

# HAMMAN

## REAL ESTATE

Industrial \* Income Property \* Commercial \* Vacation Property \* Farm Land \* Development

Established in 1946

### Kiwi Vineyard Estates

54 Prime City Paper Lots



### EXECUTIVE SUMMARY

This project represents an excellent opportunity for builder developer entry into this booming housing market. The 54 tentative approved lots are located in an area that has favorable infrastructure access and an opportunity for substantial competitive pricing advantage. The City of Gridley is developer friendly and looking to expand.

Demand for housing is high with most buyer profiles coming from the greater Sacramento & the Bay area in search of more desirable housing within the common budget of \$400,000-\$700,000. There is also tremendous pent up demand from local buyers as well. The area continues to see a strong mass migration of people wanting out of the metropolitan cities, due to Covid and their ability telecommunicate for work. Many are moving to Gridley to raise their children, providing them with an superior Educational School system.



# QUALITY OF LIFE

The community offers an outstanding quality of life. Gridley residents and businesses enjoy wonderful weather, affordable real estate, and incredible recreational opportunities in a prosperous location on the historic Highway 99 Business Corridor.

With Sacramento only sixty miles south, State Route 99 is a high volume corridor for area residents, businesses, truck transportation, and recreational travelers. Businesses benefit from the City's "Can Do" attitude, outstanding labor market, availability of affordable sites, cost effective municipal electric, water, and sewer utility services. Located in Butte County California approximately 55 minutes from Sacramento the area boast substantial growth opportunities.

Gridley is a City of 10,000+/- residents in the heart of the beautiful Sacramento Valley. Conveniently located within 2-3 hours of the Bay Area and the Lake Tahoe/Reno area, residents have the advantage of living in a community with clean air, good water while having quick access to metropolitan areas.

## OVERVIEW

- Description:** 54 Paper Lots with recent annexation into the City of Gridley.
- APN:** 009-290-006
- Size:** 17.46+/- Acres in size. The lots range from 6,000sqft up to 25,419sqft with the average lot size being in the 7,000+/- sqft to 9,000+/- sqft.
- Location:** City of Gridley on the West side of town. Corner of West Biggs-Gridley Road and Spruce St. extension.
- Utilities:** City Water, Sewer & Power; Power supplied by City of Gridley which is typically 20% less expensive than PG&E since the City is supplied power at a cheaper rate through NCPA Shareholder.
- Zoning:** R-1 (Single-Family Residential); RS (Residential Suburban).  
COA Conditions Of Approval from City of Gridley  
TSMT Tentative Subdivision Tract Map  
Recently Achieved Annexation approval through LAFCO  
Not subject to Inclusionary Housing requirements
- Listed Price:** \$1,995,000 (\$36,945 Per Lot Average)

For More Information, Contact Listing Agent

Kory Hamman

Hamman Real Estate, Broker/EMS

Lic # 01158025

1791 Hwy 99

Gridley, CA 95948

(530) 228-1940 cell

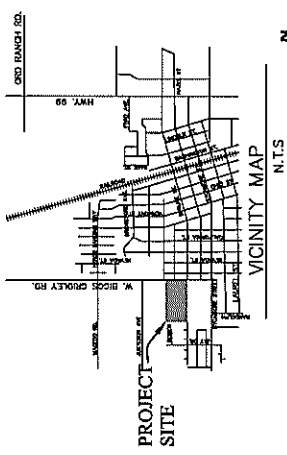
[koryhamman@yahoo.com](mailto:koryhamman@yahoo.com)

**OVER \$550 MILLION IN SALES AND GROWING!!!**









**PROJECT SITE**

N.T.S.

