



- CITY OF BIGGS -
PLANNING DEPARTMENT STAFF REPORT

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DATE: February 28, 2011
TO: Honorable Mayor and Members of the City Council
FROM: Scott Friend, AICP, City Planner
SUBJECT: Department Activity Report – January/February 2011

DEPARTMENT ACTIVITY SUMMARY – January/February 2011

Department News/Information:

General Plan Element Review Workshops: Staff is requesting that the City Council consider scheduling two workshop events, one each in March and April, for the purposes of reviewing and discussing the draft Elements of the City's General Plan update project. Staff is recommending that the City Council consider scheduling two workshops of 1.5 hours each in the months of March and April to begin the process of reviewing the draft General Plan Elements and providing initial feedback to the City's consultant. Staff is suggesting a meeting format that would provide for a presentation by staff on the vision and content of each element followed by input from the general public and input and direction on the draft Elements by City Council. Further, staff is suggesting that the Council consider and provide concurrence for the scheduling of the workshop events to occur prior to the March and April City Council meetings.

On-Site Contract Staff Days/ Agency Meetings:

- Thursday, January 27th – BCAG Planning Directors Meeting
- Tuesday, February 1st – Code enforcement field work
- Monday, February 14th – Code enforcement field work
- Monday, February 28th – Code enforcement field work
- Monday, January 24th and February 28th – Regular City Council Meetings
- Wednesday, February 26th – Mtg. with A.C.O.E. re: Flood Control Recreation Projects

Major Projects Activity Report:

1. *General Plan 2035 Update:*
PMC is continuing to make progress in the preparation of the draft Biggs 2035 General Plan Elements. As noted in the narrative above, staff is recommending that the Council schedule two General Plan workshop meetings in March and April to review and provide direction on the draft General Plan elements.

Monthly Department Activity Report:

2. *Site Plan Reviews / Planning Services Activities:*
 - The Planning Department has not received any new planning applications during the reporting period and has not approved any permits (fence, use, etc.) during the reporting period.

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

Building Permit Activity Reporting Period– January 15th thru February 18th 2011:

 - New accessory building at 3061 Fifth Street. Site Plan approved by the City of Biggs Planning Department.
 - New residential dwelling building permit at NWC of 7th and D Street (R. Casey)
 - New roof permit (address unknown)
 - Demolition Permit – Two (2) existing residential dwellings on south side of Bannock Street between 10th and 11th streets (Sunwest)
 - Building Permit Summary reports (*see attached*)

4. *Biggs Municipal Code Amendment – Article 6: Public Health and Safety:*

The second reading of the proposed Ordinance will be heard at the February 28, 2011 City Council meeting. Ordinance will become effective 30-days following the approval of the second reading of the Ordinance by the City Council.

5. *North Biggs Estates / CHIP Proposal to City of Biggs:*

The Community Housing Improvement Program (CHIP) has determined that it will not be pursuing the previously reported grant application for the North Biggs Estates project. It was determined upon further research that the application would not have been competitive for the receipt of funds. At this time, no further grant pursuit actions are contemplated for the project

6. *Biggs-Gridley Trail Project Grant Application:*

Planning staff have been in conversation with the Gridley City Planner and the Butte County Director of Public Works concerning the potential to partner and pursue a grant for the preparation of a south county multi-use trail connecting the cities of Biggs and Gridley. The result of this dialogue has been an agreement to pursue a Community-Based Transportation Planning Grant from Caltrans for the preparation of a trail feasibility plan. The Gridley City Planner has agreed to take the lead in the preparation of the grant application on behalf of the three agencies. The City Planner has been in consultation with the City Administrator on this matter and has been directed to move forward on this effort for now. It is anticipated that the City of Biggs will need to adopt a Resolution of support of the application at the March City Council meeting. The grant program being pursued requires a 10% local monetary match for successful applicants. At this time, the staff's of the three sponsoring agencies (Biggs, Gridley and Butte County) anticipate a shared funding arrangement to meet this obligation if successful. At this time staff does not know what the amount of the match will be but anticipates a probable cost of \$2,500-\$3,500 to each agency. Preparation and pursuit of the grant is not anticipated to cost the City any funds not already authorized for staff time.

7. *Landscape Irrigation Code Amendment:*

Staff has prepared a draft Landscape Watering Ordinance for consideration by the City Council to implement the City's responsibilities pursuant to the requirements of AB1881 – the "Water Conservation in Landscaping Act of 2006". At this time, the City of Biggs is operating under the model ordinance prepared by the State of California. Adoption of a local ordinance will allow for a more streamlined review process for both applicants and City staff, will establish City specific water use standards reflective of the local area rainfall and soils conditions and will minimize the requirements made on project applicants to demonstrate compliance. A separate staff report has been prepared for presentation to the City Council on this subject.

