

Gridley Planning Commission – Regular Meeting Agenda

Wednesday, July 20, 2022; 6:00 pm
Gridley City Hall, 685 Kentucky Street, Gridley, CA 95948

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

The Public is encouraged to attend and participate in person. Comments from the public on agenda items will be accepted until 4 pm on July 20, 2022, via email to csantana@gridley.ca.us or via the payment/document drop box at Gridley City Hall and will be conveyed to the Commission for consideration.

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

Webinar ID:

<https://us06web.zoom.us/j/87080784502?pwd=MVpWWUVVMUdic2NISDJLWld3OFRRQT09>

Passcode: 781227

OR

Call-in using one of the following numbers, and the above ID and passcode:

1-(253) 215-8782

1-(720) 707-2699

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

CALL TO ORDER

ROLL CALL

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 act on any community participation item brought forward by a member of the community. Comments are requested to be limited to three (3) minutes.

CONSENT AGENDA

1. Commission minutes dated January 26, 2022

PUBLIC HEARING

2. **Edler Estates Tentative Subdivision Map 1-22**; Application for a Tentative Subdivision Map to subdivide an existing 8.49-acres into forty-six (46) parcels. The application includes a General Plan Amendment to amend the land use designation from Residential, Very Low

Density to Residential, Medium Density, Mitigated Negative Declaration, and to rezone the property from Residential-Suburban, to Low Density Residential (R-1) for a proposed density of 5.41 du/ac. (APN 010-270-016)

3. **Gridley Industrial Park Complex Subdivision Map 2-22;** Application for a Tentative Subdivision Map to subdivide an existing 70-acre into (8) parcels. The application includes a General Plan Amendment to amend the land use designation from Industrial to Industrial/Park/Open Space/Public, Mitigated Negative Declaration, and to rezone the parcels from Heavy Industrial (M-2) to Heavy Industrial (M-2), Open Space (OS), and Public-Quasi-Public (PQP). (APN 021-240-027, -042)
4. General Plan Annual Report
5. Consideration of a General Plan Amendment to amend all residential land use designations under one use as Residential
6. Information Report – East Gridley Plaza

CITY STAFF AND COMMISSION INFORMATIONAL UPDATES

ADJOURNMENT – Adjourning to the next regularly scheduled meeting on August 17, 2022.

This agenda was posted on the public bulletin board at City Hall at or before 6:00 p.m. on July 15, 2022. 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 to accommodate your request.

Gridley Planning Commission – Special Meeting Minutes

Wednesday, January 26, 2022; 6:00 pm
Gridley City Hall, 685 Kentucky Street, Gridley, CA 95948

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

CALL TO ORDER

Chair Espino called the meeting to order at 6:00 pm.

ROLL CALL

Commission Members

Present: Espino, Jamison, Wolfe

COMMUNITY PARTICIPATION FORUM

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

CONSENT AGENDA - None

PUBLIC HEARING

1. **SDP 1-21**; A request to rescind condition of approval number 48; AMG & Associates, LLC; Proposed development of approximately 1.98 acres for a 37-unit senior housing development. (024-260-097)

Planner Donna Decker reviewed the staff report and explained the hardship created by condition #48 and the reasons for the applicant’s request to remove it.

Pat Coghlan shared his thought that the pedestrian access should be deemed ‘emergency’ as opposed to ‘ADA’ compliant.

After brief discussion, motion to approve item #1 by Vice Chair Wolfe, seconded by Commissioner Jamison.

ROLL CALL VOTE

Ayes: Espino, Wolfe, Jamison

Motion passed, 3-0

2. **Stewart Tentative Parcel Map 3-21**; Application for a Tentative Parcel Map to subdivide an existing developed 0.2- acre parcel into two, 0.1-acre parcels in the Single-Family Residential District (R-1) and General Plan Land Use Designation of Residential, Low

Density. The property is located on the northwest corner of Sycamore Street and Oregon Street. (APN 009-173-006)

Donna Decker gave a thorough summary of the report provided and reviewed the redline changes to the conditions of approval.

Richard Sannar, Surveyor for the Stewarts, stated his disagreement with most of the conditions of approval.

Dianne Stewart addressed the Commission, explaining her intention to split and sell both properties. She stated that many of the conditions are unfair because the homes are existing, they are not doing any renovations and no one else in the area is being held to these conditions.

Decker explained that the conditions of approval are typical requirements for this type of entitlement.

Pat Coghlan concurred with the Planner and encouraged the Commission to hold to the condition of approval.

Motion to approve item 2, make the necessary findings, and approve staff recommendations #1 and #2 for the Steward TPM 3-21 made by Vice Chair Wolfe, seconded by Commissioner Jamison.

ROLL CALL VOTE

Ayes: Jamison, Wolfe, Espino

Motion passed, 3-0

CITY STAFF AND COMMISSION INFORMATIONAL UPDATES

Planner Decker announced that the Commission will be soliciting letters of interest for the two seats that expired on January 1st.

ADJOURNMENT

With no items for further discussion, the Commission adjourned to the next regular meeting on February 16, 2022.

Donna Decker, City Planner

REVISED 7-19-22
Planning Commission Item #2
Staff Report

Date: July 20, 2022
To: Chair and Planning Commissioners
From: Donna Decker, Planning Department

X	Regular
	Special
	Closed
	Emergency

Subject: **Edler Estates Tentative Subdivision Map 1-22;** Application for a Tentative Subdivision Map to subdivide an existing 8.49-acres into forty-six (46) parcels. The application includes a General Plan Amendment (GPA 1-22) to amend the land use designation from Residential, Very Low Density to Residential, Medium Density, Mitigated Negative Declaration, and to rezone (RZ 1-22) the property from Residential-Suburban, to Low Density Residential (R-1) for a proposed density of 5.41 du/ac. (APN 010-270-016)

Recommendation

City staff respectfully recommends the Planning Commission:

1. Recommend the City Council adopt a resolution adopting the Mitigated 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 1-22 to the City Council.

Summary

The applicant is submitting a tentative subdivision map to develop the property with single-family detached residential lots. The site had been approved for a tentative subdivision map which expired. The proposed map has increased the number of lots to meet the tremendous need for additional housing both locally and regionally due to catastrophic loss from the Camp Fire and other fires experienced in Butte County and northern California.

Discussion

Location and site characteristics

The subject site is located on the west terminus of Laurel Street, west of the intersection of Laurel Street and Randolph Avenue. The property is bounded by the vacant Gridley Unified School District lands on the east, RD 833 Canal and agricultural uses to the south, agricultural uses to the west and north; northeast of the subject site is the Butte View subdivision.



Figure 1: Project Location

The site is fairly flat having slopes of 1-2% generally across the site. The soils on the site are fairly equally divided as Live Oak Sandy Loam on the northerly one-half of the site and Gridley Taxadjunct on the southerly one-half of the site. The soils are classified as Prime Farmland if Irrigated and Farmland of Statewide Importance, respectively.

Project Description

The applicant proposes to subdivide the 8.49 acres into a 46-lot subdivision for single-family detached residences. The development has created lots ranging from 4,850 square feet to 7,120 square feet. The average lot size is 5,800 square feet overall. To facilitate the development to move forward, the applicant has applied to:

- Amend the General Plan of the City of Gridley to reflect the proposed land use density;
- Rezone the property to be consistent with the City of Gridley General Plan land use designations;
- Approve the Tentative Subdivision Map to create 46 single-family lots;

General Plan

The General Plan amendment would provide land use designations that would reflect the land use density for the site. The existing General Plan designation is Residential, Very Low Density. This designation allows a density of 1-2 units per acre; therefore, the maximum number of units would be 17 units. These would be very large lots and prohibitive to develop with the increases in construction costs. The proposed General Plan amendment would amend the General Plan to Residential, Medium Density to allow up to 8 units per acre. The designation could be amended to Residential, Low Density for up to 4 units per acre. That would create an inconsistency since a greater density is allowed by the Single Family R-1 zoning district.

Rezone

The zoning designation would be changed from Residential Suburban to Single-Family Residential zoning district (R-1). 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 tentative subdivision map will create 46 lots for new single-family residential units. The frontage of the lots are generally a minimum of 50-53 feet in with some variation on corner lots. The lot sizes of the proposed zoning designation will support standard setbacks and housing sizes from small single-story (1,500 square feet) to larger two-story homes(2,500 square feet). Staff supports the rezoning of the property.

Tentative Subdivision Map

In 2005, the applicant had a map approved for a 32-lot subdivision. When the applicant came forward to discuss the site and what could be approved, staff recommended and supported a map that provided smaller lots and a mixture of lot sizes to accommodate varying home sizes for the community. This serves as an opportunity for the development to serve varying income levels, home types of single, family without children, and families, as well as “empty nesters”, our families who have raised their children and looking for a smaller home.

In addition to creating an opportunity for a vibrant, diverse neighborhood, the City is also conscious of our obligation to provide land area to support the Regional Housing Needs Allocation (RHNA). This is a figure that is determined by the State and refined as to the number allotted to the city from the Butte County Association of Governments (BCAG). The city is responsible for the provision of land area that can be developed into housing.

The proposed map provides an additional 14 parcels from the Housing Element analysis. 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 city is also encouraged by an increase in units on the site, in that, it will also provide additional housing stock for both our local and regional needs due to the losses suffered by the Camp Fire and Bear Fire of 2018 as well as others lost since those events due to fires each year in northern California.

Utilities

The city can provide utilities to the development. The city recently underwent a process to replace existing pipe from Randolph Ave to Butte View Drive. The enlargement of the pipes will provide service to Edler Estates. The city can provide power, water, sanitary sewer and storm drainage. The site storm water will be collected in an underground storm drain system and piped into the city utilized ditch at the east property boundary where drainage from the Butte View subdivision empties into the same channel. The discharge leaves the channel into the RD 833 canal located on the south boundary.

Circulation

Access to the development will be from Laurel Street. The 2005 traffic analysis indicated that there were no significant impacts. The addition of 16 additional lots from that time may increase traffic somewhat. The undeveloped property to the west and northwest have had subdivision maps approved and subsequently expired. When those subdivisions do become approved, the city had ensured that the street layout will connect to Edler Estates and have full circulation from Randolph Ave to Sycamore Avenue.

The city engaged with the school district to purchase a 30 foot strip of land along the north boundary of the District site. The City Council approved staff to proceed with an appraisal of the property in order to construct a full width street from Edler Estates to Randolph Ave. The appraisal was conducted by Jodi White; the appraisal was forwarded to the District for discussion and to enter into an agreement to purchase. The District's Board determined the appraisal did not reflect the value they held the strip to be. The city was not in a position to purchase land above a market value or to agree to additional design requirements; therefore the negotiations ended. Due to the status of these discussions, Edler Estates will enter and exit the subdivision on the currently improved paved 30 foot wide Laurel Street until such time the District lands are developed.

Drainage

The site storm water will be collected in an underground storm drain system and piped into the city utilized ditch at the east property boundary where drainage from the Butte View subdivision empties into the same channel. The discharge leaves the channel into the RD 833 canal located on the south boundary. The city has had communication from the Reclamation District who has reviewed the process and expressed concern related to the development of housing and the potential for an increased population having children who will climb fences and play or swim in or around the District canal. The District Engineer, Jeff Spence, has requested the consideration to have the development mitigate this potential by encasing the portion of

the canal that is contiguous to the development to the south. Cities can impose fees or require improvements where there is a relationship between a development and the requirement to upgrade or construct facilities. The Mitigation Fee Act states:

Government Code Section 66001(a) of the Mitigation Fee Act (Section 66000-66025) requires that any city or county that establishes, imposes, or increases a fee as a condition of development approval do all of the following: (1) identify the purpose of the fee, (2) identify the use to which the fee is to be put, (3) determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed, and (4) determine how there is a reasonable relationship between the need for the public facility and the type of development project upon which the fee is imposed.

The city does not believe there is a direct relationship between the development and the need to encase the District canal. Additionally, the canal would remain exposed both upstream and downstream of the site. The canal is property owned or by easement controlled by the District. The city is not able to condition a project to construct facilities on another's property or agency's property where there is no nexus to do so. The city leadership continues to partner with the Reclamation Districts and the Irrigation Districts to find solutions that meet both the agencies needs.

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. The Planning Commission will need to make the required findings for a recommendation to the City Council.

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.

Environmental Review

The proposed project requires a Mitigated Negative Declaration. At the time of this report, no significant impacts had been identified.

Attachments –

1. Exhibit A Conditions of Approval
2. Exhibit B TSM 1-22 Map
3. Exhibit C Initial Study

Exhibit A

Conditions of Approval TSM 1-22

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 1-22.
2. The Tentative Subdivision Map 1-22 shall expire after a two (2) year period. An extension to the approval for up to five years may be approved; an application would need to be filed 30 days in advance of the expiration of the map.
3. Use of the 8.49-acre project site is subject to all zoning regulations described in Gridley Municipal Code as applicable to "R-1 Single Family" residential zoning districts, the General Plan requirements, and all applicable requirements of the Gridley Municipal Code.
4. Physical development of the site shall conform to the design approved for Tentative Subdivision Map No. 1-22 and to all of the conditions of approval of that Tentative Subdivision Map.
5. The project shall be required to pay all applicable impact fees for the development of the project.
6. 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.
7. 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.