**GENERAL INFORMATION**

OWNER/APPLICANT: FRANK M. STENZEL  
 FRANK M. STENZEL  
 1833 W. BIGGS CROCKLEY ROAD  
 GARDEN, CA 95949

ENGINEER: JEFFREY AND ASSOCIATES  
 1000 LUCAS BLVD., #100  
 SAN JOSE, CA 95128  
 408-295-0008

APN: 009-205-008

EXISTING USE: RESIDENTIAL AND AGRICULTURAL

PROPOSED USE: RESIDENTIAL - 46 LOTS

LOT COUNT: 28 LOTS/ACRE

EXISTING ZONING: RR / RR-S (BUTTE COUNTY)

PROPOSED ZONING: LOTS 1 AND 2 : R-5  
 LOTS 3-26 : R-5

WATER/SEWER: CITY OF GROVELY / REG. DIST. 433

FIRE PROTECTING: CITY OF GROVELY

SCHOOL DISTRICT: GROVELY UNIFIED SCHOOL DISTRICT

PROPOSED IMPROVEMENTS: STREETS, CURB, GUTTER, SNOWWALK, GAS ELECTRICITY, SEWER, STORMDRAIN

SLOPE: LESS THAN 1% TO EXISTING DRAINAGE OTHER RUNNING EAST/WEST  
 OTHER CENTER OF PROPERTY AS SHOWN

STREET IMPROVEMENTS: AS SHOWN

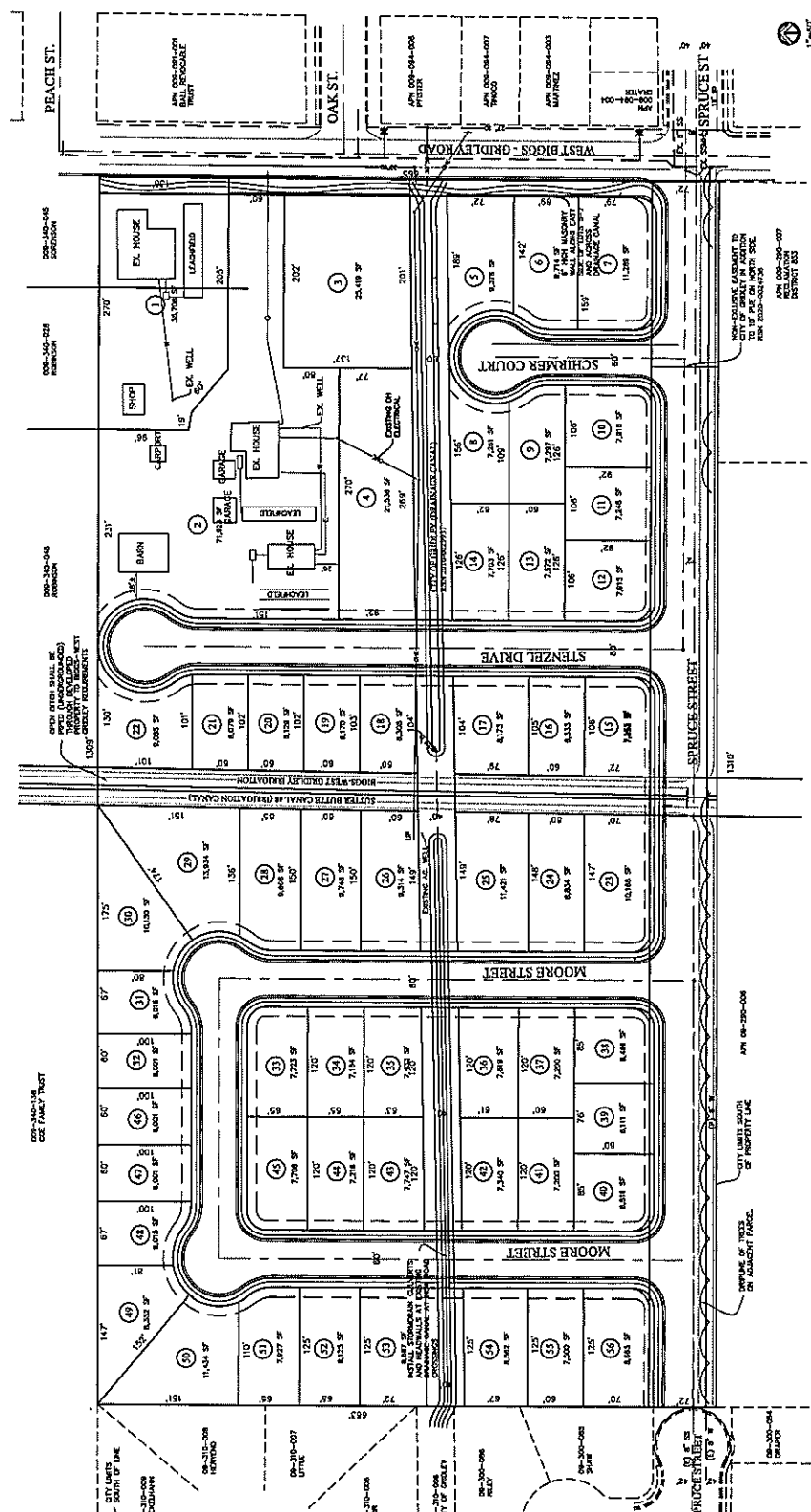
COMMUNICATIONS: OWNER AND ENGINEER

NOTES:

1. ALL DIMENSIONS ARE FEET OR INCHES.
2. SUBDIVISION WILL BE PERMITTED TO BE USED FOR SINGLE-FAMILY DWELLINGS CONCURRENTLY WITH THE CITY OF GROVELY AND LATER CONCURRENTLY WITH THE CITY OF GROVELY AND LATER CONCURRENTLY WITH THE CITY OF GROVELY. THIS PLAN IS ALSO BEING SUBMITTED TO THE CITY OF GROVELY FOR CONCURRENT REVIEW AND APPROVAL.
3. THE EXACT LOCATION OF THE BIGGS WEST CANAL CANNOT BE DETERMINED FROM THE RECORD DRAWINGS. THE CANAL LOCATION, INDICATION TO THE DISTRICT WILL BE GRANTED ASSOCIATED WITH THE SUBDIVISION MAP.
4. THE SUBJECT PARCEL IS LEVY WITH A 1% SLOPE TO THE DRAINAGE CANAL. THE SITE DOES NOT MEET THE 100 YEAR FLOOD PLAIN REQUIREMENTS. THE CITY OF GROVELY WILL BE REQUIRED TO PROVIDE WITH IMPROVEMENTS THAT WILL BE SUBMITTED AND APPROVED BY THE CITY PRIOR TO SITE CONSTRUCTION.
5. SPOT ELEVATIONS SHOWN HEREON ARE BASED ON THE NAVD83 DATUM.
