs were repaired at various locations in town.
- New street sweeper was delivered and placed in service. We are now sweeping every other week and will start sweeping every week approximately mid-October.

Parks:

Daddow Park Grant:

- Temporary watering system in place for palm trees, trees are watered once per week.
- New trees were received. Trees will be stored at Corp yard and watered by Public Works until park is ready for the trees.
- New BBQ's were received. BBQ's will be stored at Corp yard until park is ready for BBQ's.

Vierra Park:

- Water Park maintenance is done daily.
- New TP holders, fabricated by Public Works crew, were installed in restrooms to make larger supply available for public on weekends
- Lawn mower broke down and was repaired on 2 occasions

Park maintenance included mowing, spraying weeds, cleaning restrooms, replacing supplies, picking up trash, watering, sprinkler repair and doing park equipment maintenance.

Corp. Yard:

- Equipment and vehicle maintenance work was performed.
- Corp Yard cleanup and maintenance is on-going.
- Safety meetings were held each week at the Corp Yard.

Miscellaneous:

- File cabinets were hauled from City Hall to Waste Transfer Station.
- In front of Electric Department, camera was used to locate break in conduit.
- New flail mower was picked up and placed in service.

Well/Water Production:

- Routine maintenance included cleaning well houses, lubricate and adjust equipment as needed, flush and clean chlorine injection valves and lines to prevent plug ups, and maintenance on fluoride injection systems.
- Little Avenue Well, fluoride was removed from dispenser bin to re-set fluoride scale that had gone out due to power outage. Once the scale was re-set fluoride was placed back in bin.

<u>Well</u>	<u>Volume pumped</u>	<u>Calc. Fl</u>	<u>Calc. Chl.</u>
Eagle Meadows	00.000 M.G	.00 mg/l	.0000 mg/l
Spruce	19.493 M.G.	.78 mg/l	.2679 mg/l
Wilson	00.000 M.G.	.00 mg/l	.0000 mg/l
Little Ave.	26.483 M.G.	.74 mg/l	.3286 mg/l
Liberty	15.492 M.G.	.69 mg/l	.2885 mg/l
Parkside	0.00 M.G.	.00 mg/l	.0000 mg/l

Total water pumped to system: 61.468 M.G.

Ave. chlorine residual in the system: .19 mg/l

Ave. tested fluoride in the system: .76 mg/l

Lab tested fluoride in the system: .9 mg/l

Total water pumped to system in August 2016 = 61.468 M.G.

Total water pumped to system in August 2013 = 69.145 M.G.

Total reduction in water consumption = 7.677 M.G. = (11.1%)

Total water pumped to system in July 2016 = 64.166 M.G.

Total water pumped to system in July 2013 = 76.767 M.G.

Total reduction in water consumption = 12.601 M.G. = (16.5%)

Total water pumped to system in June 2016 = 55.525

Total water pumped to system in June 2013 = 66.272

Total reduction in water consumption = 10.747 M.G. = (16.2%)

Total water pumped to system in May 2016 = 43.255

Total water pumped to system in May 2013 = 58.858

Total reduction in water consumption = 15.603 M.G. = (26.6%)

Total water pumped to system in April 2016 = 32.366

Total water pumped to system in April 2013 = 40.559

Total reduction in water consumption = 8.193 M.G. = (20.3%)

Total water pumped to system in March 2016 = 20.513 M.G.

Total water pumped to system in March 2013 = 32.184 M.G.

Total reduction in water consumption = 11.671 M.G. = (36.3%)

Total water pumped to system in February 2016 = 19.772 M.G.

Total water pumped to system in February 2013 = 22.309 M.G.

Total reduction in water consumption = 2.537 M.G. = (11.4%)

Total water pumped to system in January 2016 = 20.764 M.G.

Total water pumped to system in January 2013 = 22.205 M.G.

Total reduction in water consumption = 1.441 M.G. = (6.0%)

Total water pumped to system in December 2015 = 21.897 M.G.

Total water pumped to system in December 2013 = 28.431 M.G.

Total reduction in water consumption = 6.534 M.G. = (23.0%)

Total water pumped to system in November 2015 = 23.456 M.G.

Total water pumped to system in November 2013 = 31.861 M.G.

Total reduction in water consumption = 8.405 M.G. = (26.3%)

Total water pumped to system in October 2015 = 38.283 M.G.

Total water pumped to system in October 2013 = 43.069 M.G.

Total reduction in water consumption = 4.786 M.G. = (11.0%)

Total water pumped to system in September 2015 = 43.411 M.G.

Total water pumped to system in September 2013 = 52.588 M.G.

Total reduction in water consumption = 9.177 M.G. = (17.5%)

Total water pumped to system in August 2015 = 51.469 M.G.

Total water pumped to system in August 2013 = 69.162 M.G.

Total reduction in water consumption = 17.693 M.G. = (25.6%)

Total water pumped to system in July 2015 = 54.107 M.G.

Total water pumped to system in July 2013 = 76.821 M.G.

Total reduction in water consumption = 22.714 M.G. = (29.5%)

Total water pumped to system in June 2015 = 50.883 M.G.

Total water pumped to system in June 2013 = 66.272 M.G.

Total reduction in water consumption = 15.389 M.G. = (23.2%)

Waste Water Treatment Plant:

-
- Sewer Plant, main building, remodel project continues, ceiling tiles are being replaced.
 - 4 dead trees were removed at sewer plant.
 - General clean-up levy was completed at sewer plant.
 - Squirrel traps were built and placed in service at sewer plant.
 - Broken tree branch was cleared and removed at boat ramp.
 - Total flow to plant: - 40.458 MG
 - Flow from Butte County Housing Authority: - 0.9398 MG
 - Flow from septic haulers: - N/A gallons
 - Spray Round-Up for weed control
 - Take D.O. (dissolved oxygen)

- Clean spiral screen-plugged with rags
- Disc perk ponds
- Record TSS reading daily at north end of Fairview Dr. and Sewer plant.
- Clean boat ramp area and bathrooms
- Total suspended solids (TSS) analyzer located at north end of Fairview Dr. and the TSS analyzer located at the Treatment plant head works, continue to operate. Readings at the Fairview analyzer (Rio Pluma discharge) are in the 60 - 100 range.
- The plant readings range between 100 - 150.
- Clean solar panels on aerators
- Stapleton's (Rio Pluma) is being visited daily to verify compliance with their discharge requirements.
- Mary's Gone Crackers is visited once per week. The monthly plant samples were collected and the results are listed below:

	<u>Influent</u>	<u>Effluent</u>
BOD	186	30
TSS	114	18.0
TDS		409
PH		8.06

<u>Ground Water Wells</u>	<u>1</u>	<u>2</u>	<u>3</u>
Nitrate	26.3	13.8	1.97
TDS	529.	402.	190.
PH	0.00	0.00	0.00
EC	000	000	000
Coliform	<2	<2	<2

GRIDLEY RECREATION DEPARTMENT
Monthly Update-August 2016
PREPARED BY: CINDY TOWNSEND

1. Our senior socialization program is a 4 days a week program (Monday-Thursday) that meets from 9am-12pm daily. On Thursday the 11th the Community Action Agency gave out commodities (governmental food supplies) to the seniors. On Thursday the 25th of August we had our monthly "Birthday" celebration. Every Thursday the Senior Center provides a Free Lunch to all our participating Seniors.

Our daily schedule is as follows: Monday-Pinochle/Cards/Dominoes Tuesday-Bingo/Speakers Wednesday-Pinochle/Mexican Train Domino's/Arts & Crafts Thursday-Bingo Friday-Free Day/Closed

Fiscal Impact: The socialization program is funded through the Gridley Recreation Dept. This program is budgeted for the 2016/17 fiscal year.

2. The Recreation Department concluded it's youth soccer sign ups for the Fall 2016 season. The league is open to all 4-12 year olds. Teams were compiled and coaches notified by early-August. The 2016 season starts Saturday, September 10th. Games are held at Sycamore School Field, Saturday mornings from September thru the end of October. 229 Participants registered in 4 different age groups (4-5, 6-7, 8-9, and 10-12) .

Fiscal Impact: The program is funded through team player fees.
This program is budgeted for the 2016/17 fiscal year.

3. The Gridley Recreation Department concluded its fundraising sale of Advanced Carnival Tickets with the Butte County Fair on August 22nd. Tickets were \$20.00 (City receives \$1.50 for each ticket sold). Approximately 2000 tickets were sold. Other sites selling the tickets in conjunction with us are the following: Ace Hardware, Casa Lupe, Les Schwab, Mac's Market, Wishing Corner, Wheeler Ranch and Feed, Rancherita Market in Live Oak, and Michelle's Hair Studio.

4. The Recreation Department hosted an Open House for its Kinder-Ready Program, Apples to Zebras on Wednesday August 24th from 10am-12pm. Classes will start on Monday, August 29th and will run Monday thru Thursday from 8:30-11:30am, and 12-3pm. We have 32 students so far attending two or more days per week.

Fiscal Impact: The program is funded through registration fees.
This program is budgeted for the 2016/17 fiscal year.

5. The Gridley Recreation Department along with Victor Community Support Services is providing counseling services for Medi-cal eligible youths. The class focused on offering mental and social services support for local, at risk children. Sessions are held during the week at various times.
 6. The Gridley Recreation Department along with Valley Oaks Children's Service's is offering The Butte County Café Program, which provides education against child abuse and neglect. Meetings began on Friday, August 26st. They run from 5- 8 pm and will continue through the end of May, 2017.
 7. The recreation department offers its community center meeting rooms as rentals on evenings and weekends. The rental fee is \$100.00 per room, with an additional refundable \$50.00 cleaning deposit. During the month of August, the recreation center hosted one rental in August.
 8. The Rec Dept. has begun preparation for several upcoming events including the Halloween Carnival, The Gridley Parade of Lights, Breakfast with Santa and Letters to Santa.
 9. The Rec. Dept. is continuing to hold registration for our 2016/17 Co-Ed Basketball League. The fee is \$65 per child. Registration will be open through October 31st with the season beginning Saturday December 10th. The league is open to all children 1st through 8th grade. All games will be played on Saturdays at the Manzanita Gym.
 10. The Rec. Dept. is continuing to hold registration for our 2016/17 Gridley Gladiator Wrestling Season. Registration is \$75 per child and will run through January. Practices will begin in early November with meets beginning in early December. Practices will be held M,T,Th,F in the early evening.
-



Monthly Council Report

City of Gridley

Dean A. Price
Chief of Police



Arrest and Incident Summary Activity: August 2016

	Monthly	Year Total
• Adult Arrests	69	528
• Juvenile Arrests	5	27
• Misdemeanor Arrests	59	478
• Felony Arrests	15	77
• Total Incidents	1186	9173
• Battery	13	55
• Burglary	3	39
• Deceased Person	1	6
• Vandalism	5	62
• Stolen Vehicle	1	12
• Robbery	0	1
• Public Intoxication	4	50
• Patrol Request	10	108
• Medical Aid	6	42
• Total 911 Calls	325	2,429
• Total Accidents	5	65
• Name Exchanges	1	6
• Total Traffic Citations	71	590
• DUI Arrests	5	18
• Traffic Stops	183	1,532
• Extra Help Hours	274.50	2405.50
• RSVP Hours	13	89

Personnel Training and Meetings for August 2016:

1st-3rd – Sergeant Khan & Officer Smith attended Critical Incident Training in Red Bluff

9th - Chief Price and police personnel attended the Butte County Fair security meeting

10th – Police personnel attended the EOC Planning & Intelligence Section Training in Paradise

10th – Chief Price attended the California Police Chiefs Assoc. Training Committee meeting in Sacramento

13th – Chief Price and police personnel participated in the annual Gridley Citywide Cleanup Day

14th-19th – Sergeant Smallwood attended the California Gang Investigators Assoc. Conference in the City of Orange

15th – Chief Price attended the City of Gridley Council Meeting

15th – Chief Price attended the monthly Gridley Chamber of Commerce meeting

20th – Police personnel conducted a parole and probation compliance sweep in Gridley and Biggs

22nd – Chief Price & City Attorney Galyean represented the City in a CalPERS hearing in Sacramento

25th-28th – Chief Price & Police Personnel provided law enforcement services to the Butte County Fair

MONTHLY REPORT OF LOCAL RABIES CONTROL ACTIVITIES

For Gridley August 2016

City of Gridley Animal Control

TOTAL CALLS FOR SERVICE: 98

RABIES VACCINATION AND LICENSING	A. Number of "Actual Cost" rabies public vaccination clinics held	0	
	B. Number of animal control citations issued for rabies vaccination and licensing violations	0	
		Dogs	Cats
	C. Dogs and cats vaccinated in "Actual Cost" public vaccination clinics	0	0
	D. Dogs and cats licensed in "Actual Cost" public vaccination clinics	0	0
5 CANINE AND FELINE RABIES CONTROL	E. Total number of dogs and cats current LICENSED in jurisdiction	145	0
	F. Dogs and cats on hand in the shelter August 1, 2016 (carried over from July 31, 2016)	6	13
	G. Dogs and cats entering the shelter, TOTAL: (Total should equal sum of 1 to 5 below)	26	22
	1. Dogs and cats captured by Animal Control Officers	21	20
	2. Dogs and cats surrendered by owners (not including those surrendered for quarantine)	2	0
	3. Dogs and cats surrendered by the public G1 THROUGH G5	3	2
	4. Dogs and cats impounded for animal bite quarantines ARE	0	0
	5. Dogs and cats transferred from another shelter MUTUALLY EXCLUSIVE	0	0
	H. Disposition of dogs and cats in shelter, TOTAL: (Total should equal sum of 1 to 6 below)	27	27
	1. Dogs and cats reclaimed by owner	17	0
	2. Dogs and cats adopted by new owners H1 THROUGH H6	1	5
	3. Dogs and cats euthanized ARE	5	20
	4. Dogs and cats died of other causes MUTUALLY EXCLUSIVE	0	0
	5. Dogs and cats stolen, escaped, etc.	0	0
	6. Dogs and cats transferred to another shelter	4	2
	I. Dead dogs and cats collected (excluding F, G, and H above)	2	1
	J. Dogs and cats on hand in the shelter August 31, 2016 (to be carried over to September 1, 2016)	3	7
ANIMAL BITE REPORTING	K. Animal bites reported, TOTAL: (Total should be the sum of 1 and 2 below)	3	
		Dogs	Cats
	1. DOG and CAT bites reported, TOTAL: (Total should be the sum of a, b, c, and d below)	0	1
	a. Licensed	1	0
	b. Vaccinated only	1	1
	c. Neither licensed or vaccinated (but owned)	0	0
	d. Strays	0	0
	2. OTHER ANIMAL bites reported, TOTAL: (Total should be the sum of a and b below) Bat contact with human, no bite	0	
	a. Other domestics (excluding cats)	0	
	b. Wild	0	

Other Animals Picked Up: 2 Herons, 1 Opossum

		Dogs	Cats
ANIMAL QUARANTINES	L. Number of 30 day quarantines for vaccinated dogs and cats exposed to potentially rabid animals.	0	0
	M. Number of 6 month quarantines for unvaccinated dogs and cats exposed to potentially rabid animals.	0	0
	N. Number of 6 month quarantines for domestic livestock (horses, cattle, etc.) exposed to potentially rabid animals.	0	
	O. Number of 30 day or 6 month quarantines not completed because the animals were euthanized.	0	
AGENCY ADMIN.	P. Number of animal control officers employed in jurisdiction	1	
	Q. Gridley-Biggs Animal Control 685 Kentucky Street, Gridley, CA 95948 530-846-4825		

Completed by:

Endorsement by local Health Officer or
Authorized representative:

Signature: Amy Farr

Signature: _____

Name: Amy Farr

Name (print): _____

Title: Animal Control Officer

Title: _____

Agency: Gridley-Biggs Animal Control

Agency: _____

Telephone: 530-846-4825

Telephone: _____

AFTER ENDORSEMENT
PLEASE FORWARD COMPLETED FORM TO:

Veterinary Public Health Section
California Department of Health Services
MS 7308

P.O. Box 997413
Sacramento, CA 95899-7413

PHONE: (916) 552-9740
FAX: (916) 552-9725

Gridley Monthly Animal Bite Activity

Agency: Gridley-Biggs Animal Control Monthly August 2016

		Dogs	Cats
Animal Bite Reporting	A. Animal Bites Reported. TOTAL should be the sum of 1 and 2 below.	2	1
	1. DOG and CAT bites reported. Should equal sum of a, b, c, and d.	0	0
	a. Licensed	1	0
	b. Vaccinated only.	1	1
	c. Neither Licensed or Vaccinated	0	0
	d. Strays	0	0
	2. OTHER ANIMAL bites reported. Should equal sum of a and b.	0	0
	a. Other domestic (excluding cats.)	0	0
	b. Wild	0	0
Animal Quarantines	L. Number of 30 day quarantines for Vaccinated dogs and cats exposed to potentially rabid animals.	0	0
	M. Number of 6 month quarantines for Unvaccinated dogs and cats exposed to potentially rabid animals.	0	0
	N. Number of 6 month quarantines for Domestic livestock (horses, cattle, etc.) exposed to potentially rabid animals.	0	0
	O. Number of 30 day or 6 month Quarantines not completed because animals were euthanized.	0	0
Agency Administration	P. Number of animal Control Officers Employed in the jurisdiction.	1	

Prepared by: Amy Farr

Date: 9/8/16

Amy Farr
Gridley-Biggs Animal Control Officer
685 Kentucky Street
Gridley, CA 95948
530-846-4825



Staff Memorandum

To: City Council
Paul Eckert, City Administrator

From: Scott Rolls

Date: September 14, 2016

Subject: **August 2016
City Engineer's Project Report**

Miscellaneous Engineering:

1. Sewer Department

- Calculated the percentage that Butte County Housing Authority contributed to the total wastewater flow received by the wastewater treatment plant in fiscal year 2015-16
- Input the July wastewater treatment plant flows

3. Planning Department

- Reviewed expiration date and extension options for TSM 1-7

4. Building Department

- Reviewed site plans for new homes at Eagle Meadows
- Reviewed site plans for Burger King remodel
- Performed final inspections at Heron Landing for issuance of certificates of occupancy
- Performed final inspections at Eagle Meadows for issuance of certificates of occupancy
- Reviewed site plans for home reconstruction at 193 Nevada Street
- Reviewed site plans for expansion of church at 1133 Locust Street
- Reviewed site plans for ADA improvements at 630 Washington Street

5. Street Department

- Attended BCAG TAC meeting
- Attended Highway 99 Streetscape meeting with Caltrans, business community

6. City Meeting Attendance

- Attended the 08-01, 08-08, 08-15, 08-22, and 08-29-16 project management meetings
-

City Council Agenda Item # 9
Staff Report

Date: September 19, 2016
To: Mayor and City Council
From: Paul Eckert, City Administrator
Subject: City Facility Roof Replacement

X	Regular
	Special
	Closed
	Emergency

Recommendation

Staff respectfully requests the City Council review and authorize award of a contract to Romero Roofing to replace roofs at City Hall the Police Facility. It's respectfully recommended that All Right Roofing be awarded the roof replacement project at the City owned Gridley Museum Building.