8. The project will implement all recommended mitigation measures identified within the Initial Study.
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 Little Avenue and the east side of Richins Avenue to the requirements of the City Engineer meeting the Public Works Standards.~~

Dedicate and improve as required the maximum portion up to 30 feet in width of the north one-half street section of Laurel Street from Randolph Ave to the westerly limits of the proposed subdivision to the requirements of the City Engineer meeting the Public Works Standards.

15. Dedicate and improve the ~~60-foot wide~~ 50-foot width 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, ~~emu 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 .
20. 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.
21. 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.
22. 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.
23. ~~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 Little Avenue and Richins Avenue 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.~~
24. Provide existing topo 100 feet beyond boundary and proposed finish grade contour lines both at 1 foot contour intervals.
25. Provide water distribution plan, proposed sizes and tie in locations.
26. Proposed fire hydrant locations.
27. Develop conceptual sewer plan, proposed sizes, slopes, sewer manholes and tie in locations.
28. Develop conceptual drainage plan, sizes and overland release and detention facilities.
29. Show public utility easements (PUE) on plan.
30. Provide Landscape Plan for ~~frontage along Little Avenue and Richins Avenue~~. **Street landscaping from Randolph Ave to the subdivision for review and approval by the Planning**

Department. A street tree master plan shall be developed for the subdivision for review and approval.

31. Show all existing public facilities within the 100 foot beyond the site boundary.
32. Show proposed building setbacks for each parcel or provide a typical set back detail for interior lots and corner lots.
33. All overhead utilities shall be underground within subdivision.
34. Street lighting shall be provided ~~along Little Avenue and Richin Avenue and~~ within the interior of the subdivision **and as required along the Laurel Street extension from Randolph Ave.** The lighting layout will be approved by the City and will be decorative acorn lighting.
35. Street names to be reviewed and approved by the Planning Department.
36. Electrical and Water to be looped into existing infrastructure. ~~The electrical service shall be extended for service to the development to Vermont Street.~~ The applicant shall coordinate with Gridley Electric specific to the design needs.
37. 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 storm drainage design with costs being reimbursed by the developer to the District.

38. Provide detailed information, **recorded easements, related to the site proposed to be used for discharge by the project and** by the city for storm water discharge able to be designed to meet the retention needs for storm water metering. Additional or alternate solutions may be considered.
39. The applicant may enter into a Subdivision Agreement in order to record the Final

Map prior to all improvements constructed. The agreement is a document approved by Council resolution.

40. The applicant may request a grading permit and pay all applicable fees as reviewed and approved by the City Engineer.
41. The applicant/developer may develop the subdivision in phases at the review and approval of the city.
42. All costs related for plan review, design, and improvement plan approval by city staff and/or consultants will be the responsibility of the applicant/developer at actual cost.
43. Segregate any assessments against the properties.
44. Pay any delinquent taxes and/or assessments against the properties.
45. Note on a separate document to be recorded simultaneously with the Subdivision Map, the requirement for payment of school impact fees, as levied by the Gridley Unified School District in accordance with State legislation at the currently adopted rate per square foot of building area.
46. Note on a separate document to be recorded simultaneously with the Subdivision Map, the requirement for payment of drainage fees levied and must be paid to the City at the time a building permit is issued for development of each parcel.
47. Install street name signs, traffic control signs, pavement markings and barricades in conformance with the Gridley Public Works Construction Standards.
48. Dedication of the total area of the detention basin, park, open space, frontage improvements and all pedestrian connection trails, shall be made to the city of Gridley in fee title as a condition of recordation of the Final Map.
49. If surface detention facilities are proposed, the design 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.
50. 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.
51. 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.

52. All homes on the new lots created by this subdivision shall be connected to the municipal water system.
53. 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 for review and approval prior to start of any work.
54. The City and the developer shall coordinate with RD 833 for the construction of appropriate decorative fencing to prohibit access to the canal.
55. 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.
56. All residential structures shall provide a fire sprinkler system that meets or exceeds the requirements of the Fire Code.
57. All residential units are required to provide an operable solar system sized to the expected demand. Plans showing the proposed solar design and technical data sheets shall be submitted to the Electric Department for review and approval prior to submitting to Butte County for a building permit.
58. Telephone, cable television, internet, and natural 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.
59. 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.
60. Telephone, cable television, internet, and natural 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.
61. 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.

62. The applicant/developer is responsible for paying all costs for a third-party inspector during the construction of any or all phases of development.
63. Fencing of the rear yards for the project shall occur at the time of housing construction and shall be the responsibility of the developer. Fencing throughout the project shall be consistent from lot to lot as reviewed and approved by the Planning Department.
64. Form an assessment district to cover on-going maintenance costs of facilities within the subdivision including landscaping areas and the drainage detention basin.
65. 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.
66. 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.
67. Note on a document to be recorded concurrently with the Final Map that agricultural spraying and keeping of livestock may occur on surrounding properties and that such agricultural uses are permitted by the zoning of those properties and will not be abated unless the zoning changes.
68. All of the mitigation measures identified within the Initial Study are added herein and considered a condition of approval.

TENTATIVE SUBDIVISION MAP NO. _____

EDLER ESTATES

CITY OF GRIDLEY, COUNTY OF BUTTE, CALIFORNIA

12/01/2021

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

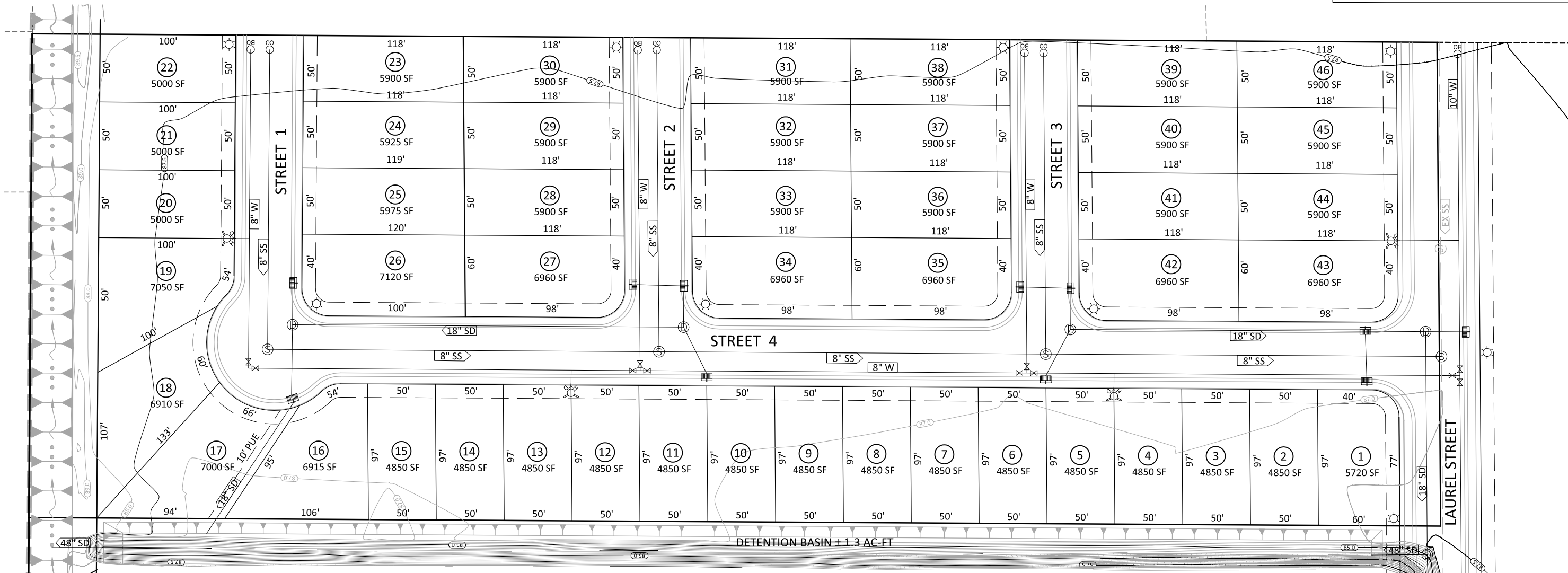
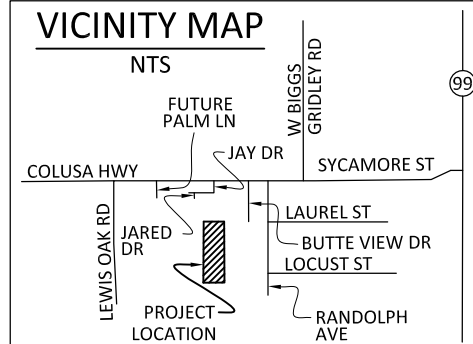


1" = 50'

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

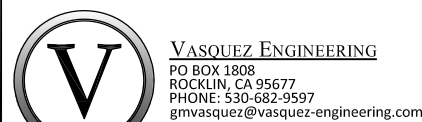


PROJECT NOTES

OWNER/DEVELOPER/SUBDIVIDER

JAMES M. RATLIFF
PO BOX 790
MARYSVILLE, CA 95901

PROJECT ENGINEER



VASQUEZ ENGINEERING
PO BOX 1808
ROCKLIN, CA 95677
PHONE: 530-682-9597
gmvasquez@vasquez-engineering.com

EXISTING USE

VACANT, AGRICULTURAL
ZONING: RS (RESIDENTIAL SUBURBAN)
GENERAL PLAN: RESIDENTIAL VERY LOW DENSITY

PROPOSED USE

SINGLE FAMILY RESIDENTIAL - 46 LOTS
PHASING: PER MARKET CONDITIONS
LOT AREAS: 4850 TO 7050 SF
ZONING: R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT)
GENERAL PLAN: RESIDENTIAL MEDIUM DENSITY
GROSS AREA: ± 8.49 ACRES
DENSITY: 6 LOTS 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: AT&T

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.

ABBREVIATIONS

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

LINETYPES

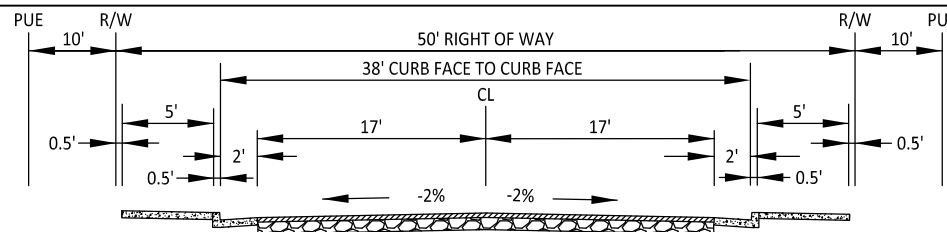
EX PL - Dashed line
PROP PL - Dashed line
CENTER LINE - Dashed line
10' PUE - Dashed line
CITY LIMIT - Solid line

STORM DRAIN

ALL SD PIPE 12" UNLESS OTHERWISE NOTED

MINIMUM STRUCTURAL SECTION

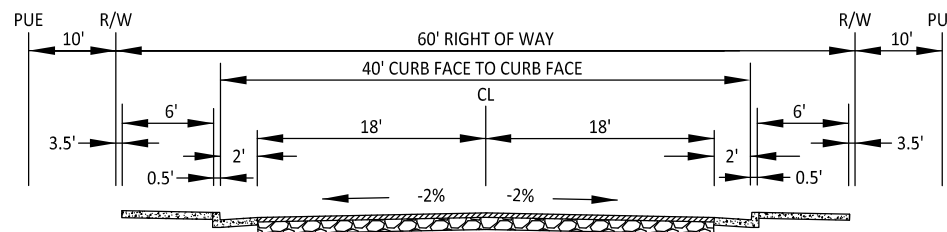
2" AC, 8" AB
TI = 4.0, R = 23
VERTICAL CURB AND GUTTER



STREETS 1-4

MINIMUM STRUCTURAL SECTION

3" AC, 9" AB
TI = 4.0, R = 23
VERTICAL CURB AND GUTTER



LAUREL STREET

NEW PAVED
ROAD TO
RANDOLPH AVE
FOR EMERGENCY
ACCESS ONLY
540'+/- SOUTH

BUTTE
VIEW DR.