6. THE HOUSES ON PARCELS 1 AND 2 AND INDIVIDUAL DOMESTIC WELLS AND SEPTIC SYSTEMS CONNECTION TO THE CITY SERVICES ISN'T PROPOSED UNTIL SUCH TIME THE OWNER BUYS OR A SEPTIC SYSTEM IS INSTALLED.
7. THE PROPOSED SEWER SYSTEM WILL REQUIRE A SEWER LIFT STATION DUE TO GROUND CONDITIONS WITH THE STORM DRAIN CANAL.
8. ELEVATION MARKERS SHALL BE VERIFIED ACCORDING TO EASE MEASUREMENTS.

**TENTATIVE SUBDIVISION MAP  
 KIWI VINEYARD ESTATES**

BEING THE NORTH ONE-QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 18 NORTH, RANGE 4 WEST, ALameda, IN BUTTE COUNTY, CALIFORNIA.

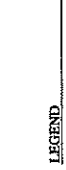


**LEGEND**

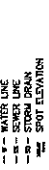
- - - - - OVERHEAD POWER LINE
- - - - - UNDERGROUND ELECTRIC
- - - - - GAS LINE
- - - - - WATER LINE
- - - - - SEWER LINE
- - - - - STORM DRAIN
- - - - - SPOT ELEVATION

DATE: 11-04-21  
 REVISION: 01-29-22  
 LES JOB NO.: 21009

**(A) TYPICAL STREET SECTION**



**(B) SPRUCE STREET SECTION**



**(C) WEST-BIGGS GRIDLEY ROAD**



N.T.S.

### **City of Gridley's Remarks Regarding Kiwi Vineyard Estates:**

That the site is physically suited for the density of development. The proposed RS, Residential Suburban and R-1, Single-Family Residential zoning district allows for the development of single-family residential dwelling units. The proposed Tentative Subdivision Map has a proposed density of 3.7 dwelling units per gross acre which conforms to the requirements of the R-1 zone district and the Residential, Low Density General Plan land use designation. The project site has slopes of less than 2%, it is not within a 100-year flood plain and can accommodate drainage facilities necessary for the proposed density, it has adequate access to public roads which have the capacity to serve the development.

