

Gridley City Planning Commission – Special Meeting Agenda

Wednesday, October 16, 2019; 6:00 pm
Gridley City Hall, 685 Kentucky Street, Gridley, CA 95948

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

1. **CALL TO ORDER** – Chairwoman Espino
2. **ROLL CALL** – Recording Secretary
3. **COMMUNITY PARTICIPATION FORUM** - *Members of the public may address the Planning Commission on matters not listed on the agenda. The Planning Commission may not discuss nor take action on any community participation item brought forward by a member of the community. Comments are requested to be limited to three (3) minutes.*
4. **CONSENT AGENDA** - *All items listed under the Consent Agenda are considered routine and acted upon by one motion. Any Planning Commissioner may request that an item be removed for separate consideration. The Planning Commission may only make minor comments; otherwise the item should be removed from the consent agenda and placed as the first item(s) under “Public Hearings”.*
 - A. **Planning Commission Minutes dated July 10th, 2019 (Amended) and August 14, 2019.**
5. **PUBLIC HEARINGS**
 - A. **Tentative Parcel Map No. 2-19;** Application for a tentative parcel map to subdivide one parcel consisting of approximately 5.4 acres into forty-two (42) parcels for a residential housing development located at the south side of Sycamore Street adjacent to Palm Drive in the Single Family Residential District (R-1) and Residential, Low Density (RLD) General Plan land use designation. (APN: 010-270-120)
 - B. **General Plan Amendment GPA 1-19, Rezone RZ 1-19;** Application for a General Plan Amendment and Rezone of approximately 5.4 acres from the General Plan land use designation of Residential Suburban (RS) to Residential Low Density (RLD), and rezone from Residential Suburban (R-S) to Single Family Residential District (R-1) located at the south side of Sycamore Street adjacent to Palm Drive. (APN: 010-270-120)

City staff respectfully recommends the Planning Commission:

1. Receive staff report
2. Open public hearing
3. Hear public testimony
4. Close public hearing
5. Commission discussion

City staff respectfully recommends the Planning Commission:

1. Recommend the City Council adopt a resolution accepting the Negative Declaration meeting the California Environmental Quality Act; and,
2. Recommend the City Council adopt a resolution and ordinance amending the General Plan and Rezone of the property; and,
3. Recommend the City Council adopt a resolution approving of TSM 2-19.

- C. Extension of the approved Tentative Map TSM 3-05 Edler Estates;** Application to extend the approved tentative map to develop approximately 8.49 acres with 25 single family residential units in the Residential Suburban (R-S) zoning district and the Residential Very Low Density (RVLD) General Plan land use designation. (APN: 010-270-076)

City staff respectfully recommends the Planning Commission:

1. Receive staff report
2. Open public hearing
3. Hear public testimony
4. Close public hearing
5. Commission discussion

City staff respectfully recommends the Planning Commission:

1. Determine the project is Categorically Exempt per the California Environmental Quality Act, Section 15061(b) (3), and Review for Exemption, General Rule; and,
2. Approve the request to extend the Tentative Map TSM 3-05.

6. INFORMATIONAL – None.

8. REPORTS & COMMUNICATIONS – None

9. ADJOURNMENT - to the regular meeting of the Planning Commission dated November 13, 2019.

General Notes:

This agenda was posted on the public bulletin board in the foyer of City Hall at or before 4:00 p.m. on October 11, 2019, in accordance with Government Code Section 54954.2. This agenda along with all attachments, if any, is available for public viewing online at www.gridley.ca.us and at the Administration counter in City Hall, 685 Kentucky Street, Gridley, CA. This is a public meeting and anyone may address the Planning Commission. Any documents that were provided to the Planning Commission after the Agenda packet was distributed are also available for public review during normal business hours.

Meeting facilities are accessible to persons with disabilities. By request, alternative agenda document formats are available to persons with disabilities. To arrange an alternative agenda document format or to arrange aid or services to modify or accommodate persons with a disability to participate in a public meeting, contact the City Clerk by calling 846-3631 (voice). This request should be received at least three working days prior to the meeting in order to accommodate your request. For questions about this agenda, please call the Recording Secretary, Elisa Arteaga, at (530) 846-5695.

Gridley City Planning Commission – Regular Meeting Minutes

Wednesday, July 10, 2019; 6:00 pm

Gridley City Hall, 685 Kentucky Street, Gridley, CA 95948

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

1. **CALL TO ORDER** – At 6:00 p.m., Chairwoman Espino called the meeting to order.
2. **ROLL CALL** – Recording Secretary

Planning Commissioners

Present:

Maria Espino, Chairman
Ken Wolfe, Vice Chair
Ishrat Khan-Aziz, Commissioner

Arriving post roll call:

None

Absent:

None

Staff Present:

Donna Decker, City Planner/Consultant (DES,LLC)
Elisa Arteaga, Recording Secretary

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

There was no public comment.

4. **CONSENT AGENDA** - All items listed under the Consent Agenda are considered routine and acted upon by one motion. Any Planning Commissioner may request that an item be removed for separate consideration. The Planning Commission may only make minor comments; otherwise the item should be removed from the consent agenda and placed as the first item(s) under “Public Hearings”.

- A. **Approval of the Planning Commission Minutes dated February 12, 2018, June 18th, 2018, and August 8th, 2018.**

Motion by Wolfe, second by Khan, for approval of Planning Commission minutes dated February 12, 2018, June 18th, 2018, and August 8th, 2018.

Roll Call

Ayes: Khan, Wolfe, Espino Noes: None Absent: None Abstain: None **Motion Passes 3-0**

5. PUBLIC HEARINGS

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

1. Receive staff report

Staff report – Donna Decker reviewed the staff report and plans as submitted to Commission. She explained the differences in previous plans (originally submitted in 1993) and changes since the first submittal of the map. She explained the applicant is proposing a 21-parcel single-family residential subdivision on three parcels (4.7 acre). The proposed subdivision was initially proposed and approved in 1993 and 2005; both maps expired. The applicant is submitting a similar proposal as previously approved with slight differences in lot sizes, the connection to Bridgeford Avenue for future growth to the north. The tentative subdivision map will create 20 new single-family lots ranging in size from 5,050 to 6,565 square feet and one lot reserved for a storm water detention basin 11,200 sq. ft. She elaborated as to revised zoning codes and purpose to support infill design and legalize small parcels in town. She explained the City reduced lot sized and allowed for smaller lot designations under R1 zoning. She reviewed exhibit "A" Conditions of Approval and map as well as discussing the variety of zones and lot sizes within the map, proposed sidewalk improvements and deferred improvements as well as standards that need to be made for this subdivision. She closed that this is an opportunity for Commission to make recommendations to bring to City Council of this project. The project is categorically exempt and no environmental impacts.

Chairwoman Espino and Vice Chairman Wolfe asked for clarification of deferred sidewalk improvements. Decker reported it was for curb and gutter (north to south areas of the project with landscaping only). Espino and Wolfe both expressed concerns with conditions relating to the City entering into a deferred agreement relating to improvements located on the east one-half of West Biggs Gridley Road and costs associated to the improvements be passed onto the future property owners of those parcels. They both elaborated as to when other subdivisions have built along West Biggs Gridley Road, the improvements were included.

Commissioner Khan inquired if there are issues with archeological artifacts. Decker explained if found, the contractor is required to stop and inform the City and the owner will need to have an archeologist come out to the site. Decker reviewed the process of approval of the map and responsible parties for the project and development. Khan inquired what the term "slope" meant on the property map. Decker explained it's part of the drainage information for the lots. The grading plans and improvement plans will be further submitted.

Chairwoman Espino inquired on the Bridgeford Ave proposed future street extension. Decker reviewed the future street extension (county) plan submittal and designation. She explained the future street extension on Bridgeford, required annexation due to county lines. The original proposal was not to have Glen Drive but due to safety personnel access concerns, this plan has been submitted.

Espino inquired about #11 condition. Decker explained it is to keeping the dust down for Butte County Air Quality. There was further discussion between Decker and Espino relating to the City providing the same type of maintenance of districts such as those of Heron Landing. Decker concurred and explained the process of the deed lot 21, detentions, landscaping and streetlights, as well as frontage improvements.

Commissioner Khan inquired if the building requirements included building to code for "earthquakes" criteria. Decker reported that they will need to meet the most current uniform building codes which include that criteria.

2. Open the public hearing – Chairwoman Espino opened the public hearing.

Kurt Hilbers – 1555 Atkinson Ct., Yuba City, owner of Hilbers Inc. introduced himself to the Commission. He explained there is a lot of interest to build especially after Camp Fire Disaster and would like to see the project built. The difference between them and other builders is that the project this is a much smaller project.

Chairwoman Espino ask about project timelines. Mr. Hilbers explained they are working on a smaller project in Gridley, so it would be fast and they anticipate to be under construction this summer. They have much larger projects in other cities, this is a small project and it would move fast. There was discussion between Chairwoman Espino and Vice Chairman Wolfe relating to the deferred development of improvements and if the new owners would be made aware ahead of time before purchasing the project of those assessments. There was concern expressed of passing on the costs of the improvement to new homeowners.

Decker explained the owners would be notified of deferred improvement costs. It is best to design the entire road vs a short entire section of the road. She explained the theory for deferring improvements to ensure design conformity. Wolfe expressed concern of future costs for improvements could change over time. Decker explained control points and improvements and elaborated as to designing of small sections, pockets done if not right there could be problems with funding to tear out and rebuild improvements. There would be disclosures provided to owners and options to set up an assessment district.

Commissioner Khan ask Kurt Hilbers to confirm the other areas of improvements, lift station and retention basin. Mr. Hilbers confirmed per City Engineer and City requirements would have to be completed before homes are sold and all improvements should be in place and to code and prior to sale of homes.

Pat Coghlan – 852 Idaho Street, addressed the Commission, submitted a written statement for the record (attached to minutes as "Exhibit A"). He provided a verbal overview of his written submittal, highlighting each concern. He asked the Commission to reconsider the allowance of deferred improvements. The deferment of improvements only provides savings of costs to the developer. It puts the burden on new homeowners, the City and/or County. He reported that all other builders have provided improvement upfront and allowing deferment of improvements makes the future property owners jump through hoops take on the burden that should be on the developer. He urged the Commission to reconsider. He added that that the detention pond calls for 6 ft cyclone fence with flats, that will look very unattractive. His primary concern was the safety issues with the plot plan. He deferred to other areas that are unsafe for pedestrians and cyclists. He suggested have a safety engineer look at the plot plan because it is not safe and the City do not allow deferred improvements on West Biggs Gridley Road.

There was brief overview of the map reassessing safety for pedestrians and cyclists. Decker reported if upon building the detention pond it is deep that would require fencing the instead of the cyclone fence it could be changed to an iron fence around Lot 21 detention basin with shrubbery.

3. **Close Public Hearing** - Chairwoman Espino closed the public hearing.

4. **Commission Discussion** -

Chairwoman Espino announced that new housing good idea for Gridley and Heron Landing Development has already set a standard to have improvements in place prior to the sale of homes. There will be more traffic and safety is a huge issue and she was not in support of the deferment of roadside improvements. She concluded she was in support of the development however, not the deferment of improvements along West Biggs Gridley Road as well as the extension to Bridgeford Street.

Commissioner Khan announced she appreciated the interest in developing in Gridley but the sidewalk improvements should in place prior to the building of the development or if there is a deferment there should be a plan for deferred costs for future owners. There needs to be clarification for costs for proposal of deferred amounts to homeowners such as annual tax assessments.

Vice Chairman Wolfe expressed concern with deferment of improvements along West Biggs Gridley Road. He was in support of new housing but not deferring costs to homeowners.

Planning Consultant, Donna Decker suggested adding language to fencing conditions to the detention basin and deferment and cost plans. She explained the assessment process and plans.

MOTION BY ESPINO, for the following:

1. Determine the project is Categorically Exempt per the California Environmental Quality Act, Section 15332(a-e), Class 32, Infill Development Projects; and,
2. Recommend approval of TSM 1-19 to the City Council with added two conditions of approval; if the detention basin requires fencing, it will not be cyclone fence, it will be iron/steel tubular fencing with shrubbery and the improvements along West Biggs Gridley Road and the Bridgeford extension not be deferred.

For a lack of a second, motion did not pass.

Vice Chairman provided clarification that the Bridgeford extension is County and is not included within the improvement limits of the project. He further elaborated that he did not agree with deferring of improvements.

MOTION BY WOLFE, SECOND BY KHAN for the following:

1. Determine the project is Categorically Exempt per the California Environmental Quality Act, Section 15332(a-e), Class 32, Infill Development Projects; and,
2. Recommend approval of TSM 1-19 to the City Council with added two conditions; if the detention basin requires fencing, it will not be cyclone

- fence, it will be iron tubular fencing with shrubbery and the all improvements along West Biggs Gridley Road be included not deferred.
3. Direct staff to work with the Developer to define deferred improvement buildout costs and plans.

Ayes: Khan, Wolfe, Espino Noes: None Abstain: None **Motion passes 3-0**

6. INFORMATIONAL – None

7. REPORTS & COMMUNICATIONS

Donna Decker, Planning Consultant provided clarification of regular meeting schedule. They are scheduled to be held every 2nd Wednesday of the month. She added there will be an upcoming meeting with other items and provided a verbal update on the status of the AM/PM project.

8. **ADJOURNMENT** – At 7:50 p.m. the Planning Commission adjourned to the next regular meeting of the Planning Commission to be held on Wednesday, August 14, 2019.

Approved: _____
Donna Decker, Planning Consultant

Exhibit "A" to Minutes 7-10-19

July 10, 2019

852 Idaho Street
Gridley CA 95948

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

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

Good Evening,

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

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

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

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

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

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

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

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

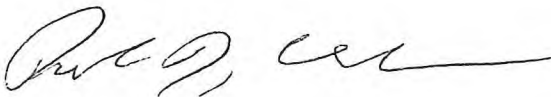
I ask the Commission to review the safety of the anticipated route for the residents of this subdivision, with special consideration for the safety of children walking or cycling to school, while mindful of the mix of vehicles going back and forth in the area.

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

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

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

Sincerely Yours,

A handwritten signature in black ink, appearing to read 'Patrick Coghlan', with a long horizontal flourish extending to the right.

Patrick Coghlan

Gridley City Planning Commission – Regular Meeting Minutes

Wednesday, August 14, 2019; 6:00 pm

Gridley City Hall, 685 Kentucky Street, Gridley, CA 95948

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

1. **CALL TO ORDER** – At 6:00 pm. Chairwoman Espino called the meeting to order.

2. **ROLL CALL** – Recording Secretary

Planning Commissioners

Present:

Maria Espino, Chairman
Ken Wolfe, Vice Chair
Sumran Khan, Commissioner

Arriving post roll call:

None

Absent:

Ishrat Khan-Aziz, Commissioner
Rukhsana Khan

Staff Present:

Donna Decker, City Planner/Consultant (DES,LLC)
Elisa Arteaga, Recording Secretary

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

There were community participation comments.

4. **CONSENT AGENDA** - *All items listed under the Consent Agenda are considered routine and acted upon by one motion. Any Planning Commissioner may request that an item be removed for separate consideration. The Planning Commission may only make minor comments; otherwise the item should be removed from the consent agenda and placed as the first item(s) under “Public Hearings”.*

A. Planning Commission Minutes dated July 10, 2019.

Motion by Wolfe, Second by Espino, for approval of Planning Commission minutes dated July 10th, 2019. By unanimous vote, the motion passed 3-0.

5. PUBLIC HEARINGS

A-D. Variance No. 1-19 to 4-19 Norcal Investors, Inc., Applicant/Owner; Application for a variance from Title 17 zoning code development standards to reduce the side yard setback area for four residential parcels from 20 feet to 15 feet located at 1900 Canvasback Ct (APN 009-240-035), 1905 Cinnamon Teal Ct (APN 009-240-001), 1905 Canvasback Ct (APN 009-240-016), and 1905 Gray Lodge Ct (APN 009-250-064) in the Heron Landing Subdivision. Zoning for the property is Single Family Residential (R-1) and Residential Low Density (RLD) General Plan land use designation.

City staff respectfully recommends the Planning Commission:

1. Receive staff report – Donna Decker provided a verbal overview of staff report. She further elaborated as to setback requirements and designations and closed her verbal update summarizing the recommendations and stating that the request was not detrimental to the area.
2. Open public hearing - Chairwoman Espino opened the public hearing.
3. Hear public testimony – Property Owner, Sunny Dhami, approached the Commission and provided a verbal update as to the request and added that the houses were being designed to match and blend in the existing neighborhood.
4. Close public hearing – Chairwoman Espino closed the public hearing.
5. Commission discussion - There was discussion among Planning Commissioners relating to the variance setbacks, review of the site described in the report, current land use designation and setback requirements under current code. There was brief overview of the conditions of approval “exhibit B” to the staff report. Planning Consultant Donna Decker reported that due to the irregular lot shape and desire to maximize the rear yard are limits the depth of the design to meet setback standards and review options available to the Commission for action.

Commissioner S. Khan inquired as to the noticing of the variance. Consultant Decker reported the notice was posted in City Hall, published in the Gridley Herald ten days before the hearing and mailed to residences within 300 feet of the site. No concerns were received to date.

Chairwoman Espino inquired if this type of variance request was common. Consultant Decker responded there have not been many requests as this is unique due to the irregular lot shape. She further clarified that it is a reasonable request because there is no impact to neighbors nor will it have a visual impact to the subdivision because it does not significantly encroach into the setback area.

There was brief discussion between Commissioner S. Khan and Decker relating to any concerns for the request to increase the setbacks to the street. Decker provided a history of the design of the lots to explain further the request for variance.

Motion by Wolfe, Second by S. Khan for following:

1. Determine the project is Categorically Exempt per the California Environmental Quality Act, Section 15305 (a), Class 5, Minor Alterations in Land Use Limitations; and,
2. Make the required variance findings as described within Exhibit A allowing the reduced streetside setback from 20 feet to 15 feet; and,
3. Approve **Variance No. 1-19** Conditions of Approval as shown in Exhibit B.

Roll Call:

Ayes: Khan, Wolfe, Espino

Noes:None

Absent: R. Khan, I. Khan

Abstain: None

Motion passed 3-0

Motion by Espino, Second by Wolfe for following:

1. Determine the project is Categorically Exempt per the California Environmental Quality Act, Section 15305 (a), Class 5, Minor Alterations in Land Use Limitations; and,
2. Make the required variance findings as described within Exhibit A allowing the reduced streetside setback from 20 feet to 15 feet; and,
3. Approve **Variance No. 2-19** with Conditions of Approval as shown in Exhibit B.

Roll Call:

Ayes: Khan, Wolfe, Espino

Noes:None

Absent: R. Khan, I. Khan

Abstain: None

Motion passed 3-0

Motion by Wolfe, Second by S. Khan for following:

1. Determine the project is Categorically Exempt per the California Environmental Quality Act, Section 15305 (a), Class 5, Minor Alterations in Land Use Limitations; and,
2. Make the required variance findings as described within Exhibit A allowing the reduced streetside setback from 20 feet to 15 feet; and,
3. Approve **Variance No. 3-19** with Conditions of Approval as shown in Exhibit B.

Roll Call:

Ayes: Khan, Wolfe, Espino

Noes:None

Absent: R. Khan, I. Khan

Abstain: None

Motion passed 3-0

Motion by Wolfe, Second by S. Khan for following:

1. Determine the project is Categorically Exempt per the California Environmental Quality Act, Section 15305 (a), Class 5, Minor Alterations in Land Use Limitations; and,
2. Make the required variance findings as described within Exhibit A allowing the reduced streetside setback from 20 feet to 15 feet; and,
3. Approve **Variance No. 4-19** with Conditions of Approval as shown in Exhibit B.

Roll Call:

Ayes: Khan, Wolfe, Espino **Noes:**None **Absent:** R. Khan, I. Khan **Abstain:** None

Motion passed 3-0

- E. Conditional Use Permit 1-19** Branden Meyers, Applicant; Application for a conditional use permit to allow the use of a recreational vehicle as a living unit for a one-year period located at 1431 Vermont Street on a 0.69 acre parcel. Zoning for the property is Single Family Residential District (R-1) and Residential Low Density (RLD) General Plan land use designation. (APN 010-360-052)

1. Received Staff Report – Planning Consultant, Donna Decker reported the applicant Branden Meyers could not be in attendance for this meeting. He is applying for a conditional use permit to allow the use of a recreational vehicle as a living unit for a one-year period to allow his father to live there while he is traveling to San Jose to a jobsite. This request is only for temporary use and the vehicle will not be visible from the street because it will be located by the shop. Ms. Decker closed her report with summarizing the conditional use permit findings attached to the staff report and recommendation of approving the conditional use permit.
2. Open public hearing – Chairwoman Espino opened the public hearing.
3. Hear public testimony - There was no public testimony.
4. Close the public hearing – Chairwoman Espino closed the public hearing.
5. Commission Discussion – There was discussion among Planning Commissioners. Commissioner S. Khan inquire as to the size of the recreation vehicle, safety requirements for utility connections, location of the vehicle on the property, and suggested modification to the Exhibit "B" to include the requirement of meeting the amperage demand of the recreational vehicle to the electrical service connected with the residence and that the vehicle can be towed to a dumping station or pumped at the site. Commissioner Wolfe concurred with the recommendation by Commissioner S. Khan to modify the Conditions of Approval Exhibit B.

Motion by S. Khan, Second by Wolfe, for the following:

1. Determine the project is categorically exempt per the California Environmental Quality Act, Section 15304, Minor Alterations to Land, Class 4 (e).
2. Make the required conditional use permits findings as described within Exhibit "A", and
3. Approve Conditional Use Permit 01-19 subject to the conditions attached to the staff report as Exhibit B, including modification to #3 meeting the amperage demand of the recreational vehicle to the electrical service of the residence, and #4- The recreational vehicle can be towed to be pumped or pumped at the site.

Roll Call:

Ayes: Khan, Wolfe, Espino **Noes:**None **Absent:** R. Khan, I. Khan **Abstain:** None

Motion passed 3-0

6. INFORMATIONAL – None

7. REPORTS & COMMUNICATIONS –

Planning Commissioner Donna Decker provided a verbal update on the AM/PM project site.

8. ADJOURNMENT – at 6:50 p.m. the Commission adjourned to a special meeting to be held on September 18, 2019.

Approval: _____
Donna Decker, DES, LLC.

Planning Commission Item #5A, 5B
Staff Report

Date: October 16, 2019

To: Chair and Planning Commissioners

From: Donna Decker, Planning Department

	Regular
X	Special
	Closed
	Emergency

Subject: **Tentative Parcel Map No. 2-19;** Application for a tentative parcel map to subdivide one parcel consisting of approximately 5.4 acres into forty-two (42) parcels for a residential housing development located at the south side of Sycamore Street adjacent to Palm Lane in the Single Family Residential District (R-1) and Residential, Medium Density (RMD) General Plan land use designation. (APN: 010-270-120)

General Plan Amendment GPA 2-19, Rezone RZ 2-19; Application for a General Plan Amendment and Rezone of approximately 5.4 acres from the General Plan land use designation of Residential Suburban (RS) to Residential Medium Density (RMD), and rezone from Residential Suburban (R-S) to Single Family Residential District (R-1) located at the south side of Sycamore Street adjacent to Palm Lane. (APN: 010-270-120)

Recommendation

City staff respectfully recommends the Planning Commission:

1. Recommend the City Council adopt a resolution accepting the Negative Declaration meeting the California Environmental Quality Act; and,
2. Recommend the City Council adopt a resolution and ordinance amending the General Plan and Rezone of the property; and,
3. Recommend approval of TSM 2-19 to the City Council.

Summary

The applicant is proposing a 42-parcel single-family residential subdivision on a ±5.4 gross acre parcel located on the south side of Sycamore Street, to the east of Palm Lane, and south of the Eagle Meadows Subdivision. The site had previously been considered for development; however, that approval expired. The applicant is applying for a different subdivision layout providing smaller lots, and the development of Palm Lane.

Discussion

Background

The subject site is located at the south side of Sycamore Street, east of Palm Lane. The site is currently vacant. The tentative subdivision map will create a 42 small lot subdivision for new single-family residential units. This model will allow an affordable by design unit with two-story homes ranging from 1,900 square feet to 2,250 square feet.

