
**BUTTE LOCAL AGENCY FORMATION COMMISSION (LAFCO)
EXECUTIVE OFFICER’S REPORT**

TO: Local Agency Formation Commission
FROM: Shannon Costa, Deputy Executive Officer
SUBJECT: *LAFCo File 22-10 – City of Gridley – W Biggs-Gridley Road Annexation No. 3*
DATE: October 27, 2022 for the November 3, 2022 LAFCo Meeting

Summary

The City of Gridley, on behalf of the affected property owner (Bernard), has proposed the annexation of a single parcel to the City of Gridley (See **Exhibit A**). Annexation of the territory would facilitate development of the site with a 202-lot single-family subdivision. Staff recommends that the annexation proposal be modified to include the remaining unincorporated section of West Biggs Gridley Road and eight additional parcels fronting West Biggs Gridley Road. The proposal is a reorganization because the affected territory is within County Service Area 164 (Butte County Animal Control) and the Butte County Resource Conservation District, and all of the territory will be detached from these districts.

The annexation of the Bernard parcel has 100% landowner consent. However, the area proposed by staff to be added to the annexation proposal does not have 100% landowner consent. Because of this, conducting authority proceedings (protest proceedings) must be held. As of the date of this report, no written comments objecting to the annexation have been received.

The proposal substantially conforms to LAFCo policy and the Executive Officer recommends approval of this proposal.

General Application Information

Application Submitted: March 28, 2022

Application Deemed Complete: May 9, 2022

100% Landowner Consent: No.

Notice and Hearing Required: Yes.

Proponent: City of Gridley City Council, by Resolution 2021-R-034

Landowner: Various

Location: The territory is located on the east side of W. Biggs Gridley Road, west of the Union Pacific Railroad and north of the Heron Landing subdivision, on the northerly edge of the City of Gridley. The territory is contiguous with the City of Gridley boundary to the south. The territory is located in Supervisorial District 4.

Proposal:

1. Annexation by the City of Gridley of a single parcel totaling approximately 40 acres to the City of Gridley;
2. Modification of the proposal to include eight additional parcels surrounded by the annexation territory and adjacent portions of West Biggs Gridley Road, and;
3. Detachment of all parcels from CSA 164 (Butte County Animal Control District), and from the Butte County Resource Conservation District.

Requested Action: Adopt Resolution No. 04 2022/23 (**Exhibit B**) approving the annexation.



BACKGROUND

The annexation territory proposed by the City of Gridley on behalf of the property owner (Bernard) consists of a single (APN 022-210-092) totaling 42 acres in size. The territory is on the northerly edge of the City of Gridley, east of West Biggs Gridley Road and west of the Union Pacific Railroad. The parcel is irregularly shaped with a large, rectangular shape at the bottom (south). The parcel extends north, hooking to the west where it connects West Biggs Gridley Road. The parcel is bound to the north by a RD 833 irrigation canal. The annexation territory is undeveloped, and has historically been cultivated with nut trees, although a majority of the trees have died or been removed.



Aerial view of annexation territory – Google Maps

Staff recommends that the Commission expand the annexation area to include eight additional parcels and the adjacent road right-of-way that are surrounded by the Barnard parcel. Butte LAFCo Policies 2.11.3 (Boundary Adjustments), 4.1.4 (Piece-Meal Annexation Prohibited), and 4.1.5 (Annexations to Eliminate Islands) provide the Commission with the authority to expand the boundaries of the proposed annexation. These parcels range in size from 1.0 to 5.3 acres in size. Most of the parcels are developed with residential uses, including single-family homes and residential outbuildings, while some parcels remain vacant. Together, the nine parcels that comprise the amended annexation territory total approximately 57 acres in size.

Lands surrounding the annexation territory are developed with a variety of uses. Immediately to the south is the Heron Landing subdivision consisting of single-family homes on lots less than 0.25-acres in size. Lands to the north and west are developed with active orchards, and to the north is vacant, undeveloped land.

Following annexation:

- The territory will be detached from the Butte County Resource Conservation District, as this service is confined to unincorporated parcels only;
- The territory will be detached from the CSA 164 (Butte County Animal Control), as this service is confined to unincorporated parcels only;
- The properties will remain in the following special districts: CSA 34 (Gridley Pool), CSA 37 (Gridley-Biggs Ambulance), Biggs-Gridley Cemetery District, Butte County Mosquito and Vector Control District, Butte Water District, and Reclamation District 833, as the parcels will continue to receive services from these districts.

DISCUSSION AND ANALYSIS

The proposed annexation would facilitate the extension of City of Gridley municipal services to the affected territory to support existing and future residential uses. The area identified for annexation was added to the City's Sphere of Influence (SOI) in 2010, as part of the City's Municipal Service Review and SOI update. The annexation territory is within the Planned Growth Area; an area between the Cities of Biggs and Gridley, planned to accommodate a range of housing types and commercial uses.

City of Gridley Approvals

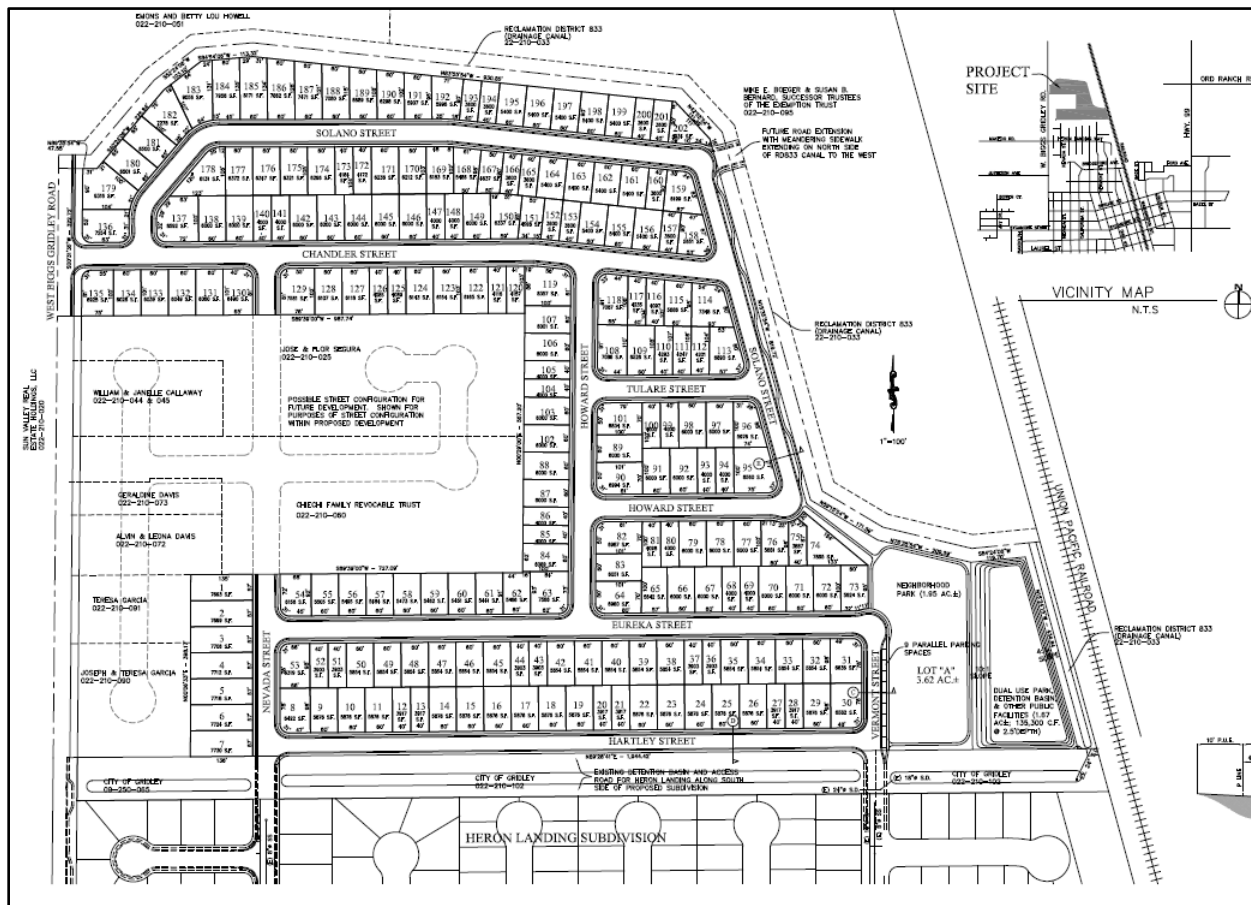
At its October 18, 2021 meeting, the City of Gridley City Council adopted a series of resolutions approving a tentative subdivision map, a General Plan amendment, rezoning, and associated environmental review in the form of an initial study/mitigated negative declaration (IS/MND) for the Barnard parcel. Additionally, at its October 3, 2022 meeting, the Gridley City Council adopted an ordinance rezoning the additional eight parcels to Single-family Residential (R-1), consistent with the existing land use patterns and the General Plan Land Use Designation (see **Exhibit C**). Aspects of these approvals are discussed in detail below:

Subdivision Map

The approved Tentative Subdivision Map (Chandler Park Subdivision) would be developed on the Barnard parcel (APN 022-210-092). Proposed lot sizes would range from 3,197 square feet to 6,994 square feet. Access to the subdivision is provided by an entry from West Biggs Gridley Road at the northerly portion of the site, with connections through the south-adjacent residential development (Heron Landing) at Nevada Street and Vermont Street. Nevada Street would be stubbed at adjacent parcels such that the street could be extended in the future, and a schematic for future development was provided. A stub for connection is provided at the northeasterly edge of the parcel to allow for future connection to the north-adjacent parcel, should it be developed in the future. A condition of approval of the tentative map requires that a sound-wall be constructed at the frontage of West Biggs Gridley Road, similar to that of the Heron Landing Subdivision.

Approximately 3.6 acres of land at the southeasterly corner of the site are identified for stormwater detention facilities that would be dedicated to the City of Gridley for on-going maintenance. To minimize impacts associated with flooding, City regulations require that improvement plans for public and private facilities be submitted and approved by the City of Gridley Engineer and Reclamation District 833 prior to recordation of the final map. As a result of the subdivision, an

Assessment District would be established to provide for the on-going maintenance costs associated with stormwater detention facilities.