Planning Commission Item #3
Staff Report

Date: July 20, 2022
To: Mayor and Councilmembers
From: Donna Decker, Planning Department

X	Regular
	Special
	Closed
	Emergency

Subject: **Gridley Industrial Park Complex Subdivision Map 2-22;** Application for a Tentative Subdivision Map to subdivide an existing 70-acre into (8) parcels. The application includes a General Plan Amendment to amend the land use designation from Industrial to Industrial/Park/Open Space/Public, Mitigated Negative Declaration, and to rezone the parcels from Heavy Industrial (M-2) to Heavy Industrial (M-2), Open Space (OS), and Public-Quasi-Public (PQP). (APN 021-240-027, -042)

Recommendation

City staff respectfully recommends the Planning Commission:

1. Recommend the City Council adopt a resolution adopting the Mitigated 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 2-22 to the City Council.

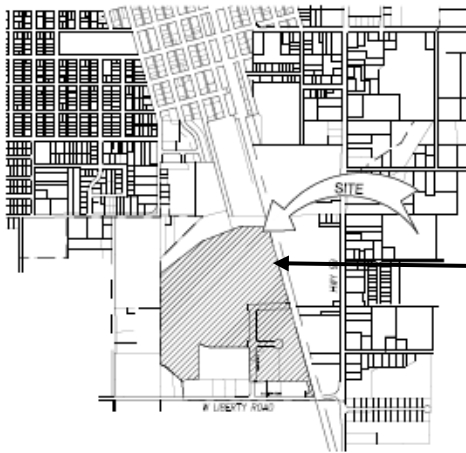
Summary

The Industrial Park was part of the lands within the city of Gridley Redevelopment Agency. As a result of the State of California terminating these agencies, the city entered into a Long-Range Property Management Plan (Plan) with the Department of Finance to divest its real capital assets. The Plan identifies existing Agency real property assets and sets forth a strategy for the appropriate retention and disposition of such assets in accordance with the provisions of AB 1484. The state granted approximately half of the acreage to remain as city property for the development of municipal uses; the remainder is required to be sold.

The proposed project was reviewed by the Planning Commission on December 15, 2021 and continued to the next Planning Commission meeting for action and presented to the City Council as an information report on December 20, 2021

Site Description

The subject site is approximately 70 acres comprising most of the Industrial Park. It has recently had FEMA Emergency Housing which contract is now terminated providing an opportunity to sell the property identified for divestment.



The site has been partially improved with curb, gutter, and sidewalk, underground utilities, and three storm water detention basins.

Industrial Park

Figure 1: Site Location

Discussion

Proposed project

In an effort to divest the real property assets, staff has proceeded to develop a tentative subdivision map to sell the parcels implementing the Long-Range Property Management Plan. The sale of the property will complete the obligation the city has to its taxing entities. Upon the sale of property, the proceeds will be forwarded to the County who will distribute funds to reimburse the taxing entities.

General Plan and Zoning

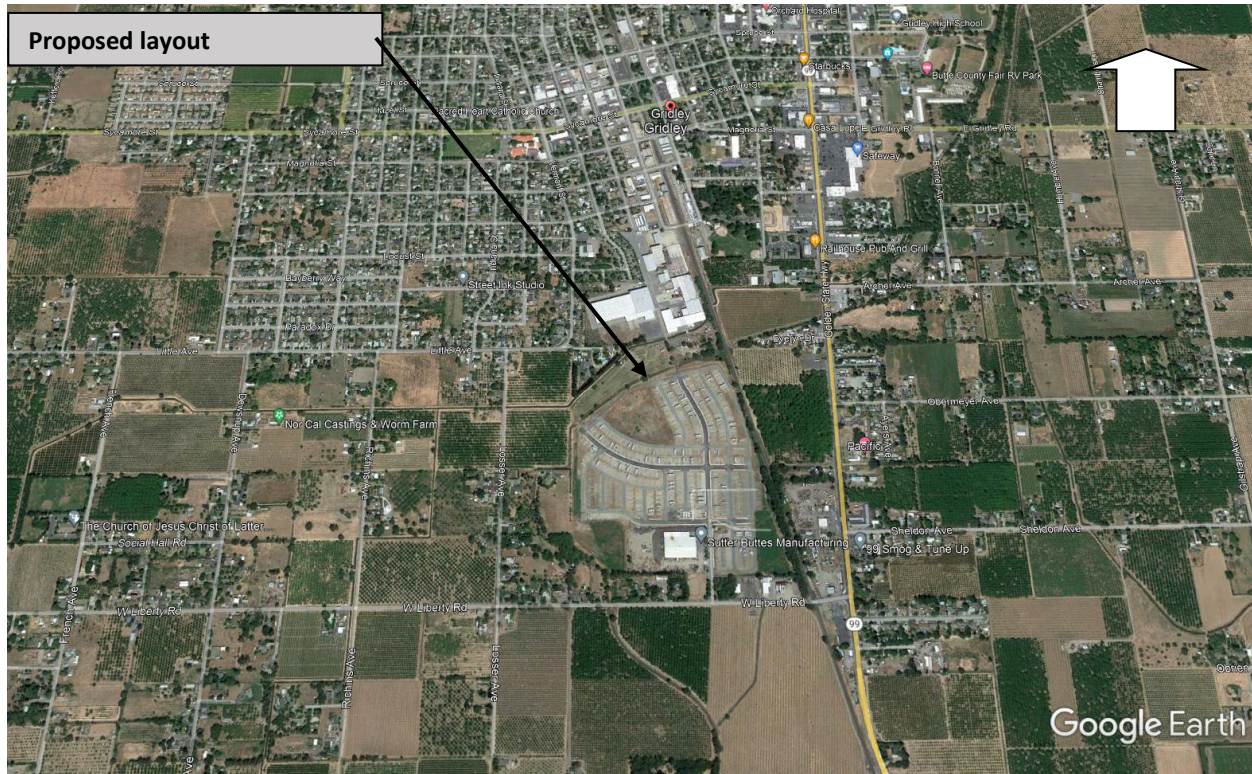


Figure 2: Existing conditions

The subject site is zoned Heavy Industrial (M-2) District. The General Plan land use designation is Industrial. The land use designations remain unchanged from the time they were established during the acquisition of the Industrial Park area. Historically and prior to the Industrial Park being annexed into the city, the County had designated the area as industrial in the 1960's and again memorialized in 1976. The city prepared an EIR for industrial zoning in 1979; the property was pre-zoned as industrial in 1984. The 1984 General Plan and the Sphere of Influence study also acknowledged the area's use as Industrial. The city developed the "Gridley Area Industrial Area Specific Plan" in January 1992 prepared by Planning Concepts. The Specific Plan identified the standards development would implement.

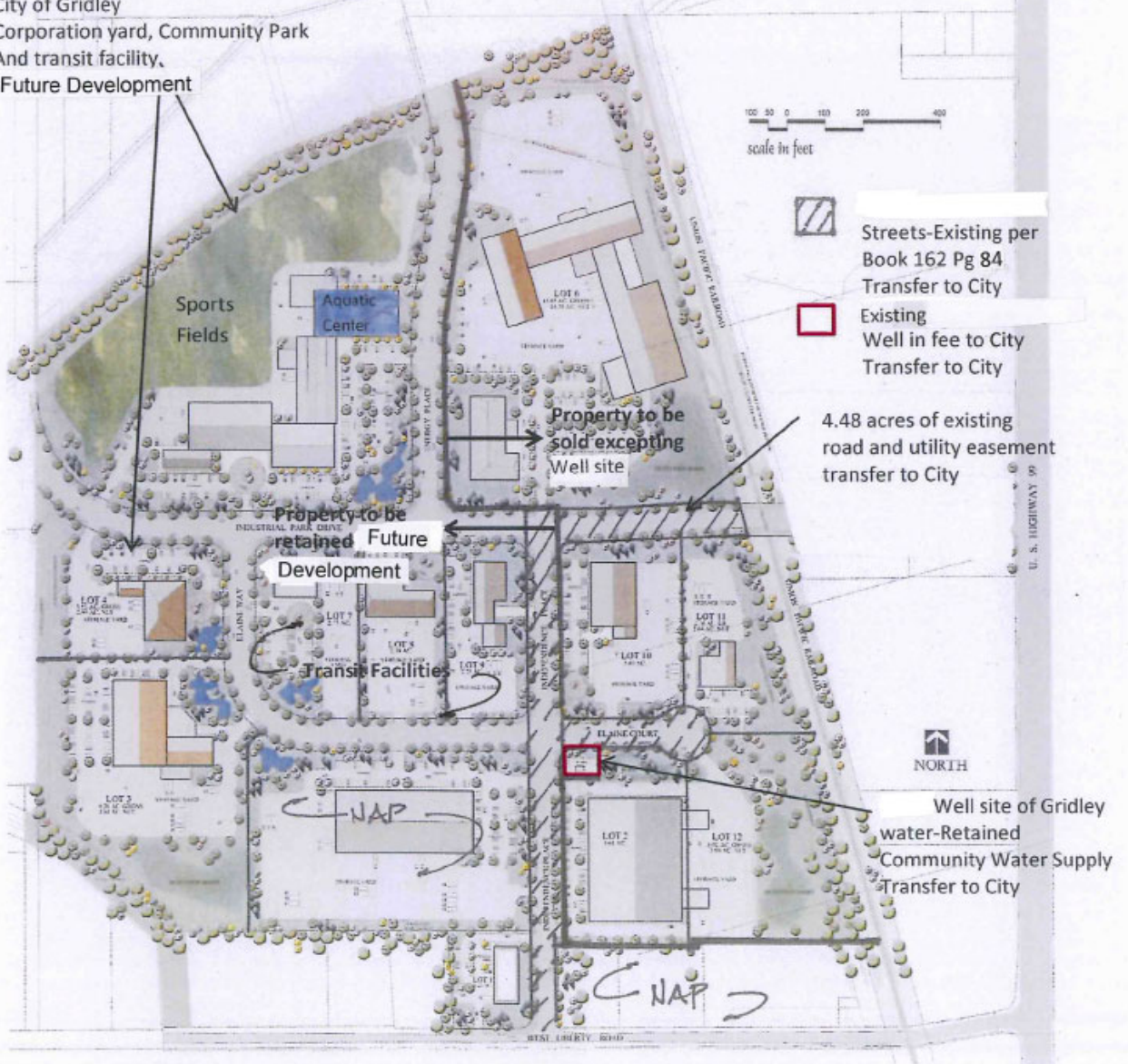
The state desires to have redevelopment lands be sold to uses that complement the intended industrial use. The city will ensure through the sale process to adhere to the intent as is practicable. It is not intended as a sale for speculation or to hold to a future date. The Gridley Industrial Park Master Plan identified the location of the Sports Complex which included amenities for the city as: an aquatic center, sports fields, pedestrian walk ways, parking, and indoor sports buildings.

During the development of the Long Range Property Management Plan, the city requested the State to consider the opportunity to hold approximately 37 acres of the original Industrial Park under the Redevelopment Plan for government use to include:

1. Sports Complex
2. Transit Facility
3. Corporation Yard

This was approved and the city is moving forward with grant applications to construct soccer fields, a concession, and seating. This is the first phase of the Sports Complex development.

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



**Concept Master Plan
GRIDLEY INDUSTRIAL PARK**



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

Figure 3: Long Range Property Management Plan
(Adopted by the Department of Finance, 12/29/2015)

Tentative Map

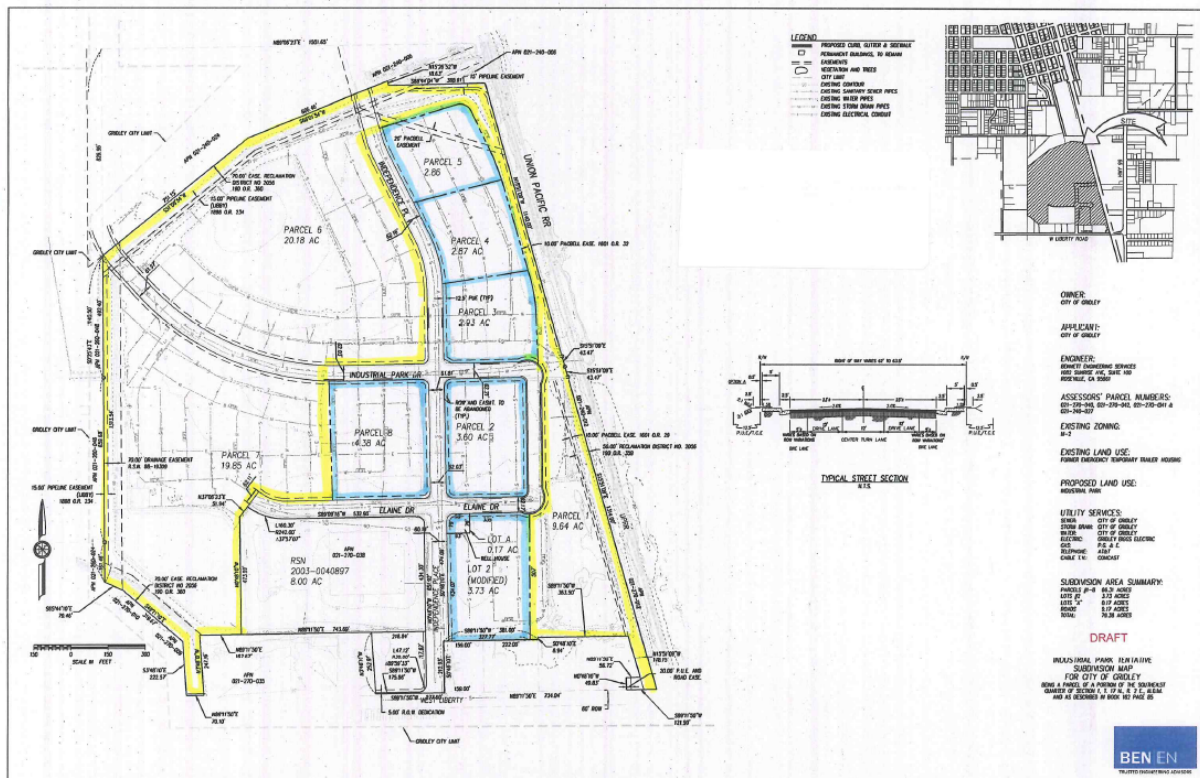


Figure 2: Proposed Tentative Map

The proposed Tentative Subdivision Map has segregated lands to be held by the city as shown in Figure 2 outlined in yellow. The six parcels outlined in blue represent the parcels that will be sold. Exhibit A, Conditions of Approval are added to provide direction to future owners of parcels for the process to develop.