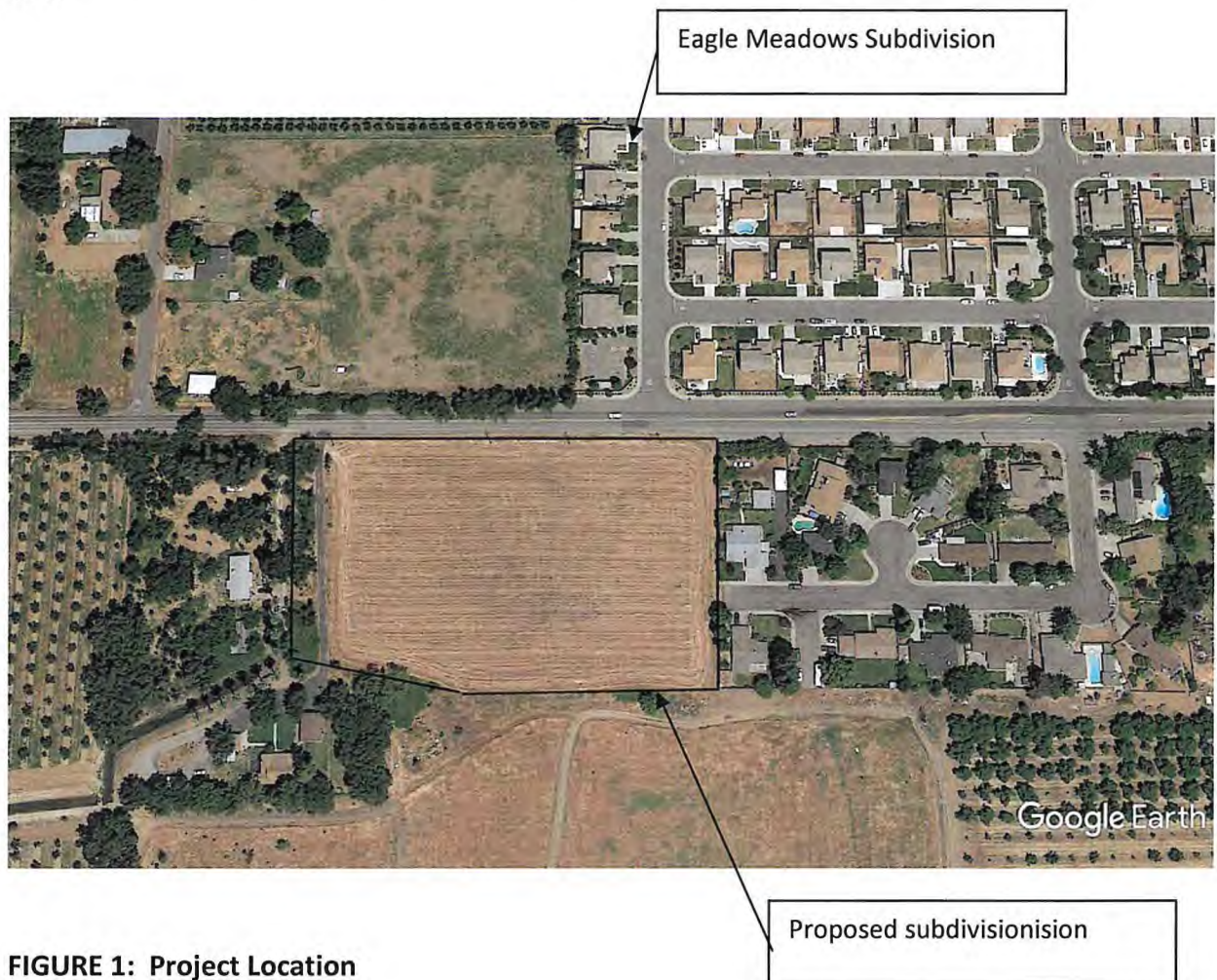


FIGURE 1: Project Location

Land Use

The project site is currently zoned R-S, Residential Suburban District and has a General Plan land use designation of Residential, Very Low Density. The project applicant is requesting a General Plan Amendment and a rezone to conform to the Standard Single Family District (R-1) and the General Plan Land Use Designation of Residential, Medium Density. The single-family residential district has four (4) designations:

1. R-1A Parcels sized from 1,700 – 3,500 square feet
2. R-1B Parcels sized from 3,501 – 5,999 square feet
3. R1-C Parcels sized from 6,000 – 7,499 square feet
4. R-1 Parcels sized from 7,500 and greater

The purpose of changing the land use designation is to allow the project to comply without varying development standards so that future interpretations meet the code. The project could be accomplished by establishing a Planned Development Overlay where the land use could stay the same and the overlay zone would vary the development standards. Staff believes having straight zoning is advantageous.

The R-1 zone allows 4 du/ac; however, the city established the four additional subzoning based on parcel size that increases the allowed density. This project would have an R-1A zoning allowing lots to be from 1,700 sf to 3,500 square feet. These designations were developed to legalize many of the older City of Gridley lots so that each lot became legal and could be upgraded and maintained. The proposal is designed to meet the demand for a standard single family home without large lot areas to maintain. This has become a model that is highly desirable and provides a different housing product for our community.

The housing layout will be similar to the figure below:

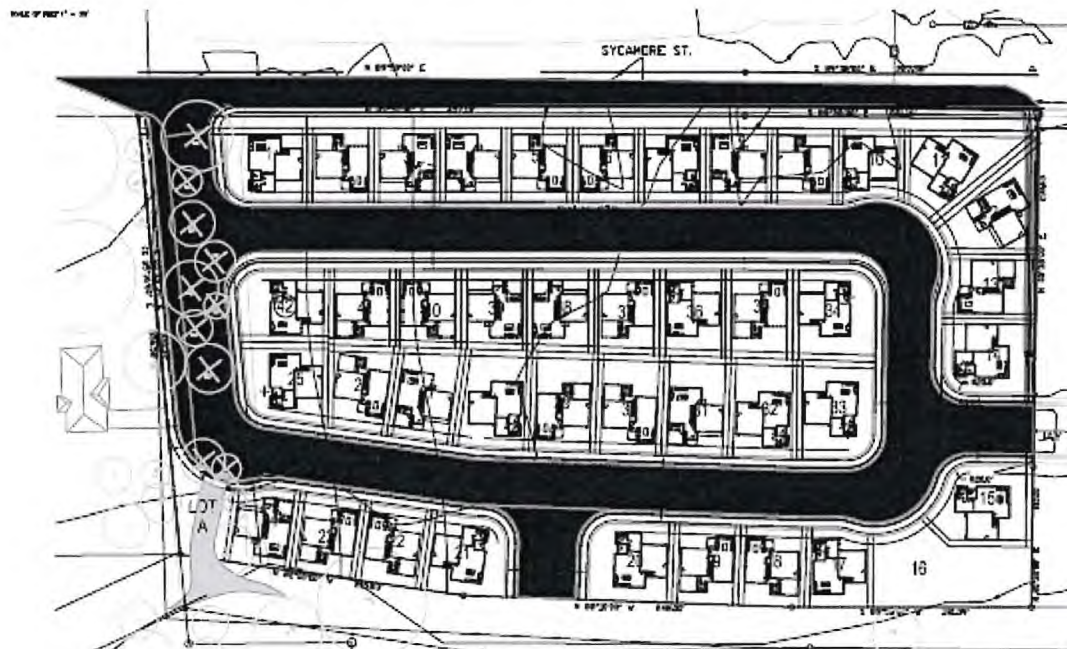


FIGURE 2: Housing Layout (Note this is not the same map as the Tentative Subdivision Map)

The layout provides a look at how the homes will fit on the lots. There is adequate parking and the street is designed to meet our subdivision standards for residential street design.

The Housing Element Policy HP-2.4 also supports this development:

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

The proposed Tentative Map is shown on Figure 3 below:

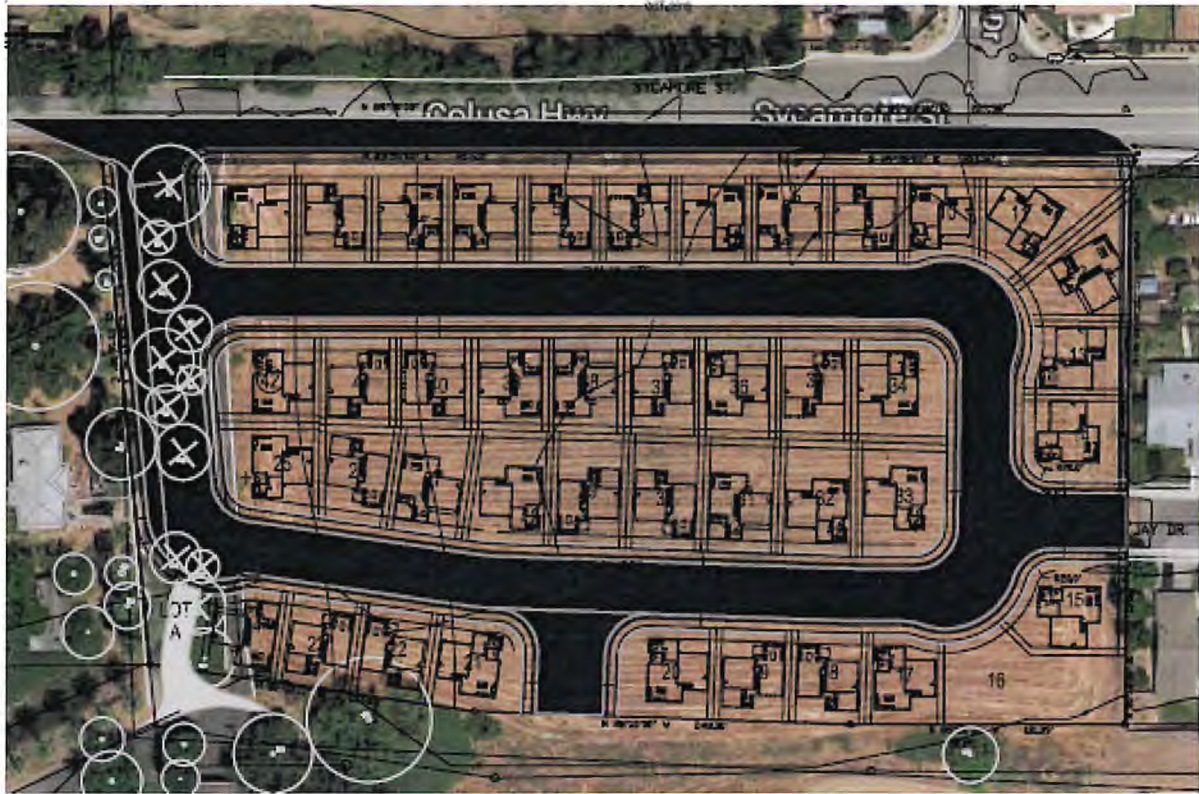


FIGURE 3: Lot Layout on Aerial

Driveways are provided for the residents to the west and south of the site. The road network provides access to the property to the south for future development.

Approval process

The approval process for subdivision maps are not discretionary in that the Planning Commission determines that the map meets the requirements of the Subdivision Map Act. What is discretionary is the request to modify the zoning and general plan land use designations.

Public Notice

A notice was posted in the Gridley Herald 10 days in advance of the Planning Commission meeting, posted at City Hall, mailed 300 feet from the boundary of the property, made available at the Administration public counter, and placed on the City website for review. At the time this report was prepared no comments had been received.

Environmental Review

The proposed project requires a Negative Declaration. At the time of this report, no significant impacts had been identified. The Initial Study and Negative Declaration will be provided to the City Council for approval when the resolution for the General Plan Amendment and the Ordinance for the rezone are presented.

Attachments –

1. Exhibit A Conditions of Approval
2. Exhibit B TSM 2-19 Map

Exhibit A

Conditions of Approval TSM 2-19

1. The applicant/property owner shall file a Declaration of Acceptance of the Conditions of Approval within 30 days of approval for the Tentative Subdivision Map 2-19.
2. The Tentative Subdivision Map 2-19 shall expire after a five (5) year period. No further extensions by the City are allowed under the Subdivision Map Act; unless determined by the State of California special legislation to provide automatic extensions for the period specified at the time.
3. No further extension of this Tentative Subdivision Map shall be allowed, unless it is extended by California State Legislation. A new application to develop the site would be required and all current conditions would need to be met at that time.
4. Use of the 5.4-acre project site is subject to all zoning regulations described in Gridley Municipal Code as applicable to "R-1 Single Family" residential zoning districts and all applicable requirements of the Gridley Municipal Code.
5. Physical development of the site shall conform to the design approved for Tentative Subdivision Map No. 2-19 and to all of the conditions of approval of that Tentative Subdivision Map.
6. The project shall be required to pay all applicable impact fees for the development of the project.
7. Minor changes may be approved by the Planning Director upon receipt of a substantiated request by the applicant, or their respected designee. Prior to such approval, verification shall be made by each Department that the modification is consistent with the approved application. Changes deemed to be major or significant in nature shall require a formal application for amendment.
8. In the event of the discovery or recognition of prehistoric or historic resources in the area subject to development activity, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie similar resources and a professional archaeologist shall be consulted. Further, if human remains are discovered, the coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required. If the County Coroner determines the remains to be Native American, the coroner shall contact the Native American heritage Commission within 24 hours.

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

9. Prior to any site work, the project applicant shall submit a geotechnical report to the City, prepared by a certified engineering geologist. The project applicant shall incorporate any recommended measures into the final site plan.
10. Construction of the project shall comply with the requirements of the National Pollution Discharge Elimination (NPDES) Permit and obtain a WDID from the State of California in conformance with the General Construction Storm Water Permit; Storm Water Pollution Prevention Plan (SWPPP) shall be prepared prior to construction activities.
11. Upon commencement of grading and construction activities, the applicant shall implement measures to offset particulate matter and emissions from construction equipment as specified by Butte County Air Quality Management District.
12. Prior to recordation of a Final Map, the applicant shall submit for review and approval improvement plans that shall include, not limited to, details related to above and underground infrastructure; piping and service laterals, meters, drop inlets, manholes, curb, gutter, and sidewalk, roadway, pavement markings, lighting, hydrants, street signs, electrical, transformer pedestals, and any and all components as required by the City of Gridley, the City Engineer, the Utility Supervisor, and Public Works Manager. Plans shall meet all required state and local ordinances, regulations, and Public Works Development Standards. Omissions on the plans does not constitute approval for the omission. Plans shall be reviewed and approved by the City Engineer and the Gridley Municipal Services Division.
13. Prior to recordation of the final map, the applicant shall coordinate with the Butte County Assessor's Office and Tax Collector to segregate any assessments against the properties and pay any delinquent, current, and future taxes and/or assessments against the properties as required.
14. Dedicate and improve the south one-half of Sycamore Street to the requirements of the City Engineer meeting the Public Works Standards.
15. Dedicate and improve the 60--foot wide local residential street right-of-way for the interior

subdivision streets to the satisfaction of the City Engineer.

16. Dedicate a 10-foot public services easement adjacent to all public right-of-way frontages.
17. Prior to approval of a Final Map all of the following requirements shall be completed:
18. A registered engineer shall prepare and submit the following information to Gridley Department of Public Works for review and approval:
 - a. Calculations identifying the estimated rate of peak stormwater runoff from the cross area of the undivided site and abutting streets - as they exist at the time of approval of the tentative subdivision map- during currently adopted design storm event. The calculations shall be prepared in a manner consistent with the Gridley Public Works Construction Standards, and with standard engineering practice.
 - b. Construction details, plans and profiles, typical sections, specifications, and maintenance plans for any proposed stormwater detention facilities to be constructed to serve the parcels created by this subdivision.
 - c. An assessment against the development and individual parcels shall be established to fund the on-going maintenance costs associated with any approved stormwater detention facilities, lighting, landscape, cmu block wall on Sycamore Street, and drainage components as determined by the City Engineer.
 - d. Dedication of the area for the detention facilities, if required shall be made to the City of Gridley as a condition of recordation of the Final Map.
 - e. The design of surface detention facilities, if required, shall minimize use of the facility by mosquitoes· for breeding by incorporating some or all of the features recommended by the Butte County Mosquito and Vector Control District.
 - f. All drainage improvements shall be constructed in conformance with the Gridley Public Works Construction Standards, the City of Gridley Master Drainage Plan, and the details shown on approved construction plans. The developer shall have a registered engineer prepare and submit construction details, plans and profiles, typical sections, specifications, and cost estimates to the Department of Public Works for review and approval prior to the recordation of the Final Map.
19. Telephone, cable television, and gas service shall be provided to all parcels in accordance with the Gridley Public Works Construction Standards, the Gridley Municipal Code, and

the requirements of the agencies providing these services.

22. If any existing utilities must be relocated as a result of this subdivision, the agencies that own the facilities may require the developer to pay the cost of such relocations.
23. The lots shall be graded in conformance with the Gridley Public Works Construction Standards and the Gridley Municipal Code. The developer shall submit grading details, plans and specifications prepared by a registered engineer to the Department of Public Works for review and approval prior to the start of any work.
23. The Applicant shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to the plaintiff in an action challenging the validity of this tentative subdivision map or any environmental or other documentation related to approval of this tentative subdivision map.
24. In order to mitigate noise impacts from on the residential development, the applicant shall erect a 6'-high solid cmusplit face capped sound wall adjacent to Sycamore Street prior to the acceptance of the improvements for the project. Landscaping and irrigation shall be constructed on the north face of the wall to the satisfaction of the Planning Director.
25. Provide existing topo 100 feet beyond boundary and proposed finish grade contour lines both at 1 foot contour intervals.
26. Provide water distribution plan, proposed sizes and tie in locations.
27. Proposed fire hydrant locations.
28. Develop conceptual sewer plan, proposed sizes, slopes, sewer manholes and tie in locations.
29. Develop conceptual drainage plan, sizes and overland release and detention facilities.
30. Show public utility easements (PUE) on plan.
31. Provide Landscape Plan for frontage along Sycamore Street.
32. Show all existing public facilities on Sycamore Street.
34. Show proposed building setbacks for each parcel or provide a typical set back detail for interior lots and corner lots.

35. All overhead utilities shall be underground within subdivision.
36. Street lighting shall be provided along Sycamore Street and within the interior of the subdivision. The lighting layout will be approved by the City and will be decorative acorn lighting.
37. Palm Lane to be constructed both sides.
38. Place road barrier at future road connection to south property.
39. Street names to be reviewed and approved by the Planning Department.
40. Electrical and Water to be looped into existing infrastructure.
41. Meet requirements of Reclamation District 833. The proposed development shall mitigate the increased stormwater runoff such that RD833 facilities and properties served by the District aren't impacted due to the increased stormwater. The water surface elevation within the District canals, and any existing flooding duration within the District shall not be increased.

This shall be demonstrated by a detailed engineering analysis of the development and District facilities, or by mitigating post-development flows to that of pre-development conditions for 10, 25, 50, and 100 year events. Pre-development release rates shall take into consideration existing conditions within the District facilities. The increased volume of water also has a negative impact to downstream facilities and properties. The proposed development shall meter the 100 year post-development event volume such that the total volume of water discharged from the site over a 30 hour period is not increased as compared to the 100 year pre-development event volume.

Reclamation District 833 shall review and approve the detention facility design with costs being reimbursed by the developer to the District.

43. Note to abandon existing road and pue that bisects the property.
44. Verify the piping underground that is RD 833 at south property and identify the location of the access vault.
45. Identify lot for storm water retention basin, if necessary.

OCT. 2019

PMP AT GRIDLEY
LLC.
079-300-061

BA

MELVIN & LEEANNE
DEWSNUP
009-300-038



SETBACKS

8' FRONT YARD
5' REAR YARD
4' SIDE YARD
BACK
5'
4' 4'
8'
FRONT

MAX AND MIN LOT SIZE

2396 SF
6139 SF

RUBY HUGER
NORTON
069-340-093

SYCAMORE ST.

S 89°38'00" E 227.58'

॥



PROJECT NOTES

APPLICANT/OWNER
GRIDLEY 17 LLC
CONTACT: HALL STAUF
705 DUTTON ST
WINTERS, CA 95694

ENGINEER
GUIDE ENGINEERING
CONTACT: JARED BROWN
5930 GRANITE LAKES DR., #150
GRANITE BAY, CA 95746 916-787-0248

ASSESSOR'S PARCEL NO.
010-270-120-000

AREA OF PROPOSED TENTATIVE SUBDIVISION MAP
5.42 (GROSS)

EX. GENERAL PLAN DESIGNATION AND ZONING

GP = RLD ; ZONING = R-1

PROP. GENERAL PLAN AND ZONING
GP = RMD ; ZONING = R-2

EXISTING ZONING

AGRICULTURAL

PROPOSED ZONING
NEIGHBORHOOD MEDIUM DENSITY

EXISTING ZONING

**AGRICULTURAL
PROPOSED ZONING**

NEIGHBORHOOD MEDIUM DENSITY

FIRE PROTECTION
CITY OF GRIDLEY

SCHOOL DISTRICT
GRIDLEY UNIFIED SCHOOL DISTRICT

SEWER
CITY OF GRIDLEY PUBLIC WORKS

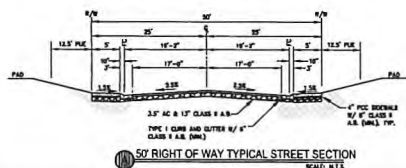
STORM DRAIN
CITY OF GRIDLEY

WATER

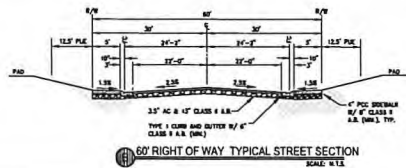
GAS

CITY OF GRIDLEY
ELECTRICITY

CITY OF GRIDLEY ELECTRIC DEPARTMENT

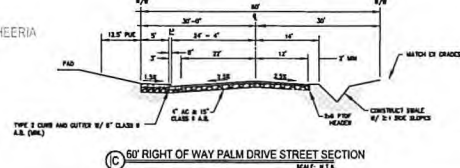


50' RIGHT OF WAY TYPICAL STREET SECTION

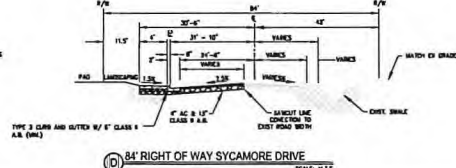


60' RIGHT OF WAY TYPICAL STREET SECTION
SCALE: N.T.S.

JASVIR SINGH & CHEERIA
MUNVEER KAUR
010-270-121



(C) 60' RIGHT OF WAY PALM DRIVE STREET SECTION



84' RIGHT OF WAY SYCAMORE DRIVE

Planning Commission Item #5C
Staff Report

Date: October 16, 2019
To: Chair and Planning Commissioners
From: Donna Decker, Planning Department

	Regular
X	Special
	Closed
	Emergency

Subject: **Extension of the approved Tentative Map TSM 3-05 Edler Estates;** Application to extend the approved tentative map to develop approximately 8.49 acres with 25 single family residential units in the Residential Suburban (R-S) zoning district and the Residential Very Low Density (RVLD) General Plan land use designation. (APN: 010-270-076)

Recommendation

City staff respectfully recommends the Planning Commission:

1. Determine the project is Categorically Exempt per the California Environmental Quality Act, Section 15061(b) (3), and Review for Exemption, General Rule; and,
2. Approve the request to extend the Tentative Map TSM 3-05.

Summary

The applicant is requesting an extension of Tentative Map TSM 3-05. The tentative map was approved to develop the 25-lot subdivision known as Edler Estates by the resolution of the City Council on October 16, 2006. Through a series of State legislative extensions, the map remained active until this year. The map will expire if not extended. The applicant proposes a one-year extension to October 16, 2020.

Discussion

The applicant is requesting a one-year extension of the tentative subdivision map to October 16, 2020. An application to extend the map prior to its expiration this year was received; the Subdivision Map act allows an automatic extension of up to 60 days to formally approve the extension without impacting the status of the map.

No additional conditions of approval have been added to the excepting the acknowledgement of the map expiration October 16, 2020.

Public Notice

A notice was posted in the Gridley Herald 10 days in advance of the City Council meeting, posted at City Hall, made available at the Administration public counter, mailed to property owners located 300 feet from its boundary, and placed on the City website for review. At the time this report was prepared no comments had been received.

Environmental Review

The proposed project is categorically exempt from environmental review pursuant to the California Environmental Quality Act, Section 15061(b) (3), and Review for Exemption, General Rule. The subject site has remained unused and fallow prior to the adoption of the tentative subdivision map.

Fiscal Impact

No additional fiscal impact is anticipated in the review of projects to comply with the ordinance.