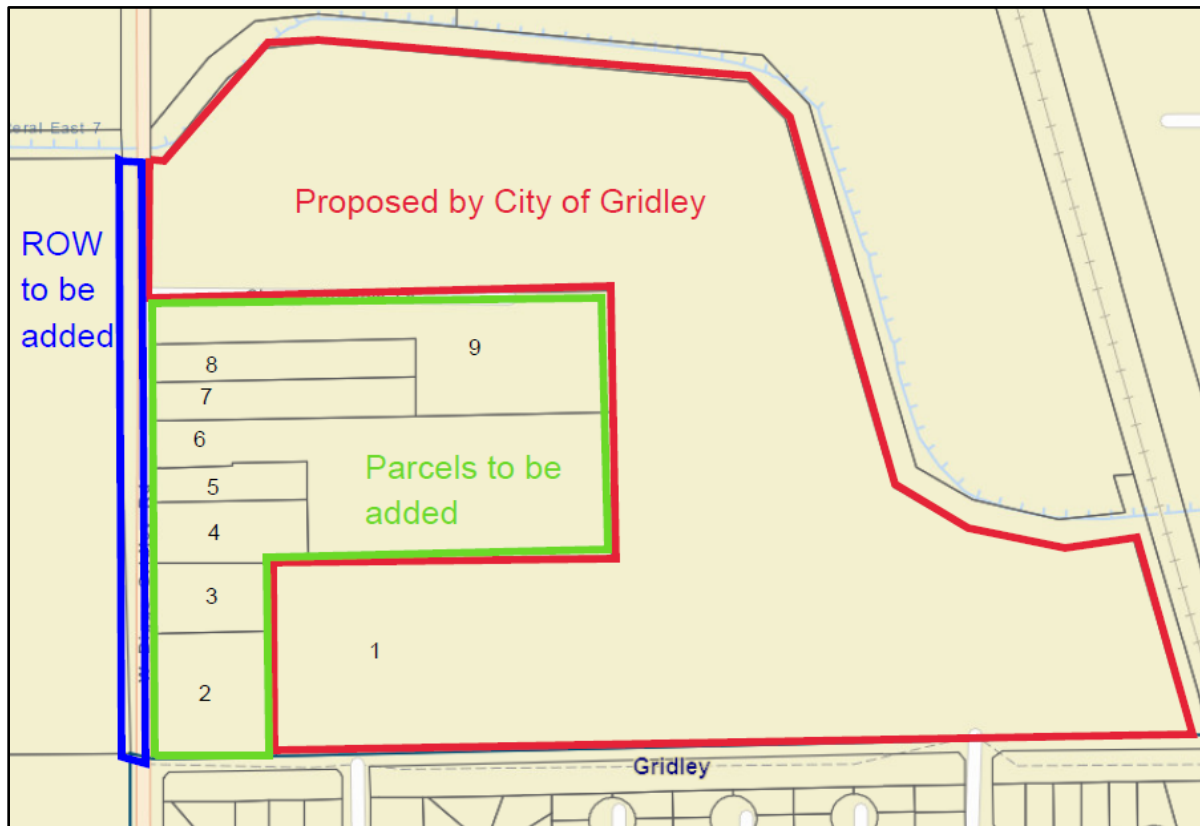
Chandler Park Subdivision Approved Tentative Subdivision map

The Butte County General Plan designates parcels within the annexation territory as AG-40 (Agriculture, 40-acre minimum). This land use designation is appropriate for uses associated with cultivation, harvest, processing, sales, and distribution of plant crops. The allowable residential density range is 1.0 unit per 20 to 160 acres.

At its October 18, 2021 meeting, the Gridley City Council adopted an ordinance to amend the General Plan Land Use Designation for the Bernard parcel (APN 022-210-092) from 16.79 acres of Residential, Low Density, 16.5 acres of Residential, Medium Density, 6.34 acres of Residential, High Density, and 3.62 acres of Park and Open Space to 36.38 acres of Residential, Medium Density. The City of Gridley has rezoned the parcel to match the density of the approved tentative subdivision map (Single-Family Residential, R-1). At its October 3, 2022 meeting, the Gridley City Council adopted an ordinance rezoning the additional eight parcels to Single-family Residential (R-1), consistent with the existing land use patterns and the General Plan Land Use Designation.

Modification of Proposal

Of LAFCos core objectives is the logical formation and determination of local agency boundaries in order to prevent sprawl and promote the efficient extension of government services. As such, staff recommends the proposal be modified to include detachment of the territory from County Service Area 164 (Butte County Animal Control) as this service will be assumed by the City of Gridley and from the Butte County Resource Conservation District as this District serves only unincorporated territory. Further, it is recommended that eight parcels and additional right-of-way of West Biggs Gridley Road be included in the annexation to promote policies that encourage the logical formation of boundaries and extension of municipal services.



Proposed Modifications to Annexation

Additional Parcels

Pursuant to California Government Code §§56375 and 56375(a)(5), staff recommends that the Commission expand the annexation area to include 8 additional parcels and the adjacent road right-of-way that are surrounded by the Barnard parcel. Butte LAFCo Policies 2.11.3 (Boundary Adjustments), 4.1.4 (Piece-Meal Annexation Prohibited), and 4.1.5 (Annexations to Eliminate Islands) also provide the Commission with the authority to expand the boundaries of the proposed annexation. The addition of these parcels will have a de minimus impact on the issue of growth and environmental impacts as the parcels are developed with single-family homes, consistent with the City of Gridley General Plan and zoning.

Additional Right-of-Way

LAFCo policy requires that annexations reflect the logical allocation of streets and rights of way. The annexation was proposed without the inclusion of any additional length of West Biggs Gridley Road, which logically would provide for access to the proposed development. The proposal is not supported by the Butte County Public Works – Land Development Division as caps in jurisdiction create confusion an overall lack of service to right-of-way users. As such, staff recommends that the remaining section of the West Biggs Gridley Road right-of-way be added to the annexation proposal to create a logical boundary and support a more efficient provision of services.

EFFECT OF ANNEXATION

The annexation was initiated by the City of Gridley and the property owner (Bernard) in order to provide City municipal services to a 202-lot single-family development, proposed by the property owner. Following annexation, the City of Gridley will assume from the County of Butte primary responsibility for basic municipal services including, but not limited to, police/fire protection, public works, and land use planning. These services will be funded partially or wholly with additional revenues realized from property taxes, and subject to the Master Property Tax Sharing Agreement between the City and the County. Development of the site would produce 201 single-family homes towards the City's Regional Housing Needs Allocation and provide for eight parcels with further development potential. Studies done by the City indicate that the City has sufficient capacity to serve the site, and will require that the new homes be connected to the City's power, sewer, and water systems.

Following annexation:

- The parcels will be removed from CSA No. 164 (Animal Control), as this service will be provided by the City of Gridley; and
- The parcels will be detached from the Butte County Resource Conservation District, as this service is restricted to unincorporated parcels only; and
- The parcel will remain in Butte Water District as the District has expressed their desire to retain all of its acreage; and
- The territory will remain within Butte County Mosquito and Vector Control District, Reclamation District 833, CSA 34 (Gridley Pool) and CSA 37 (Gridley-Biggs Ambulance) as these regional services will continue to be provided and are unaffected by the annexation

Water and Wastewater

Domestic water and wastewater would be managed by the City of Gridley water distribution and sewage collection system. The City provides wastewater collection, treatment, and disposal services within City limits. The City maintains wastewater collection lines, a treatment plant, treatment ponds, percolation ponds, and emergency storage facilities. The 2008 MSR and Gridley 2030 General Plan both identified the need for expansion of both the treatment plant capacity and conveyance capacity to the wastewater treatment plant to serve new growth anticipated within the City's SOI. In 2009, the City launched an expansion project, which included near doubling the capacity of its wastewater treatment plant as well as headwork's facility upgrades, piping and electrical improvements. The project resulted in approximately 873,000 gallons per day of remaining capacity, or, 3,490 estimated dwelling units (EDU's) based on industry standards for

flow data. The system has adequate capacity to serve the annexation territory at the proposed density.

The City of Gridley sources its water via seven wells located within the City of Gridley, two of which are on standby. Residential users consume approximately 56% of the City's water capacity, which is calculated to be an estimated average daily demand of 1,509,700 gallons per day (4.6 acre/feet). This demand is approximately 66% of the calculated domestic water capacity available in the City's five active wells. It is estimated that based on this demand, the City can support an additional approximately 4,320 new EDU's .

The annexation territory is within the bounds of the Butte Water District, which provides irrigation (non-potable) water to approximately 31,000 acres in southwest Butte County and northeast Sutter County. The District indicated their desire for the parcels to remain within the District bounds as it is in the best interest of the District to retain all of its acreage.

Conversion of Ag Land

The majority of the annexation territory is undeveloped and much of the site has historically been cultivated with nut trees, although a majority of the trees have died or been removed. Given that the protection of agricultural lands is a fundamental legislative charge given to LAFCo by the State Legislature, it is important for the Commission to carefully consider proposals that result in the conversion of agriculture lands and the effect that the conversion may have on adjacent agricultural uses.

The City of Gridley General Plan EIR recognizes that if the city is to grow, it will need to convert lands that support agricultural resources. The city is surrounded by agricultural land, and any annexation and development within the SOI consistent with the General Plan would convert areas currently in agricultural production to urban uses. The City of Gridley General Plan policies and actions do not completely offset the loss of important farmland, and no feasible mitigation measures are available to avoid this impact. The City of Gridley City Council approved the General Plan update with Findings of Fact and a Statement of Overriding Considerations determining that for the health and growth of the City, a loss of agricultural resources would occur. In 2000, during its Sphere of Influence update for the City of Gridley, the Commission determined that there existed insufficient vacant non-prime agricultural lands within the existing Sphere of Influence, and that the annexation territory was a reasonable growth area. Therefore, the Commission approved the expanded Sphere of Influence with the appropriate environmental review (EIR) and the adoption of the necessary determinations and findings addressing the conversion of agricultural lands. This determination was substantially supported by the following Statement of Overriding Considerations found in the Commissions Resolution:

Pursuant to Section 15093 of the CEQA Guidelines, the Commission finds that the economic and social benefits of the proposed project documented in the EIR and the Sphere of Influence Plan, such as expanding the housing opportunities and economic growth opportunities in the City of Gridley, outweigh the adverse impacts of the conversion of prime agricultural land, an impact which cannot be eliminated or reduced to a level that is less than significant and which is unavoidable as the City grows.

Agricultural Setback/Buffer

The City of Gridley General Plan policies encourage buffers to reduce potential conflicts when new residential development occurs adjacent to existing agricultural uses. The proposed subdivision was designed and approved without the inclusion of an ag buffer, although a condition of approval for the final map would require a “right to farm” document be recorded concurrent with the final map notifying future owners that farming practices, including animal keeping and spraying pesticides, could occur on surrounding parcels. The proposed subdivision is challenged by Gridley General Plan Land Use Policy 5.3, which states:

New residential development adjacent to cultivated agricultural lands shall provide buffers to reduce potential conflicts. The width of such buffers will be determined on a case-by-case basis considering prevailing winds, crop types, agricultural practices, and other relevant factors. In most cases, agricultural buffers should be no less than 300 feet in width. The width of public rights-of-way, drainages, and easements may count as part of the buffer. Lower density residential development may be able to cluster development so that houses are located away from adjacent farmland as a way of providing buffers.

City of Gridley General Plan outlines that the width of the buffer can be determined on a case-by-case basis, taking into consideration crop type, agricultural practices, and other factors, but should typically be no less than 300-feet in width. This 300-foot agriculture buffer is consistent with Butte County General Plan policies as well. The westerly boundary of the annexation territory is adjacent to active orchards of which are located outside of the City’s SOI, and identified for agriculture uses by the Butte County General Plan.

