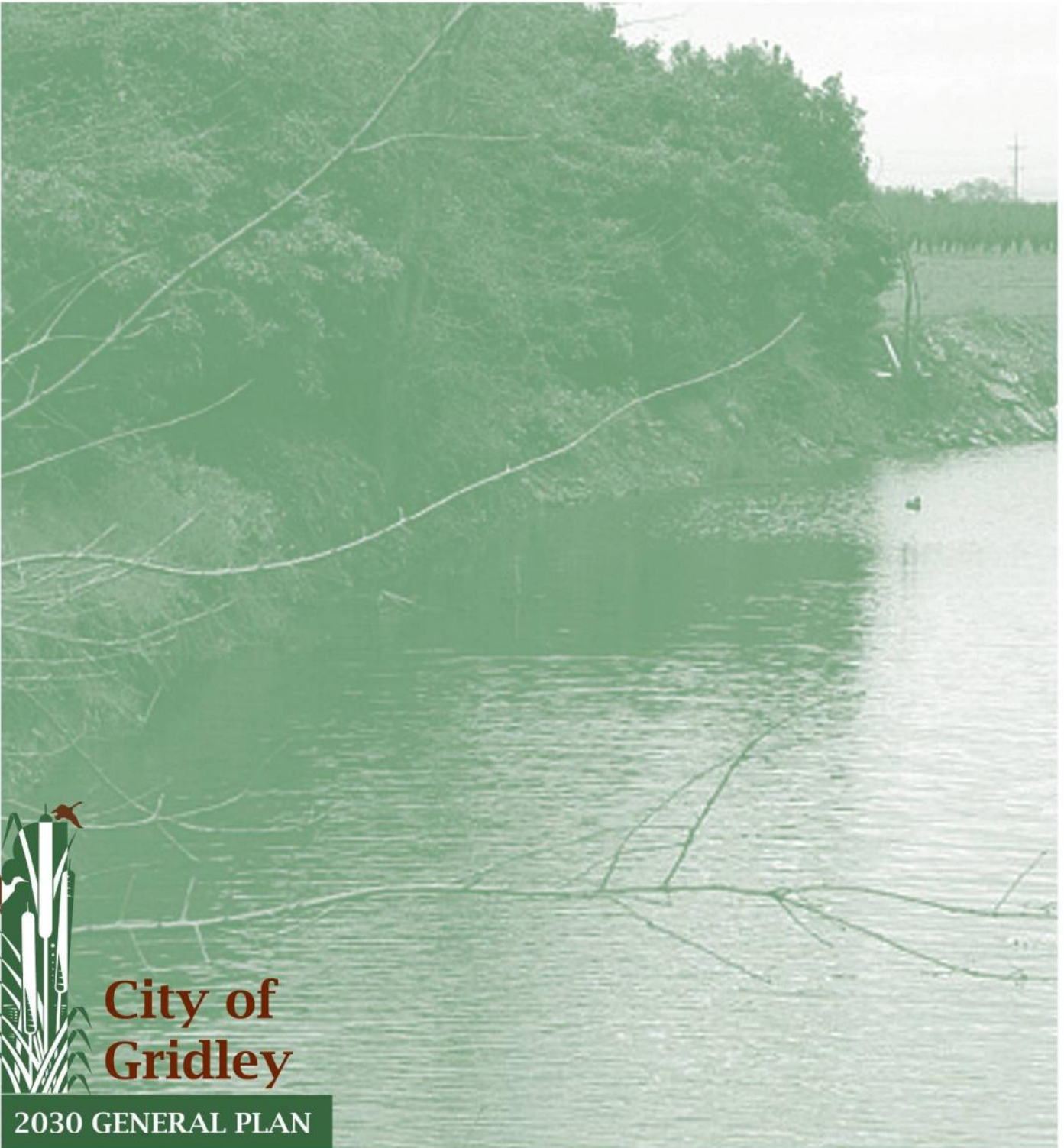


# General Plan Setting



**City of  
Gridley**

**2030 GENERAL PLAN**



# TABLE OF CONTENTS

---

	Page
<b>REGIONAL CONTEXT .....</b>	<b>1</b>
<b>LOCAL CONTEXT.....</b>	<b>7</b>
<b>Highway 99 Corridor .....</b>	<b>7</b>
<b>Downtown.....</b>	<b>9</b>
<b>Commercial Development.....</b>	<b>10</b>
<b>Neighborhoods .....</b>	<b>11</b>
<b>EXHIBITS</b>	
<b>Setting-1 Regional Context .....</b>	<b>3</b>
<b>Setting-2 Existing Land Uses .....</b>	<b>5</b>
<b>TABLES</b>	
<b>Setting-1 Existing Land Uses in Gridley General Plan Study Area (2008) .....</b>	<b>7</b>

This page intentionally blank.

## REGIONAL CONTEXT

Gridley is located in the southwestern portion of Butte County, west of the Feather River, in the northern portion of the Sacramento Valley (Exhibit Setting-1). Downtown Gridley is approximately 17 miles southwest of Oroville, and approximately 17 miles north-northwest of downtown Yuba City and approximately 30 miles south-southeast of Chico. Other nearby cities include Biggs and Live Oak.

Gridley is surrounded by orchards, rice fields, and grazing lands in Butte County, with some rural scale residences mixed in with this predominantly agricultural landscape. The land is predominately flat and has rich agricultural soils.



Gridley is set in a predominantly agricultural landscape.

High-quality agricultural lands surround the City of Gridley. Agriculture is an extremely important industry in Gridley, Butte County, and the Sacramento Valley in general. The historic basis of the local economy is agriculture, and this sector remains an important part of the local economy today. Major crops include rice, prunes, peaches, walnuts, and kiwi. Livestock and agriculture-related production is located in Gridley, south Butte County, as well as throughout the surrounding region. The surrounding agricultural lands, as well as the expansive views of the Sierra Nevada and Sutter Buttes are important visual elements of the Planning Area.



