

City of Gridley **General Plan Annual Report**

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General Plan Annual Report - Purpose, Acceptance, Roles

California Government Code Section 65400(a)(2) mandates that all cities and counties submit an annual report on the status of its General Plan and progress in the implementation thereof, to their legislative bodies, the State of California Governor's Office of Planning and Research (OPR), and the State of California Department of Housing and Community Development (HCD).

Additionally, the Housing Element of the General Plan is also required to report annually, in a separate electronic format submitted to HCD, as well as the OPR, on its success in implementing its adopted goals and policies. The Housing Element Annual Report provides progress reporting how it has met or intends to meet its share of regional housing. The Housing Element Annual Report is attached to the General Plan Annual Report as Appendix A.

The purpose of the General Plan Annual Report is a measure of the success the city has had in the implementation of it. It also identifies how, over time, the document may or may not be consistent with legislation or other regulations that have been adopted since the time of the 2030 General Plan Update approval.

This annual report covers the calendar year January 1 to December 31, 2021.

Acceptance Date

The 2022 General Plan Annual Progress Report was reviewed by the Planning Commission on XXX, 2022 and accepted by the City Council on XXX, 2022.

Planning Department

"The Legislature finds and declares that California's land is an exhaustible resource, not ~~just~~ a commodity, and is essential to the economy, environment and general well-being of the people of California. It is the policy of the state and the intent of the Legislature to protect California's land resource, to ensure its preservation and use in ways which are economically and socially desirable in an attempt to improve the quality of life in California." Government Code Section 65030

The Planning Department reviews and provides guidance to the development community to create projects that implement the General Plan and zoning land use designations resulting in projects that foster community, economic, and environmental prosperity. The Planning Department implements the City's General Plan and Zoning Ordinance, processes amendments, conducts environmental reviews, processes use permits and variances, reviews subdivisions and development proposals, processes annexation requests, and provides demographic and census information.



Introduction to the General Plan

Each California city and county is required to prepare a General Plan to provide comprehensive, long-term guidance “for the physical development of the county or city, and any land outside its boundaries which in the planning agency's judgment bears relation to its planning” (see Government Code Section 65300). General plans must provide an “integrated, internally consistent and compatible statement of policies.”

Each element of the General Plan was completed according to the "General Plan Guidelines" developed and adopted by the Governor's Office of Planning and Research. The General Plan update began in 2006 and adopted by the City Council in November, 2009. The process included community outreach, charettes, surveys mailed to all residences, joint public study sessions with the Planning Commission, City Council, and the public. The city of Gridley adopted the 2030 General Plan Update including the seven areas of interest corresponding to the required elements required by the State as well as additional topics. The following are the required General Plan Elements:

1. Land use
2. Transportation
3. Open space
4. Conservation
5. Housing
6. Noise, and,
7. Safety.

The 2030 General Plan Update contains the required Elements 1-7 above as well as additional elements important to the city of Gridley. City policy applies to areas within the current city limits and areas proposing to annex to the city. In addition to the city limits, there are other boundaries relevant to the 2030 General Plan, Figure 1.

These other areas include:

- The **General Plan Study Area**, the broadest area of analysis for the 2030 General Plan, which includes the current city limits and other areas described below. The Study Area represents lands that most affect, and are most affected by, the implementation of the General Plan.
- The city's **Sphere of Influence (SOI)**, which represents the future probable physical boundary and service area of the city. The SOI identifies future growth areas so that the city may plan for efficient and orderly extension of public services and infrastructure. The General Plan itself does not identify a future SOI boundary for the city. SOI expansion is a separate process that would normally follow a General Plan update. SOI



- expansion is not adopted by the city, but rather by a separate agency known as the Butte Local Agency Formation Commission (LAFCO). When LAFCO considers a SOI expansion, the General Plan and Environmental Impact Report for the General Plan are used to support the SOI expansion request. LAFCO also approves annexation requests (requests to become part of the city).
- The **Area of Concern** (AOC), located between the cities of Gridley and Biggs, which represents the primary future growth areas for both of these communities.
- The **Planned Growth Area**, representing the southern half of the AOC, which is the geographic focus of the 2030 General Plan update. The Planned Growth Area will be the location of Gridley's new neighborhoods, Figure 2.

AREA OF CONCERN

The 2,846-acre AOC was established by LAFCO between the cities of Gridley and Biggs to coordinate future urban growth in the two communities. Such growth will be directed to this area to provide for more compact growth and preservation of important agricultural lands elsewhere in the County. The city will focus new development during the General Plan time horizon within Gridley's proposed portion of the AOC. Gridley's portion of the AOC includes approximately 1,200 acres, which is about 42% of the total AOC area.

The AOC extends north of Gridley along West Biggs-Gridley Road, to the southern boundary of Biggs and north of the City's SOI along Highway 99 to the intersection of B Street and Biggs East Highway, east of Biggs. The easterly border of the AOC extends approximately one-half mile east of Highway 99. Gridley provided LAFCO with a summary of planning and environmental objectives for the AOC that are reflected throughout this General Plan. These goals and objectives include:

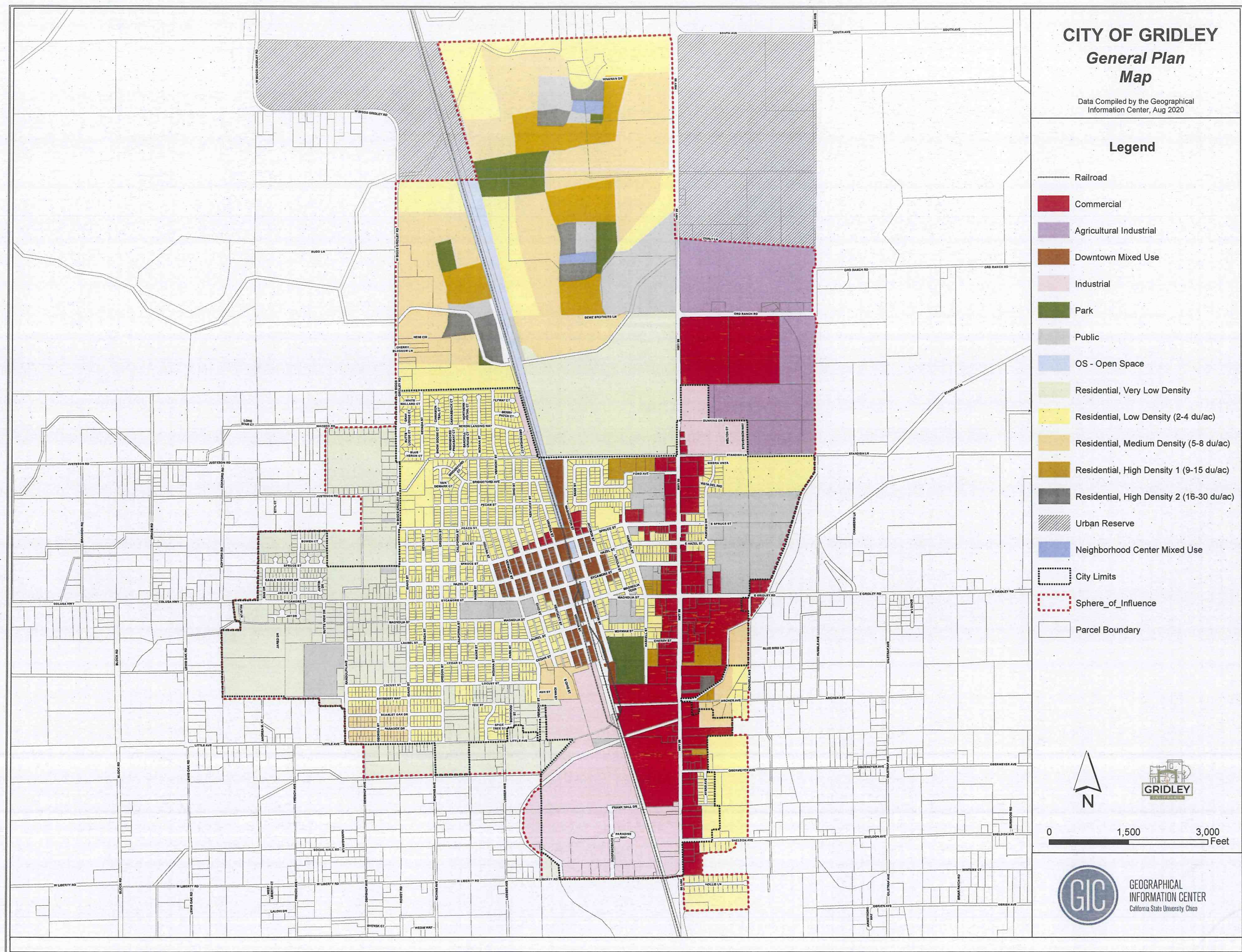
- Urban development in Gridley's portion of the AOC will be designed and implemented to ensure the provision of efficient and fiscally responsible municipal services and utilities.
- Urban development within the AOC could provide opportunities for shared facilities between the two cities.
- The AOC could set the stage for coordinated multi-jurisdictional development impact fees and revenue sharing.
- Coordinated planning could establish consistent design standards along the Highway 99 corridor and lead to strategic preservation of open space between the cities that would maintain distinct identities, even as the cities grow toward one another.

PLANNED GROWTH AREA

As noted above, a special focus of the 2030 General Plan update is the 1,200-acre Planned Growth Area, Figure 2. The Planned Growth Area will include



Figure 1



new neighborhoods integrated with public services, parks, and small-scale commercial uses. Compared to the existing City, the Planned Growth Area will have more compact development. This allows Gridley to provide for future growth needs on a smaller development footprint, therefore avoiding premature urbanization of agricultural lands. A mix of housing types will be provided in each neighborhood in the Planned Growth Area, with high-density housing located around neighborhood centers. Neighborhood centers will have a mix of higher-activity land uses such as schools, parks, shops, and civic uses. Medium-density housing will be located around neighborhood centers and high-density housing areas. Low-density housing opportunities will generally be located at the outskirts of neighborhoods, further from the neighborhood centers.

BUILDOUT

Buildout of the General Plan could result in:

- The construction of 3,850 to 4,700 housing units;
- The addition of 1 to 1.3 million square feet of commercial building space;
- The addition of 3.2 to 4 million square feet of building space for industrial, light industrial, and agricultural processing uses; and,
- Parks; schools; open space for conservation, buffering and drainage, and recreation; and other land uses.

Table 1 summarizes the buildout estimates. The buildout estimates include new development that could occur within the existing city and SOI, as well as development of the Planned Growth Area. Table Land Use-1 provides the buildout estimates for the entire Gridley General Plan study area.

Table 1: Total Land Use Change

Existing City plus Planned Growth Area plus Sphere of Influence Area	
Total Land Use Change, Existing City/SOI/Planned Growth Area	Estimated Range
New Dwelling Units	3,850-4,700
New Commercial Square Footage	1,000,000-1,325,000
New Industrial Square Footage (Industrial + Ag Industrial)	3,200,000-4,000,000

The actual amount of development through 2030 may differ from the estimates presented above, depending on market conditions, funding for infrastructure, environmental

conditions, regulatory constraints, and other factors. For these reasons, the buildout assumptions are presented as likely ranges, as the city anticipates that actual development will occur within these ranges. The city will monitor development trends and progress in relation to buildout assumptions and will update the General Plan as needed.

Table 2 represents the buildout in the Planned Growth Area. Most future development will occur in the Planned Growth Area. Residential development in this area could add between 2,400 and 2,900 dwelling units to the city. The Planned Growth Area could also accommodate between 75,000 and 95,000 square feet of smaller-scale retail, service, and office use; 1.5 to 1.8 million square feet of employment uses; and other land uses

Table 2: Estimated Land Use Change in Planned Growth Area

Land Use	New Development (Estimated Range)	Units/Acres/ Sq. Ft.
Residential, Low Density (2-4 du /ac)	250 – 325	Dwelling Units
Residential, Medium Density (5-8 du/ac)	1,100 – 1,400	Dwelling Units
Residential, High Density 1 (9-15 du/ac)	600 – 800	Dwelling Units
Residential, High Density 2 (15-30 du/ac)	350 – 425	Dwelling Units
Neighborhood Center Mixed Use	75,000 – 95,000	Square Feet
Industrial and Agricultural Industrial	1,500,000 – 1,770,000	Square Feet
Public	20 – 40	Acres
Open Space	70 – 90	Acres
Park	30 – 50	Acres
Urban Reserve	350 – 400	Acres

While most new growth through 2030 is expected to occur in the Planned Growth Area, the city has also identified the potential for development on vacant and underutilized lands within existing City limits. Presently, there is a large amount of land available for smaller-scale commercial development which includes shops, offices, services, and other non-residential uses that are compatible in scale with, and blended into, surrounding neighborhoods and located on properties of roughly 5 acres or less. Larger-scale employment uses are industrial and light industrial operations, office parks, business parks, and other commercial projects on larger properties and that normally are not as integrated into neighborhoods. Approximately 300 acres of land in the existing City and SOI is vacant, with much of this acreage in the Gridley Industrial Park. In addition, approximately 100 acres of agricultural land in the existing SOI is

designated for commercial or industrial uses. The city intends to direct large-scale commercial development to vacant and underutilized sections of Highway 99 and will encourage both housing and commercial development Downtown. Between 1,500 and 1,800 housing units could be constructed within the current City limits and existing SOI on vacant land and agricultural properties designated for residential development. Approximately 1 million square feet of commercial building space could be developed in the existing City and SOI on properties with commercial General Plan land use designations. In the City's Industrial Park and other

Planned Growth Area

LEGEND

-  Planned Growth Area
-  Sphere of Influence
-  City Boundary
-  Agricultural Industrial
-  Neighborhood Center Mixed Use
-  Open Space
-  Park
-  Public
-  Residential, High Density 2 (15-30 du/ac)
-  Residential, High Density 1 (9-15 du/ac)
-  Residential, Medium Density (5-8 du/ac)
-  Residential, Low Density (2-4 du/ac)
-  Urban Reserve



areas with industrial land use designations, between 1.7 and 2.2 million square feet of building space could be developed. The Gridley Industrial Park Overlay District Zone includes properties designated Industrial.