The City of Gridley SOI, adopted by Commission Resolution No. 05 2010/11, also addressed the issue of agricultural mitigations and buffers. SOI Plan Determination 4.1.3 – Farmland Conversion in the SOI expansion area also recognized that the “*The SOI expansion area will ultimately be annexed into the City of Gridley and existing farmland converted to urban uses, resulting in a loss of prime agricultural land. Policies included as part of the City of Gridley’s 2030 General Plan would minimize impacts to agricultural resources. While these policies would provide partial mitigation for agricultural conversion, they would not prevent the loss of prime agricultural land. However, the SOI expansion area is within the existing Biggs-Gridley Area of Concern, where it has been anticipated that future expansion of the Cities of Biggs and Gridley will occur. Based upon the City’s proposed land use plan for the SOI expansion area, future annexation proposals within that area will result in the planned, orderly, and efficient development of the area and would be consistent with the agricultural preservation policies of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 and the Butte LAFCo policies and standards. The City of Gridley’s proposed SOI expansion represents a logical and reasonable extension of the City boundaries.*”

Butte LAFCo Resolution No. 05 2010/11 adopting the City of Gridley MSR/SOI Plan also addressed the issue of agricultural buffers/mitigations. The Commission recognized the unique and unavoidable geographic situation of the City and agreed that agricultural buffers would be evaluated and implemented as a part of the deliberations of future annexations within the SOI expansion area. Additionally, the Resolution states that “*No annexation of the City of Gridley shall be approved which proposes urban development that will be adjacent to active agricultural production unless the proposal includes a buffer between the urban development and the*

agricultural uses. The buffer shall be substantially consistent with Butte County agricultural buffer requirements. The buffer condition may provide for elimination of the buffer at such time as the adjacent farmland is converted to non-agricultural use”.

To further encourage and blend consistency with the SOI, City of Gridley General Plan, and the Butte County General Plan Agricultural Setbacks requirements, staff recommends a condition of approval that would require an ag buffer/setback. The ag buffer/setback shall be applied to proposed residential uses within 300 feet of parcels zoned for agricultural uses, that are outside of the City’s SOI/Planned Growth Area. For this particular project, the approved tentative subdivision map for Chandler Park Subdivision shall include a note and delineation on the final map that no residential uses shall be constructed within the 300-foot buffer until such time that the zoning and General Plan designation for APN 022-210-020 is changed to something other than agriculture (see Condition of Approval #4). The proposed condition has the support of the Butte County Agriculture Commissioner’s office and Development Services Department (Planning Division).

Existing Service Agencies and Proposed Service Changes

The following table shows the services that are currently provided to the territory and the changes in service providers as a result of annexation to the City of Gridley.

<u>Service</u>	<u>Presently Provided By</u>	<u>Proposed Provider</u>
Fire Protection	County of Butte	City of Gridley/CAL Fire
Police Protection	County of Butte	City of Gridley
Code Enforcement	County of Butte	City of Gridley
Sewer Service	None	City of Gridley
Domestic Water Service	None	City of Gridley
Agricultural Water Service	Butte Water District	No Change
Animal Control	County of Butte (CSA 164)	City of Gridley
Solid Waste	Private Collector	No change
Road/Street Maintenance	County of Butte	City of Gridley
Power Infrastructure	PG&E	City of Gridley
Street Lighting	None	City of Gridley
Planning & Zoning	Butte County	City of Gridley
Schools	Gridley Unified School District	No change
Resource Conservation	Butte Co. Resource Conservation Dist.	None
Mosquito Abatement	Butte Co. Mosquito Abatement Dist.	No change
Parks and Recreation	CSA 34	No change
Storm Water Drainage	RD 833	No change
Cemetery	Gridley-Biggs Cemetery District	No change

Individual Factors for Consideration

California Government Code §56668 provides a list of factors to be considered in the review of a proposal. The Commission’s review shall include, but is not limited to, consideration of these factors:

- (a) Population; land use; topography; proximity to other populated areas; the likelihood of significant growth in the area.**

The annexation territory is on the northerly edge of the City of Gridley, north of Heron Landing Subdivision, between W. Biggs Gridley Road and Union Pacific Railroad. The annexation territory is relatively flat with various agricultural and residential uses. The territory is immediately north of the Heron Landing subdivision, which is developed with single-family homes on small lots. Lands surrounding the project site are developed with varying residential densities and agriculture uses. Immediately north of the site is developed with tree crops, separated from the annexation territory by a drainage canal. Lands immediately west of the site are located outside of the City's Sphere of Influence and are zoned for Agricultural uses.

Annexation of the territory would facilitate development of a 202-lot subdivision on APN 022-210-092. Significant growth in the area is limited by existing zoning and land use patterns; lands to the north and east of the annexation territory are identified as the City's Planned Growth Area where the conversion to urban uses will occur. Development of parcels along West Biggs Gridley Road are encumbered by general plan policies that require a 300-foot agricultural setback from parcels zoned for ag uses. With the extension of municipal services, like water and electric infrastructure, it is likely that development will continue to occur to the north of the annexation territory, within the Planned Growth Area.

(b) The need for organized community services; probable effect of the proposed annexation on the cost and adequacy of services and controls in the area and adjacent areas.

The need for organized community services in the territory is to support existing and future residential development consistent with the City of Gridley General Plan. The present cost and adequacy of governmental services and controls in the area are the County's responsibility. If the annexation is approved, the territory would then be served by the City of Gridley, which is geared primarily toward providing urban level services. The territory will be integrated into the City's overall service provision scheme and will increase the City's responsibilities and costs to deliver services. It is acknowledged that this will create an additional burden on the City, however, the adequacy and parity of services delivered within the City is a decision of the City Council when setting service level and delivery priorities.

(c) The effect of the proposed action and of alternative actions.

The area would be removed from the County's unincorporated area and be within the City of Gridley's incorporated service area. The proposed annexation would allow the City of Gridley provide a full range of municipal services to the territory, including those served through contracts and agreements and allow for the full development of the territory for much desired housing. Impact to local government is nominal. Population growth as the result of housing development would not occur under the County's General Plan Land Use designation for the site as the territory is identified for agriculture use.

Development under the jurisdiction of Butte County could not occur as the area is identified for agriculture uses.

(d) The conformity of the proposal with the adopted commission policies on providing planned, orderly, efficient patterns of urban development.

The annexation of the subject territory to the City of Gridley is consistent with the planned, orderly, and efficient patterns of urban development within the adopted Sphere of Influence of the City of Gridley. The annexation will result in more effective, efficient, and logical jurisdictional boundaries and will provide more effective and efficient services to future residents of the area. With the inclusion of condition of approval to protect adjacent agricultural lands, the proposal is consistent with Commission policies that encourage:

- *Consistency of the proposal with the General Plan of the applicable planning jurisdiction. (2.10.1).*
- *The creation of logical boundaries. (2.11.2)*
- *Consistency of a proposal with the Sphere of Influence and Municipal Service Review of the affected jurisdiction(s). (4.1.1)*
- *Contiguity of a proposed annexation area to the jurisdictional boundaries of the annexing city. (4.1.3)*
- *Determination of the most efficient service provider. (4.2)*

(e) The effect of the proposal on agricultural lands.

The project would result in the conversion of approximately 57 acres of land zoned by Butte County for ag uses. The city is surrounded by agricultural land, and any annexation and development consistent with the General Plan would convert areas currently in agricultural production to urban uses. The City of Gridley General Plan policies and actions do not completely offset the loss of important farmland, and no feasible mitigation measures are available to avoid this impact. The City of Gridley City Council approved the General Plan update with Findings of Fact and adopted the 2030 General Plan with a Statement of Overriding Considerations finding that expanding the housing opportunities and economic growth opportunities in the City of Gridley outweigh the adverse impacts of the conversion of prime agricultural land. The City Council determined that for the health and growth of the City, a loss of agricultural resources would occur.

To further encourage consistency with the City of Gridley General Plan and the Butte County General Plan Agricultural Setbacks requirements, staff recommends a condition of approval that would require an ag buffer/setback. The ag buffer/setback shall be applied to proposed residential uses within 300 feet of parcels zoned for agricultural uses, that are outside of the City's SOI/Planned Growth Area. For this particular project, the approved tentative subdivision map for Chandler Park Subdivision shall include a note and delineation on the final map that no residential uses shall be constructed within the 300 foot buffer until such time that the zoning and General Plan designation for the westerly contiguous parcel (APN 022-210-020) is changed to something other than agriculture (see Condition of Approval #B). The proposed condition has the support of the Butte County Agriculture Commissioner's office and the Butte County Department of Development Services Planning Division.

(f) Boundaries of the territory.

The subject territory is parcel specific, with definite and certain boundaries. There are no conflicts with lines of assessment or ownership.

(g) Consistency with city or county general and specific plans.

The proposal is generally consistent with the Gridley General Plan in that it implements urban development and the extension of municipal services to the Planned Growth Area. The proposal is challenged by City of Gridley General Plan policies that encourage buffers to reduce potential conflicts when new residential development occurs adjacent to existing agricultural uses. The proposed subdivision was designed and approved without the inclusion of an ag buffer. City of Gridley General Plan outlines that the width of the buffer can be determined on a case-by-case basis, taking into consideration crop type, agricultural practices, and other factors, but should typically be no less than 300-feet in width.

To further encourage consistency with the City of Gridley General Plan and the Butte County General Plan Agricultural Setbacks requirements, staff recommends a condition of approval that would require an ag buffer/setback. The ag buffer/setback shall be applied to proposed residential uses within 300 feet of parcels zoned for agricultural uses, that are outside of the City's SOI/Planned Growth Area. For this particular project, the approved tentative subdivision

map for Chandler Park Subdivision shall include a note and delineation on the final map that no residential uses shall be constructed within the 300 foot buffer until such time that the zoning and General Plan designation for APN 022-210-020 is changed to something other than agriculture (see Condition of Approval #**). The proposed condition has the support of the Butte County Agriculture Commissioner's office.

(h) The sphere of influence of any local agency which may be applicable to the proposal being reviewed.

The territory is within the boundaries of the Butte Water District and Reclamation District 833. These districts provide for the collection/drainage and delivery of irrigated (raw) water to agricultural uses in the westerly portion of Butte County. To avoid flooding problems, City of Gridley policy requires all subdivision maps be conditioned such that prior to filing of the final map, the landowner/developer shall submit the final drainage plan to the City Department of Public Works and RD 833 for their review and approval. Butte Water District as indicated their desire for the annexation territory to remain within the bounds of the district as it is the desire of the District to retain all of its acreage.

The territory is within County Service Area No. 164 (Butte County Animal Control) and the territory will be detached from this district, as this service will be provided by the City of Gridley. The territory will also be removed from the Resource Conservation District as only unincorporated parcels can be in the District. The territory is also within, and will remain in, the bounds of CSA 34 (Gridley Pool), CSA 37 (Gridley-Biggs Ambulance), Butte Water district, Gridley-Biggs Cemetery District, and Butte County Mosquito and Vector Control District.

(i) The comments of any affected local agency.

On May 9, 2022, LAFCo staff circulated the proposal for review and comment from local public agencies.

Agency	Comment Provided
<u>Butte Co. Assessor's Office</u>	No TRA issues
<u>Environmental Health Division</u>	Butte County Public Health, Environmental Health Division (EH) does not have any wastewater or water well records for this property. Annexation will allow for city sewer and water to be extended to this property. Applicant proposing city sewer and water for future subdivision. Any wastewater systems or wells that are discovered with any future development must be destroyed under permit with EH.
<u>Butte Co. Planning Division</u>	Buffer setback for future residential development per BCC sec. 24-83. This setback is applied in areas outside of the City of Gridley's Planned Growth Area, and those areas of the City designated "Urban Reserve". It is applied from all other property lines abutting "Agriculture" zones. The Agricultural Buffer will be exclusively applied from the parcel to the west, APN: 022-210-020, onto the subject parcel, for future residential development.
<u>Butte County Ag Commissioner</u>	The proposed project is located within the City of Gridley's Sphere of Influence, which has designated this area for development since the 1990's. As stated in Land Use Policy 5.5 of the Gridley General Plan, this is a transitional area and agricultural buffers are anticipated to be along the exterior of the area where a more

permanent urban/agricultural interface will occur. As such, the Butte County Agricultural Commissioner supports a 300 Ft buffer along the western line of the project where it adjoins West Biggs Gridley Road and lands zoned AG that are outside the City of Gridley's Planned Growth Area.