Attachments –

1. Exhibit A Conditions of Approval
2. Exhibit B TSM Map
3. Exhibit C Staff Report_2006-R-047

Exhibit A

Conditions of Approval TSM No. 03-05 Extension

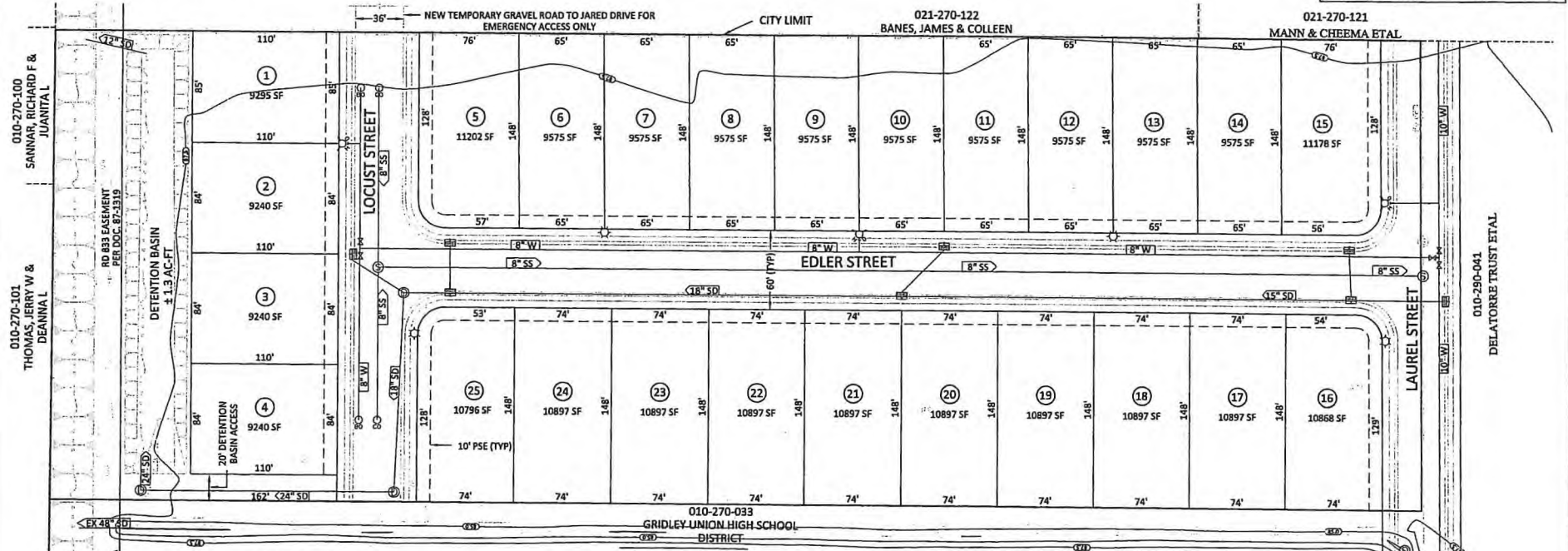
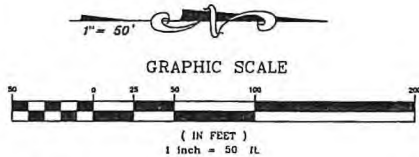
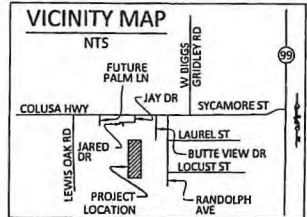
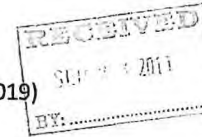
1. The applicant/property owner shall file a Declaration of Acceptance of the Conditions of Approval within 30 days of Planning Commission approval for the extension of Tentative Map 03-05.
2. The Tentative Map 03-05 shall expire on October 16, 2020.
3. No further extension of this Tentative Subdivision Map shall be allowed, unless it is extended by California State Legislation. A new application to develop the site would be required and any conditions required would need to be met at that time and may reflect new conditions not previously listed.

TENTATIVE SUBDIVISION MAP NO. 3-05

EDLER ESTATES

COUNTY OF BUTTE, CALIFORNIA

ORIGINAL SUBMITTAL 10/11/2005 (EXTENSION REQUEST SUBMITTAL 09/11/2019)

8.49-ACRE TENTATIVE SUBDIVISION MAP
BEING A PORTION OF SECTION 2
T. 17N., R. 2E., M.D.B. & M.

PROJECT NOTES

OWNER/DEVELOPER/SUBDIVIDER

JAMES M. RATLUFF
PO BOX 790
MARYSVILLE, CA 95901

PROJECT ENGINEER

VASQUEZ ENGINEERING
PO BOX 1809
ROCKLIN, CA 95977
PHONE: 530-483-9597
gmvvasquez@vasquez-engineering.com

EXISTING USE

VACANT, AGRICULTURAL
ZONING: SR-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED USE

SINGLE FAMILY RESIDENTIAL - 25 LOTS
PHASING: PER MARKET CONDITIONS
LOT AREAS: 9,240 TO 11,202 SF
ZONING: SR-1 (SINGLE FAMILY RESIDENTIAL)
GROSS AREA: ± 8.49 ACRES
DENSITY: PER CITY ZONING REQUIREMENT (3 PER ACRE)

PROJECT LOCATION

APN: 010-270-076
GRIDLEY, CA

UTILITIES

STORM DRAIN: CITY OF GRIDLEY/RD 833
SEWAGE: CITY OF GRIDLEY
WATER: CITY OF GRIDLEY
FIRE PROTECTION: CITY OF GRIDLEY
NATURAL GAS: PG & E
ELECTRICAL: CITY OF GRIDLEY
TELEPHONE: SDC PAC BELL

PUBLIC SERVICE DEDICATIONS

WATER, SEWER, STORM DRAIN, AND STREET
IMPROVEMENTS SHALL BE DEDICATED
TO THE CITY OF GRIDLEY IN FEE.

STREET NAMES

STREET NAMES ARE PRELIMINARY ONLY.
FINAL NAMES WILL BE ASSIGNED UPON
SUBMITTAL TO AND APPROVAL BY THE
CITY OF GRIDLEY.

LAND DEDICATIONS

RD 833 EASEMENT SHALL BE DEDICATED TO
RD 833 IN FEE.

ABBREVIATIONS

EX - EXISTING
PROP - PROPOSED
PL - PROPERTY LINE
ROW - RIGHT OF WAY
W - WATER
SS - SANITARY SEWER
SD - STORM DRAIN
ESMT - EASEMENT
PSE - PUBLIC SERVICE EASEMENT
TYP - TYPICAL

LINETYPES

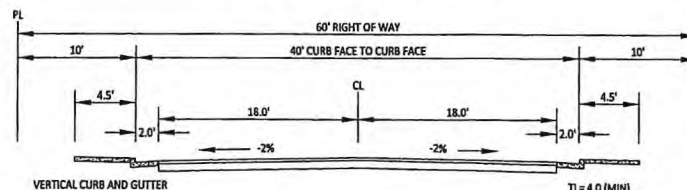
EX PL
PROP PL
CENTER LINE
EASEMENT
CITY LIMIT

STORM DRAIN

ALL SD PIPE 15" UNLESS OTHERWISE NOTED

STREET SECTION

LOCAL AND COLLECTOR STREET

STRUCTURAL SECTION COMPONENTS AS SHOWN ABOVE
ARE THE MINIMUM. WHEN SOILS DICTATE, THICKNESS OF
STRUCTURAL SECTION SHALL BE INCREASED IN ACCORDANCE
WITH THE REQUIREMENTS OF THE DEPARTMENT OF PUBLIC WORKS.
TI AND R VALUES MAY BE USED TO JUSTIFY STRUCTURAL SECTION.

MINIMUM STRUCTURAL SECTION

FOG SEAL
2" ASPHALT CONCRETE (TYPE B, 3/4" MAX. MED. GRAD.)
LIQUID ASPHALT, (PRIME COAT)
8" CLASS 2 AGGREGATE BASE (3/4" MAX. GRAD.)



Staff Report

file
Corr In
RECEIVED
OCT 16 2006

BY:.....

To: City Council
From: Community Development Director
Date: October 16, 2006
Subject: Tentative Subdivision Map No. 3-05.

PROJECT DATA

Applicant: James Ratliff
APN: 021-070-076
Application type: Tentative Subdivision Map
Project size: 8.49 gross acres
General Plan: City of Gridley – Residential Suburban (3 homes/acre maximum)
Zoning: City of Gridley – R-S, Residential Suburban (3 units/acre)
Environmental Review: Mitigated Negative Declaration

STAFF RECOMENDATION:

Staff recommends that the City Council to approve the Tentative Subdivision Map to create 25 lots for single family residential development on 8.49 acres located approximately 770 feet west of Randolph Street and 750 feet south of Sycamore Street the subject property. Staff makes this recommendation subject to the included findings and proposed Conditions of Approval.

PLANNING COMMISSION DISCUSSION

The Planning Commission held a public hearing for this project on November 22, 2005. Testimony and questions from the public included concerns about access and new road locations including discussions centered on the future easterly extension of what is shown as Locust Street on the tentative map. The road extension would bisect the Gridley Unified School District parcel immediately east of the project site, which is planned for a future school site. The School District voiced objections to the proposed location of the

road extension which would leave approximately 3 acres south of the Locust Street extension.

Figure 1A of the City's Circulation Element shows a future east/west road connection from Randolph Avenue to Lewis Oak Road just south of RD 833 lateral E-1A. In Figure 1-A, the future road appears to be aligned as an extension of Bayberry Way. However, a review of the aerial photo and site inspection shows there would be difficulties aligning the road with the existing intersection due to the presence of the RD 833 lateral, a portion of which would have to be relocated or converted to an underground facility.

Another issue with the road location shown in the Circulation Element is that road is outside of the City's sphere of influence which would mean that construction of the road would not be supported by adjacent development and the cost of right-of-way acquisition and road construction would have to be funded by some other means. Given these facts, it's unlikely that this road connection would be constructed until the City sphere is expanded to include the adjacent land.

Given these facts, City staff started looking at the possibility of having an east/west road connection north of the RD 833 lateral through both the Elder Estates Subdivision and the Butte Country Homes II Subdivision. The Planning Commission agreed with the idea and initiated a General Plan Amendment to the Circulation Element to show the east/west road connection north of the RD 833 lateral.

The Planning Commission held two public hearings on the Circulation Element amendment but could not arrive at a recommendation due to the concerns of the School District and the amendment to the Circulation Element was tabled.

Access to the site will depend on the timing of the construction of the Butte Country Homes Subdivision I and II immediately to the west. Without prior or concurrent development of Butte Country Homes Phase I, primary access will be via the development of Laurel Street out to Randolph Avenue along with a connection to Butte View Drive which will allow circulation to Sycamore Street. Until Butte Country Homes I is developed, and with it the westerly Laurel Street connection to Jared/Jay Drive and Palm Lane, a temporary secondary access out to Jared/Jay Drive is being recommended.

Other Circulation Issues:

Access to the project was initially proposed by making a road connection to Butte View Drive approximately 390 feet east of the property. Vehicles would then take Butte View north to Sycamore Street. The connecting road, which runs along the north property line of the project, is part of what will become the Laurel Street extension from Randolph Avenue. The proposed road connection results in what is essentially a 2,200 foot long cul-de-sac that would serve a total of 40 parcels, 15 on Butte View Drive and 25 within the new subdivision. This significantly exceeded the City's 500 foot maximum cul-de-sac length. Future road connections are proposed which would rectify the cul-de-sac length and single point of entry concerns including the extension of Locust Street from Randolph Avenue to the subdivision, the extension of Laurel Street east to Randolph

Street, and the westerly extension of Laurel Street to connect with Jared/Jay Drive and Palm Lane, connecting to Sycamore Street. However, all of these connections are dependant on other projects being approved and/or built out. Until either the Butte Country Homes subdivision or the public school to the east develop, all traffic would have to use Butte View Drive. The City Engineer has recommended that if the applicant wishes to proceed with this project before the other surrounding projects are developed, secondary access needs to be required. Staff is recommending that Laurel Street be improved out to Randolph Street and that an emergency secondary access be provided from the westerly terminus of Locust Street (within the subdivision) to Jared Drive. The emergency access road would be improved to a width of 18 feet and have a surface of 4" of aggregate road base, consistent with the fire department requirements.

To the west, Locust Street matches up and will extend into the Butte Country Homes II (Banes) Tentative Subdivision Map.

As for the design, density and layout of the subdivision, the Planning Commission found that the proposed subdivision conforms to the city's design requirements as well as the zoning and general plan designations for the site. Improvements for the project must be installed prior to any of the homes being finalled or occupied. They recommended that the City Council approve the project in a resolution.

ENVIRONMENTAL REVIEW:

The City of Gridley, acting as the Lead Agency for the project pursuant to the requirements of the California Environmental Quality Act (CEQA), reviewed the proposed project and determined that the project is subject to the requirements of the California Environmental Quality Act. Following the preliminary review of the project and the preparation of an Initial Study to review the potential effects on the environment, the City of Gridley, as Lead Agency, determined that implementation of the project could result in potentially significant impacts to the environment. However, because revisions have been made to the project plans that would avoid or mitigate potentially significant impacts to a point where no significant impacts would occur, a Mitigated Negative Declaration has been prepared for the project. The draft Initial Study/Mitigated Negative Declaration has been included as an attachment to this report for review by the Planning Commission.

An Initial Study/Mitigated Negative Declaration was available for review and circulation to the public and public agencies beginning on October 28, 2005. The public review period ended on November 18, 2005. The proposed Mitigated Negative Declaration includes mitigation measures that have been incorporated as Conditions of Approval for the project. A Mitigation Monitoring Plan has been prepared and included for consideration by the Council.

SUMMARY:

The Planning Commission and Planning staff has reviewed the applicant's request for a Tentative Subdivision Map. Appropriate General Plan Land Use designations and zoning districts are in place to allow the proposed design and density. The project has been analyzed for compliance with the policies and goals of the Gridley General Plan, Zoning Code, and the Gridley Public Works Construction Standards and the Gridley Municipal Code. The project design as well as the attached conditions of approval, ensures that the project will be compatible with the surrounding land uses. The recommended action is that the City Council approve the Tentative Subdivision Map subject to the attached conditions of approval and Mitigated Negative Declaration.

RECOMMENDATION:

1. That the City Council adopt a Mitigated Negative Declaration for the project including the findings included in Resolution 2006-R-047, attached.
2. That the City Council adopt a resolution approving Tentative Subdivision Map #3-05, APN 022-070-076, subject to the finding and Conditions of Approval contained in Resolution 2006-R-047, attached.

ATTACHMENTS:

- A. Resolution No. 2006-R-047 (Findings and Conditions of Approval)
- B. Vicinity Map
- C. Tentative Subdivision Map
- D. Circulation Element
- E. Circulation Exhibit (Figure 2)
- F. Initial Study/Mitigated Negative Declaration

RESOLUTION NO. 2006-R-047

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRIDLEY
TO APPROVE A TENTATIVE SUBDIVISION MAP FOR THE PROPERTY HAVING
ASSESSOR'S PARCEL NUMBER 021-070-076 LOCATED APPROXIMATELY
770 FEET WEST OF RANDOLPH AVENUE AND 750 FEET SOUTH OF
SYCAMORE STREET (GRIDLEY COLUSA HIGHWAY).

WHEREAS, the City of Gridley has received an application to consider a subdivision request on a single parcel of 8.49 acres in order to create a total of 25 lots for future single-family residential use on property located 770 feet west of Randolph Avenue and 750 feet south of Sycamore Street (Gridley-Colusa Highway), in the manner illustrated on a tentative subdivision map received by the City on September 26, 2005 (Exhibit "A" attached); and

WHEREAS, the subject property is designated as Assessor's Parcel Number 021-070-076, and the proposed land division has been assigned the file number of Tentative Subdivision Map No. 3-05 (TSM 3-05); and

WHEREAS, the requested tentative subdivision map is consistent with the existing R-S Residential Suburban zoning; and

WHEREAS, the City Council finds that Tentative Subdivision Map No. 3-05, including the proposed use and improvements to the property, is consistent with Gridley's General Plan including the policies contained therein as well as the land use diagram, and also finds that based on the conditions of approval, the site is physically suitable for development as proposed; and

WHEREAS, the City Council considered at a noticed public hearing on October 16, 2006, the comments and concerns of property owners who are potentially affected by approval of Tentative Subdivision Map No. 3-05, and also considered City staff's report regarding the proposed tentative map design and required public improvements; and

WHEREAS, the City Council determines that the described tentative map and its design and

improvements are consistent with Gridley's General Plan and zoning ordinance policies regarding the use and division of land; and,

WHEREAS, the project occurs within the incorporated limits of the City on a site that has been graded, cultivated, and otherwise significantly disturbed and contains no natural habitat due to the long-standing agricultural practices that have occurred on the site; and

WHEREAS, the project is not located on a site with any known rare or threatened species nor would the project would not result in any significant effects relating to traffic, noise, air quality or water quality; and

WHEREAS, the City Council, has considered the Initial Study and Negative Declaration prepared for the project, including mitigation measures that eliminate or reduce environmental impacts to a less than significant level, and any comments received as part the public review of the document; and finds that on the basis of the whole record before it that there is no substantial evidence that the project will have a significant effect on the environment; and

WHEREAS, the project will be served by full municipal services including police, fire, water electricity, and sewer sufficient to support the proposed density; and

WHEREAS, the project must conform to conditions of approval listed below as well as other applicable City ordinances and standards; and

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

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

SECTION 1: FINDINGS FOR ADOPTION OF MITIGATED NEGATIVE DECLARATION

1. The City of Gridley has considered the Mitigated Negative Declaration and Initial Study prepared for the project and attached herein, and any comments received as part the public review of the document; and
2. The City of Gridley finds that on the basis of the whole record before it that there is no substantial evidence that the project, as mitigated, will have a significant effect on the environment; and
3. The City of Gridley finds that development of the facilities will not constitute an actual or potential endangerment of public health or safety; and
4. The City of Gridley has independently reviewed, analyzed, and considered the proposed Negative Declaration with mitigation measures prior to making a decision on the project, and hereby finds that the said Mitigated Negative Declaration adequately represents impacts associated with this project; and
5. The project will have a *de minimis* effect on fish and wildlife (Fish and Game Code Section 711.4) as the project is located in an area designated on the City of Gridley General Plan as being suitable for residential development and that portion of the site proposed for residential development by the subdivision map has been previously disturbed by past land uses.
6. The City of Gridley finds that the Mitigated Negative Declaration and Initial Study reflects the City's independent judgment and analysis; and
7. The City Manager is designated as custodian of the documents and/or other materials, which constitute the record of proceedings upon which the decision of the City Council is based, and this record shall be maintained at the Gridley City Hall located at 685 Kentucky Street, Gridley, CA 95948; and

SECTION 2: FINDINGS FOR APPROVAL OF THE TENTATIVE SUBDIVISION MAP

1. The proposed project is consistent with the City of Gridley General Plan and does not exceed density and intensity standards within the Land Use Element. *The Residential Suburban designation standards of the City's General Plan establish a maximum density of three dwelling units per acre. The proposed project has a gross density of approximately 2.94 dwelling units per acre of land.*
2. The site is physically suitable for the type of development proposed. *The project site is flat with slopes less than two percent. The project site within the Gridley urban limits and is not within a flood plain. All necessary public utilities and services necessary for development are or will, in the foreseeable future, be available to the site.*
3. The site is physically suited for the density of development. *The project site is consistent with the City of Gridley RS Residential Suburban Zone District. The RS zone district allows for the development of single-family residential dwelling units on lots averaging greater than or equal to 7,500 square feet for interior lots. The proposed Tentative Subdivision Map conforms to the requirements of the RS zone district. Additionally, properties surrounding the project site are developed at densities between three and four units per acre, consistent the proposed subdivision map.*
4. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish, or wildlife or their habitat. *The site was reviewed under the requirements of the California Environmental Quality Act and an initial study prepared which identified potentially significant impacts to the environment but revisions in the project plans submitted or agreed to by the applicant would avoid the effects or mitigate the effects to a point where clearly no significant effect would occur and there is no*

substantial evidence, in light of the whole record, that the project as revised may have a significant effect on the environment and a Negative Declaration with mitigation measures is being recommended.

5. The design of the subdivision or the proposed improvements is not likely to cause serious public health problems. *As conditioned, the project will provide roadway and construction to minimize project related problems. Standard subdivision improvements will include fire hydrants, streetlights and roadways designed for residential traffic.*
6. The design of the project will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed project. *Adequate public access to and through the subdivision is provided by adjacent public rights-of-way along Laurel Street, Butte View Drive and eventually along a future Locust Street connection to Randolph Avenue, providing an adequate circulation network. The design of the project provides for access through and use of the property within the proposed project.*
7. The Tentative Subdivision Map conforms to the provisions of the Subdivision Map Act and to the provisions of Gridley Municipal Code Title 16 – Subdivisions (GMC Section 16.15). *The tentative subdivision map complies with the required form and content of tentative subdivision maps, as set forth by the City and based upon the provisions of Title 16 of the Gridley Municipal Code.*
8. The tentative subdivision map conforms to the provisions of the City of Gridley General Plan (GMC Section 16.15). *The project applicant proposes to use the subdivided parcels for residential purposes. This is consistent with the proposed land use designations, including density, for the subdivided parcel under the City's General Plan.*
9. The tentative parcel map is consistent with good planning and engineering practice (GMC

Section 16.15). *The City Engineer has reviewed the tentative subdivision map, and has attached terms and conditions hereby incorporated within the Conditions of Approval. All lots comply with the requirements in the City of Gridley Land Division Standards and Improvement Standards.*

10. The project will not be harmful to the public health and safety or the general welfare of the persons residing or working in the area. *The project applicant proposes to develop the lots for residential uses. This type of development is not considered potentially harmful to the public health and safety or to the general welfare of persons residing in the vicinity.*
11. The project will not result in substantial environmental damage. *With the mitigation measures and conditions of approval proposed for the project, the tentative subdivision map would not result in any substantial damage to the environment. Development proposed under the subdivision map would be consistent with the type of development in the vicinity, and would not damage the physical environment of the area.*

RECOMMENDATION FOR APPROVAL OF THE TENTATIVE SUBDIVISION MAP; MITIGATION MEASURES AND CONDITIONS OF APPROVAL

1. The City Council adopt a Negative Declaration with mitigation measures in accordance with Article 6 of CEQA Guidelines for Tentative Subdivision Map No. 3-05.
2. The City Council's recommendation for approval of Tentative Subdivision Map No. 3-05 is subject to the following mitigation measures and conditions:

A. Mitigation Measures:

1. The project applicant shall be required to submit a landscaping plan which includes tree plantings at a minimum of one 15-gallon tree per interior lot and two trees per corner lot.

The plan and proposed species of trees shall be approved by the Gridley Planning Department prior to recordation of the Final Map.

2. Lighting on the project site, other than from private residences, shall not indirectly illuminate adjacent residences at a level greater than one-foot candle in intensity when measured from the portion of the residence facing the project site.
3. A note shall be included on the project final map and deeds for the new lots alerting buyers that agricultural practices are conducted adjacent to the site.
4. The project applicant, in coordination with the City and BCAQMD, shall select and implement Best Available Control Measures that are applicable to the characteristics of the project and would be feasible to implement, in addition to the standard mitigation measures. These measures may include:
 - a. Use adequate fugitive dust control measures for all construction activities during all phases of construction.
 - b. Provide energy-efficient lighting and process systems, such as water heaters, furnaces and boiler units.
 - c. Use alternatives to open burning of vegetative material on the project site.
 - d. Use temporary traffic control as appropriate at all stages of construction.
 - e. Design streets to maximize pedestrian access to transit stops, where feasible.
5. BCAQMD Indirect Source Review Guidelines, the following construction dust and equipment exhaust emissions measures shall be implemented:
 - Water all active construction sites at least twice daily.
 - Use chemical stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days).

- On-site vehicle limited to a speed of 15 mph on unpaved roads.
- Construction equipment exhaust emissions shall not exceed BCAQMD Rule 201 Visible Emission limitations.
- The primary contractor shall be responsible for ensuring that all construction equipment is properly tuned and maintained.
- Utilize existing power sources (e.g., power poles) or clean fuel generator rather than temporary power generators.
- Minimize equipment idling time to 10 minutes.
- Land clearing, grading, earthmoving or excavation activities suspended when winds exceed 20 miles per hour.
- Non-toxic binders (e.g. latex acrylic copolymer) should be applied to exposed areas after cut and fill operations.
- Plant vegetation ground cover in disturbed areas as soon as possible.
- Cover inactive storage piles.
- Paved streets adjacent to the development site should be swept or washed at the end of the day as necessary to remove excessive accumulations of silt and/or mud which may have accumulated as a result of activities on the development site.
- Post publicly visible sign with the telephone number and person to contact regarding dust complaints. This person shall respond and take corrective action within 24 hours. The telephone number of the BCAQMD shall also be visible to ensure compliance with BCAQMD Rule 201 and 207 (Nuisance and Fugitive Dust Emissions).

- Prior to final occupancy, the applicant demonstrates that all ground surfaces are covered or treated sufficiently to minimize fugitive dust emissions.
6. If any archeological or historical sites are uncovered during grading or other construction activities, then work shall cease at the uncovered site. A qualified archeologist shall evaluate the site, and then prepare a report describing the significance of the site and making recommendations on its disposition. The City shall comply with the recommendations made in the report. Work shall not resume at the uncovered site until final disposition of the site is completed. Further, if human remains are discovered, the coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required. If the County Coroner determines the remains to be Native American, the coroner shall contact the Native American heritage Commission within 24 hours.

Upon completion of the site examination, the archeologist shall submit a report to the City describing the significance of the finds and make recommendations as to its disposition. If human remains are unearthed during construction, the provisions of California Health and Safety Code Section 7050.5 shall apply. Under this section, no further disturbance of the remains shall occur until the County Coroner has made the necessary findings as to origin and disposition, pursuant to California Public Resources Code Section 5097.98. Mitigation measures, as recommended by the archaeologist and approved by the City in accordance with Section 15064.5 of the CEQA Guidelines, shall be implemented prior to commencement of construction activity within the 50-foot perimeter.

7. Prior to final plan approval, the project applicant shall conduct a Phase I Environmental Assessment of the project site to determine if hazardous materials may be present at the site and if any identified hazardous materials on the site may pose a health hazard. The Phase I Assessment shall be conducted by a registered environmental assessor. It shall present conclusions and recommendations for further environmental investigations, if necessary. If further investigations are recommended, the project applicant shall implement the recommendations.
8. Prior to occupancy of any residences on the site, the project applicant shall either erect fencing or other effective barriers around all sides of each detention basin to prevent residents from having access to the basins or present a design acceptable to the Department of Public Works minimizing the hazards of the basin. Under either scenario, the basin shall be maintained free of weeds or other noxious vegetation and shall be designed to minimize mosquito and vector habitat in accordance with Butte County Mosquito and Vector Control District design guidelines. Maintenance of the detention basin strip shall be covered by an assessment district created for the project.
9. All construction activities shall be permitted only during the hours of 7:00 a.m. to 7:00 p.m., Monday through Friday. Construction work shall comply with the conditions set forth in Section 17.38.030 of the Gridley Zoning Ordinance (Noise Levels) and Ordinance No. 715-2002 (Noise Regulations).
10. The project shall pay its fair-share cost of the installation of a traffic signal at the SR 99/Sycamore Street intersection. The project applicant and the City shall reach an agreement on the fair-share cost.
11. Until adequate sewage capacity can be shown or a plan approved for future sewage

capacity expansion, no Tentative Map approvals shall be made by the City and no applications filed with Butte County LAFCo for sphere amendments or annexations.