The 2030 General Plan Update is organized and analyzed with the following Elements:

- Introduction, Vision, and Guiding Principles
- General Plan Setting
- Land Use Element
- Circulation Element
- Community Design and Character Element
- Conservation Element
- Open Space Element
- Safety Element
- Public Facilities Element
- Housing Element
- Noise Element
- Legal Authority and General Plan Implementation

The Elements of the General Plan each contain background information – both relative to existing conditions and regulatory guidance. Each Element also has goals, policies, and implementation strategies to guide land use and development decisions in the future.

- *Goals are a description of a future desired state.*
- *Policies are a decision-making guide.*
- *Implementation strategies are proactive measures or programs that will be undertaken, as necessary, to achieve General Plan goals.*

Several supporting documents were produced during the development of the General Plan, including the General Plan Vision and Guiding Principles, summaries of General Plan public input, General Plan Alternatives reports, and a General Plan Program Environmental Impact Report (Program EIR – under separate cover). Various technical reports, studies, and analyses were used in preparing the Plan, including an existing land use survey, a traffic/circulation model, and a range of other technical studies that characterize existing conditions and estimating future conditions. The city initiated this General Plan Update in 2006, identifying a roughly 1,200-acre new growth area north of the existing City, which would be the focus of the Update. The public outreach effort, land use alternatives process, and drafting of this General Plan Update has resulted in comprehensive planning policies, land use designations, and environmental analysis for the entire Gridley Planning Area, with a special focus on this new growth area. This new growth area north of the current City limits is called “Planned Growth Area” throughout this General Plan.

GOALS, POLICIES, AND IMPLEMENTATION

The General Plan Annual Report assesses the success of the city of Gridley in implementing its General Plan. The General Plan Elements contained therein, provide specific implementation strategies that are provided below with an assessment of the city meeting or working towards meeting the specific goal or policy.

LAND USE ELEMENT

Land Use Implementation Strategy 1.1

The city will submit an application to Butte Local Agency Formation Commission to expand the Sphere of Influence to implement the General Plan. The city will provide LAFCO with environmental and infrastructure analysis and documentation needed to expand Gridley's Sphere of Influence to include the Planned Growth Area.

- *The City of Gridley submitted to the Butte Local Agency Formation Commission (LAFCo) two documents; the Municipal Services Review (MSR) and the application to amend the Sphere of Influence (SOI) boundary to meet the goals for the future growth of the city incorporating the Planned Growth Area. The documents were reviewed and approved by LAFCo. The MSR was initially adopted by Butte LAFCo on February 6, 2008. It was amended and further adopted by Butte LAFCo on December 10, 2010. the SOI was adopted by Butte LAFCo on December 10, 2010. The city provided Butte LAFCo the 2030 General Plan FEIR, authored by EDAW, dated November, 2009.*

Implementation Strategy 1.1 has been completed.

Land Use Implementation Strategy 1.2

The Planning Department will pre-zone land within the expanded Sphere of Influence consistent with the General Plan prior to annexation.

- *The city has received two applications:*
 - Kiwi Vineyard Estates*
 - Chandler Park Subdivision*

The General Plan land use designation for Chandler Park Subdivision was amended to allow a varied lot size which increased the overall density and provided lots sized from 4,000 square feet to over 8,000 square feet. This variation in lot size is marketable to a variety of buyers looking for a different model of home for size, number of stories, and exterior lot area that would need to be maintained. Due to the variety, the subdivision caters to families of varied incomes that would not otherwise be able to purchase a home.



More land owners with property within the SOI have contacted the Planning Department with an interest in developing and annexing into the city. As other properties submit applications, the city will pre-zone the land meeting the General Plan goals and policies.

Land Use Implementation Strategy 1.3

The city will work with property owners interested in infill development to identify infrastructure deficiencies and needs and to determine an equitable sharing of costs between the City and the property owner for infrastructure improvements.

- *The city works with developers when new infill, infill restorations, or infill additions are proposed to determine what infrastructure may be required. The cost for infrastructure improvements is typically the responsibility of the developer.*
- *With the legislation SB9, infill development by lot splits may not exact infrastructure improvements.*

Land Use Implementation Strategy 2.1

The city will adopt changes to the Zoning Ordinance and Public Works Construction Standards to accommodate more compact growth patterns, consistent with the General Plan, while still ensuring public health and safety.

- *In 2016, the City Council adopted amended Public Works Construction Standards to implement the road configurations envisioned by the 2030 General Plan Update to provide for pedestrian separation, road crossings, and landscaping to enhance the roadway visual amenity.*
- *The Zoning Ordinance was amended to legalize the varying sizes of lots within the Gridley urban core which many were limited to renovation and reconstruction due to being non-conforming. This code amendment created four (4) lot sizes in the Standard Single Family Zoning District (R-1) providing legalization and conformity for the lots. Additionally, these four categories of lot sizes enhance the ability for new subdivisions to create a mixed size lotting pattern to provide different housing sizes and types in new development to serve all income levels and family sizes.*

Implementation Strategy 2.1 has been completed; however, it is also on-going as we continue to work with infill developers.

Land Use Implementation Strategy 2.2

The city will require a Planned Development Overlay application for any new development project in areas designated Residential, High Density I and 2 to allow flexible development

standards and ensure the development of high-quality residential projects that provide adequate amenities for the residents of these projects.

- *The city has processed three multi-family residential projects; one specifically for senior housing and two for family housing. These projects are also affordable housing. The densities range from 17 to 19 du/ac and have not needed a Planned Development Overlay; therefore, this has not been done unilaterally.*

Implementation Strategy 2.2 is on-going and each high-density residential development will be evaluated on a case-by-case basis to determine the necessity of the creation of a zoning overlay to meet development standards.

Land Use Implementation Strategy 2.3

The city will update the Nexus Fee Study following the 2030 General Plan update. As a part of this update, the city will ensure that compact development has lower fees where it is shown to have lower costs. The city will evaluate its fee structure to align more closely the fees it charges with the actual cost of providing public services. The city will consider establishing fees on an equivalent dwelling unit basis, a per-capita basis, or per-acre basis, depending on the type of fee. The city will not use fees that are applied on a per-dwelling unit basis, since different types of dwelling units have different demands for services with different associated costs.

- *The existing fee schedule differentiates between different housing types and land uses.*
- *In 2011 the city retained a firm to provide a Nexus Fee Study. That study recommended fees be increased based upon the cost of services. The City Council decided to table the discussion and did not adopt the fee schedule.*
- *The 2022-2023 Annual Budget was adopted along with the Capital Improvement Plan (CIP). This document budgeted funds for a Nexus Study to evaluate the fee structure for city services as well as new development.*
- *Implementation Strategy 2.3 is on-going.*

Land Use Implementation Strategy 3.1

The city will revise the Zoning Ordinance so that zoning districts implement the land use designations contained in the 2030 General Plan update, including the Neighborhood Center Mixed Use and Residential High Density 2 designations.

The city will require a Planned Development Overlay application for any new development project in areas designated Residential, High Density 1 and 2 to ensure the development of high-quality residential projects that provide adequate amenities for the residents of these projects. The city will encourage flexibility for creative site design, using this Land Use Element and the

Community Character and Design Element for guidance in reviewing the design of proposed projects.

- *Reference Implementation Strategy 2.1 and 2.2.*
- *The Zoning Ordinance and its land use designation map for both the General Plan and zoning have been amended to depict the land uses outlined in the 2030 General Plan update and Chapters added for the new land use zoning designations.*

Implementation Strategy 3.1 has been completed. The review process for new development is on-going.

Land Use Implementation Strategy 4.1

As part of the update of the city's fees described in Land Use Implementation Strategy 2.3, the city will consider reducing development impact fees to encourage infill development Downtown.

- *Reference Implementation Strategy 2.3.*
- *In 2018 and 2019, the city implemented a program to reduce development impact fees for both new residential construction which includes the completion of open subdivisions, infill, and second units. These programs are scheduled to sunset December 31, 2022.*

Land Use Implementation Strategy 4.2

The city will revise the Zoning Ordinance to implement the Downtown Mixed-Use designation. The city will consider for redesignation smaller properties Downtown with Industrial designations that may be suitable for residential, commercial, and mixed-use development.

To ensure compatibility in this mixed-use environment, the city will review projects against policies in this General Plan, which provide general design guidance and performance standards for noise, light, glare, air pollution, truck traffic, and other relevant issues. The city will also review projects using Chapter 17.38 of the city's Municipal Code, which also provides performance standards that can be used in situations where industrial operations may be located close to residential uses.

- *Reference Implementation Strategy 3.1. The Zoning Ordinance and land use map were amended to reflect the 2030 General Plan Update.*

Implementation Strategy 4.2 has been completed.

Land Use Implementation Strategy 5.1



The city will review projects against policies in this General Plan, which provide general design guidance and performance standards for noise, light, glare, air pollution, truck traffic, and other issues may be required to allow for a desired mix of uses in close proximity to one another. The city will also review projects using Chapter 17.38 of the City's Municipal Code, which also provides performance standards that can be used in situations where industrial operations may be located close to residential uses.

- *Implementation Strategy 5.1 is on-going.*

Land Use Implementation Strategy 5.2

The city will review projects against policies in this General Plan, which provide general design guidance and performance standards for mixing uses in close proximity to one another, including agricultural uses, the railroad, Highway 99, and residential uses. The city will use guidance in this General Plan to determine the adequacy of proposed buffering between residential land uses, Highway 99 and the Union Pacific railroad.

- *Implementation Strategy 5.2 is on-going.*

Land Use Implementation Strategy 5.3

The Planning Department will coordinate with Butte County to determine the specific application of the city's agricultural buffer policy in the Planned Growth Area. The city will consider developing an ordinance to apply this policy in areas adjacent to long-term ongoing agricultural operations.

- *The adopted General Plan Land Use Element, policies 5.3, 5.4, 5.5, and 5.6 discuss the widths of agricultural buffers and the reduction of buffers adjacent to Butte County boundaries.*
- *The city will continue to engage Butte County in discussions and interpretations of the agricultural boundary widths.*

Convenient Local Shopping

Land Use Implementation Strategy 6.1

The city will revise the Zoning Ordinance, as necessary, to facilitate development and redevelopment of commercial properties downtown and along Highway 99. The city will consider flexibility Downtown and along Highway 99, where necessary, with respect to the required loading areas. Public rights-of-way or parking areas may be allowed for loading where this can be accomplished safely and without impeding emergency access.

- *The city added a new land use for the purposes of creating mixed use developments along the SR 99 corridor. The Highway Commercial Corridor Mixed Use Combining zone allows commercial, industrial, and residential uses on the same lot. Approximately 200-300 feet of the front of properties is defined for use specifically for commercial and the remainder of the lot may have a combination of the other land uses. The zone also allows the site to use shared parking for the mixed-use development.*
- *Implementation Strategy 6.1 is complete and on-going for the review of projects.*

Land Use Implementation Strategy 6.2

The city will revise the Zoning Ordinance to implement the Downtown Mixed Use and Neighborhood Center Mixed Use designations.

- *The Zoning Code was amended to implement the new 2030 General Plan Update land use designations.*

Diverse Local Economy

Land Use Implementation Strategy 7.1

The city will analyze in a Nexus Study and consider in reducing its development impact fees to create incentives for employment-generating projects. The city's development impact fees and other funding programs should provide incentives both for development within the Gridley Industrial Park and areas targeted for Agricultural Industrial development.