Background

The City is experiencing water intrusion at City Hall, the Police Facility, and the City owned Gridley Museum building. City Hall has been especially problematic with signs of water intrusion in almost every area of the building. The City has historically attempted repeated repairs and patches. Each roof is considered to have exceeded its useful life span and require replacement before more damage is experienced. Typically, staff would recommend the City Council proceed with the respective low bidders. Given that City Hall and PD are physically connected and that we share customers, space, parking lots, etc., and given that the financial difference is only \$85, staff recommends we use Romero for City Hall and the Police Facility projects. It's recommended that All Right Roofing be awarded the Museum Roofing Project. Following Council approval, Romero Roofing and staff, including the Police Chief, Finance Director, Public Works Director, Building Inspector, and City Administrator will meet to coordinate the project and limit any adverse customer service impacts. All Right Roofing will meet with Museum staff before that projects starts. The summary of the bids are as follows:

	CITY HALL	POLICE DEPARTMENT	MUSEUM	TOTAL
ROMERO ROOFING	\$ 18,730	\$ 2,575	\$ 16,240	\$ 37,545
GEORGE ROOFING	\$ 35,948	\$ 2,660	\$ 17,800	\$ 56,408
ALL RIGHT ROOFING	\$ 39,900	\$ 4,390	\$ 14,750	\$ 59,040

Financial Impact

Replacement of roofs will prevent costly repairs and adverse health impacts. This project is not budgeted, however, the City has over \$500,000 in a City Building Reserve which has been established to be used to rehabilitate City facilities. Future planned expenditures include new interior and exterior paint and carpet and tile at City Hall.

Compliance with City Council Strategic Plan or Budget Goals

This recommendation is consistent with our ongoing efforts to ensure quality facilities and services and maintain a healthy and safe work place.

Attachments:

None

City Council Agenda Item # 10
Staff Report

Date: September 19, 2016
To: Mayor and City Council
From: Paul Eckert, City Administrator
Subject: Ordinance Restricting the Resale and Possession of Butane Products

X	Regular
	Special
	Closed
	Emergency

Recommendation

Staff respectfully requests the City Council review and introduce the proposed Butane Resale Regulations Ordinance by reading of title only: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRIDLEY, CALIFORNIA, ADDING CHAPTER 9.23, RELATED TO BUTANE RESALE REGULATIONS, TO TITLE 9, PUBLIC PEACE, MORALS AND WELFARE, OF THE GRIDLEY MUNICIPAL CODE. The Ordinance, if passed, will restrict both the resale and possession of refined butane products, with an exception for legally viable purposes.

Background

The City of Gridley is a member of the Butte Interagency Narcotics Task Force (BINTF). The primary purpose of the Butte County Interagency Task Force is the enforcement of laws prohibiting the abuse of controlled substances and the activity of criminal street gangs in the County of Butte, including all incorporated cities of the County of Butte. While the City of Gridley has not experienced significant issues, Northern California, and Butte County specifically, has experienced a marked increase in the seizure of clandestine Butane "Honey Oil" (BHO) laboratories, with several explosions associated with these laboratories. BHO laboratories extract Tetrahydrocannabinol (THC) from marijuana plant material, using a refined butane extraction process, producing a concentrated form of marijuana ("Honey Oil").

When refined butane is utilized and evaporated during the THC extraction process, a highly volatile vapor is produced that is not detectable through human senses, and is heavier than air. It will often pool in low lying areas where common ignition sources are present. In 2015, our neighboring City of Chico experienced three (3) explosions involving BHO laboratories, all in occupied apartment complexes. There is aa potential risk of similar explosion(s) could occur in Gridley. Please refer to the 2015 BINTF Annual Report attached for details regarding incidents in Butte County.

In the past several months the BINTF Board resolved itself to jurisdictionally evaluate the need for restricting the resale and possession of butane products due to a rising concern for public safety as a result of fires and explosions occurring from the manufacturing of butane honey oil. The results of our jurisdictional evaluations has resulted in the attached recommended

ordinance restricting the resale and possession of butane products in the City of Gridley. At present, the Cities of Biggs, Chico, and the Town of Paradise have all adopted an ordinance restricting the resale and possession of butane products. Butte County and the City of Oroville will be forthcoming with their respective ordinances for consideration. Gridley's City Attorney has reviewed the draft ordinance for submission to Council. Police Team Members will be available to provide additional information to the City Council.

Financial Impact

Fiscal impacts will be limited to the City staff costs in complying with and enforcing the proposed ordinance of the Gridley Municipal Code. The Butte County District Attorney will prosecute associated violations.

Compliance with City Council Strategic Plan or Budget Goals

This recommendation is consistent with our ongoing efforts to enhance the safety and well-being of all Gridley residents and visitors.

Attachments:

- 1.) 2015 BINTF Annual Report

ORDINANCE NO. 818-2016

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF GRIDLEY, CALIFORNIA, ADDING CHAPTER 9.23,
RELATED TO BUTANE RESALE REGULATIONS, TO
TITLE 9, PUBLIC PEACE, MORALS AND WELFARE, OF
THE GRIDLEY MUNICIPAL CODE**

WHEREAS, the northern region of the State of California has experienced a recent increase in explosions caused from the manufacturing of honey oil (also known as hash oil) in clandestine labs using extremely volatile butane as a solvent to strip the oils from marijuana. These incidents have caused considerable property damage, personal injury and even incidents of death to those participating in the manufacturing process, as well as innocent bystanders; and

WHEREAS, the use of butane breaks down and dissolves the Tetrahydrocannabinol (THC) from marijuana plants, creating a concentrated form of marijuana. This process creates inherent dangers as the butane quickly evaporates during the process leaving behind an extremely volatile vapor that will ignite given an ignition source. Butane is also odorless, colorless and its vapors are heavier than air and will therefore pool in low lying areas seeking out ignition sources. Studies suggest 99.5% of the butane used to extract the THC will volatilize into the immediate area and remain in a form that is odorless and latent to the human eye and can only be detected through a combustible gas instrument;

WHEREAS, honey oil labs using butane as the solvent to extract the THC from marijuana present serious hazards to both property and persons, including first responders and innocent bystanders, and that such conditions present grave risk of loss where any form of ignition sources are capable of igniting the gas resulting in an explosion and/or flash fire. Some examples of these ignition sources are wall switches, thermostatic switches, refrigerator/freezer motors, wall outlets, cigarettes, torches, electric pumps, and even static electricity; and

WHEREAS, the resale of butane occurs at levels that are only relevant to the manufacturing of honey oils. Such sales and possession of butane should be regulated to prevent the use of butane in the manufacture of honey oil where such activity presents grave dangers and adverse health risks to the occupants of the City of Gridley (the "City") and the first responders therein.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Gridley:

Section 1. Findings and Purpose. The City Council finds and declares that the above recitals are true and correct and hereby incorporate them herein by this reference.

Section 2. Authority. This ordinance is adopted pursuant to the authority granted by the California Constitution and State law, including but not limited to Article XI, Section 7 of the California Constitution and California Government Code Sections 36900 and 36901.

Section 3. Chapter 9.23 is hereby added to Title 9, titled PUBLIC PEACE, MORALS AND WELFARE, of the Gridley Municipal Code to read as follows:

**TITLE 9
PUBLIC PEACE, SAFETY AND MORALS**

Chapter 9.23 REGULATION OF BUTANE RESALE

Section:

9.23.010 Definitions.

9.23.020 Unlawful Sale, Purchase and Handling of Butane.

9.23.030 Tracking of Butane Sales.

9.23.040 Penalties, Strict Liability, and Nuisance.

9.23.050 Cumulative Remedy.

9.23.010 Definitions.

For the purpose of this chapter, the following definitions shall apply:

- A. "Butane" means iso-butane, n-butane, and refined butane of any power.
 - B. "Canister" means a single container designed or used for the storage of butane under pressure.
 - C. "Code" means the City of Gridley Municipal Code.
 - D. "Count" means the number of canisters of butane.
 - E. "Customer" means any person who is sold or acquires during a transaction products from any retail store.
 - F. "Day" means calendar day.
 - G. "Person" means a corporation, co-partnership, or association as well as a natural person.
 - H. "Reseller" means any business, company, corporation, person, employee or associate selling products to any customer within the City of Gridley. It does not include any wholesaler engaged in a wholesale transaction.
 - I. "Sell" means to furnish, give away, exchange, transfer, deliver, surrender, distribute or supply, whether for monetary gain or other consideration.
-
- J. "Transaction" means a purchase, sale, trade, loan, pledge, investment, gift, transfer, transmission, delivery, deposit, withdrawal, payment, exchange of currency, extension of credit, purchase or sale of any monetary instrument, or an electronic, magnetic or manual transfer between accounts or any other acquisition or disposition of property by whatever means effected.
 - K. "Wholesaler" means a person whose business is the selling of goods in gross to retail stores for purposes of resale.

9.23.020 Unlawful Sale, Purchase and Handling of Butane.

- A. It is unlawful for any reseller or other person to sell, offer to sell, or otherwise provide to a

customer any number of butane canisters that exceed a combined total storage of 600 ml of butane during any single transaction.

B. It is unlawful for any customer to purchase or acquire any number of butane canisters that exceed a combined total storage capacity of 600 ml of butane during any 30-day period.

C. It is unlawful for any person to have in their possession, custody, or control any number of butane canisters that exceed a combined total storage capacity of 600 ml of butane at any one time. The limitation in this subsection shall not apply to the following:

1. butane canisters possessed by wholesalers or resellers solely for the purposes of resale;
or
2. butane canisters possessed by persons solely for the purposes of furthering their ongoing, lawful, and City-licensed commercial operations which require butane quantities greater than 600 ml.
3. butane canisters containing a sulfur-containing odorant, such as ethyl mercaptan.

9.23.030 Tracking of Butane Sales.

A. For every sale of butane, the Reseller shall prepare a bill of sale that identifies the date of sale, quantity of butane purchased, and the purchaser's identification. Purchaser's identification as used herein shall mean a person's first and last name as verified from a valid driver's license or other official and valid state-issued identification that contains a photograph of the purchaser and a residential or mailing address. Reseller shall retain a copy of the bill of sale in readable form for a period of two years.

B. It shall be unlawful for any reseller to sell butane to any customer without complying with Section 9.23.030(A) of this Code.

9.23.040 Penalties, Strict Liability, and Nuisance.

A. Any violation of this Chapter is a misdemeanor and subject to a \$1,000 penalty and/or six months in the county jail; provided, however, the City shall have the discretion to reduce the misdemeanor to an infraction. A separate offense shall exist for every single violation of this Chapter in accordance with Section 1.12 of the Code. The criminal prosecution of any violation of this Chapter does not preclude the City of Gridley from the further initiation of any other civil or administrative proceeding which may be available as a remedy for such violation in accordance with Title 1 of the Code.

B. This chapter is a regulatory provision necessary for the protection of the public health, welfare and safety. In any criminal prosecution for a violation of this chapter, it is not necessary to prove knowledge or criminal intent.

C. A violation of any provision of this chapter constitutes a public nuisance.

9.23.050 Cumulative Remedy.

Nothing herein is intended to limit the City of Gridley from pursuing any other remedy available at law or in equity against any person or entity maintaining, committing, or causing a public nuisance or any other violation of the Code or State or Federal law.

Section 4. This ordinance is exempt from CEQA pursuant to section 15061(b)(3) which is the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and CEQA does not apply where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment. This ordinance has no impact on the physical environment as it will not result in any changes.

Section 5. If any section, subsection, subdivision, sentence, clause, phrase or portion of this Ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

Section 6. The city clerk shall attest to the passage and adoption of this Ordinance, and shall cause the same to be posted as required by law, and this Ordinance shall take effect thirty (30) calendar days after its adoption.

THE FOREGOING ORDINANCE was introduced by the City Council of the City of Gridley at its regular meeting held on September 19th, 2016, and approved at a regular meeting held on October 3rd, 2016, by the following vote:

AYES: COUNCIL MEMBERS _____

NOES: COUNCIL MEMBERS _____

ABSENT: COUNCIL MEMBERS _____

ABSTAIN: COUNCIL MEMBERS _____

ATTEST:

APPROVE:

Paul Eckert, City Clerk

Frank Hall, Mayor

APPROVED AS TO FORM:

Anthony Galyean, City Attorney

Successor Agency Agenda Item #1
Staff Report

Date: September 19, 2016

To: Successor Agency

From: Paul Eckert, City Administrator

Subject: Consideration of the award of contract to TNT Real Estate Services to market and sell Parcel 1, APN 021-270-040.

X	Regular
	Special
	Closed
	Emergency

Recommendation

City staff respectfully recommends the Successor Agency of the City of Gridley:

1. Adopt Resolution No. 2016-SA-001 awarding a contract to TNT Real Estate; and,
2. Authorize the City Administrator to act on behalf of the Successor Agency to administrate and manage the contract and effect a Notice to Proceed.

Summary

The City has received a proposal from TNT Real Estate to market and sell Parcel 1; a 3.61 acre parcel in the Industrial Park (Attachment 4, highlighted).

Discussion

The State Department of Finance approved the proposed Long Range Property Management Plan (LRPMP) on December 31, 2015. The implementation of the plan includes the divestment of a portion of its capital assets identified on the plan, Attachment 4. The sale is prioritized by the State as follows:

1. Sell to a company/individual who will purchase and develop the property immediately for an industrial use;
2. Sell to a company/individual who will purchase and develop the property in the near short term;
3. Sell to a company/individual who plans on developing the property to its intended industrial use at a future date.

The State recognizes that a sale may not be able to be made for the immediate development.

The desire is to have the property developed as it was intended; however, it is of utmost importance to divest the Successor Agency of its capital assets and to this end the State allows a prompt sale meeting the 3rd condition above.

Prior to the sale being completed, the proposed sale will need to be considered and approved by the Oversight Committee to ensure that the goals of the former redevelopment agency is consistent with the General Plan and Zoning land use designations. Proceeds from the sale would be used to distribute to taxing entities through the Butte County Auditor/Controller.

Conclusion

Awarding the contract to TNT Real Estate to market and sell Parcel 2 located in the Industrial Park will begin the process of the divestment of the capital assets held as directed by the State.

Public Notice

A notice was advertised in the Gridley Herald 72 hours prior to the City Council meeting, posted at City Hall, and made available at the Administration public counter. At the time this report was prepared no comments had been received.

Environmental Review

The proposed project is categorically exempt from environmental review pursuant to the California Environmental Quality Act, Section 15061(b) (3), and Review for Exemption, General Rule.

Fiscal Impact

No additional fiscal impact is anticipated.

Attachments

1. Resolution 2016-SA-001
2. Letter of Interest from TNT Real Estate
3. LRPMP Property Inventory
4. LRPMP Master Plan
5. Property Appraisal

Tom Turk
1341 Lincoln St.
Oroville, Ca. 95966
Ph.#530-533-1636

This letter is intended to familiarize you with my Real Estate Qualifications and experience. I hope this information will prove my ability to represent you in your future Real Estate interests.

I was born and grew up in Oroville, Calif. I have been in sales in Oroville and Gridley beginning in 1960. I began my Real Estate career in 1977. I Started T'n'T Real estate in 1980 and is still operating successfully in 2016.

I specialize in Commercial and Industrial property, sales, leasing, and management.

Some of my accomplishments include assisting in site locations and completion of sales for the following named companies.

Wal Mart
Ford Dealership
Long John Silver
Bank of America
Arco AM PM

Montgomery Wards Complex

Prestige Care assisted Living
in Oroville and Marysville.
Restaurants , Warehouses,
Farms, Orchards, Rice Land.

Companies I have negotiated Leases for include the following,

Butte Co. District Attorney's Office,
Restaurants
Enterprise Rancheria

Oroville Hospital
Automobile Sales
Office Supply Stores

Hair Salons
Computer Stores
Paint Stores.

I currently have Commercial and Industrial Land and Buildings for Sale and Build to Suite locations in Butte Co. The Price Range starts at \$150,000.00 and increases to several million dollars.

I am a Member and serve on the Board of Directors for the Oroville Chamber of Commerce and the Oroville Economic Alliance. Our mission statement is to promote the development of Business and Industrial growth in Butte Co. and the North State.

When you choose Tom Turk and T'n'T Real Estate to represent you in any of your Real Estate needs, you will be satisfied with the results. I hope to hear from you soon.