Planning Commission

On December 15, 2021, the proposed Tentative Subdivision Map was reviewed by the Planning Commission. No action was taken; the item was left open and continued to its next scheduled public hearing. Public comment from RD 2056, RD 833, Mr. Gordon Jones, and Mr. Patrick Coughlin was received for this public hearing date. The comments from the Reclamation Districts were by email related to not receiving notice and wished for time to review the map to provide feedback to the city. Mr. Jones was concerned about the zoning and when it was zoned Industrial. He also expressed concerns related to traffic impacts at the intersection of West Liberty and Hwy 99. Mr. Coughlin had comments supporting the sports complex soccer fields. No additional comments have been received from these parties.

City Council

On December 20, 2021, the proposed tentative map was presented to the City Council for information purposes and to answer questions related to its divestment.

Public Notice

A notice was posted in the posted at City Hall, made available at the Administration public counter, and placed on the city website for review. No notices have been mailed out because the project was continued from the previous Planning Commission meeting.

Environmental Review

The city prepared an Initial Study, attached as Exhibit C.

Attachments –

Exhibit A- Conditions of Approval

Exhibit B-Tentative Subdivision Map

Exhibit C-Initial Study (due to size Exhibit C will be available for review at City Hall)

Exhibit D-Long Range Property Management Plan

Exhibit A

Conditions of Approval TSM 2-22

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 2-22.
2. The Tentative Subdivision Map 2-22 shall expire after a two (2) year period. An extension to the approval for up to five years may be approved; an application would need to be filed 30 days in advance of the expiration of the map.
3. Physical development of the site shall conform to the design approved for Tentative Subdivision Map No. 2-22 and to all of the conditions of approval of that Tentative Subdivision Map.
4. The project shall be required to pay all applicable impact fees for the development of the project.
5. 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.
6. 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.

7. The project will implement all recommended mitigation measures identified within the Initial Study.
8. 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.
9. 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.
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, 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.
12. 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.
13. Establish a 10-foot public services easement adjacent to all public right-of-way frontages.
14. Prior to approval of a Final Map all of the following requirements shall be completed:
15. 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, 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.
16. 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.
17. 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.
21. 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.
22. 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.

23. Provide existing topo 100 feet beyond boundary and proposed finish grade contour lines both at 1 foot contour intervals.
24. Provide water distribution plan, proposed sizes and tie in locations.
25. Proposed fire hydrant locations.
26. Develop conceptual sewer plan, proposed sizes, slopes, sewer manholes and tie in locations.
27. Develop conceptual drainage plan, sizes and overland release and detention facilities.
28. Show public utility easements (PUE) on plan.
29. Provide Landscape Plan for frontage along Little Avenue and Richins Avenue.
30. Show all existing public facilities within the 100 foot beyond the site boundary.
31. Show proposed building setbacks for each parcel or provide a typical set back detail for interior lots and corner lots.
32. All overhead utilities shall be underground within subdivision.
33. Electrical and Water to be looped into existing infrastructure. The applicant shall coordinate with Gridley Electric specific to the design needs.
34. Meet requirements of Reclamation District 2056. The proposed development shall mitigate the increased stormwater runoff such that RD 2056 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 2056 shall review and approve the storm drainage design with costs being reimbursed by the developer to the District.

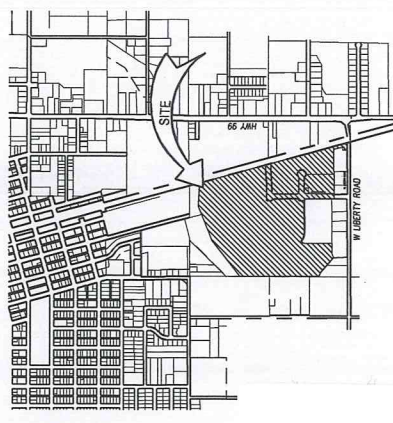
35. Provide detailed information related to the site used by the city for storm water discharge able to be designed to meet the retention needs for storm water metering. Additional or alternate solutions may be considered.
36. The applicant may enter into a Subdivision Agreement in order to record the Final Map prior to all improvements constructed. The agreement is a document approved by Council resolution.
37. The applicant may request a grading permit and pay all applicable fees as reviewed and approved by the City Engineer.
38. The applicant/developer may develop the subdivision in phases at the review and approval of the city.
39. All costs related for plan review, design, and improvement plan approval by city staff and/or consultants will be the responsibility of the applicant/developer at actual cost.
40. Segregate any assessments against the properties.
41. Pay any delinquent taxes and/or assessments against the properties.
42. Note on a separate document to be recorded simultaneously with the Subdivision Map, the requirement for payment of school impact fees, as levied by the Gridley Unified School District in accordance with State legislation at the currently adopted rate per square foot of building area.
43. Note on a separate document to be recorded simultaneously with the Subdivision Map, the requirement for payment of drainage fees levied and must be paid to the City at the time a building permit is issued for development of each parcel.
44. If surface detention facilities are proposed, the design 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.
45. All development on new lots created by this subdivision shall be connected to all city utility systems prior to issuance of a Certificate of Occupancy.
46. 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.
47. 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 for review and approval prior to start of any work.

48. The City and the developer shall coordinate with RD 2056 for the construction of appropriate decorative fencing to prohibit access to the canal as required.
49. 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.
50. All structures shall provide a fire sprinkler system that meets or exceeds the requirements of the Fire Code.
51. Telephone, cable television, internet, and natural 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.
52. 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.
53. The applicant/developer is responsible for paying all costs for a third-party inspector during the construction of any or all phases of development, as required.
54. All fencing installed shall be uniform throughout the Industrial Park and shall be reviewed and approved by the Planning Department.
55. Form an assessment district to cover on-going maintenance costs of facilities within the subdivision including landscaping areas and the drainage detention basins.
56. Developers 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.
57. 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.

58. All of the mitigation measures identified within the Initial Study are added herein and considered a condition of approval.



- LEGEND**
- PROPOSED CURB, GUTTER & SIDEWALK
 - PERMANENT BUILDINGS TO REMAIN
 - VEGETATION AND TREES
 - CITY LIMIT
 - EXISTING CONTOUR
 - EXISTING WATER MAIN PIPES
 - EXISTING STORM DRAIN PIPES
 - EXISTING ELECTRICAL CONDUIT

OWNER:
CITY OF ORIDLEY

APPLICANT:
CITY OF ORIDLEY

ENGINEER:
BENNETT ENGINEERING SERVICES
1807 SARGENT AVE. SUITE 100
ROSELAND, CA 95061

ASSESSORS' PARCEL NUMBERS:
001-270-001, 001-270-002, 001-270-003, &
001-270-007

EXISTING ZONING:
M-2

EXISTING LAND USE:
FORMER EMERGENCY TEMPORARY TRAILER HOODING

PROPOSED LAND USE:
INDUSTRIAL PARK

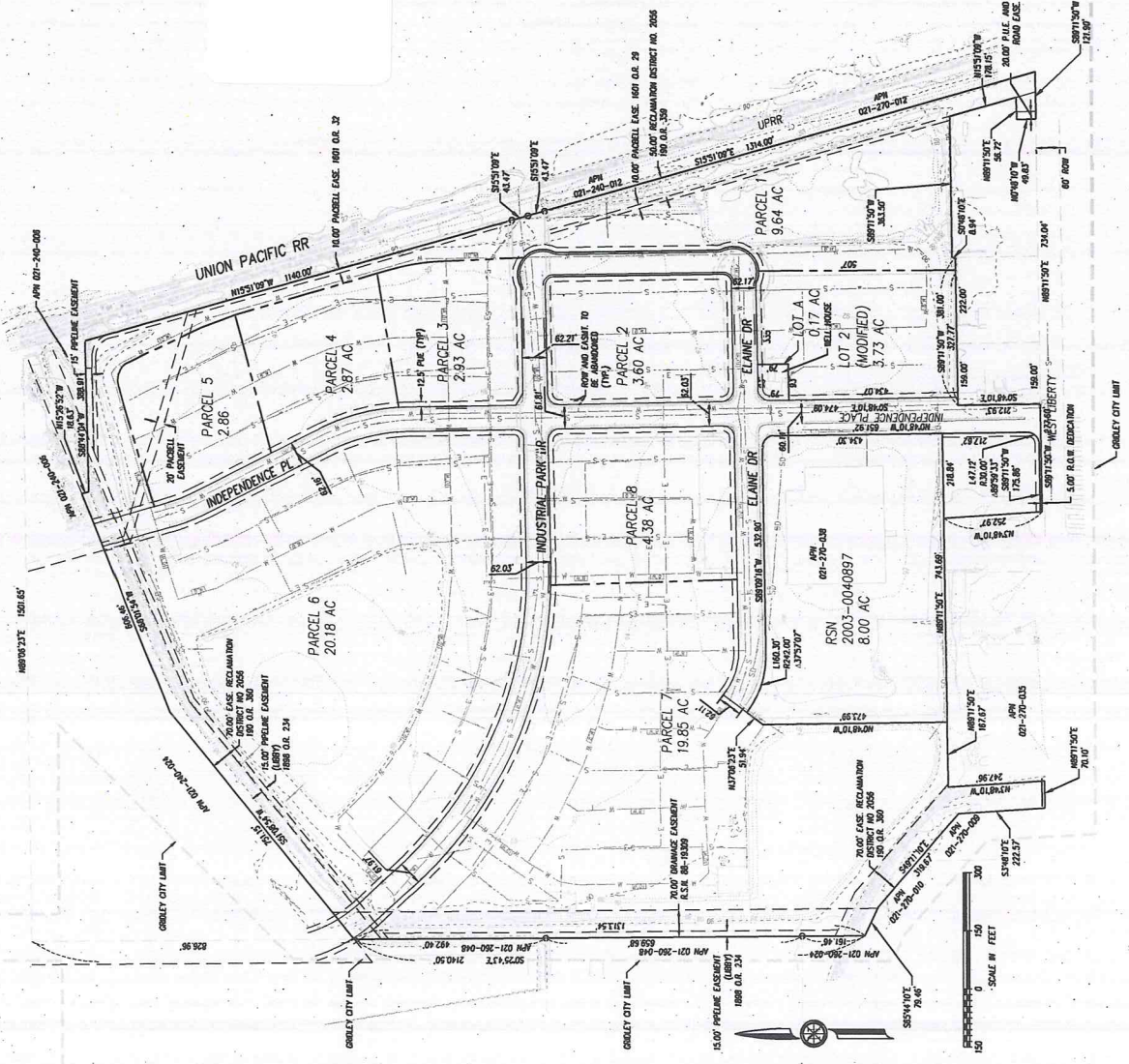
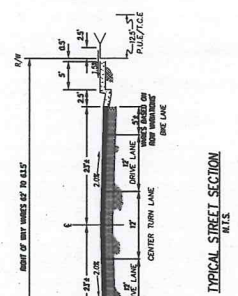
UTILITY SERVICES:
SEWER: ORIDLEY
WATER: ORIDLEY
ELECTRIC: ORIDLEY BROS ELECTRIC
TELEPHONE: AT&T
CABLE T.V.: COMCAST

SUBDIVISION AREA SUMMARY:
PARCELS #1-8 64.3 ACRES
LOTS 1-1 0.17 ACRES
ROADS 9.17 ACRES
TOTAL 73.64 ACRES

DRAFT

**INDUSTRIAL PARK TENTATIVE
SUBDIVISION MAP
FOR CITY OF ORIDLEY**

BEING A PART OF THE INDUSTRIAL PARK TENTATIVE
QUARTER OF SECTION 1, T. 17 N., R. 3 E., MEAL
AND AS DESCRIBED IN BOOK 162 PAGE 65



LONG RANGE PROPERTY MANAGEMENT PLAN



PREPARED BY:
City of Gridley Successor Agency

October 20, 2015

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III. Proposed Disposition of Capital Assets.....4
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V. Retention of Lands for Future Development7

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I. BACKGROUND

Pursuant to Health and Safety Code Sections 34177(c) and 34181(a) a successor agency is required to dispose of all assets and properties of a former redevelopment agency that was funded by tax increment revenues of the subject dissolved redevelopment agency. This document is intended to address Section 34191.4(a) and 34191.5(a) of Assembly Bill 1484 (AB 1484) and related requirements for preparation of a Long Range Property Management Plan (“Plan”) related to the real property assets of the former Redevelopment Agency (RDA) of the City of Gridley (“Former Agency”), which have been transferred to the City of Gridley Successor Agency (“Agency”). The Plan identifies existing Agency real property assets (e.g. land, buildings, etc.) and sets forth a strategy for the appropriate retention and disposition of such assets in accordance with the provisions of AB 1484, including recommended actions to be undertaken by the Gridley Redevelopment Agency Oversight Committee (OC) to position the subject assets for disposition.