B. General Requirements

1. Use of the 8.49 acre project site is subject to all zoning regulations described in Gridley Municipal Code as applicable to "RS Residential Suburban" residential zoning districts and all applicable requirements of the Gridley Municipal Code
2. Physical development of the site shall conform to the design approved for Tentative Subdivision Map No. 3-05, and to all of the mitigation measures and conditions of approval of that Tentative Subdivision Map.
3. All building plans for new residential development must be reviewed by the Planning Department.
3. The applicant shall file a Declaration of Acceptance of the following conditions by submitting a signed copy of the conditions to the Planning Department within 30 days of the City Council recommendation for approval.
4. The project shall be required to pay all applicable impact fees for the development of the project.
5. Neither the applicant, or any agent nor representative of the applicant shall intentionally omit or misrepresent any material fact in connection with the application. Any alleged material misrepresentation shall constitute grounds for the Community Development Director to commence a revocation hearing and constitute grounds to revoke the approval of the General Plan Amendment, Rezone, and Tentative Subdivision Map.
6. Minor changes may be approved by the Community Development Director upon receipt

of a substantiated request by the applicant, or their respected designee. Prior to such approval, verification shall be made by each Department that the modification is consistent with the application, fees paid, and environmental determination as conditionally approved. Changes deemed to be major or significant in nature shall require a formal application for amendment.

8. Prior to any site work, the project applicant shall submit a geotechnical report to the City, prepared by a qualified soils specialist or certified engineering geologist. The report shall evaluate the potential for expansive soils on the project site and recommend measures to reduce or eliminate the potential hazard if one is identified. The project applicant shall incorporate any recommended measures into the final site plan.
9. Prior to any site work, the project applicant shall obtain from the Central Valley Regional Water Quality Control Board a National Pollution Discharge Elimination (NPDES) Permit for the disturbance of over one acre. Further, approval of a General Construction Storm Water Permit (Order No. 99-08-DWQ) is required along with a Small Construction Storm Water Permit. The permitting process also requires that a Storm Water Pollution Prevention Plan (SWPPP) be prepared prior to construction activities. The SWPPP is used to identify potential construction pollutants that may be generated at the site including sediment, earthen material, chemicals, and building materials. The SWPPP also describes best management practices that will be employed to eliminate or reduce such pollutants from entering surface waters.

10. Upon commencement of grading and construction activities, the applicant shall implement measures to offset particulate matter and emissions from construction equipment as specified by Butte County Air Quality Management District.

11. Prior to recordation of a Final Map, a plan for a permanent solution for drainage shall be submitted to and approved by Reclamation District 833, the City of Gridley Engineer, and Public Works Department. The drainage and improvement plans shall provide details relative to drainage, piping, and swales. Further, the Drainage Plan shall specify how drainage waters shall be detained onsite and/or conveyed to the nearest natural or publicly maintained drainage channel or facility and shall provide that there shall be no increase in the peak flow runoff above existing conditions.

12. Prior to recordation of the Final Map pay in lieu park fees in accordance with Section 16.40 of the Gridley Municipal Code.

C. Taxes:

1. Segregate any assessments against the properties.
2. Pay any delinquent taxes and/or assessments against the properties.

D. Fees:

1. **Note on a document to be recorded concurrently with the Final Map, the requirement for payment of development impact fees at the time a building permit is issued for development on each parcel.**
2. **Note on a document to be recorded concurrently with the Final Map, the requirement for payment of school impact fees, as levied by the school districts in accordance with State legislation.**

3. **Note on a document to be recorded concurrently with the Final Map**, the requirement that if the stormwater detention facilities constructed for this project for purposes of compliance with Section G(1) of this Resolution are such that those facilities could be abandoned if and when equivalent detention facilities are provided on another site, then payment of drainage fees levied in accordance with Gridley Municipal Code Chapter 13.20, must be paid to the City at the time a building permit is issued for development of each parcel.

E. Conveyances and Easements:

1. Dedicate and improve Laurel Street from the westerly subdivision boundary to Randolph Avenue. Improvements of the right-of-way shall be to the satisfaction of the City Engineer.
2. Dedicate and improve the 60-foot wide local residential street right-of-ways for all internal streets to the satisfaction of the City Engineer.
3. Dedicate the area of the detention basin in fee title interest to the City of.
4. Dedicate a 10-foot public services easement adjacent to all public right-of-way frontages.
5. Acquire the dedication of an easement from the adjacent property owner to the City of Gridley for the secondary access from the westerly subdivision boundary at proposed Locust Street to Jared Drive. Improvements to the easement shall be to the satisfaction of the City Engineer and the Gridley Fire Department.

F. Design:

The design of the subdivision, as submitted is consistent with the development standards of

The design of the subdivision, as submitted is consistent with the development standards of the City of Gridley. The property shall be subdivided in substantial compliance with the approved map. Any changes prior to recordation of the Final Map shall require the map to be reviewed and adopted by the City Council.

G. Storm Drain Facilities:

1. Public and private improvements constructed as a result of approval of this subdivision site shall not result in an increase in the rate of peak stormwater runoff from the gross area of the pre-subdivided site during a one hundred (100) year design storm event. Design and maintenance plans for construction of improvements to comply with this requirement shall be reviewed and approved by the City Engineer of the City of Gridley and by the engineer for Reclamation District No. 833, prior to recordation of the Final Map.
2. Plans submitted to Reclamation District No. 833 for review must include a fee to be established by the District as reimbursement for review-related costs.
3. Prior to approval of the Final Map, all of the following requirements shall be completed:
 - a) A registered engineer shall prepare and submit the following information to Gridley Department of Public Works for review and approval:
 - i) Calculations identifying the estimated rate of peak stormwater runoff from the gross area of the undivided site and abutting streets as they exist at the time of approval of the tentative subdivision map during a one hundred (100) year [1% probability] design storm event. The calculations shall be prepared in a manner consistent with the Gridley Public Works Construction Standards, and with standard engineering

practice.

ii) Construction details, plans and profiles, typical sections, specifications, and maintenance plans for any proposed storm water detention facilities to be constructed to serve the parcels created by this subdivision.

b) A funding mechanism shall be established to provide for the on going maintenance costs associated with approved storm water detention facilities constructed pursuant to condition number "1" above. The funding mechanism shall be approved by the City of Gridley.

4. Dedication of the area for the detention facilities shall be made to the City of Gridley as a condition of recordation of the Final Map.
5. The design of surface detention facilities shall minimize use of the facility by mosquitoes for breeding by incorporating some or all of the features recommended by the Butte County Mosquito and Vector Control District.
6. Construct standard drainage improvements along all streets within and adjacent to the site to the satisfaction of the City Engineer prior to issuance of the first Certificate of Occupancy for structures within the project.

All drainage improvements shall be constructed in conformance with the Gridley Public Works Construction Standards, the City of Gridley Master Drainage Plan, and the details shown on approved construction plans. The developer shall have a registered engineer prepare and submit construction details, plans and profiles, typical sections, specifications, and cost estimates to the Department of Public Works for review and approval prior to the recordation of the Final Map.

H. Streets:

1. All streets of the subdivision shall be constructed in accordance with standard street frontage improvements to the satisfaction of the City Engineer. All new subdivision streets shall be constructed in accordance with standard street and frontage improvements to the satisfaction of the City Engineer. Should the project be built in phases, the City Engineer shall review and approve each phase prior to the beginning of construction to provide adequate access for emergency vehicles, and adequate access to protect the public safety.

The required structural sections for the streets may vary from that shown on the tentative subdivision map depending upon the soils report. The developer shall submit construction details, plans and profiles, typical sections, specifications, and cost estimates that have been prepared by a registered engineer to the Department of Public Works for review and approval prior to start of any work.

2. Install street name signs, traffic control signs, and pavement markings in conformance with the Gridley Public Works Construction Standards.
3. Street names shall be approved by the Butte County street name coordinator.

I. Sanitation Facilities:

1. All homes on the new lots created by this subdivision shall be connected to the City sanitary sewer system prior to issuance of a Certificate of Occupancy.
2. All sanitation facilities shall be constructed in conformance with the Gridley Public Works Construction Standards and the Gridley Municipal Code. The developer shall

submit construction details, plans and profiles, typical sections, specifications, and cost estimates that have been prepared by a registered engineer to the Department of Public Works for review and approval prior to start of any work.

J. Water Facilities:

1. All homes on the new lots created by this subdivision shall be connected to the municipal water system.
2. All water facilities shall be constructed in conformance with the Gridley Public Works Construction Standards and the Gridley Municipal Code. The developer shall submit construction details, plans and profiles, typical sections, specifications, and cost estimates that have been prepared by a registered engineer to the Department of Public Works for review and approval prior to start of any work.

K. Fire Protection:

The developer shall install fire hydrants in conformance with the requirements of the Uniform Fire Code as interpreted by the local division of the California Division of Forestry, the City of Gridley's contract Fire Department. The number of hydrants installed, as well as the exact location and size of each hydrant and the size of the water main serving each hydrant, shall be as specified in the Code.

L. Electric Facilities:

1. All homes on the new lots created by this subdivision shall be connected to the municipal electric system.
2. All transformers shall be pad mounted above ground.
3. Street lights shall be installed in the locations designated and to the satisfaction of the

City Engineer. The street lights shall be City-owned and shall be installed in accordance with City standards.

4. All electric facilities shall be constructed in conformance with the Gridley Public Works Construction Standards and the Gridley Municipal Code. The developer shall submit construction details, plans and profiles, typical sections, specifications, and cost estimates that have been prepared by a registered engineer to the Department of Public Works for review and approval prior to start of any work.

M. Other Public Facilities:

1. Telephone, cable television, and gas service shall be provided to all parcels in accordance with the Gridley Public Works Construction Standards, the Gridley Municipal Code, and the requirements of the agencies providing these services.
2. If any existing utilities must be relocated as a result of this subdivision, the agencies that own the facilities may require the developer to pay the cost of such relocations.

N. Lot Grading:

1. Prior to approval of a Final Map and improvement plans, a registered engineer or geologist shall prepare a soils report or geotechnical report. The report shall be prepared in a manner consistent with standard engineering practices and shall be reviewed for acceptability by the City Engineer.
2. The lots shall be graded in conformance with the Gridley Public Works Construction Standards and the Gridley Municipal Code. The developer shall submit grading details, plans and specifications prepared by a registered engineer to the Department of Public Works for review and approval prior to the start of any work.

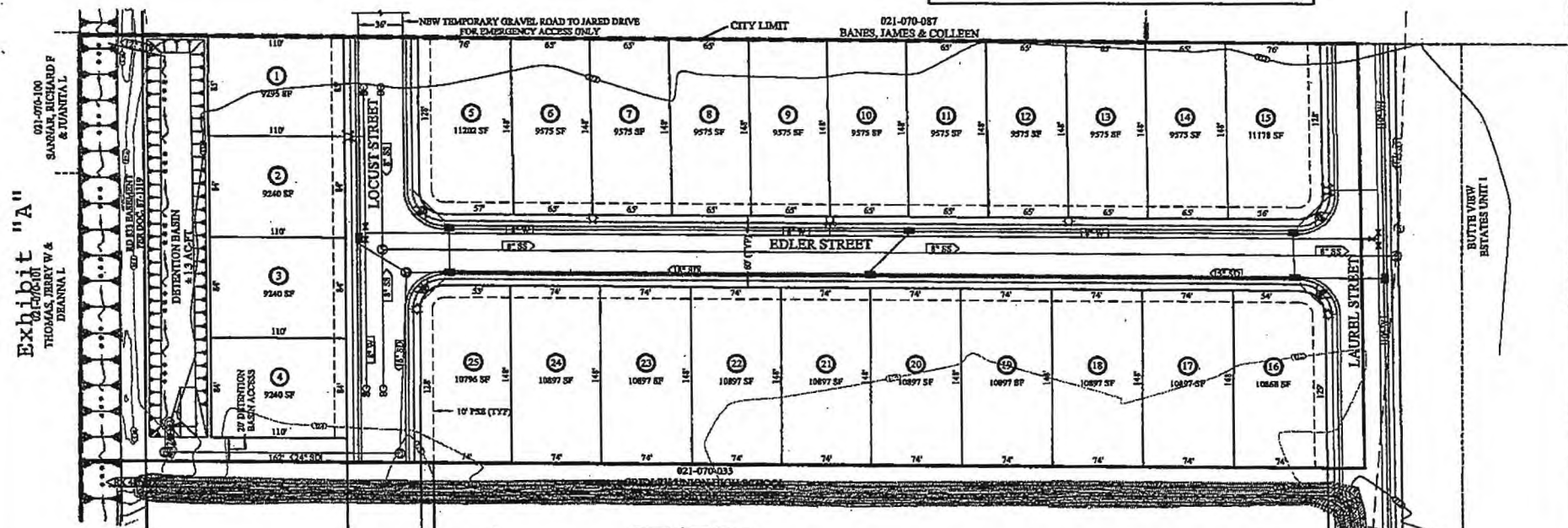
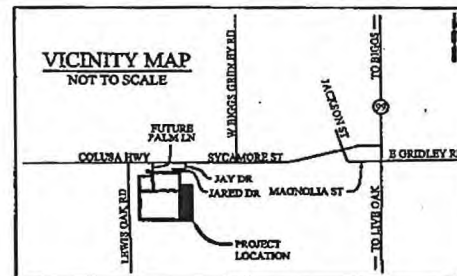
3. Prior to grading and site work, a Construction Activity Storm Water Permit must be obtained from the Regional Water Quality Control Board.

O. Other Requirements:

1. The Applicant shall hold harmless the City, its Council Members, its City Council, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to the plaintiff in an action challenging the validity of this tentative subdivision map or any environmental or other documentation related to approval of this tentative subdivision map.
2. Construction practices shall conform to the standards adopted by the Butte County Air Quality Management District, which requires that 1) fugitive dust emissions related to construction of public improvements for the subdivision be controlled at all times, 2) all clearing, grading, earth moving or excavation activities must cease during periods of wind exceeding 15 miles per hour averaged over one hour, and 3) large off-road diesel equipment used for grading at the site must be maintained in good operating conditions.
3. Note on a document to be recorded concurrently with the final Map that, in order to minimize adverse impacts on air quality, all wood burning devices constructed or installed on lots shall be EPA Phase II certified, low No_x water heaters must be installed, and a minimum 20 amp electrical outlet must be installed on the outside wall of the front and back of all new homes.

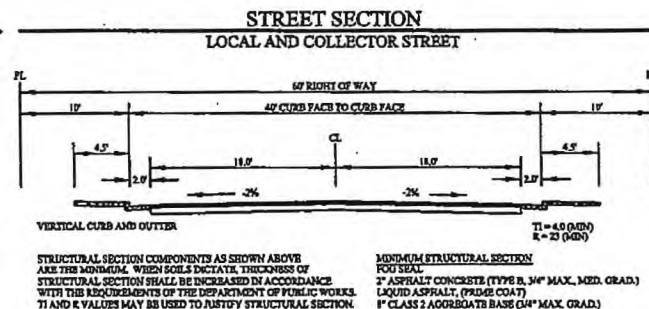
EDLER ESTATES

8.49-ACRE TENTATIVE SUBDIVISION MAP
BEING A PORTION OF SECTION 2
T. 17N., R. 2E., M.D.B. & M.



SCALE 1" = 50'

DENSITY: PER CITY ZONING REQUIREMENT ()



BUTTE VIEW DRIVE

NEW TEMPORARY GRAVEL
ROAD TO JARED DRIVE FOR
EMERGENCY ACCESS ONLY

I HEREBY CERTIFY that the foregoing resolution was duly introduced and passed at the regular City Council meeting of the City of Gridley held on the 16th day of October, 2006, by the following vote:

AYES: COUNCIL MEMBERS

NOES: COUNCIL MEMBERS

ABSTAIN: COUNCIL MEMBERS

ABSENT: COUNCIL MEMBERS

ATTEST:

APPROVE:

CITY CLERK,

John W. Slota

MAYOR,

City of Gridley

Gridley logged in from IP address 69.224.217.172
Masquerade as public user.

Map Scale = 1:24000
Zoom to Point of Interest:

Choose Map:
Parcels

site

Tools

Zoom

New Search

Property Information

Parcel	021-070-076-000
Acres	8.41
Address(s)	None Listed
Jurisdiction	City of Gridley
Owner(s)	Ratliff James M 1736 Morrison Bend YUBA CITY CA 95991
City Data	
Zoning	R-S - Residential Suburban (3 units / acre)
General Plan	RS - Residential Suburban (to 3 homes / acre)
Deer Herd Management Area	Not In Deer Herd Area, Development Permitted
Supervisor District	District 4
Meters	
Parcel Page	21-07

Zoom to Selected

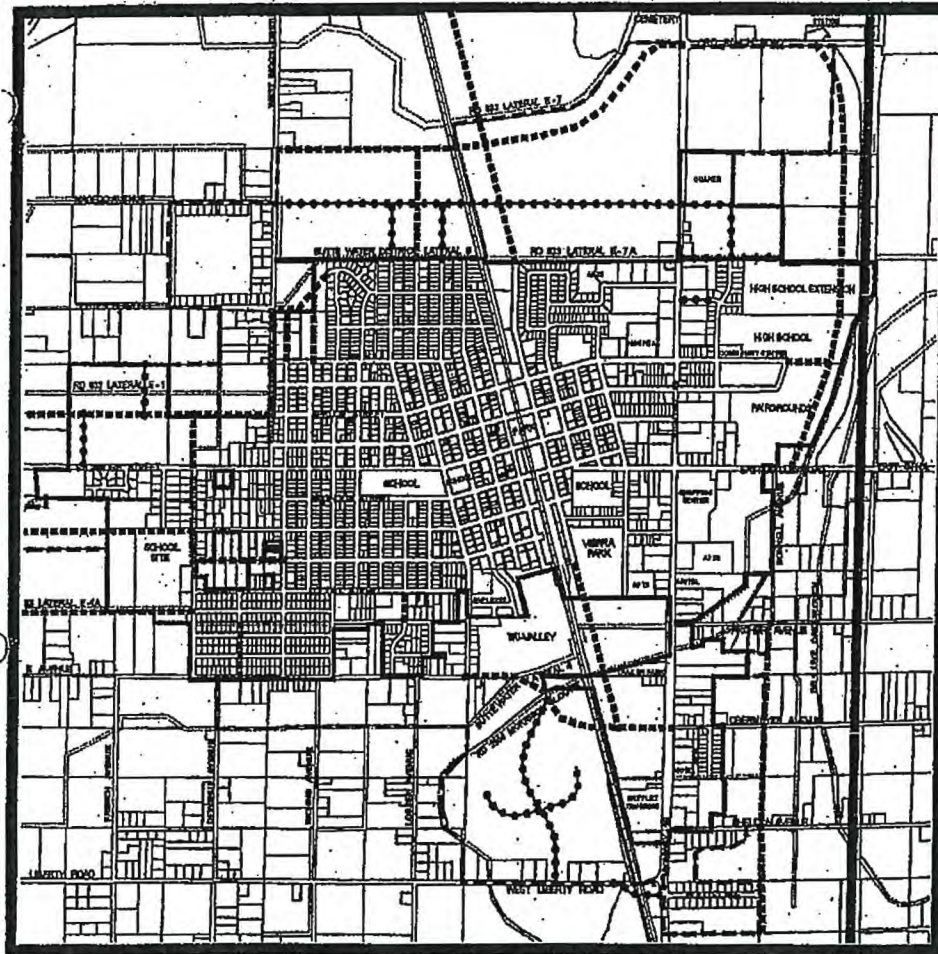
300 Foot BufferProject MapAddress Labels

Notes:

Save

Legend

Hide Legend



CITY OF GRIDLEY

CIRCULATION ELEMENT

CIRCULATION ELEMENT DIAGRAM PROPOSED NEW ROADS

- ADOPTED NEW ROADS
- PROPOSED NEW ROADS
- BOUNDARY OF CITY LIMITS
- BOUNDARY OF SPHERE
- DITCHES / EASEMENTS

NOTE:
AN EXTENSION OF BONNELL AVENUE TO INTERSECT WITH ORD RANCH ROAD,
AND AN EXTENSION OF VISTA DEL RIO TO INTERSECT WITH HIGHWAY 99,
SHALL BE DESIGNED SUCH THAT THE CENTRAL LINE OF THIS EXTENDED STREET
EITHER ALIGNS WITH OR IS 400 FEET APART FROM THE CENTRAL LINE OF
STREETS ENTERING UPON THE OPPOSITE SIDE, IF AT ALL POSSIBLE.

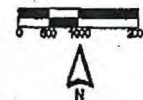
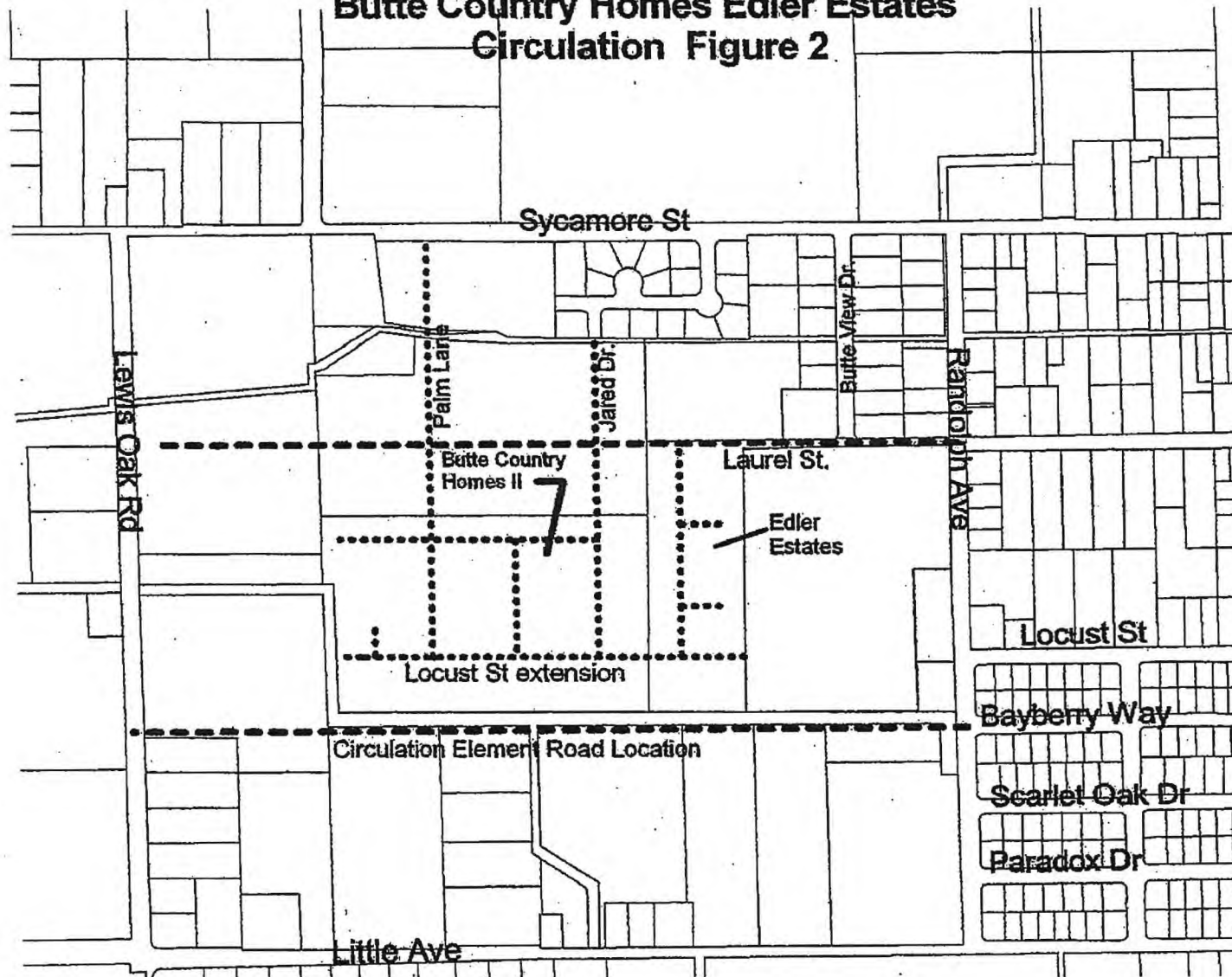


FIGURE 1-A

July, 2000

Butte Country Homes Edler Estates Circulation Figure 2



0.2 0 0.2 0.4 Miles

INITIAL STUDY
PROPOSED NEGATIVE DECLARATION

For The

EDLER ESTATES (JAMES RATLIFF)
Tentative Subdivision Map No. 3-05

November 22, 2005

Lead Agency:

City of Gridley
685 Kentucky Street
Gridley, CA 95948

Contacts:

Craig Sanders, LandWorks, Inc.
Jack Slota, City Administrator
Andrea Redamonti, Community Development Director

1.0 INTRODUCTION

This document is an initial study with supporting environmental studies, which provides justification for a Negative Declaration pursuant to the California Environmental Quality Act (CEQA). This Negative Declaration has been prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code Section 2100 et seq., and the State CEQA Guidelines 14 California Code Regulations Section 1500 et seq.

