CITY OF BIGGS
PLANNING STAFF REPORT

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TO:	Honorable Mayor and Members of the City Council	DATE:	October 17, 2011
FROM:	Scott Friend, AICP City Planner /Project Manager	FILE:	General Plan Update Element Review Study Session #3

SUBJECT: General Plan Update Project: Element Review Study Session #3 (Land Use)

SUMMARY

This report summarizes the direction and intent of the third and final scheduled study session meeting with the City Council to review the administrative draft elements of the City of Biggs' General Plan Update project. This report and presentation to be presented at the study session will present for discussion the following pieces of information:

1. Key policy issues on the Land Use Element that warrant early input and direction from the City Council; and,
2. Presentation of the Circulation Diagram.

Following Council direction on the key policy issues for each element, staff and the project team will continue work to complete and finalize the draft policy document. This will include bringing forth to the City Council for review the full and final General Plan policy document and the initiation of a discussion on strategies for initiating the environmental impact report (EIR) portion of the project.

BACKGROUND / DISCUSSION

During the past two years, the City of Biggs and the General Plan policy team have engaged in various activities to support the continued development of the General Plan document. Beginning in 2009, a series of public workshops were held in January and March to engage the public and identify issues of importance to the project. Residents were asked to provide feedback related to the future growth of the City and to provide specific input on issues related to growth and development. At those meetings, participants were asked to engage in a public polling effort whereby respondents provided input via electronic voting technology on issues such as growth, development density and intensity, visual and aesthetic issues and public services. Following the two initial public outreach efforts, two meetings were held with the City Council to refine and select a land use alternative to be used as the basis for the plan. Meetings were held in May and June of 2009 for this purpose with the outcome being that the City Council provided direction to staff and the Plan update team on a preferred land use alternative.

In addition to the meetings of early 2009, City staff and the project team held interviews with the members of the City Council and with various businesses and City residents to solicit input on specific topic areas and to identify issues of importance and concern. The information gathered as part of the public outreach effort, along with the inclusion of new State mandated information and input from City staff, has been used to create the draft elements to be reviewed as part of this meeting series.

Meeting Format:
Staff suggests that the Council review the Land Use element and provide feedback and input on key policy issues as necessary and desirable for the element. Staff believes that the receipt of early input on key policy issues will help the project team to better ensure that the public draft document accurately and effectively expresses the vision of the Council for the subject matter being discussed. Additionally, early Council input on the Plan will help to ensure that the Plan does not overreach or depart in a direction that could result in the unnecessary expenditure of time or budget.

Public noticing for this study session meeting has been undertaken through advertisement of the meeting in the local newspaper and the posting of meeting notices at City Hall and on the General Plan project update website. The meeting is intended to provide an opportunity for the City Council to ask questions of project staff about the content of the element; to provide a forum for the Council to collectively debate issues of importance in an informal setting; and, to provide the Council with the opportunity to direct changes to the content and direction of the materials being reviewed. This meeting has been advertised as a public meeting open to the public but it is not been anticipated by staff that the time allocated for the meeting is to receive public input. The intent of the meeting is to allow time for the Council to ask questions, seek information and provide input to staff on the Plan elements. Formal public hearings will be scheduled as part of the Plan approval process whereby public testimony will be formally received.

Staff suggests an approach to the meeting that utilizes consensus voting to provide direction on issues where a unanimous opinion of the Council is not present. Staff will receive the direction of the Council, and, where the direction is provided via unanimous consent or by a consensus majority vote, project staff will incorporate the item into the draft Plan as directed.

Policy Considerations –By Chapter / Element:

<u>Land Use Element:</u>

The Land Use Element is one of the seven mandated elements of the General Plan and is often perceived as the central core of the entire General Plan document. The Element contains the primary graphical expression of the City's planned growth vision, the Land Use Diagram, along with the related goals, objectives and actions that serve to assist the City in implementing and realizing the overall vision of the General Plan. The element provides primary direction relative to the intended density and intensity of land uses and establishes the basic framework and vision for the growth of the City both within the horizon of the Plan and beyond. The element is structured consistent with the layout of all of the Plan elements but has additional descriptive and explanatory information concerning historic and future growth need, land use density and intensity and land use vision. Of particular importance to the Land Use Element are the descriptions and definitions of land use density and intensity shown on the Land Use diagram. Section I of the Element provides a basic overview of the State Planning law related to the Land Use Element and provides introductory and supportive details concerning the existing land use setting, demographic trends and land use data. Consistent with the layout of the balance of the

Plan document, Section II provides an overview of key issues and opportunities presented relative to the use of land in and around the City. Section III serves as the core of the element by providing and explaining the vision and intent of the land use designations utilized on the Land Use Diagram and presents the graphical depiction of the City's vision for growth on the Land Use Diagram. The land use related goals, policies and actions of the element are presented in Section IV. Goals, policies and actions for the use of land and the intended form and function of existing and future land uses are key to the contents of this Section. The final section of the Element presents information on the Special Planning Areas described in the text of the Element and outlined in the document. This section provides the user of the Plan with a more complete description of the vision and intent of the City for land use within a focused area and identifies at a basic level some of the potential constraints to the use of land and realization of the planning vision for the area.

The primary additions that have been made to the Land Use Element beyond what is included in the City's current General Plan include a heightened level of focus on planning beyond the City's existing City Limits and Sphere of Influence Area; the addition of numerous new land use designations and descriptions to assist in the realization of the City vision for the implementation of the Land Use Diagram; and, the placement of a heightened level of importance on looking for new opportunities for non-residential and employment generating land use options. The goals, policies and actions section of the document retains the core group of land use policies from the 1998 General Plan while providing additional policy direction related to economic development, revitalization and reuse of properties in the existing City limits and engagement of a regional level in dialogues and efforts affecting the City and region.

The project team is specifically seeking Council direction and input on the following items in this element:

- Appropriateness of the Element Vision statement (refer to top of Page LU-1);
- Appropriateness and adequacy of the land use designations, descriptions and density and intensity standards (refer to text beginning on Page LU-13 ;
- Amended Goals, Policies and Actions in Section IV (refer to text beginning on Page LU-20,
- Modifications, deletion and additions made to the text of the Special Planning Area in Section V (refer to text beginning on Page LU-27).

<u>Presentation of the General Plan Circulation Diagram</u>:

In addition to the presentation of the Land Use Element, staff is forwarding the Circulation Diagram to the City Council for review. At the General Plan study session of July 18th, the City Council reviewed and provided direction on the contents of the Circulation Element text. However, at the time of that meeting, the City was in the process of changing direction in the City Engineering department and the project team was not able to have the Circulation Diagram reviewed by the new City Engineer. Following the hiring of the new City Engineer, staff has engaged in a dialogue about the Circulation Diagram and is now ready to submit such to the Council for review. The City Engineer has reviewed the document and is in agreement on its contents and depiction of the future circulation and transportation system in support of the Element text.

RECOMMENDATION

Staff recommends that the City Council review and discuss the draft Land Use Element and Circulation Diagram and provide feedback and direction to the project team on how to modify the element to best reflect the vision of the City Council.

Attachments:

1. Land Use Element Text (provided electronically)
2. Copy of the draft Circulation Diagram (provided electronically)

LAND USE ELEMENT

The City of Biggs maintains its small-town character through sound planning, orderly growth and good design. The City form recognizes the City's compact, grid-based urban form and supports the agricultural land uses surrounding the City through the maintenance firm urban edges, incorporation of agricultural buffers and support for agricultural industry. The City's form enhances non-vehicular circulation opportunities and supports the circulation system. New developments are integrated into and strengthen the existing fabric of the community and opportunities for new commercial and employment generating land uses are available.

I. Introduction

The Land Use Element provides the central framework for the General Plan and serves as a guide for policy makers, City staff, landowners, developers and the general public on the desired pattern of development in the City. The Land Use Element describes both the existing and future pattern of the City and provides the foundation for how the City will grow and develop over time. While the cornerstone of the Plan is the Land Use Diagram with graphically depicts the desired land use pattern of the City, the goals, policies and actions set the course and provide direction for how that vision is to be achieved.

Legal Basis and Requirements

Government Code Section 65302 (a) requires that the general plan include:

> *"A land use element which designates the proposed general distribution and general location and extent of all uses of the land including land for housing, business, industry, open space, including agriculture, natural resources, recreation and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid disposal facilities, and other categories of public and private uses of land. The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan. The land use element shall identify areas covered by the plan which are subject to flooding and shall be reviewed annually with respect to those areas."*

While the Land Use Element is often viewed as the heart of the General Plan, the general plan is also required to maintain consistency between the other individual elements of the Plan. Because of the nature of topics addressed in the Land Use Element, all other elements of the general plan overlap land use issues and topics to varying degrees.

The Circulation Element addresses the transportation network that allows people, vehicles and goods to move freely from one land use area to another. The Housing Element addresses the availability, type and condition of housing within the community. The Safety Element considers issues of flooding and other community hazards. The Noise Element considers conflicts between noise generating and noise sensitive land uses. Community Enhancement, an optional element, addresses land use related issues which contribute to the community's character and create a desirable urban environment, including community recreation. Public Facilities considers the physical facilities which provide drainage, domestic water and wastewater treatment services within the community.