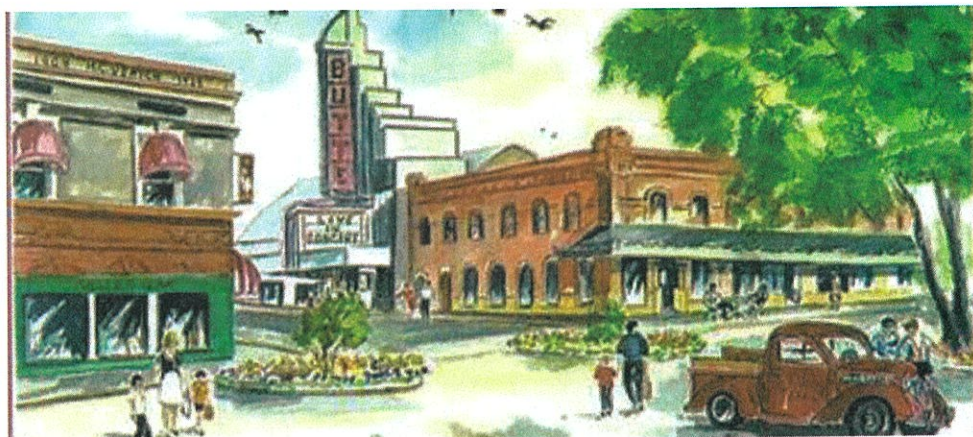
Gridley is a distinguished California community! The City is small enough to provide a quiet country life-style, and large enough to offer the amenities and conveniences of much larger cities. This quaint community with a population in excess of 7,000 residents is located in the heart of the beautiful Sacramento Valley at the foot of the world's smallest mountain range, the Sutter Buttes. Conveniently located within a few hours of the Bay Area and the Lake Tahoe/Reno area, area residents have the advantage of living in a community with clean air, good water and a rural lifestyle, while having quick access to metropolitan areas.

Gridley is a convenient one hour drive north of Sacramento, only 20 minutes north of the rapidly expanding urban area of Yuba City and just 27 miles south of Chico. Newcomers of all ages are lured to the Gridley area by the friendly small town atmosphere. It's as attractive to young couples raising a family as it is to retired senior residents. Quality of life is the primary goal of the community. The City and community support active recreation opportunities. The area is also home to some of the best hunting and fishing in the state.

Upon entering Gridley, one is struck by the quaintness and charm of the City. Gridley's compact footprint complements the rich and fertile agricultural lands that surround the City. One need only travel a few minutes in any direction before reaching wide open spaces of beautiful rolling rice fields and lush green orchards. The Sutter Buttes are clearly visible from many vantage points within and around the City. We are especially proud of our largely intact historic downtown and are taking progressive steps to revitalize and restore our commercial district.

Gridley continues to chart its own destiny by providing high quality water, wastewater, and electrical services to residents and businesses. We have also assured that Gridley can meet the needs of a growing community. Gridley offers quality lifestyle, a community with old fashioned friendliness and values, educational, cultural and recreational opportunities. All of these make Gridley an exceptional place to raise a family. The City has proactively invested in planning for the future growth of the City through our 2030 General Plan Update. This document demonstrates the City's commitment to community character, superior public service, recreation and walkability.

There are approximately 55 civic clubs and organizations, including fraternal, service, and an active arts groups. The Gridley Area Chamber of Commerce has been serving the community since 1946. Gridley has 18 churches with most major denominations as well as non-denominational being represented. There are a variety of sports and youth organizations available as well.

