

Gridley Planning Commission – Regular Meeting Agenda

Wednesday, January 11th, 2023; 6:00 pm
Gridley City Hall, 685 Kentucky Street, Gridley, CA 95948

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

The Public is encouraged to attend and participate in person. Comments from the public on agenda items will be accepted until 4 pm on January 11th, 2022, via email to csantana@gridley.ca.us or via the payment/document drop box at Gridley City Hall and will be conveyed to the Commission for consideration.

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

Webinar ID:

<https://us06web.zoom.us/j/86519056110?pwd=cTU4RGNGeHNEcnAyOFhuR3hVak1kQT09>

Passcode: 455826

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

CALL TO ORDER – Chair Espino

ROLL CALL

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

CONSENT AGENDA

1. Commission minutes dated November 16, 2022

PUBLIC HEARING

2. **Tentative Subdivision Map No. 1-23;** Application for a tentative subdivision map to subdivide one parcel consisting of approximately 12.34 acres into five (5) parcels for a multi-family housing development located on the west side of State Route 99. (APN: 021-110-033)

CITY STAFF AND COMMISSION INFORMATIONAL UPDATES

ADJOURNMENT – Adjourning to the next regularly scheduled meeting on February 15th, 2023.

This agenda was posted on the public bulletin board at City Hall at or before 6:00 p.m. on January 6th, 2023. This agenda along with all attachments, if any, is available for public viewing online at www.gridley.ca.us and at the Administration Counter in City Hall, 685 Kentucky Street, Gridley, CA. This is a public meeting, and anyone may address the Planning Commission. Any documents that were provided to the Planning Commission after the Agenda packet was distributed are also available for public review during normal business hours.

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

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Webinar ID:

<https://us06web.zoom.us/j/84202288065?pwd=L1c0ajNXb2Q2Rkl6bTd6SWllyXFLQT09>

Passcode: 367509

Webinar ID: 832 4812 5153

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CALL TO ORDER – Chair Espino

ROLL CALL

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CONSENT AGENDA

1. Commission minutes dated July 20, 2022

PUBLIC HEARING

2. **Planning Commission Orientation**- A review of the planning entitlement process
3. **GPA 2-22**; General Plan Amendment to amend the land use designation from the various residential land use designations of Residential, Very Low Density, Residential, Low Density, Residential, Medium Density, Residential, High Density 1, and Residential, High Density 2 to Residential providing consistency related to recent state legislation

supporting increased housing densities in all zones creating non-conformance to the General Plan. (City wide)

4. **GPA 1-22; RZ 1-22; Lot Merger 1-22; SDP 1-22; Mitigated Negative Declaration;** Application for a General Plan Amendment to amend the land use designation from Industrial to Commercial, a rezone to amend the land use zoning designation from Heavy Industrial (M-2) to General Commercial (C-2), to merge two lots into one creating a 3.41-acre site, a Site Development Plan Review for the development of a mixed commercial use fueling station for automobiles, truck fueling, a grocery market, a drive-thru coffee kiosk, and a Mitigated Negative Declaration located at 1225 Hwy 99. (APN 021-270-043 & -044)

CITY STAFF AND COMMISSION INFORMATIONAL UPDATES

ADJOURNMENT – Adjourning to the next regularly scheduled meeting on December 21st, 2022.

This agenda was posted on the public bulletin board at City Hall at or before 6:00 p.m. on November 11, 2022. This agenda along with all attachments, if any, is available for public viewing online at www.gridley.ca.us and at the Administration Counter in City Hall, 685 Kentucky Street, Gridley, CA. This is a public meeting, and anyone may address the Planning Commission. Any documents that were provided to the Planning Commission after the Agenda packet was distributed are also available for public review during normal business hours.

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Planning Commission Item #2
Staff Report

Date: January 11, 2023
To: Chair and Planning Commissioners
From: Donna Decker, Planning Department

X	Regular
	Special
	Closed
	Emergency

Subject: **Tentative Subdivision Map No. 1-23;** Application for a tentative subdivision map to subdivide one parcel consisting of approximately 12.34 acres into five (5) parcels for a multi-family housing development located on the west side of State Route 99. (APN: 021-110-033)

Recommendation

City staff respectfully recommends the Planning Commission:

1. Recommend approval of TSM 1-23 and forward to the City Council.

Summary

The applicant is submitting a tentative subdivision map to develop a 12.34-acre parcel into five parcels for an affordable multi-family housing development.

Discussion

Location and site characteristics

The subject site is located on the west side of State Route 99 between Archer Avenue and Evelyn Drive. The existing site has an orchard and a single-family home with a shop. This home will remain until such time a commercial development is considered.