Rainfall in the Gridley and surrounding areas and snowmelt from the Sierra Nevada provides substantial surface water and groundwater recharge in Butte County. Approximately 90 percent of the County's average annual precipitation occurs between October and May, although the amount of precipitation varies greatly.<sup>1</sup> Valley portions of the County average roughly 18 inches of rainfall annually, while mountainous portions of the eastern County can have more than 75 inches of precipitation per year.

The State Department of Water Resources (DWR) monitors groundwater levels in the valley portion of Butte County, where Gridley is located. This monitoring shows seasonal changes in groundwater levels in some portions of the County, but no significant historic change in overall groundwater levels. Agriculture is the primary user of water in Butte County, although municipal use is anticipated to increase in the future.<sup>2</sup>

Gridley is located in an area of irrigated agricultural fields and orchards. Throughout the northern Sacramento Valley, channels for irrigation and drainage connect fields with upstream water sources and downstream water bodies which accept runoff and drainage. Ditches that convey agricultural runoff are located throughout the Gridley area. With outward growth and annexation to Gridley, the City assumes responsibility for drainage services. These natural drainages and engineered ditches are an important part of the aesthetic and natural resource environment.

The City's stormwater system connects with facilities used for agricultural drainage. Although the City maintains its own stormwater drainage system, the City's system connects with facilities managed by Reclamation District 833 (RD 833) and Reclamation District 2056 (RD 2056). After stormwater leaves the City, it goes back into reclamation district channels and ultimately to the Butte Sink and Sacramento River, to the west.

Agricultural practices have disturbed the natural setting in most of the Gridley area, limiting somewhat the biological habitat value. However, pastures, orchards, and other croplands do provide some habitat value for a variety of bird species and deer. Few special-status (rare) plant and wildlife species have potential to occur in the Gridley area. However, the City could see occurrences of woolly rose-mallow (*Hibiscus lasiocarpus*) and Sanford's arrowhead (*Sagittaria sanfordii*); and Swainson's hawk, valley elderberry longhorn beetle, and giant garter snake.

