



- CITY OF BIGGS -
PLANNING DEPARTMENT STAFF REPORT

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DATE: October 18, 2010
TO: Honorable Mayor and Members of the City Council
FROM: Scott Friend, AICP, City Planner (contract)
SUBJECT: Department Activity Report – September/October 2010

DEPARTMENT ACTIVITY SUMMARY – September/October 2010

Contract Staff Days/Meetings:

- Monday, September 20, 2010 – Regular City Council Meeting
- Monday, October 18, 2010 – Regular City Council Meeting
- Correspondences/Communications/Staff Meetings – On-going

Major Projects Activity Report:

1. *General Plan Update:*
PMC is continuing to make progress in the preparation of the draft Biggs 2035 General Plan Elements. It is anticipated that draft versions of the Elements will be provided to the City in early 2011 for review and discussion.
3. *Corporation Yard Rezoning:*
Completed.

Monthly Department Activity Report:

1. *Butte County Building Services Contract:*
City staff has contacted the Butte County Building Official to check-up on the County's review of the City's contract edits. At this time, the response provided by the County is the there review is "in progress". Additional information about this matter is unavailable at this time.
2. *Site Plan Reviews / Planning Services Activities:*
Planning staff have engaged in the following current planning activities during this reporting period:
 - *Site Plan Reviews:* (2) – 3rd review submittal for SFR dwelling (R. Casey); Addition to an existing SFR dwelling (Jackson) – Approved with Conditions on October 5, 2010.

- *Application Processing:* (1) Variance Request (Franco) regarding a detached accessory building in the front setback area.
- *Planning Code Violations:* (1) – Illegal fence (Davis).

3. *Butte County Building Permit Issuance Co-ordination:*

Building Permit Activity Reporting Period– mid-September 2010 to time of report preparation:

- No permits reported as being issued during this reporting period

4. *Alternative Power Generation Project:*

Planning staff continues to work inquire on behalf of the City on the removal of property from the Williamson Act to advance a potential alternative energy production project. City staff continues to discuss this with County staff and seek ways to advance this effort. At this time, County staff is hesitant to proceed with the project as submitted and believes that process will take 18-24 months and result in a negative determination if the process were undertaken by the County. As such, City staff is exploring options for the assumption of primary contract authority by the City to expedite and facilitate the landowners request in this regard. The City Administrator and the City Planner are current researching options available to the City in this regard.

5. *Biggs Municipal Code Amendments:*

City Staff (Administrator, Attorney, Planner and Code Enforcement Officer) have provided the Council with a draft of the revised Code language and have requested Council input on the draft amended Code language. This item has been agendized for discussion and input on the October 18, 2010 City Council agenda.

6. *City of Gridley Sphere of Influence Amendment Request:*

LAFCO staff were not available during the week of October 4-8 and no additional information is currently available on this issue. City staff continues to monitor this action and will provide input to the Council when a public draft of the City of Gridley's Sphere of Influence Amendment Request Plan is made available.

7. *Butte County General Plan Update – Adoption Process:*

Based upon input provided by County staff, it was previously noted to the City Council that the Butte County Board of Supervisors (BOS) were holding a special BOS meeting on September 29, 2010 to certify the Butte County General Plan Update EIR and approve the draft Butte County General Plan and Action Plan. However, the Board did not take action to approve the Plan at the meeting of September 29th. Instead, additional meetings have been schedule at the end of October to certify the General Plan EIR and adopt the General Plan.

At the County BOS meeting on the 29th, the BOS provided direction to staff to re-designate various parcels in the south-county area from Agriculture to Rural Residential. County staff has prepared a map for formal consideration by the BOS for adoption into the Plan (*see attached maps*). At this time, the City of Gridley is contemplating a formal response to the County on this item. City of Biggs staff has not considered a formal response to this action as no lands subject to change are location within the City's Sphere of Influence or proposed Planning Area contemplated as part of the City's General Plan update.

8. *Burke-Trent Property – Code Enforcement:*

Pursuant to the direction provided by the City Council, the City's Code Enforcement Officer and City Attorney have prepared a draft Abatement Plan for presentation to the property owner and City Council for the property located at 3069 8th Street (Burke-Trent). The draft Abatement Plan has been sent to the property owner however staff had not received feedback on the draft Plan at the time of the preparation of this report. Staff will review the draft Abatement Plan with the City Council and provide feedback from the property owner at the October 18th City Council meeting.

9. *6th Street Bridge NEPA compliance:*

Caltrans staff has schedule the mandatory on-site consultation meeting with the City Engineer and City Planner on Thursday, October 18th. Staff will provide the Council with information from this meeting and what the next steps in this process are as it becomes available. PMC has circulated the Mitigated Negative Declaration to the State Clearinghouse for the required public review period and is anticipating that this item will be forwarded for consideration and adoption by the City Council in November.

Attachments:

- A. *Butte County General Plan* – Proposed Land Use Map modifications within the greater Biggs area.

East Biggs



Legend

 RR_change_areas