The site is fairly flat having slopes of 1-2% generally across the site. The soils on the site are known as Live Oak Sandy Loam. The soil is classified as Prime Farmland if Irrigated.

Project Description

The project will subdivide one parcel into five parcels. Two parcels adjacent to State Route 99 will be developed as commercial developments. Access into the site is from State Route 99 with a future extension of Washington Street on the west boundary. The intent is to create parcels to meet the General Plan land use designations along the highway commercial corridor and provide a mixed-use development having multi-family housing. The applicant has submitted two projects; Orchard View I and Orchard View II to construct affordable housing units from 30-60% of the Butte County AMI (Adjusted Median Income) level.



Figure 1: Project Location

Orchard View I was approved on June 14, 2022 as a staff level review in accordance with AB 430. This legislation streamlines approval for affordable housing when the General Plan and zoning are consistent with the proposed development. Orchard View I, Phase I, will encompass Parcel 1 of the map consisting of approximately 5.43 acres. This development will provide 48-unit multi-family affordable housing development consisting of five-residential two-story structures, one- 2,735 square-foot single story community building, and 98 parking spaces. Orchard View II, Phase II, is under review for approval. This portion of the development will encompass Parcel 4. This parcel is contiguous to the future Washington Street extension from Manuel Vierra Park. Phase III of the development has not been submitted to the city. The developments rely on CDBG funding and anticipate tax credit approval.

The project will deed to the city a strip of land on its west boundary adjacent to the UPRR right of way which will be the future extension of Washington Street. It is anticipated to reflect a neighborhood street and will have parking for the Phase II development.

General Plan & Zoning Designation

The General Plan land use designation is Commercial. The zoning for the site is HCC/MUCZ allowing mixed use developments along the State Route Corridor. The General Plan amendment and rezone of the property occurred in 2017 in an effort to streamline the highway corridor developments by allowing mixed uses.

Tentative Subdivision Map

The proposed map will subdivide the existing single parcel into five parcels.