- *Reference Implementation Strategy 2.3 and 6.2.*

Land Use Implementation Strategy 7.2

The Planning Department will revise the Zoning Ordinance to implement the Agricultural Industrial land use designation.

- *Reference Implementation Strategy 3.1.*

Land Use Implementation Strategy 7.3

The Gridley Planning Department, Public Works Department, Building Department, Electric Department, and Finance Department will be involved in aspects of Gridley's proactive economic development strategy. Activities could include, but are not limited to:

1. Business recruitment and retention, emphasizing employers that share Gridley's commitment to social, economic, and environmental sustainability
2. Industrial Park planning for increased vehicular access; best practices in stormwater management; recycled water use; energy conservation strategies;

3. Investigating the viability and importance of rail access in the long term; transit, bicycle, and pedestrian access; and, other planning strategies to increase environmental and economic sustainability in the fully developed Industrial Park.
4. Incentive programs, including those that address both up-front impact fees and ongoing costs.
5. Highway 99 beautification programs. This could include some type of facade and streetscape improvement program for targeted redevelopment properties along the highway corridor. The City could provide small grants, low interest loans, and/or architectural and design assistance to property owners or business owners to improve streetscapes or buildings along Highway 99.
6. Electrical facilities planning that accommodates, and creates incentives for renewable energy production and use.
7. Coordinating the employment recruitment strategy with local community college districts and schools to encourage a better match between the skill sets and interests of the local workforce and the needs of employers that might be interested in locating or relocating to Gridley.
8. Coordinate with other agencies, as necessary, to promote economic development. Caltrans must be consulted for planning and funding of access improvements along Highway 99. The city will monitor and take advantage of State, federal, and regional funding opportunities.

- *All of the activities 1-8 in Implementation Strategy 7.3 are on-going.*

Land Use Implementation Strategy 7.4

The city will undertake a planning process for the Gridley Industrial Park to identify specific actions to create a "green" or "eco" industrial park and the types of businesses the city can expected to attract to such a park. The city will evaluate opportunities for energy efficiency, on-site energy generation, low-impact development, water conservation, recycling, reuse of waste heat, the co-location of businesses that can support a "green" or "eco" industrial park, and other options.

Through this planning process, the city will determine which actions to adopt, such as a specific plan or master plan with illustrated design guidelines, changes to the Zoning Ordinance, installation of infrastructure, financial incentives, applications for state or federal funding, and/or other actions. Another component of the planning process could be a marketing effort to identify industrial users interested in sustainability that could benefit by locating in the Gridley Industrial Park.

- *Since the adoption of the 2030 General Plan Update, the State of California sunset the Redevelopment Agency program and directed all cities to divest themselves of all assets in order to repay the taxing entities who agreed to abate the collection of taxes under the*



Redevelopment Program. The city filed a Long-Range Property Management Plan (Plan) with the State of California Department of Finance, who approved the Plan December 31, 2014. The Plan allowed the city to retain approximately 50% of the lands for future government use. These uses consist of a Sports Complex, a corporation yard, and a transit facility.

- *The city will ensure the review will consider the implementation strategies for the remaining parcels developed for industrial uses.*

CIRCULATION ELEMENT

Circulation Implementation Strategy

Complete Streets

Circulation Implementation Strategy 1.1

The city will revise its Public Works Construction Standards to distinguish between Major Collector, Minor Collector, and Local Streets. Street Design Criteria will be revised for consistency with this Circulation Element. The city will consider reducing the minimum curb return radius, while also considering also the needs of service and emergency vehicles, as follows: 15 to 20 feet for Local Streets, 20 or 25 feet for Minor Collectors, and 25 to 30 feet for Major Collectors. The city will also revise its standards for minimum lane widths for Local Streets to 10 feet and for Minor Collectors to 11 feet.

- *Reference Land Use Implementation Strategy 2.1.*

Circulation Implementation Strategy 1.2

The city will prepare a Nexus Study and update the Impact Fee Schedule to address transportation funding needs, consistent with this General Plan. The city will ensure that developments contribute their fair share to transportation improvements, including the Highway 99 bypass; improvements to the West Liberty Road/Highway 99 intersection; traffic circles, landscaped medians, and/or parallel parking on wider existing city streets; and other needs identified in the 2030 General Plan update, as appropriate.

Transportation impact fees should be structured to best represent that actual level of impact of new development. Residential development impact fees will consider density, the size, and number of bedrooms of residential units in establishing equitable per unit fees. Fees per residential unit will be lower for higher-density projects (on a per-unit basis) and projects with fewer bedrooms, since these types of projects generate fewer trips (per unit). Fair-share commercial traffic impact fees will take into account whether the commercial project is located and designed to attract drivers, or whether it is oriented toward pedestrians. For example, large-scale retail projects adjacent to Highway 99 would have higher traffic generation rates and relatively higher impact fees (per square foot). Smaller-scale retail and service establishments Downtown and integrated into neighborhoods that are designed to promote pedestrian, transit, and bicycle access will have relatively lower impact fees (per square foot).

- *Reference Land Use Strategy 2.3.*

Circulation Implementation Strategy 1.3

The city will update the Bicycle Plan to incorporate the Planned Growth Area and implement policies of the updated 2030 General Plan. The city will incorporate connections to existing and planned regional pedestrian/bicycle routes shown on plans adopted by Butte County. The city will provide potential connections with the city of Biggs and will incorporate planned connections shown on plans adopted by the city of Biggs. The city will coordinate with BCAG, the County, Butte County Air Quality Management District, and other agencies to obtain funding for improvements described in the Bicycle Plan.

- *The city has been working on updating the Bicycle Plan now entitled Active Transportation Plan. This plan is an effort coordinated with BCAG and the city of Biggs and is on-going. The project has been added to the CIP and staff anticipates its completion in 2022.*

Circulation Implementation Strategy 1.4

Traffic impact reports for Gridley projects will conform to the policies in this Circulation Element. When calculating traffic impacts of development projects, traffic analyses will use models that are sensitive to lower trip-generating characteristics of higher residential densities, mixing homes and destinations in proximity to each other, projects with reduced parking, and other applicable land use planning and site design techniques that reduce travel demand.

- *Traffic impact reports prepared for development projects will conform to the latest analysis requirements. One that has developed since the 2030 General Plan Update is the consideration and assessment of Vehicle Miles Traveled (VMT) rather than Level of Service (LOS). Although CEQA no longer requires LOS, the city of Gridley continues to have the analysis done in order to evaluate how projects affect service levels in new developments and the impacts, if any, to the existing urban core.*

Implementation Strategy 1.4 is on-going.

Circulation Implementation Strategy 2.1

The city will prepare a plan for pedestrian improvements along Highway 99, with a focus on the area north of West Liberty Road and south of Ord Ranch Road. This plan will describe improvements, including sidewalks, landscaping, street trees, street furniture, and other amenities, as appropriate. Sidewalks should be relatively wide along this stretch of Highway - 99 - between 6 and 10 feet in width. If appropriate, this improvement plan may become a part of the city's Public Works Construction Standards and/or Capital Improvement Programming.

- *The city is working with and coordinating its efforts in partnership with Caltrans. Caltrans has programmed improvements along its SR 99 corridor to improve pedestrian*



travel, provide pedestrian connectivity, implement the Complete Streets program and to ensure its road sections continue to be in good operating order.

Implementation Strategy 2.1 is on-going.

Connectivity

Circulation Implementation Strategy 4.1

The city will explore options to improve transportation connectivity and infrastructure availability in the southeastern portion of the city's Sphere of Influence (SOI). The city will follow the 2030 General Plan update with a long-range planning process to address the lack of connectivity and access. The city may use a specific plan process (as provided by Sections 65450-65457 of the State Government Code), a street system master plan, or some other planning measure(s). In this portion of Gridley's Sphere of Influence, there are parcels with split zoning and General Plan designations, parcels with inadequate transportation access, and areas without adequate drainage and wastewater infrastructure (see Exhibit Circulation-4). Pedestrian connectivity to destinations throughout the rest of the city is lacking in much of this area. Access improvements for the city's Industrial Park may require changes in road alignments in this southeastern portion of Gridley. Any road re-alignment should be accompanied by access improvements in this part of the city. At this time, the city does not anticipate that this special planning effort in the southeastern portion of the SOI will involve land use designation changes. If future planning efforts change allowable land use, or if specific projects are proposed, this would be subject to the California Environmental Quality Act (CEQA).

- *Implementation Strategy 4.1 is on-going.*

Circulation Implementation Strategy 5.1

The city will continue to coordinate with Caltrans (and the California Transportation Commission), the Butte County Association Governments (BCAG), Butte County, and nearby cities to plan and fund a bypass for Highway 99 using lands held currently by the Caltrans and intended for this purpose. The city will coordinate with BCAG to ensure this regional route is a part of future regional transportation plans. The city will coordinate with Caltrans and BCAG to prepare a Project Study Report or other preliminary documentation that analyzes the best options for the future alignment and design of this facility, as well as the appropriate regional funding sources.

- *In the 1960's, Caltrans purchased approximately 24 parcels east of Gridley for a future bypass route around the city. In 2004 Caltrans announced that since they had determined to invest in SR 70, they considered the Gridley bypass surplus lands and began the process to sell the land. Great opposition from BCAG and Gridley leaders*

delayed the sale and no divestment of the bypass property has occurred. The effort by Caltrans is currently towards rehabilitation of SR 99 through Gridley. This project has been approved and Caltrans is supporting the construction of landscaping, sidewalk, and lighting on the east side of SR 99 from West Liberty Road to Standish Lane. The environmental work has been done and plans and specifications for the project are underway. The State is also implementing its Access Management Program which will limit driveway access to vacant parcels when uses change and they are developed into commercial uses as they are zoned for.

Circulation Implementation Strategy 5.2

The city will revise its Public Works Construction Standards, as necessary, to ensure connectivity within and between neighborhoods. The city will revise its Public Works Construction Standards to establish a maximum block length in new neighborhoods of 400 feet. The city will consider deleting any language that would require or encourage "T" intersections for Local Streets, as opposed to more connected full intersections, which are preferred.

- *Reference Land Use Implementation Strategy 2.1.*

Mobility for All Ages

Circulation Implementation Strategy 6.1

The city will continue to proactively identify regional, State, and federal sources of funding to identify, plan, and develop transportation improvements to ensure safe routes to school from Gridley neighborhoods. The city has identified gaps in sidewalks within the city, including areas serving local schools and neighborhoods. As funding is available, the city will address gaps in the pedestrian network between neighborhoods and local schools in the existing city. As funding is available, the city will also improve the safety of intersections with Highway 99 to provide safer routes to schools east of the highway.

- *In 2011 and 2012 the city received a grant for Safe Routes to School aiding in constructing infill sidewalk improvements.*
- *The city has a current application for a grant to continue the construction of the sidewalk infill project.*

Circulation Implementation Strategy 6.2

The city will continue to support the Gridley Golden Feather Flyer and will consider expanding this service to meet future demand, based surveys of Gridley's local senior population as to specific transportation needs. The city will consider a marketing campaign to increase awareness and use of the Golden Feather Flyer.

- *Implementation Strategy 6.2 is on-going.*



Parking

Circulation Implementation Strategy 7.1

The city will revise the off-street parking requirements in the Zoning Ordinance consistent with Circulation Element policy. The city will consider implementing maximum off-street parking standards (in addition to minimum requirements, which are already provided). The city will consider increasing flexibility in parking requirements to ~~max~~ shared use of parking between properties with different parking demand peaking periods, use of on-street parking spaces (instead of off-street) to meet parking requirements, and other methods for reducing the need for construction of surface parking. The city will consider additional parking reductions or eliminating off-street parking requirements for projects located in Neighborhood Centers. Downtown properties are already exempt from parking requirements. Following this General Plan update, the city will examine whether the area of Downtown exempt from off-street parking should be expanded or whether the city should require some amount of off-street parking or in-lieu fee for very large projects Downtown.

- *Implementation Strategy 7.1 is on-going. When projects are submitted, Planning looks for ways to implement the shared parking demand for different site uses. The Planning Commission approved a mixed use/residential/office development whereby parking demand was met by sharing the off-street parking and to use on-street parking as well.*

Local Economy

Circulation Implementation Strategy 8.1

The city will coordinate with Caltrans and Butte County Association Governments (BCAG) on funding and planning of access improvements to and from the Gridley Industrial Park. signalization, realignment of roadways, lane reconfigurations, and other improvements may be required. These improvements will focus on the segment of West Liberty Road west of Highway 99 and the intersection of West Liberty Road and Highway 99,

Hollis Lane is currently offset from West Liberty Road, which presents some challenges for intersection improvements. Realignment of West Liberty Road to match Hollis Lane, or providing alternative access to the Hollis Lane properties from Highway 99 are options to be considered. The city will coordinate with Caltrans and BCAG to prepare a Project Study Report or other preliminary documentation that analyzes the best options for access improvements and identifies appropriate funding sources. The City will consider development of impact fees for benefitting parties to offset the cost of access improvements.

