

Gridley Planning Commission – Regular Meeting Agenda

Wednesday, September 16, 2020; 6:00 pm
Gridley City Hall, 685 Kentucky Street, Gridley, CA 95948

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

Notice of Temporary City Planning Commission Meeting Procedures

This meeting is being held in accordance with the Brown Act as currently in effect under the State Emergency Act, Governor Gavin Newsom’s Emergency Declaration related to COVID-19, and Governor Newsom’s Executive Order N-29-20 issued March 17, 2020 that allows attendance by Planning Commission, City staff and the public to participate and conduct the meeting by teleconference and to participate in the meeting to the same extent as if they were present. Comments from the public on agenda items will be accepted until 4pm on September 16, 2020, via email to jmolinari@gridley.ca.us or via the payment/document drop box at Gridley City Hall and will be conveyed to the Commission for consideration. The Commission appreciate the public’s adaptation and patience during this crisis.

You may attend via teleconference:

- Dial 1-888-204-5987
- Enter the Access Code 5767603#

CALL TO ORDER – Chair

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

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

1. August 19, 2020 Commission meeting minutes
2. **Conditional Use Permit 3-20** Branden Meyers, Applicant; Application for a conditional use permit to allow the use of a recreational vehicle as a living unit for a one- year period located at 1431 Vermont Street on a 0.69-acre parcel. Zoning for the property is Single Family Residential District (R-1) and Residential Low Density (RLD) General Plan land use designation. (APN 010-360-052)

PUBLIC HEARINGS

3. **Introduction of a General Plan Amendment GPA 2-20, Pre-zone RZ 2-20, and Tentative Parcel Map 2-20; Annexation 2-20; Mitigated Negative Declaration 2-20;** Darryl & Sue Bernard, Applicant; Application for a proposed General Plan Amendment, Pre-zone, Tentative Map, Annexation and Mitigated Negative Declaration of approximately 40.0 acres. The applicant proposes to annex the property into the City of Gridley providing to amend the General Plan land use designation of Residential, Low Density, to General Plan Medium Density and pre-zoned for Single Family Residential District(R-1). The property is located on the east side of West Biggs Gridley Road, north and contiguous to the Heron Landing Subdivision. (022-210-092)

4. **General Plan Amendment GPA 1-20, Pre-zone RZ 1-20, and Tentative Parcel Map 1-20;** Annexation 1-20; Mitigated Negative Declaration 1-20; Application for a proposed General Plan Amendment, Pre-zone, Tentative Map, Annexation and Mitigated Negative Declaration of approximately 19.95 acres. The applicant proposes to annex the property into the City of Gridley providing for approximately 2.7 acres of General Plan land use designation of Residential, Very Low Density, and pre-zoned for Residential Suburban (RS). The remaining 17.25 acres will be designated as Residential, Medium Density General Plan land use and pre-zoned for Single Family Residential District (R-1). The property is located on the west side of West Biggs Gridley Road. (009-290-006)

CITY STAFF AND COMMISSION INFORMATIONAL UPDATES

ADJOURNMENT - to the regular meeting of the Planning Commission dated September 16, 2020.

This agenda was posted on the public bulletin board at City Hall at or before 6:00 p.m. on September 11, 2020. This agenda along with all attachments, if any, is available for public viewing online at www.gridley.ca.us and in the Police Department Foyer, 685 Kentucky Street, Gridley, CA. This is a public meeting and anyone may address the Planning Commission. Any documents that were provided to the Planning Commission after the Agenda packet was distributed are also available for public review during normal business hours.

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

Gridley Planning Commission – Regular Meeting Minutes

Wednesday, August 19, 2020; 6:00 pm
Gridley City Hall, 685 Kentucky Street, Gridley, CA 95948

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

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CALL TO ORDER

Chair Espino called the meeting to order at 6:03pm

ROLL CALL

Commissioners

Present: Espino, Wolfe, Dewsnup, S. Khan, R. Khan

Absent: None

Arriving after roll call: None

Staff present: Donna Decker, Planning Director

COMMUNITY PARTICIPATION FORUM

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

CONSENT AGENDA - None

PUBLIC HEARINGS

1. **Site Development Plan Review No. 1-20;** Application for a site development plan review to construct a 7,500 square foot industrial building at the southwest corner of the City of Gridley Industrial Park on a 1.2-acre parcel located in the M-2 Heavy Industrial District and General Plan land use designation of Industrial (021-270-039).
 - a. Determine the project is Categorical Exempt per the California Environmental Quality Act, Section 15332(a-e), Class 32, Infill Development Projects; and,
 - b. Approve Site Development Plan Review 01-20

Donna Decker reviewed the staff report and shared a power point highlighting the area of the proposed project. There was discussion among the Commission regarding maintaining the privacy of neighboring property owners, the safety of the ingress/egress on West Liberty, traffic issues and the possible uses of the building.

Mr. Patrick Coghlan of 852 Idaho Street provided written comments and verbalized his concern over the potential uses of the property and the safety of the proposed entrance/exit on West Liberty. The written comments will be filed with the approved hard copy minutes.

Jatinder Kullar, owner of the property, spoke addressing and clarifying most all of the concerns mentioned by the Commission and Mr. Coghlan.

Motion to determine Categorical Exemption per CEQA and approve the Site Development Plan Review 1-20 made by Vice Chair Wolfe, seconded by Commissioner Dewsnap.

ROLL CALL

Ayes: Espino, S. Khan, Wolfe, Dewsnap, R. Khan

Motion passed, 5-0

2. **General Plan Amendment GPA 1-20, Pre-zone RZ 1-20, and Tentative Parcel Map 1-20; Annexation 1-20; Mitigated Negative Declaration 1-20;** Application for a proposed General Plan Amendment, Pre-zone, Tentative Map, Annexation and Mitigated Negative Declaration of approximately 19.95 acres. The applicant proposes to annex the property into the City of Gridley providing for approximately 2.7 acres of General Plan land use designation of Residential, Very Low Density, and pre-zoned for Residential Suburban (RS). The remaining 17.25 acres will be designated as Residential, Medium Density General Plan land use and pre-zoned for Single Family Residential District (R-1). The property is located on the west side of West Biggs Gridley Road. (009-260-006)

Donna introduced the project by a review of the staff report provided. There was light discussion on traffic flow from the proposed extension of Spruce in and out of Eagle Meadows. A resident of Eagle Meadows stated a concern with the size of the lots and possible removal of trees along the South side of the proposed Spruce extension.

Mr. Frank Stenzel, property owner, spoke expressing appreciation to be able to work with the City and stated his desire to see things move forward.

Adam Nako addressed the Planning Commission and provided additional information related to the concerns of the residents of Eagle Meadows.

This is an informational item; no action was taken.

CITY STAFF AND COMMISSION INFORMATIONAL UPDATES - None

ADJOURNMENT

With no items for further discussion, the Commission adjourned to the regular meeting of the Planning Commission dated September 16, 2020.

Donna Decker, Planning Consultant

Planning Commission Item #2
Staff Report

Date: September 16, 2020
To: Chair and Planning Commissioners
From: Donna Decker, Planning Department

X	Regular
	Special
	Closed
	Emergency

Subject: **Conditional Use Permit 3-20** Branden Meyers, Applicant; Application for a conditional use permit to allow the use of a recreational vehicle as a living unit for a one- year period located at 1431 Vermont Street on a 0.69 acre parcel. Zoning for the property is Single Family Residential District (R-1) and Residential Low Density (RLD) General Plan land use designation. (APN 010-360-052)

Recommendation

City staff respectfully recommends the Planning Commission:

1. Determine the project is categorically exempt per the California Environmental Quality Act, California Environmental Quality Act, Section 15304, Minor Alterations to Land, Class 4 (e).
2. Make the required conditional use permit findings as described within Exhibit A; and,
3. Approve Conditional Use Permit 3-20 subject to the conditions attached to the staff report as Exhibit B.

Summary

The applicant is requesting a conditional use permit to continue to allow the temporary use of a recreational vehicle for housing to be parked at 1431 Vermont Street for a period of one year for a family member to use.

Site Description

The subject site is located on Vermont Street at the most southern end. It is an interior lot with a single family residential unit and outbuildings on a 0.69 acre parcel.