Code Enforcement Summary Report:

During the last reporting period (council meeting-to-council meeting period), code enforcement staff have initiated 19 new code enforcement violation cases and first violation letters have been provided to all addresses for which a case was opened. In addition, 10 follow up notification letters (2nd notices, "Thank You" notices or additional information notices) have been prepared and distributed. Over the past 30-day period, a total of 11 active cases have been closed through successful abatement to the nuisance condition by the property owner..

In addition to continuing heightened public noticing of trash and recycling cans, staff has observed an increase in the un-permitted occupation of travel trailers for which a heightened level of enforcement has been undertaken. Code enforcement staff has continued to see abatement progress in numerous locations around the City and has received a number of positive comments from residents about the City's effort.

It is noted for the benefit of the Council that the code enforcement officer, working with City Hall staff, are continuing to track and monitor foreclosures in the City to ensure that foreclosed properties do not become a blight issue in the City. City foreclosure records suggest that there were 27 properties in the City that were foreclosed upon in 2010 with all but 5 of those properties having been purchased and re-sold. This number does not include properties that were short-sales, properties that are currently in the foreclosure process or properties for which a foreclosure action was started and then halted.

Attachments:

- Butte County Association of Governments (BCAG) Draft Housing Forecast projections – 2010 through 2035
- BCAG draft Population Forecast projections 2010 - 2035
- Draft Butte HCP/NCCP document delivery / completion schedule
- Building Permit Summary Reports
 - 2010 Year-end Summary; and,
 - January/February 2011 Monthly Report

Attachment A - Housing Forecasts 2010-2035

Low Scenario

Jurisdiction ^A	2010*	2015	2020	2025	2030	2035	Total Increase 2010:2035	Percent Increase 2010:2035	Compound Annual Growth Rate (CAGR) 2010:2035
Biggs	634	740	931	1,080	1,249	1,440	806	127%	3.3%
Chico	37,159	38,750	41,283	44,957	49,018	53,498	16,339	44%	1.5%
Gridley	2,449	2,911	3,586	4,116	4,736	5,338	2,889	118%	3.2%
Oroville	6,393	7,157	8,379	9,966	10,942	11,964	5,571	87%	2.5%
Paradise	12,789	13,171	13,638	14,168	14,720	15,314	2,525	20%	0.7%
Unincorporated ^{AA}	37,199	39,371	41,696	44,051	46,576	49,228	12,029	32%	1.1%
Total County	96,623	102,101	109,513	118,338	127,210	136,782	40,159	42%	1.4%

Medium Scenario

Jurisdiction ^A	2010*	2015	2020	2025	2030	2035	Total Increase 2010:2035	Percent Increase 2010:2035	Compound Annual Growth Rate (CAGR) 2010:2035
Biggs	634	759	984	1,159	1,359	1,584	950	150%	3.7%
Chico	37,159	39,034	42,019	46,349	51,134	56,414	19,255	52%	1.7%
Gridley	2,449	2,994	3,789	4,414	5,144	5,854	3,405	139%	3.5%
Oroville	6,393	7,293	8,733	10,603	11,718	12,958	6,565	103%	2.9%
Paradise	12,789	13,239	13,789	14,414	15,064	15,764	2,975	23%	0.8%
Unincorporated ^{AA}	37,199	39,759	42,499	45,274	48,249	51,374	14,175	38%	1.3%
Total County	96,623	103,078	111,813	122,213	132,668	143,948	47,325	49%	1.6%

High Scenario

Jurisdiction ^A	2010*	2015	2020	2025	2030	2035	Total Increase 2010:2035	Percent Increase 2010:2035	Compound Annual Growth Rate (CAGR) 2010:2035
Biggs	634	777	1,036	1,236	1,466	1,724	1,090	172%	4.1%
Chico	37,159	39,311	42,736	47,705	53,196	59,255	22,096	59%	1.9%
Gridley	2,449	3,074	3,987	4,704	5,542	6,356	3,907	160%	3.9%
Oroville	6,393	7,426	9,078	11,224	12,504	13,927	7,534	118%	3.2%
Paradise	12,789	13,305	13,937	14,654	15,400	16,203	3,414	27%	1.0%
Unincorporated ^{AA}	37,199	40,137	43,281	46,465	49,879	53,465	16,266	44%	1.5%
Total County	96,623	104,030	114,054	125,988	137,986	150,930	54,307	56%	1.8%

* Source: State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State, 2001-2010, with 2000 Benchmark. Sacramento, California, May 2010.