- *Implementation Strategy 8.1 has been implemented through a partnership between Caltrans, the city of Gridley and FEMA to improve and signal the intersection at West Liberty and SR 99 to provide additional traffic safety due to the emergency housing provided by the city for Camp Fire Survivors.*



COMMUNITY CHARACTER AND DESIGN ELEMENT

Community Character Implementation Strategy 1.1

The city will adopt a historic preservation program designed to maintain the physical reminders of Gridley's rich history. This program may involve changes to various regulatory documents, zoning district designations, capital improvements planning, financial assistance (to the extent of available State and federal funding), education and awareness, and other actions. The City will seek an appropriate balance of incentives and development guidelines so that historic preservation makes economic sense for property owners and developers. The emphasis of the City's program will be on voluntary participation and education to encourage historic preservation rather than mandatory regulation. The City will encourage the continued use of historic buildings and properties in a manner consistent with their historic status. The City will forge public/private partnerships to achieve mutual goals for preservation and the continued viable use of properties.

This historic preservation program may include:

1. **Development review.** The City will use its permit review process to encourage the protection of important buildings and other properties. The City would prefer that such buildings and properties not be removed or substantially altered unless there are no feasible alternatives and available incentives to ensure their economic viability and use.
2. **An inventory of locally significant historic resources.** The city, in collaboration with community organizations interested in historic preservation, will conduct this inventory. The inventory could include residential and commercial buildings, bridges, monuments, parks, and other features associated with important elements of the community's past. Buildings associated with the agricultural history of Gridley such as rice dyers and processing plants could also be included on the local list. This inventory will serve as a record and acknowledgement of buildings and structures with historic significance to be considered in City actions or approvals involving these properties. The inventory work could also lead to the establishment of one or more historic districts within the city where features are especially concentrated.
3. **Historic district overlay.** The City will coordinate with community organizations, locally knowledgeable preservationists and historians, and property owners to identify one or more areas of the City that might qualify as a historic district according to state and/or federal guidelines. With the agreement of property owners in such areas, the City may establish one or more historic overlay districts. Areas covered by this overlay would be based on the results of the inventory and collaboration with property owners and interested community organizations. Such areas could include portions of Downtown and



surrounding residential neighborhoods. If created, one or more overlay districts would be incorporated into the City's Zoning Ordinance and include standards for proposals affecting potentially historic buildings that encourage preservation over changes to properties that may reduce their historic value.

4. **Guidelines and regulatory incentives.** The city will evaluate a variety of other potential tools to encourage historic preservation. These tools include a landmark ordinance, a historic preservation commission, and use of the State Historical Building Code in place of the California Building Code. A city historic preservation commission could be permanently or temporarily established to review proposed demolition or exterior remodel work for consistency with city standards.
5. **Funding for financial assistance.** The city will consider a variety of funding sources to provide financial assistance for historic preservation, including Redevelopment Agency funding, nonprofit funding, and State and federal government funding. The city will consider funding sources and tax relief such as the Mills Act, Marks Historical Rehabilitation Act, the Seismic Bond Act, and the Community Development Block Grant Program.
6. **Education and awareness.** The city will promote awareness of the cultural and economic benefits of historic preservation by sponsoring or co-sponsoring workshops or similar public meetings.
 - *No action has been taken to develop an historic preservation overlay, policy, design requirements or other program to identify and work towards the preservation of historic structures in the Downtown area or residential location such as "Silk Row", etc.*

Community Character Implementation Strategy 1.2

The City will review and condition projects, as necessary, to comply with Secretary of Interior standards for historic preservation and State Historical Building Code (§18950 to 18961 of Division 13, Part 2.7 of Health and Safety Code), as applicable.

- *The review process works with developers on a case-by-case basis to protect historical sites as possible. Where significant damage has occurred, the city supports reconstruction that will have similar features.*
- *The 2030 General Plan Update describes the ages of structures in the Downtown area and other privately owned residential structures that would benefit by utilizing the Historic Structures Building Code.*
- *Implementation Strategy 1.2 is on-going in its discussion of direction the city wishes to take in the requirements necessary to renovate aged structures.*



Neighborhoods

Community Character Implementation Strategy 2.1

Following adoption of the General Plan, the city will review projects for consistency with the Community Character Design Element. The city will also consider preparation of a Design Manual or Design Guidelines to implement the Community Character and Design Element. This document would provide more detail for new development than policies in the Community Character and Design Element. The City's Design Guidelines should have chapters illustrating the City's design vision for single-family residential development, multiple-family residential projects, small- and large-scale commercial development, industrial development, Downtown Gridley, and other important areas of the city.

- *In 2016, the City Council adopted Infill Design Guidelines providing details and design elements to be used in the renovation of existing structures and new construction.*
- *Implementation Strategy 2.1 has been completed.*

Community Character Implementation Strategy 2.2

The city will revise the Zoning Ordinance and Public Works Construction Standards, as necessary, to accommodate well-designed, compact development projects, consistent with the General Plan. For example, the city will consider amending the Zoning Ordinance to reduce the front yard setback to 15 feet or similar for the primary residence and 20 feet or similar for garages.

- *Reference Land Use Implementation Strategy 2.1.*
- *The Planning Department allows the reduction of setbacks on a case-by-case basis. New subdivisions may incorporate a Planned Development Overlay.*

Community Character Implementation Strategy 2.3

The city will require projects proposed within the Residential, High Density 1 and 2 land use designations to submit a Planned Development Overlay application. The City will implement the Planned Development provisions in the Zoning Ordinance to encourage high-quality residential projects and allow flexible development standards.

- *Reference Land Use Implementation Strategy 3.1.*

Community Character Implementation Strategy 2.4

The city will continue to support neighborhood conservation and housing rehabilitation through the City's Community Development Block Grant program.



- *Implementation Strategy 2.4 is on-going.*

Community Character Implementation Strategy 3.1

The city will revise the Zoning Ordinance following the General Plan update and will revise the Public Works Construction Standards, as needed, to implement the General Plan. Among the revisions to provide consistency with the General Plan, the city will ensure that parking standards for Neighborhood Centers are minimized to encourage a pedestrian-friendly environment. The city will create a new zoning district designation to implement the Neighborhood Center Mixed Use land use designation, ensuring that outdoor dining and seating is allowed. The City will consider providing street design criteria that may be used in Neighborhood Centers for angled parking provision in-lieu of surface parking lots. The City will consider establishing standards requiring shorter block lengths and development standards allowing shallower setbacks within Neighborhood Centers to encourage a pedestrian-friendly environment.

- *Reference Land Use Implementation Strategy 2.1.*

Community Character Implementation Strategy 4.1

The City will review the location and design of parks in the context of ongoing project review, in part, to ensure consistency with policies in this Community Character and Design Element.

- *New subdivisions are required to meet the policies and acreage requirements. Additionally, park area is dedicated to the city that is in addition to joint use detention facilities.*
- *Implementation 4.1 is on-going.*

Downtown

Community Character Implementation Strategy 5.1

The city will revise the Zoning Ordinance following adoption of the 2030 General Plan. As a part of these revisions, the city will create a zoning district or districts to implement the Downtown Mixed Use land use designation. The allowable land uses for the Downtown Mixed-Use land use designation are described in the Land Use Element. Relevant design components are described in the Community Character and Design Element and Circulation Element. As a part of these revisions, the City will ensure that residential uses are allowed by right on second stories and above Downtown and on the ground floor when designed to appear as a storefront.

- *Implementation Strategy 5.1 is complete.*

Community Character Implementation Strategy 5.2

Following adoption of the 2030 General Plan, the City will consult with Downtown property owners and consider adding flexibility in the entitlement process, as necessary, to encourage Downtown redevelopment. The City will consider eliminating unnecessary restrictions on land use and other unnecessary limitations. This may require revisions to the Zoning Ordinance, Public Works Construction Standards, and the Subdivision Ordinance. For example, the city will make revisions to the Zoning Ordinance necessary to encourage an active public realm by encouraging outdoor dining at the street level. The city may consider adopting a Design Manual or Design Guidelines, if needed, to provide additional illustrated examples of appropriate site planning and building design Downtown.

- *Reference Land Use Strategy 2.1 and Community Character Implementation Strategy 2.1.*

Community Character Implementation Strategy 5.3

The Zoning Ordinance may need to be revised or supplemented with design guidelines to provide illustrated examples of allowable project design. The City's development review approach for Downtown should still include restrictions related to the specific use of land, but positive examples of the City's vision could also be helpful to developers and property owners.

- *Reference Land Use Strategy 2.1.*

Community Character Implementation Strategy 5.4

The city will encourage or proactively participate in the redevelopment of the vacant site at the entrance to the Downtown on Hazel and Virginia Streets. Two-story construction and respect for the architectural details of the adjacent historical building including the window height and proportion should be encouraged for a new building or buildings on this site.

- *Implementation Strategy 5.4 has not been done.*

Community Character Implementation Strategy 6.1

Following adoption of the General Plan, the City will revise the City sign ordinance to include separate sign regulations for the Downtown. These regulations will be designed to reinforce the qualities that distinguish the central business district from other commercial areas within the community. The ordinance will be revised to ensure that signage enhances, rather than detracts from the attractiveness of Downtown.

- *In 2016, the Zoning Ordinance was amended to include additional signage for the Downtown area such as blade signs to provide additional character.*

Community Character Implementation Strategy 6.2

As funding is available, the city will construct pedestrian oriented way-finding signage Downtown with a consistent theme. Themes in Downtown way-finding signage should relate to signage used along Highway 99 to direct visitors Downtown.

- *After adoption of the 2030 General Plan, wayfinding signage to the Downtown Area, schools, hospitals and city hall were erected.*
- *Implementation Strategy 6.2 is complete. As signage ages, it is anticipated that it will be replaces as needed.*

Urban Landscapes and Streetscapes

Community Character Implementation Strategy 7.1

Following adoption of the 2030 General Plan, the City will review proposed projects for consistency in landscaping with policies in the Community Character and Design Element, conditioning projects, where necessary. The city will consider adopting new landscaping standards and/or street tree standards, as necessary, to ensure consistency with the Community Character and Design Element. The city will ensure flexibility in site design landscaping and open space standards, where necessary, to accommodate well-designed multi-family projects.

- *Implementation Strategy 7.1 is on-going.*

Community Character Implementation Strategy 9.1

Following adoption of the 2030 General Plan, the City will adopt new landscaping standards and street tree standards and/or off-street parking regulations (with landscaping standards), and will revise the Subdivision Ordinance, as necessary, to ensure consistency with tree planting and landscaping policies in the Community Character and Design Element.

- *Implementation Strategy 9.1 is on-going.*

Community Character Implementation Strategy 9.2

Following adoption of the 2030 General Plan, the city will adopt a tree preservation ordinance. This ordinance can provide regulatory guidance on what types of trees can be removed and what permits are required in order to remove different types of trees. The ordinance will provide guidance on tree replacement requirements. Tree replacement requirements will be proportional to the number and/or size of trees removed. The ordinance can provide guidance on several General Plan policy topics, including but not limited to aesthetic benefits, biological benefits, and cultural/historic significance of trees.

- *Implementation Strategy 9.2 has not been completed.*

Highway 99

Community Character Implementation Strategy 10.1

Following adoption of the 2030 General Plan, the city will consider implementation of recommendations from the 2002 Streetscape Design Plan for Highway that are consistent with the General Plan. The city will consider implementation of these documents through revisions to the Zoning Ordinance, adoption of the documents by resolution, or through separate ordinances. Streetscape improvements should be focused on the area north of West Liberty Road and south of Ord Ranch Road (see also the Circulation Element). The city will coordinate with the California Department of Transportation (Caltrans) and the Butte County Association of Governments (BCAG) to improve Highway 99 within the existing developed City into a more attractive and pedestrian- friendly environment, consistent with the 2030 General Plan. This could be accomplished by adding street trees, separated sidewalks, improving pedestrian/bicycle crossings for safety and aesthetics, and other measures.

- *Since 2002, various designs have been submitted to the city and collaborated with Caltrans for the streetscape improvements along SR 99. Currently, the city is partnering with Caltrans and BCAG to enhance the gateway and streetscape on the east side of SR 99 which is the only funding available at this time. This design provides for a wide separated sidewalk, bicycle sharing, and landscape and lighting. The construction is scheduled for 2024.*

Community Character Implementation Strategy 10.2

The city will proactively seek state and federal grant programs and other financing that could be used to encourage facade improvements along Highway 99.

- *Implementation Strategy 10.2 is on-going.*

Community Character Implementation Strategy 10.3

The city will consider formation of a Highway 99 Beautification Committee composed of City staff, business owners, Caltrans, BCAG (Butte County Association of Governments) and other key stakeholders to review and make recommendations for gateway and signage improvements along Highway 99.