An Initial Study is conducted by a lead agency to determine if a project may have a significant effect on the environment. In accordance with CEQA Guidelines Section 15063, an EIR must be prepared if an Initial Study indicates that the proposed project under review may have a potentially significant impact on the environment. A Negative Declaration may be prepared instead, if the lead agency prepares a written statement describing the reasons why the proposed project would not have a significant effect on the environment, and therefore, why it does not require the preparation of an EIR (CEQA Guidelines Section 15371). According to CEQA Guidelines Section 15070, a Negative Declaration shall be prepared for a project subject to CEQA when either:

- a) The initial study shows there is no substantial evidence, in light of the whole record before the agency, that the proposed project may have a significant effect on the environment, or
- b) The initial study identifies potentially significant effects, but:
 - 1) Revisions in the project plans or proposals made by or agreed to by the applicant before the proposed negative declaration is released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and
 - 2) There is no substantial evidence, in light of the whole record before the agency, that the proposed project as revised may have a significant effect on the environment.

LEAD AGENCY

The lead agency is the public agency with primary responsibility over a proposed project. In accordance with CEQA guidelines Section 15051 (b) (1), "the lead agency will normally be the agency with general governmental powers, such as a city or county, rather than an agency with a single or limited purpose." Based on the criteria above, the City of Gridley serves as the lead agency for the proposed residential development".

PURPOSE AND DOCUMENT ORGANIZATION

The purpose of this Negative Declaration is to evaluate the potential environmental impacts of the proposed residential development. This document is divided into the following sections:

- 1.0 **Introduction** – This section provides an introduction and describes the purpose and organization of this document.
- 2.0 **Project Information** – This section provides general information regarding the project including the project title, lead agency and address, contact person, brief description of the project location, general plan land use designations, zoning designations, identification of surrounding land uses, and identification of other public agencies whose review, approval, and/or permits may be required.
- 3.0 **Project Description** – This section provides a detailed description of the project.
- 4.0 **Determination** – This section provides the environmental determination for the project.
- 5.0 **Evaluation of Environmental Impacts** – This section describes the environmental setting/overview for each of the environmental subject areas, evaluates a range of impacts classified as "no impact," "less than significant," "potentially significant unless mitigation is incorporated," and "potentially significant" in response to the environmental checklist. Each environmental checklist question is discussed and analyzed.

EVALUATION OF ENVIRONMENTAL IMPACTS

The evaluation of the environmental impacts is the analysis portion of this initial study. This section provides an evaluation of potential environmental impacts of the project. There are 16 Environmental Issues evaluated in this section, including CEQA Mandatory Findings of Significance. The Environmental Issue Sections are numbered 1 through 16, and are organized in the following manner:

The **Environmental Setting** summarizes the existing conditions at the regional, sub-regional and local level, as appropriate, and identifies applicable plans and technical information for the particular issue area.

The **Checklist/Discussion Analysis** provides a detailed discussion of each of the environmental issue checklist questions. The level of significance for each topic is determined by considering the predicted magnitude of the impact. Four levels of impact significance are evaluated in this initial study:

No Impact: No project-related impact to the environment would occur with project development.

Less than Significant Impact: The impact would not result in a substantial and adverse change in the environment. This impact level does not require mitigation measures.

Potentially Significant Unless Mitigation Incorporated: An impact that is "potentially significant" as described below; the incorporation of mitigation measure(s) would reduce the project related impact to a less than significant level.

Potentially Significant Impact: An impact that may have a "substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project" (CEQA Guidelines Section 15382); however, the occurrence of the impact cannot be immediately determined with certainty.

INITIAL ENVIRONMENTAL STUDY**2.0 PROJECT INFORMATION**

1. **Project Title:** Edler Estates TSM No. 3-05
2. **Lead Agency:** City of Gridley
Jack Slota, City Administrator
685 Kentucky Street
Gridley, CA 95948
3. **Contact Person:** Andrea Redamonti, Community Development Director
(530) 846-3631
4. **Project Location:** The City of Gridley is located in southern Butte County, in the Sacramento Valley region of California. The project site is located on the west side of the City, generally on the south side of Sycamore Street (Gridley-Colusa Highway) south of Jared Drive (see Exhibit A, Project Site Map), and west of Randolph Avenue, specifically within Section 2, Township 17 North, Range 2 East, Mount Diablo Base and Meridian. The Assessor Parcel No. is 021-070-076.
5. **Project Sponsor or Applicant:** James Ratliff
6. **General Plan Designation(s):** Residential, Suburban (3 units/acre) City of Gridley
7. **Zoning:** R-S (3 units/acre) Proposed Rezone City of Gridley

8. **Surrounding Land Uses and Settings:** The project site is located at the western edge of Gridley. The City limits and Sphere of Influence run along the west and south property boundaries. Properties to the west and south of the site are not within the City's Sphere of Influence and consist of smaller parcels used for agricultural, pasture and residential purposes. There are existing orchards along portions of the north, west and the south property boundaries. County zoning to the south and west is A-5. There is currently an application to amend the sphere of influence and rezone the property to the west in process with the City of Gridley (Banes, Butte County Homes II). The proposed land use and zoning on the land to the west is Residential Suburban with an RS zone. Adjacent properties to the east and north are within the City limits. The property to the north is zoned R-S (residential suburban) while the property to the east is zoned PQP (Public/Quasi-public) and is proposed for a public school, probably a middle school. The property immediately to the northwest has been approved for a 43-lot subdivision but the improvements have not yet been constructed. A Reclamation District 833 ditch runs along the south property line.

9. Public Agencies' Permits and Approvals

City of Gridley – TSM approval; Biggs West Gridley Water District review; Reclamation District 833 review; Central Valley Regional Water Quality Control Board – Stormwater Pollution Prevention Plan (SWPP).

10. Environmental studies previously conducted for development of the project area.

- Environmental Impact Report for the City of Gridley's General Plan and Sphere of Influence Amendments, SCH #98082061, certified June 1999

3.0 Project Description

The project involves actions related to a proposed residential subdivision on lands that are currently within the city limits of Gridley. The requested action is the approval of a tentative subdivision map on property located approximately 770 feet west of Randolph and 750 feet south of Sycamore Street. The site is 8.49 acres in size and is currently planted with walnuts. The project applicant proposes to create 25 single-family residential parcels ranging from 9,240 to 11,202 square feet. The project area is currently zoned R-S (Residential Suburban). An extended alignment of Laurel Street runs along the north property line which will be connected on the east with Butte View Drive to provide access north to Sycamore Street and will also connect to the west with the Butte Country Homes Subdivision and ultimately Jared and Jay Drives. Eventually, Laurel Street will be extended to the east to Randolph Street. An extended alignment of Locust Street runs east/west through the southern portion of the site. A future connection, consistent with the City's General Plan, is planned to the east to connect with Randolph Street. Edler Street will connect Laurel and Locust Streets from north to south. Overall, density of the project at build-out will be approximately 2.94 homes/gross acre, which is consistent with the current land use maximum density of 3 dwelling units per acre.

The project site is virtually flat, having been previously graded for agricultural purposes. A 30' wide drainage canal, within a 50' easement, runs along the south property line. No existing buildings, wells, septic systems are located on the property.

Access to the site will be made by means of Butte View Drive (from Sycamore St.) and from Jared Drive (photo, below) through the Butte Country Homes Subdivision to Sycamore St. Ultimately, additional circulation is proposed to the west by the Butte Country Homes II subdivision which will provide another north south link connecting Laurel and Locust Streets. That connection, however, is predicated on the approval of a sphere of influence amendment and annexation. Because of this fact, the timing of that second connection is uncertain. Without the north/south connection to the west, the proposed 25 lots will take access from only one point of ingress/egress. All streets are proposed to meet City standards.



The project includes construction of a stormwater detention basin which will be located along the south portion of the site, adjacent to the reclamation ditch which will ultimately receive the detained waters. The detention basin will be sized only for this project. Formation of a maintenance assessment agreement will be required in order to relieve the City from all responsibility related to the operation and maintenance of the basin.

The project will connect the City's water and sewer system. Electricity will be provided to the site by the City of Gridley. Natural gas would be provided by Pacific Gas and Electric Company (PG&E). Telephone service would be provided by Pacific Bell. AT&T Broadband would provide cable television services. The project site would connect to existing facilities for all these services. Street lighting would be constructed during each phase of the development according to City standards.

The project will require creation of an assessment district that would encompass the project site. The assessment district would assess property owners and use the funds to reimburse the City for costs incurred during operation and maintenance of the stormwater detention facilities. The assessment district would also encompass any required fencing or landscaping for the same purpose.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

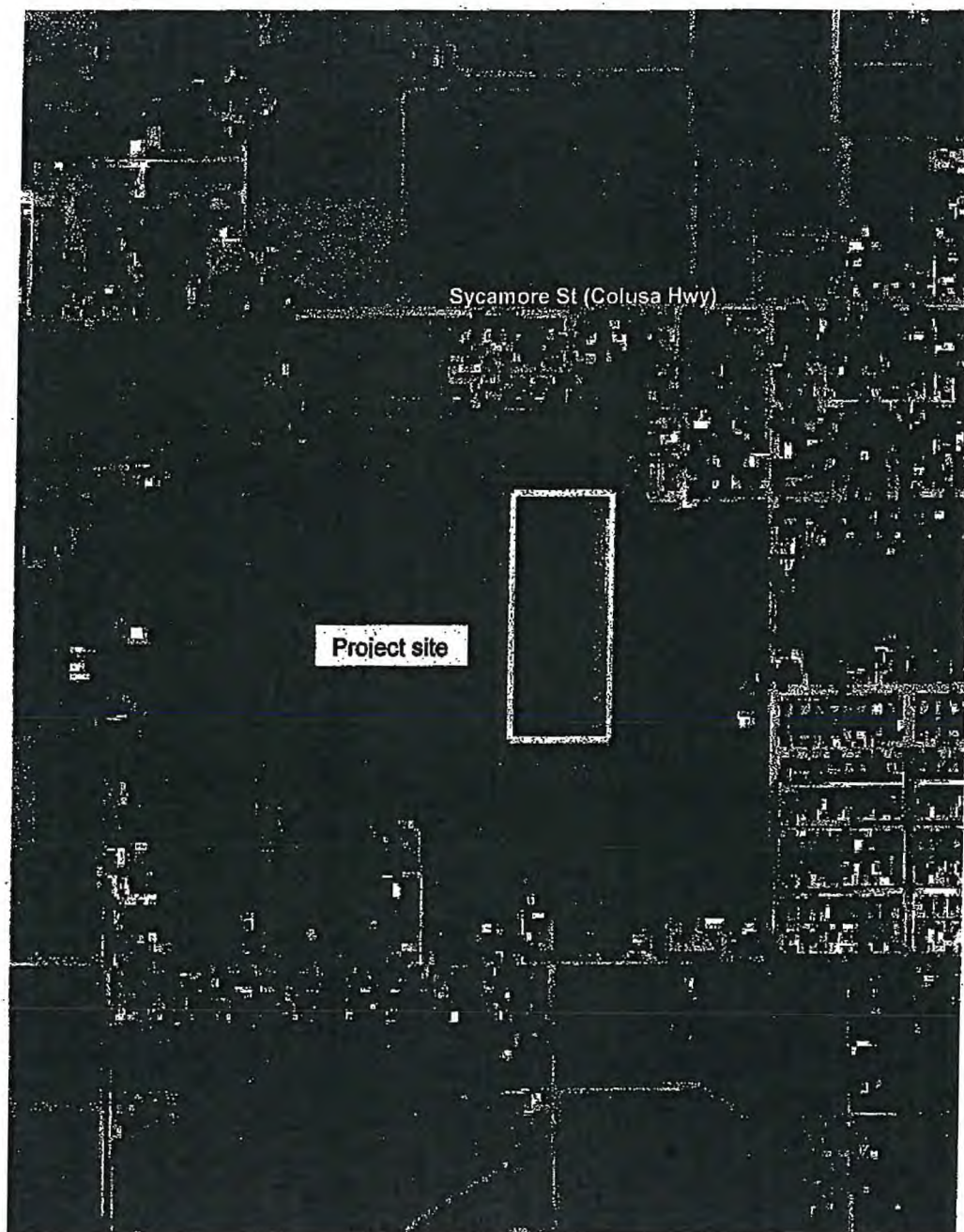
The environmental factors checked below could be potentially affected by this project; however, with the incorporation of mitigation measures, potentially significant impacts are reduced to less than significant levels.

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

Exhibit A. Surrounding Area Site Map



Exhibit B. Project Site

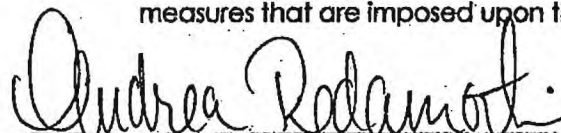


↑
north

4.0 DETERMINATION

On the basis on this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in the Initial Study been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but must analyze only the effect that remains to be addressed.
- ☐ I find that, although the proposed project could have a significant effect on the environment, there will NOT be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project.


Signature

Andrea Redamonti
Printed Name

11/25/05
Date

Community Development Director
For the City of Gridley

5.0 PURPOSE OF THIS INITIAL STUDY

City of Gridley
October, 2005

Edler Estates TSM No. 3-05
Initial Study

This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the project, as proposed, may have a significant effect upon the environment. Based upon the findings contained within this report, the Initial Study will be used in support of the preparation of either an EIR or a Negative Declaration.

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources cited. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards.
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect, and construction as well as operational impacts.
3. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact". The initial study must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D). Earlier analyses are discussed in Section XVII at the end of the checklist.
6. Preparers are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated. A source list should be attached and other sources used or individual contacts should be cited in the discussion.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------------	--	------------------------------------	--------------

I. AESTHETICS. Would the project:

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

DISCUSSION OF IMPACTS

- a. - c. The City of Gridley is surrounded by flat terrain. No State-designated scenic highways exist within the project area or nearby. No historic buildings exist on the site. The visual characteristic of the project area (like most of Sacramento Valley) includes agricultural farms, fields and orchards. One prominent natural feature visible from the City is the Sutter Buttes, which rise up to an elevation of over 2,000 feet and are located approximately ten miles southwest of the City and are visible in the distance from many locations in and around the City. However, due to the flat terrain in and around the City, most residents' views of the Buttes are limited by trees and buildings. As a result, views of the Sutter Buttes do not create a dominant visual feature for most residents from their homes. Farther away to the east and west, the foothills of the Sierra Nevada and the Coast Ranges, can be seen.

The project site is cultivated with a mature walnut orchard. This orchard land will eventually be replaced by homes. Construction of the new homes will not exceed 30' in height, and would therefore be consistent with the visual characteristics within the City of Gridley. The height of the structures in terms of blocking views would be similar to the trees that exist on the site. One of the visual characteristics of Gridley as with many valley towns is the presence of a significant number of trees planted throughout the town. Early residents planted trees to provide shade from the summer sun before air conditioning was available. To maintain this visual characteristic and to eventually blend this development into a visual pattern consistent with the rest of the City, the following mitigation measure would ultimately reduce the visual impact of new development on the surrounding area. Implementation of the following mitigation measures would reduce impacts on visual appearance and scenic character of the area to a *less than significant* level:

- ❖ MM 1.a. The project applicant shall be required to submit a landscaping plan which includes tree plantings at a minimum of one 15-gallon tree per interior lot and two trees per corner lot. The plan and proposed species of trees shall be approved by the Gridley Planning Department prior to recordation of the Final Map.

Timing/Implementation: Prior to recordation of the Final Map.

Enforcement/Monitoring: City of Gridley Planning Department.

- d. Increased urbanization and residential development will inherently produce an increase in light and glare within the project area and adjacent areas. Increases in light and glare could be attributed to headlights and other typical elements of urbanization and residential development such as street and building lighting. As part of the project, street lamps would be installed per City Public Works standards. This would introduce sources of light that could disturb adjacent properties by indirect illumination, which could be considered significant. Implementation of the following mitigation measure addresses the potential lighting impacts to a level *less than significant*.

- ❖ MM 1.b. Lighting on the project site, other than from private residences, shall not indirectly illuminate adjacent residences at a level greater than one-foot candle in intensity when measured from the portion of the residence facing the project site.

Timing/Implementation: Upon commencement of lighting installation.

Enforcement/Monitoring: City of Gridley Planning Department.

References/Regulatory Framework:

- Chapter 17.38 Performance Standards GMC
- Chapter 17.36 General Use Regulations GMC

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- II. AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997), prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

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

DISCUSSION OF IMPACTS

- a. The City's General Plan considers the agricultural lands surrounding the City as prime agricultural lands (City of Gridley General Plan, 1999). The soils in the agricultural areas consist mainly of mainly alluvium, flood basin deposits and small amounts of clay, and which are suitable for the cultivation of a wide variety of orchard and row crops. As a result, any urbanized development in and around Gridley will convert agricultural lands. Thus, the eventual conversion of the agricultural area to more urbanized land use is expected to occur over time as a direct result of the General Plan implementation. As such, land use impacts caused by the probable, long-term conversion of agricultural land have already been accounted for in the General Plan. Page 8-2 of the General Plan support document states:

"All vacant lands inside the city and completely surrounding Gridley have been designated as "prime" agricultural lands. It is not possible for Gridley to grow without converting prime agricultural lands."

The General Plan and Sphere of Influence Amendment environmental document (1999) address the potential conversion of prime agricultural land to nonagricultural uses during the 1998-2020 planning period. In terms of agricultural land conversion, the entire project was addressed in the 1999 General Plan EIR.

Conversion of farmland to urban uses is an issue of concern in Butte County, although the amount of farmland that has been converted is not as significant as other valley counties. One of the goals of the Butte County Ag Element is to conserve and stabilize agricultural land uses at the city and community boundaries in order to protect agricultural lands from

encroachment and conversion to urban uses. The project would convert land currently used for agricultural production to urban uses, namely residential. Thus, the project would contribute to the conversion of farmland in Butte County to urban uses. While loss of some farm land is unavoidable, the land in question is not of particularly unique character and it is impossible for Gridley to provide housing and services for a growing population without building on land that is also suitable for agricultural crops.

- b. According to Butte County GIS database, neither this property nor adjacent properties are subject to the Williamson Act contract. Although a Natural Resource Conservation Service soil survey has been conducted in Butte County, the current agricultural land has not been given a FMMP classification. However, the City's General Plan considers the soils as being suitable as prime agricultural land (1999a.) The project site is adjacent to the remnants of another orchard to the northwest but that orchard is on land that has been approved for development by the City (Butte Country Homes Subdivision) and the orchard is expected to be removed in the near future. There is also an orchard to the south, across the drainage ditch. The land to the west and south which is in the unincorporated area of Butte County has a County land use designation of Agricultural Residential which is not one of the land use designations identified for long term agricultural protection by the County's Agricultural Element. The County's General Plan envisions the surrounding area to be a rural residential area that may contain some agricultural uses. As a result, the County's Agricultural element does not require a buffer between land uses. The configuration of the project does, however, keep future homes approximately 130 feet away from the orchard to the south, providing a built-in buffer. The Property to the east is within the City and is currently owned by the Gridley Unified School District. The District Superintendent has stated that this property will most likely be used for a new middle school. No additional setbacks or mitigation is necessary.

Adjacent farming practices within the City and County would be allowed to continue on adjacent properties, although pesticide use may be restricted depending on the proximity to schools, dwellings, hospitals and livestock. Although, agricultural uses have been successfully operating adjacent to residential development in the project area for years, new residents may perceive the agricultural operations as being in conflict with the new residential use. Potential conflicts between these two land uses include pesticide application (addressed above), trespassing and theft, odors and livestock, and noise. The existing RD 833 drainage canal along the south property boundary will effectively discourage trespass. Trespass to the west shouldn't be a concern as the property is not in agricultural production. Additionally, it is anticipated that the developer will install fencing along the rear property lines of the lots adjoining the property to the west. The following mitigation measures would minimize these potential conflicts to a less than significant level:

- ❖ MM.II.a. A note shall be included on the project final map and deeds for the new lots alerting buyers that agricultural practices are conducted adjacent to the site.

Timing/Implementation: Prior to approval of final map.

Enforcement/Monitoring: City of Gridley Planning Department.

- c. The site is adjacent to other properties that are within the city limits of Gridley, the City's Sphere of Influence and to unincorporated Butte County lands. As discussed above, the fact that this property would be adjacent to agricultural uses would not prevent the agricultural uses from continuing. A similar residential development located northeast of the project site (Jay and Jared Drive development) was developed many years ago adjacent to agricultural land uses without a specific buffer/barrier between the two uses and agricultural production continued for many years. No known negative impacts resulted to

the adjacent agricultural use. As new development occurs within the area, it will irretrievably convert some of the existing agricultural use to urban (residential) uses, which the City's General Plan has planned for. Because farming practices are already affected by a variety of urban uses scattered throughout the area, the impacts of this development on adjacent agricultural uses is considered less than significant.

References/Regulatory Framework:

- Farmland Protection Action Guide 24 Strategies for California, Institute for Local Self Government, 2002.
- Farmland Classification: Agricultural soils have been divided into different agricultural capability units by the **U.S. Soil Conservation Service**. The capability units take into account soil limitations such as permeability, slope and naturally available nutrients. The U.S. Department of Agriculture and the California Department of Conservation classify class I and II soils prime farmland.
- **California Land Conservation Act of 1965 (Williamson Act)**: provides for counties and cities to enter a land conservation contract with landowners with the goal of preserving agricultural use of the land. The project area does not have lands designated under this classification.
- **Farmland Security Zone**: Section 51296 of the California Government Code provides for the establishment of these zones, which are similar, the Williamson Act lands, but establishes an annually renewing 20-year term instead of the renewing 10-year term. The project area does not have lands designated under this classification.
- Gridley EIR, Drainage, Soil Erosion and Water Quality, December 1998, p. 3-34.
- Gridley General Plan Land Use Element, Policy 2.E.a.: Provide for the conversion of agricultural land to urban uses and inclusion within the City's Sphere of Influence as appropriate to achieve balance and rate of growth when land is not within an agricultural preserve, is adjacent to urban uses and infrastructure, constitutes a logical and contiguous extension of urban uses, is consistent with the Public Facilities Element, and appropriate buffers are provided between adjacent agricultural uses outside the City's Sphere of Influence.
- Gridley General Plan Land Use Element, Policy 2.E.b.: Focus on protection of lands planned for long-term agricultural production outside the City's Sphere of Influence, generally including those designated for agricultural uses in Butte County Agricultural Element.
- Gridley General Plan Open Space Element, Policy A.2.: Minimize potential conflicts between agricultural uses and adjacent uses.
- Gridley General Plan Open Space Element, Policy A.2: Utilize roads, canals, utility easements and the railroad as buffers between lands designated for agricultural and non-agricultural uses where possible.
- Gridley General Plan Open Space Element, Policy A.2: Require setbacks and buffers to be incorporated into new urban development adjacent to lands designated for permanent agricultural use, as identified in the Butte County Agricultural Element.
- Gridley General Plan Open Space Element, Policy A.2, Policy 2.1: Encourage retention of existing areas of natural vegetation which provide significant wildlife habitat and recreation opportunities, while recognizing that safety may require some existing ditches to be piped.

	Potentially Significant	Potentially Significant	Less Than Significant	No Impact
Potentially Significant Impact	Unless Mitigation Incorporated			

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

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF IMPACTS

a. & b. Gridley is located within the Sacramento Valley Air Basin and is under the jurisdiction of Butte County Air Quality Management District (BCAQMD). All new development in the City of Gridley is subject to BCAQMD's adopted Indirect Source Review Guidelines and to air quality permits in effect at the time a project is approved as well as the policies of Gridley's Conservation Element that address preservation of air quality. The three main components that affect air quality are carbon monoxide (CO), ozone, and particulate matter PM₁₀.

The project would change traffic volumes and thus congestion levels (carbon monoxide concentrations) and resulting ozone levels at land uses near the roadway. According to the Air Quality Section of the recently prepared Draft EIR, a proposed 292-unit subdivision project in Gridley would not exceed state and federal standards (Boeger, 2002, page 4.6-7). It is therefore expected that this 25-unit project would also be below state and federal standards. As project traffic would not cause a violation of any ambient air quality standards for CO and ozone, the impact would be *less than significant*.

Particulate matter mainly comes from the use of wood burning stoves during the winter and ground disturbing construction activities during periods of dry weather. Over the last three years, Butte County has experienced, on average, 4 days a year where the PM₁₀ concentrations exceeded the State threshold. If wood burning devices are installed in the proposed homes, all must be EPA approved for wood burning efficiency and reduction of particulate matter.