Notes:

^A Jurisdictional figures reflect anticipated new growth within the anticipated boundaries of each jurisdiction and do not reflect future annexation of existing units or as-yet-unbuilt new units in unincorporated areas to the respective cities. Assumptions about future boundaries are not intended by BCAG to be interpreted as factors limiting such jurisdictions' future boundaries.

^{AA} Unincorporated Butte County figures exclude forecasted growth identified in the Butte County General Plan 2030 - Environmental Impact Report as Bell Muir/Chico Area, Doe Mill/Hone Run Specific Plan, Thermalito Afterbay, Biggs Area, and Gridley Area and includes shared growth (50%) of Thermalito, Southern Oroville and Eastern Oroville.

Attachment B: Population Forecasts 2010-2035

Low Scenario

Jurisdiction [^]	2010*	2015	2020	2025	2030	2035	Total Increase 2010-2035	Percent Increase 2010-2035	Compound Annual Growth Rate (CAGR) 2010-2035
Biggs	1,787	2,086	2,624	3,043	3,521	4,059	2,272	127%	3.3%
Chico	88,228	92,004	98,018	106,743	116,383	127,021	38,793	44%	1.5%
Gridley	6,454	7,673	9,451	10,849	12,481	14,069	7,615	118%	3.2%
Oroville	14,687	16,442	19,249	22,895	25,069	27,486	12,799	87%	2.5%
Paradise	26,310	27,095	28,055	29,146	30,281	31,503	5,193	20%	0.7%
Unincorporated ^{^^}	84,302	89,223	94,493	99,829	105,550	111,560	27,258	32%	1.1%
Total County	221,768	234,524	251,890	272,504	293,285	315,698	93,930	42%	1.4%

Medium Scenario

Jurisdiction [^]	2010*	2015	2020	2025	2030	2035	Total Increase 2010-2035	Percent Increase 2010-2035	Compound Annual Growth Rate (CAGR) 2010-2035
Biggs	1,787	2,139	2,774	3,267	3,830	4,465	2,678	150%	3.7%
Chico	88,228	92,678	99,766	110,046	121,407	133,944	45,716	52%	1.7%
Gridley	6,454	7,890	9,986	11,633	13,556	15,428	8,974	139%	3.5%
Oroville	14,687	16,755	20,063	24,359	26,921	29,770	15,083	103%	2.9%
Paradise	26,310	27,235	28,367	29,652	30,990	32,430	6,120	23%	0.8%
Unincorporated ^{^^}	84,302	90,102	96,311	102,600	109,342	116,424	32,122	38%	1.3%
Total County	221,768	236,800	257,266	281,558	306,047	332,459	110,691	50%	1.6%

High Scenario

Jurisdiction [^]	2010*	2015	2020	2025	2030	2035	Total Increase 2010-2035	Percent Increase 2010-2035	Compound Annual Growth Rate (CAGR) 2010-2035
Biggs	1,787	2,191	2,919	3,485	4,132	4,860	3,073	172%	4.1%
Chico	88,228	93,335	101,468	113,265	126,303	140,688	52,460	59%	1.9%
Gridley	6,454	8,102	10,507	12,397	14,604	16,751	10,297	160%	3.9%
Oroville	14,687	17,060	20,856	25,786	28,726	31,995	17,308	118%	3.2%
Paradise	26,310	27,372	28,670	30,146	31,680	33,333	7,023	27%	1.0%
Unincorporated ^{^^}	84,302	90,958	98,083	105,300	113,036	121,163	36,861	44%	1.5%
Total County	221,768	239,018	262,503	290,379	318,481	348,790	127,022	57%	1.8%

* Source: State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State, 2001-2010, with 2000 Benchmark. Sacramento, California, May 2010.

Notes:

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Tasks	2011				
	Jan	Feb	Mar	Apr	May
1st Complete Admin Draft	█	█	█	█	█
Chapter 1. Introduction	█	█			
Revise to update information	█	█			
Chapter 2. Covered Activities	█	█			
Revise to update with WD activities	█	█			
Chapter 3. Ecological Baseline	█	█			
Update all information	█	█			
Complete vernal pool mapping methods	█	█			
Correct vegetation classifications	█	█			
Chapter 4. Impact Assessment	█	█	█		
Revise to include new BCM info	█	█	█		
Incorporate WD activities	█	█	█		
Address agency comments	█	█	█		
Chapter 5. Conservation Strategy	█	█	█	█	█
Incorporate BCM Strategy	█	█			
Complete fish measures and text	█	█			
Complete all vernal pool species	█	█			
Meet with agencies for input		█			
Science Advisor recommendations			█	█	█
Chapter 6. Plan Implementation	█	█	█		
Prepare implementation schedule			█		
Draft assurances	█	█			
Draft stay ahead provisions	█	█			
Draft water circumstance	█	█			
Meet with cities/County for input		█			
Meet with agencies for input		█			
Chapter 7. Implementing Structure	█	█	█	█	
Meet with agencies for input		█	█	█	