This element is comprised of five sections. The Introduction section discusses the content of the element, documents existing land uses and community demographics and provides projections for land use demands within Biggs through the year 2030. Section II, Issues and Opportunities, identifies and addresses various land use related opportunities and constraints that the Plan recognizes and address. The Land Use Plan, Section III, describes that land use classification structure that in employed by the element and which will guide future development. This section also contains the Land Use Diagram for the City. Section IV, Goals, Policies and Actions establishes that land use goals and policies for the City that will assist in achieving and facilitating the vision outlined in this Plan and the Actions in this section outline the various steps that need to be taken to help realize the Vision of this Element. Finally, Section V, Special Planning Areas, provides greater depth and discussion regarding the various issues and opportunities that exist within defined areas of the City.

The City of Biggs desires to be a vibrant City that provides its residents with a range of living, shopping and employment opportunities. This element seeks to provide a framework for the use of land in and around the City that helps to achieve this vision. This element seeks to move the City forward towards by providing for a sustainable land use pattern that recognizes both the opportunities and constraints that exist in the City and setting forth a responsible and reasonable policy structure to ensure that future growth is consistent with the City's vision and integrated into the existing community.

Overview

The City of Biggs is located in Butte County in the Northern California Sacramento Valley, approximately 60 miles north of Sacramento. The City encompasses approximately 414 acres, or 0.65 square miles. There are currently 540.6 total acres or 0.84 square miles within the Biggs Sphere of Influence (SOI). The Planning Area established by this Plan encompasses 3,165.7 acres, or 4.95 square miles. The California Department of Finance estimated the 2010 population of the City to include 1,787 residents.

TABLE LU-1: JURISDICTIONAL AREAS

Jurisdiction	Total Acres	Square Miles
City Boundary	413.9	0.65
Sphere of Influence	540.6	0.84
General Plan Planning Area	3,163.7	4.94

Source: City of Biggs, PMC, 2011

The City of Biggs was incorporated in 1903 as a general law city intended to serve the agricultural commerce within the vicinity. The town was originally founded in 1871 by Mr. A.M. Pitts and Lewis Posey. It was named Biggs Station after Major Marion Biggs, a prominent local political leader. Situated approximately one-half mile west of State Route 99 along the mainline of the Union Pacific Railroad line, the City's location has allowed it to serve as a support community for the abundant agricultural activities occurring within the area. At the same time, its rural location off of the main highway allowed it to retain its compact, small-town environment. The City has no state highways within its jurisdiction. Rather, arterial streets and rural roadways serve to connect Biggs to regional highways, neighboring communities, and surrounding lands.

The majority of Biggs' residents are deeply-rooted in the area and many have spent most or all of their lives in Biggs. The City's small population allows for a compact, tightly-knit community composed primarily of single-family residential dwelling units arranged around a grid-street pattern.

II. LAND USE SETTING

Existing Land Uses

The City limit of Biggs encompasses an area of about 414 acres that is predominantly residential in use. By comparison, employment generating uses, commercial land and vacant land available for development within the City make up less than 16% of the total area of the City.

By far the largest land use in Biggs is residential. Most of the housing consists of single-family dwellings. There are no mobile home parks in the City and no multi-story multiple family

dwelling unit developments. More details on the condition of the local housing stock are provided in the General Plan Background Report and the Housing Element of this General Plan.

Commercial and industrial land uses in Biggs have been in a state of decline for a number of years. This change is due to a number of factors. Large retail stores have been developed in the surrounding cities and have drawn shoppers from Biggs to Oroville, Chico, Yuba City and Gridley. Several retail stores in Biggs have experienced significant decreases in sales, forcing some stores out of business and leaving vacant store fronts in the City's previously vibrant commercial area.

The industrial base in Biggs for many years has been rice processing and drying and agricultural support uses. The limited employment options in the City have resulted in the outward movement of residents and have limited the commercial development opportunities that often result from a strong employment base.

Public uses include the Biggs Elementary and High Schools, numerous churches, City buildings, the post office and City parks.

The City currently has limited infill and redevelopment opportunities within its existing City Limits and Sphere of Influence (SOI). The *2009-2014 City of Biggs General Plan Housing Element*, published and adopted in 2010, listed a total of 16 vacant residential parcels within the City boundary, totaling 10.2 acres.

The results of this situation have led to significant interest and pressure for the City to facilitate development of land outside of the current City limits. The City Council, various landowners and some of the City's residents have expressed interest in the possibility of extending the current SOI and Planning Area to take advantage of growth opportunities presented by the City's unique location, topography and visual, scenic and natural resources.

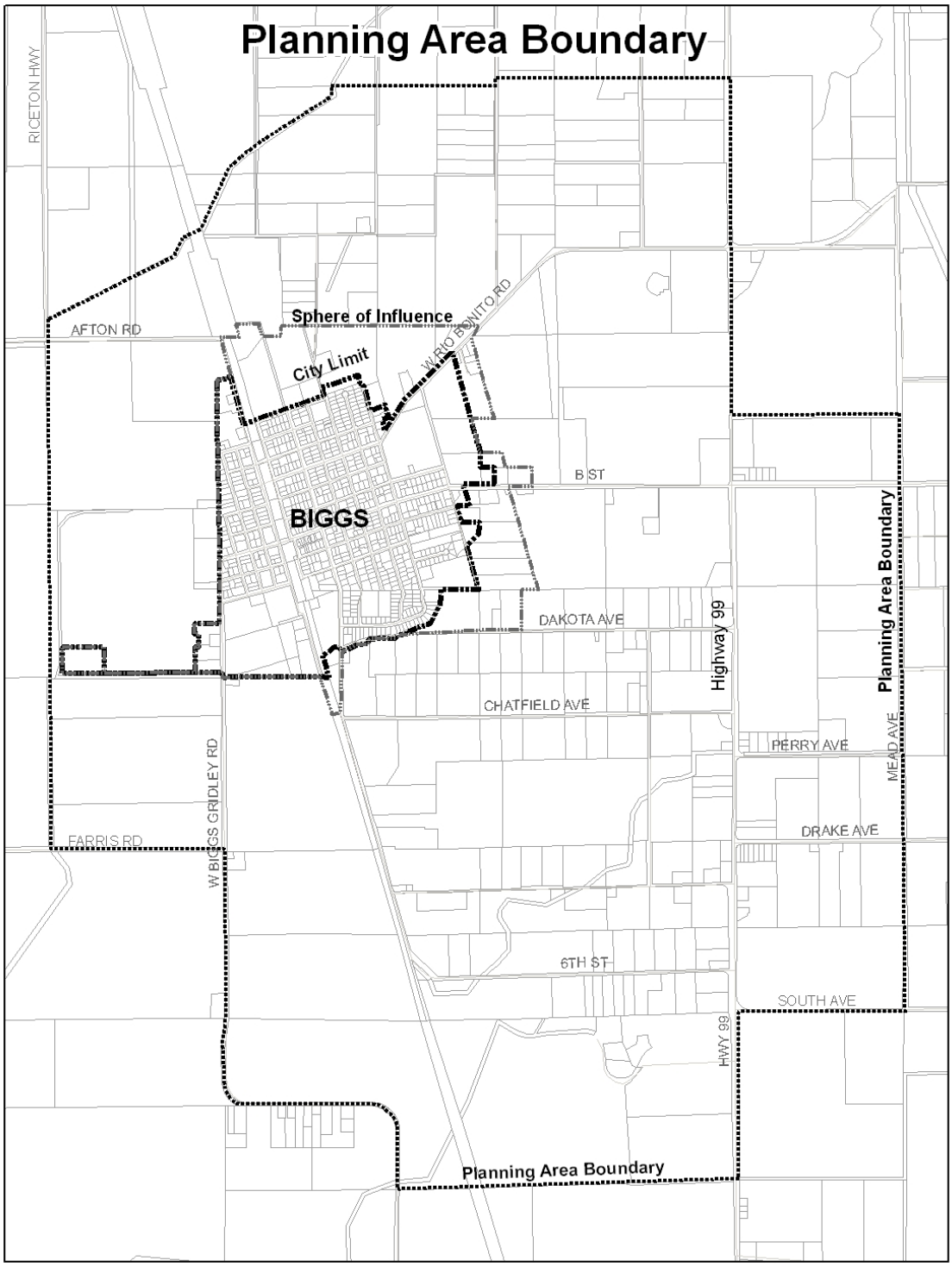
Planning Boundaries

Various boundaries are established to define the level of authority of the local agency. With regard to land use planning for a city, these boundaries are the city limits, the sphere of influence and the planning area.

Within the city limits the city is the primary land use authority and is responsible for the review and approval of land use proposals. The sphere of influence includes surrounding lands where the city is likely to expand in the near future. Review and approval of land use proposals in the sphere rests with the decision making body of the surrounding county. However, county decision makers will consider the plans of a city when reviewing development proposals within the city's sphere influence. The planning area is a boundary which is defined by the city and encompasses those lands where the city has interests and concerns. A city has little authority on land use decisions for land that is within its planning area but outside of its sphere.

City of Biggs boundaries for these areas are depicted on **Figure LU-1: Planning Boundaries**.