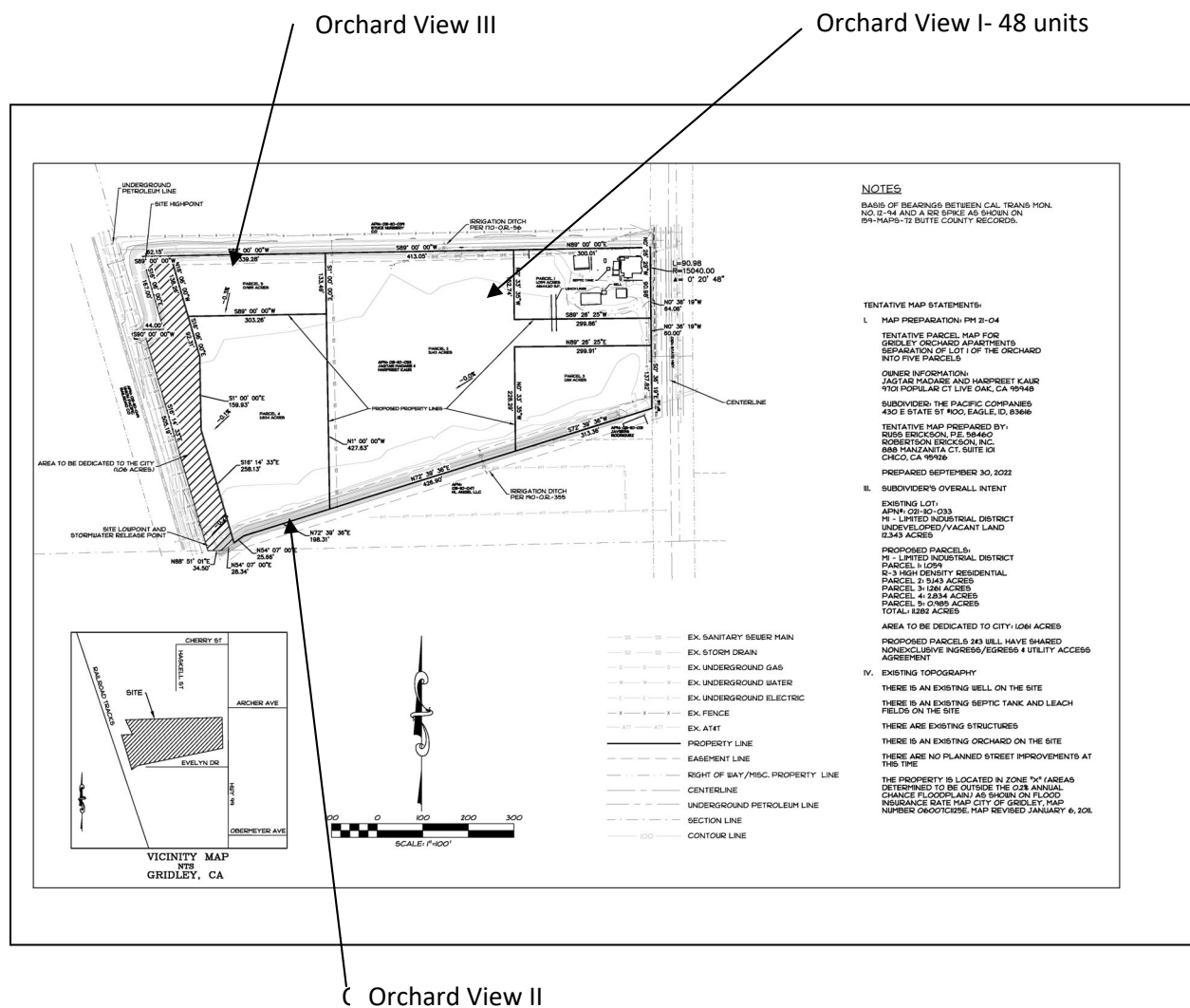


Figure 2: Proposed Tentative Subdivision Map

When all of the phases are complete, it is anticipated the number of multi-family affordable housing units would be approximately 100 units supporting incomes of 30-60% of the AMI. This will help the city to meet its RHNA housing requirements.

The proposed map provides an additional 5 parcels from the Housing Element analysis. The Housing Element Policy HP-2.4 also supports this development:

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

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

Utilities

The city can provide utilities to the development; storm water, sanitary sewer, and electric. Existing utilities will be extended as required to support the development.

Circulation

Access to the development initially be from SR 99. The Washington Street extension will eventually provide connectivity to the downtown area and Manuel Vierra Park.

Drainage

Site drainage will be provided into a city storm drainage system. The system will be calibrated to discharge into Reclamation District 2056 system to the south.

Approval process

The approval process for subdivision maps is not discretionary in that the Planning Commission determines that the map meets the requirements of the Subdivision Map Act. The Planning Commission will need to make the required findings for a recommendation to the City Council.

Planning Commission Findings

1. That the proposed map is consistent with the General Plan or the Gridley Municipal Code.
2. That the design or improvements of the proposed subdivision are consistent with applicable General Plan or the Gridley Municipal Code.
3. That the site is physically suitable for the proposed density of development.
4. That the site is physically suitable for the type of development.
5. That the design of the subdivision or the proposed improvements is not likely to cause a significant adverse effect on the environment
6. That the design of the subdivision or the type of improvements is not likely to cause serious public health problems.
7. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

Public Notice

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

Environmental Review

The proposed project relies on the adopted Negative Declaration for the General Plan Amendment and the Rezone this parcel was a part of per 2017-R-008.

Attachments –

1. Exhibit A Conditions of Approval
2. Exhibit B TSM 1-23 Map

Exhibit A

Draft Conditions of Approval TSM 1-23

1. The applicant/property owner shall file a Declaration of Acceptance of the Conditions of Approval within 30 days of approval for the Tentative Subdivision Map 1-23.
2. The Tentative Subdivision Map 1-23 shall expire after a three (3) year period. An extension of 2 years is allowed by the City are allowed under the Subdivision Map Act
3. Use of the 12.34-acre project site is subject to all zoning regulations described in Gridley Municipal Code as applicable to "HCC/MUCZ" zoning districts, the General Plan requirements, and all applicable requirements of the Gridley Municipal Code.
4. Physical development of the site shall conform to the design approved for Tentative Subdivision Map No. 1-23 and to all of the conditions of approval of that Tentative Subdivision Map.
5. The project shall be required to pay all applicable impact fees for the development of the project.
6. Minor changes may be approved by the Planning Director upon receipt of a substantiated request by the applicant, or their respected designee. Prior to such approval, verification shall be made by each Department that the modification is consistent with the approved application. Changes deemed to be major or significant in nature shall require a formal application for amendment.
7. In the event of the discovery or recognition of prehistoric or historic resources in the area subject to development activity, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie similar resources and a professional archaeologist shall be consulted. Further, if human remains are discovered, the coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required. If the County Coroner determines the remains to be Native American, the coroner shall contact the Native American heritage Commission within 24 hours.

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

activity within the 50-foot perimeter.