Sincerely,



Tom Turk
T'n'T Real Estate

Sales Commission 6%
Lease " 6%

ATTACHMENT 2

My marketing plan is as follows:

1. Oroville M.L.S. This service reaches apprx. 7,000 Calif. R.E. Offices from southern Ca. to the Oregon border.
 2. Costar Commercial Advertising Co. I input my Commercial listings with this Co. They cover the United States, U.K. and Canada.
 3. Oroville Chamber of Commerce. I am a Chamber Member and serve on the Board of Directors. I have a Website with the Chamber. This Advertising reaches around the world.
-

Successor Agency: City of Gridley
County: Butte

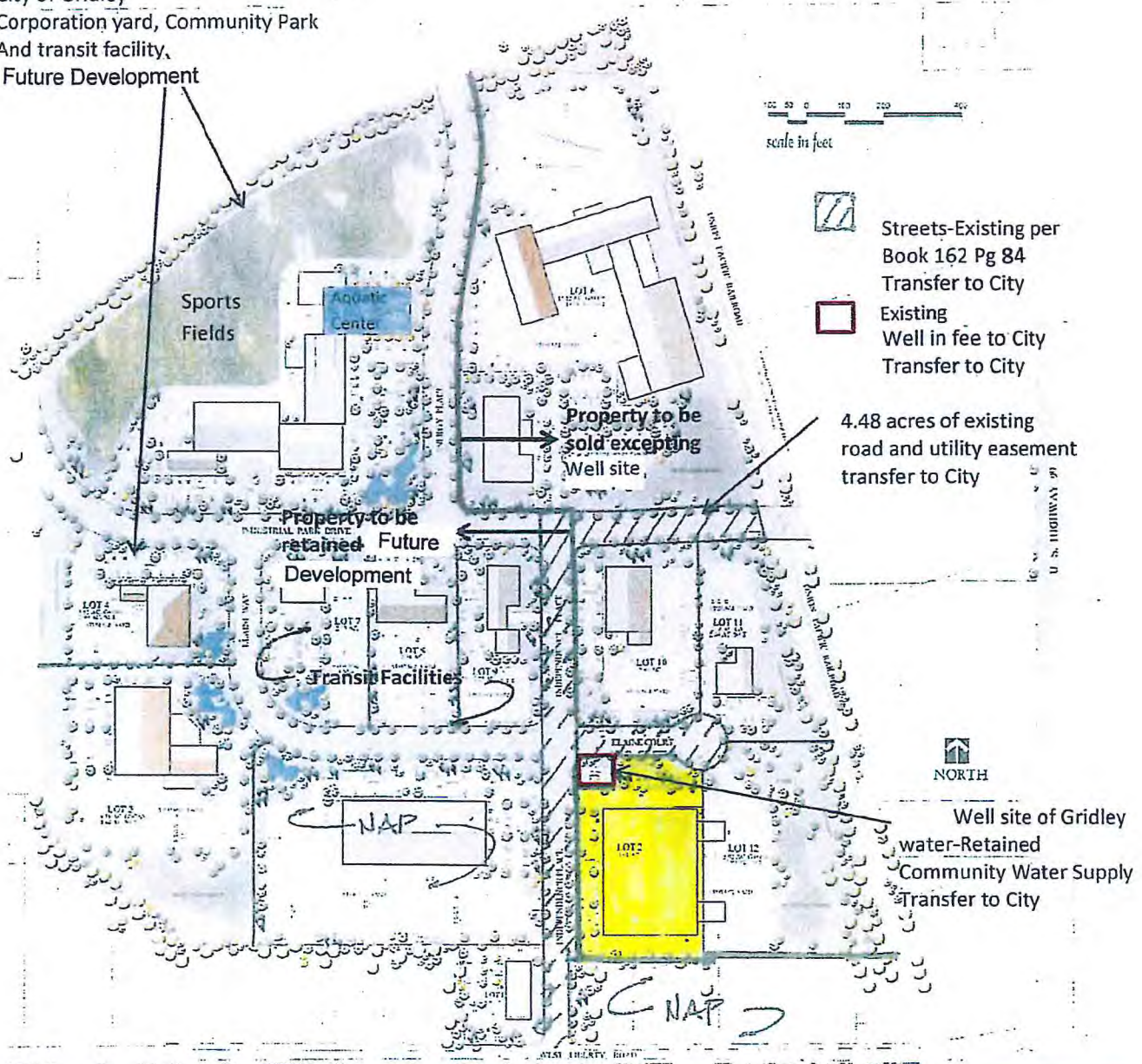
LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

Successor Agency: City of Gridley
County: Butte

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

HSC 34191.5 (c)(1)(C)														HSC 34191.5 (c)(2)														HSC 34191.5 (c)(1)(A)														SALE OF PROPERTY (If applicable)		Property Value
No.	Address or Description	APN	Property Type	Permissible Use	If Sale of Property, specify intended use of sale proceeds	Permissible Use Detail	Acquisition Date	Value at Time of Acquisition	Estimated Current Value	Date of Estimated Current Value	Estimated Current Value Basis	Proposed Sale Value	Proposed Sale Date																															
1	Parcel A	021-270-041	Other	Governmental Use		M-2 Uses: Existing Well Site	12/1/2004	1,272	3,733	2015	Agency Estimate	N/A	N/A																															
2	Parcel 1	021-270-040	Vacant Lot/Land	Sale of Property	Distribute to Taxing Entities	M-2 Uses: Industrial, Commercial, Public/Park Uses	12/1/2004	25,700	84,127	2015	Agency Estimate	120,350	Unknown																															
3	Parcel 2A	021-270-042/021-240-027	Vacant Lot/Land	Sale of Property	Distribute to Taxing Entities	M-2 Uses: Industrial, Commercial, Public/Park Uses	12/1/2004	257,278	785,150	2015	Agency Estimate	1,176,700	Unknown																															
4	Parcel 2B	021-270-042/021-240-027	Vacant Lot/Land	Future Development	Distribute to Taxing Entities	M-2 Uses: Industrial, Commercial, Public/Park Uses	12/1/2004	295,125	873,641	2015	Agency Estimate	N/A	N/A																															
5	Streets	N/A	Roadway/Walkway	Governmental Use	N/A	M-2 Uses: Industrial, Commercial, Public/Park Uses	12/1/2004	25,616	104,405	2015	Agency Estimate	N/A	N/A																															
6																																												

Item 4, Transfer to
City of Gridley
Corporation yard, Community Park
And transit facility,
Future Development



Concept Master Plan GRIDLEY INDUSTRIAL PARK

This plan represents the Redevelopment Agency Master Plan for the City conforming to the requirements of HSC §34191.5(a)(2) and (a)(2)(a)(ii) depicting properties listed in a community plan. This master plan is consistent with that requirement. The LRPMP notes that the City will execute compensation agreements with taxing entities subsequent to the approval process (HSC §34191.5(a)(2)(a)(iii)).

A NARRATIVE APPRAISAL REPORT

SUBJECT: A Vacant Industrial Site Containing
3.61 ± Acres

LOCATION: Along the East Side of Independence Place to
the North of Liberty Road



PREPARED FOR: Donna Decker - City Planner
City of Gridley

FILE NO: 2016 - 1129

DATE: January 30, 2016



Scott S. Hamm, MAI
Real Estate Appraiser & Consultant



February 29, 2016

Donna Decker
City Planner
City of Gridley
Gridley, CA 95948

Re: Appraisal of an industrial site containing 3.61 ± acres located on the east side
Independence Place and Liberty Road in Gridley, CA. Appraisal Report
Number 2016-1129.

Pursuant to your appraisal request received January 22, 2016, I have personally inspected the subject property most recently on January 30, 2016, for the purpose of estimating the market value of the fee simple interest, as defined in this report. The appraisal presents my opinion of the property's market value subject to the assumptions and limiting conditions set forth in this report.

The following report contains a variety of information necessary to form an opinion of value on the property being appraised. As a result of the analyses and conclusions rendered, the market value of the subject site as of as of January 30 2016 is \$140,000. *It is noted that this value is based on an extraordinary assumption presuming that the extension requirement of Elaine Court can be deferred into the future, at which time all parties that benefit can share the cost.*

This is an appraisal report prepared in a narrative format, which is intended to comply with the reporting requirements set forth in Standards Rule 2-2(a) of the Uniform Standards of Appraisal Practice. The reported market value estimates are in terms of cash or cash equivalent, and are consistent with the definition of market value included in this report. The exposure time is estimated at one year for the subject property.

Respectfully submitted,

Scott S. Hamm, MAI
CA Lic. No. AG004153
Expiration Date: 10/14/2016

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SUMMARY OF SALIENT FACTS & CONCLUSIONS

Property Appraised:	Industrial Site Located On The East Side Of Independence Place, North Of Liberty Road In Gridley, CA
Property Type:	Vacant Land
Site Areas:	3.61 ± Acres
Assessor's Parcel No.:	021-270-40
Improvements:	None
Flood Area:	X, Not Located In A Flood Zone
Ownership:	City of Gridley
Zoning/General Plan:	M-2 (Heavy Industrial)
Highest and Best Use:	Industrial Development
Property Rights Appraised:	Fee Simple
Date of Value:	January 30, 2016
Valuation Estimate:	
"As Is" Market Value – 1/30/2016	\$140,000

CERTIFICATION
SCOTT S. HAMM, MAI

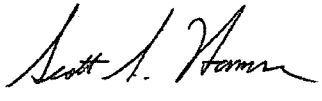
The Appraiser certifies that to the best of his knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The Appraiser has no present or contemplated future interest in the property appraised. The Appraiser has never provided any services regarding the subject property in the prior three years. 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.
3. The Appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
4. The Appraiser has no personal interest in or bias with respect to the subject matter of the appraisal report or the participants to the sale. The "Opinion of Market Value" in the appraisal report is not based in whole or in part upon the race, color, or national origin of the prospective owners or occupants of the property appraised, or upon the race, color or national origin of the present owners or occupants of the properties in the vicinity of the property appraised.
5. The Appraiser has personally inspected the subject property, and has made an exterior inspection of all comparables listed in the report. To the best of the Appraiser's knowledge and belief, all statements and information in this report are true and correct, and the Appraiser has not knowingly withheld any significant information.
6. All contingent and limiting conditions are contained herein (imposed by the terms of the assignment or by the undersigned affecting the analyses, opinions, and conclusions contained in this report).
7. This appraisal report has been made in conformity with and is subject to the requirements of the Code of Professional Ethics of the Appraisal Institute with which the Appraiser is affiliated.

CERTIFICATION OF SCOTT S. HAMM, MAI (CONT'D)

8. The analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. All conclusions and opinions concerning the real estate that are set forth in the appraisal report were prepared by the Appraiser whose signature appears on the appraisal report, unless indicated as "Review Appraiser." No change of any item in the appraisal report shall be made by anyone other than the Appraiser, and the Appraiser shall have no responsibility for any such unauthorized change.
10. No one provided significant professional assistance to the person or persons signing this report.
11. As of the date of this report, I Scott S. Hamm have completed the requirements under the continuing education program of the Appraisal Institute.
12. As of the date of this report, I Scott S. Hamm am a California State Certified General Real Estate Appraiser.
13. The Appraiser has the required experience and knowledge to complete this assignment competently.

Date: February 29, 2016

Appraiser: 
CA Lic. No. AG004153
Expiration Date 10/14/2016

CONTINGENT AND LIMITING CONDITIONS

The certifications of the Appraisers appearing in the appraisal report are subject to the following conditions and to such other specific and limiting conditions as are set forth by the Appraiser in the report.

1. The Appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or the title thereto, nor does the Appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in the report may show approximate dimensions and is included to assist the reader in visualizing the property. The Appraiser has made no survey of the property.
3. The Appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made therefore.
4. Any distribution of the valuation in the report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.
5. The Appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable.
6. Information, estimates, and opinions furnished to the Appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for the accuracy of such items furnished to the Appraiser can be assumed by the Appraiser.
7. Disclosure of the contents of the appraisal report is governed by the Bylaws and Regulations of the professional appraisal organizations with which the Appraiser is affiliated.
8. The appraised value(s) assumes the property is free and clear of any and all liens or encumbrances unless otherwise stated.

CONTINGENT AND LIMITING CONDITIONS (CONT'D)

9. 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, professional designations, reference to any professional appraisal organizations, or the firm with which the Appraiser is connected), shall be used for any purposes by anyone but the client specified in the report, the mortgagee or its successors and assigns, insurers, consultants, professional appraisal organizations, any state or federally approved financial institution, any department, agency, or instrumentality of the United States or any state or the District of Columbia, without the previous written consent of the Appraiser; nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent and approval of the Appraiser.
10. On all appraisals, subject to satisfactory completion, repairs, or alterations, the appraisal report and value conclusion are contingent upon completion of the improvements in a workmanlike manner.
11. Unless otherwise noted, no one other than the Appraiser whose signature appears on the Certification page of this report prepared the analysis, conclusions, and opinions concerning real estate that are set forth in this report.
12. The appraised value assumes all environmental issues, if any, have been identified by the appropriate agency and removed.
13. The Appraiser inspected the site through observation. However, it was impossible to personally inspect the conditions beneath the ground. Additionally, the Appraiser has no expertise in the judgment of toxic substances and cannot render an informed opinion as to whether any of these substances exist.
14. Unless otherwise stated in this report, the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the Americans with Disabilities Act. The presence of architectural and communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value marketability or utility.

SPECIAL CONTINGENT AND LIMITING CONDITIONS

1. No subsoil data based on engineering core borings were furnished to the Appraiser. It is assumed that there are no subsoil defects present that would impair development of the land to its maximum permitted use, or that would render it more or less valuable.
2. The "As Is" valuation of the subject involves a necessary extraordinary assumption involving the development timing and costs for the extension of Elaine Court. All utilities and infrastructure have been developed along the Independence Place frontage along the extensive westerly property line. The curb, gutter and sidewalk need to be installed along with a small paving strip, but this is considered minor with a cost estimated at \$15,000. However, the costs for the extension of Elaine Court are far more excessive and benefit other properties in addition to the subject. This is addressed more specifically in greater detail later in the report. Moreover, and very importantly is the fact that the extension of Elaine Court is probably not necessary for a majority of likely users of the subject property. This is evidenced by simply looking across the street to the west of the subject, where a large industrial property has been developed and is functioning without the northerly street on its northerly border having been developed. Most commonly, the obligation to participate in future development along one's property is governed by a reimbursement agreement with the city having jurisdiction. Conversely, in the event the City of Gridley demands that a buyer put in Elaine Court and wait for reimbursement before they would grant them a building permit, a buyer would likely walk away from the purchase, since they would essentially be developing other property for the city and carrying a loan on it as well with a price tag exceeding what it would cost to buy the subject property in a finished condition. *With the foregoing as background in the instant case, the valuation in this report is governed by an extraordinary assumption which presumes the City of Gridley will allow the subject property to participate in a reimbursement agreement for the future extension of Elaine Court and that the costs for the subject's involvement will be approximately 25% of the costs, since there will be four parcels benefitting from the extension.*
3. The definition for an Extraordinary Assumption is provided for reader benefit: *An assumption directly related to a specific assignment, as of the*

SPECIAL CONTINGENT AND LIMITING CONDITIONS (CONT'D)

effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions.¹

¹ The Appraisal Foundation, Uniform Standards of Professional Appraisal Practice 2014-2015, (Washington, 2014), p. U-3.

PURPOSE OF THE APPRAISAL

The purpose of this appraisal is to estimate the fee simple market value of the subject considering its "As Is" condition.

INTENDED USE OF THE APPRAISAL

The function or intended use of this appraisal report is to serve as a guide to the City of Gridley for internal decision purposes.

INTENDED USER OF THE APPRAISAL

This report is intended for use only by the City of Gridley, and its employees, management personnel and advisors. The appraiser does not intend use of this report by others.

SCOPE OF THE APPRAISAL

The scope of this appraisal is to collect and analyze a sufficient amount of information to properly value the subject property under the scenario outlined above. The appraiser inspected the subject property and researched the existing zoning and general plan, and talked with city staff and property owners and brokers in the area. An extensive sale search was conducted within the Gridley Urban Area and then expanded to Yuba City, Oroville, Sutter and Chico to collect information relating to vacant industrial land sales and listings. These data are used to determine the highest and best use of the subject property and to estimate the respective market value. The "As Is" fee simple market value is determined by applying the sales comparison approach to value. All of the market data used has been verified by at least one principal in the transaction. Appropriate recording documents have also been obtained.

DEFINITION OF MARKET VALUE

Market value as used in this report is identical to the same definition of market value used by agencies that regulate federally insured financial institutions in the United States. Market value 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 assuming the price is not affected by undue stimulus. 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:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and each acting in what they consider their own best interest;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. 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."²

A reasonable marketing period for the subject in light of the property's characteristics and current market conditions is one year, which assumes a cash equivalent sale price. The exposure time is also estimated at one year.

¹ Appraisal Institute, The Dictionary of Real Estate Appraisal 6th Edition., (Chicago, 2013), p. 142.

PROPERTY RIGHTS APPRAISED

The valuation of the subject property herein refers to the fee simple interest. The fee simple interest is defined as:

*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.*³

DATE OF VALUATION

The effective date of the appraisal is January 30, 2016, which is the original date the subject property was inspected.

LEGAL DESCRIPTION

A formal legal description was not provided to the appraiser. A preliminary title report was not provided either. Please refer to the various exhibits in the Site Description section of this report, which depict the location of the subject Assessor's parcel and total site.

TAXES AND ASSESSMENTS

The subject property is owned by the City of Gridley and is not assessed by the Butte County Assessor's office. With the passage of Proposition 13, or the Jarvis-Gann Initiative, it is highly likely that a transfer of the property would result in a different assessment level and, hence, a different tax burden. For the purpose of calculation, an approximate tax burden may be calculated by multiplying the appraised value of the property by .0103.

³Appraisal Institute, The Dictionary of Real Estate Appraisal, (Chicago, 2013), p. 90.

HISTORY OF OWNERSHIP

The subject property is currently owned by the City of Gridley. It acquired the property on 12/31/2015 as the Successor Agency to the local RDA. Prior to that it was owned since 2004 by the City of Gridley Redevelopment Agency. The subject is not currently on the market and has not been listed.

GENERAL AREA DATA

The purpose of this section is to define the subject area and to identify trends influencing the value of all real estate within this general area or location. There are four basic forces that interact and influence property values: environmental, social, economic, and governmental. Each category is discussed below following a locational description of the area.