FIGURE LU-1: PLANNING BOUNDARIES



Population and Demographics

Forecasts of the amount of land required to meet a community's demand for urban expansion form the basis for long-range land use planning decisions. Such forecasts tend to rely on a combination of information on historic growth rates and somewhat uncertain projections of market and economic factors.

The 1977 Biggs General Plan anticipated that the growth rates of the 1960's and early 1970's would continue. This led to a belief that the population of Biggs would increase from a 1975 level of 1,377 persons to 2,200 by 1995. In fact, the 1995 population of Biggs was 1,640 and has increased only slightly to 1,787 as of 2010. The 2010 population figure represents a slight decrease from the City's year 2000 population of 1,793. As described in the following tables, Biggs has generally enjoyed a steady rate of growth. However, the growth rate for the period from 1990 through 2000 was the lowest since Biggs incorporated in 1903.

Table LU-2 shows the population growth in Biggs since 1980, along with its population in 2010, and projected population in 2013. Between 1990 and 2000, the City's overall population increased by 13.4 percent, which equals a 1.3 percent average annual increase. This growth rate was higher than that for the County during the same period, which was 1.0 percent.

Table LU-2: Historic Population and Growth

Year	Population	Change	% Change	Annual % Change
City of Biggs				
1980	1,413			
1990	1,581	168	11.9%	1.2%
2000	1,793	212	13.4%	1.3%
2010 [1]	1,787	-6	-0.3%	0.0%
2013 [2]	1,919	132	7.4%	2.5%

Source: 1980, 1990, 2000, 2010 U.S. Census;
1: Estimated by the Department of Finance
2: Projected by Claritas Report

Projected Population

Table LU-3: Projected Population Growth, identifies the projected future population of Biggs as projected by the Butte County Association of Governments (BCAG) in their Long-Term Regional Growth Forecast report. These projections form the basis for anticipating land required to meet future development needs.

During the decade of 1980 to 1990 the population growth rate was about 1.3 percent per year on average. Utilizing a longer thirty year historical growth term extending from 1970 through 2000 the City population grew at a rate of approximately 1.45% annually. The population forecast report published by the Butte County Association of Governments in January of 2011, evaluated a range of potential growth scenarios utilizing annual growth rates ranging from 3.3% to 4.1% average annual growth. Utilizing these growth scenarios, it is projected that the City will potentially double in population size by the year 2035. **Table LU-3** below shows the potential increase in population based upon the three growth rate scenarios utilize in the Population Forecast Report.

Table LU-3: Projected Population Growth Scenarios

Low Growth Scenario

2010	2015	2020	2025	2030	2035	Total Increase 2010-2035	Percent Increase 2010-2035	Annual Growth Rate 2010-2035
1,787	2,086	2,624	3,043	3,521	4,059	2,272	127%	3.3%

Source: Butte County Association of Governments, Long-Term Regional Growth Forecasts, 2011

Medium Growth Scenario

2010	2015	2020	2025	2030	2035	Total Increase 2010-2035	Percent Increase 2010-2035	Annual Growth Rate 2010-2035
1,787	2,139	2,774	3,267	3,830	4,465	2,678	150%	3.7%

Source: Butte County Association of Governments, Long-Term Regional Growth Forecasts, 2011

High Growth Scenario

2010	2015	2020	2025	2030	2035	Total Increase 2010-2035	Percent Increase 2010-2035	Annual Growth Rate 2010-2035
1,787	2,191	2,919	3,485	4,132	4,860	3,073	172%	4.1%

Source: Butte County Association of Governments, Long-Term Regional Growth Forecasts, 2011

Projected Housing Demand

Utilizing the population projections provided by the Butte County Association of Governments and as depicted above in **Table LU-3** above, the projected new housing demand for the City of Biggs would be as shown on **Table LU-4** below:

Table LU-4: Projected Housing Need Projection

Low Growth Scenario

2010	2015	2020	2025	2030	2035	Total Increase 2010-2035	Percent Increase 2010-2035	Annual Growth Rate 2010-2035
634	740	931	1,080	1,249	1,440	806	127%	3.3%

Source: Butte County Association of Governments, Long-Term Regional Growth Forecasts, 2011

Medium Growth Scenario

2010	2015	2020	2025	2030	2035	Total Increase 2010-2035	Percent Increase 2010-2035	Annual Growth Rate 2010-2035
634	759	984	1,159	1,359	1,584	950	150%	3.7%

Source: Butte County Association of Governments, Long-Term Regional Growth Forecasts, 2011

High Growth Scenario

2010	2015	2020	2025	2030	2035	Total Increase 2010-2035	Percent Increase 2010-2035	Annual Growth Rate 2010-2035
634	777	1,036	1,236	1,466	1,724	1,090	172%	4.1%

Source: Butte County Association of Governments, Long-Term Regional Growth Forecasts, 2011

It is noteworthy that the growth rates assumed within these projections are optimistic. Based upon the City's historical growth rates and acknowledging the current market conditions, such growth rates may not be reflective of future growth trends. Unless regional conditions change significantly in coming years an average growth rate of 1% to 1.5% annually is more likely. However, planning for a slightly higher rate of growth ensures that the General Plan will accommodate development should economic conditions within the region improve and helps to ensure the availability of land to accommodate future conditions.

Currently, Biggs could accommodate approximately 18-20 infill dwelling units within existing neighborhoods. The North Biggs Estates subdivision has added 67 new lots which will be built on in the near future.

New development areas surrounding the City are described in Section V of this Element, Special Planning Districts. Utilizing the growth accommodation projections contained in the Special Planning District narratives, it is estimated that the potential exists for up to 70 new single family homes to be built in the North Area Residential District and that 111 single family homes may be built in the South Area Residential District. These development areas contain sufficient land to accommodate the allowed dwelling units. Additionally, the North Area Residential District will accommodate an unknown number of attached dwelling units on land designated as High Density Residential. Designation of the High Density Residential Land satisfies the Regional Housing Needs Accommodate numbers contained in the adopted Biggs Housing Element.

Non-residential land use types required to meet the needs of the community include public (schools, parks, wastewater treatment, flood control, etc.), industrial and commercial.

Public uses shall be accommodated on land outside the City and primarily on land designated as Agriculture. The Biggs Unified School District owns 30 acres of undeveloped (in addition to the High School farm) adjacent to the existing school site. This area will meet the schools needs and may also allow development of new park land. Additional park land shall be developed within areas designated for residential development. Expansion of the wastewater treatment plant, if necessary, will occur on agricultural land to the west of designated urban uses.

Expansion of commercial and industrial uses has been quite slow in recent years. This General Plan assumes between 10 to 30 acres of new industrial development could occur by 2015. Commercial development assumed under this Plan includes intensified uses along B Street and the need for 5 to 10 acres of new commercial development within the City limits to accommodate the projected increase on overall City population.

III. Issues and Opportunities

This section of the element identifies and addresses primary land use issues identified during the development of the General Plan and the public outreach process undertaken as part of the Plan update effort. Policy guidance is found in Section IV of this element.

Since the time of its incorporation, the City of Biggs has maintained the grid-based street and block pattern that defines its current form. Streets and

blocks are generally laid out in an evenly spaced pattern using a rectilinear orientation moving away from the railroad tracks in the center of the City. The result of this pattern is a highly-walkable, highly-connected urban fabric that allows for multiple circulation options for pedestrians, bicyclist and vehicles. Biggs' large urban lot sizes promote large property setbacks and allow for design features such a detached sidewalks and street planting strip while maintaining room for ample front yards. The traditional grid-form also serves to focus development in an "outward looking" orientation. The use of the traditional grid-based block and street pattern is accommodated by the City's flat terrain and limited topographical and natural landform impediments.

Recent developments both inside of the City and in surrounding communities has been moving away from the traditional grid-based design system to a land form pattern that incorporates curvilinear and cul-de-sac streets and makes more use of common area open spaces and varied lot size sand orientations. This recent movement away from a more tradition or structured urban form to layout that incorporates a more organic form also results in developments that are focused "inward" with development oriented towards the interior of the project.

This shift in development layout will require the City to pay a heightened level of attention to ensure that new developments are integrated into the existing urban fabric and that new development does not become isolated from the existing developed areas of the City. Additionally, attention will need to be paid to make sure that adequate circulation and transportation linkages are maintained and that the newer areas of the City retain the essential character qualities that residents of Biggs have value.

The City of Biggs is now and has always been a City that values, supports and compliments the agricultural community that surrounds it. Due to the City's location in an active and thriving agricultural area, any outward expansion of the City will necessarily transition the use of land from active agriculture to urban development. As a result, the City will need to pay particular attention to issues of land use compatibility and will look to ensure that new development minimizes the impacts of growth on the agricultural community that has supported it since its beginnings. Through the use of land use buffers and transitions, sensible design and a planned and methodical pattern of expansion, the impacts to surrounding agriculture can be minimized.

This plan recognizes both the opportunities that outward expansion onto undeveloped lands offers as well as the constraints that expansion into active agricultural areas brings. This plan proposes a hard urban-agricultural edge along the City's west-side

that seeks to responsibly allow for the use of land in close proximity to the City's existing urban infrastructure and municipal services while providing for a transition of land use on the outer-edge of the City that recognizes the need for the continued use of agricultural lands in that area. Additionally, the land use plan incorporates agriculturally supportive land use classifications that accommodate existing agricultural operations within the City limits and which place a value on agricultural service areas which can enhance the feel and value of the community.