8. The project will implement any recommended mitigation measures identified within the Initial Study per 2017-R-008.
9. Prior to any site work, the project applicant shall submit a geotechnical report to the City, prepared by a certified engineering geologist. The project applicant shall incorporate any recommended measures into the final site plan.
10. Construction of the project shall comply with the requirements of the National Pollution Discharge Elimination (NPDES) Permit and obtain a WDID from the State of California in conformance with the General Construction Storm Water Permit; Storm Water Pollution Prevention Plan (SWPPP) shall be prepared prior to construction activities.
11. Upon commencement of grading and construction activities, the applicant shall implement measures to offset particulate matter and emissions from construction equipment as specified by Butte County Air Quality Management District.
12. Prior to recordation of a Final Map, the applicant shall submit for review and approval improvement plans that shall include, not limited to, details related to above and underground infrastructure; piping and service laterals, meters, drop inlets, manholes, curb, gutter, and sidewalk, roadway, pavement markings, lighting, hydrants, street signs, electrical, transformer pedestals, and any and all components as required by the City of Gridley, the City Engineer, the Utility Supervisor, and Public Works Manager. Plans shall meet all required state and local ordinances, regulations, and Public Works Development Standards. Omissions on the plans does not constitute approval for the omission. Plans shall be reviewed and approved by the City Engineer and the Gridley Municipal Services Division.
13. Prior to recordation of the final map, the applicant shall coordinate with the Butte County Assessor's Office and Tax Collector to segregate any assessments against the properties and pay any delinquent, current, and future taxes and/or assessments against the properties as required.
14. Dedicate and improve the west frontage on SR 99 to the satisfaction of the city engineer and Caltrans.
15. Dedicate and improve the 60-foot wide local residential street right-of-way for the interior extension of Washington Street to the satisfaction of the City Engineer.
16. Dedicate a 10-foot public services easement adjacent to all public right-of-way frontages.
17. Prior to approval of a Final Map all of the following requirements shall be completed:

18. A registered engineer shall prepare and submit the following information to Gridley Department of Public Works for review and approval:
- a. Calculations identifying the estimated rate of peak stormwater runoff from the cross area of the undivided site and abutting streets - as they exist at the time of approval of the tentative subdivision map- during currently adopted design storm event. The calculations shall be prepared in a manner consistent with the Gridley Public Works Construction Standards, and with standard engineering practice.
 - b. Construction details, plans and profiles, typical sections, specifications, and maintenance plans for any proposed stormwater detention facilities to be constructed to serve the parcels created by this subdivision.
 - c. An assessment against the development and individual parcels shall be established to fund the on-going maintenance costs associated with any approved stormwater detention facilities, lighting, landscape, and drainage components as determined by the City Engineer.
 - d. Dedication of the area for the detention facilities, if required shall be made to the City of Gridley as a condition of recordation of the Final Map.
 - e. The design of surface detention facilities, if required, shall minimize use of the facility by mosquitoes- for breeding by incorporating some or all of the features recommended by the Butte County Mosquito and Vector Control District.
 - f. All drainage improvements shall be constructed in conformance with the Gridley Public Works Construction Standards, the City of Gridley Master Drainage Plan, and the details shown on approved construction plans. The developer shall have a registered engineer prepare and submit construction details, plans and profiles, typical sections, specifications, and cost estimates to the Department of Public Works for review and approval prior to the recordation of the Final Map.
19. Telephone, cable television, and gas service shall be provided to all parcels and all units in the development in accordance with the Gridley Public Works Construction Standards, the Gridley Municipal Code, and the requirements of the agencies providing these services.
20. If any existing utilities must be relocated as a result of this subdivision, the agencies that own the facilities may require the developer to pay the cost of such relocations.
21. The lots shall be graded in conformance with the Gridley Public Works Construction Standards and the Gridley Municipal Code. The developer shall submit grading details,

plans and specifications prepared by a registered engineer to the Department of Public Works for review and approval prior to the start of any work.