---

<sup>1</sup> Butte County. Groundwater Management Plan. September 2004. Available online at: [http://www.buttecounty.net/waterandresource/GWmgmtPlan/Section\\_2\\_\\_1-6-05\\_%202\\_.pdf](http://www.buttecounty.net/waterandresource/GWmgmtPlan/Section_2__1-6-05_%202_.pdf) (accessed January 2, 2009).

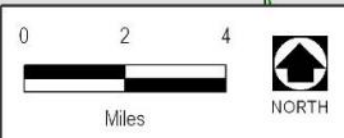
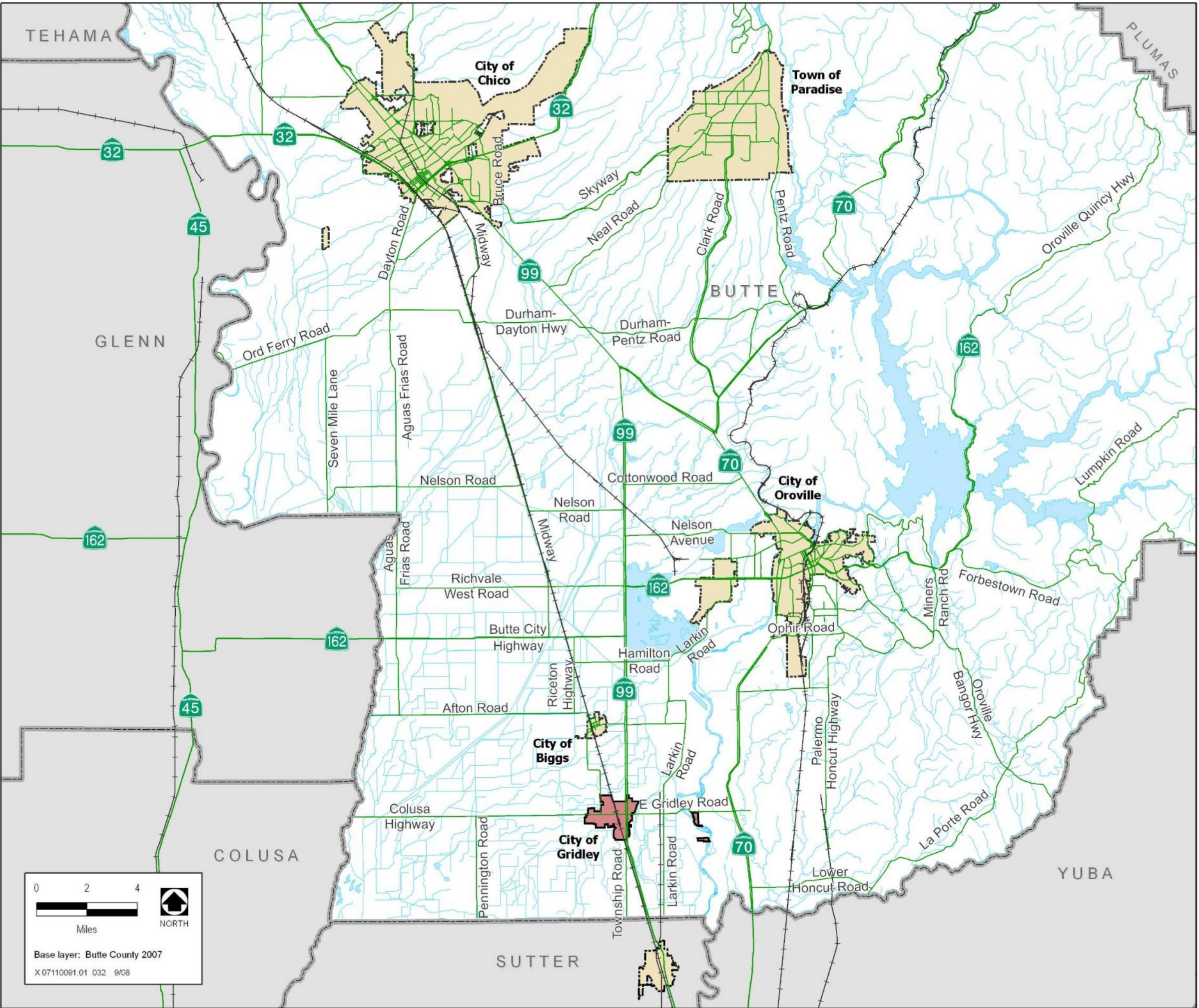
<sup>2</sup> Butte County Department of Water and Resource Conservation. Integrated Water Resources Plan. May 2005. Available online at: [http://www.buttecounty.net/waterandresource/int\\_water\\_res\\_plan.htm](http://www.buttecounty.net/waterandresource/int_water_res_plan.htm).