Comments were solicited from the following departments/agencies but they either did not respond, or provided no substantive comments: Butte County Auditor, Butte County Elections, Butte County Mosquito and Vector Control District, CAL Fire/Butte County Fire, Butte County Public Works Department, Butte County Animal Control, Butte County Resource Conservation District, Butte Community College, CAL Trans, Gridley-Biggs Cemetery District, Reclamation District 833 and Butte County Sheriff.

(j) The ability of the receiving entity to provide the services.

The City of Gridley provides general administration, community development, public works, sewer, police, fire protection, electric, and other services within its incorporated area. The City of Gridley, through its resolution of application, attests to its ability to extend municipal services to the territory without impact to existing City residents.

In the Initial Study/Mitigated Negative Declaration prepared by the City of Gridley for the annexation proposal, the City states that the modest increase in development potential would occur along an existing City street and would not overburden fire or police protection services, schools or recreation facilities, or other governmental services. New development within the territory will require payment of development impact fees to offset the cost of new facilities for police, fire, parks, and other public services that were anticipated along with general growth of the City analyzed by the Gridley General Plan EIR.

(k) Availability of adequate water supplies.

The City of Gridley sources its water via seven wells located within the City of Gridley, two of which are on standby. Residential users consume approximately 56% of the City's water capacity, which is calculated to be an estimated average daily demand of 1,509,700 gallons per day. This demand is approximately 66% of the calculated domestic water capacity available in the City's five active wells. It is estimated that based on this demand, the City can support the development of approximately 4,320 new residents.

(l) The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs.

Development of the annexation territory would produce 201 single-family homes towards the City's Regional Housing Needs Allocation. Further development of undeveloped or under developed parcels within the territory could affect the City in achieving their fair share of regional housing needs allocation.

(m) Any information or comments from the landowner or owners, voters, or residents of the affected territory.

Notice of the public hearing for the proposed annexation was mailed to landowners and registered voters within the affected territory and within 300 feet of the territory. As of the date of this staff report, no comments have been received.

(n) Any information relating to existing land use designations.

The Butte County General Plan designates the annexation territory as AG-40 (Agriculture, 40-acre minimum). This land use designation is appropriate for uses associated with cultivation,

harvest, processing, sales, and distribution of plant crops. The allowable residential density range is 1.0 unit per 20 to 160 acres.

The City of Gridley General Plan identifies the parcels at a variety of densities as the site is within the Planned Growth Area. At its October 18, 2021 and October 3, 2022 meeting, the City of Gridley City Council adopted ordinances to amend the General Plan Land Use Designation for the Residential, Medium Density and Residential, Low Density (respectively) to. The City of Gridley has rezoned the site to match the proposed density resulting from the approved tentative subdivision map and the existing land uses in the area. The resulting density and General Plan Land Use Designation is consistent with residential uses to the south.

(o) The extent to which the proposal will promote environmental justice.

The proposed reorganization is not expected to promote or discourage the fair treatment of minority or economically disadvantaged groups. The territory is not within a disadvantaged unincorporated community (DUC).

Based upon the above responses, the proposal appears to be consistent with the listed factors.

Applicable Butte LAFCo Policies

Section 2.0 (LAFCo General Policies and Standards) and Section 4.0 (Annexation and Detachments) of Butte LAFCo Policies and Procedures provides the Commission with general standards for annexation proposals. The relevant policies for consideration and guidance for this proposal include:

- The creation of logical boundaries. (2.11.2)
- Consistency of a proposal with the Sphere of Influence and Municipal Service Review of the affected jurisdiction(s). (4.1.1)
- Contiguity of a proposed annexation area to the jurisdictional boundaries of the annexing city. (4.1.3)
- Determination of the most efficient service provider. (4.2)

ADDITIONAL INFORMATION

Property Tax Agreement

In accordance with provisions of Revenue and Taxation Code §99, an Amended Master Property Tax Exchange Agreement was executed between the City of Gridley and the Butte County Board of Supervisors on November 4, 1980. The agreement provides for the County to receive 48% of the property tax revenues, and the City to receive 52%.

Conducting Authority Proceedings

The City of Gridley conducted a noticed public hearing on October 18, 2021, at which time the annexation proposal was initiated by Resolution No 2021-R-034. On October 3, 2022, the City Gridley held another noticed public hearing to prezone the eight additional parcels. On October 13, 2022, hearing notices for the Commission's November 6, 2022, public hearing on the annexation were mailed to all landowners and registered voters within 300 feet of the territory.

Eight (8) parcels owned by six landowners are substantially surrounded by the annexation territory proposed by the City of Gridley. In order to gauge interest in landowner desire to annex into the City of Gridley, LAFCo staff sent solicitation letters to all six landowners of the eight parcels. Since the date of the letters, letters were received from all but one landowner. Three landowners expressed that they would prefer not to annex, while two landowners expressed their desire to annex.

APN	NAME (Mailing)	Address (situs)	ALV	Acres	RV	Zone	Y/N
022-210-092	Darryl & Susan Bernard Family Trust 75% Melinda Boeger Trust 25%	n/a	325,242	41.92	0	AG-40	Y
022-210-025	JOSE ALEJANDRO SEGURA & FLOR SEGURA	1950 W BIGGS GRIDLEY RD GRIDLEY CA	125,768	3.86	1	AG-40	
022-210-045	CALLAWAY MIKE & ECATERINA CALLAWAY MIKE & KATHY	384 CHERRY BLOSSOM LN BIGGS CA	36,392	1.0	0	AG-40	Y
022-210-044	CALLAWAY MIKE & ECATERINA CALLAWAY MIKE & KATHY	387 CHERRY BLOSSOM LN BIGGS CA	36,392	1.0	1	AG-40	Y
022-210-060	CHIECHI FAMILY REVOCABLE TRUST	1934 W BIGGS GRIDLEY RD GRIDLEY CA	76,549	5.35	2	AG-40	Y
022-210-073	DAVIS ALVIN DALE JR & DAVIS LEONA JANE	n/a	4,270	0.58	0	AG-40	N
022-210-072	DAVIS ALVIN DALE JR & DAVIS LEONA JANE	1922 W BIGGS GRIDLEY RD GRIDLEY CA	6,416	1.0	4	AG-40	N
022-210-091	BECCI-GARCIA TERESA	n/a	100,475	0.89	0	AG-40	N
022-210-090	GARCIA TERESA & GARCIA JOSEPH M	1902 W BIGGS GRIDLEY RD GRIDLEY CA	71,012	1.51	2	AG-40	N
Total			782,516		10		

The annexation territory is uninhabited because there are less than 12 registered voters. As the territory is uninhabited, but does not have 100% consent to annex, the annexation is subject to protests proceedings. Pursuant to Government Code Section 57078, the proposed annexation would be terminated if landowners owning 50 percent or more of the assessed value of land within the territory protest the proceedings. Based on the current Assessment Roll, the total assessed land value for the annexation territory is \$782,516. Based on solicitation responses received, and knowing that the Bernard's proposed the annexation, it is estimated that landowners owning \$398,026 of the total land value (51%) are in support of the annexation and that the proposal would not generate sufficient protests to terminate the proceedings.

Environmental Analysis

The City of Gridley is the lead agency for the proposal under the California Environmental Quality Act (CEQA). The City prepared and adopted a Mitigated Negative Declaration (Chandler Park) that analyzed the environmental impacts of the development of annexed property. The City's Mitigated Negative Declaration found that the proposed annexation would have a less than significant environmental impact with the incorporation of mitigation measures that address impacts to air quality, biological resources, noise, aesthetics, greenhouse gas emissions, and tribal cultural resources. The Mitigated Negative Declaration prepared by the City of Gridley is attached to this report as **Exhibit D**.

As responsible agency, LAFCo is required to rely on the City's environmental documentation in acting on the proposal, but must prepare and issue its own findings. Staff has reviewed the aforementioned Mitigated Negative Declaration and believes that the City has made an adequate determination in that the proposed annexation will not directly result in any substantial impact to the environment.

CONCLUSION

The City of Gridley is capable of providing full municipal services to the territory without impacting service levels provided to current City residents. With the inclusion of the ag setback condition of approval, the proposed annexation represents a reasonably logical extension of the City's boundaries and services, and it will have no adverse impacts on any other agency's ability to provide services. Previous plans identify this area for residential development with the understanding that there would be a loss of agricultural uses. The annexation proposal substantially conforms to LAFCo policy and the Executive Officer recommends approval of this proposal.

ALTERNATIVES FOR COMMISSION ACTION

After reviewing this report and any testimony or materials that are presented, the Commission may take one of the following actions:

OPTION 1 – CONDITIONALLY APPROVE the amended proposal as submitted by the City of Gridley depicted in Exhibit A:

- A. *Adopt the Mitigated Negative Declaration/Mitigation Monitoring Program prepared and adopted by the City of Gridley for the proposed annexation of the subject territory;*
- B. *Adopt Resolution 04 2022/23 making determinations approving the proposed City of Gridley – West Biggs Gridley Road Annexation No. 3, and;*
- C. *1. Pursuant to California Government Code §56663 (Waiver of Protest Proceedings) the Commission provided advance notice of its intent to waive protest proceedings if it receives no written objections from affected landowners or registered voters. The Commission waives protest proceedings for the annexation as no written objections to the proposed annexation were received from any*

landowner or registered voter within the territory prior to the close of the public hearing on the annexation.

OR

2. Written objections to the proposed annexation have been received from landowners or registered voters within the territory prior to the close of the public hearing on the annexation and the Commission directs the Executive Officer to set the proposal for a protest hearing and give public notice of said hearing pursuant to Butte LAFCo Policy and California Government Code Section 57002.