22. The Applicant shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to the plaintiff in an action challenging the validity of this tentative subdivision map or any environmental or other documentation related to approval of this tentative subdivision map.
23. In order to mitigate noise impacts from on the residential development, the applicant shall erect a 6'-high solid cmusplit face capped sound wall adjacent to the UPRR right of way to the acceptance of the improvements for the project. Landscaping and irrigation shall be constructed throughout the development to the satisfaction of the Planning Director.
24. Provide existing topo 100 feet beyond boundary and proposed finish grade contour lines both at 1 foot contour intervals.
25. Provide water distribution plan, proposed sizes and tie in locations.
26. Proposed fire hydrant locations.
27. Develop conceptual sewer plan, proposed sizes, slopes, sewer manholes and tie in locations.
28. Develop conceptual drainage plan, sizes and overland release and detention facilities.
29. Show public utility easements (PUE) on plan.
30. Provide Landscape Plan for frontage along SR 99 and throughout the development.
31. Show all existing public facilities within the 100 foot beyond the site boundary.
32. Show proposed building setbacks for each building with the site development plans.
33. Provide non-exclusive access easement to serve the developments between SR 99 and all parcels.
34. All overhead utilities shall be underground within subdivision.
35. Street lighting shall be provided within the interior of the development. The lighting layout will be approved by the City and will have decorative acorn lighting. Decorative acorn lighting shall be located on both sides of the entry from SR 99 to the development.

36. Electrical and Water to be looped into existing infrastructure, if required. The electrical service shall be extended for service to the development from Washington Street. The applicant shall coordinate with Gridley Electric specific to the design needs.
37. Meet requirements of Reclamation District 2056 related to the rate of discharge into the existing facilities. The proposed development shall mitigate the increased stormwater runoff such that RD2056 facilities and properties served by the District aren't impacted due to the increased stormwater.

Reclamation District 2056 may review the drainage plan and analysis and reimbursed by the applicant for any costs associated with their review to the District.

38. Provide detailed information related to the storm water discharge solutions.
39. The applicant may enter into a Subdivision Agreement in order to record the Final Map prior to all improvements constructed. The agreement is a document approved by Council resolution.
40. The applicant may request a grading permit and pay all applicable fees as reviewed and approved by the City Engineer.
41. The applicant/developer may develop the subdivision in phases at the review and approval of the city.
42. All costs related for plan review, design, and improvement plan approval by city staff and/or consultants will be the responsibility of the applicant/developer at actual cost.
43. Segregate any assessments against the properties.
44. Pay any delinquent taxes and/or assessments against the properties.
45. Note on a separate document to be recorded simultaneously with the Subdivision Map, the requirement for payment of school impact fees, as levied by the Gridley Unified School District in accordance with State legislation at the currently adopted rate per square foot of building area.
46. Note on a separate document to be recorded simultaneously with the Subdivision Map, the requirement for payment of drainage fees levied, if any, and must be paid to the City at the time a building permit is issued for development of each parcel.
47. Install street name signs, traffic control signs, pavement markings and barricades as required in conformance with the Gridley Public Works Construction Standards.

48. Dedication of the total area of the detention basin, park, open space, frontage improvements and all pedestrian connection trails, shall be made to the city of Gridley in fee title as a condition of recordation of the Final Map.
49. If surface detention facilities are proposed, the design shall minimize use of the facility by mosquitoes for breeding by incorporating some or all of the features recommended by the Butte County Mosquito and Vector Control District.
50. All sanitation facilities shall be constructed in conformance with the Gridley Public Works Construction Standards and the Gridley Municipal Code. The developer shall submit construction details, plans and profiles, typical sections, specifications, and cost estimates that have been prepared by a registered engineer to the Department of Public Works for review and approval prior to start of any work.
51. All water facilities shall be constructed in conformance with the Gridley Public Works Construction Standards and the Gridley Municipal Code. The developer shall submit construction details, plans and profiles, typical sections, specifications, and cost estimates that have been prepared by a registered engineer for review and approval prior to start of any work.
52. The City and the developer shall coordinate with RD 2056 for the construction of appropriate decorative fencing to prohibit access to the canal.
53. The developer shall install fire hydrants in conformance with the requirements of the Uniform Fire Code as interpreted by the local division of the California Division of Forestry, the City of Gridley's contract Fire Department. The number of hydrants installed, as well as the exact location and size of each hydrant and the size of the water main serving each hydrant, shall be as specified in the Code.
54. All residential structures shall provide a fire sprinkler system that meets or exceeds the requirements of the Fire Code.
55. The development shall provide an operable solar system sized to the expected demand. Plans showing the proposed solar design and technical data sheets shall be submitted to the Electric Department for review and approval prior to submitting to Butte County for a building permit.
56. Telephone, cable television, internet, and natural gas service shall be provided to all parcels in accordance with the Gridley Public Works Construction Standards, the Gridley Municipal Code, and the requirements of the agencies providing these services.
57. The applicant/developer is responsible for paying all costs for a third-party inspector

during the construction of any or all phases of development.