Commerce and Employment-Generating Development

The nature of commercial development has changed dramatically in the last 30 years. Services that were traditionally located in central urban core or "downtown" areas have vacated these areas in search of more lucrative locations often along major transportation corridors offering better access and enhanced visibility. Traditional family-oriented and small businesses have been replaced with "big box" and regional serving commercial centers offering an array of commercial service offerings in a common location.

This plan recognizes both the importance or revitalizing and enhancing the urban core of the City and the value and necessity to accommodate regional serving commercial and employment uses at high visibility and easily accessible locations in the City. The land use diagram and policy orientation of this Plan seek to accommodate both the need for a strong and vibrant downtown core along with additional commercial service and employment generating land use locations along major transportation routes. This Plan provides for both of these options and utilizes a land use concept that focuses non-residential land use at important transportation hub locations. Industrial land uses have been located to take advantage of existing municipal infrastructure as well as land use compatibilities with existing uses and the opportunities presented by the railroad tracks.

Urban Growth and Annexation

As described elsewhere in this element and in the General Plan Background report supporting this plan, future growth opportunities in the City of Biggs are constrained by the small size of the City and its sphere of influence as well as the highly developed nature of the existing City. The analysis undertaken as part of the preparation of the City's Housing Element identified only a limited number of urban infill opportunities remaining within the existing City limits for new residential development and only one undeveloped infill site for new commercial development. As a result of the limited options remaining in the City for new development, the City will need to look beyond its existing developed core for new opportunities. The outward development of the City presents numerous challenges related to the installation of municipal services and infrastructure to support new development as well as procedural and policy issues

related to updating municipal services plans and the City's sphere of influence, annexation of property and the undertaking of the necessary environmental analysis documents. Undertaking the necessary efforts to achieve the vision of this Plan will take a focused commitment by the City along with the necessary resources to achieve the goals of this plan.

However, along with the procedural and policy issues that result from the need to expand in an outward direction come the potential benefits to the City resulting from new commercial and employment generating uses. Because new development will need to be planned "from the ground-up", the City is in a desirable position of being able to ensure that future projects advance the goals and objectives of this Plan and are designed in a way that enhances the overall City.

Transportation Linkages

As the City of Biggs grows from a small, densely populated city of under 2,000 people to become of city many times its current size, the movement of people in and around the City will be a key issue. Walking, cycling, public transit and driving will all be important modes of travel. Residents, employees and visitors of Biggs should have transportation choices in moving throughout the community and traveling to communities in the region. Streets will be designed to offer circulation choices to all modes of travel, a system of off-street trails will connect the City and transit opportunities will be expanded to offer additional circulation options. Land use and transportation planning will go hand-in-hand to ensure that transportation options are integrated into the future of the City.

IV. The Land Use Plan

Land Use Classification Descriptions

State planning law requires that the land use element of a general plan include a statement of the standard population density, building intensity, and allowed uses for the various land use designations in the plan (Government Code Section 65302(a)). The City's land use designations are generally described below and mapped on the Land Use Diagram (**Figure LU-2**). **Table LU-5** includes information on the permitted density ranges and floor area ratios for each designation. The City Municipal Code provides detailed land use and development standards for development.

With this General Plan, a variety of new land use designations have been established to reflect the more mixed and, in some cases, more intense land uses envisioned for the City of Biggs. New mixed-use designations provide the opportunity for a combination of residential, commercial, and office uses on a single site, depending on the designation.

Agricultural Categories

A – Agriculture:

This land use designation encompasses areas inside of the City's Planning Area Boundary but outside of designated urban development areas. The principal land use in this area is agricultural production.

AC – Agriculture Commercial:

This land use designation allows for the growing and sales of agricultural products either grown, produced or processed on site. The intent of this designation is to encourage farms within the Planning Area to continue in operation by allowing for fruit and vegetable stands, field crops, flower sales, product sales, etc. The principal land use in this area remains agriculture however direct agriculturally supporting commercial uses may be permitted.

AI – Agriculture Industrial:

This land use designation allows for more intensive agricultural processing such as rice mills, hulling operations, dairies, and similar agricultural product processing. The principal land use remains agriculture however direct agriculturally supporting industrial uses may be permitted.

Residential Categories

LDR – Low Density Residential:

This designation allows for single family homes, second dwelling units, and other compatible uses. This designation would be expected to result in the form of detached dwellings on individual lots. This designation has generally been applied to areas slightly removed from higher-density core areas or in areas where a transition of density is desirable.

MDR – Medium Density Residential:

This designation allow for a variety of residential living environments, including single family detached dwellings on small lots, town homes, duplex residences, multi-story dwellings and other compatible uses. The expected urban form would be higher density dwelling units on individual or commonly-held parcels or lots. This designation has generally been applied to the developed core area of the City and areas located adjacent to higher-intensity core areas.

HDR – High Density Residential:

This designation allows for a broad variety of housing types, including single family detached, zero-lot line single family, duplex, triplex and four-plex units, townhouses, apartments and condominiums. The expected urban form would be higher density dwellings on commonly-held parcels or lots. This designation has generally been applied to areas of higher intensity land use and in areas serviced by existing of planned collector or arterial roadways.

MU – Residential Mixed Use:

This designation is intended to encourage a mix of residential dwelling types and densities, professional office and light commercial uses. This designation has generally been applied in areas of higher intensity land use and in locations served by planned collector or arterial roadways.

Commercial Categories

DMU – Downtown Mixed Use:

This designation encompasses area primarily in the City's Downtown along B Street and west of Fourth Street. This designation encourages the use of second and subsequent floors of commercial buildings as residential and professional office space. The primary land use will be commercial with supporting residential or professional office uses.

C – Commercial:

This designation is intended to provide for both local and regional serving commercial uses. Uses expected in this designation include commercial services, restaurant, entertainment, office uses, and other compatible uses. This designation has generally been applied to areas of higher intensity land use and in areas serviced by existing of planned collector or arterial roadways.

Industrial Categories

LI – Light Industrial:

This designation is intended to include industrial, and some commercial, operations and facilities which produce little or no external noise, odors, glare, air pollution, fire hazards or safety hazards. Uses expected in this designation include: storage facilities, indoor warehousing, good manufacturing or assembly.

HI – Heavy Industrial:

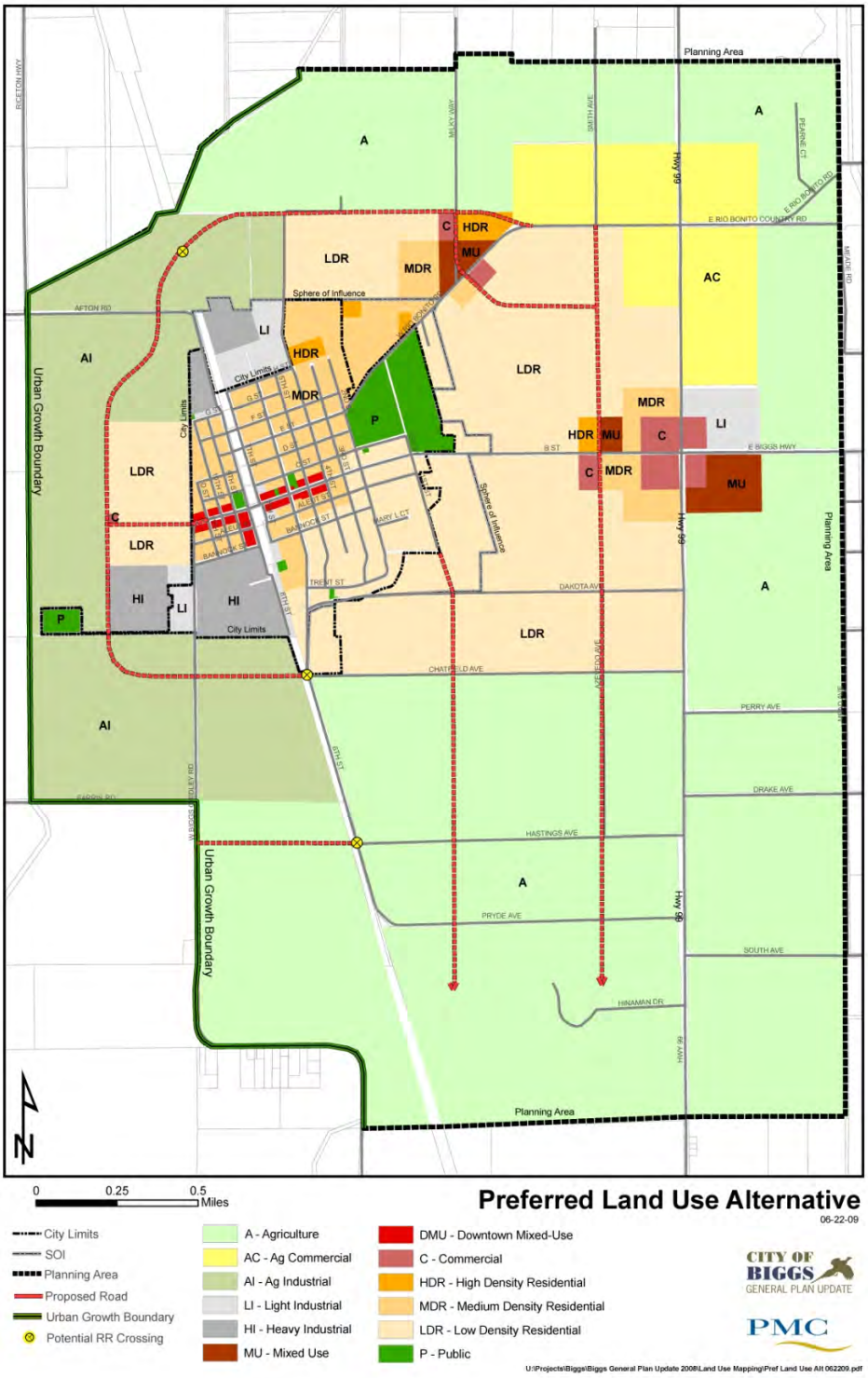
This designation is intended to include heavy industrial, and some heavy commercial, operations and facilities which may involve external noise, odors, glare, air pollution, fire hazards or safety hazards. Some commercial use may also occur.