OPTION 2 - DENY the proposal

ACTION REQUESTED: Approve OPTION 1 (with option C.1 if no written objections are received)

Respectfully submitted,

Shannon Costa

Shannon Costa
Deputy Executive Officer

Attachments:

Exhibit A: Annexation Area Map

Exhibit B: Draft LAFCo Resolution 04 2022/23

Exhibit C: City of Gridley Resolutions

Exhibit D: Initial Study and Mitigated Negative Declaration

**RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION
OF THE COUNTY OF BUTTE MAKING DETERMINATIONS AND ORDERING THE
ANNEXATION OF TERRITORY DESIGNATED AS
22-10 CITY OF GRIDLEY WEST BIGGS GRIDLEY ROAD ANNEXATION NO. 3**

RESOLVED, by the Local Agency Formation Commission of the County of Butte, State of California, that

WHEREAS, a proposal for the annexation of nine parcels totaling approximately 57 acres in size to the City of Gridley in the County of Butte was heretofore submitted by the City of Gridley, which was accepted for filing on May 9, 2022 by the Executive Officer of this Local Agency Formation Commission pursuant to Title 5, Division 3, commencing with Section 56000 of the Government Code; and

WHEREAS, the Executive Officer, pursuant to Government Code Section 56658, set November 3, 2022, as the hearing date on this proposal and gave the required notice of public hearing; and

WHEREAS, the Executive Officer, pursuant to Government Code Section 56665, has reviewed this proposal and prepared a report, including recommendations thereon, and has furnished a copy of this report to each person entitled to a copy; and

WHEREAS, this Commission called for and held a hearing on November 3, 2022, and at the hearing this Commission heard and received all oral and written protests, objections and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer; and

WHEREAS, this Commission considered the factors determined by the Commission to be relevant to this proposal, including, but not limited to, factors specified in Government Code Section 56668; and

NOW, THEREFORE, the Local Agency Formation Commission of the County of Butte **DOES HEREBY RESOLVE, DETERMINE AND ORDER** as follows:

Section 1. Environmental Action:

- A. The City of Gridley, as lead agency, prepared an Initial Study/Mitigated Negative Declaration for the annexation proposal and the proposed residential subdivision (Chandler Park Subdivision), which addressed issues related to the effect of urban development and the impacts to public services. The Initial Study/Mitigated Negative Declaration did not identify any significant impacts associated with the project that would not support the requested annexation.
- B. As a "Responsible Agency" under CEQA Guidelines, prior to approving the proposed annexation, the Commission is required to consider the information in the Initial Study/Mitigate Negative Declaration for the project on which the Lead Agency based its Notice of Determination.
- C. The Commission finds that the Lead Agency's Initial Study/Mitigated Negative Declaration was prepared in accordance with the requirements of CEQA Guidelines and is consistent with State law and that the City's environmental

document prepared for this annexation is determined to be legally adequate pursuant to CEQA Guidelines Section 15063(2).

Section 2. General Terms and/or Conditions:

- A. The Commission has considered the factors determined by the Commission to be relevant to this proposal, including, but not limited to, Butte LAFCo Policies and Procedures, Sphere of Influence and General Plan consistency, the City of Gridley Municipal Service Review, the Domestic Water and Wastewater Service Providers Municipal Service Review, the City of Gridley 2030 General Plan and 2030 General Plan EIR, the City of Gridley Zoning Ordinance, and other factors specified in Government Code Section 56668 and as described in the staff report dated October 27, 2022 for the November 3, 2022 meeting.
- B. Pursuant to California Government Code §56663 (Waiver of Protest Proceedings) the Commission waives protest proceedings for the annexation as no written objections to the proposed annexation were received from any registered voter within the territory prior to the close of the public hearing on the annexation.
- C. The annexation area consists of nine parcels totaling approximately 57 acres, as submitted by the City of Gridley, as amended by staff, and as described in Exhibit "A".
- D. The subject area is assigned the following short form designation: 22-10 - City of Gridley – West Biggs Gridley Road Annexation No. 3.
- E. The exchange of property tax revenues between the County of Butte and the City of Gridley will be performed in accordance with the Master Tax Exchange Agreement approved by the City of Gridley (Resolution No. 3514 on February 4, 1980) and by the County of Butte (Resolution No. 80-15 on January 22, 1980).
- F. The purpose of the annexation is to support orderly jurisdictional boundaries, to provide for logical, efficient, and effective jurisdictional boundaries, and for the provision of City of Gridley municipal services for existing and future development within the territory.
- G. The Commission finds that the economic and social benefits of the proposed project documented in the EIR and the Sphere of Influence Plan, such as expanding the housing opportunities and economic growth opportunities in the City of Gridley, outweigh the adverse impacts of the conversion of prime agricultural land, an impact which cannot be eliminated or reduced to a level that is less than significant and which is unavoidable as the City grows.
- H. The City of Gridley General Plan EIR recognizes that if the city is to grow, it will need to convert lands that supports agricultural resources. The city is surrounded by agricultural land, and any annexation and development within the SOI consistent with the General Plan would convert areas currently in agricultural production to urban uses. The City of Gridley General Plan policies and actions do not completely offset the loss of important farmland, and no feasible mitigation measures are available to avoid this impact. The City of Gridley City Council approved the General Plan update with Findings of Fact and a Statement of Overriding Considerations determining that for the health and growth of the City, a loss of agricultural resources would occur.

- I. Waive the application of Government Code Section 25210.90, and find that the exclusion of any parcels in this area from CSA 34 (Gridley Pool) and CSA 37 (Gridley-Biggs Ambulance) would deprive this area of needed services to ensure the health and safety of the residents of the area, and find that a waiver would not affect the ability of the City of Gridley to provide any service.
- J. The parcels proposed for annexation will be detached from the following districts:
 1. County Service Area No. 164 (Butte County Animal Control District); and
 2. Butte County Resource Conservation District.

Section 3. Conditions adopted by LAFCo:

1. All LAFCo, County of Butte, and State of California fees must be paid in full prior to filing the Certificate of Completion.
2. The legal description and map, if amended by action of the Commission, will be revised at the expense of the applicant, prior to filing the Certificate of Completion.
3. The map and legal description shall comply with the State Board of Equalization requirement and if rejected by the State Board of Equalization, will be revised at the expense of the applicant.
4. All parcels within 300-feet of a parcel identified for agricultural uses by the Butte County General Plan, and outside of the City of Gridley's Sphere of Influence, shall be subject to a 300-foot agricultural setback/buffer. No residential uses are permitted within the setback, consistent with the City of Gridley General Plan policies. All currently approved or future residential development shall describe and delineate the setback on the final map.

Section 4. The boundaries, as set forth in the proposal or as amended by action of the Commission, are hereby approved as submitted and are as described in Exhibit "A" attached hereto and by this reference incorporated herein.

Section 5. The Executive Officer is hereby authorized and directed to mail certified copies of this Resolution as provided in Section 56882 of the Government Code.

PASSED AND ADOPTED by this Local Agency Formation Commission of the County of Butte, on the 3th day of November 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINS:

ATTEST:

Steve Lucas
Clerk of the Commission

BILL CONNELLY, Chair
Butte Local Agency Formation Commission

Exhibit B

THIS DOCUMENT IS A FULL, TRUE AND
CORRECT COPY OF THE ORIGINAL ON
FILE IN THIS OFFICE. ATTEST:

LAFCO Exhibit 1


GRIDLEY CITY CLERK

3-21-22
DATE

RESOLUTION NO.
2021-R-034

**RESOLUTION OF APPLICATION OF THE CITY OF GRIDLEY INITIATING PROCEEDINGS FOR THE
ANNEXATION OF APPROXIMATELY 40.0 ACRES FROM BUTTE COUNTY INTO THE
INCORPORATED BOUNDARY OF THE CITY OF GRIDLEY (APN 022-210-092)**

WHEREAS, the City of Gridley has received an application to consider a Tentative Subdivision Map request for one parcel totaling approximately 40.0 acres in order to create a total of two hundred two (202) lots for a single-family residential use and has been assigned the file number Tentative Subdivision Map No. 2-20; and,

WHEREAS, the proposed project lies within the boundaries of the County of Butte; and,

WHEREAS, the applicant requests the proposed project area to be annexed to the City of Gridley; and,

WHEREAS, the City of Gridley desires to initiate a proceeding for the adjustment of boundaries specified herein;

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

1. This proposal is made, and it is requested that proceedings be taken, pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000, commencing with section 56000 of the California Government Code.
2. This proposal is an annexation to the City of Gridley.
3. A map of the affected territory is set forth in Exhibit A, attached hereto and by reference incorporated herein.
4. It is desired that the proposal be subject to the Conditions of Approval as set forth in Exhibit B.
5. The reasons for the proposal are to expand the land area in the City of Gridley to accommodate additional lands for residential use conforming to the requirements of the State of California Housing and Community Development Department Regional Housing Needs Assessment (RHNA) and to meet the 2020 allocation of an additional three hundred and forty-five housing (345) units as determined by the Butte County Association of Governments.
6. The proposal is consistent with the Sphere of Influence of the annexing of lands to the City of Gridley.
7. Consent is hereby given to proceeding to the Butte County Local Agency Formation Commission (BC LAFCO) proceedings for annexation of lands to be incorporated into the City of Gridley.

I HEREBY CERTIFY that the foregoing resolution was duly introduced and passed at the regular City Council meeting of the City of Gridley held on the 18th day of October, 2021, by the following vote:

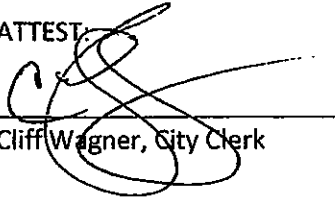
AYES: COUNCIL MEMBERS Johnson, Farr, Calderon, Torres

NOES: COUNCIL MEMBERS Sanchez

ABSENT: COUNCIL MEMBERS None

ABSTAIN: COUNCIL MEMBERS None

ATTEST:


Cliff Wagner, City Clerk

APPROVE:

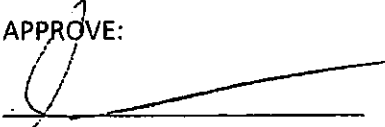

Bruce Johnson, Mayor

EXHIBIT A

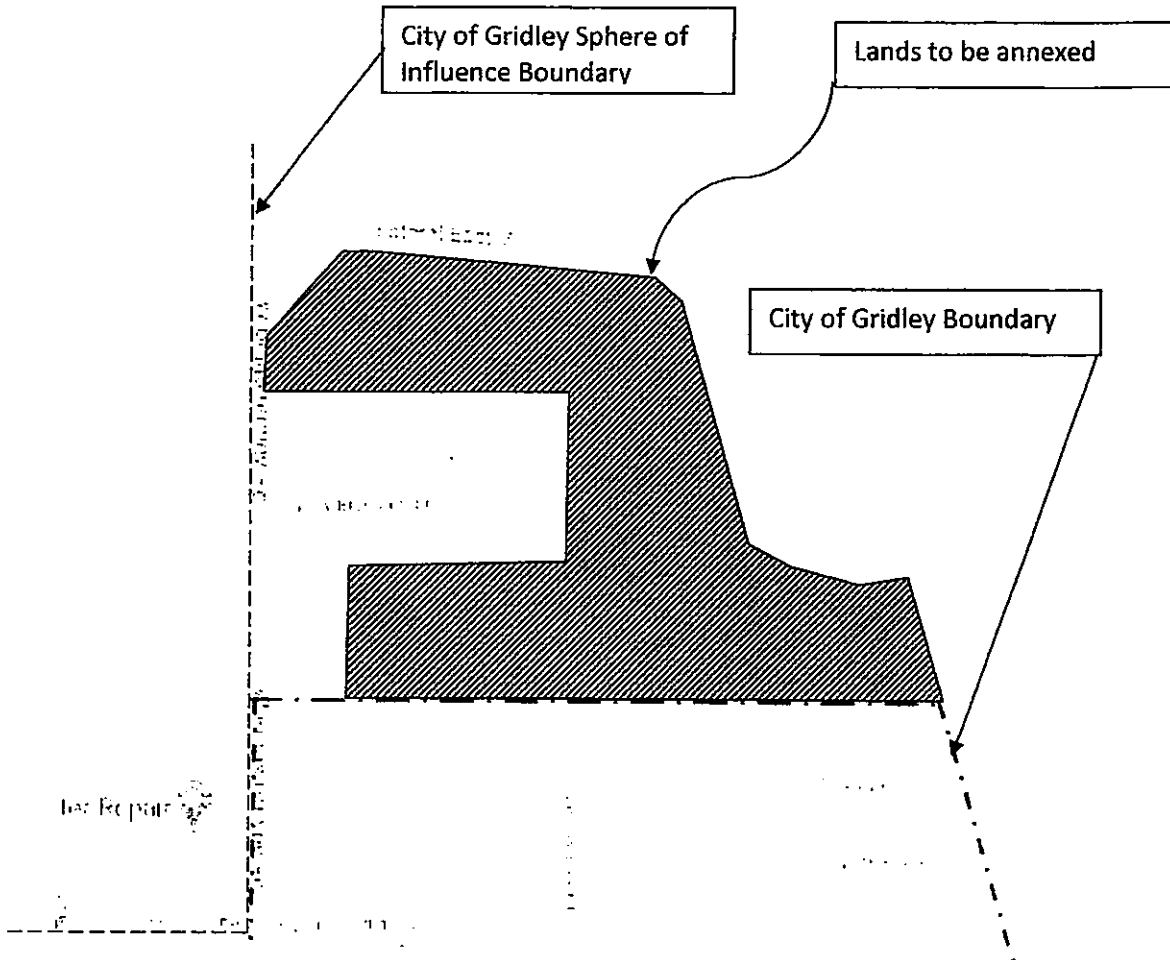


FIGURE 1: PLAT OF PROPOSED LANDS FOR ANNEXATION

Exhibit B
Conditions of Approval
APN: 022-210-092

Project: Chandler Park Subdivision 2021-R-034, 2021-R-035, 2021-R-036, Ordinance 835-2021

A. GENERAL REQUIREMENTS:

1. The applicant shall file a Declaration of Acceptance of the following conditions by submitting a signed copy of the conditions to the Planning Department within 30 days of the City Council approval.
2. The Tentative Map 2-20 shall expire after three years. An extension is allowed under the Subdivision Map Act by application to the city of Gridley 30 days prior to expiration in addition to other extensions by the California State Legislature.
3. Development of the site shall comply with all requirements at the time of development.
4. 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.

5. A note shall be placed on the map related to the requirement for the project to pay all applicable impact fees for the development of the project at the currently adopted rates.
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 application, fees paid, and environmental determination as conditionally approved.

Changes deemed to be major or significant in nature shall require a formal application for amendment.

7. All properties subject to Tentative Subdivision Map shall comply with all applicable requirements of the Gridley Municipal Code.
8. The applicant may enter into a Subdivision Agreement and/or a Development Agreement if construction is requested to begin prior to the recordation of the Final Map. The agreement is a document approved by Council resolution.
9. Prior to construction, the applicant may request a grading permit and pay all applicable fees.
10. The applicant/developer may develop the subdivision in phases at the review and approval of the city.
11. 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.

B. TAXES:

1. Segregate any assessments against the properties.
2. Pay any delinquent taxes and/or assessments against the properties.
3. The applicant, developer, owner shall submit a request for a tax exchange agreement between the City of Gridley and Butte County.

C. FEES:

1. 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.
2. Note on a separate document to recorded simultaneously with the Subdivision Map, the requirement for payment of drainage fees levied and must be paid to the City at the time a building permit is issued for development of each parcel.
3. Note on a document to be recorded concurrently with the Final Map the requirement for payment of development impact fees at the time a building permit is issued for development on each lot at the current amount adopted by the City Council, at the time of building permit issuance.

D. CONVEYANCES AND EASEMENTS:

1. Dedicate and improve the east one-half of West Biggs Gridley Road including curb, gutter, sidewalk and street reconstruction from the north and south limits of the project entry. Improvements of the right-of-way shall be to the satisfaction of the City Engineer.
2. Dedicate and improve the residential street right-of-way for all interior subdivision streets to the satisfaction of the City Engineer.

3. Dedicate a 10-foot-wide public service easement adjacent to all public right-of-way frontages.

4. All right-of-way dedications shall be affected at the time of the Final Map filing.

E. **STREETS:**

1. All streets of the subdivision shall be constructed in conformance with the Gridley Public Works Construction Standards and the Gridley Municipal Code. The required structural sections for the streets will be established by utilizing in place "R" values as determined by the Developer's engineer and traffic indices shown in the Gridley Public Works Construction Standards. The developer shall submit to the city construction details, plans and profiles, typical sections, specifications, and cost estimates that have been prepared by a registered civil engineer in the State of California. Prior to the start of any proposed new work, construction details, plans and profiles, typical sections and specifications, and cost estimates that have been prepared by a registered engineer shall be submitted to the Department of Public Works for review and approval prior to start of any work. An encroachment permit shall be required for any work within the public right-of-way.

2. Street names shall be approved by the Butte County Street name coordinator.

3. Install street name signs, traffic control signs, pavement markings and barricades in conformance with the Gridley Public Works Construction Standards.

F. **STORM DRAIN FACILITIES:**

1. Public and private improvements constructed as a result of approval of this subdivision shall not result in an increase in the rate of peak storm water runoff from the gross area of the pre-subdivided site during a one hundred (100) year design storm event. A Master design and Maintenance Plan for construction of improvements to comply with this requirement shall be reviewed and approved by the City Engineer of the City of Gridley and by the Engineer for Reclamation District 833, prior to recordation of the Final Map.

2. Prior to approval of the Final Map all of the following requirements shall be completed:

a) A registered engineer shall prepare and submit the following information to the city for review and approval:

i) Calculations identifying the estimated rate of peak stormwater runoff from the gross area of the undivided site and abutting streets as they exist at the time of approval of the tentative subdivision map during a one hundred (100) year [1% probability] design storm event. The calculations shall be prepared in a manner consistent with the Gridley Public Works Construction Standards, and with standard engineering practice.

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

b) A funding mechanism, e.g., Assessment District shall be established to provide for the on-going maintenance costs associated with approved stormwater detention facilities constructed pursuant to condition number "I" above. The funding mechanism shall be approved by the City of Gridley.

3. The applicant shall submit plans to Reclamation District No. 833 for review and approval and must pay review fees, if required. All fees must be paid prior to recordation of the Final Map.

4. Dedication of the total area of the detention basin, park, open space, frontage improvements on West Biggs Gridley Road and all pedestrian connection trails, shall be made to the city of Gridley in fee title as a condition of recordation of the Phase 1 Final Map.

5. 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.

6. Construct standard drainage improvements along all streets within and adjacent to the site to the satisfaction of the City Engineer prior to issuance of the first Certificate of Occupancy for structures within the project.

7. 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.

G. SANITATION FACILITIES:

1. All homes on the new lots created by this subdivision shall be connected to the city sanitary sewer system prior to issuance of a Certificate of Occupancy.

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

H. WATER FACILITIES:

1. All homes on the new lots created by this subdivision shall be connected to the municipal water system.

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

3. The City and the developer shall coordinate with RD 833 for the construction of appropriate decorative fencing to prohibit access to the canal.

I. FIRE PROTECTION:

1. 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.

2. All residential structures shall provide a fire sprinkler system that meets or exceeds the requirements of the Fire Code.

J. ELECTRIC FACILITIES:

1. All homes on the new lots created by this subdivision shall be connected to the municipal electric system.

2. All transformers shall be pad mounted above ground.

3. Street lights shall be installed in the locations designated and to the satisfaction of the City Engineer. The street lights shall be City-owned and shall be installed in accordance with City standards.

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

5. All residential units are required to provide an operable solar system sized to the expected demand. Plans showing the proposed solar design and technical data sheets shall be submitted to the Electric Department for review and approval prior to submitting to Butte County for a building permit.

K. OTHER PUBLIC FACILITIES:

1. 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.

2. If any existing utilities must be relocated as a result of this subdivision, the agencies that own the facilities may require the developer to pay the cost of such

relocations.

L. LOT GRADING:

1. Prior to approval of a Final Map and improvement plans, a registered engineer or geologist shall prepare a soils report or geotechnical report. The report shall be prepared in a manner consistent with standard engineering practices and shall be reviewed for acceptability by the City Engineer.
2. The lots shall be graded in conformance with the Gridley Public Works Construction Standards and the Gridley Municipal Code. The developer shall submit grading details, plans and specifications prepared by a registered engineer for review and approval prior to the start of any work.
3. Prior to grading and sitework, a Storm Water Permit must be obtained from the Regional Water Quality Control Board.
4. The applicant/developer is responsible for paying all costs for a third-party inspector during the construction of any or all phases of development.
5. At the onset of construction, clearing and grubbing, mobilization, the construction access shall be from West Biggs Gridley Road. All equipment, contractors, and material delivery and stockpiling shall be located at the north end of the project. When connection to roads from Heron Landing, Nevada Street and Vermont Street are effected, a temporary security gate shall be in place to prohibit access to the site through the neighborhood.
6. Access to building pads for building the residential units shall be from West Biggs Gridley Road.

M. ENGINEERING: (Refer to other sections of the conditions)

1. Existing topo 50 feet beyond boundary and proposed finish grade contour lines both at 1 foot contour intervals shall be provided.
2. Provide Conceptual Water Plan, proposed sizes, and tie in locations.
3. Provide proposed fire hydrant locations.
4. Provide Conceptual Sewer Plan, proposed sizes, slopes, sewer manholes and tie in locations.
5. Provide Conceptual Drainage Plan, sizes and overland release and detention facilities.
6. Public utility easements (PUE) shall be shown on plans.
7. Conceptual Landscape Plan for frontage along West Biggs-Gridley Rd.

8. Show all existing public facilities on West Biggs Gridley Road.
9. Show width of Drainage Canal easement.
10. A sound wall will be required at the frontage of West Biggs Gridley Road at the entry to the subdivision.
11. Entry from West Biggs Gridley Road shall be similar to the Heron Landing entrance, this will include a larger ROW (80') and a median at the entrance.
12. Provide a legal description sufficient to define the boundary of the existing parcel and current Title Report.
13. West Biggs Gridley Road shall have a ROW equal to the existing ROW south of the project and as approved by the City Engineer.
14. Show standard proposed building setback details for interior lots and corner lots.
15. Provide additional information for street section "A" as proposed.

N. OTHER REQUIREMENTS:

1. Fencing of the rear yards for the project shall occur at the time of construction and shall be the responsibility of the developer. Fencing throughout the project shall be consistent from lot to lot as reviewed and approved by the Planning Department.
2. Form an assessment district to cover on-going maintenance costs of facilities within the subdivision including landscaping areas and the drainage detention basin.
3. 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.
4. 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.
5. 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.

6. A 7-ft solid split face concrete masonry unit with decorative cap wall shall be constructed at the east boundary of the detention basin and park to the RD 833 canal.
7. The detention basin shall be fenced and provided with a gate accessible for vehicles to secure the area during wet weather.