58. Fencing shall occur at the time of construction and shall be the responsibility of the developer. Fencing throughout the project shall be as reviewed and approved by the Planning Department.
59. Form an assessment district to cover on-going maintenance costs of facilities within the subdivision including landscaping areas and the drainage detention basin.
60. The Applicant shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to the plaintiff in an action challenging the validity of this tentative subdivision map or any environmental or other documentation related to approval of this tentative subdivision map.
61. Construction practices shall conform to the standards adopted by the Butte County Air Quality Management District, which requires that 1) fugitive dust emissions related to construction of public improvements for the subdivision be controlled at all times, 2) all clearing, grading, earth moving or excavation activities must cease during periods of wind exceeding 15 miles per hour averaged over one hour, and 3) large off-road diesel equipment used for grading at the site must be maintained in good operating conditions.
62. Note on a document to be recorded concurrently with the Final Map that agricultural spraying and keeping of livestock may occur on surrounding properties and that such agricultural uses are permitted by the zoning of those properties and will not be abated unless the zoning changes.

NOTES

BASIS OF BEARINGS BETWEEN CAL TRANS MON. NO. 12-94 AND A RR SPIKE AS SHOWN ON 159-MAPS-72 BUTTE COUNTY RECORDS.

TENTATIVE MAP STATEMENTS:

I. MAP PREPARATION: PM 21-04

TENTATIVE PARCEL MAP FOR GRIDLEY ORCHARD APARTMENTS SEPARATION OF LOT 1 OF THE ORCHARD INTO FIVE PARCELS

OWNER INFORMATION:
JAGTAR MADARE AND HARPREET KAUR
9701 POPULAR CT LIVE OAK, CA 95948

SUBDIVIDER: THE PACIFIC COMPANIES
430 E STATE ST #100, EAGLE, ID, 83616

TENTATIVE MAP PREPARED BY:
RUSS ERICKSON, P.E. 58460
ROBERTSON ERICKSON, INC.
888 MANZANITA CT. SUITE 101
CHICO, CA 95926