II. REAL PROPERTY ASSET INVENTORY OF THE FORMER CITY OF GRIDLEY REDEVELOPMENT AGENCY

The real property asset inventory describes the property that was transferred from the Former Agency to the Successor Agency. The inventory is organized to provide the Plan information as listed in the Health and Safety Code Section 34191.5(C)(1). The Plan defines the proposed retention and disposition of its capital assets (land). Table 1 below provides a list of the properties that were held by the Former Agency:

Table 1: Capital Assets

Parcel	APN	Tentative Map Lot Nos.	Existing Use	Date of Purchase	Acreage
A	021-270-041	Lot A	Well Site	March, 2002 approved by Resolution 2002-RDA-04 (\$631,000) Purchased 12/1/2004	0.16
1	021-270-040	Lot 2 ⁽¹⁾	Vacant		3.61
2 (Remainder)	021-270-042 021-240-027	Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12,	Vacant		71.12
Streets	N/A		N/A		4.48
Total					79.37 ⁽²⁾
Total Value					\$1,302,116

⁽¹⁾ Lot 1 is not listed. This parcel was originally a part of the property acquired by the City of Gridley Redevelopment Agency and simultaneous to the acquisition, excepted from the Industrial Park at the time of the creation and is owned by others.

⁽²⁾ The acreage was calculated by Rolls, Anderson, Rolls, Civil Engineers at the time the parcel map was filed in Book 162 Page 86.

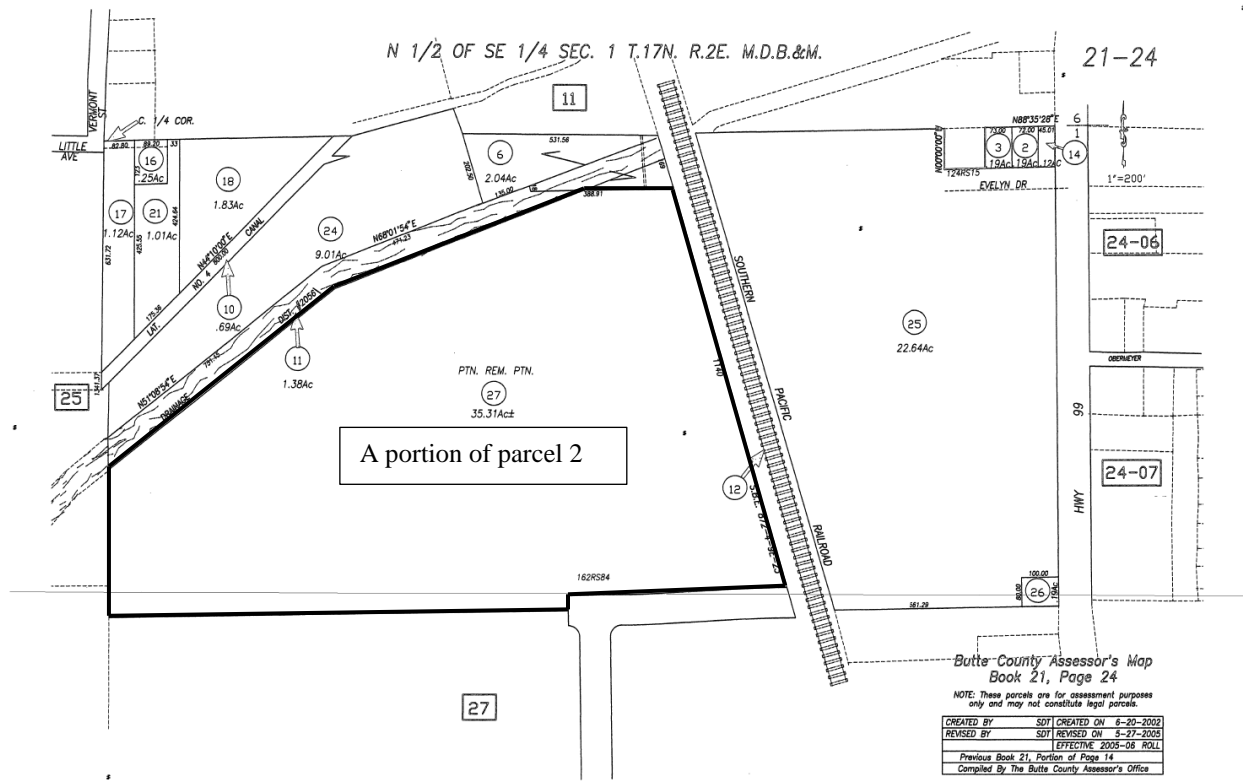


Figure 1: Assessor's Parcel Map Information (Book 21, Page 24)

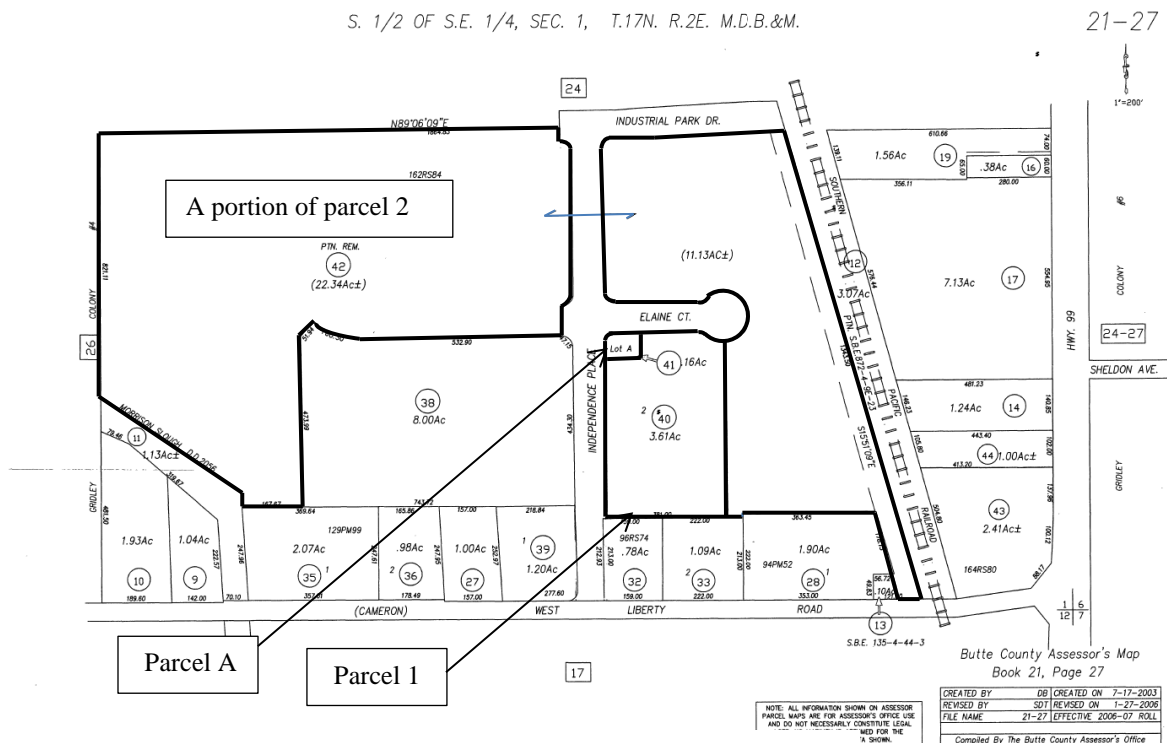


Figure 2: Assessor's Parcel Map Information (Book 21, Page 27)

The disposition of the property transferred from the Former Agency to the Successor Agency is proposed within this Long Range Property Management Plan. The property can be designated by the following categories:

1. Retention for government use;
2. Retention for future use;
3. Sale of the property; or,
4. Use of the property to fulfill an enforceable obligation.

The original intent of the property purchase was to create an industrial park; the location is strategically sited to strengthen industrial opportunities and job expansion in the city. The property has a General Plan Land use designation of Industrial and is zoned as M-2, Heavy Industrial. The property is located at the southern city boundary as shown in Figure 3:

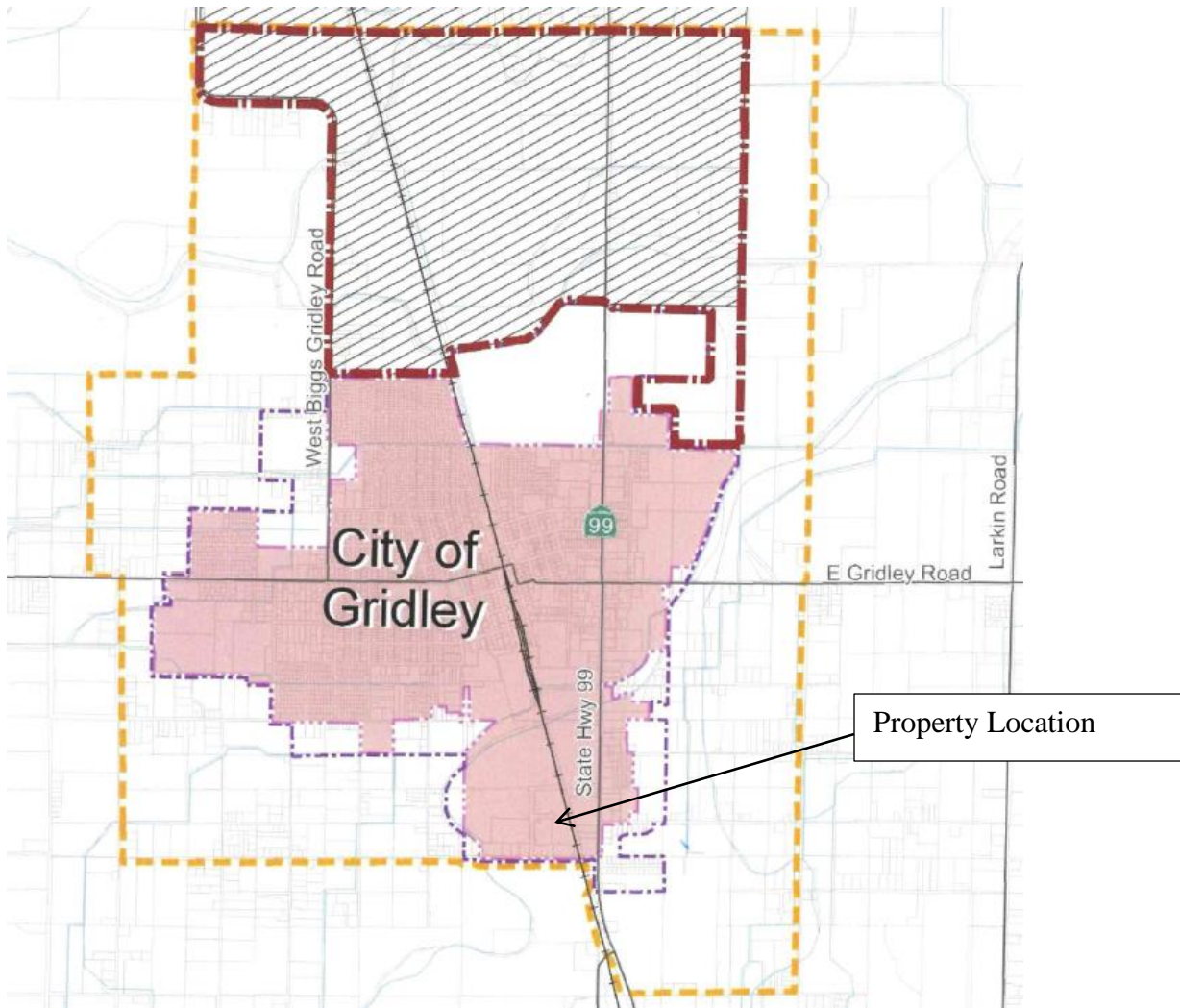


Figure 3: Location Map-Industrial Park

III. PROPOSED DISPOSITION OF CAPITAL ASSETS

Parcel A:

Parcel A (Figure 2) is a 0.16 acre parcel that has been developed with a city well providing water to the area. It is located at the southeast corner of the intersection of Independence Place and Elaine Court. A parcel map was filed and recorded in Book 162 Page 86 creating three parcels; Lot A, Parcel 1 and a remainder as Parcel 2.