# Exhibit Setting-1 Regional Context

## LEGEND

-  City of Gridley
-  City Boundaries
-  Butte County
-  County Boundaries
-  Surface Water
-  Major Roads
-  Railroad



Base layer: Butte County 2007  
X 07110091.01 032 9/08

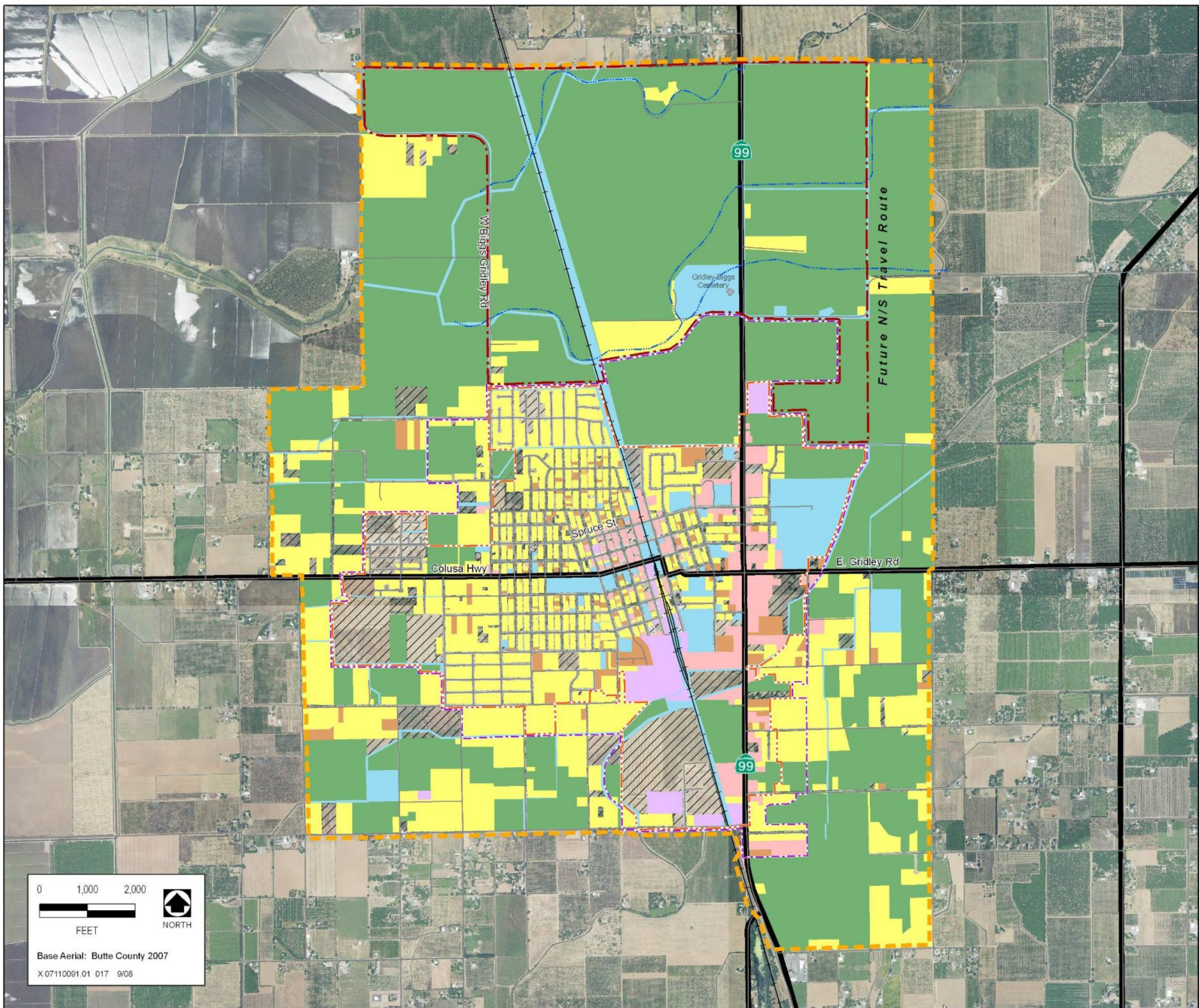




# Exhibit Setting-2 Existing Land Uses

## LEGEND

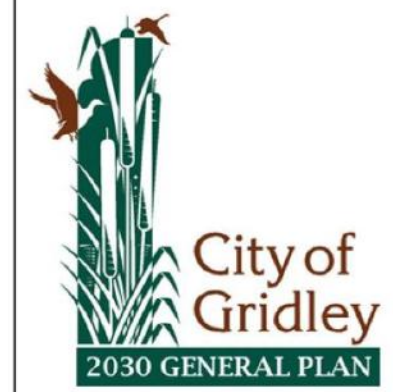
- Study Area
- Planned Growth Area
- Sphere of Influence
- City Boundary
- Existing Land Use**
  - Agricultural
  - Civic
  - Commercial
  - Higher-Density Residential
  - Medium-Density Residential
  - Lower-Density Residential
  - Industrial
  - Vacant
  - Cemetery
  - Water
  - Railroad
  - Major Roads



0 1,000 2,000  
  
 FEET

NORTH

Base Aerial: Butte County 2007  
 X 07110091.01 017 9/08





## LOCAL CONTEXT

Table Setting-1 summarizes existing (2008) land uses in the Gridley General Plan Study Area (Study Area). The Study Area is larger than the City’s Sphere of Influence and is drawn merely to represent those areas that most affect, and are most affected by Gridley’s physical development.

Agriculture is the primary land use in the Study Area, accounting for 2,654 acres, more than 57 percent of the total. Approximately 1,031 acres of land are in single-family detached residential use, about 22.5 percent of the land area in the Study Area. The vast majority of Gridley’s existing residential areas are single-family detached units. Attached units, duplexes, triplexes, and apartments account for 74 acres of land. Civic, commercial, industrial, and vacant land uses each make up less than 10 percent of land in the Study Area.

---

**Table Setting-1  
Existing Land Uses in Gridley General Plan Study Area (2008)**

Land Use Categories	Total Acreage	Percentage of Total
Agriculture	2,650	58
Civic	340	7
Commercial	125	3
Industrial	60	1
Low-Density Residential (single-family detached units)	1,030	23
Medium-Density Residential (duplex, triplex, etc)	5	<1
High Density Residential (apartments)	70	2
Vacant	310	7
<b>Grand Total</b>	<b>4,589</b>	<b>100</b>

Note: Totals may not add due to rounding.