EXHIBIT "A" DESCRIPTION
CHANDLER PARK SUBDIVISION TO THE CITY OF GRIDLEY

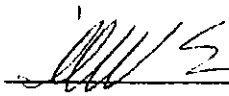
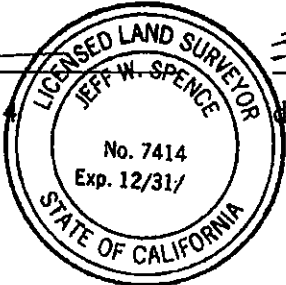
ALL THAT REAL PROPERTY DESCRIBED AS A PORTION OF SECTION 25 AND SECTION 36, TOWNSHIP 18 NORTH, RANGE 2 EAST, MOUNT DIABLO BASE AND MERIDIAN LOCATED IN THE COUNTY OF BUTTE, STATE OF CALIFORNIA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID SECTION 36 AND ON SOUTH RIGHT OF WAY LINE (AS FOUND BY W.P. GREEN) OF LATERAL E-7 OF RECLAMATION DISTRICT NO. 833, BEING 60 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 36; THENCE

- 1) SOUTH 00°49' WEST ALONG THE WEST LINE OF SAID SECTION 36, A DISTANCE OF 293.2 FEET TO A POINT; THENCE
- 2) SOUTH 89°55' EAST ALONG THE NORTH SIDE AND PRODUCTION THEREOF, OF THE NORTH LINE OF THE LANDS NOW, OR FORMERLY, OWNED BY ORA L. DRISKELL, A DISTANCE OF 1,018.7 FEET TO THE NORTHEAST CORNER OF SAID PROPERTY; THENCE
- 3) SOUTH 00°49' WEST ALONG THE EAST LINE OF SAID PROPERTY AND PRODUCTION THEREOF AND ALONG THE EAST LINE OF THE PROPERTY NOW, OR FORMERLY OWNED BY I.A. KELHOFNER, A DISTANCE OF 567.20 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN DEED TO HERBERT J. MCCLANAHAN AND ARLENE MCCLANAHAN AS FILED FOR RECORD IN BOOK 1600, OFFICIAL RECORDS AT PAGE 681; THENCE
- 4) SOUTH 89°39'00" WEST ALONG THE NORTH LINE OF SAID MCCLANAHAN PARCEL, A DISTANCE OF 727.08 FEET; THENCE
- 5) SOUTH 00°06'33" WEST, A DISTANCE OF 398.17 FEET TO A ONE-HALF INCH REBAR TAGGED LS 4208; BEING A POINT ON THE SOUTH LINE OF SAID NORTH HALF OF NORTHWEST QUARTER OF SECTION 36; THENCE

CHANDLER PARK SUBDIVISION ANNEXATION DESCRIPTION (CONT.)

- 6) NORTH 89°28'41" EAST ALONG THE SOUTH LINE OF SAID NORTH HALF OF NORTHWEST QUARTER OF SECTION 36, A DISTANCE OF 1,944.43 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF LATERAL E-7-D, SAID POINT BEING 41.5 FEET WEST OF THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC RAILROAD, WITH THE SOUTH LINE OF SAID NORTH HALF OF NORTHWEST QUARTER OF SECTION 36; THENCE
- 7) NORTH 15°11' WEST ALONG THE WEST RIGHT OF WAY LINE OF LATERAL E-7-D AND PARALLEL AND 40 FEET WEST FROM SOUTHERN PACIFIC WEST RIGHT OF WAY LINE, 343.3 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID LATERAL E-7; THENCE ALONG SOUTH RIGHT OF WAY LINE OF SAID LATERAL E-7 AS FOLLOWS:
 - 8) SOUTH 84°00' WEST, 101.3 FEET; THENCE
 - 9) NORTH 77°00' WEST, 200 FEET; THENCE
 - 10) NORTH 59°40' WEST, 155 FEET; THENCE
 - 11) NORTH 16°00' WEST, 815 FEET; THENCE
 - 12) NORTH 43°20' WEST, 130 FEET; THENCE
 - 13) NORTH 84°20' WEST, 945 FEET; THENCE
 - 14) SOUTH 84°30' WEST, 125 FEET; THENCE
 - 15) SOUTH 52°00' WEST, 115 FEET; THENCE
 - 16) SOUTH 40°00' WEST, 215 FEET; THENCE
 - 17) WEST 70 FEET TO SAID POINT OF BEGINNING.


Jeff W. Spence, LS7414  3-25-22
date

THIS DOCUMENT IS A FULL, TRUE AND
CORRECT COPY OF THE ORIGINAL ON
FILE IN THIS OFFICE. ATTEST:

LAFCO Exhibit 4.2


GRIDLEY CITY CLERK

3-21-22
DATE

RESOLUTION NO.
2021-R-035

A RESOLUTION OF THE GRIDLEY CITY COUNCIL TO AMEND THE GENERAL PLAN (GPA 2-20) LAND USE DESIGNATIONS OF 16.79 ACRES RESIDENTIAL LOW DENSITY (2-4 DU/AC), 16.5 ACRES RESIDENTIAL MEDIUM DENSITY (5-8 DU/AC), 6.34 ACRES RESIDENTIAL HIGH DENSITY 2 (16-30 DU/AC) AND 1.66 ACRES PARK TO 36.38 ACRES RESIDENTIAL MEDIUM DENSITY, AND 3.62 ACRES PARK AND OPEN SPACE AND TO ADOPT A MITIGATED NEGATIVE DECLARATION PURSUANT TO CEQA FINDING THERE IS LESS THAN SIGNIFICANT ENVIRONMENTAL IMPACT FROM THE LAND USE RE-DESIGNATIONS. (APN 022-210-092)

WHEREAS, the Planning Commission held a publicly noticed hearings on September 16, 2020, April 21, 2021, and June 16, 2021, to amend the General Plan (GPA 2-20) land use designations of 16.79 acres Residential Low Density (2-4 du/ac), 16.5 acres Residential Medium Density (5-8 du/ac), 6.34 acres Residential High Density 2 (16-30 du/ac) and 1.66 acres Park to 36.38 acres Residential Medium Density, and 3.62 acres Park and Open Space; and,

WHEREAS, at the close of the June 16, 2021, public hearing, the Planning Commission recommended that the City Council approve the amendment of the General Plan land use designation to 36.38 acres Residential, Medium Density and 3.62 acres Park and Open Space; and,

WHEREAS, the City Council reviewed the recommendation of the Planning Commission at its October 18, 2021, public hearing also considering the Initial Study, and did find the change in General Plan land use designation could not have a significant effect on the environment; and,

WHEREAS, the City Council accepts the Initial Study. A Notice of Intent to adopt a Negative Declaration was published and provided the required 20-day minimum period for public review and comment.

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

1. The City Council of the City of Gridley amends the General Plan land use designation of 36.38 acres from existing land use designations to Residential, Medium Density and 3.62 acres to Park and Open Space, Assessor Parcel Number 022-210-092 as shown on the attached Exhibit A; and,
2. The City Council of the City of Gridley adopts a Mitigated Negative Declaration finding that the project could not have a significant effect on the environment.
3. The General Plan Map of the City of Gridley on file with the City Clerk, designating and dividing the City into land use districts, is hereby amended, in accordance with the herein description and Exhibit A.

Exhibit C

**RESOLUTION NO.
2021-R-035**

I HEREBY CERTIFY that the foregoing resolution was introduced, passed, and adopted by the City Council of the City of Gridley at a regular meeting held on the 18th day of October 2021 by the following vote:

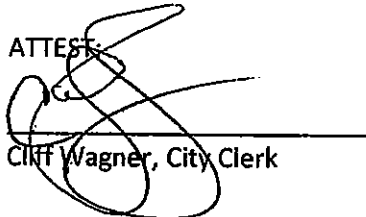
AYES: COUNCIL MEMBERS Calderon, Farr, Johnson, Torres

NOES: COUNCIL MEMBERS Sanchez

ABSTAIN: COUNCIL MEMBERS None

ABSENT: COUNCIL MEMBERS None

ATTEST:


Cliff Wagner, City Clerk

APPROVE:

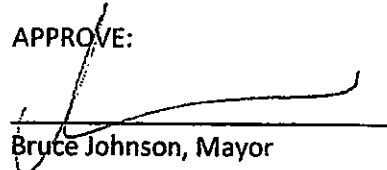

Bruce Johnson, Mayor

EXHIBIT A

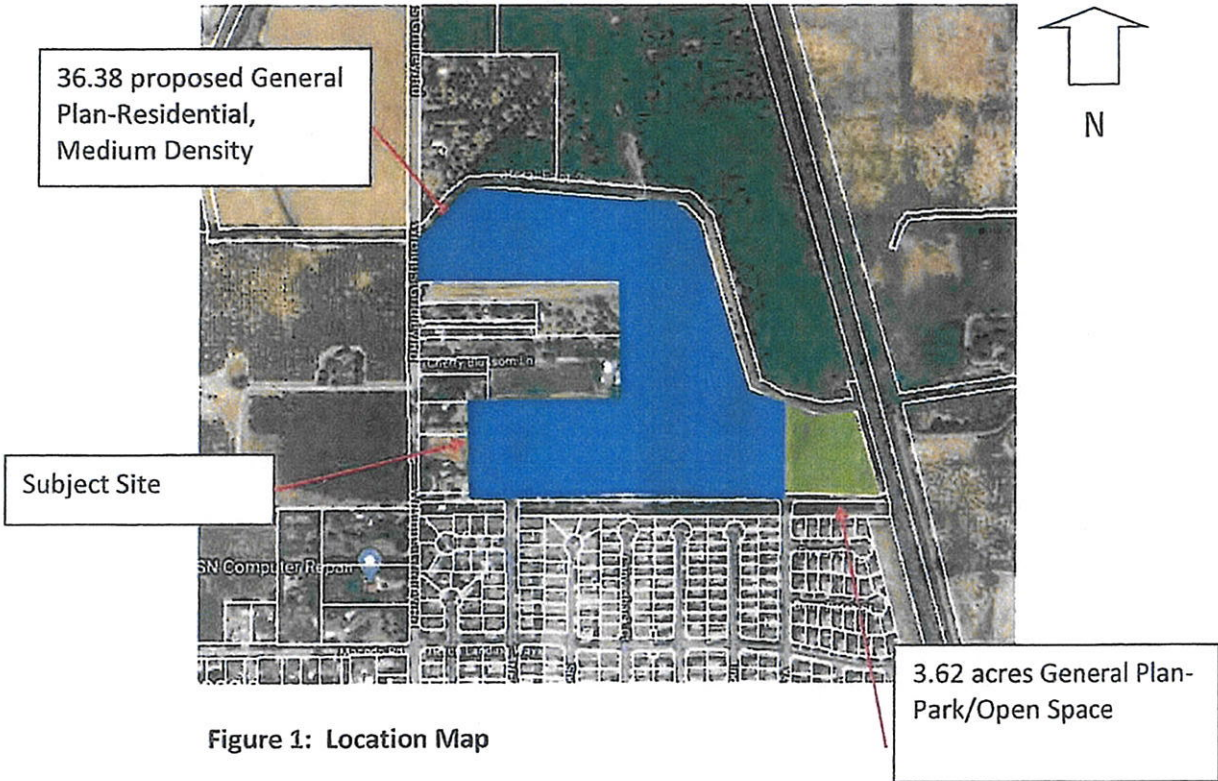
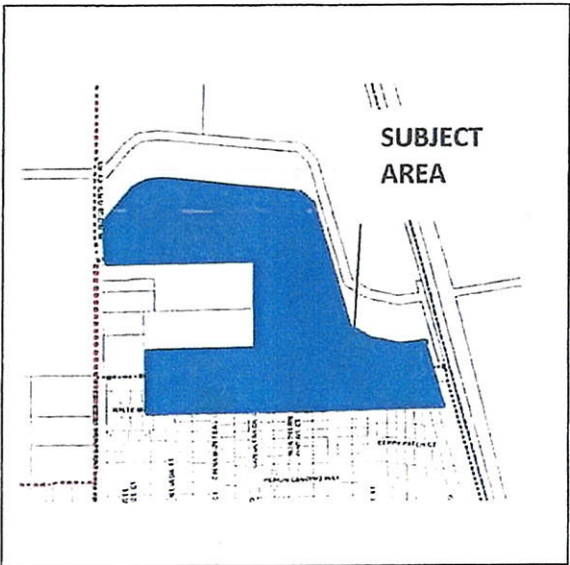