Proposed location of
RV screened from view

Discussion

The applicant proposes to continue to use the recreational vehicle for a family member who works in the Bay Area to provide temporary housing for a period of one year. The person has a general work schedule of 10 days on and 10 days off. Each month the recreational vehicle would be used approximately 20 days per month.

Power would be provided from the existing home to the recreational vehicle and the unit would be pumped as required either at the site, or towed to a dumping station. The location of the unit would be screened from Vermont Street by placing it behind the existing single family home.

The applicant is intending to construct a second unit as a permanent residential unit and needs additional time for the planning and construction of the unit.

Conditional Use Permit Findings (17.08.040(b))

The Planning Commission must make the following conditional use permit findings prior to granting an approval:

Conditional Use Permit Findings:

1. The proposed use is in accordance with the objectives of the Residential Very Low Density General Plan land use designation and R-1, Residential Low Density zoning district.
2. That the establishment, maintenance, or operations of the use applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such proposed use.
3. That the use will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city or substantially impede enactment of the comprehensive plan.

Public Notice

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

Environmental Review

The proposed project is categorically exempt from environmental review pursuant to the California Environmental Quality Act, Section 15304, Minor Alterations to Land, Class 4 (e).

Attachments –

1. Exhibit A Conditional Use Permit Findings
2. Exhibit B Conditions of Approval

Exhibit A

Conditional Use Permit Findings:

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

The proposed use is compatible with the General Plan and zoning land use designations provided a conditional use permit is granted. Therefore, this finding can be made.

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

This use would not be detrimental to the general welfare of the residents, is a temporary use and would not be detrimental to the surrounding neighbors. Therefore, this finding can be made.

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

The recreational vehicle will be screened from view by the existing residence. The proposal will not be detrimental to the general welfare of the city. Therefore, this finding can be made.

Exhibit B

Draft Conditions of Approval Conditional Use Permit 3-20

1. The approved use for CUP 3-20 shall be substantially as described within this staff report, submitted site plans, narratives, and applications on file in City Hall except as modified by the following conditions. Minor changes to the approved operation may be allowed subject to the review and approval by the City Administrator or designee, if the request is in substantial conformance to this approval.
2. The applicant/property owner shall file a Declaration of Acceptance of the Final Conditions of Approval within 30 days of Planning Commission approval.
3. The applicant shall provide an exterior receptacle for connecting the unit to the electrical service at the residence.
4. The applicant shall ensure the unit will be pumped at a recreational vehicle dumping station as required.
5. This conditional use permit approval will be in effect for a period of one year from the date of the Planning Commission approval and may be extended by submitting an application to the City a minimum of 30 days prior to the expiration date.

{end}

Planning Commission Item #3
Staff Report

Date: September 16, 2020
To: Chair and Planning Commissioners
From: Donna Decker, Planning Department

X	Regular
	Special
	Closed
	Emergency

Subject: **Introduction of a General Plan Amendment GPA 2-20, Pre-zone RZ 2-20, and Tentative Parcel Map 2-20; Annexation 2-20; Mitigated Negative Declaration 2-20;** Darryl & Sue Bernard, Applicant; Application for a proposed General Plan Amendment, Pre-zone, Tentative Map, Annexation and Mitigated Negative Declaration of approximately 40.0 acres. The applicant proposes to annex the property into the City of Gridley providing to amend the General Plan land use designation of Residential, Low Density, to General Plan Medium Density and pre-zoned for Single Family Residential District(R-1). The property is located on the east side of West Biggs Gridley Road, north and contiguous to the Heron Landing Subdivision. (022-210-092)

Recommendation

City staff respectfully recommends the Planning Commission review and provide comment.

Summary

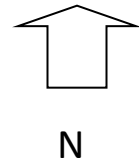
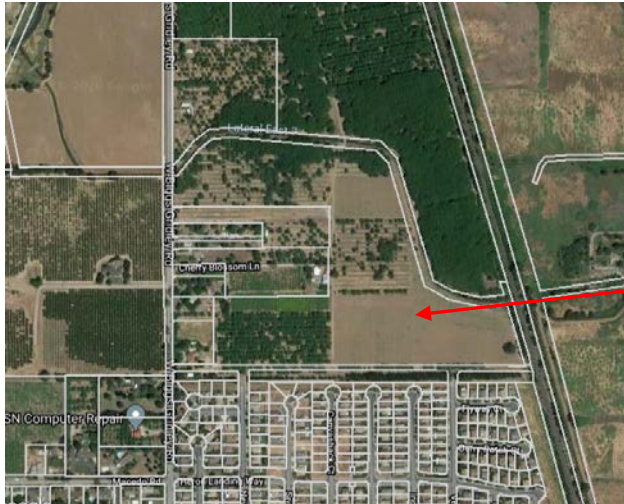
The applicant has submitted an application to annex approximately 40 acres into the City of Gridley. The application is being introduced to the Planning Commission as the first step in public outreach to receive comments, learn concerns that may need to be addressed. The project will return to the Planning Commission to make a recommendation to the City Council to forward the application for annexation to LAFCO in the future.

The application requires a General Plan Amendment, a pre-zone for land use designations, a Tentative Subdivision Map and a CEQA environmental review; at this time the adoption of a mitigated negative declaration is anticipated.

Discussion

Location

The subject site is an approximately 40 acre parcel located on the east side of W Biggs Gridley Road and north of the Heron Landing subdivision.



Subject Site

Figure 1: Location Map

The property is contiguous to the existing City boundary and has been within the Sphere of Influence since before the 2010 General Plan Update. It has been anticipated that this is the next logical area of growth to the City.

General Plan and Zoning

The subject site was included in the General Plan 2030 as one of the areas that would become annexed to the city. The current General Plan designations are as shown below:

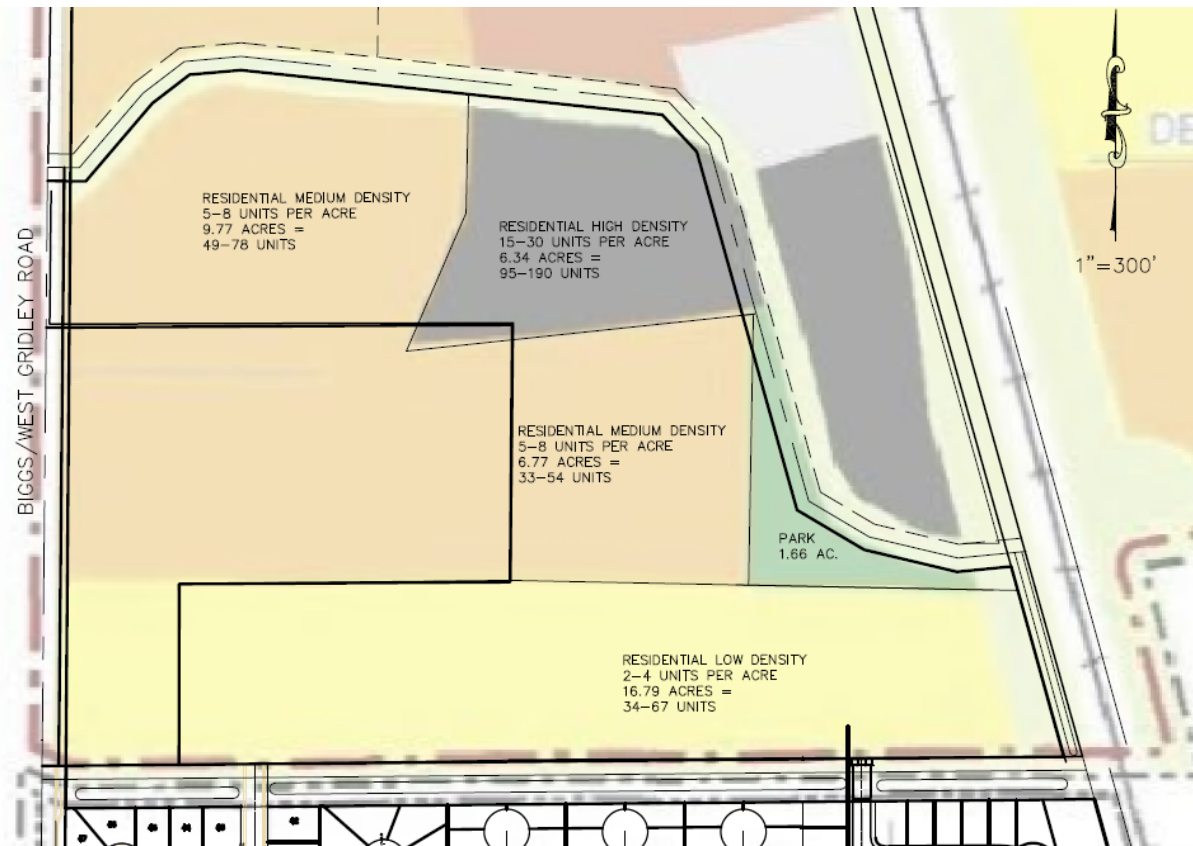


Figure 2: Existing General Plan Land Use Designations

The General Plan land use designation noted in Figure 2 above reflect the land uses that were studied and designated at the time of the adoption of the 2030 General Plan in 2010. The existing land use designations reflect the following densities:

- Park: 1.66 acres
- RVLVD: 16.8 acres 2-4 du/ac 34-67 units
 - Residential very low density
- RMD: 16.5 acres 5-8 du/ac 82-132 units
 - Residential medium density
- RHD2: 6.3 acres 15-30 du/ac 95-190 units
 - Residential high density 2
 - 41.3 acres 211-389 units
 - Density 5.3-9.8 du/ac (Park acreage removed for density calculation)

The applicant proposes to amend the General Plan and spatial relationships and layout to create a subdivision that integrates various size lots to accommodate various users. The lots will provide interest, variety, and greater marketability to meet housing demands. The General Plan would be amended to increase the area dedicated to RMD as follows:

- RMD: 37.7 acres 5-8 du/ac 188-301 units
- Park: 3.6 acres
 - Density 4.9-8 du/ac (Park acreage removed for density calculation)

The proposed subdivision provides the following lots and sizes:

- R-1A 1,700 sf- 3,500 sf 5 lots 96, 97, 117, 118, & 120
- R-1B 3,501 sf- 5,999 sf 130 lots 9-27, 30-48, 51-69, 72-85, 87-89, 90-95, 99-100, 109-110, 112, 114-116, 119, 121-130, 132, 133, 137-143, 148-151, 153-157, 173-185, 197-206
- R-1C 6,000 sf -7,499 sf 49 lots 8, 28, 29, 49, 50, 70, 86, 101-108, 111, 113, 131, 134, 136, 144-146, 152, 158-161, 166-168, 170, 186-193, 207-212
- R-1 7,500 sf – 9,999 sf 9 lots 98, 135, 147, 162-165, 169, 171, 172

The proposed layout results in a density of 5.6 du/acre thus meeting the General Plan 2030 density for the site. The park site has been removed in this calculation as well. As can be seen, it meets the intent of the existing General Plan density while amending the Plan to accommodate a single family residential development with mixed lots creating greater flexibility and affordability. Figure 3 provides a visual of the integration of the various lot sizes mixed within the neighborhood.



Figure 3: Proposed General Plan Land Use Designation Residential Medium Density
Note: Yellow = R-1A; Blue=R-1B; Gray=R-1C; White=R-1; Green=Park area

The proposed subdivision will be zoned Single Family Residential (R-1). The Gridley Municipal Code was amended in 2016 to create the subzoning for the R-1 District in order to legalize all of the lots within the City of Gridley. Legalizing all of the lot sizes in the City removed: 1) restrictions on repair, maintenance and upgrades to properties, and, 2) impact of sales and financing of properties.

The park will serve both as a detention basin and as a park. The park/detention basin would be owned and maintained by the City. An assessment district will be formed in order to fund the on-going maintenance of the site. Although it would be City property, the park is not intended as a facility for use by the general public. Activities would be limited to users who reside within the subdivision.

Site Review

The purpose of the review by the Planning Commission is to allow public review and consideration of the proposal and to allow ample time for the community to respond with comments prior to a recommendation being made by the Planning Commission and forwarded to the City Council. The project will return to the Planning Commission for a recommendation to the City Council November 18, 2020.

Public Notice

A notice was posted in the Gridley Herald 10 days in advance of the Planning Commission meeting, posted at City Hall, made available at the Administration public counter, and placed on the City website for review and mailed to adjacent property owners 500 feet from the property boundary.

Environmental Review

An Initial Study is being developed and will be available for review prior to the November 18, 2020 Planning Commission hearing date.

Attachments –

1. Exhibit A- Tentative Parcel Map

Planning Commission Item #4
Staff Report

Date: September 16, 2020
To: Chair and Planning Commissioners
From: Donna Decker, Planning Department

X	Regular
	Special
	Closed
	Emergency

Subject: **General Plan Amendment GPA 1-20, Pre-zone RZ 1-20, and Tentative Parcel Map 1-20; Annexation 1-20; Mitigated Negative Declaration 1-20;** Application for a proposed General Plan Amendment, Pre-zone, Tentative Map, Annexation and Mitigated Negative Declaration of approximately 19.95 acres. The applicant proposes to annex the property into the City of Gridley providing for approximately 2.7 acres of General Plan land use designation of Residential, Very Low Density, and pre-zoned for Residential Suburban (RS). The remaining 17.25 acres will be designated as Residential, Medium Density General Plan land use and pre-zoned for Single Family Residential District (R-1). The property is located on the west side of West Biggs Gridley Road. (009-290-006)

Recommendation

City staff respectfully recommends the Planning Commission:

1. Recommend the City Council adopt a resolution to amend the Butte County General Plan land use designation for 2.7 acres from Rural Residential to City of Gridley General Plan designation of Residential, Very Low Density and the remaining approximately 17.25 acres from the Butte County General Plan land use designation of Rural Residential to the City of Gridley General Plan land use designation of Residential Medium Density.
2. Recommend the City Council adopt an ordinance to pre-zone 2.7 acres of the property from the Butte County zoning from Rural Residential (RR-5) to the City of Gridley Residential Suburban (RS) and to pre-zone approximately 17.25 acres from the Butte County zoning from Rural Residential (RR-5) to Single Family Residential District (R-1).
3. Recommend the City Council adopt a resolution to approve the Tentative Parcel Map 1-20 to subdivide a single parcel into three parcels.
4. Recommend the City Council adopt a Mitigated Negative Declaration pursuant to CEQA finding there is no environmental impact from the land use re-designation by resolution.
5. Recommend the City Council adopt a resolution to initiate an annexation application to Butte County LAFCo.

Summary

The applicant has submitted an application to annex approximately 20 acres into the City of Gridley. The application requires a General Plan Amendment, a pre-zone for land use

designations, a tentative parcel map and an environmental review with the adoption of a mitigated negative declaration. The proposed project was introduced to the Planning Commission and the public for comment at the regularly scheduled meeting held on August 19, 2020.

There were no concerns related to the proposed project nor opposition to the project from the public.

Discussion

Location and site characteristics

The subject site is an approximately 20 acre parcel located on the west side of W Biggs Gridley Road and east of Eagle Meadows.



Figure 1: Location Map

The property is contiguous to the existing City boundary and has been within the Sphere of Influence since before the 2010 General Plan Update.

The property is currently developed as an agricultural operation for Kiwi fruit. The Kiwi orchard is developed on the northwest, southwest, and southeast quadrants of the property. The property is bisected into quadrants both north and south by the City of Gridley drainage canal which lies in an east-west direction and RD133 in a north-south direction. The northeast quadrant has been developed with two single family homes where the applicant resides and their daughter.

The property has single family residential to the east and west of its boundary with residential/agriculture at the north and south boundaries.

Project Description

Initially, the applicant approached the Butte County Planning Department to begin the process of a parcel map to subdivide the property into three parcels positioning it to retain the existing home sites and provide for the remainder to be developed in the future for housing. The applicant has indicated the conversations with Butte County Planning encouraged them to consider annexing the property to the City of Gridley because the property is contiguous to the City boundary and it is within the Sphere of Influence. Additionally, it was recognized the

property was in a location where a natural expansion of the City might occur.

The proposed parcel map will divide the existing homesites for independent ownership to the applicant(1.8 acres) and to their daughter(0.9 acre) respectively, and create a remaining parcel of approximately 17.25 acres for a future housing development. In order to annex the property to the City of Gridley the following actions are needed:

- Amend the General Plan of the City of Gridley to reflect the existing and future land uses
- Pre-zone the property to be consistent with the City of Gridley General Plan Inad use designations
- Approve the Tentative Parcel Map to create two lots for the existing single family homes with the remainder positioned for future development
- Determine what environmental impacts there may be and provide mitigations for any that are significant unless mitigated
- Process an application through Butte County LAFCo to annex the property to the City of Gridley

After the LAFCo determination, the City Council would be able to accept the property to annex to the City.