Based on standard review criteria from BCAQMD regarding impact to air quality, the potential air quality impacts associated with the proposed development is estimated to potentially exceed the District's Indirect Source Review level "A" thresholds of 25 pounds per day of reactive organic gases (ROG) and nitrogen oxides (NO_x) and 80 pounds per day of fine particulate matter (PM₁₀). The daily increase in regional construction activities such as clearing, excavating and grading operations, construction vehicle traffic and wind blowing

over exposed earth would generate exhaust emissions and fugitive particulate matter emissions that would temporarily affect local air quality for adjacent land uses. This impact is considered potentially significant. The District recommends incorporating a number of standard construction and development measures into the proposed project. With the implementation of the following mitigation measures, dust emissions from construction activities would be significantly reduced. Impacts after mitigation would be considered *less than significant*. Project impacts both before and after the following mitigation measure would reduce the overall impacts on air quality to a *less than significant* level:

- ❖ MM.III.a. The project applicant, in coordination with the City and BCAQMD, shall select and implement Best Available Control Measures that are applicable to the characteristics of the project and would be feasible to implement, in addition to the standard mitigation measures. These measures may include:

1. Use adequate fugitive dust control measures for all construction activities during all phases of construction.
2. Provide energy-efficient lighting and process systems, such as water heaters, furnaces and boiler units.
3. Use alternatives to open burning of vegetative material on the project site.
4. Use temporary traffic control as appropriate at all stages of construction.
5. Design streets to maximize pedestrian access to transit stops, where feasible.

Timing/Implementation: Upon commencement of construction activities.

Enforcement/Monitoring: City of Gridley Planning, Butte County Air Quality Management District.

- ❖ MM. III.b. Consistent with BCAQMD Indirect Source Review Guidelines, the following construction dust and equipment exhaust emissions measures shall be implemented:

- Water all active construction sites at least twice daily.
- Use chemical stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days).
- On-site vehicle limited to a speed of 15 mph on unpaved roads.
- Construction equipment exhaust emissions shall not exceed BCAQMD Rule 201 Visible Emission limitations.
- The primary contractor shall be responsible for ensuring that all construction equipment is properly tuned and maintained.
- Utilize existing power sources (e.g., power poles) or clean fuel generator rather than temporary power generators.
- Minimize equipment idling time to 10 minutes.
- Land clearing, grading, earthmoving or excavation activities suspended when winds exceed 20 miles per hour.
- Non-toxic binders (e.g. latex acrylic copolymer) should be applied to exposed areas after cut and fill operations.
- Plant vegetation ground cover in disturbed areas as soon as possible.
- Cover inactive storage piles.
- Paved streets adjacent to the development site should be swept or washed at the end of the day as necessary to remove excessive accumulations of silt and/or mud which may have accumulated as a result of activities on the development site.
- Post publicly visible sign with the telephone number and person to contact regarding dust complaints. This person shall respond and take corrective action within 24 hours. The telephone number of the BCAQMD shall also be visible to ensure compliance with BCAQMD Rule 201 and 207 (Nuisance and Fugitive Dust Emissions).

- Prior to final occupancy, the applicant demonstrates that all ground surfaces are covered or treated sufficiently to minimize fugitive dust emissions.

Timing/Implementation: Upon commencement of construction activities.

Enforcement/Monitoring: Butte County Air Quality Management District.

- c. The cumulative effect of a 25 lot subdivision on the Northern Sacramento Valley air basin is expected to be insignificant when compared to the thousands of homes proposed or being constructed within the basin from Yuba City northward. With the incorporation of the mitigation measures proposed above the project will be mitigating air quality impacts to the highest level currently available and consistent with other development within the region. No additional mitigation measure is necessary.
- d. The primary air quality impacts from this project that could be considered significant to surrounding uses would occur during site development and construction. After the project is completed, the presence of 25 homes would not generate significant air pollutants locally. Currently, the project site is not located near any hospital or school. The nearest sensitive receptors are surrounding residential developments. A school site is proposed immediately east of the project site but it is anticipated that the project will be constructed before the school, as there are no plans for school construction at this date. Implementation of the above mitigation measures will ensure that the surrounding population will not be exposed to substantial pollutant concentration; therefore, the impact associated with this item is considered *less than significant*.
- e. The requested land use for this project is R-S, Residential Suburban, which allows for agricultural uses excluding the commercial raising of livestock. The current County zoning of the property allows for the keeping of animals; therefore, the level of objectionable odors should be decreased. No other objectionable odors are associated with residential uses. All new development shall conform to the City's performance standards, which states that "any condition or operation which results in the creation of odors of such intensity and character as to be detrimental to the health and welfare of the public shall be removed, stopped or modifies as to eliminate the odor" (Section 17.38.050 GMC). *No further mitigation is necessary.*

References/Regulatory Framework:

- Air Quality Summary, Ozone: Data 1995-2004, <http://www.arb.ca.gov>
- BCAQMD guidelines
- California Clean Air Act (CAA), 1992 established a legal mandate to achieve health-based State air quality standards.
- Both the State of California Ambient Air Quality Standards (CAAQS) and the National Ambient Air Quality Standards (NAAQS) are health-based standards for criteria pollutants which include ozone, particulate matter and carbon monoxide. All Northern Sacramento Valley Air Districts have been designated as non-attainment areas for the state standards for Ozone and PM10. A non-attainment designation indicates that a pollutant concentration violated the set standard at least once during the year as defined in the criteria. California's state standards for air pollutants are more stringent than the federal standards.
- City of Gridley Environmental Impact Report for the General Plan and Sphere of Influence Amendments, 1998
- Northern Sacramento Valley Air Basin 2000 Air Quality Attainment Plan
- Butte County Air Quality Management District, 1997, Indirect Source Review Guidelines
- Gridley General Plan and SOI Amendment 1999, Adopted Mitigation Measure 3.4-2 (Resolution No. 20: For new development projects, the City of Gridley shall require

compliance with the rules and regulations of the Butte County Air Quality Management District in effect at the time a project is approved.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal wetlands, etc.), through direct removal, filling, hydrological interruption or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors; or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF IMPACTS

- a. The project site has been highly disturbed by human activities, particularly the cultivation of agricultural crops. There is virtually no pristine natural habitat on the project site. Conversion of the land from agricultural to residential would not significantly change the amount of natural habitat within the Gridley area and Butte County. As a highly disturbed parcel, the site doesn't appear to provide habitat for any federally listed rare, threatened, or endangered species. The Swainson's Hawk is a state listed threatened species and known nest sites are within a ten mile radius of the project site. In the Central Valley, the hawk forages in row, grain, and hay crop agriculture and their nests are typically at the edge of

narrow bands of riparian vegetation, in isolated oak woodland, or in lone trees." (England et. al 1997). Because of low foraging value provided by the orchards in the area, the project site is typically unsuitable for Swainson's Hawk foraging ground. The lands have already been significantly altered by human activities and agricultural practices.

The Giant Garter Snake is a federally listed threatened species found in the region surrounding Gridley, particularly the rice fields, sloughs and riparian areas west of the city. Giant garter snakes can thrive in these artificial ecosystems because the spring and summer flooding and fall dry-down of rice fields closely coincides with the biological needs of the species. They can utilize agricultural waterways for movement, foraging and feeding. Even though an irrigation canal runs adjacent to the property the project site vegetation and adjacent orchards make the site unsuitable as habitat for the snake. Conversion of this land from agricultural production to urban development would not significantly change the amount of natural habitat within the Gridley area and the County. The open ditches in this area have been modified for decades by the districts that own and maintain them. Residential development has already been approved on the north side of the property and is planned for the west side side. Compared with the potential habitat available in the region, loss of this acreage would have a *less than significant impact*.

- b. The project area drains to an RD 833 drainage canal, which connects with a system of Central Valley creeks/drainage ditches winding through agricultural lands. The primary beneficial use of these drainages is reclamation. This use will not be altered by the project. The canal could theoretically provide a corridor for Giant Garter Snake movement. However, long term suitable habitat for the snake does not exist in the area and the canal does not provide suitable habitat or linkage to other suitable waterways. The site is currently planted with an orchard and doesn't become flooded like rice fields and there is little water standing after irrigation of the site. Overall, the project site does not provide suitable habitat for the snake because of the agricultural and residential uses in the area. The borders of the canal, which are open, have little vegetation and are maintained by agricultural uses on either side. Because the site is not watered enough to be suitable snake habitat, and because the site is not adjacent to any streams, the impacts are considered *less than significant*.
- c. The open ditches in this area have been periodically cleaned and otherwise modified for decades by the districts that own and maintain them. Previous environmental documents prepared for the City's Sphere of Influence and General Plan Amendment in 1999 and for nearby properties as well as a site inspection of the property conducted on June 25, 2005 did not reveal the presence of any wetland or riparian features. A site visit conducted on September 22, 2005 confirmed the absence of any wetland features on the property. The drainage ditch along the southern portion of the site will be avoided. *No mitigation is required.*
- d. According to the 1999 EIR prepared for the General Plan and Sphere of Influence Amendments there is not a significant wildlife habitat within this area. The site hasn't significantly changed since the preparation of the EIR. Nearby properties have either been urbanized or already altered by farming practices. The project would involve the removal of a walnut orchard which typically does not provide potential roosting habitat for bird species that are protected under the federal Migratory Bird Treaty Act and Section 35.03.5 of the California Fish and Game Code. Because species of concern are not likely to use walnut trees as nesting habitats, the potential impacts of the loss of these trees is considered *less than significant*.

- e. The City of Gridley has not adopted any tree preservation ordinances. *No mitigation is required.*
- f. According to the Gridley General Plan, this site is not included in any such plan. *No mitigation is necessary.*

References/Regulatory Framework:

- California Department of Fish and Game, California Natural Diversity Data Base.
- England, A. S., M. J. Bechard, and C. S. Houston. 1997. Swainson' Hawk (*Buteo swainsoni*). In A. Poole and F. Gill, editors, *The Birds of North America*, No. 265. Academy of Natural Sciences, Philadelphia, and American Ornithologists' Union, Washington, DC. 27 pp.
- Draft and Final EIR, Boeger Annexation, 2001 Pacific Municipal Consultants for the City of Gridley.
- California Department of Fish and Game. Species Account Inventory, <http://www.dfg.ca.gov>.
- Butte County Comprehensive Plan, Volume 1: Master Environmental Assessment, 1996.
- General Plan Open Space Policy 2.1: Encourage the retention of areas of natural vegetation which provide significant wildlife habitat and recreation opportunities, while recognizing that safety may require some existing ditches to be piped.
- General Plan and SOI Amendment 1999, Adopted Mitigation Measure 3.9-1 (Resolution No. 20) When discretionary projects and public projects are proposed in the City of Gridley, the City shall determine whether the project site is adjacent to or crossed by drainage laterals, irrigation canals or natural waterways. To protect and maintain riparian wetland systems, impacts shall be avoided through the incorporation of mitigation measures as required by codes and regulations enforced by the Department of Fish and Game in effect at the time of project approval, including compliance with Fish and Game Code Section 1600 et seq. requirements for Streambed Alteration Agreements, as applicable. This measure will also preserve wildlife corridors within the proposed Sphere of Influence.
- General Plan and SOI Amendment 1999, Adopted Mitigation Measure 3.9-2 (Resolution No. 20) New road crossings in designated wildlife corridors in areas within the City of Gridley shall be designed to accommodate and facilitate the free passage of wildlife, in compliance with Section 1600 et seq. of the Fish and Game Code.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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V. CULTURAL RESOURCES. Would the project:

- | | | | | |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION OF IMPACTS

a.-d. According to the DEIR prepared for the 1999 General Plan Amendments, there are no National Register of Historic Sites found within Gridley. The soils in the project area have been disturbed by deep plowing for agricultural cultivation and by irrigation canals. Any previously existing significant archaeological sites within 1 to 2 feet of the surface have already been disturbed by past agricultural cultivation. The site has been farmed for many years; therefore, if any resources are present, it is likely that they have already been significantly disturbed. The site is not located in an area of high archaeological potential, particularly for village sites which were generally established near water. Due to these facts, no archaeological reconnaissance of the site is recommended at this time. However, there is a slight chance that subsurface artifacts may be discovered during site grading for roads or future excavations for foundations, utilities, and swimming pools. Mitigation measures adopted 1999 Gridley General Plan and Sphere of Influence Amendments (MM 3.8.1-3) will minimize and avoid this unknown potential impact on cultural or paleontological resources to a less than significant level.

- ❖ MM.V.a. If any archeological or historical sites are uncovered during grading or other construction activities, then work shall cease at the uncovered site. A qualified archeologist shall evaluate the site, and then prepare a report describing the significance of the site and making recommendations on its disposition. The City shall comply with the recommendations made in the report. Work shall not resume at the uncovered site until final disposition of the site is completed. Further, if human remains are discovered, the coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required. If the County Coroner determines the remains to be Native American, the coroner shall contact the Native American heritage Commission within 24 hours.

Upon completion of the site examination, the archeologist shall submit a report to the City describing the significance of the finds and make recommendations as to its disposition. If human remains are unearthed during construction, the provisions of California Health and Safety Code Section 7050.5 shall apply. Under this section, no further disturbance of the remains shall occur until the County Coroner has made the necessary findings as to origin and disposition, pursuant to California Public Resources Code Section 5097.98. Mitigation measures, as recommended by the archeologist and approved by the City in accordance with Section 15064.5 of the CEQA Guidelines, shall be implemented prior to commencement of construction activity within the 50-foot perimeter.

Timing/Implementation: During grading and construction work.
Enforcement/Monitoring: City of Gridley Planning Department.

Enforcement of the above mitigation measures and existing standards imposed on new development would make any change in historical resources *less than significant*.

References/Regulatory Framework:

- General Plan and SOI Amendment 1999, Adopted Mitigation Measure 3.8-1 and 2 (Resolution No. 20) Should ground disturbing activities for approved discretionary projects reveal the presence of cultural or paleontological resources, work within 50' of the find shall cease immediately until a qualified professional archaeologist/paleontologist can be consulted to evaluate the resources and/or remains and implement appropriate mitigation measures in accordance with CEQA Guidelines.
- General Plan and SOI Amendment 1999, Adopted Mitigation Measure 3.8-3 (Resolution No. 20) Discretionary projects on properties within the City of Gridley which may affect historical resources shall be evaluated in accordance with the criteria of the State CEQA guidelines, as appropriate and mitigation measures incorporated into conditions of approval.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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VI. GEOLOGY AND SOILS. Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death, involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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ii) Strong seismic ground shaking?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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iii) Seismic-related ground failure, including liquefaction?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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iv) Landslides?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Result in substantial soil erosion or the loss of topsoil?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF IMPACTS

- a.i.-ii. All of Butte County is situated in a UBC Risk Zone 3 and rated VIII by the Modified Mercalli Intensity Scale. There are no known localized conditions that may place this site in greater risk than can be mitigated by compliance with Uniform Building Code requirements for Risk Zone 3. See page 3-32 of the Draft EIR for Gridley's General Plan and Sphere of Influence Amendments, certified in June, 1999. *No mitigation is required.*
- aiii. The Gridley area, including the project site, is located in an area of "moderate" liquefaction potential. Generally, such areas would typically not be subject to significant liquefaction; however, local sites may have a high potential depending on soil composition. A soils report prepared by a registered civil engineer will be required prior to the approval of the final map to address this concern and to specify any foundation construction techniques necessary to meet building codes. The report shall evaluate the soils for limitations that could affect the proposed use of the site for single family dwellings. Recommendations may be included in the report to address earthwork and foundation construction relative to ASTM and UBC requirements. Based on the known soil types and the requirement to meet UBC standards, the impacts are considered to be *less than significant*.
- a.iv. The project site is shown as having a low potential for landslides (Butte County, 1996a.) The area is very flat and not subject to landslides. Erosion potential within the area is low due to the flat/level nature of the site. As the area develops, excavation will be required for extension of utilities. However, the impact on adjacent properties should be minimal because the area is generally level, and because a grading plan that meets City Public Works construction standards must be approved by the City before development occurs. *No mitigation is required.*
- b. Erosion potential within the area is very low due to the flat/level nature of the site and the low to moderate amount of rainfall, typically about 20 inches/year, which the area receives. As the area develops, the entire surface of the site is expected to be disrupted with excavations being required for the extension of utilities. Erosion from water will be low because water velocity necessary to erode will not be present due to the flat nature of the land. A storm water pollution prevention plan will be required by the California Regional Water Quality Control Board for any soil disruption greater than 1 acre in size. The requirements of the permit will address potential soil erosion and water quality issues. Before development occurs, a grading plan will also be required by the City Public Works Department to ensure that local construction standards will be met. The potential for wind erosion is addressed under the air quality section of this document. *No mitigation is required.*
- c-d. The City of Gridley is located in an area of very little seismic activity compared with the rest of California. The California Department of Conservation Mines and Geology indicates Butte County lies within an area of 10-20 percent probability of seismic hazard. Information from the Department of Water Resources indicates that the Butte Basin area is not susceptible to

subsidence based on current and historical levels of groundwater. The potential exists for highly expansive soils around Gridley, however, the DEIR for the General Plan and SOI Amendments (1999), indicates that extent of the lands are not of significant impact. Topography in the Gridley area is extremely flat with a slope of less than 1%. Gridley is considered to be located in a none to slight erosion zone. Subsidence is identified as a potential problem because of the many agricultural wells in the area. However, there is also a well-developed surface water delivery system in the area, and subsidence has never been a problem. Impacts associated with erosion are considered *less than significant*.

According to the Draft EIR for Gridley's General Plan and Sphere of Influence Amendments, certified in June, 1999, soils of high expansion potential occur in the level areas of the Sacramento Valley, including around the population centers of Chico, Oroville, Biggs, and Gridley. The City of Gridley has adopted the 1997 UBC and soils tests would be required for new residential development, and mitigation is specified in the UBC for the various levels of potential risk. *No mitigation is required.*

- e. The project will connect to City sewer. Septic tanks or alternative wastewater disposal systems would not be allowed. As a condition of approval for the project, any existing facilities using domestic well and septic systems shall be abandoned under permits issued from the Butte County Department of Public Health, Division of Public Health. *No mitigation is required.*

References/Regulatory Framework:

- Gridley General Plan, Seismic Safety Element of the General Plan, Page 8.
- [HTTP://WWW.CONSERV.CA.GOV/DMG/SHEZP/SHAKING/PSBAO.HTM](http://www.conserv.ca.gov/dmg/shezp/shaking/psbao.htm)
- Gridley General Plan Draft EIR, December 1998, Page 3-33.
- Ibid; Page 2-1

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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VII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

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|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan area or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF IMPACTS

- a. Agricultural and residential uses have co-existed in the area for many decades. Residential development is not associated with the potential for accidental release of hazardous substances; nor would the use or storage of significant amounts of hazardous materials be allowed in the RS zone. Typical household hazardous materials will be present once homes are constructed but the amounts found in the average house are not considered significant. In addition, the project must comply with State, federal and local regulations regarding hazardous substances. *No impact.*
- b. See Section II. Agricultural Resources. At the urban/agricultural interface, there is potential for impacts to occur related to pesticide and herbicide drift. However, the project site only has a commercial orchard to the south of the site. Parcels in the area are generally used for agricultural (walnut orchards and grazing fields) and residential purposes. Although some minor pesticide drift is unavoidable whenever pesticides are applied, it is not legal for it to drift on to adjacent parcels. Drift is generally greatest from aerial application, which is not used on adjacent properties. Chemical application drift from air-blast sprayers can be managed by spraying when winds are not present or by spraying when the ambient air movement is away from sensitive uses, towards the interior of the parcel being sprayed. While some orchards exist to the south and west the application of any pesticides will be highly regulated by the Butte County Agricultural Commissioner to avoid drifting chemicals into residential areas. Therefore, there should be no impact to the proposed residential development from existing agricultural practices from this area.

The walnut trees to the west of the site will eventually be removed to accommodate the Butte Country Homes Subdivision which was approved approximately 2 years ago and is anticipated to be constructed prior to or concurrently with this project. The land directly east is a public school site and a residential development exists to the north. Nearby farming operations must comply with the Food and Agricultural Code section 14006.5, which requires permits to be issued by the Agricultural Commissioner prior to using any pesticide. The application of agricultural chemicals is a current environmental baseline and will not increase as a result of the project. The application of these chemicals as prescribed should not pose as a significant hazard to any new residents of the area and the application or release of these chemicals that is contrary to the permit issued by the County is illegal, including spray drift which affects adjacent properties. With that said, there is still some potential for unanticipated spray drift or accidental release of agricultural chemicals which may affect residents of the project, particularly those in the southwest portion of the subdivision near the adjacent orchard. This potential is seen as being very low as the operating orchard is an adjacent property to the south. This orchard is using and keeping low to moderate amounts of chemicals and which is already restricted from many chemical applications due to existing residences in the area. In issuing chemical application permits, special consideration is given to proximity to schools, dwellings, hospitals and livestock. The permitting process for agricultural chemical applications would reduce the level of risks associated with the release of hazardous materials to a level considered *less than significant. No impact.*

- c. The site is beyond one-quarter mile of an existing school. Although there is a designated school site east of the property, there are no development proposals for new schools in the vicinity at this time. *No mitigation is required.*
- d. The project site may contain residual contamination from agricultural activities. The Hazardous Waste and Site list, "Cortese List", indicates that there are no hazardous substance sites either on the project site or in the general vicinity. Since the project site has not been developed, contamination problems are not expected to be significant. However, the project site has and is currently used for agricultural activities. Agricultural activities usually entail the use of fertilizers, pesticides and herbicides. Potential soil contamination can occur when excessive amounts of these substances are applied. However, when properly applied, these substances pose no significant risk after the time of immediate application. Development of the project site would not entail further application of these fertilizers, but residual amounts may remain in the soil at levels though typically not at levels that would present a health hazard unless illegal or accidental dumping of large quantities have occurred. To ensure this is not the case, the following mitigation measure is proposed:
 - ❖ MM. VII.a. Prior to final plan approval, the project applicant shall conduct a Phase I Environmental Assessment of the project site to determine if hazardous materials may be present at the site and if any identified hazardous materials on the site may pose a health hazard. The Phase I Assessment shall be conducted by a registered environmental assessor. It shall present conclusions and recommendations for further environmental investigations, if necessary. If further investigations are recommended, the project applicant shall implement the recommendations.

Timing/Implementation: Prior to final site plan approval.

Enforcement/Monitoring: City of Gridley Planning Department.

- e. There are no known public or private airports within two miles of the site. *No mitigation is required.*

- f. The project site is not near any private or public airports or airstrips. *No mitigation is required.*
- g. Emergency evacuation plans take into account the permitted uses of the properties in the area. The Gridley General Plan Circulation Element requires at least two points of access for all new development within the City. This development provides two points of access along Sycamore Street. *No mitigation is required.*
- h. There are no wildlands in the vicinity of this site. The City of Gridley and adjacent County area is either urbanized or in agricultural use. Most agricultural uses are irrigated and any new urban development must comply with current Uniform Building Code and Uniform Fire Code standards and will not result in increased fire hazards. *No mitigation is required.*

Additional Hazardous Impacts:

Detention Basins: The project proposes construction of a detention basin near the south property line. Given the purpose of the basin it may contain significant amounts of water during certain storm events and could pose a drowning hazard to small children when the pond is full of water. However, that would occur only during an approximate 24 to 36-hour time period after unusual storm events. Most of the time, the basin would be dry or have very little water. Detention basins are used in a variety of settings including public areas and many serve dual functions for water detention and landscaped/park land without creating a public hazard. The basin will be located behind a row of residential lots and will generally not be in the public view or accessible to residents. The presence of a properly designed drainage detention basin with side slopes that are not too steep would not pose a hazard any greater than the existing irrigation ditch which runs adjacent to the property on the south boundary. To fully mitigate the potential drowning hazard to small children the detention basin should either be fenced to prevent access or be designed in a manner to minimize the potential hazard. Fencing shall, at a minimum meet the fencing requirements for swimming pools. Under either circumstance, the detention basin shall be maintained to be free of weeds or other noxious vegetation. In addition to drowning hazards, detention basins can provide mosquito breeding habitat if not properly designed to fully drain. General Plan and SOI Amendment 1999, Adopted Mitigation Measure 3.7-6 (Resolution No. 20) The City of Gridley shall notify the Butte County Mosquito and Vector Control District regarding development proposals that require annexation to the City of Gridley or involve conversion of ag. land, and additional maintenance of detention basins, irrigation and drainage canals adjacent to new development to include elimination of standing water and emergent vegetation.

The following mitigation measure is proposed:

- ❖ MM.VII.b. Prior to occupancy of any residences on the site, the project applicant shall either erect fencing or other effective barriers around all sides of each detention basin to prevent residents from having access to the basins or present a design acceptable to the Department of Public Works minimizing the hazards of the basin. Under either scenario, the basin shall be maintained free of weeds or other noxious vegetation and shall be designed to minimize mosquito and vector habitat in accordance with Butte County Mosquito and Vector Control District design guidelines. Maintenance of the detention basin strip shall be covered by an assessment district created for the project.

Timing/Enforcement: Prior to occupancy of the residences.

Enforcement/Monitoring: City of Gridley Planning Department.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of a failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF IMPACTS

According to the General Plan EIR, the County has sufficient supplies of groundwater and surface water throughout its boundaries to serve the current needs. Residential development of this 8.49 acre parcel would introduce impervious surfaces into an area that currently has none. Along with increasing surface runoff, the project would reduce the amount of precipitation that percolates into the ground. Percolation recharges local groundwater aquifers. However, the detention basin combined with the considerable rural space remaining outside the project site, would continue to

allow for percolation into local aquifers. Also, the City is located within the Butte Basin, a large groundwater basin with extensive recharge areas including foothill creeks and streams.