Figure 1: Location Map



General Plan Land Use Designation:

From:
 16.79 ac Residential, Low Density
 16.5 ac Residential, Medium Density
 6.34 ac Residential, High Density 2
 1.66 ac Park

Rezoned to:
 36.38 ac Residential, Medium Density
 3.62 ac Park/Open Space

THIS DOCUMENT IS A FULL, TRUE AND CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE. ATTEST:

ORDINANCE NO.
835-2021


GRIDLEY CITY CLERK

3-21-22
DATE

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRIDLEY TO PRE-ZONE APPROXIMATELY 40.0-ACRES; 36.38 ACRES TO SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) AND 3.62 ACRES OPEN SPACE (O-S) LOCATED ON THE EAST SIDE OF WEST BIGGS-GRIDLEY ROAD (APN 022-210-092)

WHEREAS, the Planning Commission held publicly noticed hearings on September 16, 2020, April 21, 2021, and June 16, 2021 regarding the proposal to pre-zone approximately 36.38 acres to Single-Family Residential District (R-1) and 3.62 acres Park/Open Space; and,

WHEREAS, at the close of the June 16, 2021, public hearing the Planning Commission recommended the City Council approve pre-zoning the property; and,

WHEREAS, the City Council reviewed the recommendation of the Planning Commission, considered the Initial Study and Mitigated Negative Declaration, has found that the proposed pre-zone could not have a significant effect on the environment; and,

WHEREAS, the City Council accepted the General Plan Amendment and Mitigated Negative Declaration by adopting Resolution Number 2021-R-035 on October 18, 2021; and,

WHEREAS, the City Council duly introduced Ordinance 835-2021 by reading of title only at a regular meeting of the City Council held on October 18, 2021; and,

WHEREAS, the City Council of the City of Gridley ordains as follows:

SECTION 1: The City Council finds that the pre-zone of Assessor Parcel Number 022-210-092 is consistent with the 2030 General Plan and the amendment adopted thereto as 2021-R-035.

SECTION 2: The City Council of the City of Gridley approves the pre-zone of Assessor Parcel Number 022-210-092 to 36.38 acres to Single Family Residential (R-1) and 3.62 acres Open Space.

SECTION 3: The Zoning Map of the City of Gridley on file with the City Clerk, designating and dividing the City into zoning districts, is hereby amended, in accordance with the herein description and Exhibit A.

SECTION 4: This ordinance shall be effective thirty (30) days from the date of the second reading of the ordinance.

I HEREBY CERTIFY that the foregoing ordinance for the property pre-zone of APN 022-210-092 as noted in Sections 1-4 and as shown on Exhibit A was duly introduced by reading of title only, and the second reading and adoption by reading of title only at the regular City Council meeting held on November 1, 2021, by the following vote:

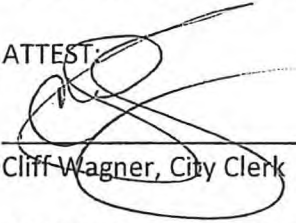
AYES: COUNCIL MEMBERS Torres, Johnson, Calderon, Farr

NOES: COUNCIL MEMBERS None

ABSENT: COUNCIL MEMBERS Sanchez

ABSTAIN: COUNCIL MEMBERS None

ATTEST:


Cliff Wagner, City Clerk

APPROVE:


Bruce Johnson, Mayor

APPROVED AS TO FORM:

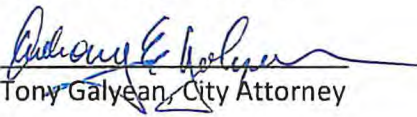
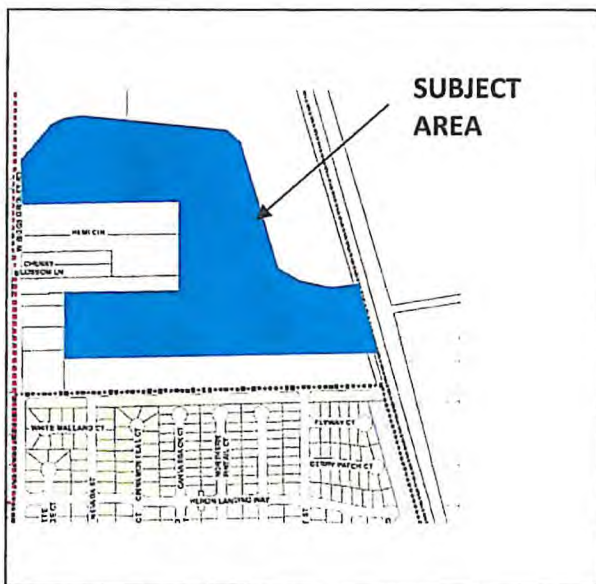

Tony Galyear, City Attorney

EXHIBIT A



Figure 1: Location Map



Pre-zone To:

36.38 ac R-1 Single Family Residential District

3.62 ac Park/Open Space

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRIDLEY TO PRE-ZONE AN APPROXIMATELY 15.5 ACRES TO SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) LOCATED ON THE EAST SIDE OF WEST BIGGS GRIDLEY ROAD. (APN 022-210-025, 022-210-045, 022-210-044, 022-210-060, 022-210-073, 022-210-091, 022-210-090, 022-210-072)

WHEREAS, the Butte County Local Agency Formation Commission (LAFCo) is processing an annexation application for the Bernard Property, said project entitled, Chandler Park Subdivision; and,

WHEREAS, the process included a request by one or more property owners adjacent to the subject project to be included in the annexation of the Bernard property creating an island of county property within the lands considered for annexation; and,

WHEREAS, LAFCo has determined that the process requires the lands to be pre-zoned by the city of Gridley prior to an annexation decision by the residing board of LAFCo; and,

WHEREAS, the General Plan land use designation has been established on the area considered for annexation as Residential, Medium Density in accordance with the adopted 2030 General Plan; and,

WHEREAS, a pre-zone of the property from the county zoning designation to the city of Gridley zoning designation, Single-Family Residential (R-1) is consistent with the General Plan land use designation; and,

WHEREAS, the City Council duly introduced Ordinance XXX-2022 by reading of title only at a regular meeting of the City Council held on October 3, 2022; and,

WHEREAS, the City Council of the City of Gridley ordains as follows:

SECTION 1: The City Council finds that the pre-zone of Assessor Parcel Numbers 022-210-025, 022-210-045, 022-210-044, 022-210-060, 022-210-073, 022-210-091, 022-210-090, 022-210-072 is consistent with the 2030 General Plan.

SECTION 2: The City Council of the City of Gridley approves the pre-zone of Assessor Parcel Numbers 022-210-025, 022-210-045, 022-210-044, 022-210-060, 022-210-073, 022-210-091, 022-210-090, 022-210-072 to 15.5-acres Single Family Residential District (R-1).

SECTION 3: The Zoning Map of the City of Gridley on file with the City Clerk, designating and dividing the City into zoning districts, is hereby amended, in accordance with the herein description and Exhibit A.

SECTION 4: This ordinance shall be effective thirty (30) days from the date of the second reading of the ordinance.

I HEREBY CERTIFY that the foregoing resolution was duly introduced and passed at the regular City Council meeting of the City of Gridley held on the 3rd day of October, 2022, by the following vote:

AYES: COUNCIL MEMBERS _____

NOES: COUNCIL MEMBERS _____

ABSTAIN: COUNCIL MEMBERS _____

ABSENT: COUNCIL MEMBERS _____

ATTEST:

APPROVE:

Cliff Wagner, City Clerk

Bruce Johnson, Mayor

EXHIBIT A

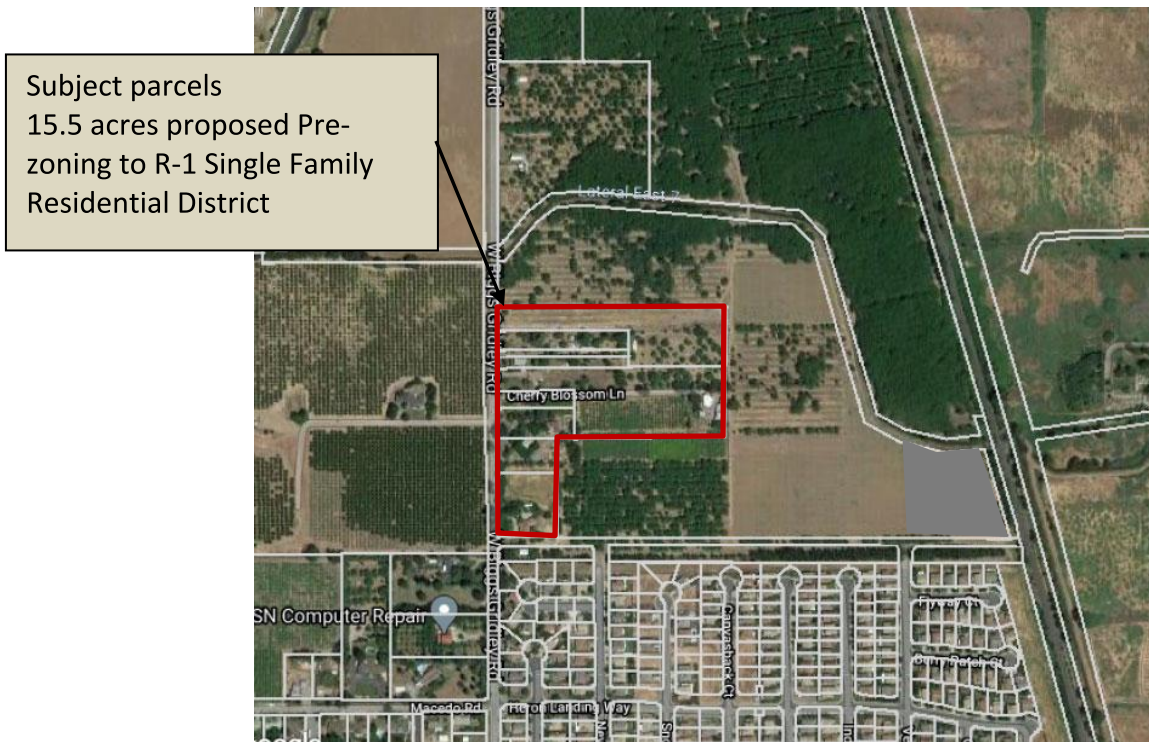


Figure 1: Location Map

Pre-zone to:
15.5 ac Single-Family Residential District (R-1)