General Plan

The General Plan amendment would provide land use designations that would reflect the existing and future uses for the site; two parcels are proposed as Very Low Density for the existing large lot single family homes. The largest parcel of approximately 17 acres would have a General Plan designation of Medium Density Residential to accommodate future Single-Family Residential development comprised of moderate and small lots. The future development of this acreage would be complementary to the Eagle Meadows development to the west of the subject site. The General Plan land use designation has been determined to be Residential Medium Density because the City of Gridley has sub-categories within the Single Family Residential District which could realize up to 8 du/ac.

Pre-Zoning

The zoning designation would be Residential Suburban for the existing residences because the applicant has requested the sizes to reflect existing conditions thus creating one parcel of 1.8 acres and the second parcel as 0.9 acre. The remaining area for future development would be Single Family Residential. The zoning in this category has developed sub-categories of R-1A, R-1B, R-1C, and R-1. These categories reflect the ability to create a mixed lot size single family development that can offer a variety of housing type and size for the market.

Tentative Parcel Map

The proposed map divides the property into three parcels; one- 1.8 acre parcel to create an area around the primary residential home and barn, one- 0.09 acre parcel to create a separate parcel for the single family residential unit at the northeast corner of the site, and one- 17.25

acre parcel that will be further subdivided into a single family residential development that would support from 86 to 130 units.

The applicant has described the proposed action as a part of their estate planning. They wish to hold the existing residences intact and separate from the remainder.

Similarly, in 2002, when Eagle Meadows was being developed, tentative site plans depicted the expansion of Eagle Meadows into the Stenzel property. The City was supportive at that time in concept; however, the market changed and it was not effected. The development of the 17.25 acres in the future will be appropriately located adjacent to Eagle Meadows.

Annexation

The subject site is currently within the unincorporated area of Butte County contiguous to the City boundary. For the property to be annexed, an application to LAFCo must be processed and approved before the city can take final action. No additional property needs to be combined with this application to create a logical boundary and inclusion into the City of Gridley.

Utilities

The project will not require service for sewer, water, or power to the existing residential units. The City can provide utilities to the site should they wish to in the future. The existing single-family homes are currently developed with wells and septic systems. Utility service is available to both existing residences should it be requested and to the 17.25 acre site when it is developed.

The City recently acquired an east-west easement at the southerly boundary in order to loop its services from W Biggs Gridley Road to Eagle Meadows within the alignment of Spruce Street which will eventually be constructed either at the time the 17.25 acres are developed, or earlier should the City fund the construction. The parcel map has provided language to dedicate a right-of-way to the City for said road and public utilites.

Circulation

Access to the existing single-family residences will remain the same from W Biggs Gridley Road. Addressing will also remain the same.

Access to the 17.25 acre site will be from the improved Spruce Street which will be constructed connecting W Biggs Gridley Road to Spruce Street at Eagle Meadows. This new alignment has been a part of the long range planning efforts of the City.

Drainage

Site drainage will remain the same since no development or additional paving is being done at this time. When the 17.25 acres are developed, storm drain water runoff will discharge into the channels which bisect the property belonging to the City of Gridley and RD833. No effect is being considered at this time since the development of the site is not occurring until a later date.

Environmental Review

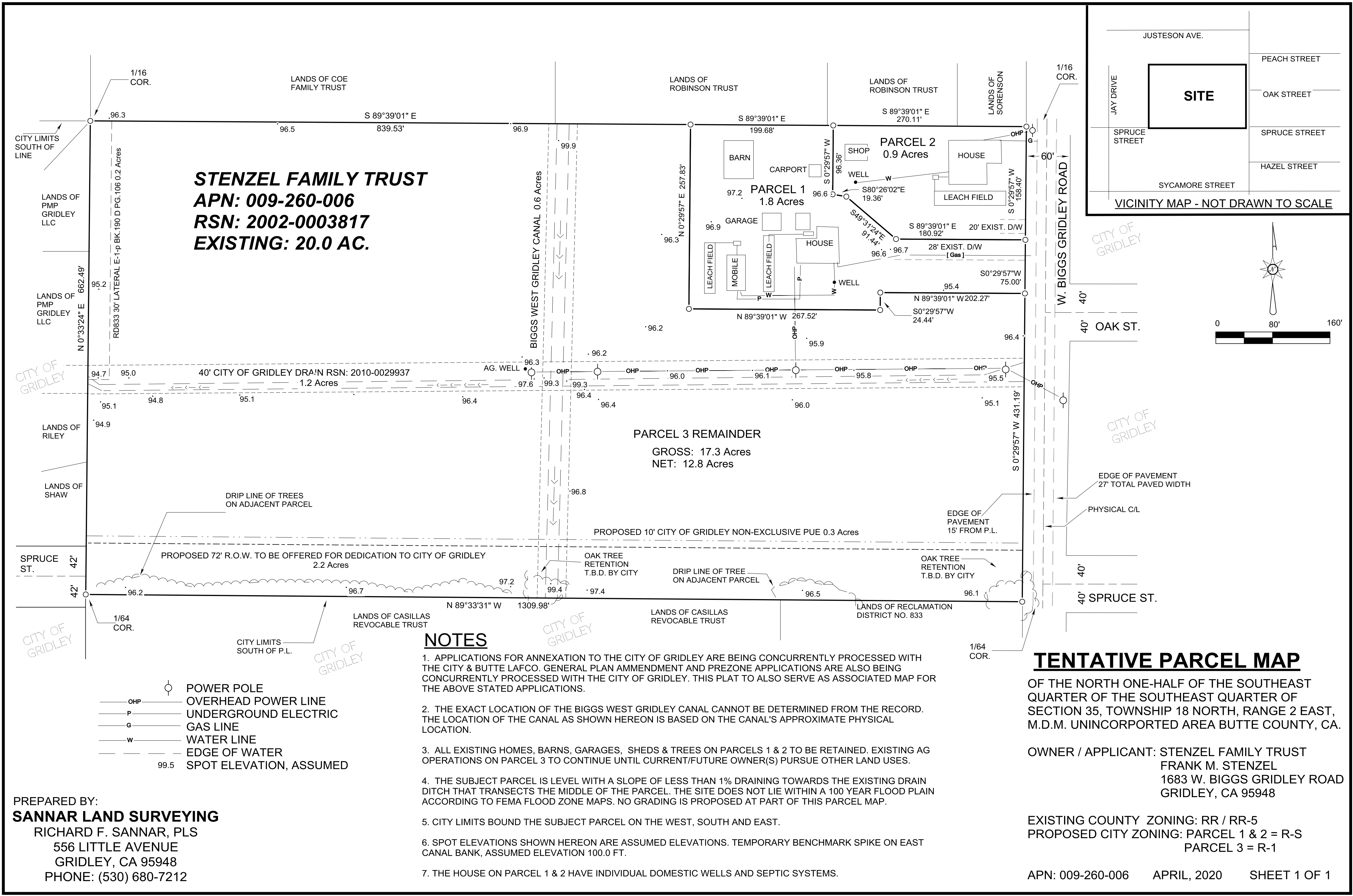
An Initial Study has been prepared and discusses the impacts that are likely for the processing of the Tentative Parcel Map. Additionally, the review considers the change in the General Plan land use designation and the rezoning of the property. Although no development is occurring at this time, the change and intensity of land use is being considered.

Public Notice

A notice was posted in the Gridley Herald 10 days in advance of the Planning Commission meeting, posted at City Hall, made available at the Administration public counter, and placed on the City website for review and mailed to adjacent property owners 300 feet from the property boundary.

Attachments –

1. Exhibit A- Tentative Parcel Map



STENZEL FAMILY TRUST
APN: 009-260-006
RSN: 2002-0003817
EXISTING: 20.0 AC.

PARCEL 3 REMAINDER
GROSS: 17.3 Acres
NET: 12.8 Acres

TENTATIVE PARCEL MAP

OF THE NORTH ONE-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 18 NORTH, RANGE 2 EAST, M.D.M. UNINCORPORATED AREA BUTTE COUNTY, CA.