Chapter 8. Costs and Funding					
First draft land acquisition cost estimates					
Draft chapter with full draft implementation costs					
Identify and describe funding sources					
Prepare complete chapter					
Chapter 9. Alternatives to Take					
Develop alternatives					
Prepare Chapter					
Meet with USFWS/NMFS for input					
Chapter 10. Integration of Science in BRCP Development					
Prepare Chapter					
Chapter 11. List of Preparers					
Prepare template chapter					
Gather participant information					
Chapter 12. References					
Prepare chapter_chpt refs only					
Appendix A. Covered Species Accounts					
Appendix B. Common and Scientific Names Mentioned in the Text					
Appendix C. Independent Science Advisors Reports					
Appendix D. Planning Agreement and Ammendments					
Appendix E. Implementation Costs and Supporting Materials					
Appendix F. Mitigation Guidelines and Survey Protocols					
Appendix G. Resource Mapping and GIS Databases					
Legend:		= Chapter or appendix schedule		= Chapter section schedule	

Stakeholder Committee and Science Advisor Schedule	
Date	Draft Agenda Topics
February 2, 2011 (SC meeting)	1. Conservation land acquisition cost estimates 2. Schedule review
March 2, 2011 (SC meeting)	1. Butte County meadowfoam and vernal pool species strategy

Butte County
Department of Development Services - Building Division (City of Biggs)
PERMITS ISSUED IN City of Biggs - Summary by Type and Subtype
For the Period 1/1/2010 thru 12/31/2010



Type / SubType	# of Permits Issued	Valuation of Work	Fees Charged
COMMERCIAL	3	\$1,871,075.00	\$9,221.86
FOUNDATION ONLY	1	\$260,000.00	\$841.00
O SHELL BLDG	1	\$1,500,000.00	\$1,962.25
S 1 MODERATE HAZARD	1	\$111,075.00	\$6,418.61
ETRAKIT	9	\$28,450.00	\$1,184.00
AC UNIT RESIDENTIAL	1	\$7,200.00	\$124.00
DUCT WORK ONLY	2	\$7,950.00	\$248.00
ELECTRIC PANEL RES	2	\$2,000.00	\$312.00
FURNACE RESIDENTIAL	2	\$4,110.00	\$248.00
HVAC C/O RESIDENTIAL	1	\$3,690.00	\$124.00
REROOF RESIDENTIAL	1	\$3,500.00	\$128.00
MECH ELECTRIC PLUMB	6	\$11,790.00	\$840.50
ELECTRIC PANEL RES	3	\$3,200.00	\$468.50
GAS PIPING RES	1	\$500.00	\$124.00
HVAC C/O RESIDENTIAL	2	\$8,090.00	\$248.00
MISCELLANEOUS	14	\$6,637,370.63	\$7,573.15
DEMOLITION	2	\$5,500.00	\$381.00
PHTOVTAIC SYS GRND	1	\$5,860,000.00	\$631.50
PRIVATE GARAGE/SHOP	1	\$528,080.00	\$851.16
REMODEL	3	\$223,290.63	\$4,559.49
RE-ROOF	6	\$20,000.00	\$895.00
SIDING/STUCCO	1	\$500.00	\$255.00
Totals:	32	\$8,548,685.63	\$18,819.51

2/22/2011
2:01:33PM

Butte County
Department of Development Services - Building Division (City of Biggs)
PERMITS ISSUED IN City of Biggs - Summary by Type and Subtype
For the Period 1/1/2011 thru 2/22/2011



Type / SubType	# of Permits Issued	Valuation of Work	Fees Charged
ETRAKIT	1	\$4,500.00	\$124.00
AC UNIT RESIDENTIAL	1	\$4,500.00	\$124.00
MECH ELECTRIC PLUMB	1	\$5,000.00	\$124.00
HVAC C/O RESIDENTIAL	1	\$5,000.00	\$124.00
MISCELLANEOUS	5	\$141,721.60	\$2,413.07
DEMOLITION	1	\$26,850.00	\$382.00
REMODEL	1	\$1,000.00	\$413.50
RE-ROOF	1	\$1,100.00	\$128.00
ROOM ADDN-FIRST STRY	1	\$108,771.60	\$1,361.57
SIDING/STUCCO	1	\$4,000.00	\$128.00
RESIDENTIAL	1	\$144,178.26	\$3,181.90
SFD-CUSTOM/MODEL	1	\$144,178.26	\$3,181.90
Totals:	8	\$295,399.86	\$5,842.97