LOCATIONAL DESCRIPTION:

The subject property is located in the city limits of Oroville. The City of Oroville lies at the base of Lake Oroville and is the county seat for Butte County. The county is centrally located on the east side of the Sacramento Valley extending easterly from the Sacramento River into the foothills and mountains of the Sierra Nevada mountain range. Oroville is the third largest population center within Butte County. The largest city is Chico, which is located approximately twenty miles to the northwest.

The primary transportation systems serving the county include U.S. Highway 99E, a north-south route that is a freeway near and through Chico, and mostly a two-lane highway through the remainder of the county. California Highways 32 and 162 are east-west routes linking Butte County with Interstate 5 freeway from Glenn County. Highway 32 extends northeasterly from Chico towards Lassen Volcanic National Park and Susanville. State Highway 70, which parallels Highway 99 in the south-central portion of the county extends to Oroville and then turns northeasterly up the Feather River Canyon to Quincy and Reno. Rail service to the county is provided by Southern Pacific Railroad line that parallels Highway 70. There is Amtrak passenger service available in Chico, and the city is also served by Greyhound Bus Lines. The principal commercial airport for Butte County is located in Chico. Oroville has an airport as well.

The county has minimal traffic congestion with the exception of Highway 99 in the southern portion of the county at peak commute times to and from Chico to Sacramento and Highway 70 traffic between Chico and Oroville during work commute times. The interstate, state highway and arterial county road network is currently adequate for local businesses and residents. Long-term improvements are being considered, pending available federal/state/local funding and project priorities.

ENVIRONMENTAL CHARACTERISTICS:

The topography of Butte County is characterized by a transition from the very fertile, alluvial floodplains of the valley floor along the Sacramento River on its northwesterly side and the Feather River in its south-central portion, through low elevation foothills, and thence to steeper mountainous terrain along the easterly side of the county. The mountainous regions, which reach elevations up to almost 7,100 feet, are estimated to make up nearly two-thirds of the county's 1,633 square miles.

The soils of the valley floor include some of the most versatile loam soils, while the basin lands in the southwesterly county include heavy clay soils, which are mostly utilized for rice culture. The transition to foothills includes a wide expanse of dry, cobbly, shallow soils underlain by volcanic hardpans. These low foothill soils are fairly unproductive, barren rangelands, which extend through the county from north to south and have traditionally been used mainly for winter grazing. These barren soils have also presented obstacles to residential uses due to severe septic field limitations. As the foothills become steeper, much of the terrain is characterized by volcanic soils with steep, brush-covered canyons along many southwesterly flowing creeks. The most easterly portions of the county are within typical mountain terrain, with vast coniferous forests.

The climate of the region includes long, dry summers with most of the annual rainfall, which averages 25 inches, occurring during winter months. Snowfall occurs only at the higher elevations. Temperatures in the valley do not often drop below freezing in the winter and often exceed 100 degrees Fahrenheit in the summer. The seasonal rainfall and warm summers make irrigation water a necessity for the growing of most crops. Weather patterns are consistently cyclic, with smog problems in summer and early fall, as well as winter fog conditions typically alleviated by north winds and clear skies on a regular basis.

SOCIAL CHARACTERISTICS

As of January 1, 2015, the population of Butte County was estimated at 224,323, a 0.6% increase in the past year. The largest incorporated areas in the county include the city of Chico estimated at 89,634, and Oroville, population 16,197 (also the county seat). The Town of Paradise is estimated at 26,235. Magalia, an unincorporated town of Butte County abutting Paradise on its northern border, has an approximate population of 10,000. The city Gridley has a population of 6,780. The following table depicts the population and percentage changes that have

GENERAL AREA & NEIGHBORHOOD DATA (CONT'D)

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occurred in Butte County and its component cities and towns during the period from January 1995 to January 2015.

BUTTE COUNTY AND CITY POPULATION DATA													
Population Change 1995 - 2015 Butte County and Cities													
City	Year												% Change 2006-2015
	1/1/1995	1/1/2000	1/1/2005	1/1/2006	1/1/2007	1/1/2008	1/1/2009	1/1/2010	1/1/2011	1/1/2012	1/1/2013	1/1/2014	1/1/2015
Biggs	1,640	1,793	1,791	1,774	1,771	1,765	1,775	1,709	1,714	1,689	1,692	1,668	1,746
Chico	48,950	60,516	73,710	78,870	84,430	86,806	87,684	86,103	86,900	87,106	87,671	88,614	89,634
Gridley	4,990	5,408	5,714	5,932	6,171	6,367	6,416	6,592	6,609	6,545	6,723	6,759	6,780
Oroville	12,500	13,004	13,398	13,516	14,451	14,412	14,633	15,563	15,609	15,494	15,979	16,025	16,197
Paradise	26,150	26,408	26,557	26,441	26,310	26,217	26,276	26,191	26,316	26,027	26,063	26,182	26,235
Unincorporated	102,170	96,042	93,412	90,066	85,047	83,947	83,889	83,809	84,240	83,402	83,357	83,633	83,731
Butte County	196,400	203,171	214,582	216,599	218,180	219,514	220,673	219,967	221,388	220,263	221,485	222,881	224,323

Source: California Department of Finance

Oroville is the County Seat of Butte County and the center for government activity. One-time home of the largest gold mining camp in the state, Oroville is surrounded by historical landmarks and architecture that remind current residents and visitors of the area's past. The city now has over 2,000 state, county, and city government workers. Over 200 of these employees work for the state in the areas of water resources and parks and recreation, due mainly to the existence of Lake Oroville and the Oroville Dam. Oroville is well known for its water based recreational amenities and attracts over 600,000 visitors each year. Lake Oroville and the Feather River, together, attract over a million water-loving visitors each year. Lake Oroville has 167 miles of shoreline with many locations for picnicking and camping. There are over 15,500 acres of surface water for skiing, fishing, sailing and boating. The lake is renowned for its bass fishing. The Feather River runs through Oroville as it continues south to Marysville and beyond. It is well known for salmon, steelhead, and shad fishing. There are two golf courses near the city that provide additional recreational opportunities. Other recreational features of the area include an abundance of outdoor activities including hunting, hiking and bicycling; all provided by the rivers, streams, and mountainous terrain. The Feather Falls waterfall, located 25 miles west of Oroville, remains a very popular attraction. At 640 ft., it is the 6th highest waterfall in the U.S. (and the highest in northern California).

Oroville Hospital is located in the heart of the city and employs over 1,100 workers. It has a 153-bed capacity and added an Extended Care Unit for patients who require an extended stay and round-the-clock care. The Oroville School District has seven elementary schools, one middle school, two four-year high schools, one charter school, one alternative school, one adult high school, three

GENERAL AREA & NEIGHBORHOOD DATA (CONT'D)

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fully accredited Christian schools, and one proposed Catholic high school near the Oroville Municipal Airport.

California State University, Chico is approximately 20 miles to the northwest of Oroville and offers higher educational opportunities along with many performing art and cultural events throughout the year. The existence of Butte Community College 15 miles northwest of Oroville increases educational and cultural opportunities as well. The existence of these facilities of higher learning has resulted in Butte County having a higher than average educated population in the state. Current enrollment at Chico State is roughly 15,000, while Butte College exceeds 17,000.

Here are some demographics on the City of Gridley taken from Home Town Locator:

Gridley, CA Data & Demographics (As of July 1, 2015)

POPULATION		HOUSING	
Total Population	6,761	Total Housing Units	2,484 (100%)
Population in Households	6,637	Owner Occupied HU	1,268 (51.0%)
Population in Families	5,694	Renter Occupied HU	973 (39.2%)
Population in Group Qtrs	124	Vacant Housing Units	243 (9.8%)
Population Density ¹	3,264	Median Home Value	\$153,125
Diversity Index ²	80	Average Home Value	\$185,824

HOUSEHOLDS		INCOME	
Total Households	2,241	Median Household Income	\$34,713
Average Household Size	2.96	Average Household Income	\$47,286
Family Households	1,635	Per Capita Income	\$15,838
Average Family Size	3		

(Compound Annual Growth Rates)

GROWTH RATES	2010-2015	2015-2020
Population	0.51%	0.49%
Households	0.5%	0.52%
Families	0.91%	0.52%
Median Household Income		1.85%
Per Capita Income		2.36%

1) Population Density = Total Population per square mile.

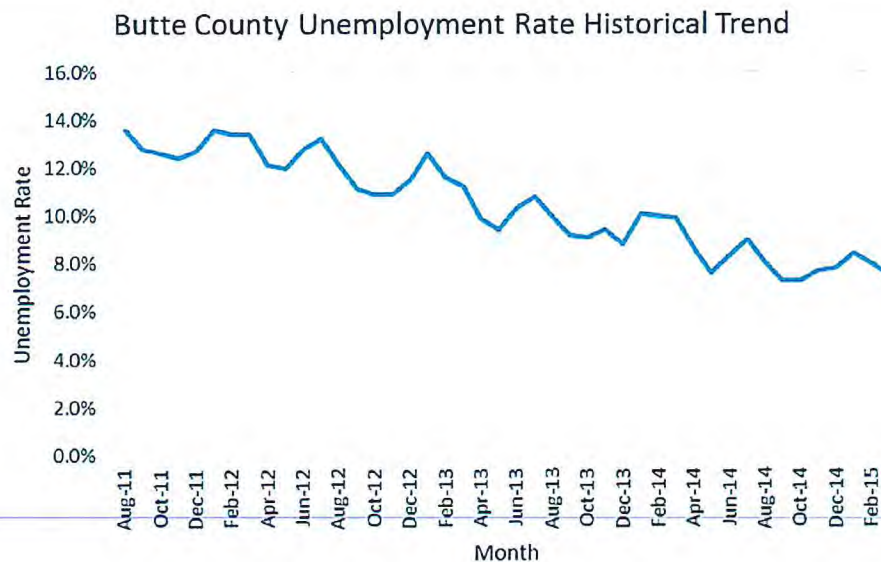
2) The Diversity Index is a scale of 0 to 100 that represents the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. If an area's entire population belongs to one race AND one ethnic group, then the area has zero diversity. An area's diversity index increases to 100 when the population is evenly divided into two or more race/ethnic groups.

Based on Census 2010 counts, the Diversity Index for the United States was 60.6 and it is expected to increase to 64.8 by July 1, 2018.

ECONOMIC CHARACTERISTICS

The economic base of Butte County has historically had its foundation in agricultural resources that contribute a significant share of the county's annual gross income. Major crops are rice, nuts, stone fruits, beans, sugar beets, alfalfa, grains, and livestock. In Oroville, agriculture has not played nearly as large a role in economic development, although the Planning Area's thermal belt continues to produce oranges and olives. Within the county, the major employers include the nut processing industry and wood products industry, as well as other light industrial employers and food processing. Recreational employment is most significant near Lake Oroville. Regional service, retail trade, and manufacturing are major sources of employment in Oroville.

The following chart, obtained from the State of California Employment Development Department, illustrates the historical unemployment trend for Butte County from August 2011 through March 2015. As noted, the unemployment rate for Butte County is 7.5% as of March 2015. Overall, the unemployment rate has been trending downward since August 2011 when it was 13.6% countywide.



Within Butte County, the unemployment rate varies widely between locales. As indicated in the next chart, the highest unemployment in the county is occurring in Thermalito 15.9% as of March 2015 and the lowest unemployment is occurring in

Durham, (4.1%). The city of Chico is lower than the county average of 7.5%, at 6.3% and the city of Oroville CDP (census designated place), is higher, at 8.6%. Gridley is the middle of the range at 11.70%. The chart includes an explanation of the methodology utilized by the State of California Employment Development Department.

GENERAL AREA & NEIGHBORHOOD DATA (CONT'D)

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March 2015 - Preliminary Data Not Seasonally Adjusted						
Area Name	Labor Force	Employment	Unemployment Number	Rate	Census Ratios Emp	Unemp
Butte County	101,700	94,000	7,600	7.5%	1.000000	1.000000
Biggs city	800	700	100	15.8%	0.007182	0.016652
Chico city	46,600	43,700	2,900	6.3%	0.464657	0.382847
Concow CDP	100	100	0	6.8%	0.001457	0.001254
Durham CDP	3,000	2,800	100	4.1%	0.030106	0.016025
Gridley city	2,800	2,500	300	11.7%	0.026079	0.042779
Magalia CDP	4,200	3,700	500	12.3%	0.038986	0.067512
Oroville city	6,400	5,800	600	8.6%	0.062048	0.072319
Oroville East CDP	3,600	3,400	200	6.4%	0.035785	0.030029
Palermo CDP	2,000	1,800	300	12.6%	0.018828	0.033582
Paradise town	11,300	10,600	700	6.5%	0.112220	0.096426
South Oroville CDP	1,900	1,700	200	10.0%	0.018449	0.025361
Thermalito CDP	2,400	2,100	400	15.9%	0.021811	0.050791
CDP is "Census Designated Place" - a recognized community that was unincorporated at the time of the 2013 Census.						
Notes:						
1) Data may not add due to rounding. All unemployment rates shown are calculated on unrounded data.						
2) These data are not seasonally adjusted.						
Methodology:						
Monthly city and CDP labor force data are derived by multiplying current estimates of county employment and unemployment by the employment and unemployment shares (ratios) of each city and CDP at the time of the 2013 Census. Ratios for cities of 25,000 or more persons were developed from special tabulations based on household population only from the Bureau of Labor Statistics. For smaller cities and CDP, ratios were calculated from published census data.						
City and CDP unrounded employment and unemployment are summed to get the labor force. The unemployment rate is calculated by dividing unemployment by the labor force. Then the labor force, employment, and unemployment are rounded.						
This method assumes that the rates of change in employment and unemployment, since 2013, are exactly the same in each city and CDP as at the county level (i.e., that the shares are still accurate). If this assumption is not true for a specific city or CDP, then the estimates for that area may not represent the current economic conditions. Since this assumption is untested, caution should be employed when using these data.						

GENERAL AREA & NEIGHBORHOOD DATA (CONT'D)

12

The next chart is a summary current labor statistics by industry for Butte County.

Butte County Employment By Industry January 2015 - Not Seasonally Adjusted	
Industry	No. of Employed
Total Nonfarm	76,200
Total Wage and Salary	78,700
Total Private	60,100
Goods Producing	6,900
Service Providing	69,300
Private Service Providing	53,200
Total Farm	2,500
Natural Resources, Mining and Construction	3,000
Manufacturing	3,900
Trade, Transportation and Utilities	13,500
Wholesale Trade	2,000
Retail Trade	10,000
Transportation, Warehousing and Utilities	1,500
Information	1,000
Financial Activities	3,000
Finance and Insurance	1,600
Professional and Business Services	6,100
Educational and Health Services	18,200
Leisure and Hospitality	7,900
Other Services	3,500
Government	16,100
Federal Government	400
State Government	4,200
State Government Education	3,300
Local Government	11,500
Local Government Excluding Education	5,000
Special Districts plus Indian Tribes	1,900
State and Local Government	15,700

The table below illustrates the building permit trends in Gridley from 2009 through 2015. With respect to single family, the homes built in 2012 during the market trough were part of an affordable housing subdivision developed by C.H.I.P. The homes over the last three years shown during the housing recovery are market rate and show a strengthening market with respect to activity versus the prior three years. Multi-family activity for the period shown consisted of one large project in 2011.

CITY of GRIDLEY NEW CONSTRUCTION PERMIT ACTIVITY										
Year	<u>Single-Family</u>		<u>Multi-Family</u>		<u>Industrial</u>		<u>Commercial</u>		<u>Totals</u>	
	No. of Permits	Value	No. of Permits	Value	No. of Permits	Value	No. of Permits	Value	No. of Permits	Value
2009	2	\$181,756	0	\$0	1	\$80,000	1	\$60,000	4	\$321,756
2010	3	\$300,854	0	\$0	0	\$0	0	\$0	3	\$300,854
2011	0	\$0	56	\$11,234,800	0	\$0	0	\$0	56	\$11,234,800
2012	11	\$1,347,630	0	\$0	0	\$0	1	\$407,388	12	\$1,755,018
2013	8	\$2,468,680	0	\$0	0	\$0	4	\$781,563	12	\$3,250,243
2014	8	\$1,178,193	0	\$0	0	\$0	1	\$27,321	9	\$1,205,514
2015	13	\$3,601,511	1	\$4,000	0	\$0	2	\$185,000	16	\$3,790,511
Totals	45	\$9,078,624	57	\$11,238,800	1	\$80,000	9	\$1,461,272	112	\$21,858,696

Industrial development in Gridley has been slow since the recession ended in 2009. Commercial development has been more active. New projects include an Auto Zone and Dollar General store. Providing ready to go land in the subject neighborhood to the industrial land stock may assist with enticing companies to locate or expand into the city, since there isn't a long established or clearly defined manufacturing area or industrial park outside of the subject neighborhood.