The property was a part of the total acreage purchased in 2004 by the Former Agency. The current value of the well site is unknown. There are no revenues generated by the well site other than the provision of water to businesses of which there are currently none. The industrial park site has not been developed to date and there are no known environmental issues that exist on the site therefore no investigation has been conducted.

The parcel is utilized to its maximum best use and no further development could be done on the parcel. This parcel will be retained for government use.

Parcel 1:

Parcel 1 (Figure 2) is a 3.61 acre parcel located at the southeast corner of the intersection of Independence Place and Elaine Court. A parcel map was filed and recorded in Book 162 Page 86 creating three parcels; Lot A, Parcel 1 and a remainder as Parcel 2.

The property was a part of the total acreage purchased in 2004 by the Former Agency. The current value of the parcel is unknown. There are no revenues generated by the parcel. The industrial park site has not been developed to date and there are no known environmental issues that exist on the site therefore no investigation has been conducted.

The parcel was created to spur the development of the Industrial Park. No interest for the purchase and development of the parcel has been received by the Former Agency. However, this parcel is a candidate for sale. It is located where street improvements and infrastructure has been constructed and is close to Highway 99 access as well as rail access. Parcel 1 would be sold.

Parcel 2:

Parcel 2 (Figures 1 & 2) is a 71.12 acre parcel which comprises the remainder of the Industrial Park land. A parcel map was filed and recorded in Book 162 Page 86 creating three parcels; Lot A, Parcel 1 and a remainder as Parcel 2.

The property was a part of the total acreage purchased in 2004 by the Former Agency. The current value of the parcel is unknown. There are no revenues generated by the parcel. The industrial park site has not been developed to date and there are no known environmental issues that exist on the site therefore no investigation has been conducted.

No interest for the purchase and development of the parcel has been received by the Former Agency to date. The disposition of the remainder proposes to file a parcel map that will create right-of-way to the northerly Park boundary. Approximately one half of Parcel 2 will be reserved for sale (Parcel 2A) with the remainder held for future development (Parcel 2B). Figure 4 below represents a Tentative Map that was initially prepared for the Park development that would be used to file a Parcel Map excepting the property to be retained for future development.

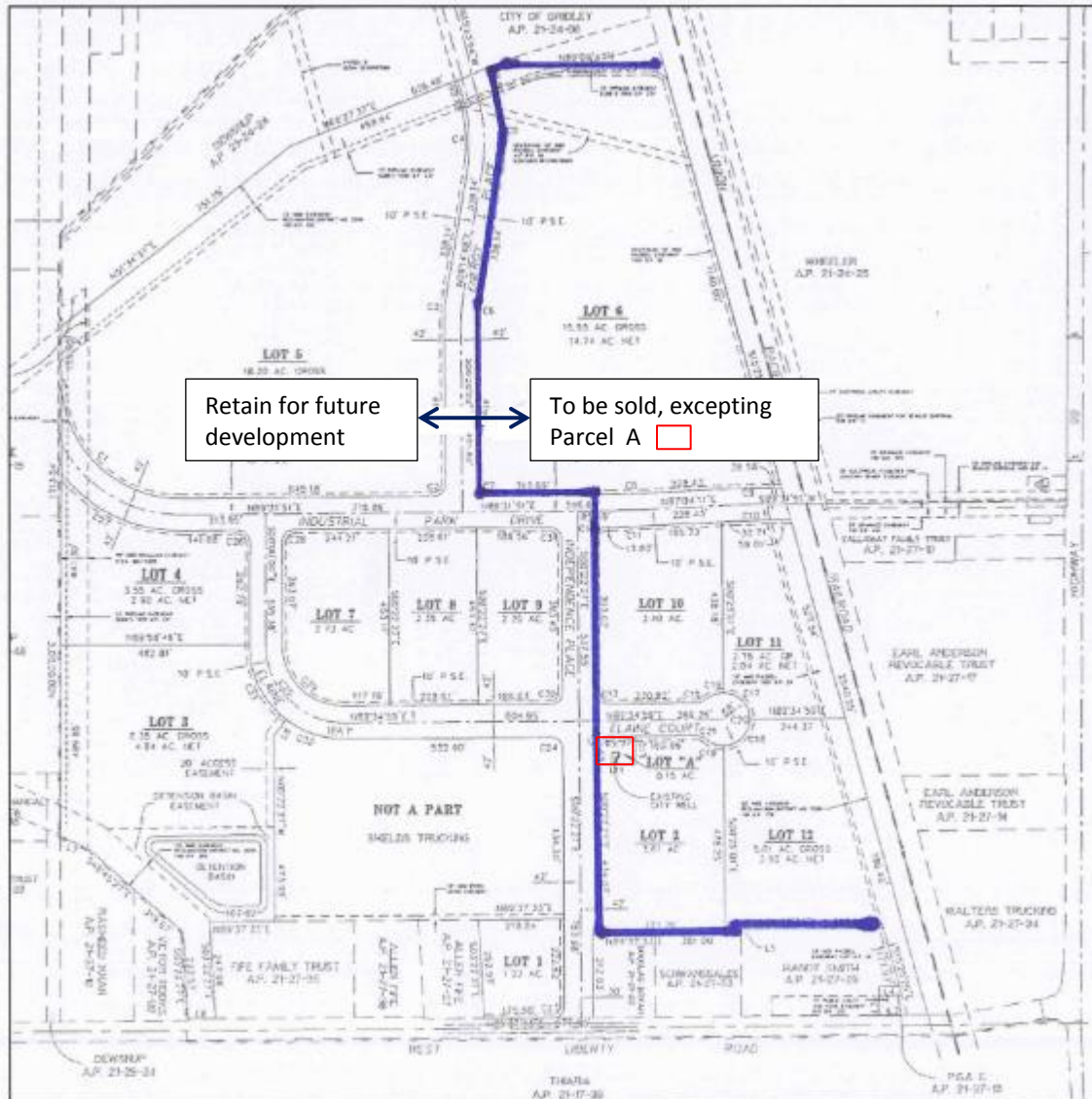


Figure 4: Proposed Disposition of Industrial Park Properties

IV. APPROACH AND PROCESS FOR DISPOSITION OF CAPITAL ASSETS

The capital assets depicted in Figure 4 are planned to be disposed of by offering Parcel 1 (3.61 acres) and a portion of Parcel 2 (33.62 acres-Parcel 2A) offered for sale. The remainder shown on Figure 4 to the left of the blue line consists of approximately 37.5 acres (Parcel 2B) retained for future development and road right-of-ways that will be created by filing a parcel map. The parcels that are offered for sale will be through a Request for Proposals and Offer (RFPO) process and/or market value sale. The proposed pre-development activities could position the property for acquisition and development as well as maximizing the potential proceeds generated from the sale of the property.

A. Predevelopment Activities

There are a number of predevelopment activities that the Successor Agency may undertake to appropriately position the capital assets for disposition:

1. Prepare and file a Parcel Map;
2. Prepare preliminary title report(s);
3. Prepare appraisals to determine fair market value;

Conducting predevelopment activities would be contingent on whether funding is available and consideration of the costs being allowed as a “Disposition Cost” by the State Department of Finance as an enforceable obligation under the ROPS.

B. Request for Proposals and Offers (RFPO) Proposal

The preparation of an RFPO would create a process for the selection of a private developer to acquire and develop the properties:

- Parcel 1 (3.61 acres) - this property is ready to be developed.
- Parcel 2 (33.62 acres (Parcel 2A)) - this property would have a parcel map prepared and recorded to create lots. It is estimated that approximately 10 lots could be created.

All properties would be developed with projects consistent with the General Plan and related zoning. The intent of this process is to select the most qualified development partner for the Agency related to the disposition and development of the property that would result in the highest and most certain economic value and return. The RFPO process would allow prospective respondents to submit a master proposal for a) all of the property, or b) individual parcels.

Subsequent to the selection of a developer, the Agency would work to negotiate the terms and conditions for the sale agreement between the Agency and the developer. The agreement would be subject to the review and approval of the Oversight Committee.

C. Marketing and Outreach

The focus of the marketing efforts would begin at the local and regional level to companies that have qualifications, experience, and successful track records in the development and operation of high-quality industrial development.

Other opportunities would be to advertise the parcels at fair market value to interested parties. All sales are subject to review and approval of the Oversight Committee.

V. RETENTION OF LANDS FOR FUTURE DEVELOPMENT

The retention of approximately 37.5 acres (Parcel 2B) is desired for future development to provide a location for a Corporation Yard and Community Park and Transit Facility. All three uses are compatible and consistent with the General Plan, Zoning, and the needs of the community.

The City currently operates approximately three different locations to house maintenance equipment. A site is needed to centralize the Public Works, Electrical, and Recreation equipment. No other properties within the city are available for purchase, nor is the city in a position to purchase due to budget shortfalls. The City of Gridley is expected to grow increasing its area and its population (139% increase to 19,500) resulting in the need for more staffing and equipment. The current facilities are inadequate and the opportunity to centralize the service Departments is necessary.

As population increases, so will the need for transportation sharing models be required. The City participates in the B-Line transit anticipating a likely scenario of a greater need for transit and bus lines to Chico and Sacramento. The area retained for future development would provide adequate area to do so.

The City of Gridley is considered a Disadvantaged Community. As it continues to grow there is a real need to create more open space/community park area for play. The park could have multiple fields developed for organized sports. The city of Gridley is currently underserved with respect to its population and acreage of open space. Utilizing a portion of the area retained would provide a much needed center.

All of the uses planned for the lands to be retained for future development are consistent with the General Plan and Zoning designations. For the property that would be transferred to the City for future development, the City will pursue and execute a compensation agreement with the taxing entities.

APPENDIX 1

APPENDIX 2

1 Property Address: GRIDLEY CA 95948

Ownership

County: **BUTTE, CA**
 Assessor: **DIANE BROWN, ASSESSOR**
 Parcel # (APN): **021-270-041-000**
 Parcel Status: **ACTIVE**
 Owner Name: **CITY OF GRIDLEY**
 Mailing Address: **685 KENTUCKY ST GRIDLEY CA 95948**
 Legal Description: **LOT A PM 162-84/86 W LIBERTY RD**

Assessment

Total Value	\$3,733	Use Code:	IV	Use Type:	VACANT
Land Value:	\$3,733	Tax Rate Area:	003-037	Zoning:	
Impr Value:		Year Assd:	2015	Census Tract:	35.02/4
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	0%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale 1	Sale 2	Sale 3	Transfer
Recording Date:				12/01/2004
Recording Doc:				2004RP162-84
Recording Doc Type:				
Transfer Amount:				
Seller (Grantor):				

Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres: 0.160	Spaces:	Site Influence:
Lot SqFt: 6,969	Garage SqFt:	Timber Preserve:
Year Built:		Ag Preserve:
Effective Year:		

* The information provided here is deemed reliable, but is not guaranteed.
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1 Property Address: GRIDLEY CA 95948

Ownership

County: **BUTTE, CA**
 Assessor: **DIANE BROWN, ASSESSOR**
 Parcel # (APN): **021-270-040-000**
 Parcel Status: **ACTIVE**
 Owner Name: **CITY OF GRIDLEY**
 Mailing Address: **685 KENTUCKY ST GRIDLEY CA 95948**
 Legal Description: **LOT 2 PM 162-84/86 W LIBERTY RD**

Assessment

Total Value	\$84,127	Use Code:	IV	Use Type:	VACANT
Land Value:	\$84,127	Tax Rate Area:	003-037	Zoning:	
Impr Value:		Year Assd:	2015	Census Tract:	35.02/4
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	0%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale 1	Sale 2	Sale 3	Transfer
Recording Date:				12/01/2004
Recording Doc:				2004RP162-84
Recording Doc Type:				
Transfer Amount:				
Seller (Grantor):				

Property Characteristics

Bedrooms:		Fireplace:		Units:	
Baths (Full):		A/C:		Stories:	
Baths (Half):		Heating:		Quality:	
Total Rooms:		Pool:		Building Class:	
Bldg/Liv Area:		Park Type:		Condition:	
Lot Acres:	3.610	Spaces:		Site Influence:	
Lot SqFt:	157,251	Garage SqFt:		Timber Preserve:	
Year Built:				Ag Preserve:	
Effective Year:					