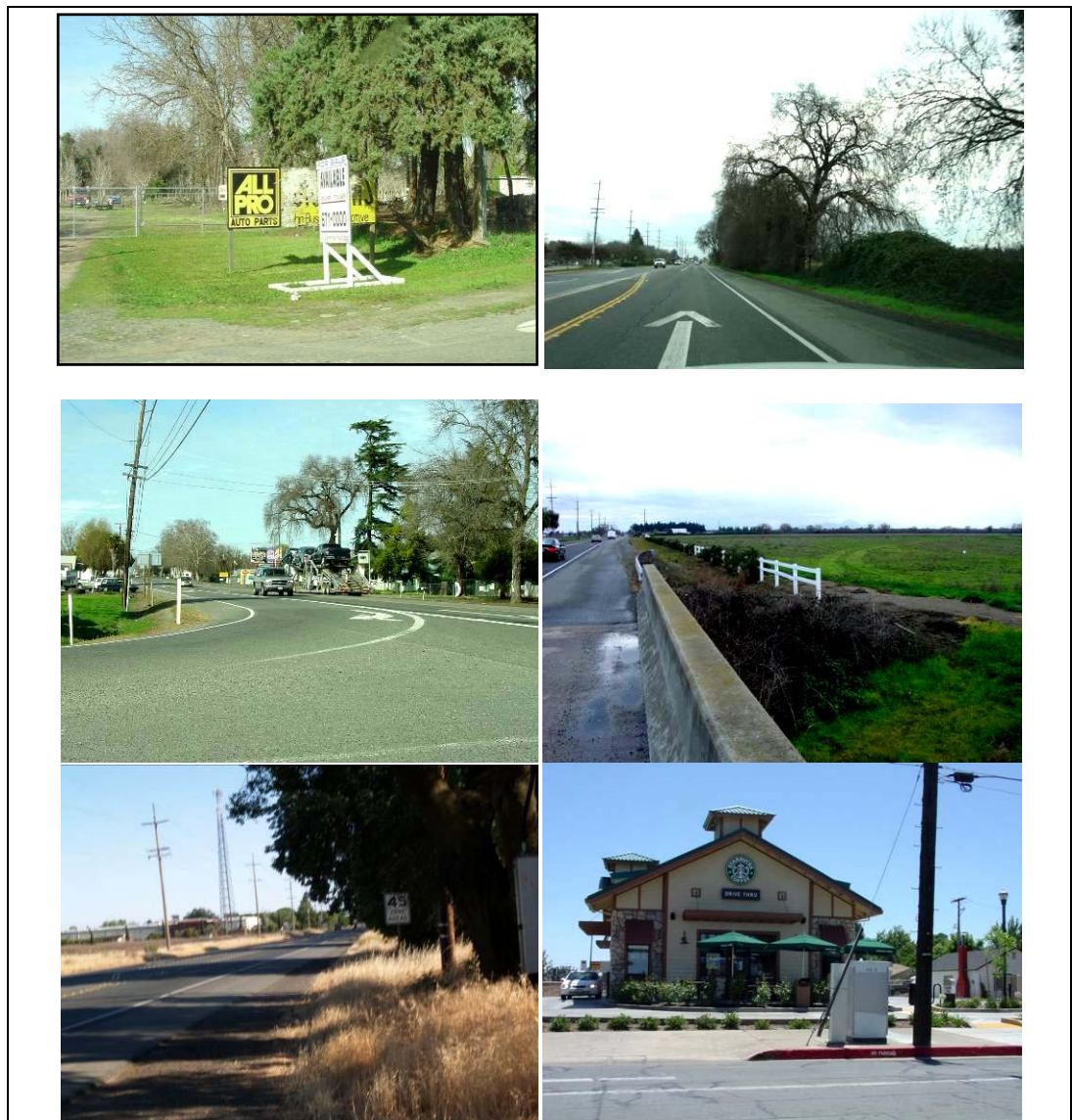
---

## HIGHWAY 99 CORRIDOR

---

State Route 99 (SR 99) intersects Gridley’s Planning Area in a north-to-south direction in eastern part of the community. Highway 99 brings thousands of travelers through Gridley every day. Over time, the corridor within the Gridley area has been developed with mostly larger-scale retail and commercial services. This corridor has working orchards,