GOVERNMENTAL AND POLITICAL CHARACTERISTICS

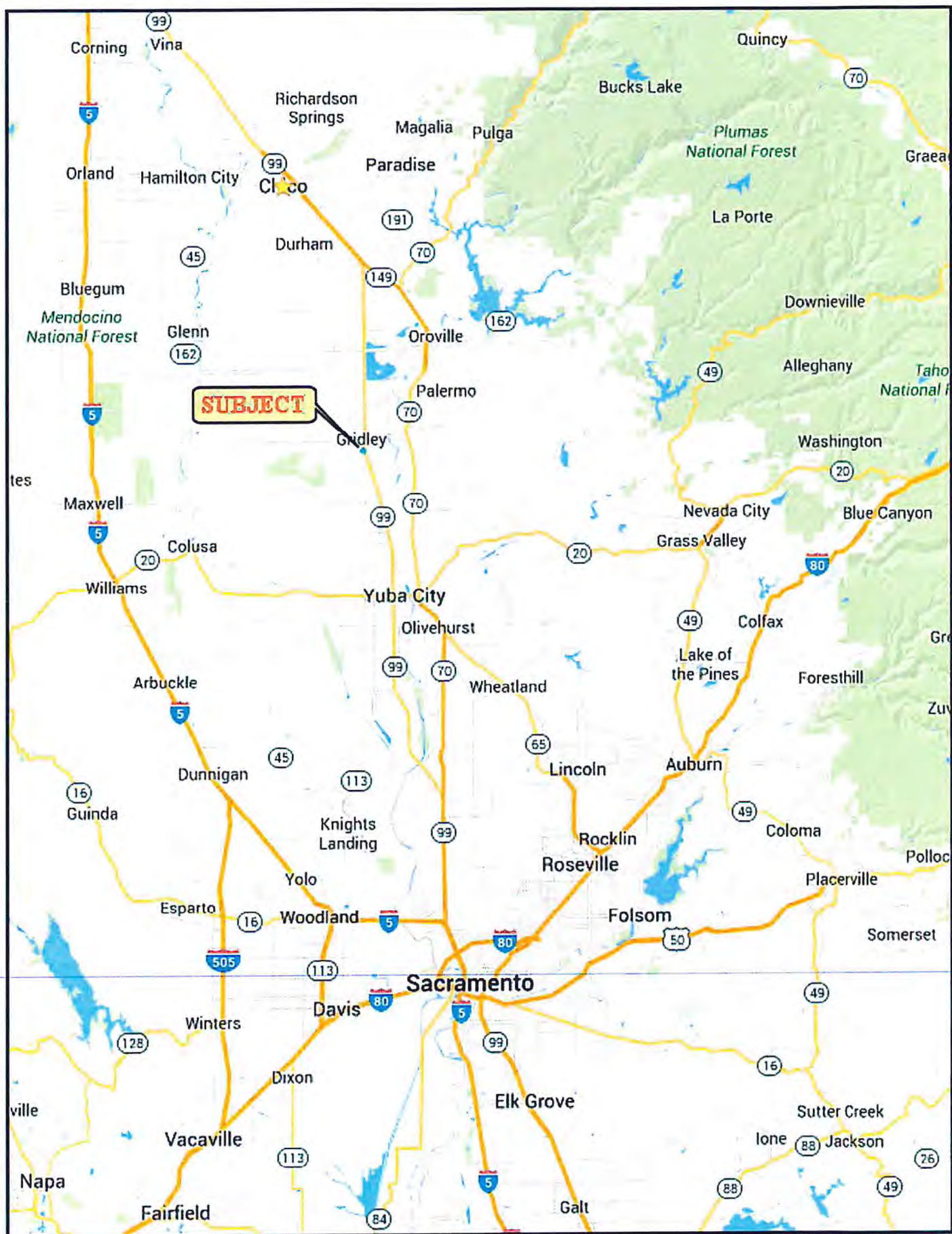
Butte County is one of 58 California counties and is governed by an elected Board of Supervisors. Chico, Oroville and Paradise are the major cities incorporated within the county, with the smaller communities of Biggs and Gridley also being incorporated. Major responsibilities of the county government include the County Sheriff's Department, Justice Courts, Public Health, and Public Works. The major county agencies affecting real estate are the Planning Commission and Assessor's Office.

The California State Code requires every county and every incorporated city to have a General Plan, which is a long-range policy establishing a generalized pattern of future land uses, which provides the basis for more detailed plans. Both the cities and county have zoning ordinances, and each of these political entities is responsible for implementation of the General Plan and enforcement of the zoning code.

Real estate assessments and taxes changed dramatically in California in 1978 with the passage of Proposition 13. All counties within the State of California, including Butte County, are required to appraise all properties, except certain agricultural and timber properties, at full market value as the property existed on March 1, 1975, with increases limited to a maximum of 2% annually. A property created, developed, or sold after March 1, 1975, is appraised at full cash value plus any taxes levied to cover bonded indebtedness for county, city school, or other taxing agencies. The county assessor's office is responsible for the appraisal of each property within the constraints of Proposition 13, and appraised values and tax rates are published annually after July 1st.

CONCLUSION:

The City of Gridley is located within Butte County in the center of Sacramento Valley roughly halfway between Chico to the north and the Yuba City/Marysville area to the south. The environmental characteristics provide for the resource-based industries of agriculture, and recreation within the general county area. Due to its access to Highways 99 and 70, Gridley's top industries are transportation and warehousing, retail and wholesale trade and hospitality and tourism. Most of the growth in the Gridley area has occurred in the city of Gridley, which today has developed into a community with a small town character and a diversified economic base. There has been modest population growth and economic growth remains stable. These trends will likely continue as the market and the nation continue to recover from the Great Recession.



GENERAL AREA MAP

NEIGHBORHOOD AREA DATA

The subject is situated at the southerly portion of the City of Gridley, in an area the city has designated for industrial development. The neighborhood is bound by West Liberty Road to the South, the Morrison Canal to the north, Highway 99 to the east and Loseer Avenue to the west. The Gridley central business district is roughly one mile north of the subject. Highway 99 is located approximately one-quarter mile east of the subject and runs in a north/south direction through the easterly portion of the city. Liberty Road extends in an east/west direction along the southerly border of the city and provides access into the industrial area surrounding the subject.

The immediate neighborhood surrounding the subject is primarily vacant and has been historically used as agricultural land. The exceptions include a 60,000 square foot industrial building across the street to the west that was constructed in 2003, along with some older residential homes located along the northerly side of West Liberty Road. The land along the south side of West Liberty Road is in the county and is agricultural land developed to orchards. Property adjacent to the subject to the north and east is also owned by the City of Gridley. The long range plan is to create a four-parcel industrial court along Elaine Court, of which the subject would be a portion. A transit facility is planned for the northwest corner of Independence Place and Elaine Court.

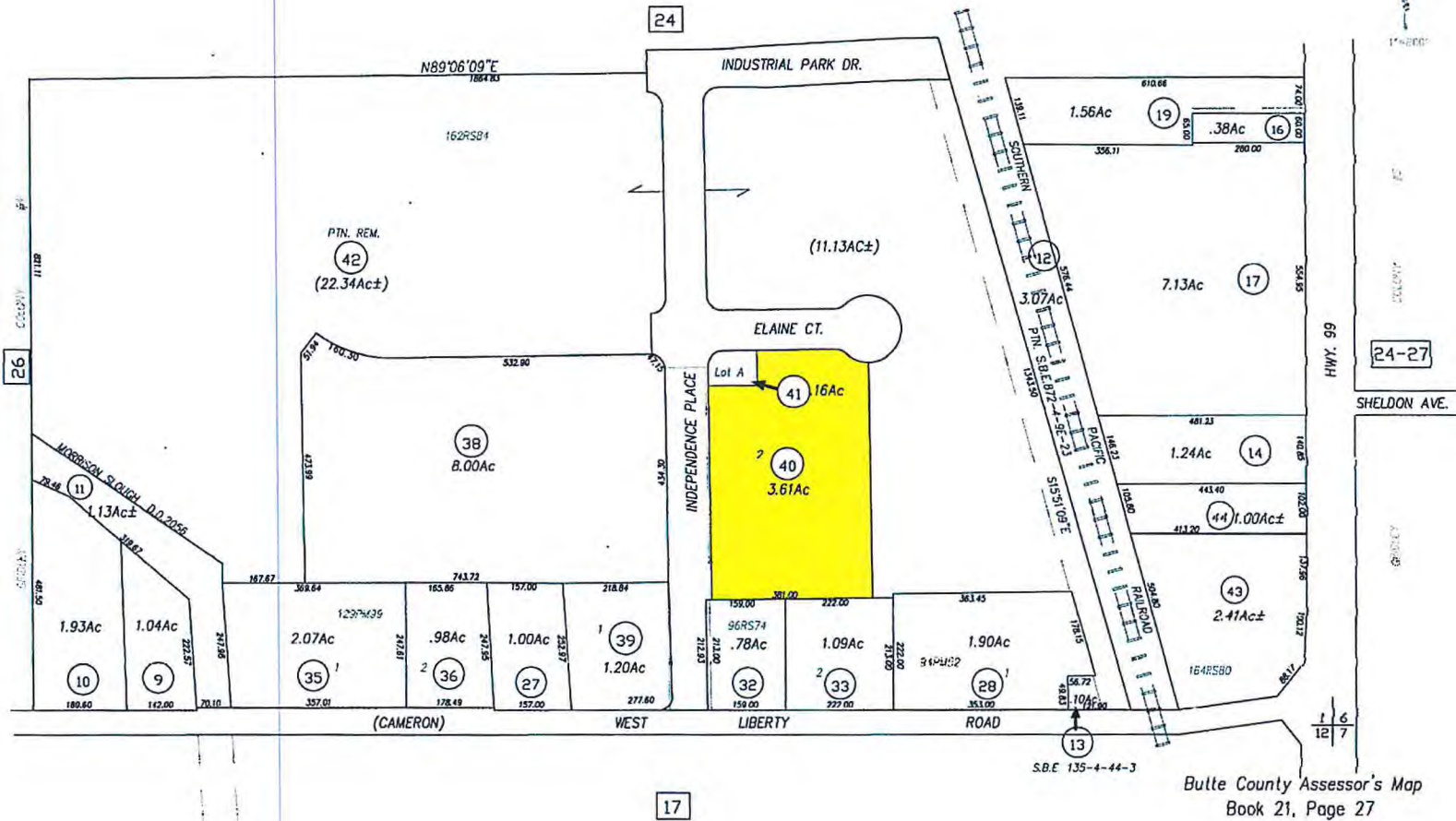
The subject's immediate surrounding neighborhood to the west, north, south and east has an Industrial General Plan designation. This land use designation extends across the railroad tracks to the east of the subject and along the westerly side of Highway 99. There is a General Plan map at the end of this section.

More intense retail and business services are located along Highway 99 both to the north and south of E. Gridley Road, but concentrated most heavily around that intersection, which is approximately one mile to the northeast of the subject. Services in this area include a variety of anchored and unanchored shopping centers with retailers such as Safeway Supermarket, Dollar Tree, Ace Hardware and Rite Aid to name a few. Banks such as US Bank, Wells Fargo, and Bank of the West are also located in this area. Likewise, restaurants such as Black Bear Diner, Round Table, McDonalds, Taco Bell, Burger King, Subway and Casa Ramos can be found, as well as numerous local businesses. The historic downtown area of Gridley is the home of the City Hall in addition to Ampla Health, the Superior Court, churches, banks the U.S. Post Office and many other business offices.

In summary the subject neighborhood is planned for industrial uses and well located for such uses. There is an abundance of available land zoned for industrial use in the neighborhood, although none of it is being developed at present. However, over time this is likely to change as growth occurs in the area. Thus, the character of the immediate neighborhood will likely slowly transition from vacant land to industrial use over time. At present, the neighborhood is in the growth stage of its life cycle.

S. 1/2 OF S.E. 1/4, SEC. 1, T.17N. R.2E. M.D.B.&M.

21-27

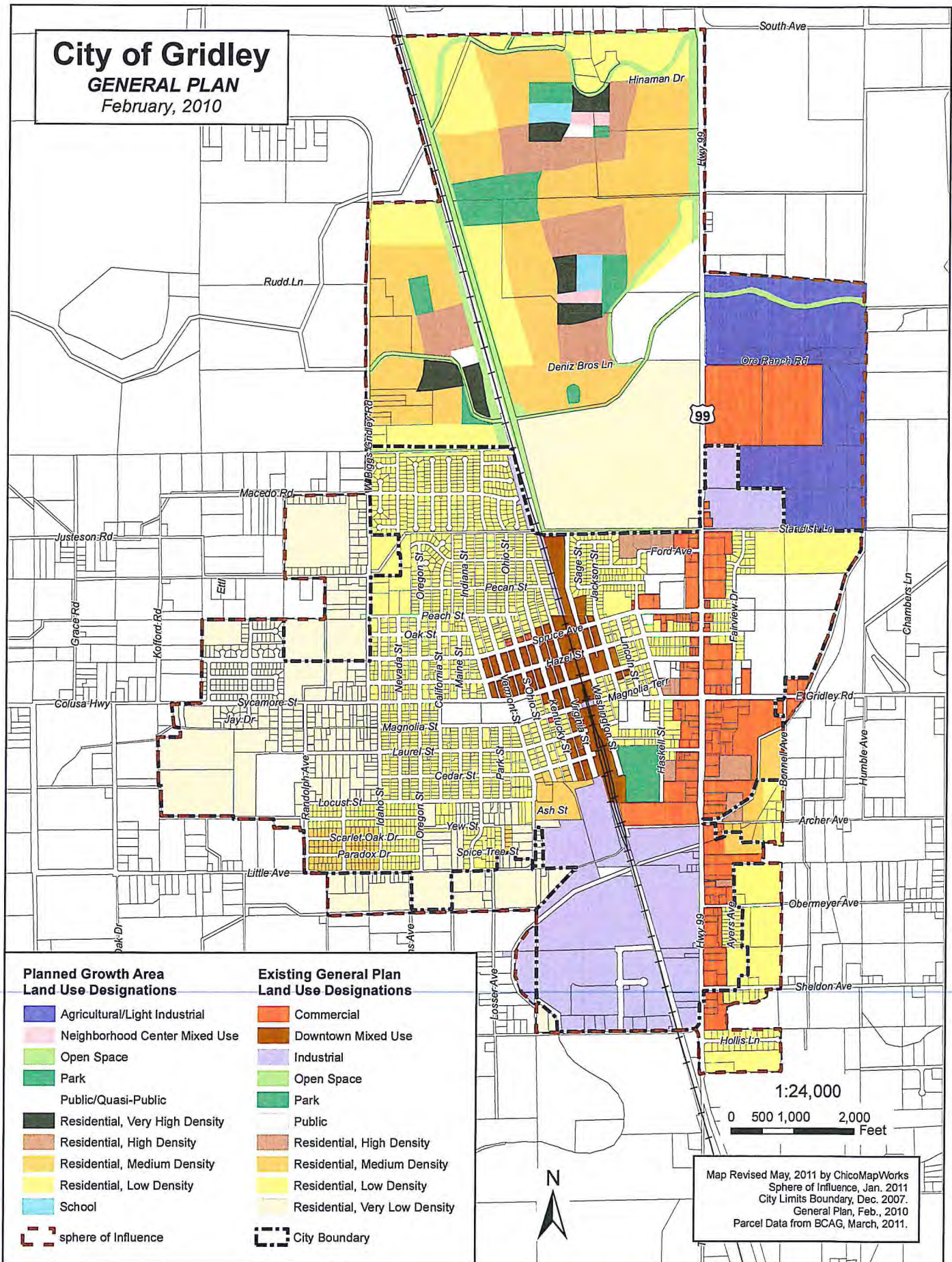


NEIGHBORHOOD AREA MAP

City of Gridley

GENERAL PLAN

February, 2010



SITE DESCRIPTION

The subject site is located on the west side of Independence Place, just north of Liberty Road. The property is situated within the city limits of the City of Gridley. The parcel will also have frontage along the future extension of Elaine Court. It is noted that the future extension of the Elaine Court cul-de-sac will be an obligation for all of the property owners that front and benefit from the extension including the subject. A Location Map is provided at the end of this section and is followed by a Conceptual Plan map for the cul-de-sac.

LOCATION/ACCESS:

There is a city-owned well site and pump station at the southeast corner of Independence Place and Elaine Court, so the subject site actually wraps the corner. At present the ingress and egress would be to and from Independence Place. Ultimately, there will be access to and from Elaine Court as well. Donna Decker, City Planner for the City of Gridley indicated that depending upon the site plan and size and scale of the initial development plan for the subject site, the requirement to put in Elaine Court or the frontage improvements could possibly be delayed. Alternatively, depending upon what is required to be built initially with respect to Elaine Court, a reimbursement agreement could be entered into with the property owner.

SIZE/SHAPE/TOPOGRAPHY:

The assessor's parcel map shows the site contains 3.61 acres. Overall, the site has a fairly rectangular shape, excepting the small notch at the corner as discussed. This is seen on the Location Map at the end of this section. There is approximately 435 feet of frontage along Independence Place and the parcel extends easterly to a depth of 381 feet. Along Elaine Court there will be roughly 170 feet and another 70 feet more or less along the cul-de-sac after it is developed. Overall the site is fairly level. It is fenced along the west side.

UTILITIES:

All municipal utilities are available to the subject site as the parcel across the street is developed, as is the pump station to the north. Some utilities and services will require minor extensions along Elaine Court eventually. These utilities include gas and electric service from PG&E, water, sewer, and storm drainage services provided by the City of Gridley. Phone service is provided by AT&T.

FLOOD ZONE:

The subject site is located in the City of Gridley in Butte County, which is an area that participates in the F.E.M.A. flood insurance program. It appears all of the subject land is located in Zone X, which is located outside the 500-year flood plain. This is identified on the F.E.M.A. Flood Insurance Rate Map, Community Panel No. 06007C1125 E, dated January 6, 2011.

ZONING:

The zoning map for the City of Gridley indicates the subject site is zoned M-2. This is a heavy industrial zoning designation. The purpose of the zone district is to preserve areas for heavy industrial uses which are incompatible with most residential and commercial uses because of noise, odors, smoke, traffic, vibration, bright lights or aesthetics. This is an inclusive zone district that also allows all M-1 uses. The General Plan for the City of Gridley also designates the subject site Industrial, therefore the existing zoning is considered conforming.