Other Categories

P – Public:

This designation includes uses such as parks, schools, library, police station, parks, wastewater treatment plant, community building or other public facility.

FIGURE LU-2: LAND USE DIAGRAM



Land Use Density and Intensity Standards

California planning law requires that density and intensity standards be presented for each land use designation contained in the General Plan. These standards are intended to describe the desired size of buildings in relation to the size of parcels of property and the intended number of dwelling units on each acre of land. Specific development standards to include setbacks, street frontage requirements and building height are not generally included within the General Plan and are generally included within the Zoning Ordinance of the City.

Residential development is regulated according to density, which is expressed in the number of dwelling units per gross acre. Nonresidential development is regulated according to development intensity. This General Plan provides Floor Area Ratios, described as the physical area of a building divided by the area of a parcel of land. Additionally, the City of Biggs uses a combination of maximum lot coverage and building height to regulate the intensity of non-residential development.

Allowable density and intensity for each General Plan land use designation is described on **Table LU-5,** below.

TABLE LU-5: ALLOWABLE DENSITY AND INTENSITY STANDARDS

Land Use Designation	Residential Density Units per Gross Acre [1]	Nonresidential Intensity [2]		
		Floor Area Ratio	Maximum Lot Coverage	Maximum Building Height
Agriculture	1 du per 10 gross acres		5%	50 feet
Agricultural Commercial	1 du per 10 gross acres		10%	60 feet
Agricultural Industrial	1 du per 10 gross acres		40%	65 feet
Low Density Residential	0 – 6 du/ac.			
Medium Density Residential	6 – 12 du/ac.			
High Density Residential	12 – 25 du/ac.			
Residential Mixed Use	6 – 16 du/ac.			
Downtown Mixed Use	16 – 25 du/ac.	.25 – 1.5		

Land Use Designation	Residential Density Units per Gross Acre [1]	Nonresidential Intensity [2]		
		Floor Area Ratio	Maximum Lot Coverage	Maximum Building Height
Commercial		.25-.70		
Light Industrial		.10 - .50		
Heavy Industrial		.10 - .65		
Public			90%	

1: Gross acreage and net acreage are commonly used measurements of area in planning and zoning. A gross acre is all land (inclusive of streets and rights-of-way) designated for a particular use. Net acreage is the area of a parcel exclusive of streets, rights-of-way and other areas not normally within lots. Gross acreage is utilized in this Plan to regulate density.
2: Please refer to the Zoning Ordinance contained within the Biggs Municipal Code for specific development standards for more specific guidance on lot size, lot coverage, building height and other development standards.
Note: It is noted herein that indidual parcel lot coverages may exceed the maximum lot coverage listed in the table above when developed as part of a larger project meeting the lot coverage / intensity standards of the applicable land use designation.

General Plan / Zoning Consistency

The Zoning Ordinance serves and the primary tool for implementing the City's General Plan land use policies. State Planning law requires the Zoning Ordinance to be consistent with the General Plan. Each General Plan land use designation must have one or more corresponding zoning district, and the development standards and land use regulations contain in the Zoning Ordinance must reflect the policy statements in the General Plan. While the General Plan may be somewhat broad in its discussion of permitted land uses and development intensities, zoning provisions must identify specific regulations so that property owners and developers can determine how particular properties can be used and developed. The following table identifies the relationship between land use categories and zoning districts.

TABLE LU-6: GENERAL PLAN / ZONING CONSISTENCY

General Plan Land Use Category	Zoning Code Designation 2
A -Agriculture	R-1
AC - Agricultural Commercial	R-1, C-G, LI
AI - Agricultural Industrial	R-1, LI, HI, M-A
LDR - Low Density	R-1, R-2, PD
MDR - Medium Density	R-1, R-2, R-3, PD
HDR - High Density	R-2, R-3, PD
MU - Mixed Use	R-2, R-3, C-D, C-G, C-O, PD

General Plan Land Use Category	Zoning Code Designation 2
DMU - Downtown Mixed Use	C-G, C-D, C-O, PD
C - Commercial	C-D, C-G, C-O
LI - Light Industrial	C-G, M-1
HI - Heavy Industrial	M-2
Public	P-Q, O-S

Note: In order to fully implement the land use designations contained in this General Plan, the Zoning Ordinance will need to be modified and/or new zoning districts will need to be created.

Land Use Potential

The General Plan establishes the development envelope for buildout of the Planning Area. **Table LU-7** provides a breakdown of the acreage for each land use category within the Plan Area.

TABLE LU-7: GENERAL PLAN LAND USE CATEGORY ACREAGES

Land Use Designation	Planning Area Acreage
A -Agriculture	2,262
AC - Agricultural Commercial	214
AI - Agricultural Industrial	594
LDR - Low Density	819
MDR - Medium Density	179
HDR - High Density	22
MU - Mixed Use	38
DMU - Downtown Mixed Use	10
C - Commercial	36
LI - Light Industrial	58
HI - Heavy Industrial	84
Public	54
Total	4,370

V. Goals, Policies, and Actions

Goal LU-1: **Maintain and promote the qualities which make Biggs a desirable community.**

Goal LU-2: **Manage the growth of the City to promote a balanced land use pattern throughout the City.**

Goal LU-3: **Provide for a full range of housing and lifestyle opportunities.**

Goal LU-4: **Promote community design elements that enhance and complement the City as a whole.**

Goal LU-5: **Actively engage in decision-making and public input opportunities on land use, transportation and resource issues outside of the City limits that have an impact on the City.**

Goal LU-6: **Support efforts to redevelop and revitalize older and deteriorating portions of the City.**

Goal LU-7: **Preserve and protect the viability of agricultural areas surrounding the City and within the Planning Area while promoting planned and sustainable growth.**

GOAL LU-1: MAINTAIN AND PROMOTE THE QUALITIES WHICH MAKE BIGGS A DESIRABLE COMMUNITY.

Policy LU-1.1 (Land Use Implementation) – Ensure that individual development projects conform to the overall plan for the community and that consideration is given to the configuration of adjacent areas to be developed in the future.

Action LU-1.1.1 (Land Use Consistency) – Adopt guidelines providing direction for the processing and consideration of amendments to the City's adopted Land Use Diagram.

Action LU-1.1.2 (Development Code Update) – Following the adoption of the General Plan, undertake a comprehensive update to the City Code to coordinate General Plan and Zoning requirements.

Action LU-1.1.3 (Zoning Implementation Program) – Following the adoption of the General Plan and upon completion of the update of the City Code, revise zoning designations for specific parcels as necessary to achieve consistency between the General Plan and zoning designations within the City.

Policy LU-1.2 (Design Considerations) – Ensure that individual development projects conform to the community design vision of the General Plan and enhance and reinforce the positive attributes of the City.

Action LU-1.2.1 (Design Review) – Following the adoption of the General Plan, adopt a formal Design Review process including design standards and guidelines.

Action LU-1.2.2 (Design Review-Interim Conditions) – Prior to the adoption of formal Design Review program, apply the Design Guidelines presented within the Community Enhancement Element when reviewing development projects.

Policy LU-1.3 (Small Town Character) – Require new development to promote the small town character of Biggs through the use of site and building design elements.

Policy LU-1.4 (High-Quality Development) – Promote high-quality, efficient and cohesive land utilization that minimizes negative impacts and environmental hazards on adjacent neighborhoods and infrastructure and which preserves existing neighborhoods from encroachment by incompatible land uses.

Action LU-1.4.1 (Disclosure of Project Impacts) – Incorporate enhanced notification and public awareness requirements into the Zoning Ordinance to ensure that residents and land owners are aware of potential impacts to property as a result of new development.

Action LU-1.4.2 (Mitigation of Environmental Hazards) – Actively work with land owners and project proponents to seek ways to minimize or mitigate project related environmental hazards.