* The information provided here is deemed reliable, but is not guaranteed.
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Ownership

County: **BUTTE, CA**
 Assessor: **DIANE BROWN, ASSESSOR**
 Parcel # (APN): **021-270-042-000**
 Parcel Status: **ACTIVE**
 Owner Name: **CITY OF GRIDLEY**
 Mailing Address: **685 KENTUCKY ST GRIDLEY CA 95948**
 Legal Description: **PTN REM OF PM 162-84/86 W LIBERTY RD**

Assessment

Total Value	\$780,022	Use Code:	IV	Use Type:	VACANT
Land Value:	\$780,022	Tax Rate Area:	003-037	Zoning:	
Impr Value:		Year Assd:	2015	Census Tract:	35.02/4
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	0%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale 1	Sale 2	Sale 3	Transfer
Recording Date:				12/01/2004
Recording Doc:				2004RP162-84
Recording Doc Type:				
Transfer Amount:				
Seller (Grantor):				

Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres: 33.470	Spaces:	Site Influence:
Lot SqFt: 1,457,953	Garage SqFt:	Timber Preserve:
Year Built:		Ag Preserve:
Effective Year:		

* The information provided here is deemed reliable, but is not guaranteed.
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Ownership

County: **BUTTE, CA**
 Assessor: **DIANE BROWN, ASSESSOR**
 Parcel # (APN): **021-240-027-000**
 Parcel Status: **ACTIVE**
 Owner Name: **CITY OF GRIDLEY**
 Mailing Address: **685 KENTUCKY ST GRIDLEY CA 95948**
 Legal Description: **REST OF REM PM 162-84/86**

Assessment

Total Value	\$769,471	Use Code:	IZ	Use Type:	INDUSTRIAL
Land Value:	\$769,471	Tax Rate Area:	003-037	Zoning:	
Impr Value:		Year Assd:	2015	Census Tract:	35.02/2
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	0%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale 1	Sale 2	Sale 3	Transfer
Recording Date:				12/01/2004
Recording Doc:				2004RP162-84
Recording Doc Type:				
Transfer Amount:				
Seller (Grantor):				

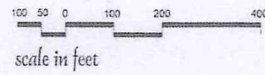
Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres: 35.310	Spaces:	Site Influence:
Lot SqFt: 1,538,103	Garage SqFt:	Timber Preserve:
Year Built:		Ag Preserve:
Effective Year:		

* The information provided here is deemed reliable, but is not guaranteed.
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APPENDIX 3

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

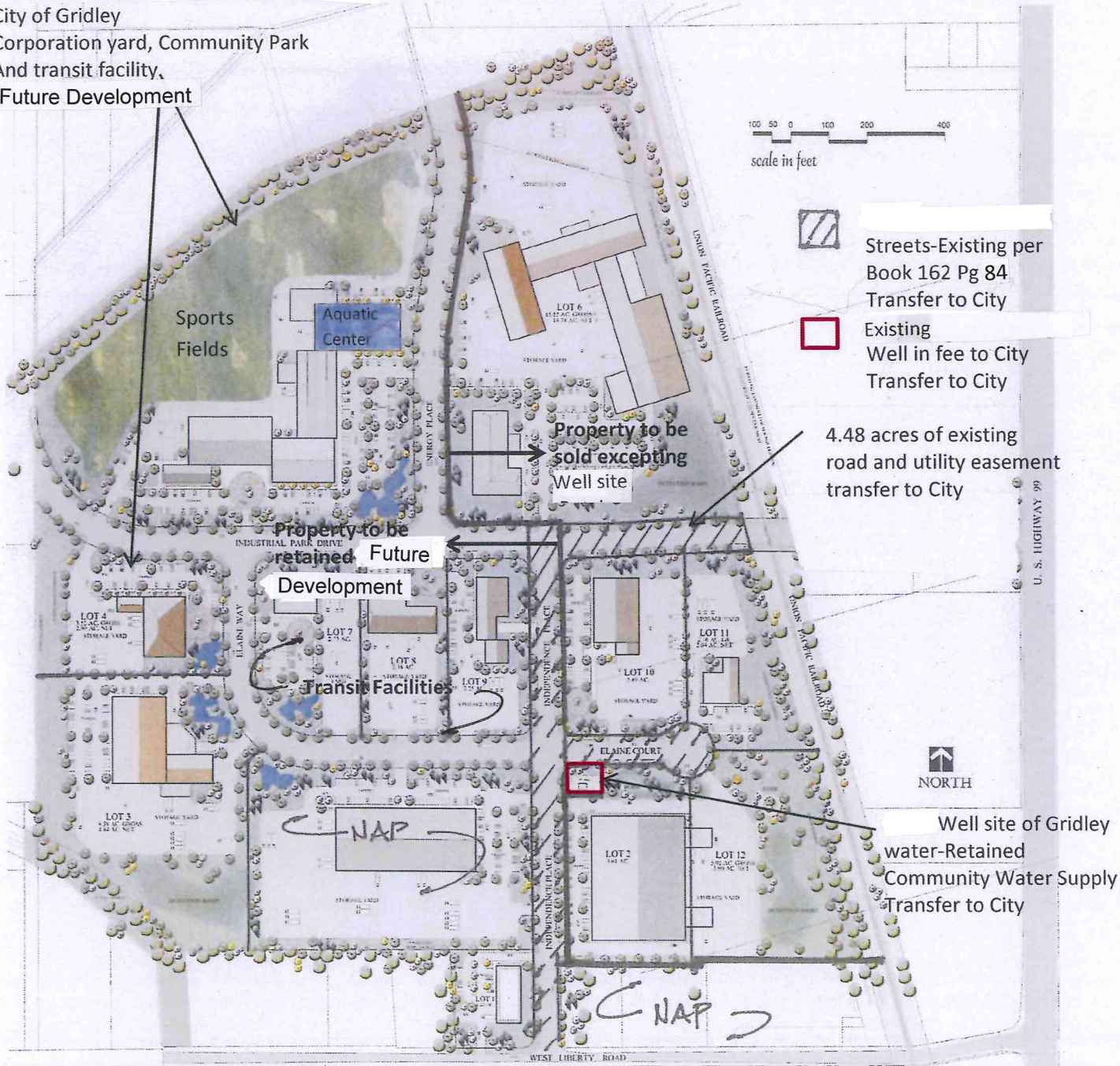


Streets-Existing per
 Book 162 Pg 84
 Transfer to City



Existing
 Well in fee to City
 Transfer to City

4.48 acres of existing
 road and utility easement
 transfer to City



Property to be
 sold excepting
 Well site

Property to be
 retained Future
 Development

Well site of Gridley
 water-Retained
 Community Water Supply
 Transfer to City



Concept Master Plan GRIDLEY INDUSTRIAL PARK

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

Planning Commission Item #4
Staff Report

Date: July 20, 2022
To: Chair and Planning Commissioners
From: Donna Decker, Planning Department
Subject: **General Plan Annual Report**

X	Regular
	Special
	Closed
	Emergency

Recommendation

City staff respectfully recommends the Planning Commission:

1. Review and consider the information within the General Plan Annual Report 2022
2. Recommend the City Council adopt a resolution to accept the General Plan Annual Report.

Discussion

The city is required to evaluate its progress in the implementation of its General Plan goals and policies. The Implementation Strategies provide direction for the city to fulfill the goals and policies it adopted in 2009.

The attached document provides a background to the annual report requirements, a summary of the role the General Plan provides for direction of development within the city. The Housing Element is an Element of the General Plan and is also required to be reviewed annually and submitted to the state. This annual report was completed and accepted by the State of California Department of Housing and Community Development and is attached as an appendix to the General Plan Annual Report.

The city is generally pursuing implementation of the General Plan; however, some legislation has changed since the time of adoption that changes the process to take action. These areas are noted in the response to the strategy.

The annual report is presented with an overview, figures depicting the existing General Plan Map, and the Planned Growth Area. Each of the elements within the General Plan have "Implementation Strategies" to which a response, or, status of the work towards that strategy is described. Many of the strategies do not end with a particular action, but rather are on-going and used in the planning process.

Conclusion

The General Plan Annual Report process requires review by the Planning Commission and forwarded to the City Council for review.

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.

Public Notice

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

Attachments

1. Exhibit A- General Plan Annual Report

General Plan
Annual Report
Will be uploaded as
supplemental information

Item #5

Discussion Item

Consideration of a General Plan
Amendment to amend all residential
land use designations under one use as
residential

Planning Commission Item #6
Information Report

Date: July 20, 2022
To: Chair and Planning Commissioners
From: Donna Decker, Planning Department

X	Regular
	Special
	Closed
	Emergency

Subject: Amendment to the approved Conditional Use Permit 1-21; Midha Family Trust; Application for a conditional use permit to allow a mixed-use development with residential use in the Restricted Commercial (C-1) zoning district and to allow the use and calculation of 6 parking spaces on the street to meet the development requirements for a mixed-use project. The General Plan land use designation is Commercial and zoned Restricted Commercial (C-1) located on the southeast corner of East Gridley Road and Fairview Drive. (024-260-093)

Summary

On February 17, 2021, the Planning Commission approved a Site Development Plan Review and a Conditional Use Permit. The Conditional Use Permit approval allowed the project to utilize on-street parking to meet the Gridley Municipal Code requirements. In the course of plan check and construction drawing development, a site distance analysis was conducted and determined that the on-street parking spaces impact site distance and need to be removed for the purposes of safety in vehicle movement from Fairview Drive onto East Gridley Road. The Conditions of Approval for the project state:

- 1. The approved use for SDP 2-21 and CUP 2-21 shall be substantially as described within this staff report, submitted site plans, narratives, and applications on file in City Hall except as modified by the following conditions. Minor changes to the use, areas, and etc. shall be subject to the review and approval by the Planning Department.*

Minor changes can be reviewed and approved by the Planning Department. Due to the constraints of the site distance analysis, the Planning Department approved the removal of parking spaces located on East Gridley Road to improve safety at this intersection. Attached to this report is the original staff report for reference and the site distance analysis.

Conclusion

The city works towards ensuring there is transparency in the Planning process. Due to the site distance analysis conducted while developing construction drawings, Planning determined that the removal of on-street parking spaces would not create impacts to the city, the neighborhood, or the adjacent commercial shopping center.

Attachments:

1. Exhibit A – Staff Report for February 17, 2021
2. Exhibit B -- Site Distance Analysis

Planning Commission Item #1
Staff Report

Date: February 17, 2021
To: Chair and Planning Commissioners
From: Donna Decker, Planning Department

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

Subject: **Site Development Plan Review 2-21;** Midha Family Trust; Proposed development of approximately 0.42-acre site for a two-story commercial/residential mixed-use project creating approximately 5,000 square feet of medical office space on the first floor, a 644 square foot residential unit on the first floor, and four, two-bedroom apartments consisting of approximately 958 square feet per unit; the site will provide 17 parking spaces. The General Plan land use designation is Commercial and zoned Restricted Commercial (C-1) located on the southeast corner of East Gridley Road and Fairview Drive. (024-260-093)

Conditional Use Permit 1-21; Midha Family Trust; Application for a conditional use permit to allow a mixed-use development with residential use in the Restricted Commercial (C-1) zoning district and to allow the use and calculation of 6 parking spaces on the street to meet the development requirements for a mixed-use project. The General Plan land use designation is Commercial and zoned Restricted Commercial (C-1) located on the southeast corner of East Gridley Road and Fairview Drive. (024-260-093)

Recommendation

City staff respectfully recommends the Planning Commission:

1. Determine the project is Categorically Exempt per the California Environmental Quality Act, Section 15303(d), Class 3 (b & c), New Construction or Conversion of Small Structures and Section 15332(a-e), Class 32, Infill Development Projects; and,
2. Approve Site Development Plan Review 2-21; and
3. Approve Conditional Use Permit 2-21 to allow multi-family residential in the Restricted Commercial (C-1) zoning district and to allow the use of 6, off-site parking spaces to meet the required parking for the project.

Summary

The applicant is requesting to construct a 4,659 square foot, two-story, mixed-use building that will house office on the first floor with an ADA residential unit and 4-residential apartments on the second floor. The development has more than 5 parking spaces and therefore requires and Site Development Plan Review by the Planning Commission. Additionally, the project proposes residential in the Restricted Commercial zone and also requests the use of off-site street

parking to meet the parking requirements of the Gridley Municipal Code and therefore also submits to the Planning Commission a Conditional Use Permit to allow the uses as described.

Discussion

Location

The subject site is an approximately 0.42-acre parcel located on the southeast corner of East Gridley Road and Fairview Street. The use of the surrounding properties is commercial adjacent to the west, north, south and east boundaries. The Butte County Fairground is located to the Northeast of the parcel. The site shares Fairview Drive to the west of the site adjacent to the Heritage Oaks Shopping Center.



Figure 1: Location Map

Site Design

Entry to the site is from East Gridley Road. The development provides 17 on site parking spaces accessed by a one way 20-foot paved entry drive from East Gridley Road with existing to the west onto Fairview Drive. The development will replace approximately 35 lineal feet of existing curb and gutter at the intersection corner, connect to existing curb, gutter, and sidewalk on Fairview Drive, extending along the frontage on East Gridley Road to the limits of the project property line. Six existing trees will be removed; two are located in the right-of-way on East Gridley Road and three are located on the west boundary of Fairview Drive within the property being developed and one tree located at the south property boundary. The site is designed with landscaping along the perimeter.

The site is configured with the following constructed elements:

- Building Footprint
- First Floor Office 3,056 Sq. Ft.
- First Floor Residential 644 Sq. Ft.
- Concrete Paving 2,900 Sq. Ft.
- AC Paving 8,283 Sq. Ft.
- Landscape, Open Space 3,500 Sq. Ft.

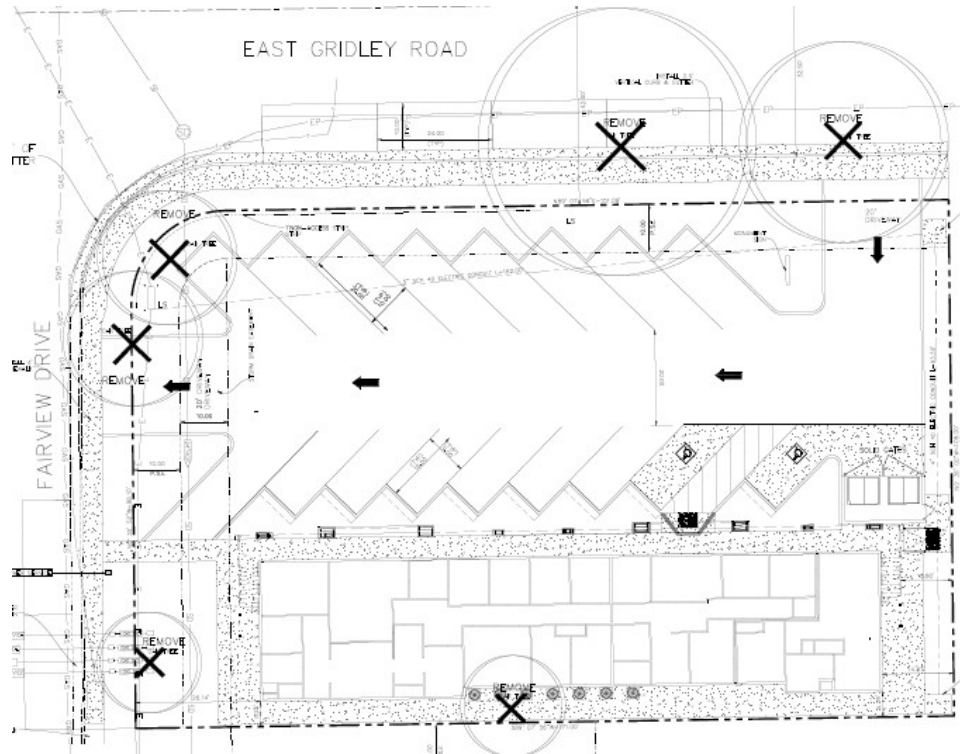


Figure 2: Site Plan

The areas described above may vary when actual construction drawings are prepared for submittal.

Parking

In accordance with Chapter 17.76, the code requires a minimum of one space for each 1-bedroom unit and one and one-half spaces for each 2-bedroom unit and guest parking required

is 10% of the total required parking. Additionally, 1 space per 200 square feet of office space is required. The required parking is:

Office	3,056/200	15 Spaces
Residential	1 br 1/unit	1 Space
Residential	2 br 1.5/unit	6 Spaces
	4 units x 1.5	
Guest Parking	7 x 10% = 0.7	1 Space
Total Required		23 Spaces

The project proposes to meet the parking requirement by providing 17 spaces on-site and are requesting to utilize the off-street parking for the additional 6 needed. This request is a part of the requested conditional use permit to allow the use of off-site parking to meet the parking requirement.

The use of the building is not conflicting in that the office use during the day will allow the spaces to be used by the residential units if needed. This shared use is consistent with the goals and policies of the General Plan to reduce the amount of space needed to be paved for parking and shared mixed-use developments.

Building Design

The development will construct a single two-story structure that will have a unit mix as follows:

No.	Bedroom	Square Footage
• 1	1-Bedroom	644 (Accessible unit)
• 4	2-Bedroom	958.75

The first-floor unit is an accessible unit providing universal design to serve persons with disabilities.

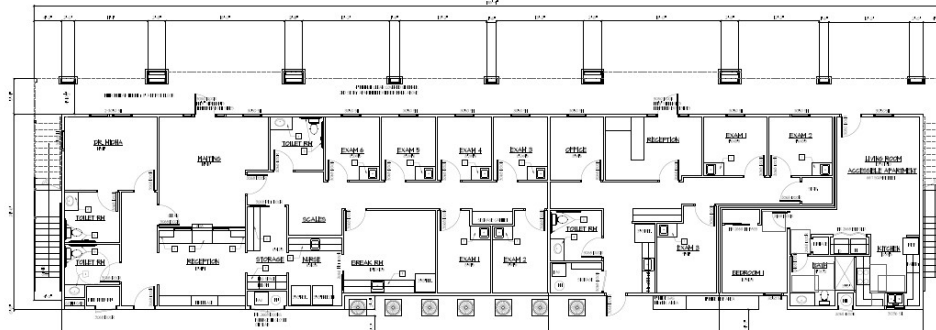


Figure 3: First Floor Plan

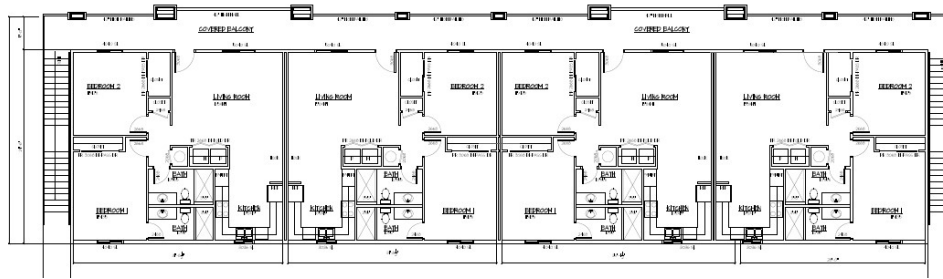


Figure 4: Second Floor Plan

The second-floor units are accessed by stairs located on the east and west sides of the units as shown in Figure 4, above. An elevator is not required in that a unit is provided on the first floor specifically to meet the needs of a person with disabilities.

Building Exterior

The exterior design is attractive and has proposed a combination of three-coat stucco and brick/stone accents and columns. The second floor utilizes cultured stone and metal railing. The roof is designed as a hip roof and proposes to use composition roofing. The City will require the roofing to be 50-year residential or equal, or, light concrete tile roofing similar to products offered by Boral or equal.



Figure 5: Colored rendering

The construction of the roof will need to meet “Cool Roof” construction methodology. The exterior treatments are visually pleasing. The proposed color palette provides complementary neutral tones and trim from light sand colors to contrasting trim colors.

Landscaping

The project will be conditioned to submit landscape and irrigation plans and water use calculations prior to permit issuance.

The applicant is proposing a mixed-use development combining residential and office use within the same building. Additionally, the applicant is requesting shared parking between the two uses in the parking lot and requesting the ability to recognize that there is street parking available on both the north and west sides of the site that provide 6 spaces that are needed.

Ordinarily, the requirement is to provide all parking on-site; however, it is reasonable and consistent with the policies of the City to allow reduced parking and to look for ways to reduce the amount of paved area required by parking. In order to support the request, the Planning Commission will need to make the following findings:

Conditional Use Permit Findings (17.08.040(b))

1. The proposed use is in accordance with the objectives of the Residential Very Low Density General Plan land use designation and R-1, Residential Low Density zoning district.

The proposed use is in accordance with the objectives of the Multiple-Family Residential Unit Density (R-3) zoning district having a density of 11.8 du/acre and if approved, will conform to the General Plan land use designation of Commercial and the Restricted Commercial (C-1) zoning district requiring a conditional use permit to allow residential in the commercial zones.

2. That the establishment, maintenance, or operations of the use applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such proposed use.

That the establishment, maintenance, or operations of the use applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such proposed use.

3. That the use will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city or substantially impede enactment of the comprehensive plan.

The proposal will not be detrimental to the general welfare of the city. Therefore, this finding can be made.

Conclusion

Staff supports the unique opportunity presented with this project to provide the City with an additional housing opportunity and mixed-use development.

Public Notice

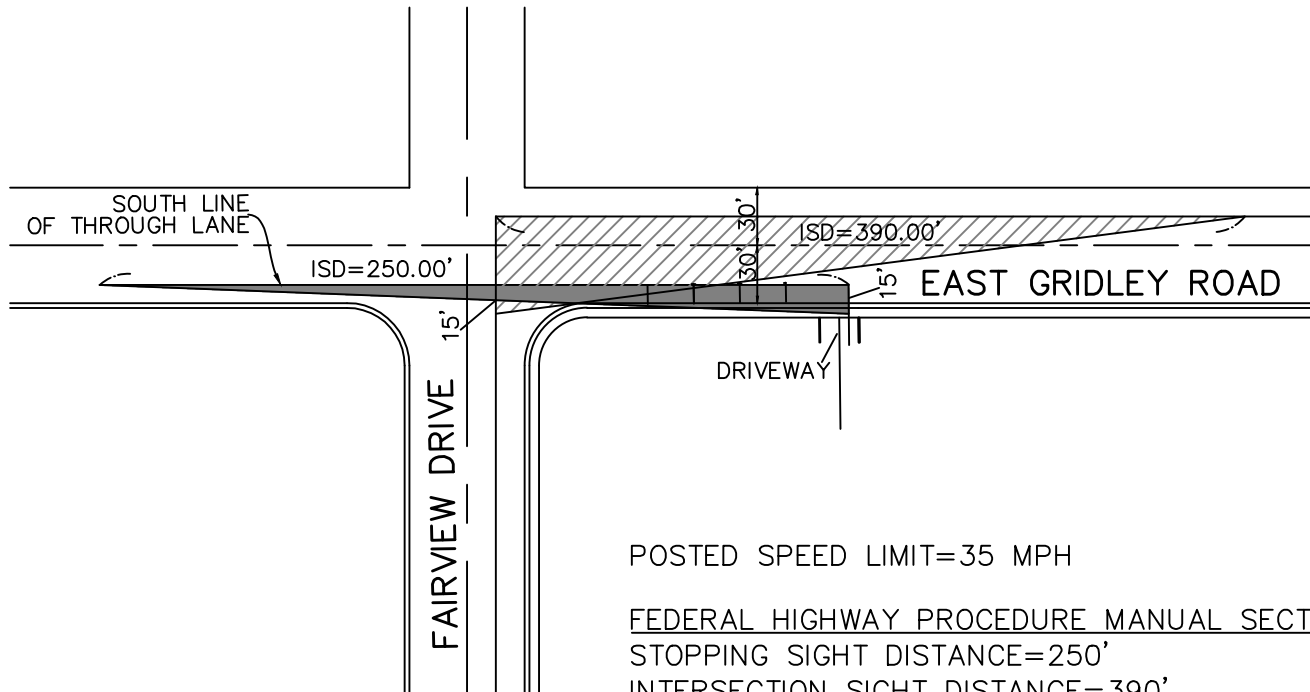
A notice was posted in the Gridley Herald 10 days in advance of the Planning Commission meeting, posted at City Hall, made available at the Administration public counter, mailed to property owners within 300 feet of the property, and placed on the City website for review. At the time this report was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

Environmental Review

The proposed project is categorically exempt from CEQA.

Attachments –

1. Exhibit A- Draft Conditions of Approval
2. Exhibit B- Project Plans



POSTED SPEED LIMIT=35 MPH

FEDERAL HIGHWAY PROCEDURE MANUAL SECTION 3.3.1

STOPPING SIGHT DISTANCE=250'

INTERSECTION SIGHT DISTANCE=390'.

CONCLUSION: STREET PARKING ALONG EAST GRIDLEY
CAUSES SIGHT DISTANCE PROBLEMS AND NEEDS TO BE
REMOVED

PREPARED BY:

NVES

NORTH VALLEY ENGINEERING AND SURVEYING

1547 STARR DRIVE SUITE "J"

YUBA CITY, CA 95993

(530) 713-0417

SIGHT DISTANCE EXHIBIT
EAST GRIDLEY PLAZA
50 EAST GRIDLEY ROAD, GRIDLEY