SITE IMPROVEMENTS:

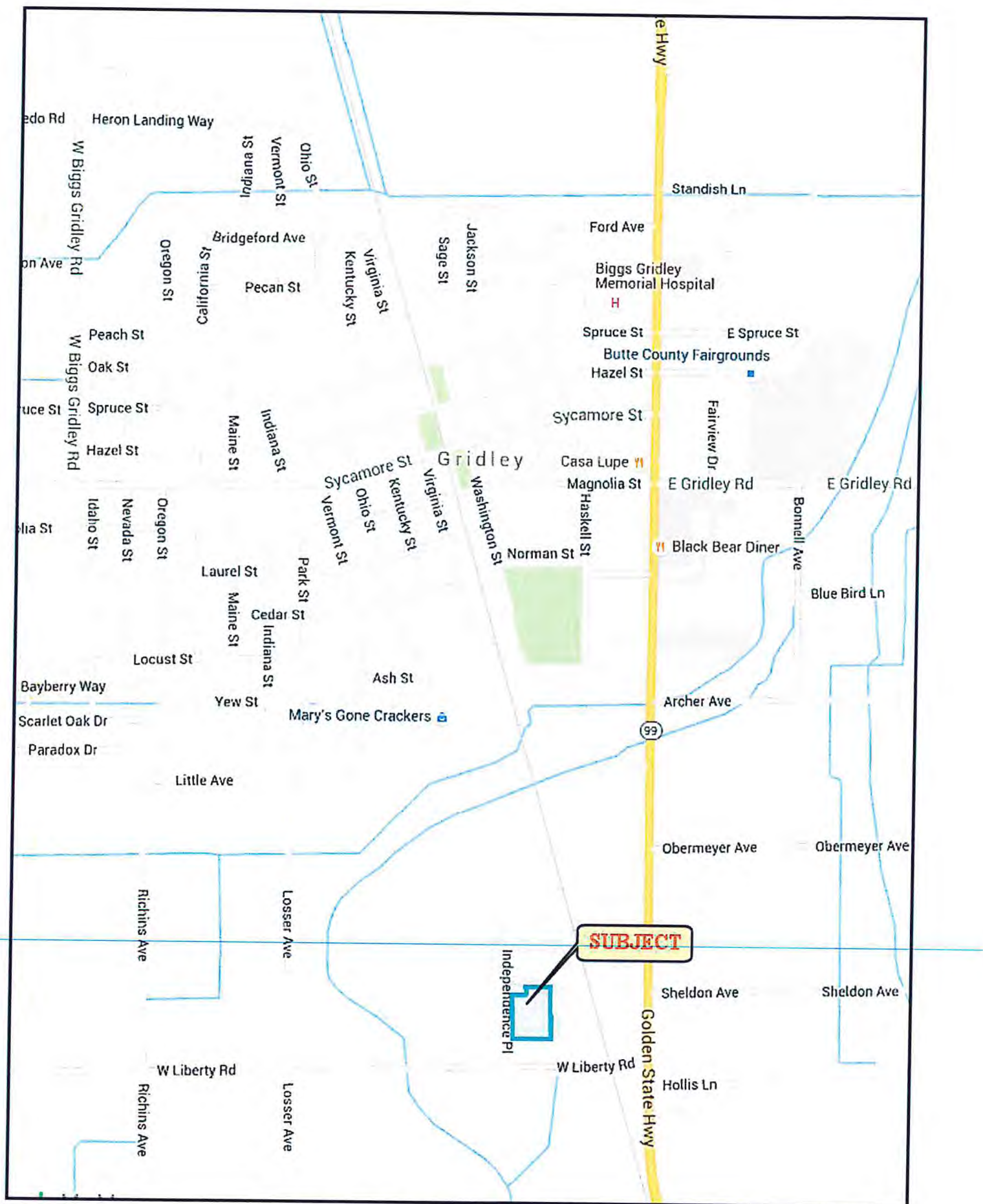
It is noted that there is no concrete curbing, gutter or sidewalk along Independence in front of the subject. There is also a small section of paving roughly four or five feet wide that will also have to be installed. The costs to finish these items is estimated at \$15,000 and will be deducted from the finished site value later in the report. Sewer, water and storm drainage facilities are installed in or along the street. There is also a fire hydrant, street light and power transformer along the westerly edge of the property. Elaine Court has not been yet developed along the northerly subject property line.

It should be noted that Elaine Court has not been extended past the north property line of the subject. This is likely to occur at some point in the future and the cost would be prorated among the four resulting lots that are planned, one of which is the subject. The cost for this road is estimated at \$250,000, or approximately \$650 per lineal foot. The costs should reasonably be split equally among the four parcels that front the cul-de-sac. Staff at the City of Gridley indicated that the requirement for the street development could likely be deferred depending upon the site plan for the subject. In other words, since there is well over 400' of frontage along Independence Place, there is likely adequate ingress and egress for most users, which would allow the northerly road requirement to be deferred. However, the subject would still be burdened by the requirement to pay its prorata

share estimated at \$62,500. *Therefore, the valuation of this report is based on the hypothetical condition that development can occur on the subject with the obligation for the cost and development of Elaine Court being deferred into the future until it is needed for additional developments.*

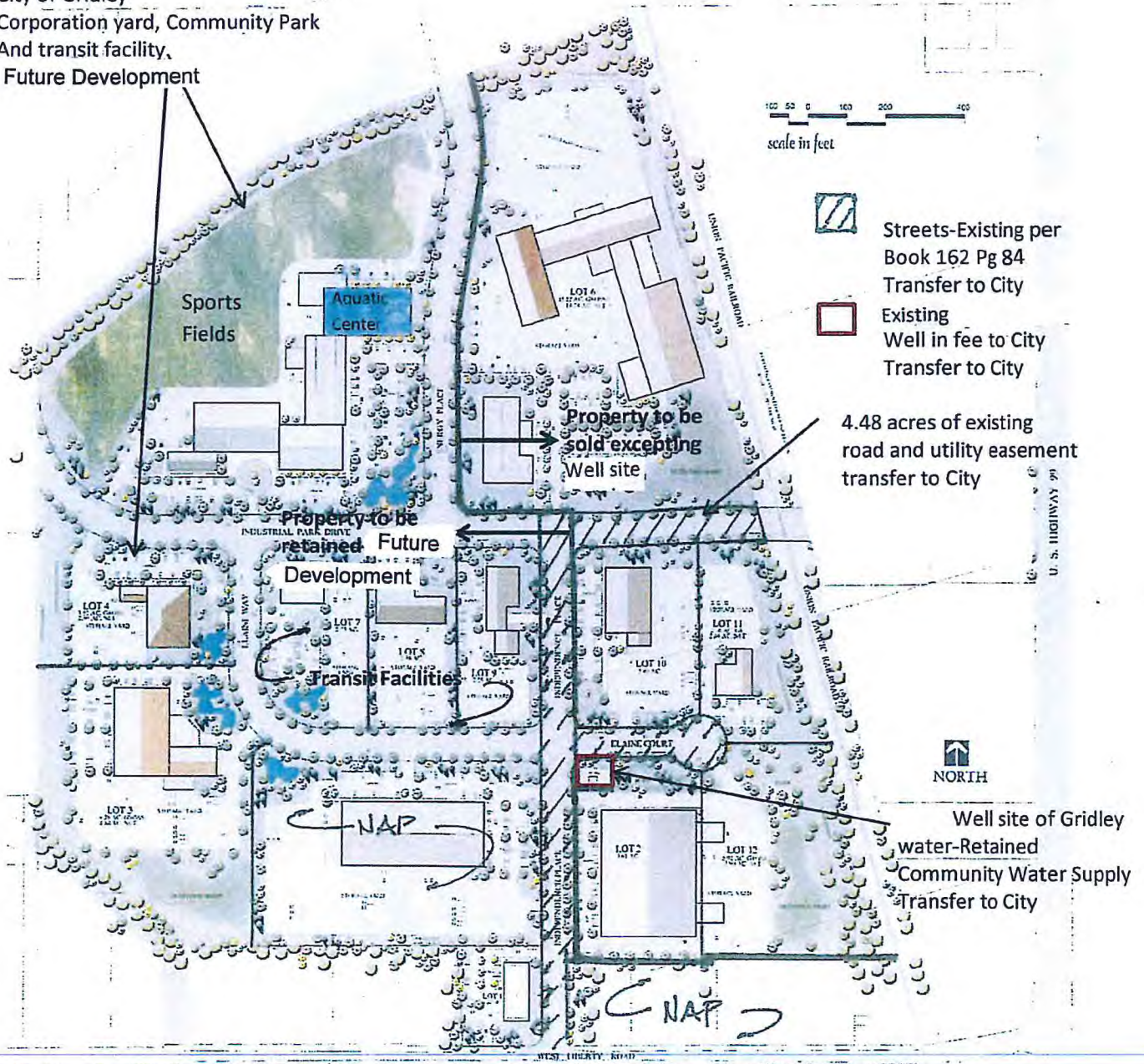
CONCLUSION:

The subject site has adequate size, frontage, topography and access for a variety of industrial uses. All utilities are available. These factors are considered in the highest and best use analysis and the valuation of the site.



LOCATION AREA MAP

Item 4, Transfer to
City of Gridley
Corporation yard, Community Park
And transit facility,
Future Development



Concept Master Plan GRIDLEY INDUSTRIAL PARK

This plan represents the Redevelopment Agency Master Plan for the City conforming to the requirements of HSC §34191.5(a)(2) and (a)(2)(a)(ii) depicting properties listed in a community plan. This master plan is consistent with that requirement. The LRPMP notes that the City will execute compensation agreements with taxing entities subsequent to the approval process (HSC §34191.5(a)(2)(a)(iii)).

SUBJECT PHOTOGRAPHS



View Looking Easterly Along Elaine Court



View Looking Southeasterly at Subject



Street Scene Looking North Along Independence Place



View Looking Northeasterly at Subject



HIGHEST AND BEST USE

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. It also aids in the determination of those uses that will produce the highest net return to the land.

Highest and best use may be defined as:

The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria of highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.⁴

This definition indicates there are two types of highest and best use: that of the property as vacant and that of the property as improved. In both cases, this definition must meet four criteria: 1) physically possible, 2) legally permissible, 3) financially feasible, and 4) maximally productive.

The subject property consists of one parcel that contains approximately 3.61 ± acres. In determining the highest and best use of the land as vacant, the appraiser gave consideration to the existing zoning and general plan, property location, surrounding uses and development patterns, topography, access, and market demand in the area.

The subject has an M-2 zoning classification and an Industrial General Plan designation. All of the land located along both sides of Independence Place and extending across the railroad to Highway 99 is also designated for Industrial in the current City of Gridley General Plan. This is an industrial zone designation that is considered appropriate for the area. Thus, industrial use is legally permissible.

The subject has good access to Highway 99 as well as other portions of the city. This is likely to even improve further upon the build out and circulation plan for the area. There is a large industrial building across the street from the subject, indicating industrial use is physically possible in the area.

⁴ Appraisal Institute, The Dictionary of Real Estate Appraisal, 4th Edition, (Chicago, 2002), p. 135.

HIGHEST & BEST USE (CONT'D)

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To be financially feasible and maximally productive, the use would have to properly utilize the site and generate the highest net return to the land. Given the surrounding uses and property location, it is the appraiser's opinion that an industrial use or development would likely generate the highest net return to the land depending on the specific user and use. Therefore, the highest and best use of the site as vacant is for an industrial or related use.

METHODOLOGY OF VALUATION

In estimating the market value for the subject property, the sales comparison approach is the method used to establish value by comparing similar properties, which either sold or are listing, to the subject. Then adjustments are made for differing property characteristics. These characteristics include physical, locational, and economic attributes such as size, location, topography, zoning, proximity of infrastructure, date of sale, site improvements and the anticipated development time frame. The comparable properties are analyzed based on a common element of comparison. The unit of comparison selected is the price per square foot.

The site is initially being valued as if all the site improvements have been completed – prorata share of Elaine Court and curb, gutter and sidewalk along Independence Place. Then, the costs for these items are deducted to arrive at the "As Is" value for the subject.

An income approach is not applicable because this type of property, vacant land, does not typically generate income without improvements or a long-term lease and is not bought and sold on that basis. The cost approach is not applicable because no building improvements are being valued. The sales comparison approach is defined below.

SALES COMPARISON OR MARKET APPROACH:

Definition: "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 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."⁵

⁵ Appraisal Institute, The Dictionary of Real Estate Appraisal, 6th ed. (Chicago, 2013), p. 207.

SALES COMPARISON APPROACH

In determining the "As Is" value for the subject site, the appraiser used the sales comparison approach. Industrial land sales have been very limited in Gridley and many other areas in Northern California during the recent recession and even after it ended. The lack of abundant recent sales activity requires the search to be expanded geographically and also extended further back in time. The appraiser analyzed well over 20 transactions going as far back as 2009 in an effort to find the most meaningful and comparable data. After reviewing a significant number of transactions and current listings, six were selected for direct comparison with the subject.

Schedule No. 1 on the next page summarizes the purchase prices and various physical and economic characteristics of each comparable and also functions as a detailed adjustment grid. A map illustrating the location of the comparables relative to the subject follows the schedule. Detailed sale sheets with maps are located in the addenda. As shown, the prices of the comparable properties are adjusted to account for their differences as compared to the subject. The final adjusted prices are also reflected on a price per square foot basis. This unit of comparison is most frequently applied for industrial land valuation by buyers, sellers, brokers and appraisers in this area.

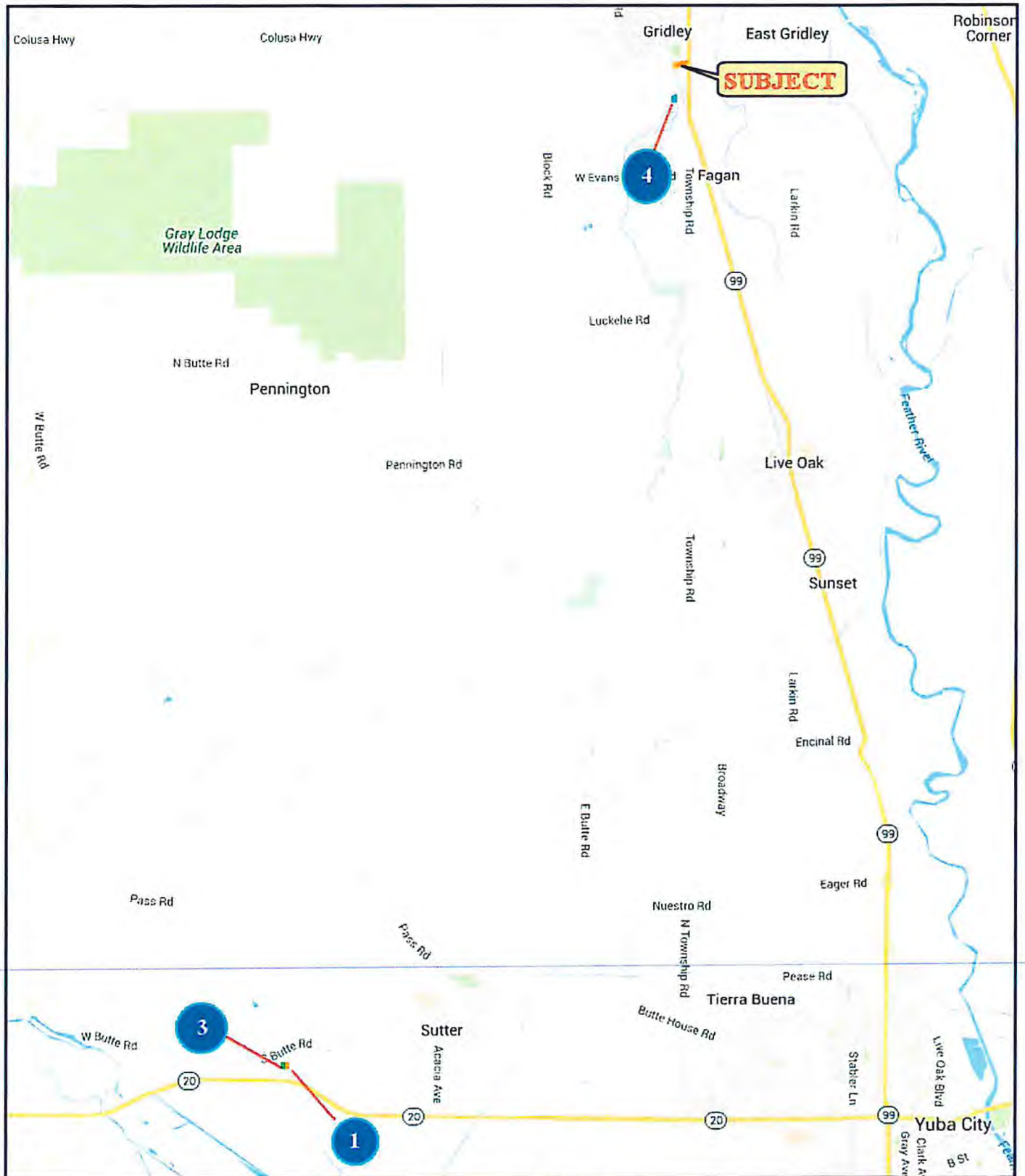
DISCUSSION OF SALES

None of the comparable sales required adjustments for property rights transferred or financing. The comparables were compared to the subject and analyzed based on differences for various characteristics including, conditions of sale, location, zoning, intended use, size, shape and access, offsites, utilities and topography. Adjustments are applied where they were able to be quantified. The adjustments are fairly self-explanatory. The comparables reflect a pre-adjusted range of essentially \$.95 to \$2.71 per square foot. This is a wide range requiring refinement and discussion.