Policy LU-1.5 (Agriculture/Urban Interface) – Continue to promote the use of undeveloped land for active agricultural purposes by ensuring the new development does not unnecessarily or prematurely encroach or convert viable, productive and active agricultural lands. Design criteria for buffers should be as follows:

- **Require a minimum 100 foot-wide physical separation, which may include roadways, pedestrian/bicycle routes, storm water basins, canals and sloughs, and open spaces between the agricultural use and any habitable structure.**

- **Require the use of vegetative plantings to reduce issues related to dust, noise, aesthetics and air quality.**

- **Where possible, minimize the use of structural features such barrier walls to mitigate land use incompatibilities'.**

Action LU-1.5.1 (Agricultural / Urban Interface) – Update the City's Zoning Ordinance or include within a future design review program, guidelines and standards for the buffering of incompatible land uses.

Policy LU-1.6 (Public Services) – Direct growth to areas having existing public facilities and services or to areas where new facilities and services can be provided in a manner that benefits the existing residents of the City.

GOAL LU-2: MANAGE THE GROWTH OF THE CITY TO PROMOTE A BALANCED LAND USE PATTERN THROUGHOUT THE CITY.

Policy LU-2.1 (Land Use Diagram) – Update and maintain the Land Use Diagram to designate the location and extent of each land use designation within the Planning Area to address the evolving needs of the City.

Policy LU-2.2 (Managed Growth) – Manage the growth of the City to balance land uses and provide a mix of uses to meet the needs of the City.

Action LU-2.2.1 (Land Use Mix) – As part of the City's Annual Report process, evaluate and review the mix of land uses in the City to assure that a balance of uses exists as the City grows and to ensure that the Land Use Diagram adequately accommodates changing market conditions and regulatory changes.

Action LU-2.2.2 (Land Use Diagram) – Regularly update the City's Land Use Diagram and related maps with the latest parcel information from the Butte County Assessor's Office. Updates to parcel lines, when no changes in land use have been made, shall not be considered amendments to the General Plan.

Policy LU-2.3 (Fiscal Responsibility) – Develop a fiscally sound strategy to encourage a mix of land use types and intensities the meet the City's needs and provides a sufficient tax base to maintain desired community service levels.

Action LU-2.3.1 (Land Use Mix) – As part of the City's Annual Report process, review the Land Use Diagram to ensure that adequate non-residential land use opportunities exist in the City to provide opportunities for the development of employment and commercial service uses.

Policy LU-2.4 (Jobs-Housing Balance) – Pursue a strong jobs-housing balance, with opportunities for a diverse job base and a mix of housing opportunities.

Action LU-2.4.1 (Strategic Planning) – Strategically identify, target and pursue new business and industry that would diversify the City's employment base and create opportunities for new business development options.

Policy LU-2.5 (Special Planning Areas) – Proposed development shall maintain the integrity of the City's Special Planning Areas and shall recognize the vision and intent of each district.

Action LU-2.5.1 (Periodic Review) – Periodically review the vision and intent of each of the City's Special Planning Areas to ensure that the vision and intent of each area reflects the current vision of the City for the area.

Action LU-2.5.2 (Periodic Review) – New development within a Special Planning Area shall provide information describing how the project relates to and conforms with the City's vision for the area as described in this plan.

Action LU-2.5.3 (Implementation) – Following the adoption of the General Plan, review the City's Municipal Code to identify impediments and opportunities to the implementation of the Vision of the each of the Special Planning Areas.

GOAL LU-3: PROVIDE FOR A FULL RANGE OF HOUSING AND LIFESTYLE OPPORTUNITIES.

Policy LU-3.1 Policy LU-3.1 (Land Use Balance) – Maintain an adequate land supply providing for a mixture of residential living options to support the projected needs of the City.

Action LU-3.1.1 (Periodic Review) – Periodically review the City's land use diagram to ensure that land is appropriately designated to accommodate a full range of residential living options with the City's Planning Area. When necessary, consider amendments to the Plan to provide balance and opportunity within the City.

Policy LU-3.2 (Housing Diversity) – Actively work to provide a diversity of housing types to meet the needs of persons of all income levels and ages.

Action LU-3.2.1 (Zoning) – The City shall zone an adequate supply and mix of developable residential land to accommodate

future housing needs.

GOAL LU-4: PROMOTE COMMUNITY DESIGN ELEMENTS AND REVITALIZATION EFFORTS THAT ENHANCE AND COMPLEMENT THE CITY AS A WHOLE.

Policy LU-4.1 (Project Design) – New development shall incorporate planning and design elements that enhance the community character and integrate new development with existing developed areas of the City.

Action LU-4.1.1 Action LU 4.1.1 (Traditional Neighborhood Design) – Utilize traditional neighborhood design elements in the design and layout of new residential developments.

Policy LU-4.2 (Urban Forest) – Require the planting of native and locally appropriate trees in all new developments to provide shade and visual interest.

Action LU-4.2.1 Action LU 4.2.1 (Street Tree Program) – Explore options related to the establishment of a street tree planting program.

Policy LU-4.3 (Downtown Redevelopment) – Encourage the continued redevelopment of the City's historic downtown core area, consistent approved downtown design guidelines and streetscape plans.

Action LU-4.3.1 Action LU 4.3.1 (Downtown Action Plan) – Continue to work with local partners and to pursue grant funding to establish programs to assist merchants and property owners in the downtown core area revitalize and enhance the appearance of commercial buildings.

Policy LU-4.4 (Revitalization) – Improve the character and quality of existing development through the revitalization of blighted and underutilized development.

Action LU-4.4.1 (Infrastructure) – Seek improvement to existing infrastructure within residential areas of the City that are aging or that are not consistent with the City's current standards.

Action LU-4.4.2 (Streetscape Enhancement) – Consider the implementation of a streetscape enhancement project on B Street to define the City's downtown core area and to enhance the aesthetic and functional elements of the downtown area.

Policy LU-4.5 (Land Assembly) – Support the assembly of land for new development where the fragmentation of parcels or the limited size of existing parcels act as a deterrent to new development.

GOAL LU-5: ACTIVELY ENGAGE IN DECISION-MAKING AND PUBLIC INPUT OPPORTUNITIES ON LAND USE, TRANSPORTATION AND RESOURCE ISSUES OUTSIDE OF THE CITY LIMITS THAT HAVE AN IMPACT ON THE CITY.

Policy LU-5.1 (Regional Planning) – Continue to participate in on-going regional planning activities to ensure that the City's interests are represented in matters of regional concern.

Action LU-5.1.1 (Agency Participation) – Designate City staff as appropriate to continue the City's active participation in regional planning and programming activities for which the City's interests need to be represented.

Policy LU-5.2 (Regional Dialogue) – Coordinate with regional and local planning agencies and jurisdictions to set land use, transportation and environmental policies and cooperate in the implementation of programs and developments consistent with the City's General Plan..

Action LU-5.2.1 (Working Relationships) – Establish and maintain open working relationships with BCAG, Butte County and the City of Gridley to facilitate a coordinated approach to land use planning and environmental policy that affect each agency.

Policy LU-5.3 (Annexation) – Pursue the annexation of lands within the City's Sphere of Influence.

Action LU-5.3.1 (Annexation) – Actively pursue annexation of lands outside of the City limits to allow for coordinated, long-term planning and to reduce the potential for the approval of incompatible uses on unincorporated land adjacent to the City.

Action LU-5.3.2 (Annexation) – Actively engage landowners within the City's Sphere of Influence and Planning Area in discussions regarding the annexation of property into the City to provide additional opportunities for commercial and employment land uses.

Action LU-5.3.3 (Municipal Services Review) – Following the update to the General Plan, work with the Butte County Local Agency Formation Commission to update the City's Municipal Services Review (MSR) document and Sphere of Influence.

GOAL LU-6: SUPPORT EFFORTS TO REDEVELOP AND REVITALIZE OLDER AND DETERIORATING PORTIONS OF THE CITY.

Policy LU-6.1 (Preservation and Restoration) – Encourage the preservation and restoration of historic structures and important community features.

Action LU-6.1.1 (Preservation and Restoration Programming) – Enact programs for rehabilitation and repair of existing sound residential, commercial and industrial buildings and community landmark features.

Action LU-6.1.2 (Blight Removal) – Develop a more active program to remove blight and seriously sub-standard buildings, including methods for more effective enforcement of City Ordinances.

Action LU-6.1.3 (Agency Assistance Programming) – Explore options for the establishment of programs to assist efforts to renovate and restore aging structures and community landmark features in the City.

Policy LU-6.2 (B Street Commercial District) – Direct new commercial service uses to the existing commercial core of B Street between Fifth and Seventh Streets.

Action LU-6.2.1 (New Commercial Uses) – Work with new commercial land uses to pursue the re-use of under-utilized sites in the City's Downtown Commercial Core area prior to considering new commercial use areas.

Action LU-6.2.2 (Building and Site Reuse) – Actively work with property owners in the City's Downtown Commercial Core to determine the feasibility of reusing the existing buildings on and to explore options to remove inadequate in dilapidated buildings where reuse and rehabilitation is not feasible.

Policy LU-6.3 (Study Implementation) – As feasible, Implement the findings and suggested improvements from the City's Downtown Visual Master Plan and the

Downtown Action Plan to assist in the rehabilitation of the B Street Commercial Core area.