OWNER / APPLICANT: STENZEL FAMILY TRUST
 FRANK M. STENZEL
 1683 W. BIGGS GRIDLEY ROAD
 GRIDLEY, CA 95948

EXISTING COUNTY ZONING: RR / RR-5
 PROPOSED CITY ZONING: PARCEL 1 & 2 = R-S
 PARCEL 3 = R-1

APN: 009-260-006 APRIL, 2020 SHEET 1 OF 1

NOTES

1. APPLICATIONS FOR ANNEXATION TO THE CITY OF GRIDLEY ARE BEING CONCURRENTLY PROCESSED WITH THE CITY & BUTTE LAFCO. GENERAL PLAN AMMENDMENT AND PREZONE APPLICATIONS ARE ALSO BEING CONCURRENTLY PROCESSED WITH THE CITY OF GRIDLEY. THIS PLAT TO ALSO SERVE AS ASSOCIATED MAP FOR THE ABOVE STATED APPLICATIONS.
2. THE EXACT LOCATION OF THE BIGGS WEST GRIDLEY CANAL CANNOT BE DETERMINED FROM THE RECORD. THE LOCATION OF THE CANAL AS SHOWN HEREON IS BASED ON THE CANAL'S APPROXIMATE PHYSICAL LOCATION.
3. ALL EXISTING HOMES, BARNS, GARAGES, SHEDS & TREES ON PARCELS 1 & 2 TO BE RETAINED. EXISTING AG OPERATIONS ON PARCEL 3 TO CONTINUE UNTIL CURRENT/FUTURE OWNER(S) PURSUE OTHER LAND USES.
4. THE SUBJECT PARCEL IS LEVEL WITH A SLOPE OF LESS THAN 1% DRAINING TOWARDS THE EXISTING DRAIN DITCH THAT TRANSECTS THE MIDDLE OF THE PARCEL. THE SITE DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN ACCORDING TO FEMA FLOOD ZONE MAPS. NO GRADING IS PROPOSED AT PART OF THIS PARCEL MAP.
5. CITY LIMITS BOUND THE SUBJECT PARCEL ON THE WEST, SOUTH AND EAST.
6. SPOT ELEVATIONS SHOWN HEREON ARE ASSUMED ELEVATIONS. TEMPORARY BENCHMARK SPIKE ON EAST CANAL BANK, ASSUMED ELEVATION 100.0 FT.
7. THE HOUSE ON PARCEL 1 & 2 HAVE INDIVIDUAL DOMESTIC WELLS AND SEPTIC SYSTEMS.

- ⊙ POWER POLE
- OHP — OVERHEAD POWER LINE
- P — UNDERGROUND ELECTRIC
- G — GAS LINE
- W — WATER LINE
- — — EDGE OF WATER
- 99.5 SPOT ELEVATION, ASSUMED

PREPARED BY:
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 PHONE: (530) 680-7212

ENVIRONMENTAL CHECKLIST

I. BACKGROUND

1. Project Title: Stenzel Development
(GPA 1-20; RZ 1-20; TPM 1-20)
2. Lead Agency: City of Gridley
Planning Department
685 Kentucky St
Gridley, CA 95948
3. Contact Person: Donna Decker/DES
Phone: (530) 846-3631 or
(530) 768-5090
Fax: (530)768-5080
Planningdept@gridley.ca.us
4. Project Location: See Project Description
5. Project Sponsor's Name and Address: Frank Stenzel
1683 W. Biggs Gidley Rd
Gridley, CA 95948
6. General Plan Designation: See Project Description
7. Zoning: See Project Description
8. Description of Project: See Project Description
9. Surrounding Land Uses and Setting: See Project Description

II. PROJECT DESCRIPTION

Introduction

This Initial Study/Negative Declaration /Mitigated Negative Declaration (IS/ND/MND) provides the California Environmental Quality Act (CEQA) environmental analysis for the proposed General Plan Amendment and Rezone of approximately 20 acres for the creation of three parcels; two home sites with a remainder of 17.25 acres.

The proposed project includes a parcel map to divide one parcel into three to create parcels for the existing homesites. The parcel map will create a 1.8-acre parcel, a 0.9-acre parcel, and a remaining parcel consisting of approximately 17.25 acres for a future housing development. In order to annex the property to the City of Gridley the following actions are needed:

- Amend the General Plan of the City of Gridley to reflect the existing and future land uses
- Pre-zone the property to be consistent with the City of Gridley General Plan land use designations
- Approve the Tentative Parcel Map to create two lots for the existing single-family homes with the remainder positioned for future development
- Determine what environmental impacts there may be and provide mitigations for any that are significant unless mitigated

- Process an application through Butte County LAFCo to annex the property to the City of Gridley

After the LAFCo determination, the City Council would be able to accept the property to annex to the City.

In accordance with CEQA Section 15070, this initial study may identify potentially significant effects, but:

1. Revisions in the project plans or proposals made by or agreed to by the applicant before a proposed mitigated negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and,
2. There is no substantial evidence, in light of the whole record before the agency, that the project as proposed may have a significant effect on the environment prior to a negative declaration and initial study being released for public review.

Project Location

The subject site is an approximately 20-acre parcel located on the west side of W Biggs Gridley Road and east of the Eagle Meadows subdivision.