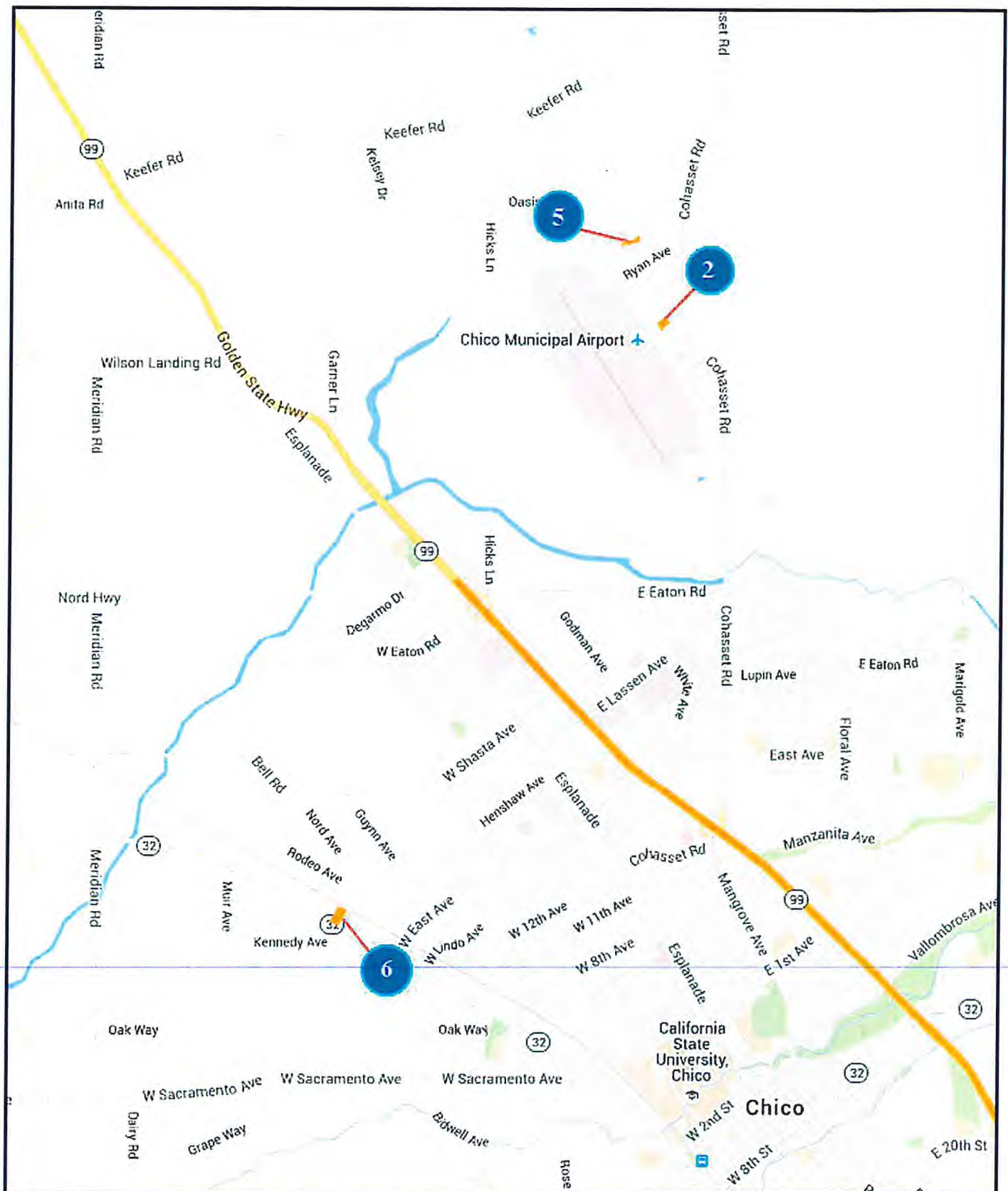
The sales are bracketed by two tiers of value. Sale Nos. 1 through 4 establish the lower tier at \$.95 to \$1.26 per square foot and will be discussed first. Sale Nos. 1 and 3 are located near the town of Sutter. Both are similar in size to the subject and have rectangular shapes. They were both purchased around the same period of time, in the fall of 2012, from two different sellers. Comparable No. 1 is a

SCHEDULE NO. 1 - LAND SALES ADJUSTMENT GRID

Comparable No. Location City File No.	Subject Independence Place Gridley N/A	Comparable No. 1 Agripark Road Sutter 279	Comparable No. 2 290 Airpark Chico 273	Comparable No. 3 1709 Southridge Sutter 278	Comparable No. 4 W/S Highway 99 Gridley 288	Comparable No. 5 Three Oaks Court Chico 286	Comparable No. 6 E/S Hwy 32 N/O East Chico 287
Sale Price	N/A	\$142,500	\$110,000	\$190,000	\$595,000	\$250,000	\$295,000
Recorded Sale Date	N/A	11/16/12	09/30/13	09/06/12	Escrow	Listing	11/18/15
Land Size (Net Acres)	3.61	3.46	2.16	3.45	10.77	3.08	2.50
Land Size (Net Square Feet)	157,252	150,718	94,090	150,282	469,141	134,165	108,900
Price Per SF	N/A	\$0.95	\$1.17	\$1.26	\$1.27	\$1.86	\$2.71
Elements of Comparison and Adjustments:							
Property Rights	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Financing	Cash/Equiv.	Cash	Cash Equiv.	Cash	Cash	Cash	Cash
Conditions of Sale	Arm's Length	Arm's Length	Arm's Length	Arm's Length	Escrow	Listing	Arm's Length
- Adjustment	N/A	\$0	\$0	\$0	(\$59,500)	(\$25,000)	\$0
Market Conditions (time)	02/04/16	11/16/12	09/30/13	09/06/12	Current	Current	11/18/15
- Adjustment	N/A	\$0	\$0	\$0	\$0	\$0	\$0
Adjusted Sale Price	N/A	\$142,500	\$110,000	\$190,000	\$535,500	\$225,000	\$295,000
Adjusted Sale Price Per SF	N/A	\$0.95	\$1.17	\$1.26	\$1.14	\$1.68	\$2.71
Physical Characteristics:							
Location & Exposure	Average	Similar	Superior	Similar	Superior	Superior	Far Superior
- Adjustment	N/A	\$0	(\$27,500)	\$0	(\$107,100)	(\$56,250)	(\$118,000)
General Plan/Zoning	Industrial	FPARC	AC/Airport Commercial	FPARC	M-1/Industrial	ML/Industrial	G-C/Gen. Comm.
- Adjustment	N/A	\$0	\$27,500	\$0	\$0	\$0	(\$73,750)
Size (Acres)	Medium	Similar	Medium	Similar	Inferior	Medium	Medium
- Adjustment	N/A	\$0	\$0	\$0	\$133,875	\$0	\$0
Shape/Access/Topography	Rectangle/Avg/Level	Similar	Similar	Similar	Similar	Inferior Shape & Topo	Narrow/Deep Setback
- Adjustment	N/A	\$0	\$0	\$0	\$0	\$33,750	\$29,500
Offsites	Assume In Place	No C, G, SW	In Place	No C, G, SW	No C, G, SW	Similar	Similar
- Adjustment	N/A	\$0	\$0	\$0	\$14,375	\$0	\$0
Utilities	To Site	Power Only	To Site	Power Only	To Site	Similar	No Water
- Adjustment	N/A	\$20,000	\$0	\$20,000	\$0	\$0	\$20,000
Adjusted Sale Price	N/A	\$162,500	\$110,000	\$210,000	\$576,650	\$202,500	\$152,750
Adjusted Price Per SF	N/A	\$1.08	\$1.17	\$1.40	\$1.23	\$1.51	\$1.40
Number of Adjustments	N/A	1	2	1	4	3	4
% Gross Adjustments	N/A	14.04%	50.00%	10.53%	52.92%	13.50%	81.78%
% Net Adjustment	N/A	14.04%	0.00%	10.53%	-3.08%	-32.50%	-48.22%



LAND SALE COMPARABLES - SUTTER & GRIDLEY



LAND SALE COMPARABLES - CHICO

corner parcel and Comparable No. 3 is an interior parcel. The main difference between these two properties and the subject is that they lack water and need a pump, well and storage tank developed. A cost of \$20,000 is added to the sale price of each to account for this inferior characteristic. This is the only adjustment applied that could be reasonably quantified. The spread in price is explained as typical volatility in the market and seller motivations. It appears the buyer got a good deal on Sale No. 1, all things considered.

Comparable No. 2 is located in Chico near the main access road to the airport. This property sold in September of 2013 for \$110,000 or \$1.17 per square foot. It is slightly smaller, similarly shaped, and does not warrant an adjustment. The location in Chico at the airport is considered superior to the subject's location and a downward adjustment is applied. However, this is offset by a positive adjustment for the inferior zoning. The Airport Commercial zoning is actually somewhat restrictive and as typical light industrial uses are not allowed by right. These are the only adjustments that could be quantified.

Comparable No. 4 is a current escrow in Gridley just to the east of the subject along the west side of Highway 99. This property had been listed for an extended period of time and then repriced in 2015 to what is shown at \$595,000 or \$1.27 per square foot. The sale price will be slightly lower in talking with the broker, hence a condition of sale adjustment is applied as the property has not closed. The buyer is purchasing the property knowing the highest and best use will eventually be industrial related, but intends to plant an orchard in the interim. The property is zoned M-1, which is industrial and doesn't require an adjustment. However, it does have a superior location with better exposure along Highway 99. This necessitates a negative adjustment. A positive adjustment is applied for its far larger size, due to size regression. This is necessary because larger parcels typically sell for less per square foot than smaller parcels all else being equal. Lastly, curb, gutter and sidewalk would be required for urban development so these need to be added as an adjustment. After adjustments, this property provides a value indication of \$1.23 per square foot for the subject.

Comparable No. 5 reflects a current listing of a 3.08 acre industrial property in Chico near the airport. A downward adjustment is applied for its listing status, as it will most likely transact at a lower price than the listing. As mentioned, Chico is superior with respect to location than Gridley as there is simply more industrial development occurring with a fairly limited supply of available land, which pushes up prices. Thus, a negative location adjustment is applied. This parcel does have an inferior shape and topography, which results in a positive adjustment. After

these adjustments are applied, a price per square foot of \$1.51 emerges for the subject.

Comparable No. 6 represents the most recent sale. It is a 2.50 acre parcel in Chico located on Nord Avenue or Highway 32 in northwest Chico. It closed in November of 2015 for \$2.71 per square foot. The owner purchased it for light industrial or mini-storage development. This is an area that has a significant amount of light industrial uses, and it is actually located in the county. This location is still considered superior to the subject's and especially with the traffic volume. Therefore, a significant downward adjustment is applied. It has commercial county zoning, which is also considered superior. This necessitates an additional downward adjustment. The parcel is inferior with respect to shape due to its narrow frontage and deep setback. It also lacks a water supply and will need a pump, well and storage tank. These two inferior characteristics require positive adjustments. After adjustments, this recent sale indicates a value of \$1.40 per square foot for the subject.

In summary, the comparables reflect a pre-adjusted range of \$.95 to \$2.71 per square foot. After applying the adjustment process, the adjusted range narrows considerably to \$1.10 to \$1.50 per square foot after minor rounding. Both the average and median adjusted values are roughly \$1.30 per square foot. However, the two most comparable properties overall are Comparable Nos. 3 and 5, which required the least amount of gross adjustments. They reflect an adjusted range of \$1.40 to \$1.50 per square foot. Additional consideration is also given to Sale No. 5 at \$1.40 per square foot after adjustments, which is the most recent sale. Sale in the final analysis, a value of \$1.40 per square foot is well supported by the analysis of these comparables. Extending this figure by 157,252 square feet indicates a hypothetical finished site value of \$220,152.

In order to arrive at the "As Is" value for the property, it is necessary to subtract both the remaining site improvements along the Independence Place frontage and the obligation for the prorata share of the street improvements for the future extension of Elaine Court. The costs for curb, gutter, sidewalk and a 5' paving strip along the 430' of Independence Place is estimated at \$15,000 after rounding. The total cost for the extension of Elaine Court is estimated at \$250,000 after rounding or approximately \$650 per lineal foot. This was confirmed as reasonable by checking industrial subdivision street costs in both the appraiser's files and speaking with an engineer at a local engineering company. Dividing this number by the four parcels expected to benefit based upon the existing city plan, indicates a per parcel reimbursement agreement cost of \$62,500. Therefore, subtracting

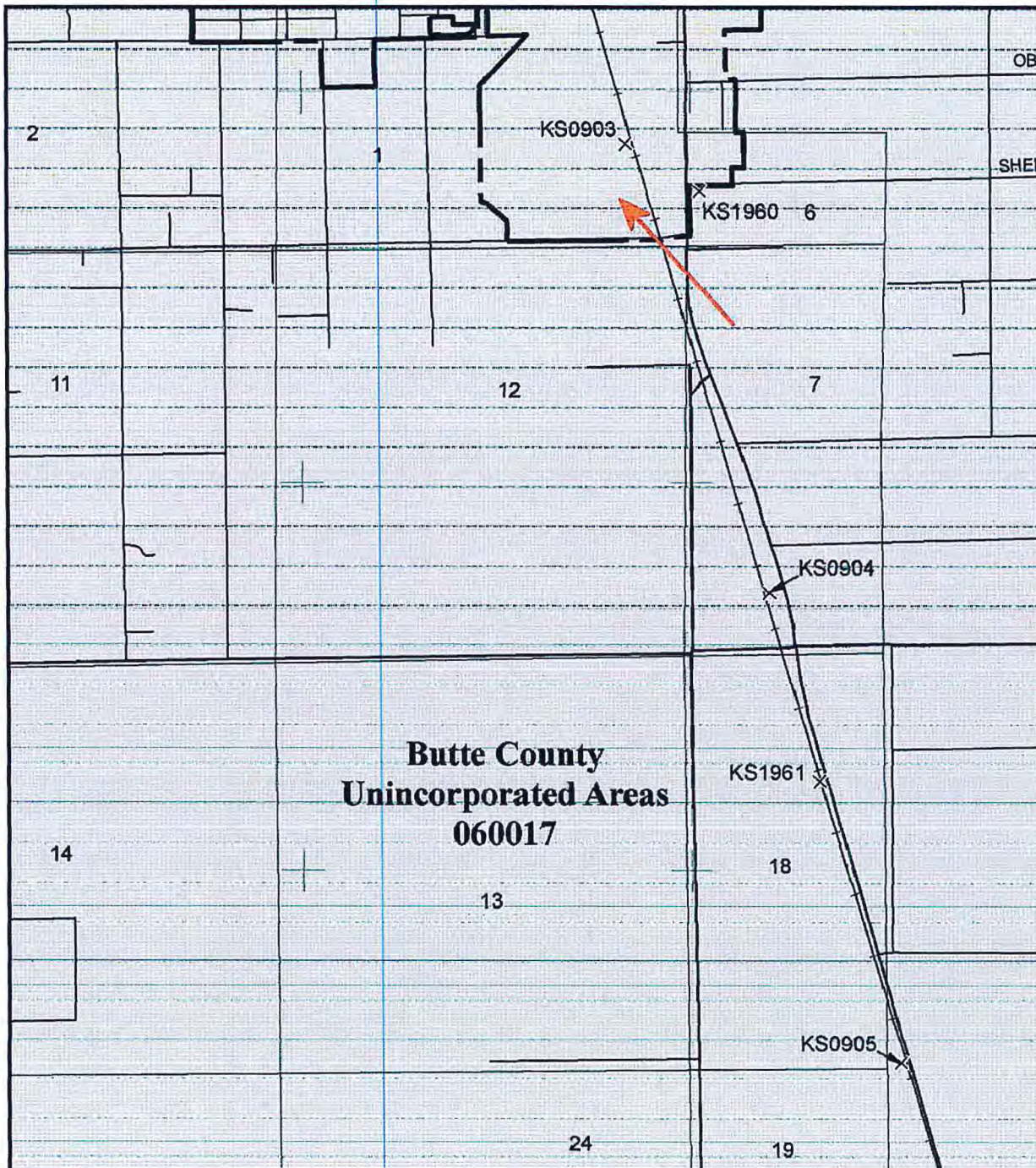
SALES COMPARISON APPROACH (CONT'D)

34

both the \$15,000 and the \$62,500 figure from the finished site value, results in an "As Is" value of \$142,652. This is rounded to \$140,000.

VALUATION OVERVIEW						
Subject Size (SF)	Unit Value	Finished Site Value	Less Offsites	Less Edith Ct. Obligation	"As Is" Value	Final Value Rounded
157,252	\$1.40	\$220,152	(\$15,000)	(\$62,500)	\$142,652	\$140,000

ADDENDA



National Flood Insurance Program at 1-800-638-6620.



MAP SCALE 1" = 2000'

000 0 2000 4000
FEET

METER

PANEL 1125E

FIRM

FLOOD INSURANCE RATE MAP

**BUTTE COUNTY,
CALIFORNIA
AND INCORPORATED AREAS**

PANEL 1125 OF 1200

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BUTTE COUNTY	060017	1125	E
GRIDLEY, CITY OF	060019	1125	E

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



**MAP NUMBER
06007C1125E**

**MAP REVISED
JANUARY 6, 2011**

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

FLOOD MAP



SCOTT S. HAMM, MAI
REAL ESTATE APPRAISER • CONSULTANT
P.O. Box 6160 Chico, CA 95927
(530) 899-8722

File No.: 279

City: Yuba City

INDUSTRIAL LAND SALE NO.:1

Location: Agripark Rd.

A.P.N. Or Legal: 13-270-125

Grantor: TMB LLC

Grantee: Scott A. & Sherrie S. Cooper

Date of Sale: 11/15/2012

Instrument No.: 2012-0019309

Recorded Date: 11/16/2012

Zoning: FPARC

Sales Price: \$142,500

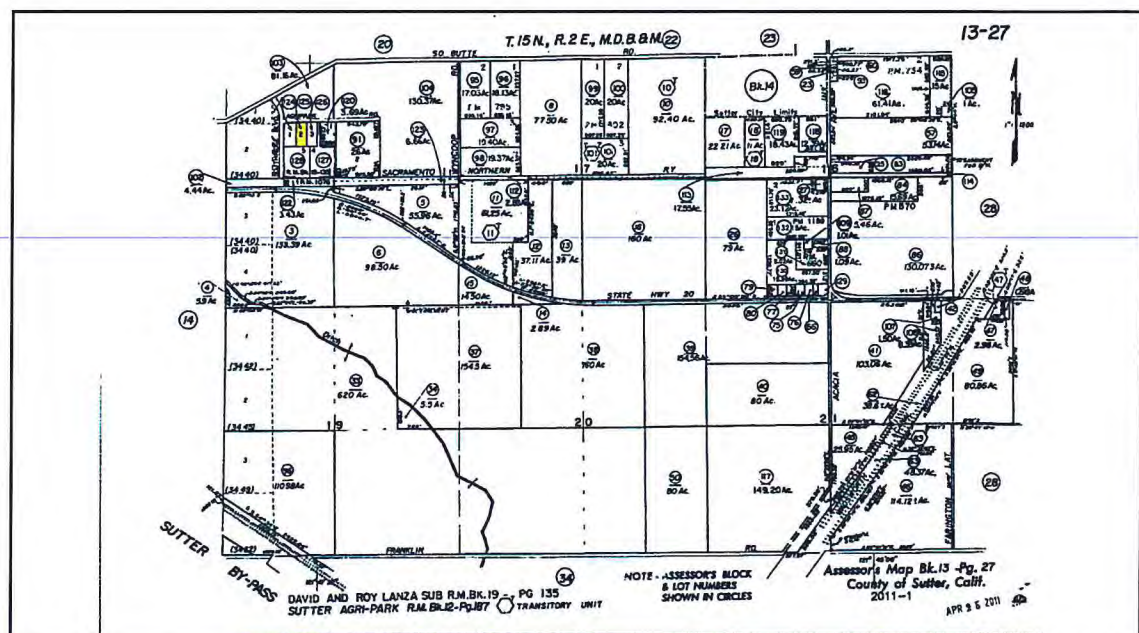
Confirmation: Buyer

Terms: Cash.