PREPARED SEPTEMBER 30, 2022

III. SUBDIVIDER'S OVERALL INTENT

EXISTING LOT:
APN#: 021-110-033
MI - LIMITED INDUSTRIAL DISTRICT
UNDEVELOPED/VACANT LAND
12.343 ACRES

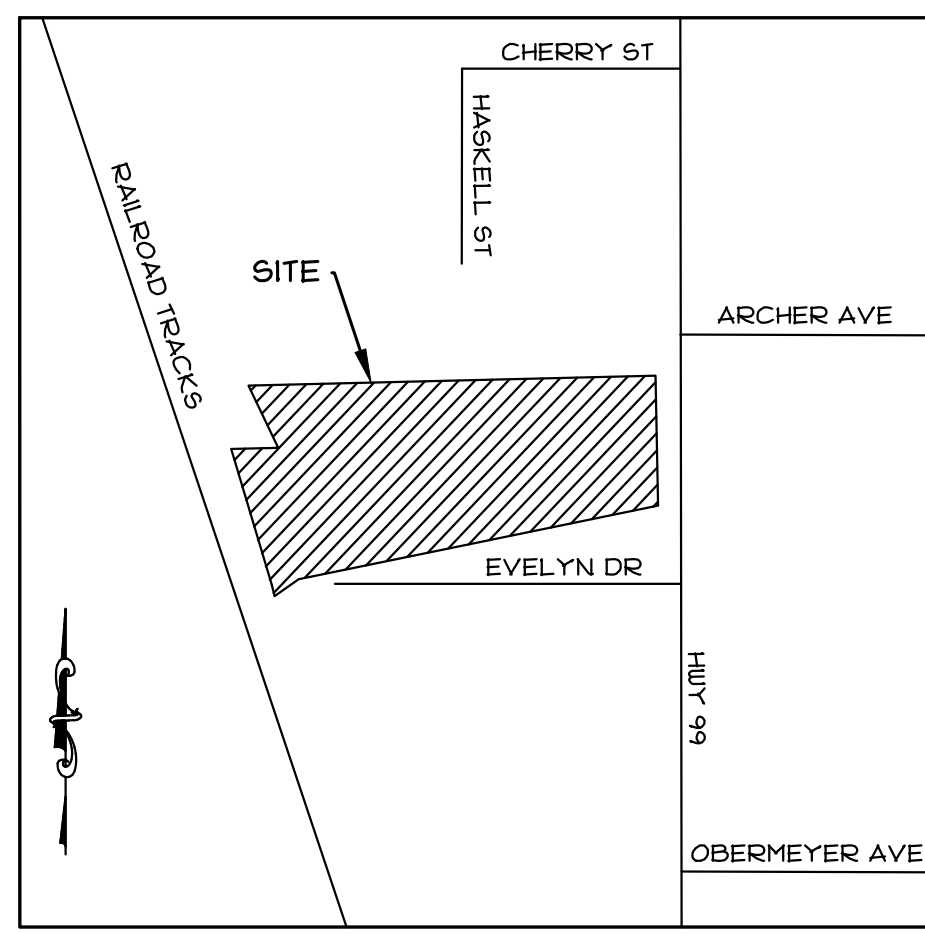
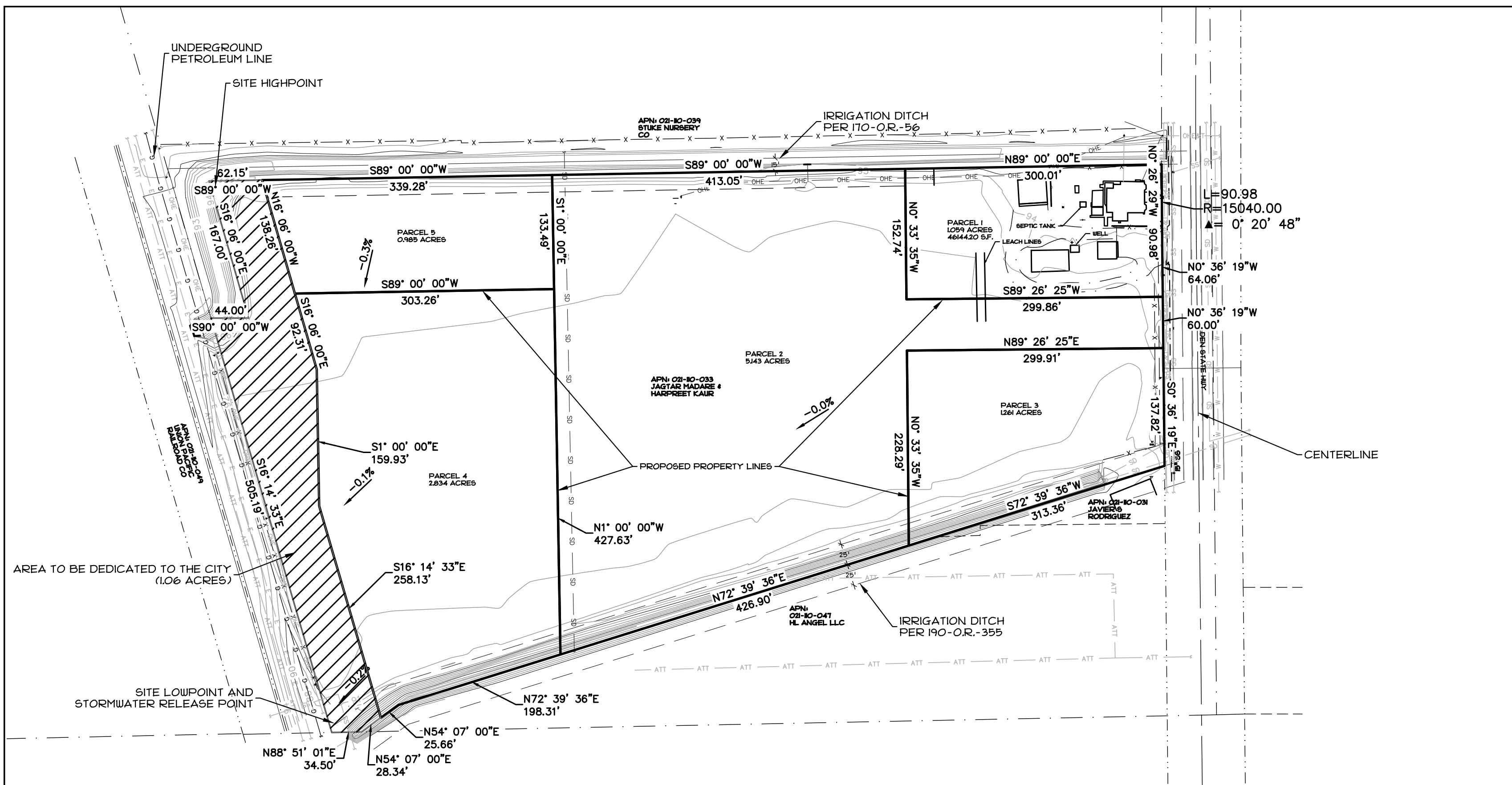
PROPOSED PARCELS:
MI - LIMITED INDUSTRIAL DISTRICT
PARCEL 1: 1.059
R-3 HIGH DENSITY RESIDENTIAL
PARCEL 2: 5.143 ACRES
PARCEL 3: 1.261 ACRES
PARCEL 4: 2.834 ACRES
PARCEL 5: 0.985 ACRES
TOTAL: 11.282 ACRES