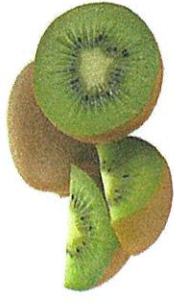




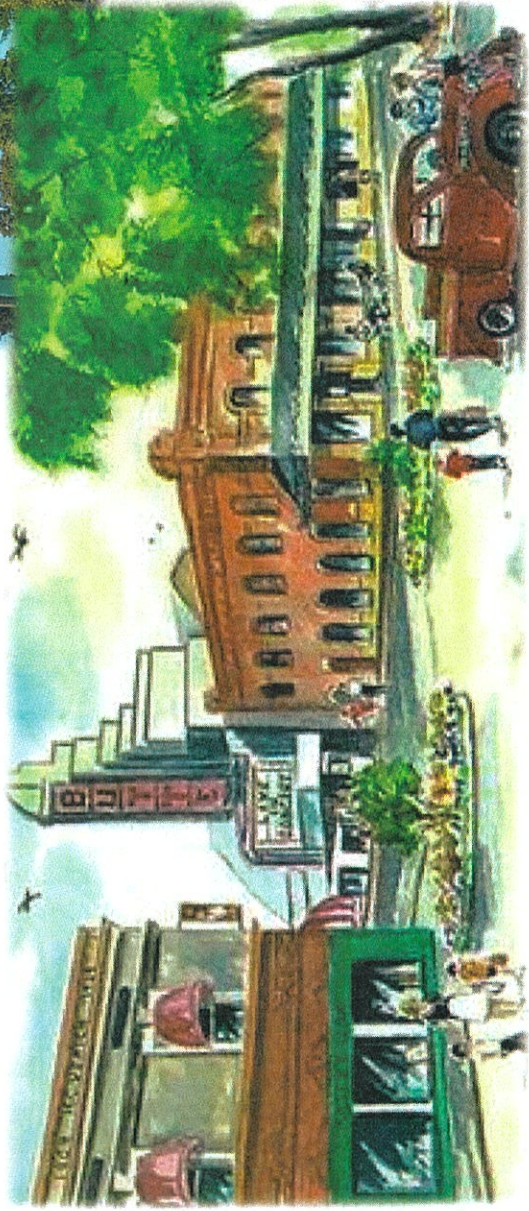
# Short Commute Times



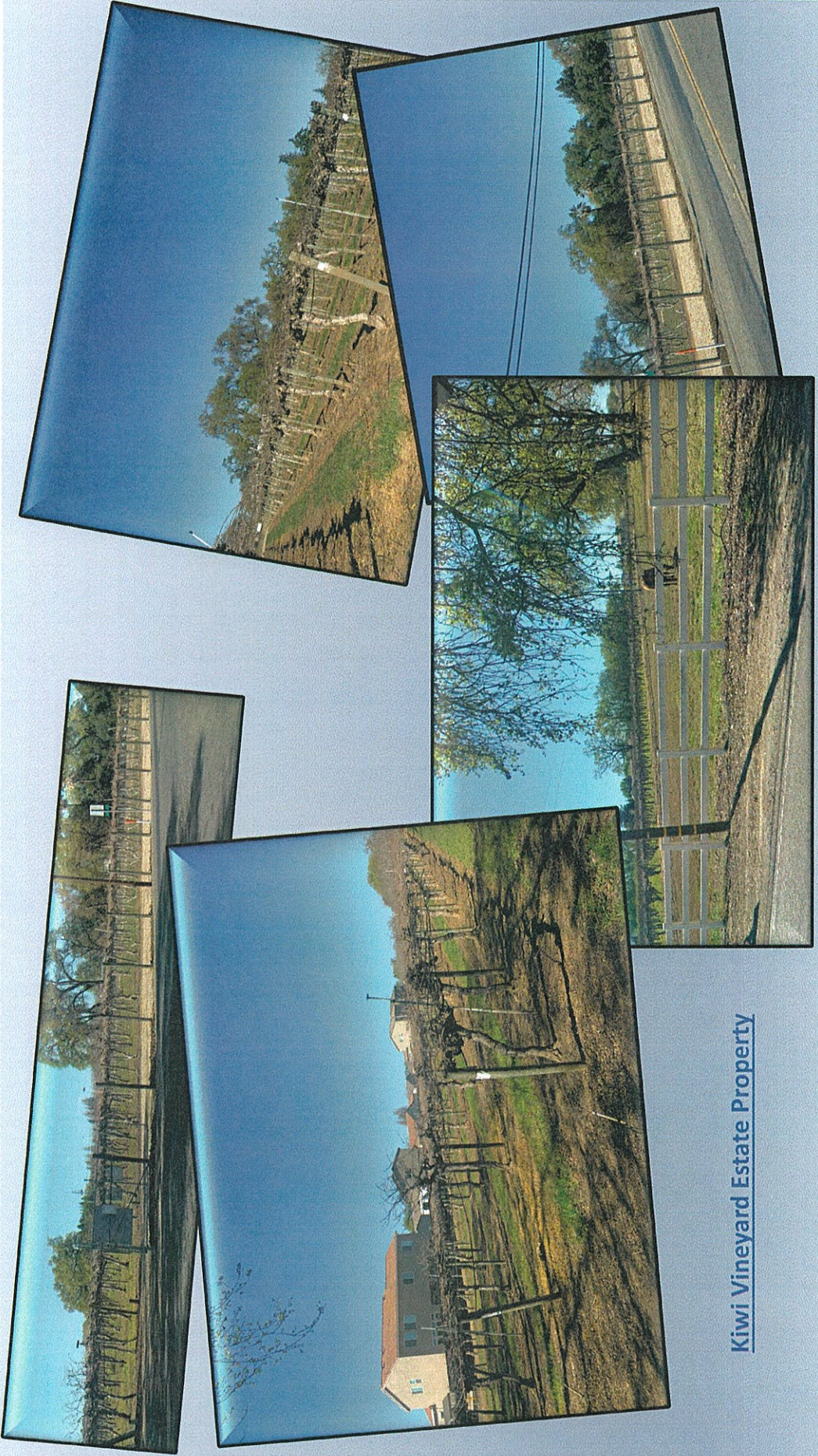




# Kiwi Vineyard Estates







Kiwi Vineyard Estate Property



# City of Gridley



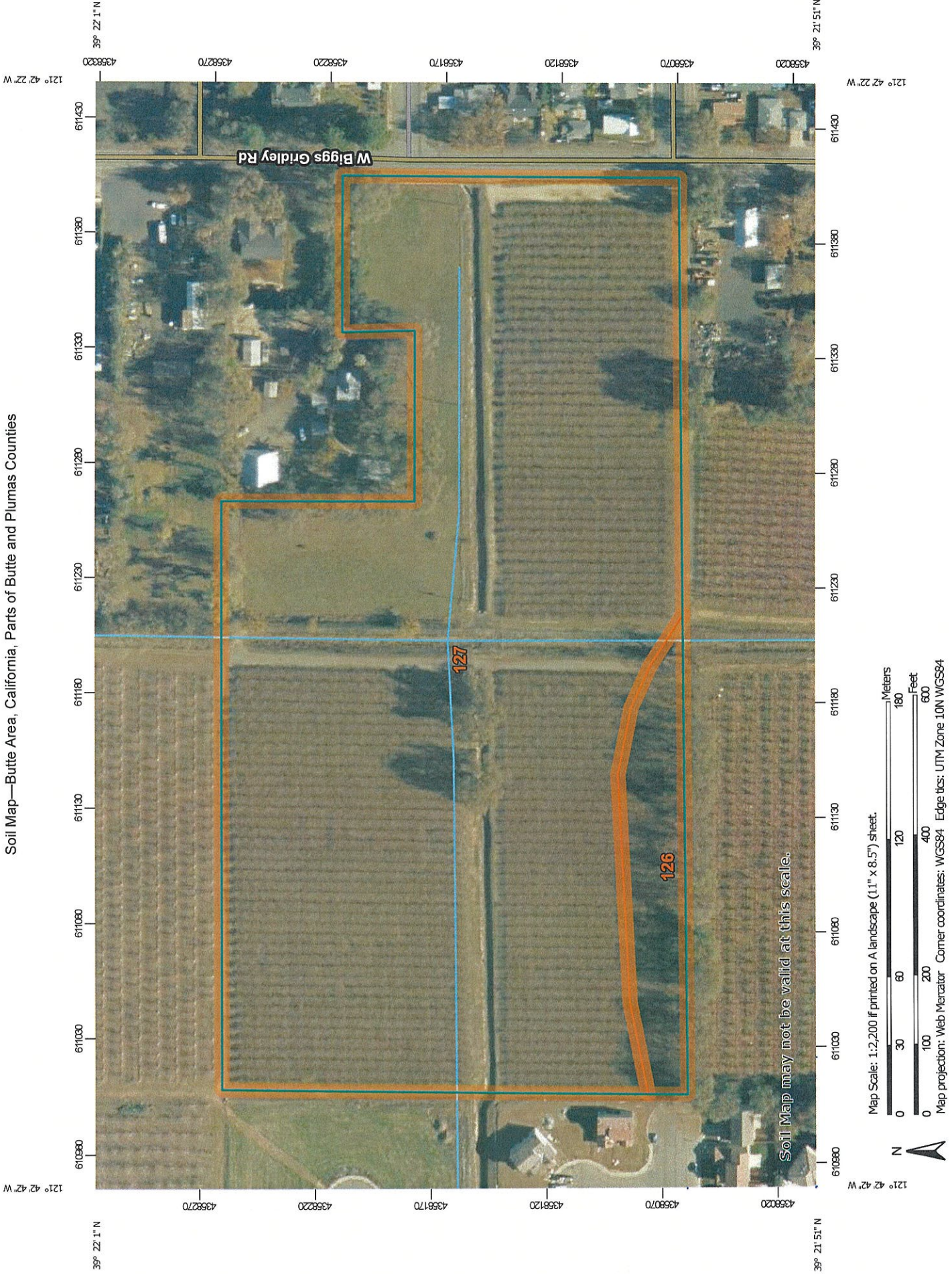
Highway 99

Downtown

Subject



Soil Map—Butte Area, California, Parts of Butte and Plumas Counties



Soil Map may not be valid at this scale.

Map Scale: 1:2,200 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84



Natural Resources Conservation Service

Web Soil Survey National Cooperative Soil Survey



## MAP LEGEND

- Area of Interest (AOI)
- Area of Interest (AOI)
- Soils**
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points
- Special Point Features**
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features
- Water Features**
- Streams and Canals
- Transportation**
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads
- Background**
- Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