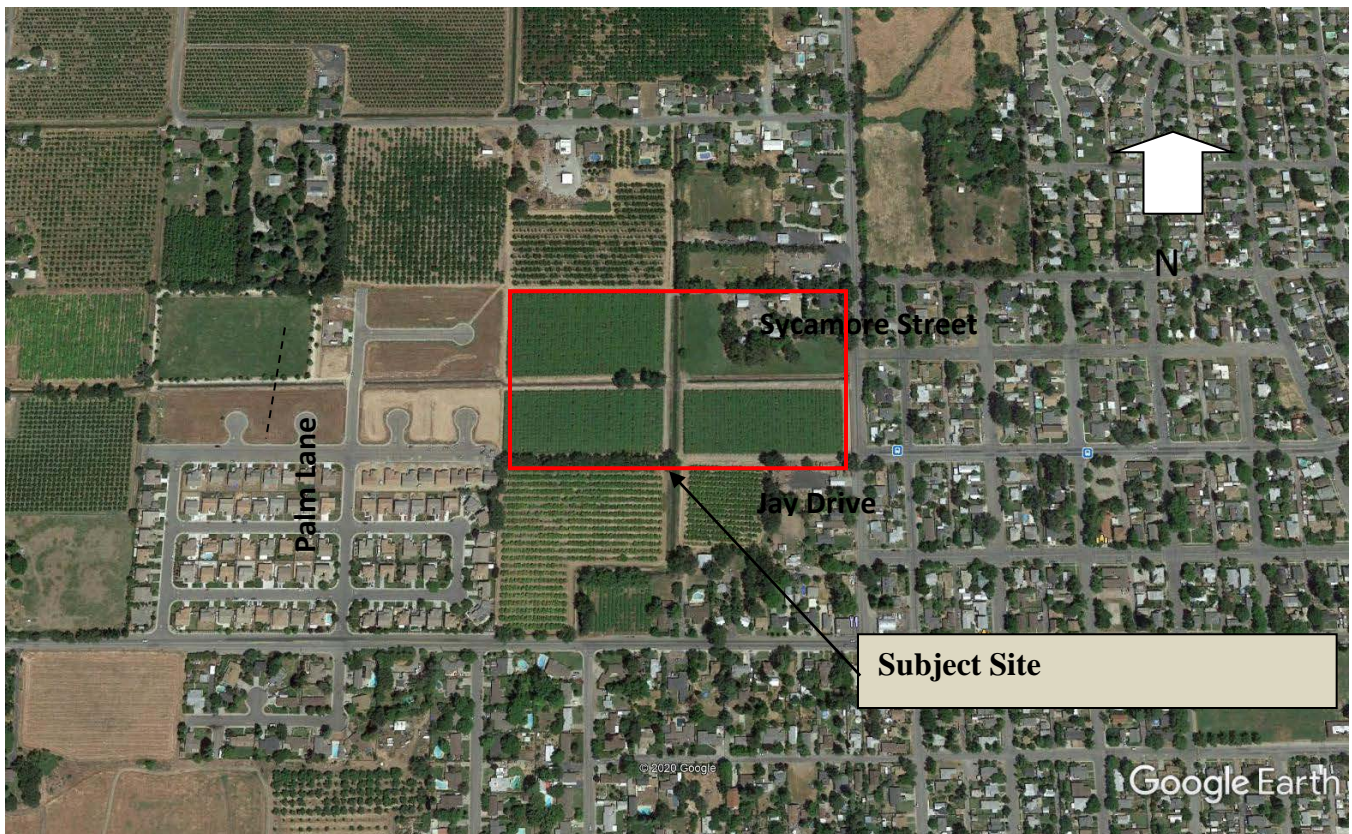


Figure 1: Location Map

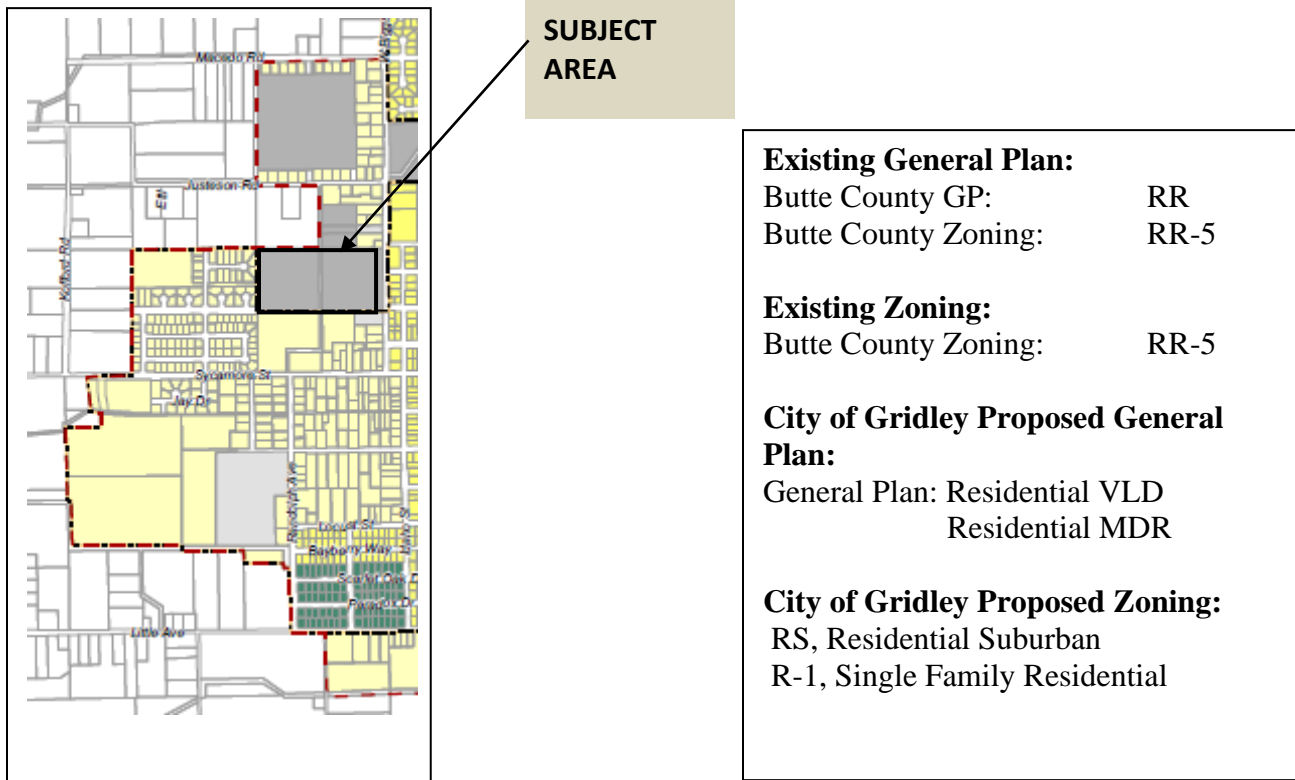


Figure 2: Zoning

General Plan and Zoning Land Use Designations

The property is currently in the unincorporated area of Butte County contiguous to the City of Gridley boundary. The County General Plan and Zoning land use designations are Rural Residential (RR) and Rural Residential – 5-acre minimum, respectively. The City of Gridley General Plan and Zoning maps reflect similar designations of Residential, Very Low Density and Agriculture Residential 5 acre minimum.

The applicant proposes to record a parcel map to subdivide the 20-acre parcel into three parcels to create separate land areas for the existing residences. These parcels would be 1.8 acres and 0.9 acre in size. The total area of 2.7 acres is proposed to have a General Plan designation of Residential, Very Low Density and a Zoning designation of Residential Suburban, RS. The remaining parcel of approximately 17.25 acres would have a General Plan designation of Residential, Medium Density and a Zoning designation of Single-Family Residential District (R-1).

Project Description

Initially, the applicant approached the Butte County Planning Department to begin the process of a parcel map to subdivide the property into three parcels positioning it to retain the existing home sites and provide for the remainder to be developed in the future for housing. The applicant has indicated the conversations with Butte County Planning encouraged them to consider annexing the property to the

City of Gridley because the property is contiguous to the City boundary and it is within the Sphere of Influence. Additionally, it was recognized the property was in a location where a natural expansion of the City might occur.

The proposed parcel map will divide the existing homesites for independent ownership to the applicant(1.8 acres) and to their daughter(0.9 acre) respectively, and create a remaining parcel of approximately 17.25 acres for a future housing development. In order to annex the property to the City of Gridley the following actions are needed:

- Amend the General Plan of the City of Gridley to reflect the existing and future land uses
- Pre-zone the property to be consistent with the City of Gridley General Plan land use designations
- Approve the Tentative Parcel Map to create two lots for the existing single family homes with the remainder positioned for future development
- Determine what environmental impacts there may be and provide mitigations for any that are significant unless mitigated
- Process an application through Butte County LAFCo to annex the property to the City of Gridley

Surrounding Land Uses and Setting

The property is contiguous to the existing City boundary and has been within the Sphere of Influence since before the 2010 General Plan Update.

The property is currently developed as an agricultural operation for Kiwi fruit. The Kiwi orchard is developed on the northwest, southwest, and southeast quadrants of the property. The property is bisected into quadrants both north and south by the City of Gridley drainage canal which lies in an east-west direction and RD133 in a north-south direction. The northeast quadrant has been developed with two single family homes where the applicant resides and their daughter.

The property has single family residential to the east and west of its boundary with residential/agriculture at the north and south boundaries.

Other public agencies whose approval is required

For the purposes of the amendments to the land use designations for General Plan and Zoning, no other public agency approval is required for this action. Annexation of the property requires approval from the Butte County LAFCo.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

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

DETERMINATION:

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

September 4, 2020

Date

Donna Decker
Planning Director, City of Gridley

III. ENVIRONMENTAL CHECKLIST

The following checklist contains the environmental checklist form presented in Appendix G of the CEQA Guidelines. The checklist form is used to describe the impacts of the Proposed Project. A discussion follows each environmental issue identified in the checklist. Included in each discussion are project specific mitigations which have been incorporated into the project design as a part of the Proposed Project.

For this project, the following designations are used:

Potentially Significant Impact:

An impact that could be significant and for which no mitigation has been identified. If any potentially significant impacts are identified, an EIR must be prepared.

Less Than Significant With Mitigation Incorporated:

An impact that requires mitigation to reduce the impact to a less-than-significant level.

Less Than Significant:

Any impact that would not be considered significant under CEQA relative to existing standards.

No Impact:

Any impact that does not apply to the project.

1. AESTHETICS

Environmental Setting

The project is an amendment to the General Plan and zoning designations to provide the appropriate land use designations for the proposed parcel map.

Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Substantially alter or degrade the existing visual character or quality of the project site;
- Have a substantial effect on a scenic resource; or,
- Substantially increase light or glare in the project site or vicinity which would adversely affect day or night time views.

Issues	Potentially Significant Impact	Less Than Significant With Mitiga- tion Incorporated	Less Than Significant Impact	No Impact
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Aesthetics

Would the project:

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

Discussion

a-d) The change in the land use designations will not alter existing aesthetic conditions; there is no scenic vista to consider. No changes will occur to the site by the creation of parcels to segregate existing homes from a larger remainder parcel. No construction is a part of the proposal. Therefore, there would be a *no-impact*.