- *This effort has been done in 2002, 2009, and 2012.*
- *Implementation Strategy 10.3 is on-going with the collaboration with Caltrans and BCAG.*
- *Reference Implementation Strategy 10.1.*

Community Character Implementation Strategy 10.4

Following adoption of the 2030 General Plan, the city will consider preparation of a conceptual plan for the Highway 99 corridor north of Ord Ranch Road and south of South Avenue. This conceptual plan should be crafted in coordination with California Department of Transportation (Caltrans) and the Butte County Association of Governments (BCAG), and should provide for the aesthetic environment entering Gridley from the north that is specified in the 2030 General Plan. This conceptual plan should guide context-sensitive improvements to Highway 99 and the Highway 99 corridor in the Planned Growth Area. The city will proactively seek grant funding to support this conceptual planning effort.

- *Reference Implementation Strategy 10.1.*

Commercial and Industrial Development

Community Character Implementation Strategy 11.1

Following adoption of the General Plan, the city will review projects for consistency with the Community Character Design Element, conditioning projects where necessary. The city will also consider preparation of a Design Manual or Design Guidelines to implement the Community Character and Design Element during General Plan buildout.

- *Reference Community Character Implementation Strategy 2.1.*

Community Character Implementation Strategy 12.1

Following adoption of the General Plan, the city will review new large-scale commercial projects for consistency with the Community Character Design Element, conditioning projects where necessary. The city will also consider preparation of a Design Manual or Design Guidelines to implement the Community Character and Design Element during General Plan buildout.

- *Implementation Strategy 12.1 is on-going and under consideration.*

Community Character Implementation Strategy 13.1

Following adoption of the General Plan, the city will review new industrial projects for consistency with the Community Character Design Element, conditioning projects where necessary. The city will also consider preparation of a Design Manual or Design Guidelines to implement the Community Character and Design Element during General Plan buildout.

- *Implementation Strategy 13.1 is on-going and under consideration.*



Gateways

Community Character Implementation Strategy 15.1

The city will consider formation of a Highway 99 Beautification Committee composed of City staff, business owners, Caltrans, BCAG (Butte County Association of Governments) and other key stakeholders to review and make recommendations for gateway and signage improvements along Highway 99 (see also Design Implementation Strategy 10.3).

- *Reference Community Character Implementation Strategy 10.3.*

Community Character Implementation Strategy 16.1

Following adoption of the 2030 General Plan, the City will examine opportunities to fund drainage, earthen berms, bicycle trails, landscaping, and related improvements on a fair-share basis by development in the Planned Growth Area along Highway 99 north of the City. Please refer to the Open Space Element for more detail.

- *Implementation Strategy 16.1 is on-going as new subdivisions are submitted to the city for review.*



CONSERVATION ELEMENT

Agriculture

Conservation Implementation Strategy 1.1

The city will adopt a "right to farm" ordinance (or adopt the Butte County Right to Farm ordinance, as appropriate) that informs residents of ongoing agricultural practices at the edges of Gridley and protects farmers and other agriculture interests from dumping, nuisance complaints, and other problems typically associated with new residents on the city fringe. The notice should advise new residents of potential mosquito abatement programs by the Butte County Mosquito and Vector Control District in the surrounding area. The city will coordinate with Butte County regarding the contents of the county's Right to Farm Ordinance to develop consistency, where appropriate.

- *Title 17, Zoning Code, has not been amended to provide a "right to farm" ordinance. The code has an Agricultural Overlay District that we provide at no charge in order to allow lands that have been approved for development but not yet underway, farming may continue.*

Conservation Implementation Strategy 1.2

The city will coordinate with the County, nearby cities, the Department of Conservation, and other interested agencies to establish a regional agricultural land mitigation fee and conservation program. Such a program should support farmers and agriculture property owners alike in identifying areas of the county with rich soils and where long-term agricultural operations will be preserved.

For development requiring annexation, the applicant should either directly preserve, through a conservation easement, or pay on a fair-share basis into a program to preserve permanently a similar amount and quality of farmland. The mitigation program should consider lower preservation ratios for agricultural land preservation within Butte County and higher ratios for preservation outside Butte County, in order to provide substantial incentives for local agricultural preservation. In addition, some portion of the impact fees should support agricultural extension, research, value-added programs, direct marketing of local agricultural products, and other efforts that would support local agricultural productivity. Agricultural mitigation fees could be applied toward research and development of agriculture-related renewable and sustainable energy sources.

The city will tie its agricultural land mitigation fee and conservation program to the regional approach, once developed. In-lieu fees for use in this agricultural mitigation program should be

based on a city approved Nexus Study. The city will consider formalizing the agricultural mitigation program in an ordinance, if appropriate.

- *Implementation Strategy 1.2 has not yet been initiated.*

Conservation Implementation Strategy 1.3

The city will implement an economic development strategy consistent with the adopted 2030 General Plan on an ongoing basis. One important focus of this economic development strategy will be research and development and coordination with other agencies for renewable energy development using local agricultural products or waste. See the Land Use Element for more detail on the City's economic development strategy.

Implementation Strategy 1.3 has not yet been initiated.

Water Supply and Quality

Conservation Implementation Strategy 2.1

When Gridley approaches 3,000 water customers or 3,000 acre-feet of water supplied annually, the city will prepare an Urban Water Management Plan (pursuant to the California Urban Water Management Planning Act). The Urban Water Management Plan (UWMP) will describe and evaluate sources of water, will estimate future water needs, and include conservation measures, and implementation strategy, and schedule for implementation. The city will update the Urban Water Management Plan (UWMP), as necessary and as required by State law.

- *The city is not yet required to develop the UWMP due to the number of connections is less than the 3,000-customer threshold.*

Conservation Implementation Strategy 2.2

The city will prepare a Nexus Fee Study following the 2030 General Plan update and update fees. As a part of this update, the city will evaluate its fee structure to align more closely the fees it charges with the actual cost of providing public services. In particular, city will analyze the cost of installing wells, water treatment, and water delivery and reduce water hook-up fees for more compact residential development (with smaller lawns and other areas that would need to be irrigated). The city will also evaluate whether incentives for water efficiency can be built into water rates.

- *Reference Land Use Implementation Strategy 2.3.*

Conservation Implementation Strategy 2.3

The city will analyze the feasibility of installation of recycled waters systems in new development. The city will consider whether up-front fees or ongoing rates can be reduced for properties that install and use recycled water. The city will consider revisions to the Public Works Construction Standards, as necessary, to allow installation of recycled water systems in new developments.

- *Implementation Strategy 2.3 has not been initiated.*

Conservation Implementation Strategy 3.1

The city will update or adopt a new drainage master plan following adoption of the 2030 General Plan to implement drainage policies within the Planned Growth Area. The city will develop a fair-share approach to funding drainage improvements in the Planned Growth Area, but will also proactively identify state and federal grant programs that could be used to implement the city's natural drainage/low impact development approach. The city will engage with the Regional Water Quality Control Board and the State Water Resources Control Board to ensure that the appropriate regional and state water quality objectives are incorporated into the city's natural drainage approach. The city will coordinate with regional, state, and federal resource agencies to ensure ease of permitting for the City's natural drainage and low impact development approach for the Planned Growth Area. The city will coordinate with relevant agencies to develop a streamlined permit process that ensures the feasibility of the city's stormwater best management practices. In addition to proactive coordination with the relevant resource agencies, the city will also work with the Mosquito Abatement District to ensure community health interests and vector control measures are considered in the design of storm drainage systems. See also Conservation Implementation Strategy 5.3.

- *The 2022-2023 Adopted Budget included this study as a line item in the city's CIP program.*

Conservation Implementation Strategy 3.2

The city will revise the Public Works Construction Standards, as necessary, to encourage use of natural drainage systems and low impact development principles. The City will establish standards and fee programs to require and/or provide incentives for methods to slow down and filter stormwater. The city will make revisions required to emphasize slowing down and dispersing stormwater, using existing and constructing new landscaped swales to convey stormwater runoff, encourage sheet flow to filter stormwater runoff, encourage use of landscaped infiltration basins in planter strips along roadways and in parking lots, and other best management practices, as appropriate. The city will revise its parking design standards, as necessary, to encourage consistency with the 2030 General Plan.



- *Reference Land Use Implementation Strategy 2.1. The city engineer is currently looking to update the standards and will review to meet this strategy.*

Conservation Implementation Strategy 3.3

Following adoption of the 2030 General Plan, the City will adopt new landscaping standards, as necessary, to ensure consistency with policies in the Conservation Element. Among these revisions, the city will revise landscaping requirements to include drought- tolerant, low-maintenance plants.

- *Implementation Strategy 3.3 has not been initiated; however, the city adopted the MWELO and included it in Title 13, Water Efficiency Ordinance. This ordinance is based on the State's Model Ordinance and outlines the types and water usage for plant material.*

Cultural Resources

Conservation Implementation Strategy 4.1

As new development projects are proposed that are subject to the California Environmental Quality Act, the city will require cultural resource analysis, as appropriate, based in part on information available from the North Coastal Information Center of the California Historical Resources Information System (CHRIS) and, if necessary, consulting with a qualified professional archaeologist or architectural historian, as appropriate. The city will require analysis and mitigation, as appropriate, consistent with Section 15064.5 of the State CEQA guidelines. In the event of the inadvertent discovery of previously unknown archaeological sites during excavation or construction, all construction affecting the site shall cease and the contractor shall contact the City. If Native American human remains are discovered, the City will work with local Native American representatives to ensure that the remains and associated artifacts are treated in a respectful and dignified manner, in accordance with State law.

- *Implementation Strategy 4.1 is on-going.*

Conservation Implementation Strategy 4.2

The city will require a paleontological resources impact assessment for projects proposed within the Modesto Formation, where a CEQA environmental document is required and where substantial excavation is anticipated. The Modesto Formation is an area that is sensitive for paleontological resources and underlies many parts of the central valley. Impacts to paleontological resources would be evaluated on a site-specific basis, pursuant to the State CEQA Guidelines. Where such impacts are found to be potentially significant, the city will require feasible mitigation measures to reduce impacts, such as construction worker personnel education, consultation with a qualified paleontologist should resources be encountered, and

recovery and curation of specimens, as appropriate. Infill projects that do not involve substantial excavation would be exempt from this requirement.

Implementation Strategy 4.2 is on-going.

Wildlife and Habitats

Conservation Implementation Strategy 5.1

The city will require plant and animal surveys and mitigation prior to new development, as necessary, for projects subject to CEQA compliance. The City will coordinate with state and federal resource agencies and BCAG to identify priority habitats and special status species locations, identify survey requirements, and establish mitigation ratios. In particular, the city will focus on valley elderberry shrub locations, raptor- and migratory bird nests, Swainson's hawk nesting areas and foraging habitat, potential giant garter snake habitat, and potential wetlands, riverine, and riparian habitats. The city's survey and mitigation requirements will be consistent with guidance from the California Department of Fish and Game, the U.S. Fish and Wildlife Service, the California Native Plant Society, and the U.S. Army Corps of Engineers and the Butte County Habitat Conservation Plan and Natural Communities Conservation Plan (HCP/NCCP), as appropriate.

- *Implementation Strategy 5.1 is on-going.*

Conservation Implementation Strategy 5.2

The city will coordinate with BCAG and other participants in the HCP/NCCP process encourage use of regional mitigation fees for restoration of agricultural ditches in the Gridley area.

- *Implementation Strategy 5.2 is on-going.*

Conservation Implementation Strategy 5.3

The City will update or adopt a new drainage master plan following adoption of the 2030 General Plan to implement drainage policies within the Planned Growth Area. In coordination with this effort, the City of Gridley will engage with the California Department of Fish and Game, the Regional Water Quality Control Board, the Army Corps of Engineers, and the US Fish and Wildlife Service to ensure that the appropriate biological and wetland related objectives are incorporated into the city's natural drainage approach. The city will coordinate with regional, state, and federal resource agencies to ensure ease of permitting for the City's natural drainage and low impact development approach for the Planned Growth Area. The city will coordinate with relevant agencies to develop a streamlined permit process that ensures the feasibility of the city's stormwater best management practices. See also Conservation Implementation Strategy 3.1.

- *Reference Conservation Implementation Strategy 3.1.*

Energy

Conservation Implementation Strategy 6.1

The city will take advantage of current grant, loan, and financing programs offered through the State of California Energy Commission and Federal Department of Energy to encourage installation of active solar systems in new and existing development. The city will actively pursue future federal, state, and regional funding programs to encourage installation of shade structures that also have active solar systems. The city will explore opportunities to install active solar systems on the roof of public buildings and accessory buildings. The City will also encourage property owners' use of financing districts to fund construction of active solar facilities and repayment over time as a part of property tax.