Action LU-6.3.1 (Physical Infrastructure) – Actively pursue funding opportunities to enhance the physical and aesthetic functions of the City infrastructure elements in the Downtown area.

Policy LU-6.4 (Land Use Compatibility) – Consider commercial uses within residential zones only when such uses are in the interests of the community as a whole and are supported by locally affected property owners.

GOAL LU-7: PRESERVE AND PROTECT THE VIABILITY OF AGRICULTURAL AREAS SURROUNDING THE CITY AND WITHIN THE PLANNING AREA WHILE PROMOTING PLANNED AND SUSTAINABLE GROWTH.

Policy LU-7.1 Policy LU-7.1 (Compact Growth) – Promote compact city growth and phased extension of urban services to discourage sprawl and encourage development that improves agriculture and important public places.

Action LU-7.1.1 (Annexation Policy) – Adopt annexation policies consistent with the General Plan policies to guide the timing of growth and expansion within the Planning Area.

Policy LU-7.2 (Agricultural Tourism) – Promote agricultural tourism and capitalize on opportunities that are presented by the presence of local agricultural operations.

Action LU-7.2.1 (Promotion) – Working in partnership with local residents, businesses, economic development partners and farmers, produce materials that promote the City of Biggs as a City that values local agricultural businesses and seek opportunities to partner with local agriculturalists to promote Biggs.

VI. Special Planning Areas

Planning Districts have been defined within this General Plan to document the major planning issues of areas which may be developed during the term of this General Plan. Additionally, the general character and anticipated uses envisioned by the City are described for each Special District. The seven Special Planning Districts are graphically depicted on **Figure LU-1: Special Planning Districts**.

The Special Planning Districts narratives are envisioned as supplemental information intended to provide additional details about specific areas of the City and to provide an enhanced level of information for the areas described. The narrative descriptions are intended to portray uses the City would encourage within the given area. For purposes of development, the base General Plan designations depicted on **Figure LU-2: Land Use Diagram** provide the applicable land use designation and the parcel specific zoning designation describes the appropriate uses.

The following discussions address general development constraints. One constraint, drainage, will apply to all new development. Channels carrying runoff from Biggs are at full capacity downstream of the City. Therefore, all new development must contribute to facilities to retain runoff so as to avoid increasing the rate of runoff leaving the community. Specific plans for such drainage facilities will be prepared by the City and appropriate fees or other requirements shall be applied to all new development.

B Street Corridor Commercial District

Setting

The B Street Corridor Commercial District forms the downtown core of the community and includes virtually all the commercial businesses within the existing City limits of Biggs. Significant historic structures along B Street include: the Colonia Hotel, the Biggs Carnegie Library and the Sacramento Valley Bank Building.

Commercial uses along B Street have been in a state of decline for more than 20 years due to a variety of conditions. Currently, numerous buildings on the south side of B Street are not occupied by active businesses and have fallen into a state of disrepair and dilapidation.

Constraints

The most immediate constraint to establishment of new businesses along B Street is the lack of available spaces for purchase or rent. Limited vacant land is located on the north side of B Street and could accommodate new construction. The underutilized buildings along the south side of B Street represent the greatest potential for creating new business sites. However, the condition of these buildings is a concern and some of the structures may require significant improvements to meet current earthquake safety standards.

B Street Commercial District Vision

The City envisions the B Street Corridor remaining as the primary business district of Biggs. Ideally, businesses will occupy all structures or properties along B Street between Fifth Street and Seventh Street, possibly extending further east or west as well, and will provide basic goods and services to meet the needs of the community.

Of particular interest is the restoration of the Colonia Hotel and reuse of the Brinks building which is located next to the Colonia.

North Area Residential District

Setting

The North Area Residential District is located north of H Street, east of Fourth Street and northwest of Rio Bonito Road. This District is currently in primarily agricultural uses, interspersed with rural residential home sites. The North Area Residential District is designated on the General Plan as an area dominated by low and medium density residential land uses in the north and west area and having one of two mixed use core areas on its northeast side. The mixed use core area has been identified in the area surrounding the existing intersection of Rio Bonito Road and Milky Way Drive. This core area is envisioned as a predominantly residential area allowing for medium- to high-density residential development with limited commercial and mixed-use land uses. The mixed-use core area of the District is located at the intersection of three roadways identified as collector roads on the Circulation Diagram.

Constraints

Historically, drainage concerns have been the major development constraint within this area. The existing drainage channel (Lateral K) which conveys water from the Biggs Unified School District High School site, north along Second Street and around the northern boundary of Biggs represents an areas of concern due to historical flooding and water backflow. This channel currently operates at near to full capacity during major storms as waters within the canal area ultimately drained into Hamilton Slough west of the City. During major storm events, water is occasionally unable to drain from Lateral K into Hamilton Slough due to downstream flooding and capacity issues and backs-up in the canal. Undergrounding of this channel, along with downstream realignment actions may be required prior to full development of this area. Historically, the area located at the northern end of Second and Third Streets, directly adjacent to the North Area Residential District, experienced drainage and flooding issues. Recent modifications to the water flow structures in this area have minimize these issues however downstream capacity issues still remain. These drainage issues will most likely need to be addressed prior to significant development activity occurring within this area.

Providing wastewater treatment service to this area may also be problematic due to the distance to the treatment plant and limited capacity in collection lines. Prior to development, project proponents in this area will be required to provide documentation of collection and treatment facility capacity and specific improvements that will be required to provide wastewater treatment service.

North Area Residential District Vision

The City envisions this area to be developed in primarily residential uses as an extension of existing neighborhoods to the south. The City of Biggs approved the North Biggs Estate residential subdivision within this area in 2006 which extended roadway and utility infrastructure into the area and provided for future roadway connections to continue the integration of the North Area Residential District into the existing City pattern. This project,

while undeveloped at the time of the development of this Plan, serves as the first step in opening up future development opportunities in the area.

The Biggs U.S.D. owns land directly across Rio Bonito Road from this area and the relationship between the proposed residential development and the existing and proposed school sites is considered a positive attribute.

Southeast Area Residential District

Setting

The Southeast Area Residential District is located generally south and east of the existing city limits and outside of the developed area of the CIty. This area includes land east of First Street, south of B Streets and wraps around the southeast corner of Biggs to encompass properties adjacent to Dakota Avenue.

Constraints

Drainage , infrastructure availability and circulation are is the major development constraints within this area. Hamilton Slough is located directly north of Dakota Avenue along the westernmost section of the road. Immediately north of Hamilton Slough are the Pichotta and Southfield Manor subdivisions.

Reclamation District (RD) 833 has expressed strong concern over residential development immediately adjacent to Hamilton Slough and has indicated that Hamilton Slough is currently operating at full capacity during major storm events. As such, the District has indicated that no new peak storm flows can be accommodated in the channel. Historically, RD 833 has indicated a desire to see that Hamilton Slough be placed underground to accommodate an engineered solution to the conveyance of storm water and agricultural discharge waters in the area however engineering, environmental and cultural resource constraints make this request highly unlikely. Additional consultation with the District will be required to address storm drainage issues in this area. However, the City will explore the possibility of expanding the Hamilton Slough corridor to provide a recreational parkway and nature reserve while addressing the concerns of the District in this area.

Access to undeveloped or underdeveloped parcels in this area may also offer a constraint to development in the South Area Residential District. First Street has not been constructed or planned as a typical urban street and adequate right-of-way is currently unavailable to make the necessary improvements to widen and upgrade the street. Additionally, First Street does not cross Hamilton Slough on its south end thereby limiting circulation options to B Street only at this time. Additionally, Dakota Avenue, a rural local street in the unincorporated county area is also a underdeveloped roadway having right-of-way and street improvement limitations.

The Southeast Residential Area does not currently have any developed municipal infrastructure within its boundaries. Potentially significant constraints exist relative to extending water and sewer lines to the area due to the presence of Hamilton Slough and existing capacity issues in

service and collection lines located within the developed area of the City to the west. Any future development within this area will be required to provide detailed engineering plans address the extension and provision of municipal services to this area.

South Area Residential District Vision

The City envisions this area developed with primarily low density residential uses as an extension of existing neighborhoods to the north and west and to provide a buffer to the larger unincorporated farm properties located to the south and east. Eventually, Sixth Street will become one of the major entries to the City. The City anticipates the replacement of the existing bridge structure crossing Hamilton Slough within the life of this Plan which would reduce existing traffic congestions issues entering and exiting the City from the south. Development in this area should support and contribute to the design elements of street design and landscaping which create attractive community entries.

Ultimately, development in this area should extend the established grid of the City streets and should provide roadway connections between B Street and Dakota Avenue.

West Area Industrial/Residential District

Setting

The West Area Industrial / Residential District is located in the southwest portion of Biggs and is adjacent to the UPRR tracks on its eastern edge wrapping around the southwest and western edge of the City. The developed properties in this area are currently utilized for primarily public facility, heavy industrial and agricultural industrial purposes.

Constraints

Development in this area is relatively unconstrained. Potential concerns include noise generated by the railroad and the dust, noise and heavy truck traffic generated by the Sunwest Milling facilities in the area. However, the industrial uses anticipated for this area are not highly sensitive to the existing environmental constraints. Additional concerns within this area include odor and capital facilities buffering concerns related to the City's wastewater treatment plant.