hotels, fast food and other restaurants, gas stations, auto repair and parts shops, drug stores, grocery stores, and most other weekly household needs. Large surface parking lots and commercial signage for these businesses line the corridor. A substantial amount of vacant and underutilized land exists here, located in close proximity to existing homes, schools, and businesses. Some of Gridley’s schools are located east of Highway 99, whereas most residents live west of the Highway. North and south of Gridley’s Planning Area, there is a rural aesthetic environment along SR 99, with orchards, other trees, and other vegetation.



Highway 99 in the Gridley Planning Area



---

## DOWNTOWN

---

Downtown Gridley contributes significantly to City's overall character. Although there are many thriving businesses Downtown today, there is an opportunity for both residential and nonresidential development Downtown. One issue that enjoys broad community consensus for the 2030 General Plan is maintaining and improving the viability Downtown by encouraging business development and housing.

Downtown is the civic center of the community, as well as a focus of retail establishments, commercial services, professional offices, and smaller-scale industrial development. Currently, there is little housing Downtown, although Downtown is surrounded by residential neighborhoods.

Downtown has a good supply of historic buildings, some of which were constructed at around the time of the City's founding. Some of the historic buildings have been rehabilitated and reused, while other parts of Downtown have opportunity for reinvestment. There are banks, a grocery store, restaurants, government and social service agencies, attorneys and other professional services, and, in general, a wide variety of daily needs located Downtown today. There is also a substantial opportunity for both residential and nonresidential infill, revitalization, and redevelopment Downtown.



**Downtown has a good supply of historic buildings, some of which were constructed at around the time of the City's founding.**

The Union Pacific Railroad crosses through Downtown Gridley. Industrial and related



land uses are south of Downtown along the railroad.

**The Union Pacific mainline railroad bisects the Gridley Planning Area.**

---

## COMMERCIAL DEVELOPMENT

---

Commercial development in Gridley is located along Highway 99 and in the Downtown. According to direction from the citizenry and decision makers, this General Plan also prioritizes the improvement, redevelopment, and revitalization of the developed portion of the Highway 99 corridor in Gridley. Since there are large areas of land available for commercial development in the existing City, the 2030 General Plan does not identify large new areas for retail commercial development. An overabundance of greenfield development opportunity for large-scale retail development would limit the City's ability to direct investment to existing areas of the City with development potential, among other economic and environmental problems.



---

## NEIGHBORHOODS

---

Residential neighborhoods surround Downtown to the north, west, and east. Gridley has a mix of single-family homes, duplexes, and apartments distributed around the community. In general, there are smaller lots in and around Downtown and larger lots near the fringes. However, there are scattered multi-family structures throughout the City.



Homes near Downtown.

In and around the City limits to the southeast, southwest, and west, larger lot single-family residential properties begin to mix with rural-scale residences and homes on larger lots with small-scale active agricultural uses of one type or another. To the north and northeast, the distinction between City residential areas and County agricultural lands is more distinct.



Homes in western portion of Plan Area.

Parks are distributed throughout the City, including several parks near Downtown:

- ✓ Manuel Vierra Community Park;
- ✓ Daddow Plaza, Rotary Park;
- ✓ Quota Park; and,

- ✓ Skateboard/water park.

Other parks in the City include August Boeger Park and Eagle Meadows Park. The City owns a recreation area and boat launch on the Feather River. Other recreational lands and facilities within City limits include the Butte County Fairgrounds and the Gridley Swimming Pool. School recreation facilities are located on the campuses of the McKinley School, Wilson School, Sycamore Middle School, and Gridley High School.

The Gridley-Biggs Cemetery is located along SR 99, just north of Gridley. In excess of 10,000 people are buried at the cemetery, with the oldest tomb stone dating back to 1855.



**Vierra Community Park and the Biggs-Gridley Cemetery.**