Residential development of these parcels may introduce surface waters that contain contaminants that would enter surface waters and possibly groundwaters. Residential development of these parcels would also contribute to a cumulative increase in downstream flows from increased surface runoff. The City anticipates an increase in urban development within the City limits and its Sphere of Influence, in accordance with its General Plan and recently amended Sphere of Influence (1999). Increased urban development, particularly in areas that are currently open space, would generate more urban runoff due to the increase in impervious surfaces. However, the effects of this runoff would be reduced by the design of required storm drainage system.

- a. Contaminants in runoff from residential development are likely to consist of small amounts of motor vehicle fluids such as oil and radiator coolant, as well as fertilizers and herbicides applied for yard maintenance. These and other contaminants can directly affect aquatic life. The project includes one structural element that is an effective Best Management Practices (BMP), for reducing the amount of pollutant constituents in urban runoff. This element is the detention basin along the southern boundary of the project. The basin would provide storm water quality treatment for bacteria, nutrients, fine sediment, some pesticides and herbicides, and residual oil and grease then discharge the treated storm water into the RD 833 drainage canal. The detention basin will utilize a combination of physical and natural processes to remove pollutants from storm water. Suspended material settles from the water column due to gravity or from interaction with stems and leaves. Pollutants associated with sediments are removed by chemical and biological process such as microbial decomposition in the water or soil. In addition, bacteria concentration in storm water that has been slowed or temporarily retained is reduced due to a combination of microbial action and solar radiation. This would reduce pollutant concentrations to a level that is not considered significant since the initial pollution loading is typically very low for single family residential developments. Since the project would result in the disturbance of more than one acre, it would be subject to the NPDES permit process, which would require the implementation of measures controlling sediments and other discharges during construction. As part of the permit process, the project applicant would be required to develop and implement a Storm Water Pollution Prevention Plan (SWPPP) that is approved by the Regional Water Quality Control Board (RWQCB). The RWQCB would require the submittal of grading/drainage and erosion control plans as part of the SWPPP. This requirement along with the project design for drainage detention would make impacts associated with water quality standards and waste discharge requirements less than significant.
- b. As stated, the project would introduce impervious surfaces into an area that currently has none. Along with increasing surface runoff, the project would reduce the amount of precipitation that percolates into the ground. Percolation recharges local groundwater aquifers. However, considerable rural space remains outside the project site, which would continue to allow for percolation into local aquifers. Also, the City is located within the Butte Basin, a large groundwater basin with numerous recharge areas. The volume of groundwater that will be withdrawn to serve a residential area will be approximately 300 gallons per home per day. This equates to about 1/3 acre-foot (109,000 gallons) per year. This is between 1/2 and 1/3 the amount that a mature walnut orchard uses annually. New development within the Sphere of Influence is addressed in the Public Facilities Element of the Gridley General Plan, which addresses improvements that will be required to the City's water system. Therefore, impacts associated with groundwater recharge are considered less than significant.

c.-d. As the project area develops, new impervious surfaces placed on the ground will increase rates of runoff. Cumulative storm flows have been calculated as part of the City's Master Drainage Plan. This development will maintain the pre-development rate of storm water discharge from the gross acreage of the site during a 100-year design storm event. In the EIR for Gridley's General Plan and Sphere of Influence Amendments, the cumulative impact of build out of the City and its Sphere was determined to have a *less than significant impact* if mitigated by maintaining the pre-development peak flows as described. The EIR was certified in June, 1999. The City anticipates an increase in urban development within the City limits and Sphere of Influence, in accordance with its General Plan. Increased urban (residential) development, particularly in areas that are currently undeveloped, would generate more urban runoff due to the increase in impervious surfaces. This would place additional demands on the facilities of the drainage/reclamation districts. The project would contribute to this cumulative increase in surface runoff. However the effects of this runoff will be reduced by the design of the storm drainage system. The runoff would be held in the detention basin and then metered out to the drainage laterals that serve the site. The site design has allocated a 1.3 acres site for storm water detention, suitable for detaining 1 in 100 year storm events. Thus, runoff from the project site after development would not contribute to peak storm flows in the laterals, addressing potential flooding problems. Impacts associated with drainage patterns of the site would be *less than significant*. As a condition of approval of the Tentative Subdivision Map, the following condition will be included to ensure the drainage detention design is acceptable to other agencies:

Prior to final site plan approval, the project applicant shall submit the final drainage plan to the City Department of Public Works, RD 833 and Biggs West Gridley Water District for their review and approval. The project applicant shall make any changes necessary to comply with adopted drainage policies and standards of the agencies.

- e. Since the project would result in the disturbance of at least one (1) acre of land, it would be subject to NPDES permit process, which would require the implementation of measures controlling sediment and other discharges. In addition, the Regional Water Quality Control Board and City of Gridley would require the submittal of grading/drainage and erosion control plans as part of the Storm Water Pollution Prevention Plan. This is required as matter of existing regulation and will be included as a condition of approval for the tentative map. No additional mitigation would be required. Impacts after mitigation would be *less than significant*.
- f. Specific measures for mitigating impacts associated with contamination are ensured through compliance with State and federal regulations as discussed above. New streets and driveway parking areas will probably be the initial collection system for surface water generated by the developing site. This water will be directed to the stormwater detention basin on-site which will provide initial water quality treatment. Discharge will be to Reclamation District 833 ditches which will provide secondary treatment by allowing additional suspended materials to settle out and organic material to be trapped before reaching public waterways. Thus, water quality in public waterways should not be significantly impacted by water from new streets and parking lots in the area because stormwater discharged from the area must flow through approximately 6 miles of open, vegetative ditches before combining with flows from Butte Creek or the Sacramento River; therefore, impacts associated with degradation of water quality are considered to be *less than significant*.
- g. & h. According to the 1999 EIR prepared for the Gridley General Plan and SOI Amendments, none of the area around this site is within a 100-year flood hazard area as mapped by

FEMA. A review of the current FEMA flood plain maps also shows that the site is not within a 100-year flood plain (panel 6007C1125C) *No mitigation is required.*

- i. The property is downstream from Oroville Dam which is approximately 18 miles to the northeast. Oroville Dam is one of the largest earthen dams in the world and retains over 3,500,000 acre feet of water. Failure of this dam would be catastrophic to the lives of tens of thousands of people including the entire population of Gridley. However, the likelihood of such a dam failure is so remote as to not even be considered a possibility. The dam was completed in 1965 to prevent floods in the Feather River watershed and has protected Oroville, Gridley, Yuba City, and many other valley towns for 40 years. Flooding and flood hazards associated with this project is therefore expected to be *less than significant.*
- j. According to the EIR prepared for the Gridley General Plan and Sphere of Influence Amendments (1999), which does include this property, the Gridley area is not subject to such hazards; therefore, *no mitigation is required.*

References/Regulatory Framework:

- Water Quality Impacts:
General Plan and SOI Amendment 1999, Adopted Mitigation Measure 3.3-2 (Resolution No. 20) For projects that quality, project applicants and public projects shall be required to obtain Construction Activity Storm Water Permits and prepare Storm Water Pollution Prevention Plans in accordance with the National Pollutant Discharge Elimination System from the Regional Water Quality Control Board prior to construction.
- Gridley Public Facilities Element, pg. 2-1 – 2-9.
- Increase in Downstream Flows:
General Plan and SOI Amendment 1999, Adopted Mitigation Measure 3.3-1 (Resolution No. 20) The City of Gridley shall require new development projects to provide on-site or off-site detention sufficient to maintain pre-development levels of peak stormwater runoff at predetermined location in drainage canals. Detention can occur on the project site or downstream; it can occur above ground in swales or ponds, or below ground, in holding tanks or oversized pipes, in consultation with the affected reclamation or drainage district.
- PUBLIC FACILITIES ELEMENT OF THE GRIDLEY GENERAL PLAN
Policy 4.d. Require review and analysis of the inundation potential of new development in accordance with the City's Master Drainage Plan, and require construction of on-site and off-site drainage improvements as determined by the City Engineer.

Policy 4.e. Coordinate review of development projects with reclamation and drainage districts as to the capacity of existing facilities, incorporation of drainage designs that do not increase historic peak flows, needed off-site improvements, and mechanisms for maintenance.

Policy 4.g. Allow maximum flexibility to developers to provide stormwater detention on a project-by-project basis until such time as a regional detention facility is developed.

- Gridley Municipal Code Chapter 14.20 Drainage Regulations, Section .015 Stormwater. Detention Facilities Required (A) page 13-45. ...Stormwater detention shall be required for proposed construction and/or development that will increase the existing amount of impervious covering on the property on which the construction/development is proposed. No building permit, use permit, encroachment permit, or other permit or license for proposed construction or land development that requires provision of stormwater detention in accordance with this section shall be issued unless there is included within the plans submitted to the city, property and adequate plans for providing the required stormwater detention in accordance with the City's Public Works Standards.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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IX. LAND USE AND PLANNING. Would the project:

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

DISCUSSION OF IMPACTS

This property is designated Residential Suburban in the City of Gridley's Land Use Element. This designation allows single family residential development at a density of up to three dwelling units per acre. The tentative subdivision map proposed by the applicant is at 2.94 dwelling units per acre, which is consistent with the General Plan designation.

- Development of the property would not result in the division of an established community. The project is located on the western edge of the City of Gridley and constitutes a logical extension/expansion of the urban area. It is bounded on the north by land that is designated for urban development at a density of up to 3 dwelling units per acre and on the east by land that is proposed for a public school. The project would be consistent with the City's General Plan and is compatible, both aesthetically and in terms of physical and planned connections such as street patterns, with existing City development in the area. Because the project is a residential subdivision it doesn't have any of the characteristics to divide a community like a freeway, railroad, or canal project would. Thus the project will not have an adverse effect. *No impacts.*
- The proposed tentative subdivision map is consistent with the land use designation of the property as contained in the Gridley General Plan. The land use designation for the site is Residential Suburban which allows single family residential developments up to 3 dwelling units per acre. The project is also consistent with balance of the City's general plan in particular the Circulation Element which calls for the westerly extension of a new roadway from Randolph Avenue. The proposed map provides for Locust Street in the southerly portion of the property on an alignment that will match up with the existing Locust Street intersection on Randolph Avenue. *No mitigation is required.*
- No habitat conservation plan or natural community conservation plan has been adopted for the project site or surrounding areas. Implementation of the residential development would therefore not conflict with applicable environmental policies and there is *no impact.*

References/Regulatory Framework:

City of Gridley
October, 2005

Edler Estates TSM No. 3-05
Initial Study

- Gridley General Plan Land Use Policy 2.b.e: Encourage compact development by confining growth to areas that constitute a logical, contiguous extension of urban development.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
X. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF IMPACTS

a.-b. According to the Gridley General Plan, supporting environmental documents prepared for the GPA and SOIA, and current soils maps for the region, there are no known mineral resources on this residentially zoned site. The project site will not conflict with any energy conservation plans, use significant amounts of non-renewable resources, nor use resources in a wasteful and inefficient manner. Also, a portion of the project site is currently operated as a walnut orchard and current agricultural practices have not produced any indication of mineral resources underneath the project site. To this effect, there would be *no impact* to energy and mineral resources.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or of applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan area or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF IMPACTS

- a. - b. The predominant noise sources near the project area originate from truck/vehicle traffic on Sycamore Street, which is approximately 840 feet from the closest proposed residence, and seasonal agricultural practices. Noise is also generated from a few adjacent residential land uses and periodically from nearby agricultural uses. The proposed land use is for single family residential uses at a density of 3 dwelling units per acre. For residential land uses, the City establishes an exterior and interior noise level standard of 60 dB Ldn and 45 dB Ldn, respectively, as being acceptable. Residential uses do not typically generate this level of noise and the development of the project is not expected to create a noise environment that would be inconsistent with these standards. This development is not associated with ground borne vibrations or ground borne noise levels as it does not propose an increase in truck traffic, train or other possible ground borne source vibrations that exceed the established standards of the Noise Element of the General Plan and the City's Noise Ordinance. The increases to existing noise levels associated with this project and impacts are considered *less than significant*.
- c. The project would generate a minor increase in existing traffic noise levels on the existing roadway (Sycamore Street, Jay and Jared Drive and Butte View Drive) network above levels existing without the project. The local streets (Butte View, Jay and Jared) will not carry traffic volumes that would result in unacceptable noise levels. It is estimated that both Jay Drive and Butte View Drive will carry less than 900 ADT upon build out of this project as well as Butte Country Homes, Butte Country Homes II and North Valley Estates all of which will utilize the same roads. The project would also generate an increase in existing traffic noise levels on Sycamore Street which currently carries the most traffic in the area and is most significant from a noise stand point. Vehicle trips on Sycamore Street during peak hour are estimated to increase by 20 trips to a total of approximately 295 trips in the a.m. peak hour. Using a basic road noise calculator available at www.xs4all.nl/~rigolett/ENGEL/vlcalc.htm, existing traffic generates a noise level of approximately 57 dB at 75 feet from the center of the road. The additional 20 peak hour trips generated a change in traffic noise level that was less than 1 dB. According to the City's General Plan, new residential uses constructed within an exterior noise environment of 60 dB Ldn or less shall be considered acceptable. Therefore, none of the residences along Sycamore Street will be subject to a significant

increase in noise levels from project traffic and none of the homes within the project will be subject to unacceptable noise levels.

Residences constructed along the south property line and the northern residences (lots 15 and 16) could be exposed to limited duration noise levels exceeding this limit because of agricultural practices such as harvesting. However, walnut orchards are harvested seasonally and for the majority of the time no noise will emanate from the orchard. As an overall average the noise from harvesting will not exceed the adopted standards though there may be short periods of time when a 60 dB level is exceeded. Because of the seasonal nature and limited duration of the agricultural activities, the proposed residential development will have a *less than significant* impact on noise levels (more than 60 dB Ldn) within residential backyards in the immediate area.

- d. Construction noise levels at and near locations on the project site would fluctuate depending on the particular type, number and duration of use of construction equipment. The effect of construction noise would depend upon how much noise would be generated by construction, the distance between construction activities and the nearest noise-sensitive receptors, and the existing noise levels at the receptors. Daytime construction activities would occur when most people would be awake and may be away from home. However, temporary construction-related noise would be clearly noticeable, and may constitute a significant short-term increase in ambient noise levels. Therefore, this impact would be significant unless the following mitigation is incorporated:

- ❖ MM.XI.b. All construction activities shall be permitted only during the hours of 7:00 a.m. to 7:00 p.m., Monday through Friday. Construction work shall comply with the conditions set forth in Section 17.38.030 of the Gridley Zoning Ordinance (Noise Levels) and Ordinance No. 715-2002 (Noise Regulations).

Timing/Implementation: Upon commencement of construction activities.

Enforcement/Monitoring: City of Gridley Planning Department.

Impacts associated with construction activities after implementation of this mitigation measure would be *less than significant*.

- e. - f. The project is not located near a municipal airport and/or private airstrip; therefore, the project would not expose people to excessive noise levels associated with airport/airstrip uses. Therefore, there is *no impact* relating to this issue.

References/Regulatory Framework:

- City of Gridley General Plan Noise Element: establishes noise exposure standards for land use compatibility. The City of Gridley Noise Element establishes a land use compatibility criterion of 60 dBL for exterior noise levels in outdoor activity areas of residential dwellings, which is intended to provide an acceptable noise environment for outdoor activities. An exterior noise level of 70 dBL is allowed only after a detailed acoustical analysis is performed and needed noise abatement features included in the design.
- Chapter 17.38.010 Performance Standards. Intent. It is the Intent of these regulations to prevent land or buildings, including permitted uses or uses by a use permit, from being used or occupied in a manner so as to create any dangerous, injurious, noxious and otherwise objectionable or hazardous condition; noise or vibration; smoke, dust, odor or other form of air pollution; electrical or other disturbance; glare or heat, liquid or solid refuse or wastes or other substance, condition or elements (all referred to in this chapter as "dangerous or objectionable elements"), in a manner or amount as to adversely affect surrounding areas. Any permitted or conditional uses listed under Chapters 17.08 through 17.34 may be

undertaken and maintained if they conform to all district regulations, and specifically if they conform to all district regulations, and specifically if they conform to the limitations set forth in this chapter (Ord. 491, 1986). Performance standards are specifically listed with measurable limits under Sections 17.38.020 Vibration, 17.38.030 Noise, 17.040 Air Pollution, 17.38.050 Odors, 17.36.060 Electromagnetic radiation, 17.38.070 Fire and Explosives, 17.38.080 Radioactive materials, 17.38.090 Glare and Heat, and 17.38.100 Non-radioactive liquid or solid wastes.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF IMPACTS

- a. The project proposes construction of 25 single-family homes at build-out. If the number of residences is multiplied by the average household size in the City in 2000 (2.86), the project would house approximately 72 residents. Infrastructure such as sewer and water will be extended to serve this project. That extension, however, will be sized to only serve the area for which the City has already designated for residential growth. At a 2% annual growth rate Gridley is projected to add approximately 115 to 125 residents per year over the next 5 years. However population growth isn't always a steady progression and local housing production can increase demand or fill unmet demand from other cities like Chico. Interestingly, according to the latest California Department of Finance population estimates, Gridley lost 55 residents between January 1, 2004 and January 1, 2005 with the population decreasing from 5,757 to 5,702. However this is seen as an anomaly and the population is expected to grow in the coming years.

It is estimated that it will take more than one year for the proposed project to build out. The population will only grow according to demand and new or relocating populations have many choices within the central valley for new homes. Adding the potential for 25 new residents is not statistically significant to the overall population of the City and is consistent with the projected build-out of the designated urban area as proposed and analyzed in the 1999 General Plan and Sphere update and associated EIR. Potential impacts associated with population growth are primarily associated with other environmental issues. Among these are traffic, noise, air quality, aesthetics, community services, utilities and storm drainage. Project impacts on these environmental issues are discussed within the appropriate sections of this Initial Study and mitigation measures, along with compliance with the goals and policies of the

City's General Plan, would make the population growth impacts of the project *less than significant*.

- b.&c. The project consists of a residential development on a site that is currently planted with a walnut orchard. The project will not displace existing housing or necessitate the construction of replacement housing elsewhere; therefore, there is *no impact*.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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XIII. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

- | | | | | |
|-----------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Fire protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Police protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Parks? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Other public facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

DISCUSSION OF IMPACTS

The residential development will impact on public services such as fire, police, schools and other community facilities. However, the General Plan lists goals and policies designed to provide adequate Public Facilities (police, fire, parks and recreational facilities) for the project area and the City as a whole at General Plan buildout.

- a. The project, with its residential buildings, would require fire protection services. Such services would be provided by the CDF. The nearest fire station to the project site is the volunteer station next to City Hall, approximately 1 mile from the project site. Since the station is on the same side of the railroad tracks as the project site, response delays due to train operations are not an issue and the station can respond to calls from the project site within the four-minute standard. Existing wells combined with the installation of new hydrants within the project can provide enough water for proper flow to the site for fire protection. Impacts on fire protection services are *less than significant*.
- b. Demands for police service would be generated by residents on the project site. It is estimated that at full buildout, the project site would ultimately contain 72 residents. The current staff level provides one sworn officer per 450 population. This level of service is roughly double the generally accepted national standard of a ratio of one sworn officer per 1,000 population. The staff level also enables the Department to generally maintain 24-hour patrol by two officers. With the addition of these residents to the 2000 census, the ratio of sworn officers to population would decline but still be above the City standard of sworn officers per 1,000 persons, and not significantly change from the current ratio. It is expected that there will be little change in police services should the project be built. Impacts on police protection services are *less than significant*.

- c. It is estimated that there will be 72 residents living on the project site at full buildout. It is expected that most of these residents would be families or heads of household with children. Most of the school-age children would be attending schools in Gridley Unified School District. Overcrowding exists at both elementary schools in Gridley and at Gridley High School. The District currently imposes impact fees on residential and commercial development occurring within District boundaries. The impact fees are intended to offset the potential impact such development would have on school facilities. Since the amount of residential square footage to be constructed is not known, it cannot be determined how much the project would pay in impact fees or if the amount would be sufficient to finance any necessary project to accommodate the additional students generated by the project. However, under Government Code Section 65996(b), as amended by Leroy F. Greene School Facilities Act of 1998, the payment of impact fees is considered full and adequate mitigation for potential impacts on schools. Therefore, with payment of the impact fees, the projects impacts on schools are considered *less than significant*.
- d. The City currently has only one large municipal park – Viera Park – and a smaller park at Nick Daddow Plaza. The total acreage of these two parklands is approximately 17.5 acres. Using the 2000 Census figure for the City's population, the current parkland-to-population ratio is approximately 3.25 acres per 1,000 persons, which is below the City standard of 5 acres per 1,000 persons. The project would generate 72 new residents; therefore, the parkland-to-population ratio would incrementally worsen a ratio that already does not meet City standards, however additional use of an existing public park is not significant environmental impact. The City Code provides for the payment of in-lieu fees to cover park facility costs which will eventually result in the creation of additional parks within the Gridley area. A condition will be required as part of any approval of this project. No significant impact if fees are paid
- e. See above and utilities section below. No impacts are anticipated on other public facilities other than to sewage treatment capacities.

References/Regulatory Framework:

- General Plan and SOI Amendment 1999, Adopted Mitigation Measure 3.7-1 (Resolution No. 20): The City of Gridley shall assure that adequate funding is available for planned improvements to the sewer system. This may include increased sewer connection fees, City-funded improvements, grant-funded improvements, or any combination of these measures.
- General Plan and SOI Amendment 1999, Adopted Mitigation Measure 3.7-2 (Resolution No. 20): The City of Gridley shall assure that adequate funding is available for construction of new wells. This may include increased water system connection fees, City-funded improvements, grant-funded improvements, requiring a large new residential or industrial development to install a new municipal well at the time of project construction (to be reimbursed from future water connection fees), or any combination of these measures. The City shall require all new development to construct new water mains and distribution lines to serve the proposed development
- General Plan and SOI Amendment 1999, Adopted Mitigation Measure 3.7-3 (Resolution No. 20): For future annexations, the City of Gridley shall work with the affected irrigation districts to resolve any demonstrated decline in revenues attributable to annexation and/or development of agricultural land within district boundaries. As a condition of approval for future annexations, the City shall require the annexing property owner to apply for detachment from the affected irrigation district at such time as actual development occurs.
- General Plan and SOI Amendment 1999, Adopted Mitigation Measure 3.7-6 (Resolution No. 20) The City of Gridley shall notify the Butte County Mosquito and Vector Control District regarding development proposals that require annexation to the City of Gridley or involve

conversion of ag land, and additional maintenance of irrigation and drainage canals adjacent to new development to include elimination of standing water and emergent vegetation (to the extent consistent with preservation of riparian habitat).

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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XIV. RECREATION.

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

DISCUSSION OF IMPACTS

a.-b. The City of Gridley provides park/recreation facilities within the City limits. Currently, the City administers the 12.8 acre Viera Park, three downtown parks and several single lot neighborhood parks throughout the City. The Publics Works Department is responsible for maintaining these parks. Funding for the parks is provided through Quimby Act fees and property taxes (discussed above). The City of Gridley has a standard of 5-acres of park/1,000 residents. See above condition regarding the collection of park fees under park and recreation under "Public Facilities". No new recreational facilities are proposed as part of this project and in-lieu fees for parkland will be required as part of project approval; therefore, impacts to recreation are considered *less than significant*.

References/Regulatory Framework:

- According to section 16.40 of the Gridley Municipal Code, residential developments are required to dedicate parkland or pay park-in-lieu fees.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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XV. TRANSPORTATION/TRAFFIC. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF IMPACTS

It is the policy of the City's General Plan Circulation Element to require new development to share in the cost of improvement necessary to maintain adequate service levels in areas affected by said development. It is also City policy to provide two access routes for new development, encourage use of alternative modes of transportation, and establish right-of-way widths by street classification. The City of Gridley does not typically require a project specific traffic study for new development with less than 50 new residential unless a project will make a significant impact, either individually or cumulatively on a road or intersection that has previously been identified as operating at an unacceptable level of service. This project would do none of the above. However, a traffic analysis was prepared for the Butte Country Homes II subdivision immediately to the west (70 lots, Lanphier & Associates Transportation Engineers April of 2005). The report evaluated the impacts of a the project on roadway segments of Colusa Highway (Sycamore Street) from west of Kofford Road to east of West Biggs Gridley Road, Jay Road south of Colusa Highway, and Palm Lane south of Colusa Highway. The report also analyzed the intersections of Kofford Road/Colusa Highway, Palm Lane/Colusa Highway, Jay Road/Colusa Highway, Sycamore Street/Randolph Avenue, and Sycamore Street and West Biggs Gridley Road.

The project proposes to construct a network of new roadways consistent with the City of Gridley standard roadway plan which include curb, gutter, and sidewalk. There will essentially be two east-west roads and one north-south road. The east-west roads will eventually be extended easterly to Randolph Avenue to intersect with Laurel and Locust Streets.

The project is expected to generate 244 average daily trips with 19 a.m. peak hour trips and 25 p.m. peak hour trips. Until the two road connections are made out to Randolph Avenue to the east, all trips will either use Jay Drive or Butte View drive to access Sycamore Street. Since Butte View represents the shortest route into town it is estimated that 80% of the trips will use this road/intersection. Currently only 15 residences use Butte View Drive which is a dead-end street. With the build-out of this project an additional 15 a.m. peak hour trips and 20 p.m. peak hour trips will use this roadway/intersection which will not be significant nor will it affect the existing LOS A of the intersection. Four a.m. peak hour trips and five p.m. peak hour trips could be expected to use the Jared/Jay Drive route to access Sycamore Street.