AREA TO BE DEDICATED TO CITY: 1.061 ACRES

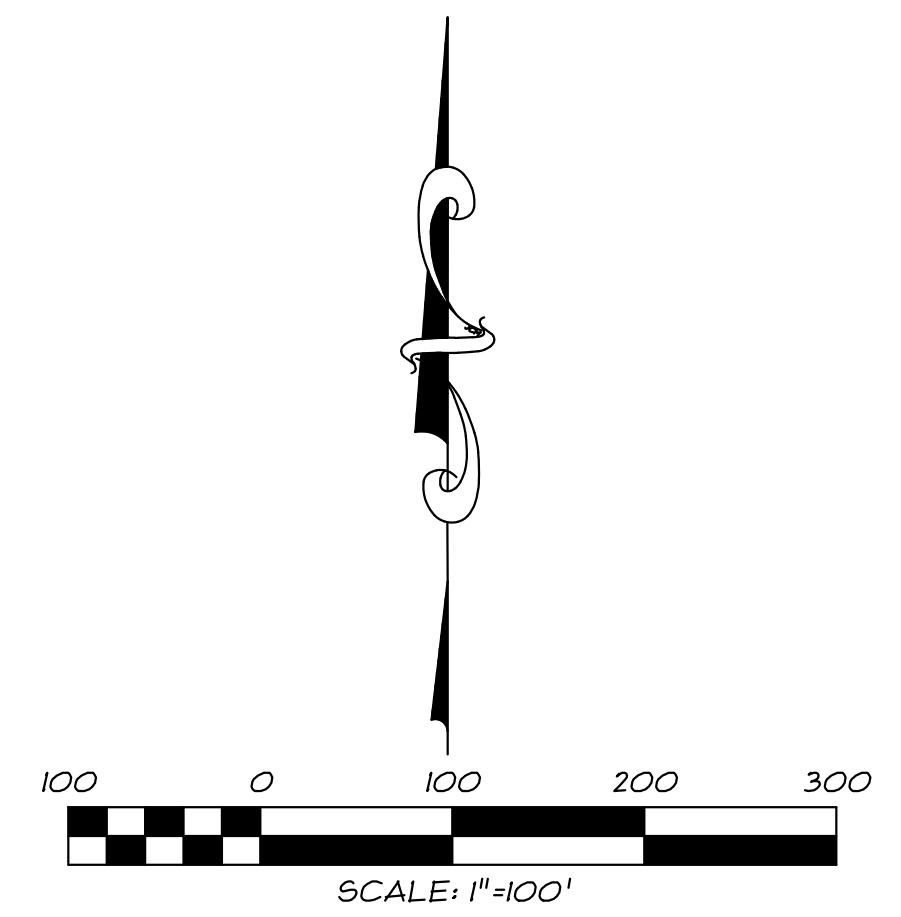
PROPOSED PARCELS 2&3 WILL HAVE SHARED NONEXCLUSIVE INGRESS/EGRESS & UTILITY ACCESS AGREEMENT

IV. EXISTING TOPOGRAPHY

- THERE IS AN EXISTING WELL ON THE SITE
- THERE IS AN EXISTING SEPTIC TANK AND LEACH FIELDS ON THE SITE
- THERE ARE EXISTING STRUCTURES
- THERE IS AN EXISTING ORCHARD ON THE SITE
- THERE ARE NO PLANNED STREET IMPROVEMENTS AT THIS TIME
- THE PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP CITY OF GRIDLEY, MAP NUMBER 06007C1125E. MAP REVISED JANUARY 6, 2011.



VICINITY MAP
NTS
GRIDLEY, CA



— SS — SS —	EX. SANITARY SEWER MAIN
— SD — SD —	EX. STORM DRAIN
— G — G — G —	EX. UNDERGROUND GAS
— W — W — W —	EX. UNDERGROUND WATER
— E — E — E —	EX. UNDERGROUND ELECTRIC
— X — X — X —	EX. FENCE
— ATT — ATT —	EX. AT&T
—————	PROPERTY LINE
- - - - -	EASEMENT LINE
· · · · ·	RIGHT OF WAY/MISC. PROPERTY LINE
—————	CENTERLINE
—————	UNDERGROUND PETROLEUM LINE
—————	SECTION LINE
— 100 —	CONTOUR LINE