Portions of this area which are adjacent to existing or future residential uses will be limited to industrial and agricultural industrial uses which will not adversely impact the neighboring residential uses.

West Area Industrial / Residential District Vision

The City envisions this area developed with industrial, agricultural industrial and low density residential uses. This development is intended to both provide jobs and revenue to Biggs and to buffer existing and future residential uses from the noise and dust related impacts of existing and future industrial uses and railroad activity. The portion of the District allowing for low density residential development is intended to provide a transition of density from the existing

developed area of the City utilizing the proximity of the area to existing municipal infrastructure to allow for the extension of utilities to serve new development. New residential development in this area will need to incorporate site design and planning elements that address land use compatibility concerns with the industrial and agricultural industrial uses planned to the south and west.

The City supports the creation of a new road crossing of the Union Pacific Railroad tracks in the area south of town **(see the Land Use and Circulation Diagrams, Figures CIRC-1 and LU-1**). This southern crossing would improve access to industrial areas and would reduce heavy truck traffic within the City.

North Area Industrial District

Setting

The North Area Industrial District, located north of H Street, east of the UPRC tracks and west of Fourth Street, is dominated by the existing Red Top Rice Growers rice drying facility which has been active for more than fifty years. Existing development within this District consist primarily of the Red Top facility, agricultural operations and limited rural residential development within the unincorporated County area.

Constraints

Major constraints in this area include noise and dust impacts from the Red Top Rice Growers facility, the UPRR, and drainage issues related to the RD 833 Lateral K canal which provide flood control to the north Biggs area.

North Area Industrial District Vision

The City envisions this area to be developed with a combination of light and heavy industrial uses which are not negatively affected by the noise and dust conditions of the area. Industrial uses would serve to buffer existing and future residential uses located to the south and east from the existing rice drying facility and agricultural operations to the north. New industrial development would generally consist of light industrial uses limited to uses having minimal exterior operations and lower noise, lighting and dust attributes.

As with all development in the City, increases in surface runoff resulting from new development shall be retained in storm water detention facilities. Additionally, North Area Industrial District development shall contribute to improving existing drainage channels located within the area.

State Route 99/West Rio Bonito Special District

Setting

The State Route 99/Rio Bonito Special Planning District is located to the north and south of West Rio Bonito Road and to the west of State Route 99. This land is in use for agricultural and

agricultural commercial purposes with limited rural residential development supporting the agricultural uses.

Located along SR 99, this District serves as one of the primary gateways to Biggs and it is anticipated that this area will eventually be annexed to Biggs. Therefore, the City has an interest in ensuring that the form and character of development in this area is consistent with the City's long term vision.

Annexation of land within this District is viewed as possible during the horizon of this General Plan. As such, the City maintains an active interest in the activities that occur in the area and desires to see them develop in a manner consistent with this Plan.

Constraints

The primary constraint to development within this area is related to its distance from existing development and municipal services. While some development may occur prior to extension of services, full development as envisioned by the City will not occur until services are extended and the area has been annexed to the City.

State Route 99/West Rio Bonito Commercial District Vision

The City envisions this area developed in agriculturally supportive commercial uses that attract passing consumers and visitor on State Route 99. The character of this area will be one of unique shopping opportunities which, ideally, highlight the local character and agricultural products of the region.

Typical highway commercial will be strongly discouraged within this area. Appropriate uses include shops selling local products and produce. The anchor use of this area will likely be the Bayles Farms lavender farm which produces herbs and distills essential oils. Other uses which the City considers appropriate for this area include specialty gardening and hardware shops, a restaurant capable of attracting patrons from surrounding communities, and small scale professional offices supporting the local agricultural community.

State Route 99/ B Street Mixed-Use Core District

Setting

The State Route 99 / B Street Mixed-Use Core District is envisioned as an area of primary interest for development within the horizon of this General Plan and is envisioned as a priority area for the expansion of the City. The land area within this District would provide the City with a visual window and physical presence on the major regional circulation route in the area, State Route 99, and would open up new developable opportunities having the potential for the development of substantial commercial and employment generating land uses.

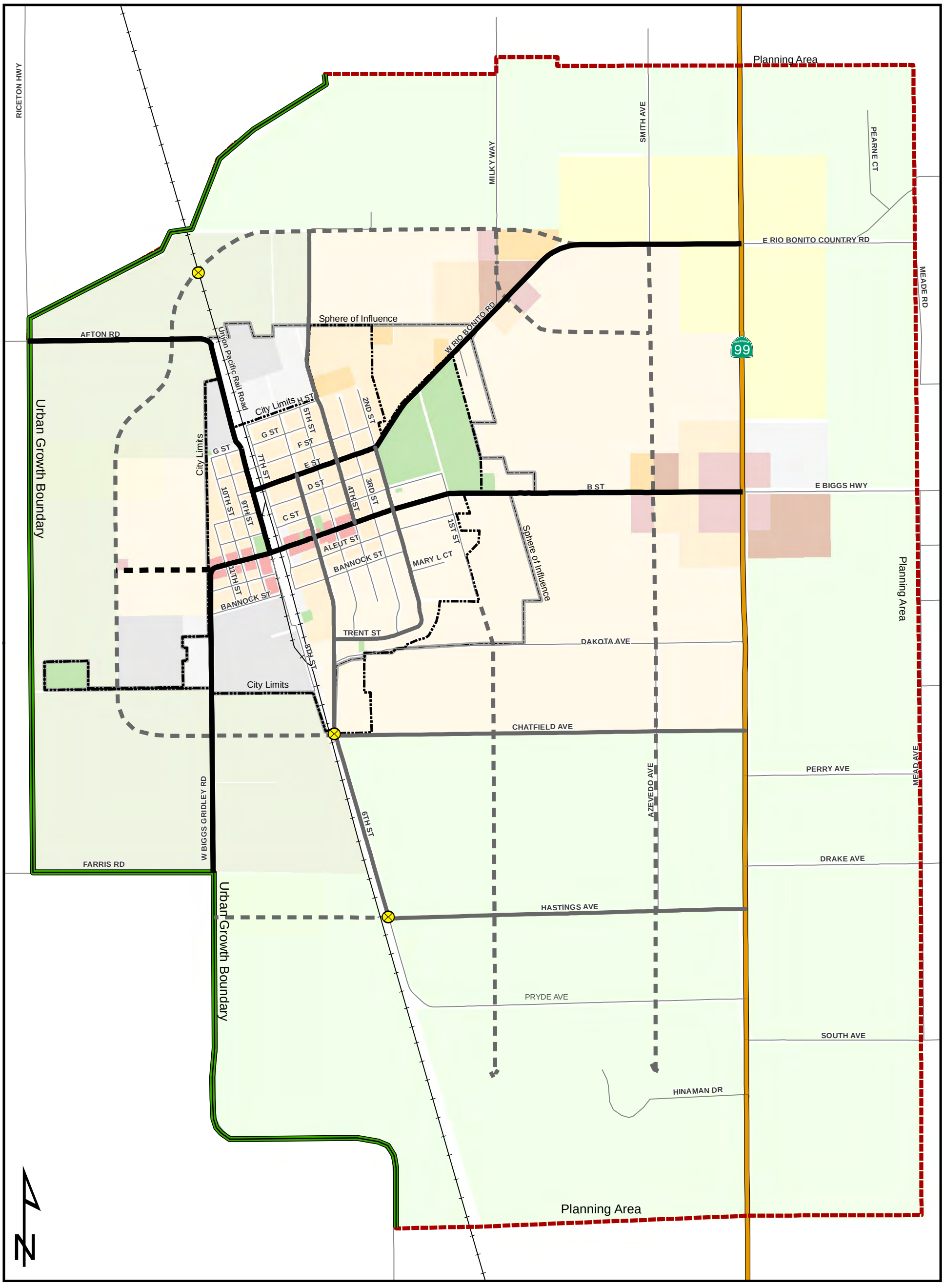
Existing land uses within the area consists primarily of agricultural tree-crop uses along with limited commercial and rural residential uses.

Constraints

The primary constraint to development within this area is related to its distance from existing development and municipal services. While some development may occur prior to extension of services, full development as envisioned by the City will not occur until services are extended and the area has been annexed to the City. An additional constraint in this area is related to drainage. Issues related to the discharge of water into Hamilton Slough will need be addressed and the need for localized drainage impoundment will be required.

State Route 99/ B Street Mixed-Use Core District Vision

The City envisions this area as one of the primary area for the urban expansion of the City within the horizon of this Plan due to the opportunities that are presented by State Route 99 and the circulation options available in the District. The Land Use Diagram envisions this area as being developed with a mixture of medium- and higher-density residential uses, mixed-use development and commercial service uses. The area within this District is envisioned as providing a full-range of urban living options along with both local and regional serving commercial and employment opportunities.



0 0.25 0.5 Miles

Proposed Circulation

10-04-11

Legend

- City Limits
- SOI
- Planning Area
- Urban Growth Boundary
- Potential RR Crossing

Circulation

- Arterial
- Collector
- Proposed Arterial
- Proposed Collector

CITY OF BIGGS GENERAL PLAN UPDATE

PMC

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