2. AGRICULTURAL RESOURCES

Environmental Setting

The property is currently developed with two single family homes and has an agricultural operation for Kiwi fruit. The Kiwi orchard is developed on the northwest, southwest, and southeast quadrants of the property. The property is bisected into quadrants both north and south by the City of Gridley drainage canal which lies in an east-west direction and RD133 in a north-south direction. The northeast quadrant has been developed with two single family homes where the applicant resides and their daughter. No changes will occur to the property. The agricultural operations will continue until such time the remaining 17.25 acres is sold for development. At that time, it will be evaluated what impacts may exist.

Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural uses;
- Conflict with or result in the cancellation of a Williamson Act contract;
- Adversely affect agricultural production.

Issues	Potentially Significant Impact	Less Than Significant With Mitiga- tion Incorporated	Less Than Significant Impact	No Impact
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Agricultural Resources

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- | | |
|--|---|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | X |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | X |
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? | X |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | X |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | X |

Discussion

- a-e) Agriculture resource impacts are not applicable to this project. The property is currently being used as a Kiwi operation and will continue. The existing single-family home will continue the same. The project is the creation of parcels for each of the homes and to create a remainder of 17.25 acres for future development. There is no loss to agricultural resources at this time; therefore, this would be a *no-impact*.

AIR QUALITY

Environmental Setting

The entire air basin is currently designated as non-attainment for the State 24-hour, and PM10 standards. The Butte County and Sacramento Metro air districts are designated as non-attainment for the State PM2.5 annual standard,

Standards of Significance.

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Result in pollution emission levels above those established by BCAQMD in either short term (construction related) or long term (traffic).

Issues	Potentially Significant Impact	Less Than Significant With Mitiga- tion Incorporated	Less Than Significant Impact	No Impact
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Air Quality

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

- | | |
|--|---|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | X |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality | X |
| b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non- attainment under an applicable federal or state ambient air quality standard (including releasing | X |

emissions which exceed quantitative thresholds for ozone precursors)?

- | | |
|---|---|
| d) Expose sensitive receptors to substantial pollutant concentrations? | X |
| e) Create objectionable odors affecting a substantial number of people? | X |

Discussion

a-e) The change in the General Plan and zoning land use designations will not create an air quality impact. Amending the land use designations will not conflict with the BCAQD air quality plan, will not violate or substantially contribute to a net increase of pollutants, will not expose sensitive receptors nor create objectionable odors. When the development of the remaining 17.25 acres is considered, impacts, if any, will be determined at that time and mitigated as required; therefore, this would be a *no-impact*.

4. BIOLOGICAL RESOURCES

Environmental Setting

The project site is within the urban Gridley city area with residential and commercial uses in the surrounding area.

Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Adversely affect, either directly or through habitat modification, any endangered, threatened or rare species, as listed in Title 14 of the California Code of Regulations (Sections 670.5) or in Title 50, Code of Regulations (Sections 17.11 or 17.12 or their habitats (including but not limited to plants, fish, insects, animals, and birds);
- Have a substantial adverse impact, either directly or through habitat modification, on any species identified as a candidate, sensitive or special-status species in local or regional plans, policies, or regulations or by the CDFG or USFWS;
- Have a substantial adverse impact on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the CDFG or USFWS;
- Adversely affect federally protected wetlands (including but not limited to marsh, vernal pool, coastal, etc) either individually or in combination with the known or probable impacts of other activities through direct removal, filling, hydrological interruption, or other means;

- Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites; or,
- Conflict with any local or regional policies or ordinances designed to protect or enhance biological resources, such as a tree preservation policy or ordinance.

Issues	Potentially Significant Impact	Less Than Significant With Mitiga- tion Incorporated	Less Than Significant Impact	No Impact
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Biological Resources

Would the project:

- | | |
|--|---|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | X |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? | X |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | X |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | X |
| e) Conflict with any local policies or ordinances Protecting biological resources, such as a tree preservation policy or ordinance? | X |

- f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? X

Discussion

- a-f) The subject site is developed with two residences and farmed as a Kiwi orchard. This operation has existed for several years. The purpose of this project is to create three parcels; no changes to the site will occur by the creation of the parcels, the change in land uses or annexation to the City.

There are no endangered, threatened, or rare species of flora or fauna known to inhabit the project site; no impact to riparian habitat or sensitive species; no impact to federally protected wetlands; will not interfere with fish or other migratory species, will not conflict with any local policies or ordinances protecting species from impact; and, will not conflict with conservation or habitat plans. Therefore, this would be a *no-impact*.

5. CULTURAL RESOURCES

Environmental Setting

The subject site is not located in an area identified as having site specific historical, archeological, paleontological or geologic features or resources. No archeological resources have been or expected to be discovered on the site. No disturbance of the site other than agricultural activities will occur.

Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Cause a substantial change in the significance of a historical or archeological resource as defined in the CEQA Guidelines Section 15064.5; or,
- Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

Issues	Potentially Significant Impact	Less Than Significant With Mitiga- tion Incorporated	Less Than Significant Impact	No Impact
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Cultural Resources

Would the project:

- | | |
|---|---|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? | X |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | X |
| c) Directly or indirectly destroy a unique Paleontological resource or site or unique geologic feature? | X |
| d) Disturb any human remains, including those interred outside of formal cemeteries? | X |

Discussion

a-d) The amendment of the land use designations will not impact cultural resources. The site has been and is currently an agricultural operation. No change in the operations is a part of the project. The project is a change in land use designations to provide consistency with the City of Gridley land use designations and position the remainder of the property for future development by others; therefore designated as *no-impact*.

6. GEOLOGY AND SOILS

Environmental Setting

The City of Gridley does not lie within a designated Alquist-Priolo Fault Zone. Faults within the vicinity of Gridley are generally considered inactive. In 1975, the Oroville earthquake occurred on the Swain Ravine lineament of the Cleveland Hill Fault; Gridley is an approximate 10 miles distance from the epicenter/ active fault line.

Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Result in a project being built that will either introduce geologic, soils, or seismic hazard by allowing the construction of the project on such a site without protection against those hazards.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
--------	--------------------------------	--	------------------------------	-----------

Geology and Soils

Would the project:

- | | |
|---|--|
| <p>a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:</p> <p style="margin-left: 20px;">i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.</p> <p style="margin-left: 20px;">ii) Strong seismic ground shaking?</p> <p style="margin-left: 20px;">iii) Seismic-related ground failure, including liquefaction?</p> <p style="margin-left: 20px;">iv) Landslides?</p> <p>b) Result in substantial soil erosion or the loss of topsoil?</p> <p>c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?</p> | <p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p> |
|---|--|

- | | |
|--|---|
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risks to life or property? | X |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | X |

Discussion

a-i- iii) The subject site is located outside the Alquist-Priolo Earthquake Fault Zone as delineated by the California Division of Mines and Geology¹. The project would not be subject to potential damage from earthquake ground shaking as a greater than the maximum MMI VII of the Modified Mercalli Scale.

The State of California provides minimum standards for building design through the California Building Standards Code (California Code of Regulations (CCR), Title 24). The California Uniform Building Code is based on the UBC and has been modified for California conditions with numerous more detailed and/or stringent regulations. The State earthquake protection law requires that buildings be designed to resist stresses produced by lateral forces caused by earthquakes. The City implements the requirements of the California Code through its building permit process. The project is a change in land use designations to more aptly describe the existing conditions; therefore, designated as *no-impact*.

a-iv) The site is flat therefore it would not be subject to landslides. Therefore, this would be categorized as *no-impact*.

b-e) Natural erosion is frequently accelerated by human activities such as site preparation for construction and alteration of topographic features. No construction is a part of the proposed project; therefore, this would be a *no-impact*.

7. GREENHOUSE GAS EMISSIONS

Environmental Setting

Greenhouse gases are gases that cause and contribute to climate change. “Greenhouse gas” is a term that refers to all of the following types of gases: carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. Greenhouse gases vary in their potency (or potential to cause climate change) and are often measured in tons or million metric tons of carbon dioxide equivalents. Transportation is the largest source of California’s greenhouse gas emissions, followed by electricity generation and natural gas used in buildings.

Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Result in a project being built that will cause and contribute to climate change and a local increase of greenhouse gas emission.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
--------	--------------------------------	--	------------------------------	-----------

Greenhouse Gas Emissions

Would the project:

- | | |
|--|---|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | X |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | X |

Discussion

- a-b) The project is a change in land use designations and parceling the property to provide land area for two existing homes; there would be no direct or indirect increase of greenhouse gas emissions nor does the project conflict with any applicable plan, policy or regulation in the Climate Action Plan adopted 2016; therefore designated as ***no-impact***.

8. HAZARDS AND HAZARDOUS MATERIALS

Environmental Setting

The project consists of a parcel map to create three parcels and corresponding land use designations for the annexation into the City of Gridley.

Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Result in exposing people to existing contaminated soil during construction activities;
- Result in exposing people to asbestos containing materials;
- Result in exposing people to contaminated groundwater if dewatering activities take place.

Issues	Potentially Significant Impact	Less Than Significant With Mitiga- tion Incorporated	Less Than Significant Impact	No Impact
--------	--------------------------------------	--	------------------------------------	--------------

Hazards And Hazardous Materials

Would the project:

- | | |
|--|---|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | X |
| b) Create a significant hazard to the public or the Environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | X |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | X |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | X |
| e) For a project located within an airport land use Plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | X |
| f) For a project within the vicinity of a private airstrip would the project result in a safety hazard for people residing or working in the project area? | X |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emer- | X |

gency evacuation plan?

- h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? X

Discussion

- a-h) The project is a change in land use designations for a parcel map and annexation into the City of Gridley to provide density consistency and will not create a significant hazard to the public; therefore, designated as *no-impact*.

9. HYDROLOGY AND WATER QUALITY

Environmental Setting

The National Pollutant Discharge Elimination System (NPDES) was established in the Clean Water Act to regulate municipal and industrial discharges to surface waters of the U.S. Non-point sourced diffuse and originate over a wide area rather than from a definable point. Two types of non-point source discharges are controlled by the NPDES program; discharges caused by general construction activities and general quality of storm water in municipal stormwater systems.

Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Result in substantially degrading water quality or violate any water quality objectives set by the State Water Resources Control Board due to increased sediments or other contaminants generated by consumption and/or operation activities;
- Result in exposing people or property to the risk of injury and damage in the event of a 100 year flood.

Issues	Potentially Significant Impact	Less Than Significant With Mitiga- tion Incorporated	Less Than Significant Impact	No Impact
--------	--------------------------------------	--	------------------------------------	--------------

Hydrology and Water Quality

Would the project:

- | | |
|---|---|
| a) Violate any water quality standards or waste discharge requirements? | X |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | X |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? | X |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | X |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | X |
| f) Otherwise substantially degrade water quality? | X |
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | X |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | X |

- | | |
|--|---|
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | X |
| j) Inundation by seiche, tsunami, or mudflow? | X |

Discussion

- a-j) The project is a change in land use designations. The project will conform to the NPDES when construction when the future housing development may occur. This project will not expose people to increased risk; therefore designated as *no-impact*.

10. LAND USE PLANNING

Environmental Setting

The project consists of amending the General Plan and zoning land use designations to represent the existing single-family uses and to position the remaining large parcel for future development.

Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Substantially alter an approved land use plan that would result in physical change to the environment.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Issues				

Land Use Planning

Would the project:

- | | |
|--|---|
| a) Physically divide an established community? | X |
| b) Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | X |

- c) Conflict with any applicable habitat conservation plan or natural community conservation plan? X

Discussion

- a-c) The change in General Plan designation and zoning will not conflict with other policies; it will ensure consistency to the 2030 General Plan Update plans and policies. Therefore, there is ***no-impact***.

11. MINERAL RESOURCES

Environmental Setting

The subject site has not been identified to have mineral resource deposits; the project is an amendment of land use designations, for the creation of three parcels to annex the property into the City of Gridley.

Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Result in the depletion of a mineral resource.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Issues				

Mineral Resources

Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? X
- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? X

Discussion

- a-b) The proposed project site is not included or delineated as a Mineral Resource Zone. The project is a change in land use designations; therefore, designated as ***no-impact***.

12. NOISE

Environmental Setting

Increased noise sources from the project as an affect to adjacent properties.

Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Result in exterior noise levels above the acceptable level of 60 dBA, (70 dBA daytime);
- Result in interior noise levels exceeding 45dBA.;
- Result in construction noise levels that do no meet the City of Gridley Noise Ordinance.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Noise

Would the project:

- | | |
|---|---|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | X |
| b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels? | X |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | X |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | X |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | X |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or | X |

working in the project area to excessive noise levels?

Discussion

a-f) The project is a parcel map, a change in land use designations and no noise impact would result; therefore designated as *no-impact*.

13. POPULATION AND HOUSING

Environmental Setting

The project is an amendment to the General Plan and zoning land use designations for the proposed parcel map. No construction or uses change the population or housing at this time.

Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Induce substantial growth that is inconsistent with the approved land use plans in place;
- Displace affordable housing.

	Potentially Significant Impact	Less Than Significant With Mitiga- tion Incorporated	Less Than Significant Impact	No Impact
Issues				

Population and Housing

Would the project:

- | | |
|---|---|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | X |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | X |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | X |

Discussion

a-c) The proposed project will not displace substantial numbers of people or requiring replacement housing be provided. The project will provide parcels to be created for two existing homes and the creation of a parcel for future housing development. The location and annexation into the City of Gridley is a logical extension of the city. The project is a change in land use designations; therefore designated as *no-impact*.

14. PUBLIC SERVICES

Environmental Setting

The City of Gridley has public services and infrastructure in place for the subject site when it should be developed in conformance to the amended land use designations and/or, if the two existing homes need to connect to City services.

Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Create an increase in demand for police protection services which could substantially interfere with the ability of the Police Department to provide adequate response time to the project site;
- Create an increased demand for fire protection services that would substantially interfere with the ability of the Fire Department to provide adequate response time to the project site;
- Create an increased demand for schools that would exceed existing school capacity; or,
- Create an increased demand for parks and other public facilities that would exceed existing capacity.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Issues				

Public Services

Would the project:

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: X

Fire protection?	X
Police protection?	X
Schools?	X
Parks?	X
Other public facilities?	X

Discussion

a-e) The project is a change in land use designations. There are public services available for the two existing home sites if required as well as the future development; therefore designated as *no-impact*.

15. RECREATION

Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Result in the failure to meet city standards for the provision of parkland.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Issues				

Recreation

Would the project:

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

Discussion

- a-b) The project is a parcel map with two homes and change in land use designations; therefore designated as *no-impact*.

16. TRANSPORTATION AND TRAFFIC

Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Result in reducing the traffic rating level of service.

Issues	Potentially Significant Impact	Less Than Significant With Mitiga- tion Incorporated	Less Than Significant Impact	No Impact

Transportation and Traffic

Would the project:

- | | |
|--|---|
| a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | X |
| b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? | X |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | X |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | X |
| e) Result in inadequate emergency access? | X |
| f) Result in inadequate parking capacity? | X |
| g) Conflict with adopted policies, plans, or programs | X |

supporting alternative transportation (e.g., bus turn-outs, bicycle racks)?

Discussion

a-g) The proposed project will not decrease the level of service as outlined in the General Plan. The project is a change in land use designations; therefore designated as *no-impact*.

17. UTILITIES AND SERVICE SYSTEMS

Environmental Setting

The City has public services and infrastructure planned to meet the build out of the General Plan; this project does not impact the public service planning goals.

Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Result in the construction of new water facilities or expansion of existing facilities;
- Result in exceeding the wastewater treatment requirements of the Regional Water Quality Control Board;
- Result in or require the construction or expansion of existing wastewater treatment facilities;
- Be served by a land fill that has inadequate permitted capacity.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Utilities and Service Systems

Would the project:

- | | |
|--|---|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | X |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | X |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | X |

- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? X

Discussion

- a-d) The project is a parcel map for three parcels and a change in land use designations; therefore designated as *no-impact*.

MANDATORY FINDINGS OF SIGNIFICANCE

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mandatory Findings of Significance

Would the project:

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? X
- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? X
- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? X

Discussion

The proposed project is a three parcel map to provide land area for two existing structures and position a remainder for potential development along with corresponding land use designations providing consistency with existing and potential future uses; therefore designated as *no-impact*.

Endnotes

¹ California Division of Mines and Geology, Alquist-Priolo Hazard Mapping
www.conserv.ca.gov

² City of Gridley, 2030 General Plan, Final Environmental Impact Report, 2010.