The Lanphier report indicates that all roadway segments and intersections will maintain a level of service of "B" or better once the project is built out. This also remains true for future cumulative conditions in the area. Almost all trips generated from the project will use Colusa Highway with the significant majority heading east towards the Gridley core where commercial services and schools are located. Roadways that provide primary circulation in the vicinity of the project site are as follows:

Colusa Highway (Sycamore Street) is a two-lane minor arterial facility that traverses in the east-west direction through the study area. Colusa Highway would serve as primary access route to two residential collector roadways that will serve the proposed subdivision development. Through the study area, Colusa Highway has a general two-lane un-divided cross-section, with no right or left-turn intersection channelization. All study intersections along Colusa Highway (Sycamore Street) are currently controlled by stop signs, with Colusa Highway being the uncontrolled movement. Colusa Highway provides full access to SR 99 as an "at grade" intersection controlled by a stop sign. Colusa Highway will serve as the primary access route for project traffic originating to/from SR 99. Average daily traffic ranges from approximately 1,300 vehicles west of Kofford Road to 2,600 vehicles just east of West Biggs Gridley Road.

West-Biggs Gridley Road is a two-lane major arterial facility that traverses in the north-south direction. West Biggs Gridley Road is a major artery that connects the City of Gridley to the northern community of Biggs. For this reason, it will serve as primary travel route for project traffic origination to/from these nearby communities north of Gridley. Through the study area, West Biggs Gridley Road has a general two-lane un-divided cross-section, with no right or left-turn intersection channelization. Most intersections along West Biggs Gridley Road are currently stop sign controlled. Daily traffic is approximately 2,400 ADT.

State Route 99 is a 4-lane arterial with signalized controls at several intersections as it passes through the City of Gridley. According to the daily roadway volumes published by Caltrans, daily traffic on SR 99 near the project site was approximately 25,000 ADT in 2003. This includes a fair mix of passenger vehicles, recreational vehicles, trucks, and agricultural vehicles.

Jay Drive is a two-lane residential collector street that currently forms a two-way stop controlled intersection with Colusa Highway. This street extends south and turns into **Jared Drive**. Jared Drive is also a two-lane local residential street that would be extended south through the project to provide access to the proposed development. Jay Drive and Jared Drive have a typical two-lane undivided cross-section.

Palm Lane is currently a graveled easement (within the County) created for property owners to access Colusa Highway. This easement will be abandoned upon new easement alignment of Palm Lane which has been approved as part of another tentative subdivision map. Palm Lane will be a two-lane residential collector City street that will form a two-way stop controlled intersection with Colusa Highway. Owners of the surrounding properties affected by this project, have reviewed the road relocation adjustment as shown on the tentative map and have submitted a letter stating that they are in agreement with the new Palm Lane location. The property owners will abandon rights to the existing easement upon being provided a new access.

Randolph Avenue is a two-lane residential collector street that traverses in the north-south direction, which forms a full access stop controlled "T" intersection with Colusa Highway. From Colusa Highway, Randolph Avenue extends south, providing access to residential development southwest of downtown Gridley.

Intersections that may be affected by this development are as follows:

- Colusa Highway/Kofford Road

- Colusa Highway/Palm Lane (relocated)
- Colusa Highway/Jay Drive
- Colusa Highway/Randolph Avenue
- Colusa Highway/W. Biggs Gridley Road

All of the noted intersections are currently operating at LOS "A" during both the a.m. and p.m. hour periods with the exception of the p.m. peak-hour southbound turning movements at the West Biggs Gridley/Sycamore Street intersection which operates at LOS B.

- a. The proposed project is estimated to generate 244 daily trips, 18 a.m. peak hour trips and 25 p.m. peak hour trips. All of the noted intersections (with the exception of Palm Lane, which currently does not exist and will be a new connector street) are currently operating at acceptable LOS B or better which is in accordance with the City of Gridley LOS "C" threshold for acceptable operating conditions. Other approved and/or planned projects in the Gridley area include:

Project	Location	Total units	Daily Trips	Status
Deniz subdivision	North city area	380	3,700	Pending
Boeger subdivision	North city area	300	2,920	Approved
Dusa Subdivision	Northwest city area	62	610	Withdrawn
Gosal Subdivision	North of Colusa Hwy.	121	1,180	Approved
North Valley Estates	South of Colusa Hwy	17	170	Approved
Butte County Homes I	South of Colusa Hwy	43	420	Approved
Butte Country Homes II	South of Colusa Hwy.	70	683	Pending

The addition of trips generated by the proposed development would incrementally increase the length of delays experienced at study area intersections. Initially, the most noticeable changes in traffic volume would be on the local streets (Jay Drive and Jared Drive and Butte View Drive) which link the site with Sycamore Street. At existing plus Project conditions and planned development conditions, the LOS at all intersections would remain the same. Cumulative roadway volumes which take into account the above projects, maintain a LOS B or better on all studied roadway segments and all intersection operations will also remain at an LOS B or better in the cumulative condition. The resulting LOS would remain within identified standards and traffic signals are not warranted at any unsignalized intersection. As development occurs east of the site, Laurel Street will eventually be constructed, providing another access/connection to the development. Thus, the project itself would have a *less than significant* impact on intersection operations.

While the traffic study did not look at the intersection of Sycamore Street and State Route 99, it is anticipated that some of the traffic generated by this project will utilize this intersection as it is the most direct route to the highway. This intersection is not currently signalized and is projected to be operating at an "LOS F" in the future conditions of the City's sphere of influence build out. In the Sphere of Influence Amendment Final EIR, a mitigation measure committed the City to contribute to an improvement project on SR 99, which included coordination of new and existing traffic signals including a new signal at Sycamore Street/State Route 99. Therefore, in accordance with Circulation Element Policy 1, the following mitigation measure shall be implemented:

❖MM.VII.b. The project shall pay its fair-share cost of the installation of a traffic signal at the SR 99/Sycamore Street intersection. The project applicant and the City shall reach an agreement on the fair-share cost.

*Timing/Implementation: Prior to recordation of the final map.
Enforcement/Monitoring: City of Gridley Planning Department.*

Implementation of the above mitigation measure would improve LOS at the intersection to acceptable levels under cumulative conditions. Impacts after mitigation would be **less than significant**.

- b. See "a" above. The project shall comply with City LOS standards and will not individually or cumulatively exceed a service standard established by Butte County. Thus, it is expected that the project would have a *less than significant* impact on the LOS standards established by the county congestion management agency for designated roads and highways.
- c. The project is a residential development and would not result in a change in air traffic patterns or a change in location that results in substantial safety risks. Therefore, there is *no impact*.
- d. All proposed new streets, cul-de-sacs and intersections meet City design requirements. Agricultural operations are not proposed on the site concurrently with the residential development and solid fencing will separate the two land uses. All study intersections in the project traffic study are projected to operate at acceptable LOS conditions under "existing plus project" as well as "future plus project" conditions and none of the study intersections are projected to warrant a traffic signal with the development of the proposed project under existing conditions; therefore, the impact will be *less than significant*.
- e. At full build-out, the project would be accessible from Jared/Jay Drive and Butte View Drive along with a temporary access road through the property to the west (Butte County Homes II) to provide emergency circulation. Eventually, access to the project will also occur to the east to Randolph Street by the extension of Laurel and Locust Streets. However, this will not occur until the school is developed on the adjacent property. The City's General Plan has planned for residential development and emergency access to this property; therefore, impacts associated with emergency access to the site are *less than significant*.
- f. Gridley's zoning ordinance requires two (2) on-site parking spaces for each new home. Sufficient on-site and off-site parking will be provided. *No impacts* are expected.
- g. Development of the project would insignificantly increase the need for transit services and alternative transportation modes to the Gridley area. Current transit routes do not pass by the project site and the City does not have requirements for the provision of bicycle racks for single-family developments such as this one. The City of Gridley requires subdivisions of 200 units or more to dedicate a bicycle path; however, the City does not have an adopted bicycle plan. This development does not require a bicycle path. Alternate modes of transportation could be implemented in the future as development occurs east of the site and when the Laurel Street connection is made, which would allow access to a school site. *No impacts* to adopted policies, plans or programs supporting alternative forms of transportation are anticipated.

References/Regulatory Framework:

- General Plan and SOI Amendment 1999, Adopted Mitigation Measure 3.5-1 (Resolution No. 20) General Plan Circulation Element: The City shall require proposed discretionary permits for new development on undeveloped land within the City of Gridley and Sphere of Influence for projects with 50 units or more of residential development to provide a traffic impact study that addresses direct and local circulation impacts, as well as cumulative regional circulation impacts affected by the proposed project to the extent determined by the City to be applicable. The City shall implement recommended mitigation measures to avoid or reduce impacts on intersections and roadway segments to the level of service standards established in the adopted Circulation Element.
- General Plan and SOI Amendment 1999, Adopted Mitigation Measure 3.7-4 (Resolution No. 20) General Plan Circulation Element: When determined to be relevant to a particular project, the City of Gridley shall require traffic impact analysis to include an analysis of impacts on County roadways in the vicinity of the projects. Recommended improvements shall be implemented with the policies established in the Circulation Element and the Public Facilities Element.
- Institute of Traffic Engineers, traffic generation manual.
- Gosal Traffic Subdivision Traffic Impact Study, Omni Means, August 2002.
- Butte County Homes II Traffic Study, Lanphier & Associates April 2005

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand, in addition to the provider's existing commitments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Comply with federal, state and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF IMPACTS

a.-b. Wastewater: The City of Gridley operates a wastewater treatment plant on a 63-acre parcel located on the east bank of the Feather River. The treatment plant, which was completed in 1979, occupies approximately 27.5 acres, with another 12.5 acres available for future expansion. Facilities at the plant provide secondary treatment of wastewater with aerated lagoons and polishing ponds. All treated effluent is disposed of by percolation within the plant site. No effluent is directly discharged into the Feather River.

The plant was sized in accordance with federal regulations in effect in 1976, which required a treatment and disposal capacity for the City and for the Butte County Housing Authority project east of the City for 10 years. Growth projections at the time anticipated a combined design population of 6,541 in 1986. The City population in 2000, according to the U.S. Census, was 5,382 and according to the California Department of Finance estimates was 5,702 as of January 1, 2005. The Clean Water Grant, used to construct the treatment plant, was approved based upon the plant design with a hydraulic capacity of 2.62 million gallons per day (mgd) for peak wet weather flow, and an annual average daily flow of 1.05 mgd. The Waste Discharge Requirements for the plant, issued by the Regional Water Quality Control Board, rate the capacity as 1.05 mgd "average dry weather flow" rather than the average annual daily flow.

The plant currently operates at about 87% of its 1.05 million "average dry weather flow". The City proposes to double the design capacity of the wastewater treatment plant within the next 10-20 years. In 1999, the City adopted the Public Facilities Element of its General Plan, which identified wastewater collection system improvements and the construction phases for these improvements during the 1998-2020 planning period. The current reserve capacity is approximately 130,000 gallons per day, enough to accommodate approximately 520 new residential units. To date, the City has approved just over 500 new subdivision lots that have not yet been developed with homes and has applications pending for another 500+ dwelling units, including this proposed subdivision. While the city's sewage treatment facilities may be able to handle the current lots that have been approved, it will exceed capacity if the lots pending approval are allowed to come on-line. It is anticipated that of the 500 lots currently approved, between 100 and 125 will be constructed annually. This gives an approximate 4-5 year time horizon for physically reaching plant capacity and will allow the City time to begin construction of their plant expansion. New impact fees to fund the planned sewage treatment facility expansion are currently being considered by the City Council and are expected to be in place within the next 3 months. In the interim, the City has recently adopted a policy of not approving any new subdivision maps until they have implemented the sewer expansion plan contained in the 1999 Public Facilities Element including adoption and collection of impact fees to fund the cost of plant expansion and has placed a temporary moratorium on the issuance of new building permits. While it is clear that in order to continue to allow new development within the City the wastewater treatment facility will have to be expanded, the scope of the environmental issues associated with such an expansion are beyond the environmental scope of a small project such as this and the plant expansion would not be required just for this project but is a result of cumulative development.

applications. The City will have to prepare separate environmental documents for the plant expansion and until such time the following mitigation measure would be appropriate.

- ❖ MM.XVI.a. Until adequate sewage capacity can be shown or a plan approved for future sewage capacity expansion, no Tentative Map approvals shall be made by the City and no applications filed with Butte County LAFCo for sphere amendments or annexations.
- c. The site will be graded to eventually drain to an RD 833 drain canal that runs along the south property boundary. The trustees of the District indicate that all of their ditches are full during storms and can't accept any increase in the rate of peak stormwater flows. Potential adverse impacts are mitigated to less than significant by implementing the standard development requirement of the Trustees of District No. 833, which is that the peak rate of stormwater discharge from the site during a 100-year design storm event may not increase as a result of the proposed improvements. A 1.3 acre drainage detention facility is proposed adjacent to the ditch to attenuate peak flows in accordance with current policy. The City of Gridley supports this standard by including it in the conditions of approval of new development within the District, and the condition of approval is incorporated into the project condition of approval, which will mitigate the impacts to water related hazards to *less than significant*.
- d. The project proposes construction of 25 new single-family residences that would generate a demand for water. A City approved water system will be installed throughout the subdivision. The system will connect into 10" line on Laurel Street and extend 8" lines throughout the subdivision. Existing wells are capable of producing a maximum amount of approximately 4,990 gpm, or 7,185,600 per day, which would accommodate the maximum water demand of City residents with the project included; therefore, impacts on the water system are considered *less than significant*.
- e. See the discussion under a.-b. above.
- f. The City of Gridley's waste stream is disposed at the County Landfill, which is a "Class II" landfill located on Neal Road. The Neal Road landfill has a remaining capacity as of May 2001 of 2.1 million tons of estimated long term projection until 2018 contingent on subsequent county landfill closures and demographic influences. The County is currently awaiting approval and permitting of expansion plans to increase the site capacity until 2034. The estimated yearly disposal at the Neal Road landfill facility is approximately 160,000 tons per year. The entire City of Gridley produces approximately 4,533 tons per year of solid waste. Of this amount, approximately 3,170 tons goes to the landfill and the remaining 1,564 tons are diverted through recycling, green waste and buy-back programs. With the anticipated approval of the Neal Road Landfill expansion, the capacity should be sufficient to accommodate residential development of the project site.

References/Regulatory Framework:

- General Plan and SOI Amendment 1999, Adopted Mitigation Measure 3.7-1 (Resolution No. 20): The City of Gridley shall assure that adequate funding is available for planned improvements to the sewer system. This may include increased sewer connection fees, City-funded improvements, grant-funded improvements, or any combination of these measures.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION OF IMPACTS

- a. The project site has been highly disturbed by human activity. There is no pristine natural habitat on or near the project site. Surrounding properties are zoned to allow small-scale agricultural and residential development. No known endangered plant or animal species or community has been identified on or near the project site. The project is consistent with the City General Plan and Zoning Ordinance, which was adopted subsequent to extensive environmental evaluation. Proposed mitigation measures would ensure that no important examples of the major periods of California history would be eliminated. Because of this, the impacts associated with this finding are considered *less than significant*.
- b. Currently, there are development applications on file in the Gridley Planning Department for residential developments in the vicinity. However, the projects are consistent with the City's projected growth, General Plan and Zoning Ordinance, which prior to adoption considered the cumulative effects of build out through an environmental impact report prepared in 1999. As this project was within the area studied as part of the City's General Plan, the cumulative effects were fully taken into account. Cumulative effects of loss of agricultural lands, air quality, traffic, are all seen to be less than significant when viewed in relationship to the overall build out of the City's General Plan. The loss/conversion of agricultural land was identified as a significant cumulative impact in the 1999 General Plan EIR but was addressed by overriding findings. The one exception is the cumulative effects on the City's wastewater treatment facility which will be cumulatively impacted by this project as well as several other projects currently being considered by the City. This cumulative impact is addressed by mitigation measure XVI.a.

- c. The proposed mitigation measures for this project would reduce environmental effects that could cause substantial adverse effects on human beings to a level considered *less than significant*.

References Used for the Preparation of this Document

- Butte County General Plan
- Ray Roll and Bruce Nash, City Engineers
- Ed Melton, Public Works Director
- Butte County Air Quality Management District
- Reclamation District 833
- Stuart Edell, Manager Butte County Public Works
- Biggs-West Gridley Water District
- City of Gridley General Plan and Zoning Ordinances
- City of Gridley Master Drainage Study
- Public Works Construction Standards
- Environmental Impact Report for the Gridley Industrial Area zoning, 1979
- City of Gridley Industrial Development Study, May 2002
- Environmental documents for the Gosal TSM 2002
- EIR for the City of Gridley Sphere of Influence and General Plan Amendments, 1999
- Environmental Impact Report for Boeger Annexation, December 2002.
- Environmental Impact Report for Proposed Gridley Redevelopment Agency, 2002.



AGENDA GRIDLEY CITY COUNCIL AND REDEVELOPMENT AGENCY

RECEIVED
OCT 16 2006

BY:

REGULAR MEETING
7:30 P.M., MONDAY
OCTOBER 16, 2006

CITY HALL
685 KENTUCKY STREET
GRIDLEY, CALIFORNIA

MEETING CALLED TO ORDER
CITY COUNCIL ROLL CALL
AGENCY ROLL CALL
INVOCATION
PLEDGE OF ALLEGIANCE

MAYOR
SECRETARY
AGENCY SECRETARY
MINISTERIAL ASSOCIATION
COUNCIL MEMBER HALL

* * *

Study Session
6:45 P.M.

Report on California Downtown Conference (Mayor Fichter)
Report on APPA Training Course (Brad Wilkie)

* * *

Gridley City Council
7:30 P.M. Regular Session

1. PUBLIC HEARINGS

1.1 Tentative Subdivision Map No. 3-05; APN 021-070-076; James Ratliff, Owner/Applicant; R-S Residential Suburban zoning designation.

A proposal to create 25 single family parcels on a 8.49-acre parcel located approximately west of Randolph Street and south of Sycamore Street.

- A. Receive staff report
- B. Open public hearing
- C. Hear public testimony
- D. Close public hearing
- E. Commission discussion

Recommendation

- F. Adopt Mitigated Negative Declaration for the project including the findings included in Resolution 2006-R-047; and
- G. Approve **Resolution No. 2006-R-047**, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRIDLEY TO APPROVE A TENTATIVE SUBDIVISION MAP FOR THE PROPERTY HAVING ASSESSOR'S PARCEL NUMBER 021-070-076 LOCATED APPROXIMATELY 770 FEET WEST OF RANDOLPH AVENUE AND 750 FEET SOUTH OF SYCAMORE STREET (GRIDLEY COLUSA HIGHWAY)", by reading of title only.

1.2 Tentative Subdivision Map No. 02-05; APN 021-070-118 and 021-070-119; R-S Residential Suburban zoning designation; James and Colleen Banes, Owners/Applicants.

A proposal to create 70 single family parcels on a 23.4-acre property located approximately located south of Sycamore Street and east of Lewis Oak Road.

Recommendation

- A. Receive staff report
- B. Open public hearing
- C. Hear public testimony
- D. Close public hearing
- E. Commission discussion
- F. Adopt Mitigated Negative Declaration for the project including the findings include in Resolution 2006-R-046; and
- G. Approve and Introduce **Ordinance No. 762-2006**, "AN ORDINANCE OF THE CITY OF GRIDLEY AMENDING THE ZONING DESIGNATION OF A 15-ACRE PORTION OF THE PROPERTY HAVING ASSESSOR PARCEL NUMBER 021-070-119, BEING PROPERTY LOCATED ON THE SOUTH SIDE OF JARED DRIVE TO R-S RESIDENTIAL SUBURBAN", by reading of title only; and
- H. Approve **Resolution No. 2006-R-046**, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRIDLEY TO APPROVE A TENTATIVE SUBDIVISION MAP FOR THE PROPERTY HAVING ASSESSOR'S PARCEL NUMBER 021-070-119 LOCATED APPROXIMATELY 670 FEET EAST OF LEWIS OAK ROAD AND 930 FEET SOUTH OF SYCAMORE STREET (GRIDLEY COLUSA HIGHWAY).

1.3 Tentative Subdivision Map No. 6-04. Valley Oaks Estates, LLC, applicant; Hilbers Properties, Owner; North side of Peach Street and the east side of West Biggs Gridley Road; APNs 022-230-022, 024 and 025. R-1 Residential Low Density Zoning District.

A proposal to create 19 single family lots on three parcels totaling 4.7-acres located approximately on the east side of West-Biggs Gridley Road and north of Peach Street. .

Recommendation

- A. Receive staff report
- B. Open public hearing
- C. Hear public testimony
- D. Close public hearing
- E. Commission discussion
- F. Find that the project is Categorically Exempt per the California Environmental Quality Act, Section 15332; and
- G. Approve **Resolution No. 2006-R-049**, "A RESOLUTION OF THE GRIDLEY CITY COUNCIL APPROVING A TENTATIVE SUBDIVISION MAP FOR THE PROPERTIES HAVING ASSESSOR'S PARCEL NUMBERS 022-230-022, 022-230-024, AND 022-230-025 LOCATED ON THE NORTH SIDE OF PEACH AND IDAHO STREETS, EAST OF WEST BIGGS GRIDLEY ROAD AND SOUTH OF A FUTURE BRIDGEFORD AVENUE", by reading of title only.

2. COMMUNITY PARTICIPATION FORUM - 5 MINUTE LIMITATION

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 THIS AGENDA BEING POSTED. MEMBERS OF THE PUBLIC MAY ADDRESS THE COUNCIL ON MATTERS THAT ARE NOT OTHERWISE SCHEDULED FOR A PUBLIC HEARING.

2.1 PUBLIC

2.2 COUNCIL

2.3 STAFF

2.3.1 Introduction of New Employees (Police Department)

2.4 COMMENDATIONS, AWARDS, PROCLAMATIONS AND PRESENTATIONS

2.4.1 Breast Cancer Awareness Fun Walk Day (October 21st)

Proclamation to be accepted by Linda Potoski and Diane Wilkerson

2.4.2 Red Ribbon Week

Proclamation to be accepted by Pathfinders.

3. AWARD OF CONTRACTS

3.1 Ladder Truck 74 Financing

The City Council authorized the purchase of a new ladder truck for Fire Station 74. The vehicle is on order and should be operational in time for Red Suspenders Day 2007.

Recommendation

1. Accept the financing package proposed by First Municipal Leasing Corporation with 11 annual payments of \$35,794.62 due beginning October 29, 2006 with an effective interest rate of 4.30%.
2. Authorize the Mayor to execute the financing contract.
3. Approval of **Resolution No. 2006-R-048**, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRIDLEY APPROVING A LEASE WITH OPTION TO PURCHASE AGREEMENT," by reading of title only.

4. CONSENT AGENDA

4.1 Approval of City Council minutes for October 2nd, 2006.

- 4.2 **Second Reading Ordinance No. 763-2006, "A ORDINANCE OF THE CITY OF GRIDLEY AMENDING SECTION 12.12.020 OF THE GRIDLEY MUNICIPAL CODE REGARDING ALCOHOLIC BEVERAGES IN THE CITY PARKS" by reading of title only".**

5. COUNCIL CONSIDERATION

5.1 241 Washington Street - Public Works Committee (Discussion Item)

In a previous meeting, staff was directed to place this item on the next agenda for an update concerning the conditions and probate status.

5.2 Modifications to CDBG Program Reuse Fund (Discussion Item)

The Department of Housing and Community Development has announced funding for the 2006-2007 Community Development Block Grant (CDBG) Planning and Technical Assistance (P/TA) grants.

Recommendations

Advise staff which of the activities should be subject to the CDBG, P/TA grant applications.

5.3 Staff Attendance at Council Meetings (Discussion Item)

This item was requested by Mayor Fichter.

5.4 Management Letter Update

Staff will present an update on the progress that has been made to implement the recommendations made in the Management Letter for 2004-2005 fiscal year.

Convene to Redevelopment Agency Meeting

Roll Call

R-4 CONSENT

R-4.1 Approval of Agency minutes for October 2nd, 2006.

R-5 COUNCIL CONSIDERATION

R-5.1 Industrial Park – Verbal report

Reconvene Council Meeting

6. COUNCIL CONCERNS AND REPORTS

7. CORRESPONDENCE

- 8. 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.

9. INFORMATIONAL ITEMS

9.1 Sewer Project Verbal Update

9.2 Force Main Bank Restoration Project Verbal Update

9.3 Gridley-Biggs Police Department – Month in Review for September, 2006

9.4 642 Nevada (Blaylock)

10. CLOSED SESSION

- 11. ADJOURNMENT** –adjourning the regularly scheduled meeting to be held at 7:30 p.m. on November 6th, 2006.

**11.1 CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
(Subdivision (a) of Section 54956.9)**

Name of Case: Case No. 06-22377-C-11, U.S Bankruptcy Court, Eastern District of California (Dick Shields)

- 12. THIS AGENDA WAS POSTED ON THE PUBLIC BULLETIN BOARD IN THE FOYER OF CITY HALL AT 4:00 P.M. ON OCTOBER 13TH, 2006 IN ACCORDANCE WITH GOVERNMENT CODE SECTION 54954.2.**