- *The city installed a solar farm and the 2020 UBC requires all new residential construction to have operable solar systems.*
- *Grants and other funding mechanisms are a part of on-going research.*

Conservation Implementation Strategy 6.2

The City will explore infrastructure improvements and financing programs necessary to allow properties to connect solar or other renewable electricity generation facilities to other structures nearby or to the City's electricity grid. The City will explore opportunities to allow property owners to sell excess electricity to the City or the Northern California Power Agency. Excess electricity generated on public and private properties should be transmitted to Gridley's electricity system. Private properties should be able to sell excess electricity to pay down bonds used to construct active solar systems on-site.

- *Implementation Strategy 6.2 is on-going.*

Conservation Implementation Strategy 6.3

The city will prepare a Nexus Fee Study and update impact fees following adoption of the General Plan. The city also may need to prepare or revise a master plan that addresses electrical infrastructure for the Planned Growth Area. The City's Nexus Fee Study and update to impact fees should include analyze energy procurement and distribution costs. For newly developing properties that include energy conservation techniques beyond those required by building codes, the City should examine whether reduced impact fees would be appropriate. The Nexus Fee Study will need to be coordinated with electrical facilities master planning.

- *Reference Land Use Implementation Strategy 2.3.*



Conservation Implementation Strategy 6.4

The city will coordinate with other members of the Northern California Power Association to ensure that state legislation on renewable energy appropriately considers renewable hydroelectric power and supports Gridley's energy procurement and distribution practices.

- *Implementation Strategy 6.4 is on-going.*

Conservation Implementation Strategy 6.5

The city will identify grant programs and other state, regional, and federal funding that may be available to expand the generation and use of renewable energy within Gridley. The City will take advantage of opportunities to benefit from future greenhouse gas and energy related regulation and markets, such as a cap-and-trade program. The city will focus on opportunities to generate and use renewable energy produced by local agriculture.

- *Implementation Strategy 6.5 is on-going.*

Conservation Implementation Strategy 7.1

Following adoption of the General Plan, the city will consider adopting green building standards, designed to promote energy efficiency and other environmentally sustainable practices in new construction. The city will consider the Build-it-Green program, LEED, or other similar programs for single-family residential construction. The city will consider LEED certification or similar programs for multi-family, commercial, and industrial construction. As a part of the building standards, City will consider requiring larger projects involving buildings of over 5,000 square feet to be LEED certified or to achieve some other specific green building standard. In addition to the building standards, the city will consider incentives or requirements for construction that complies with the guidelines for the California Energy Star Homes Program and residential developments that participate in California Energy Commission's New Solar Homes Partnership. The city will consider whether large projects should be required to use U.S. EPA-Energy Star rated roofing materials and light-colored paint. The city will broadly consider what incentives could be made available that would encourage construction according to the City's goals for energy conservation, including reducing fees, expedited permitting, density bonuses, and other incentives.

- *Implementation Strategy 7.1 is complete via the CA UBC requiring new construction to meet the Green Building Code.*

Conservation Implementation Strategy 7.2

The City will explore the provision of low-interest financing, grants, and other programs that could be used for energy efficiency retrofits and alternative energy projects in existing

residential, commercial, and industrial buildings. The city will identify methods to encourage the retrofitting of existing buildings with energy efficient systems, energy- efficient appliances, insulation, energy-efficient doors and windows, and other elements that conserve resources, as well as installation of renewable energy facilities. The city will explore potential State grants and other funding mechanisms to assist with energy efficiency retrofits and alternative energy projects for civic, residential and commercial buildings.

- *Implementation Strategy 7.2 is on-going.*

Conservation Implementation Strategy 7.3

The City will revise landscaping requirements consistent with Conservation Goal 7 and policies 7.2 and 7.3.

- *Implementation Strategy 7.3 has not been initiated.*

Conservation Implementation Strategy 8.1

The city will conduct an energy efficient audit of city buildings and major operations to identify improvements that could be made to increase energy efficiency. Up-front improvement costs will be compared with long-term energy savings. Improvements will be prioritized based on cost and benefit and included and implemented as funding is available.

- *Implementation Strategy 8.1 has not been initiated.*

OPEN SPACE ELEMENT

Open Space

Open Space Implementation Strategy 1.1

Following the adoption of the 2030 General Plan, the city will update the existing or prepare a new drainage master plan to address the Planned Growth Area. The drainage master plan will be designed to move away from individual site drainage requirements to an areawide approach for the Planned Growth Area, consistent with the General Plan. Although the focus for the natural drainage system is on the Planned Growth Area, the city will look for opportunities to expand these concepts into the existing developed City, also.

The drainage master plan will be designed to handle specified storm events and deliver pre-development flows to the reclamation districts under post-development conditions. Construction of the Planned Growth Area stormwater management system will be phased in a way that provides adequate drainage as the area builds out. Temporary detention facilities may be necessary.

The drainage master plan will emphasize the use of drainage swales to convey runoff although piping may be used in combination with swales, as appropriate, in the Planned Growth Area. The drainage master plan will be coordinated with the location of future parks so that excess stormwater can be detained and infiltrated within open playfield areas. Linear open space corridors themselves may also be designed to detain and infiltrate stormwater runoff.

Preservation and restoration of agricultural drainage ditches should consider habitat value, sensitive species, and water quality objectives (see the Conservation Element). The City will explore whether mitigation fees through regional habitat conservation planning or grants from other government agencies could be made available to fund restoration elements of the City's open space strategy.

The drainage master plan will coordinate with a Nexus Fee Study to allow fair-share contribution to drainage improvements. The Nexus Fee Study should consider efficiencies created through co-location of linear parkland, trails, drainage, and buffering. Drainage fees should be structured to provide incentives for use of low impact development stormwater management best practices (see also the Conservation Element).

The city will revise the Subdivision Ordinance, as necessary, to implement the drainage approach in the 2030 General Plan (and as reflected in the master drainage plan). Fenced-off, single-use detention basins will be prohibited.

- *Reference Conservation Implementation Strategy 3.1 for Drainage Master Plan.*

- *In 2016, the Subdivision Ordinance was amended to implement the General Plan.*
- *Implementation Strategy 1.1 is on-gong.*

Recreation

Open Space Implementation Strategy 4.1

During buildout of the 2030 General Plan, the city will ensure development and ongoing maintenance of new parkland to serve a growing population. The city will conduct a Nexus Study to determine fees necessary to develop parkland consistent with the General Plan. New developments shall dedicate and/or contribute to new parks according to the City's revised development impact fees. The city will consider contributing toward a new community park in the Planned Growth Area, with new development in the Planned Growth Area contributing on a fair-share basis.

- *Reference Land Use Implementation Strategy 2.3.*

Open Space Implementation Strategy 4.2

The city will collaborate with the Gridley Unified School District on planning, financing, and development of new park space adjacent to school sites. It is intended that this park space can be jointly used by schools and new residential development in the surrounding neighborhood. It is anticipated that the City and School District can share maintenance responsibilities for this new joint parkland.

- *Implementation Strategy 4.2 is on-going.*

Open Space Implementation Strategy 4.3

The City will revise the Subdivision Ordinance, as necessary, to be consistent with the approach to parkland provision in the 2030 General Plan.

- *Implementation Strategy 4.3 is on-going.*

Open Space Implementation Strategy 5.1

The city will promote awareness of regional, state, and private parks and recreation planning and facilities development near Gridley, such as Grey Lodge, Lake Oroville Recreation Area, or new facilities. The city will encourage development of uses and facilities within Gridley that would be complementary to these regional recreation opportunities, in order to take best local

advantage of these resources. The city will coordinate signage to promote awareness of these regional facilities.

- *Implementation Strategy 5.1 is on-going.*

Open Space Implementation Strategy 5.2

As funding is available, the city will pursue improvements to existing recreational facilities. For example, the city will look for opportunities to improve sprinkler systems, add low maintenance landscaping, and replace other improvements, as necessary. The city will also examine existing recreational facilities relative to neighborhoods they serve and pursue opportunities to improve multi-modal access to these facilities, as funding is available.

- *Implementation Strategy 5.2 is on-going.*

Open Space Implementation Strategy 5.3

The city will proactively seek state and federal funds for parkland acquisition to serve the existing city relative to parkland acreage standards.

- *Implementation Strategy 5.3 is on-going.*

Open Space Implementation Strategy 5.4

The city will consult with the Gridley Unified School District to identify mutually beneficial strategies for joint-use of existing school recreation spaces. The city will consider assisting the School District with maintenance of recreation space that is made available for community use and City recreational programming. The city will also coordinate with the School District to determine whether there would be an opportunity to provide recreational programming using undeveloped lands owned by the School District. This recreation programming may be considered temporary until such time as the School District decides to develop or sell the property. As such, the city should focus on types of recreation that do not require any substantial investment in improvement.

- *Implementation Strategy 5.4 is on-going.*

Open Space Implementation Strategy 6.1

The city will require development of recreational facilities in new community, neighborhood, and mini-parks during buildout of the General Plan. General types of recreational facilities are described for each park type in the General Plan. However, to provide better direction for the array of facilities and programming that will be necessary in the future, the city will consider



community surveys to identify local preferences and any local gaps in recreational facilities and programming. Recommendations from this community survey should be used in future recreational facilities planning and programming. The city may consider preparation of a parks and recreation master plan for further analysis and description of future facilities and programming needs.

- *Implementation Strategy 6.1 is on-going.*

SAFETY ELEMENT

Geologic Hazards and Soil Conditions

Safety Implementation Strategy 1.1

The city will continue to enforce the most recent statewide building code requirements.

- *Implementation Strategy 1.1 is on-going.*

Safety Implementation Strategy 1.2

The city will require geotechnical evaluation and recommendations before development or construction of buildings meant for public occupancy in geologic hazard areas may proceed. Such evaluations will be required to focus on potential hazards related to liquefaction, erosion, subsidence, seismic activity, and other relevant geologic hazards and soil conditions for development. New development would be required to incorporate project features that avoid or minimize the identified hazards to the satisfaction of the city.

- *Implementation Strategy 1.2 is on-going.*

Flood Hazards

Safety Implementation Strategy 2.1

The city will update the General Plan, if necessary, using data to be made available by the Department of Water Resources and the Central Valley Flood Protection Board. The city will update the Land Use Element, Conservation and Open Space Element, Safety Element, and other elements, if necessary, to ensure adequate flood protection is provided for areas anticipated for urban development.

Policies and implementation measures in the General Plan related to flood protection will integrate data from the State Plan of Flood Control. For flood-related revisions to the Safety Element, the city will consult with the Central Valley Flood Protection Board and local flood protection agencies serving the Gridley vicinity, consistent with State law.

Following flood-related updates to the General Plan, the City will revise applicable development standards, including the Zoning Code, for consistency on flood protection policies. Subdivision approvals, development agreements, permits, and other City entitlements will incorporate these revised City policies and regulations. The city will regulate development per state and

federal law and according to the presence of 200-year flood protection, or according to adequate progress towards providing 200-year flood protection.

The City will cooperate with Sutter Butte Flood Control Agency, state, and federal agencies, if necessary, to fund on an equitable basis the maximum level of flood protection that is practical, with a goal of achieving at least 200-year flood protection.

- *Implementation Strategy 2.1 has not been fully initiated. The city dd partner with SBFCA to help in any way to increase flood protection to 200-year protection. This work has been completed.*

Hazardous Materials

Safety Implementation Strategy 3.1

The city will maintain and update a list of hazardous sites, buildings, and uses in the Sphere of Influence or use databases that track the location of hazardous materials sites, buildings, and similar features. The City will use updated lists to evaluate and condition development, as necessary, to protect environmental and public health.

- *Implementation Strategy 3.1 is on-going.*

Fire Risk

Safety Implementation Strategy 4.1

The city will prepare and maintain a list of buildings that could represent fire hazards, including those that were constructed prior to requirements for fire-resistant construction materials, sprinklers, and other fire safety systems. The City will explore opportunities to collaborate with property owners to retrofit such buildings, as feasible, to reduce fire risk.

- *Implementation Strategy 4.1 has not been initiated.*

Emergency Routes and Response

Safety Implementation Strategy 5.1

The city will, in coordination with the Butte County Office of Emergency Services, implement and periodically update disaster plans, including the City's Emergency Operations Plan, to meet federal, State, and local emergency requirements. Included in this work will be the identification and planning for evacuation routes for dam failure and flooding that may affect existing developed areas of the city, as well as planned new growth areas.

- *In 2014, the city collaborated with Butte County to update the Hazard Mitigation Plan.*



- *Implementation Strategy 5.1 is complete and on-going during the General Plan period to ensure updates are timely.*

Air Quality and Climate Change

Safety Implementation Strategy 6.1

As funding is available, and as fleet-turnover warrants, the city will replace its vehicle fleet with low-emission vehicles and will purchase low-emission landscape maintenance equipment.