**Warning:** Soil Map may not be valid at this scale. Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Butte Area, California, Parts of Butte and Plumas Counties  
 Survey Area Data: Version 18, Sep 6, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 6, 2018—Dec 12, 2018

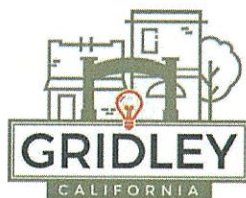
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
126	Liveoak sandy loam, 0 to 2 percent slopes	1.2	6.8%
127	Gridley taxadjunct loam, 0 to 2 percent slopes	16.1	93.2%
<b>Totals for Area of Interest</b>		<b>17.3</b>	<b>100.0%</b>





## City Economic Development Team

### **Donna Decker**

Effective City Planning inspires the vision for the built and natural environments that enhance our quality of life. As the City Planner, Donna assists with implementation of our Economic Strategy with the overall objective of enhancing the business environment and quality of life in the City through promoting investment, job generation, overall business activity, and the elimination of adverse economic conditions. City Planning provides services that implement the policies and objectives of the community that are set forth in the City's General Plan and Municipal Code. The Department is responsible for development with the goal of enhancing and preserving our physical, social, and economic quality. The Planner processes applications for all development proposals and provides support for the Economic Development Team, the Planning Commission, and the City Council.

### **Utilities - Danny Howard and Ross Pippitt**

As the City's Electric Utility Director, Danny is responsible for the stewardship of all City-owned electric utility infrastructure. Ross' efforts include oversight of the City's Water System, Wastewater System, Street network, Lights and Signals, Storm Drains, and Public Buildings. The City's infrastructure system plays an important role in establishing and maintaining sound economic conditions and a high standard of living for the community. Danny and Ross are integral members of our development efforts.

**Dave Harden** - Dave and the Bennett Engineering Team, provide high-quality civil engineering services on behalf of the City of Gridley. Bennett Engineering Services (BEN|EN) takes pride in finding innovative and cost-effective engineering solutions to transportation, water, wastewater, drainage, site improvement, and other important infrastructure projects.