Site Area Acres: 3.46
Site Size SF: 150,718
Price Per Acre: \$41,185
Price Per S.F.: \$0.95
Utilities: Power
Offsites: Paved Access
Topography: Level

Comments: This is a vacant interior parcel located in the county near Sutter. It has paved access and is fenced along the road. Purchased by an adjacent owner.

MAP





SCOTT S. HAMM, MAI
REAL ESTATE APPRAISER • CONSULTANT
P.O. Box 6160 Chico, CA 95927
(530) 899-8722

File No.: 273

City: Chico

INDUSTRIAL LAND SALE NO.:2

Location: 290 Airpark Blvd; 999 Marauder St

A.P.N. Or Legal: 047-560-011-000
047-560-016-000

Grantor: Lucky Children LLC

Grantee: Wayne A. & Carol Cook

Date of Sale: 9/25/2013

Instrument No.: 2013-0039641

Recorded Date: 9/30/2013

Zoning: AC

Sales Price: \$110,000

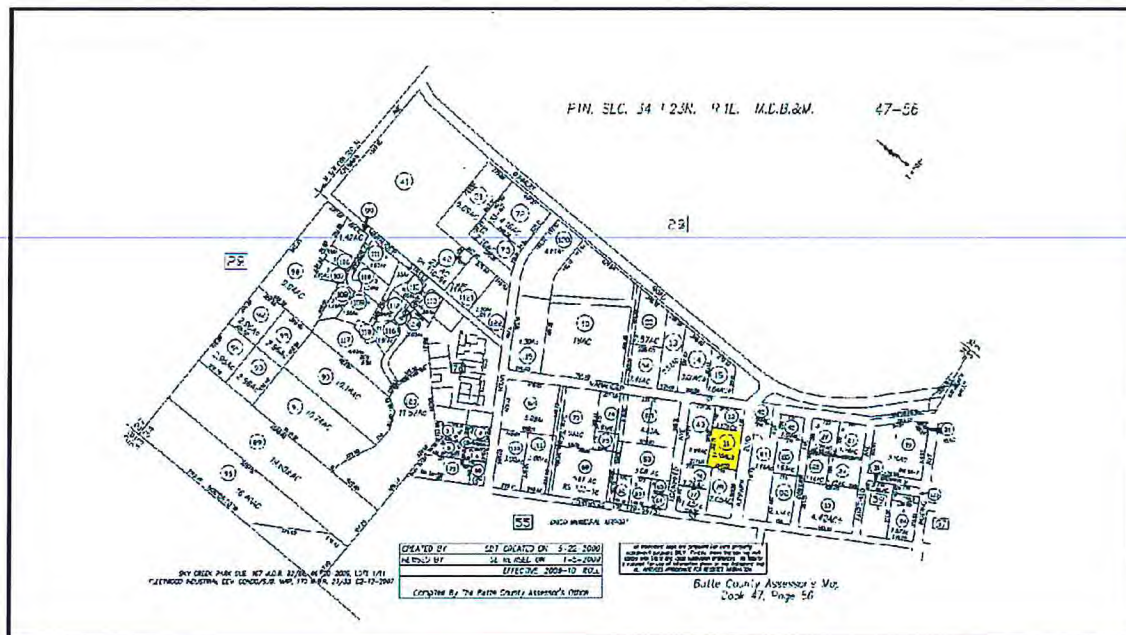
Confirmation: Mike Donnelley

Terms: Cash. This property was listed for \$149,000 and was on the market for just over a month.

Site Area Acres: 2.16
Site Size SF: 94,090
Price Per Acre: \$50,926
Price Per S.F.: \$1.17
Utilities: To Site
Offsites: In Place
Topography: Level

Comments: This is a rectangular parcel located at the entrance to the Chico Airport and zoned for commercial mixed-use. The area is light industrial and manufacturing oriented. This parcel was listed separately along with another non-contiguous improved parcel that the buyer also purchased in this transaction.

MAP





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REAL ESTATE APPRAISER • CONSULTANT
P.O. Box 6160 Chico, CA 95927
(530) 899-8722

File No.: 278

City: Yuba City

INDUSTRIAL LAND SALE NO.:3

Location: 1709 Southridge Blvd

A.P.N. Or Legal: 13-270-124

Grantor: John & Cheri Ochipinti

Grantee: Scott A. & Sherrie S. Cooper

Date of Sale: 8/30/2012

Instrument No.: 2012-0014498

Recorded Date: 9/6/2012

Zoning: FPARC

Sales Price: \$190,000

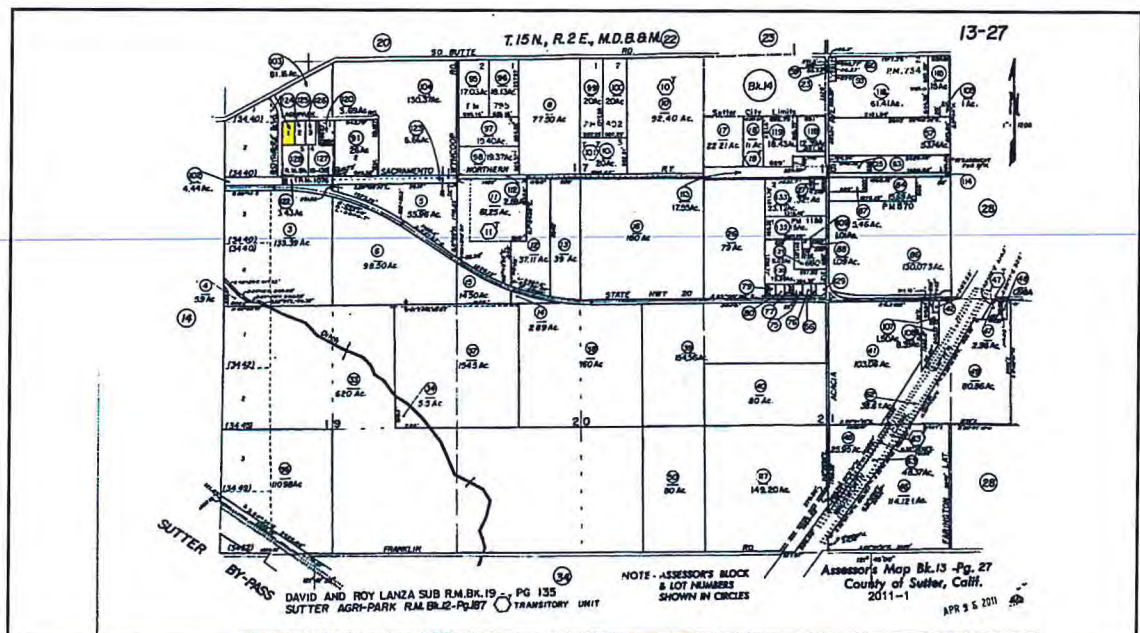
Confirmation: Buyer

Terms: Cash

Site Area Acres: 3.45
Site Size SF: 150,282
Price Per Acre: \$55,072
Price Per S.F.: \$1.26
Utilities: Power
Offsites: Paved
Topography: Level

Comments: This is a corner parcel located in the county near sutter. Paved with chain-link fence and three-strand barbed wire. Gravel yard. Purchased by the adjacent owner on Hwy 20. Buyer also purchased another vacant parcel to the east.

MAP





SCOTT S. HAMM, MAI
REAL ESTATE APPRAISER • CONSULTANT
P.O. Box 6160 Chico, CA 95927
(530) 899-8722

File No.: 288

City: Gridley

INDUSTRIAL LAND SALE NO.:4

Location: W/S Highway 99 S/O Archer

A.P.N. Or Legal: 021-110-033

Grantor: Tokuno

Grantee: N/A

Date of Sale: 11/1/2015

Instrument No.: N/A

Recorded Date: Escrow

Zoning: M-1

Sales Price: \$595,000

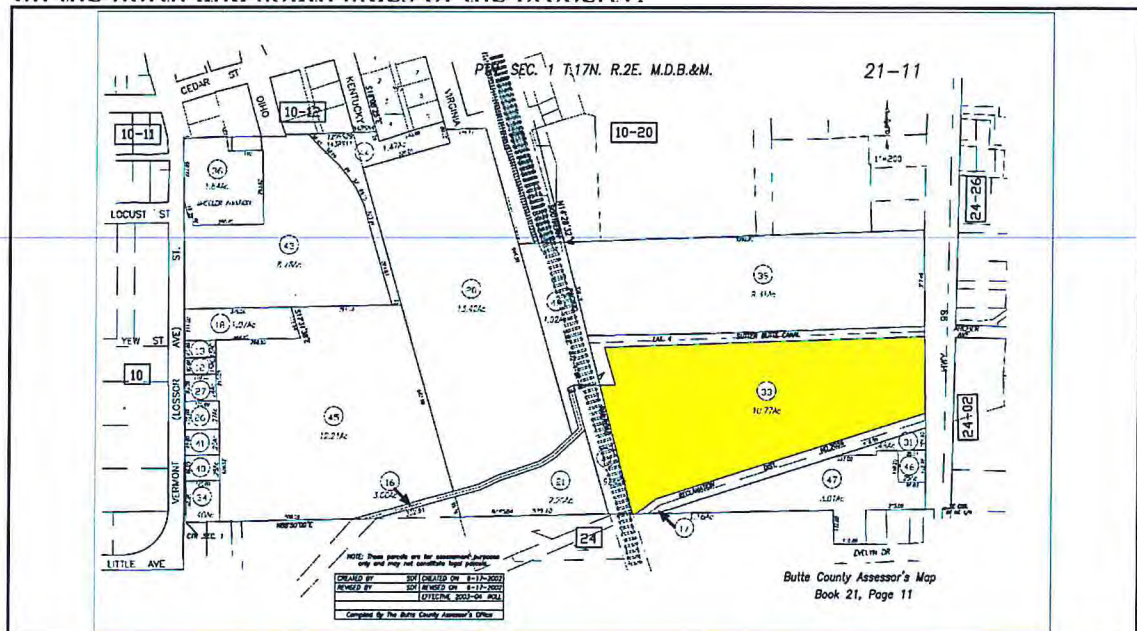
Confirmation: Tom Turk

Terms: Cash. This property had been listed for several years at \$750,000 or \$1.60 per square foot. The price was lowered to \$595,000 in 2015.

Site Area Acres: 10.77
Site Size SF: 469,141
Price Per Acre: \$55,246
Price Per S.F.: \$1.27
Utilities: To Site
Offsites: No C,G,SW
Topography: Level

Comments: This parcel is located in the west side of Highway 99 just south of Archer. It is zoned M-1 and has an Industrial General Plan designation. It has historically been used for agriculture. The buyer is planning on planting trees, but knows long term the highest and best use is for industrial development. There is an old house(1918) and garage on the property. There is also a canal on the north and south sides of the property.

MAP



MAP



SCOTT S. HAMM, MAI
REAL ESTATE APPRAISER • CONSULTANT
P.O. Box 6160 Chico, CA 95927
(530) 899-8722

File No.: 287

City: Chico

INDUSTRIAL LAND SALE NO.:6

Location: East Side of Highway 32 N/O East Ave.

A.P.N. Or Legal: 042-090-099

Grantor: A.Y.M., an IL Partnership

Grantee: Sorenson Investment Properties

Date of Sale: 6/11/2015

Instrument No.: 2015-41697

Recorded Date: 11/18/2015

Zoning: G-C

Sales Price: \$295,000

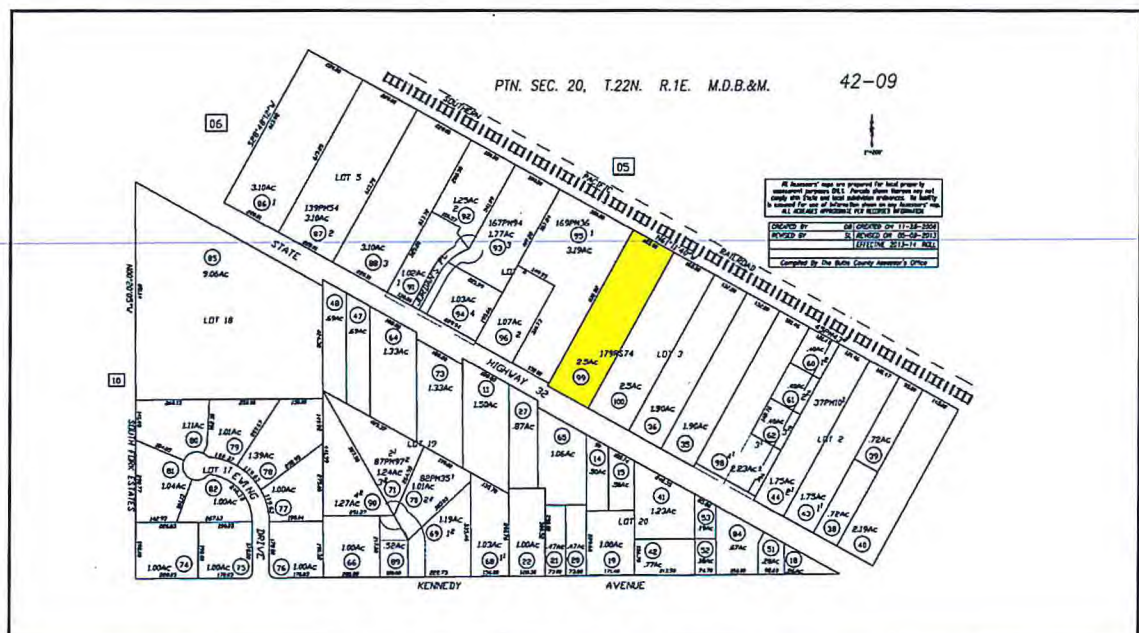
Confirmation: Kelly Sorenson

Terms: Cash. This parcel was listed 10/27/2014 for \$325,000. The listing shows it is zoned for light manufacturing, but doesn't reflect the new General Plan.

Comments: This is a rectangular parcel with a fairly narrow frontage and deep setback. Railroad tracks to the rear. The parcel is located in the county in northwest Chico in an area with a substantial amount of light industrial use. Buyer was interested in warehouse or mini-storage development.

Site Area Acres: 2.50
Site Size SF: 108,900
Price Per Acre: \$118,000
Price Per S.F.: \$2.71
Utilities: To Site
Offsites: No Water
Topography: Level

MAP





QUALIFICATIONS OF SCOTT S. HAMM, MAI
CALIFORNIA STATE CERTIFIED GENERAL REAL ESTATE APPRAISER
California License #AG004153

EXPERIENCE:

Scott S. Hamm, MAI has been appraising real estate since March 1985. He worked as an independent real estate appraiser for A. George Zengel MAI from February 1986 to June 1990. In July of 1990 Scott moved to a lending institution, Sacramento Savings Bank. In addition to appraising, Scott focused on loan workouts and asset dispositions. Valuation experience includes subdivisions, apartments, offices, mobile home parks, mini-storage, commercial, retail, industrial properties, condominium and/or P.U.D. projects, agricultural, residential, mixed-use developments and other special-use properties. His extensive computer experience includes the creation of various discounted cash flow and land residual models for income analysis and feasibility studies. In late 1994 Scott opened his own real estate and appraisal consulting firm. Since that time he has been specializing in projects within Butte, Glenn, and Shasta Counties, primarily the cities of Chico, Oroville, Paradise, Redding, and Orland. A significant portion of his appraisal practice focuses on condemnation and eminent domain work.

EDUCATION:

Bachelor of Science, June 1985	Major: Business Administration
California State University, Fresno	Option: Real Estate and Urban Land Economics
Appraisal Institute 2010	Litigation Certificate of Completion
Appraisal Institute/ASA 2008	Valuation of Conservation Easements Certificate of Completion

PROFESSIONAL ORGANIZATIONS & AFFILIATIONS:

Member - Appraisal Institute
Education Chairman - Society of Real Estate Appraisers, Fresno No. 76 (1988-89)
Treasurer - Society of Real Estate Appraisers, Fresno No. 76 (1990)
Member - SREA Young Advisory Council 1990
Admission Committee Chairman - Appraisal Institute, Sacramento Sierra Chapter (1993)
Board of Directors - Chico Economic Planning Corporation (1993-1998)
Board of Directors - Sacramento Sierra Chapter of the Appraisal Institute (1996-1998)
Board of Directors - California Open Lands (2007-2010)
California Licensed General Real Estate Appraiser
California Real Estate Broker - License No. 00910514

APPRAISAL CLIENTS:

Scott serves a wide variety of clients including both public agencies and private businesses. Scott is approved on the fee panels of all local, regional, and national banks operating in and around Chico, CA. A list of clients, references, and relevant work experience can be provided upon request.

PURPOSE:

Mortgage lending, estate planning, investment analysis, feasibility analysis, condemnation, bankruptcy, purchasing decisions, asset disposition, partnership dissolution, litigation, foreclosure, highest and best use studies, rental surveys, leased fee and leasehold interests, and portfolio assessment.

APPRAISAL AREA: (Counties)

Butte, Tehama, Glenn, Shasta, Siskiyou, Sutter, Yuba, Colusa

COURT EXPERIENCE:

United States Federal Bankruptcy Court, Sacramento Superior Court, Butte County Assessment Appeals Board