- *Implementation Strategy 6.1 is on-going.*

Safety Implementation Strategy 7.1

When new development involving sensitive receptors, such as residential development, is proposed in areas exposed to air pollutant emissions, such as Highway 99, or when uses are proposed that may produce hazardous air contaminants, the city will require screening level analysis, and if necessary, more detailed health risk analysis to disclose potential impacts. The city will coordinate with the Butte County Air Quality Management District on analytical methods, mitigation strategies, and significance criteria to use within the context of California Environmental Quality Act (CEQA) documents, with the objective of avoiding or mitigating significant impacts.

- *Implementation Strategy 7.1 is on-going.*

Safety Implementation Strategy 7.2

Following adoption of the General Plan, the city will revise its Emergency Response Plan, as necessary, to address potential air pollution related emergencies. The city will coordinate with local businesses and other agencies regarding response and communication protocols, and will ensure city staff is trained to properly respond to such emergencies.

- *Implementation Strategy 7.2 has been completed; however, the city continues to update the Emergency Response Plan as needed.*

Safety Implementation Strategy 8.1

After adoption of the 2030 General Plan, the city will develop a greenhouse gas (GHG) reduction program. Gridley's GHG reduction program will use methods recommended by Butte County Association of Governments, Butte County Air Quality Management District, the California Air Resources Board, and other relevant agencies.

- *In 2016, the city prepared its Climate Action Plan. This plan identified methods of operation that would reduce GHG's.*
- *Implementation Strategy 8.1 is complete; however, the GHG reduction plan via the Climate Action Plan will be updated on an as needed basis.*

PUBLIC FACILITIES ELEMENT

Water

Public Facilities Implementation Strategy 1.1

During General Plan buildout, the city will monitor water quality and intervene, as necessary, to address water supply and quality issues. The city will remove wells from service and establish new well sites, if necessary. The city will upgrade treatment facilities, if necessary. The city will consider long-term public health, state and federal standards, and cost/benefits to residents in future investments in the water system. The city will proactively pursue grant programs to finance water supply improvements, and will coordinate with other local agencies and special districts, where necessary to address water quality or supply problems.

- *Implementation Strategy 1.1 is on-going*

Public Facilities Implementation Strategy 1.2

The city will direct extension of the city's water system to serve the Planned Growth Area, consistent with the policy direction in this General Plan. To assist with implementation, the city will consider drafting a water master plan to identify phased improvements to the city's infrastructure, costs, and financing strategies for extending water infrastructure to the Planned Growth Area. The city will also consider including in this master plan updates to water infrastructure and facilities planning in the existing Sphere of Influence and the Planned Growth Area, covering the same topics. The city will identify water flow requirements including water flow rate (gallons per minute) and duration, which may vary throughout a community by building area and construction type. The water master plan will identify candidate well sites in the Planned Growth Area, as well as pumping, the location of water mains, fire hydrants, new storage tanks, and other components of the water infrastructure. The city will consider also priority upgrades in the existing City to maintain pressure or supply. The water master plan will be coordinated with capital improvements planning and development impact fee programs. Financing of the water system shall be on a per-capita or other fair-share basis, per State law. Smaller housing units with fewer bedrooms and faucets, homes with smaller yards, and other types of development that would have lower demand for water should contribute proportionally less in development impact fees, as appropriate.

- *Implementation Strategy 1.2 is on-going*

Public Facilities Implementation Strategy 1.3

The city will maintain a plan for emergency response to disruption in water supply. This plan will also review vulnerability of source and delivery and distribution systems to events, such as

regional power outages and system failures. The city will maintain a notification plan for both personnel and residents in case of emergency.

- *Reference Public Facilities Implementation Strategy 1.1, and Safety Implementation Strategy 1.1.*

Public Facilities Implementation Strategy 1.4

During implementation of the 2030 General Plan (present to 2030), the city will coordinate with area irrigation districts and other water purveyors to examine any surface water supply options. Among other options, the city will coordinate with Butte Water District to investigate surplus water availability. State water law will dictate to a large degree the City's ability to obtain surface water supply and effectively create a conjunctive surface/groundwater water system. Implementing a conjunctive water system in Gridley could also be very expensive. In determining the feasibility of conjunctive use, the City will examine environmental and public health benefits and impacts and the long-term costs and benefits for residents of Gridley before implementing this program. Any future conjunctive use program should be consistent with policies in Gridley's Urban Water Management Plan, once developed (see the Conservation Element).

Public Facilities Implementation Strategy 2.1

Following adoption of the General Plan, the city will identify wastewater improvements necessary to serve development in the 2030 General Plan. The city will require wastewater demand analysis for new development, using City endorsed peaking factors and other methodology.

The city will continue with capital improvements necessary to accommodate future development through build-out of the city's sphere outlined in the city's Wastewater System Capacity Analysis. The city will continue with plans to expand wastewater treatment plant and add conveyance capacity to the WWTP. The city will continue current plans to expand the city's waste discharge to 1.7 mgd ADWF (treatment capacity for an additional 2,600 EDUs). The city will install groundwater monitoring, as necessary, to ensure against impacts of wastewater treatment. The city will plan for additional wastewater treatment plant expansion needs following General Plan adoption, as necessary. The city will continue plans to construct new gravity and force mains and pump stations to direct flow around the city. The city will consider a second parallel force main crossing the Feather River at the bridge to the north of the WWTP after examining the condition of existing sewer mains under the river. The city will examine the sewer collection pipe on the west end of Sycamore Street and other problem areas in the city and identify phased improvements, as feasible. The city will examine remaining sewer line capacity in areas east of State Route 99 compared to development potential and identify cost effective solutions to expand conveyance capacity in this area, as feasible.

The city will phase wastewater capacity and infrastructure improvements consistent with the General Plan and, as required, to provide efficiencies in service. The city will coordinate wastewater treatment planning with the RWQCB using groundwater basin plan objectives. The city will proactively pursue grant funding from SWRCB, the Small Community Grant program, other federal/state sources for wastewater improvements.

Wastewater improvements will be financed in new growth areas on a fair-share basis according to expected population and treatment demand of new projects. The city will consider available techniques to improve wastewater effluent, including but not limited to: 1) limit on the strength and contaminant levels of industrial and commercial wastewater; 2) increased rates or surcharges on high-strength wastes; and/or 3) incentives or requirements for water recycling and reuse within the industrial or commercial operation.

- *Implementation Strategy 1.1 is on-going.*
- *The Municipal Services Review, 2009/2010 identified deficiencies that needed to be mitigated and upgrades constructed. These have been done and the city has capacity for future development at this time.*
- *The WWTP has been upgraded to have 1.7mgd Average Dry Weather Flow Capacity. The city is actively seeking and has acquired funding, as described, for evaluation, repairs, and upgrades of the gravity and force main pipes. The pipe under the river is under way for design and replacement*
- *The second pipe on the bridge is not feasible at this time due to the condition of the pipe and cost for new Fm alignment.*

Public Facilities Implementation Strategy 2.2

The City will maintain a Sewer System Management Plan (SSMP) consistent with State Water Resources Control Board policies. The City's SSMP will identify sewer capacity, management, operations, and maintenance plans. The SSMP will be consistent with other City wastewater plans, prioritizing infrastructure investments needed to address any existing deficiencies.

- *Implementation Strategy 2.2 is on-going. Currently, the city has maintained a SSMP and will continue to review and identify any issues that arise.*

Public Facilities Implementation Strategy 2.3

The city will submit a groundwater quality study report to the RWQCB comparing the groundwater quality at locations both up-gradient and down-gradient from the city's wastewater percolation ponds. The city will evaluate nitrate levels and other applicable constituents. The city will plan for upgrades to a tertiary level of treatment at the WWTP, as necessary.

- *Implementation Strategy 2.3 is on-going.*

- *The city has monitoring wells in place and test for nitrates/nitrites. A study would be prepared at the time of permit renewal.*

Public Facilities Implementation Strategy 2.4

The city will monitor and inspect the condition of its wastewater system and perform routine cleaning, as required, during General Plan buildout.

- *Implementation Strategy 2.4 is on-going.*

Public Facilities Implementation Strategy 2.5

The city will consider recommendations from the Wastewater System Capacity Analysis to analyze and improve infiltration and inflow problems in the existing City. The city will review peaking factors for the east and west side tributary gravity flow mains to isolate the location of I/I problems. The city will explore opportunities to improve wastewater infrastructure downtown inflow locations and make corrective measures, as funding is available. The city will consider such measures as pipeline rehabilitation, manhole cover replacement, and root eradication, repairing service lines, uncapped cleanouts and exterior drains, public education, incentives, and regulatory strategies.

- *Implementation Strategy 2.5 is on-going*

Drainage

Public Facilities Implementation Strategy 3.1

Following the adoption of the 2030 General Plan, the city will update the existing or prepare a new drainage master plan to address the Planned Growth Area. The drainage master plan will be designed to move away from individual site drainage requirements to an area-wide approach for the Planned Growth Area, consistent with the General Plan. Although the focus for the natural drainage system is on the Planned Growth Area, the city will look for opportunities to expand these concepts into the existing developed City.

The drainage master plan will be designed to handle specified storm events and deliver pre-development flows to the reclamation districts under post-development conditions. Construction of the Planned Growth Area stormwater management system will be phased in a way that provides adequate drainage as the area builds out. Temporary detention facilities may be necessary.

The drainage master plan will emphasize the use of drainage swales to convey runoff although piping may be used in combination with swales, as appropriate, in the Planned Growth Area.

The drainage master plan will be coordinated with the location of future parks so that excess stormwater can be detained and infiltrated within open playfield areas. Linear open space corridors themselves may also be designed to detain and infiltrate stormwater runoff.

Preservation and restoration of agricultural drainage ditches should consider habitat value, sensitive species, and water quality objectives (see the Conservation Element). The City will explore whether mitigation fees through regional habitat conservation planning or grants from other government agencies could be made available to fund restoration elements of the City's open space strategy.

The drainage master plan will coordinate with a Nexus Fee Study to allow fair-share contribution to drainage improvements. The Nexus Fee Study should consider efficiencies created through co-location of linear parkland, trails, drainage, and buffering. Drainage fees should be structured to provide incentives for use of low impact development stormwater management best practices (see also the Conservation Element).

The city may require formation of one or more maintenance districts or some other approach to long-term operational funding for drainage facilities in the Planned Growth Area.

- *Reference Open Space Implementation Strategy 1.1.*
- *Reference Land Use Implementation Strategy 2.3.*

Public Facilities Implementation Strategy 3.2

The city will coordinate with local agencies and special districts to draft a comprehensive regional drainage plan to address urban growth in the southern and western portions of Butte County and northern Sutter County, as feasible. Such a drainage plan should include mitigation fees or other funding mechanisms to provide the needed facilities.

- *Implementation Strategy 3.2 is on-going.*

Public Facilities Implementation Strategy 3.3

The City will coordinate on an ongoing basis with drainage districts in the vicinity as these districts work to address channel capacity, lack of pumping capacity, or lack of capacity in downstream discharge waterways.

- *Implementation Strategy 3.3 is on-going.*

Electricity

Public Facilities Implementation Strategy 4.1

The City Electric Utility and Department will monitor the adequacy of infrastructure serving the City and Sphere of Influence, including changes to the City's Sphere of Influence made following the 2030 General Plan update. The city will plan for long-range infrastructure needs, including a new substation to serve planned growth under the General Plan. The city will review the distribution system to assess system infrastructure needs and to propose a plan of action to the city based on findings. The city will consider preparing and/or updating an electricity master plan to identify needed improvements, phasing, and financing, if appropriate. The city will consider any changes to the electrical infrastructure or electrical facilities planning are needed to encourage development and use in Gridley of renewable energy.

- *The city constructed a substation at the electrical yard which provided redundancy and protection of existing systems.*
- *New development will add infrastructure to serve its subdivisions.*

Public Facilities Implementation Strategy 4.2

The city will prepare a Nexus Fee Study and update impact fees following adoption of the General Plan, including those that address electrical infrastructure. The City's Nexus Fee Study and update to impact fees should include an analysis of energy procurement and distribution costs. Fees will be on a fair-share basis, considering estimated demand for new development. For newly developing properties that include energy conservation techniques beyond those required by building codes, the city will examine whether reduced impact fees would be appropriate.

- *Reference Land Use Implementation Strategy 2.3.*

Police, Fire, and Emergency Response

Public Facilities Implementation Strategy 5.1

Following General Plan adoption, the city will monitor new growth in light of the city's policies for staffing levels and response time and make investments, as required, to maintain level of service. The city will consider additional non-sworn staff to address accidents and traffic, plus a canine unit to assist with drug enforcement.

- *Implementation Strategy 5.1 is on-going.*
- *The city has a canine unit and is reviewing the Department demands related to development in the Planned Growth Area.*



Public Facilities Implementation Strategy 5.2

The city will consider establishing or supporting community outreach programs that encourage residents to be proactive in crime prevention. Such programs could include, but are not limited to neighborhood watch, youth outreach programs, and other community-based programs.

- *Implementation Strategy 5.2 is on-going.*
- *The police department recently added community service officers and added a Gridley Unified District liaison from Gridley PD.*

Public Facilities Implementation Strategy 6.1

The city will monitor growth under the 2030 General Plan and coordinate with CALFIRE and the Butte County Fire Department to ensure adequate staffing, fire stations, and equipment to provide fire suppression services consistent with City policy. The city will coordinate with the City of Biggs on siting of a fire station in the northern portion of the Planned Growth Area, as appropriate.

- *Implementation Strategy 6.1 is on-going.*

Solid Waste

Public Facilities Implementation Strategy 7.1

The city will implement recycling education programs for residents designed to promote source reduction, recycling, and composting to decrease Gridley's waste stream.

- *Implementation Strategy 7.1 is on-going.*
- *The city has one recycling facility.*
- *The waste management provides support to the city as a liaison and educational outreach to reduce the waste stream.*

Library

Public Facilities Implementation Strategy 8.1

The city will coordinate with Butte County to identify funding sources for development of new library facilities and expansion of existing facilities. The city will coordinate with the County on local expansion plans and siting of new library facilities, with a guideline of providing 0.5 square feet of public library space per capita as the city grows. The city will consider development impact fees for library services, as well as other revenue sharing with the County and other existing and future sources of revenue for library facilities and services. To the extent that joint-

use libraries in schools can provide services to the City during General Plan buildout, any library related development impact fees would be proportionally lower.

- *Implementation Strategy 8.1 has not been initiated.*
- *Review of development plans for the Planned Growth Area will consider this strategy.*

Schools

Public Facilities Implementation Strategy 9.1

During General Plan buildout, the city will involve the school district proactively in development proposals, and will cooperatively monitor housing, population and enrollment trends, and to evaluate the effects of those trends on future school facility needs. The city will provide information to the School District to support updates to school facilities plans consistent with the City's General Plan, particularly with respect to the proposed location of future school sites. The city will proactively coordinate with the School District to create joint-use arrangements for recreational facilities and library facilities. Joint-use facilities could occur on both existing and new school sites. The city will consider potential cost savings in sharing maintenance responsibilities for joint-use facilities.

- *Implementation Strategy 9.1 is on-going.*

NOISE ELEMENT

Noise Implementation Strategy 1.1

The City will coordinate with Union Pacific Railroad to establish a Quiet Zone within the City limits of Gridley, as feasible. As funding is available, the city will improve crossings with appropriate technologies to implement the Quiet Zone. The city will coordinate with Union Pacific to reduce or eliminate the use of horns in noise-sensitive areas of the community with the installation of alternative crossing devices.

- *Implementation Strategy 1.1 is on-going.*
- *The city has not had successful dialogue with UPRR to limit the use of horns.*
- *UPRR has upgraded road crossings.*

Noise Implementation Strategy 2.1

The City will update implementing ordinances related to noise consistent with the policies of this element. These updates are anticipated to be relatively minor since the city recently updated the noise ordinance. The City will consider adding restrictions on construction activities for Saturdays (in addition to Sundays and holidays). The city will use numerical standards outlined in this element to make revisions, as necessary, to the Municipal Code. The City will adopt a noise permitting ordinance for special events not exempted by General Plan policy. Applicants for such permits must provide an outline of the event, including hours of operation, reasons why the additional noise is temporarily acceptable, and strategies that will be used to reduce noise to the lowest possible level, especially during noise-sensitive times of day (early morning, evening, nighttime).

- *Implementation Strategy 2.1 is on-going.*

Noise Implementation Strategy 2.2

The city will ensure that personnel charged with enforcing noise-related ordinances are properly trained and equipped for on-site measurement techniques and other necessary tasks. Enforcing personnel should use a properly calibrated Type-II or better sound level meter for situations that require numerical measurements. The measuring instrument shall be placed at 4.5 to 6 feet above the ground on the property boundary in question. The measurement shall be taken in A-weighted decibels and shall be measured for no less than 15 minutes.

- *Implementation Strategy 2.2 is on-going.*

Noise Implementation Strategy 2.3

The City will use policies in this Noise Element, including those standards described in Tables Noise-1, Noise-2, Noise-3, and Noise-4 in assessing environmental impacts under the California Environmental Quality Act.

- *Implementation Strategy 2.3 is on-going.*

Appendix A

Please Start Here

General Information	
Jurisdiction Name	Gridley
Reporting Calendar Year	2021
Contact Information	
First Name	Donna
Last Name	Decker
Title	Planning Director
Email	ddecker@desilc.net
Phone	5307685090
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Street Address	685 Kentucky St
City	Gridley
Zipcode	95948

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

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Jurisdiction	Gridley
Reporting Year	2021 (Jan. 1 - Dec. 31)
Planning Period	5th Cycle 08/15/2014 - 08/15/2022

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B

Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1		2									
Income Level		RHNA Allocation by Income Level	2014	2015	2016	2017	2018	2019	2020	2021	2022	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	231	-	-	-	-	-	-	-	-	-	-	231
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	
	Deed Restricted	118	-	-	-	-	-	-	-	-	-	-	118
Low	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	
	Deed Restricted	99	-	-	-	-	-	-	-	-	-	-	99
Moderate	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	
	Deed Restricted	321	8	3	16	19	12	32	13	15	-	118	203
Above Moderate													
Total RHNA		769	8	3	16	19	14	33	13	15	-	121	648
Total Units													

Note: units serving extremely low-income households are included in the very low-income permitted units totals and must be reported as very low-income units.
Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will include units that were permitted since the start of the planning period.
Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Gridley
Reporting Year	2021
	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
HP 1.1: The City will maintain and enforce development standards and building standards that provide housing and safe neighborhoods for housing at all income levels.	Analyze other cities programs and what programs are in place for absentee owners. Provide information on the City website related to what a code violation is, what the community can do about nuisances, and what the abatement process is. Update and develop a database of code violations.	2015-2016	This is an on-going effort continued throughout the year. The City has established access on its website for information related to code enforcement and the process. Code enforcement is a collaboration between the city administration and police department; a database of complaint, compliance, and past violations has been created and updated annually.
HP 1.2: The City will encourage the development and redevelopment of neighborhoods that include a variety of housing types and sizes.	Develop community outreach to encourage better exterior energy and aesthetic maintenance and loan programs for roofing, painting, and window replacement. Outreach related to water conservation, better yard plantings, and improved curb appeal.	2015-2016	Although the program was identified to be completed in 2015 - 2016, the City has a continuous program to use CDBG Program Income Funds to support rehabilitation of existing homes.
HP 1.3: The City will encourage the maintenance of existing housing to prevent deterioration and promote dwelling lifespan.	Provide financial assistance to 30 owner and renter lower income households, publicize the Housing Rehabilitation Program and publish an article to inform the public.	Annually	The City continued to actively coordinate with the Housing Authority related to the first time homebuyers program and loans for repair and rehabilitation of property through its CDBG Program Income funds. In 2021 three applications were processed.
HP 2.1: The City will encourage infill development through reduced or delayed payment of impact fees, priority in entitlement review, or other methods.	Provide data on the website depicting vacant sites that could be built upon. Provide data on the website related to building permits issued. Contact builders and agencies for site availability.	Annually	This is an on-going effort. The City adopted a temporary reduction of development impact fees for residential infill and new housing construction. The program will sunset December, 2022. The City strives to provide streamline review for projects.

<p>HP 2.2: The City will encourage the construction of second units within existing a proposed residential lots.</p>	<p>City staff will meet with developers informally or via telephone conferencing related to incentives for infill development and new housing opportunities. Staff will review programs developed in other cities of similar size that could be informative and provide innovative ideas that would stimulate development.</p>	<p>Biannually/Odd Years</p>	<p>City staff continues to support the construction of infill sites and second units. Programs offered by other cities is always being reviewed for ideas to use in the Gridley community.</p>
<p>HP 2.3: The City will encourage compact development, the use of drainage swales for stormwater conveyance, multi-use public facilities, and lands, and other planning and design strategies to reduce the cost of infrastructure to serve new housing.</p>	<p>Encourage production of at least 10 second units in this housing element planning horizon. Encourage second units and revisit the Nexus Fee Study and Impact Fee update.</p>	<p>2015-2016</p>	<p>The City continues to actively work with developers and homeowners in the support of the construction of second units/adu's.</p>
<p>HP 2.4: The City will encourage infill development in meeting the housing needs required by expanding populations.</p>	<p>Facilitate production of three large rental units per year and continue outreach related to funding opportunities for residents and developers.</p>	<p>2016-2017</p>	<p>This program element was completed during the timeframe; however, the City continues to work towards finding opportunities to support this goal.</p>
<p>HP 2.5: The infill and new growth housing incentives should be designed to achieve not only the City housing goals, but also economic, social, and environmental goals through programs identified in the General Plan.</p>	<p>Meet with developers to encourage the development of infill sites, mixed use developments, and housing renovation opportunities.</p>	<p>Annually</p>	<p>This is an on-going effort that continues to be a top priority.</p>
<p>HP 2.6: The City will maintain adequate sites with appropriate zoning and development standards, access to public infrastructure and facilities needed to facilitate a variety of types of housing for the needs of all income levels and special needs groups, including rental housing, factory built, or manufactured.</p>	<p>The City will ensure the sites identified for development to meet RHNA allocation are available. A mixture of income housing type within development will be supported.</p>	<p>Annually</p>	<p>This is an on-going effort that continues to be a top priority.</p>

HP 3.1: The City shall maintain a zoning ordinance, Municipal Code and development review process that is free of constraints for the development of housing to achieve the City's regional share of estimated future housing needs for all housing types and incomes.	Ensure the Zoning Ordinance implements the General Plan.	Annually	The City continues to evaluate the Zoning Code to meet the General Plan and housing goals.
HP 3.2: The City will review the Housing Element on an annual basis to determine the effectiveness in achieving its goals and objectives.	Ensure the Housing Element is achieving its goals and objectives.	Annually	The City continues to evaluate the progress of the Housing Element to implement its goals and policies.
HP 3.3: The City will amend the Zoning Ordinance to allow emergency shelters in the PQR and M-1 zoned for year-round use without the need for a conditional use permit or other discretionary action.	Ensure the Zoning Ordinance amendment meets the requirements of the State legislation.	2015-2016	The City amended the Zoning Ordinance to allow emergency housing year-round in accordance with state legislation.
HP 3.4: The City will amend the Zoning Ordinance to define and allow transitional and supportive housing in all residential zones, subject to the same development standards as would apply to a residential structure of the same housing type.	Facilitate the development of transitional and supportive housing.	2015-2016	The City amended the Zoning Ordinance to define locations where transitional and supportive housing can be located.
HP 4.1: The City will promote the preservation of subsidized affordable housing developments.	Preservation of affordable housing units.	Annually	This is an on-going effort.
HP 4.2: The City will require replacement housing per state law within the housing rehabilitation projects for subsidized housing.	Facilitate five new self-help housing units within the City by 2014.	Annually	This is an on-going effort.

HP 4.3: Support housing needs of special groups such as senior, disabled persons, farmworkers, those in need of temporary shelter, single parent families, and large families.	Support first time homebuyers.	Annually	This is an on-going effort.
HP 4.4: Assist in the development of housing affordable to extremely low, very low, and low income households through financial and or technical assistance to affordable housing developers.	Research funding mechanisms to increase affordable housing projects.	2016	This is an on-going effort.
HP 4.5: The City should proactively identify and apply for funding to expand affordable local housing opportunities.	Pursue at least one funding opportunity for affordable housing construction every other year.	Meet annually or as appropriate.	This is an on-going effort.
HP 5.1: Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin or color.	Assist in the referral of fair housing matters.	Ongoing	This is an on-going effort.
HP 5.2: The City will encourage universal design in new housing construction, as well as integration of accessibility features in existing housing structures. The City will promote awareness of accessibility requirements and opportunities for builders, developers, and residents.	Research a universal design ordinance for adoption by the City Council.	2015	Planning researched the adoption of an ordinance; however, the model ordinances provide only recommendations for developers. The City works with developers to support universal design.
HP 6.1: In order to reduce long term household utility costs, the City will promote new housing construction and retrofits designed to consume less energy and produce and use renewable energy as well as consume less water.	Ensure new development is designed to reduce ongoing building energy costs to future residents.	Annually	This is an on-going effort.

[illegible]

[illegible]

Jurisdiction	Gridley	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	06/15/2014 - 06/15/2022

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units		0

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	0	0
SFD	0	0	15
2 to 4	0	0	0
5+	0	0	0
ADU	0	0	0
MH	0	0	0
Total	0	0	15

Housing Applications Summary	
Total Housing Applications Submitted:	15
Number of Proposed Units in All Applications Received:	15
Total Housing Units Approved:	15
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas