



BACKGROUND AND PURPOSE OF THE GENERAL PLAN ANNUAL REPORT

General – State Law and Local Planning

California Government Code Section 65400(a)(2) mandates that all cities and counties submit to their legislative bodies an annual report on the status of the general plan and progress in its implementation. Only charter cities are exempt from the requirement to prepare progress reports, pursuant to Government Code Section 65700. A copy of this progress report must also be sent to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD).

The intent is to ensure that the general plan directs all land use decisions and remains an effective guide for future development. Because the role of the general plan is to act as a "constitution" for the long-term physical development of a community and because it is required to be updated periodically to reflect current circumstances, it is critical that local planning agencies periodically review the general plan and its implementation. The report is a tool for doing this.

The main purpose and most important function of the report is to provide local legislative bodies with information regarding implementation of their general plans. The report must be presented to the local legislative body for their review and acceptance. This is typically done by placing the report on a regular meeting agenda as a consent or discussion item.

City of Biggs – Growth and the General Plan

The City of Biggs General Plan was adopted by the City Council in April 2014. Since the plan's adoption, the City has seen an increase in development interest in Biggs, as evidenced by the receipt of Land Use Entitlement Applications.

After an increase in development and entitlement requests in 2005–2006 (which included annexation proposals, zone change requests, and land division requests), there was a sharp decrease in 2007, with a continued decline through 2015. However, throughout 2017 the development in Biggs slightly increased.

Because the City's General Plan was recently updated, it is a valid and useful document, and the goals and policies of the plan were advanced through the City's actions throughout the 2017 calendar year.

City of Biggs 2014–2022 Housing Element

The City of Biggs 2014–2022 Housing Element update (Housing Element or HE) was adopted by the City Council on June 10, 2014. The HE was certified by the California Department of Housing and Community Development for compliance with state housing element law on August 21, 2014.

The Housing Element outlines the City's goals, policies, and programs in relation to the provision of housing, addresses the City's success in implementing the previous Housing Element, and provides a detailed demographic and analytical evaluation of how the City is planning to accommodate its share of the region's housing during the planning period (2014–2022). The primary components of the updated HE remain consistent with the



City's previous Housing Element. The findings suggest that the City has made strides toward the achievement of accommodating its fair share of regional affordable housing needs and will continue to move toward meeting the goals of the Housing Element during the remainder of this 8-year planning period.

EXECUTIVE SUMMARY

As described in this report, the City of Biggs General Plan is a useful and valuable tool to assist the City in providing policy direction for City decision-makers and information for city residents and interested parties.

In that context and in terms of the City of Biggs and its General Plan, this report concludes the following:

- The City of Biggs General Plan is a valid and useful document that provides guidance and direction for the City as intended. The General Plan Update Environmental Impact Report and the adoption of the General Plan resulted in reflecting on current conditions, new state planning requirements, and the evolving vision of Biggs and its residents.
- In comparing the current adopted City of Biggs General Plan projections to the current setting, it can be summarized the General Plan projections were, and continue to be, correct in that the plan recognized that limited new residential development would be necessary to meet projected demand.
- The adoption of new requirements (generally resulting from outside legislation) created new topical areas, which are addressed as part of the General Plan update.
- The 2014–2022 Housing Element concludes that the City is making progress toward meeting its regional housing needs allocation, with the land supply available to meet its targets in the planning horizon (2014–2022).



I. IS THE GENERAL PLAN SERVING TO MEET ITS OWN GOALS?

With regard to land use, all of the policies and programs set forth by the City of Biggs General Plan stem from Goal LU-1, which reads, “Maintain and promote the qualities which make Biggs a desirable community.”

A determination of whether Goal LU-1 is being met may be subjective, but there are objective measures as well. One metric to determine whether a community is desirable is whether there is a presence of growth interests. The section below titled Development Activity 2017 (beginning on page 13) summarizes the development applications and activity that have occurred over the last year.

General Plan Land Use Projections

The City of Biggs General Plan made projections for both population and land use demands. The first section, Land Use, included the following under its Population and Demographics heading:

The 1977 Biggs General Plan anticipated that the growth rates of the 1960s and early 1970s 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... the growth rate for the period from 1990 through 2000 was the lowest since Biggs incorporated in 1903...

...During the decade of 1980 to 1990 the population growth rate was about 1.3 percent per year. Over the longer thirty year term of 1970 through 2000 the City population grew at a rate of approximately 1.45% annually... It is expected that the growth rate in Biggs will fall between 3.3 percent and 4.1 percent and potentially double in population size by the 2035 as families are attracted to Biggs by affordable housing and the desire to raise children in a small town setting.

That same General Plan section contained a subsection titled Projected Land Use Demands, which included the following:

Based upon a 3.3% annual growth rate from 2010–2035, the City will need housing for a projected population of 2,086 residents by the year 2015. Biggs will need approximately 740 new homes to satisfy the community’s housing needs with an average household size of 2.8 persons.

It is noteworthy that the 3.3% growth rate assumed within this General Plan is optimistic. 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 3.3% growth rate ensures that the General Plan will accommodate development should economic conditions within the region improve.

Current Setting

The City of Biggs 2014–2022 Housing Element states that from 2000 to 2010, the city experienced a slow decrease in population from 1,793 to 1,707. The city’s population decline was not consistent with the overall county population trends, as the county’s population increased by 8.0 percent. A review of the population and growth figures from



the California Department of Finance suggests that the population of Biggs continued to hover around a population of 1,700 until 2013. The population increased by approximately 200 persons between 2013 and 2017, demonstrating some growth. However, the City population as of January 1st, 2018 was estimated at 1,913 residents, remaining unchanged from the DOF's estimate for 2017.

The 2014–2022 Housing Element identified 58 vacant residential parcels and five underutilized parcels within the city with the potential to provide residential growth opportunities. The Housing Element's available residential land analysis identified 6.33 acres of vacant R-1 zoned land, 8.67 acres of vacant R-2 zoned land, and 3.42 acres of vacant R-3 zoned land. In addition, the land analysis identified 18.63 acres of underutilized R-1 zoned land. The Housing Element identified the realistic residential unit capacity by zoning district as 129 for R-1 (including the underutilized parcels), 54 for R-2, and 67 units for R-3, totaling 250 units. Various other parcels over 2 acres in size exist in the city, but these parcels are designated for uses other than residential by the General Plan or Zoning Ordinance.

A limited availability in residential land within the developed portion of the city and also in the City's adopted sphere of influence (SOI) prompted the City to revise its SOI boundaries to incorporate more vacant residential land. Staff completed an amendment to the city's SOI boundary and prepared a Sphere of Influence Plan and Municipal Services Review (MSR) at the end of the 2015 calendar year. In early 2016, Butte County LAFCo approved the proposed amendments.

Regional Housing Needs

A Regional Housing Needs Plan (RHNP) is mandated by the State of California (Government Code Section 65584) for regions to address housing issues and needs based on future growth projections for the area. The State also establishes the number of total housing units needed in each region. In this area, the RHNP is developed by the Butte County Association of Governments (BCAG), which allocates to cities and the unincorporated county their "fair share" of the region's projected housing needs. The RHNP allocates fair share needs based on household income groupings over the 5-year planning period for each specific jurisdiction's housing element. The RHNP, which covers a span of 8 years, also identifies and quantifies the existing housing needs for each jurisdiction.

The intent of the RHNP is to ensure that local jurisdictions not only address the needs of their immediate areas but also provide their share of housing needs for the entire region. Additionally, a major goal of the RHNP is to ensure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population. The RHNP jurisdictional allocations are made to ensure that adequate sites and zoning are provided to address existing and anticipated housing demands during the planning period and that market forces are not inhibited in addressing the housing needs for all facets of a particular community.

Based on projections found in the BCAG Butte County Regional Housing Needs Plan, January 1, 2014–June 15, 2022, the City of Biggs will need to provide 78 housing units affordable to lower-income households over the plan horizon. In addition, the City will have to provide 106 housing units available to moderate- and above moderate-income



households. A total of 184 new housing units for the above-noted income groupings are suggested to be constructed in Biggs by 2022, according to the RHNP.

The available residential site inventory completed as part of the 2014–2022 Housing Element demonstrates the capacity for 78 extremely low-, very low-, and low-income units, as well as 106 moderate- and above moderate-income units.

Between the pending projects in the city and the available residential land for development, the City of Biggs has the capacity to meet or slightly exceed its regional housing needs.

Summary

In comparing the General Plan's projections to the current setting, it is concluded that the General Plan projections were correct in that they identified that new residential development would be required to meet demand. The City's Housing Element identified some new requirements (resulting from outside legislation) that have created new targets for the City to meet, and through the required internal consistency will work in concert to support the General Plan to address those goals. It is then concluded that the General Plan is serving to meet its goals. After the completion of unit construction in the North Biggs Estates project, the City meets its targeted unit allocation for the very low- and low-income housing ranges pursuant to the updated Regional Housing Needs Plan (RHNP).



II. ADEQUACY OF THE CURRENT CITY OF BIGGS GENERAL PLAN

Government Code Section 65302 states that “the general plan shall consist of a statement of development policies and shall include a diagram or diagrams and text setting forth objectives, principles, standards, and plan proposals.” Each general plan must include the seven elements described below in this report.

For one of the required elements, the housing element, the Government Code is very specific about contents, requirements, and frequency of adoption. The requirements for the other six elements are less specific. The Government Code requires that the Biggs Housing Element be reviewed and adopted or re-adopted at least every 8 years, while the other elements of the plan should be revised “as needed” to keep information current. The City of Biggs General Plan contains all seven of the required elements as part of a legally adequate general plan. As indicated previously in this report, all elements of the General Plan were adopted in 2014.

The City of Biggs General Plan was consistent with state requirements when it was adopted in 2014 and remains consistent with state requirements to this day.

Usefulness of the Plan

The general plan has been described by the courts as “the constitution for development” (of a jurisdiction). All development approvals must be consistent with the general plan. Therefore, a general plan is useful if it provides up-to-date information, goals, policies, and implementing actions that are consistent with current city growth policies and which are physically and economically feasible to implement.

The Biggs General Plan elements are listed below, with a brief description of what they include, followed by a brief discussion and summary regarding currency and what was done in Biggs in the 2017 calendar year to ensure that the goals, policies, and programs set forth in the General Plan have been addressed.

LAND USE ELEMENT

A land use element which designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space...and other categories of public and private uses of land. [It]...shall include a statement of the standards of population and building intensity recommended for the various districts...

Seven goals are listed in the Land Use Element of the Biggs General Plan, as follows:

- Maintain and promote the qualities which make Biggs a desirable community.
- Provide a full range of housing and lifestyle opportunities.
- Promote community design elements that enhance and complement the City as a whole.
- 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.



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- Support efforts to redevelop and revitalize older and deterioration portions of the City.
 - Preserve and protect the viability of agricultural areas surrounding the City and within the Planning Area while promoting planning and sustainable growth.

The goals contain several policies and programs, which generally seek to ensure adequate land supply, address blighted buildings, and ensure that new buildings are aesthetically pleasing. Within that framework, staff worked throughout the 2017 calendar year to ensure the goals set forth in the Biggs General Plan were addressed:

- The City continued to be active in enforcing its Code Enforcement program in 2017 with a focus on revitalizing areas of the City through the removal of structurally unsound and dilapidated buildings located in downtown Biggs. (Goal LU-1; Policy LU-1.1; Actions LU-1.1.1, 2, 3)

Summary/Conclusion: The Land Use Element is useful and adequate in its characterization of the nature of the city, and the plan's overarching goals and policies. The City began updating its subdivision and zoning code in 2016. The updates were completed in early 2018. All the updates were consistent with the adopted General Plan.

CIRCULATION ELEMENT

A circulation element consisting of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities, all correlated with the land use element of the plan...

Six goals are listed in the Circulation Element of the Biggs General Plan, as follows:

- Plan and develop roadways in an orderly and visually attractive manner which enhances the community and provides for the movement of people and goods within the City of Biggs.
- Ensure that circulation improvements are adequate to serve transportation demands of new development within Biggs.
- Accomplishment of ongoing maintenance of roadways in an efficient and cost-effective manner.
- Provide safe, convenient, and attractive routes for pedestrians and bicyclists of all ages throughout Biggs.
- Improve the availability and convenience of public transit within Biggs.
- Minimize the impacts of the Union Pacific Railroad Company tracks on the City and its residents.

These goals contain several policies and programs that generally seek to enhance the movement of goods and people throughout the city, provide safe walking routes for residents, maintain and improve the quality of the roadways in the city, etc. During the 2017 calendar year, the City undertook the following measures to advance the policies and programs under these goals:

- The City's General Plan contains updated street and roadway standards in an efficient and cost-effective manner. (Goal 3; Policies 3.1, 3.2, 3.4, 3.5; Action 3.1.1)



- The City of Biggs continues to provide safe, convenient, and attractive routes for pedestrians and bicyclists of all ages throughout Biggs. The City continues to pursue grant funding opportunities through grant programs and is pursuing regional partnerships and street improvement projects to enhance the regional bicycle system. (Goal 4; Policy 4.1; Actions 4.1.1, 2, 3, 4, 5; Policy 4.2; Action 4.2.1)

Summary/Conclusion: The General Plan Circulation Element is devised and designed to support the Land Use Plan and policies for both current uses and future growth. The Circulation Element has not been amended since its adoption, and the goals, objectives, and policies of the Circulation Element remain valid and will continue to move forward. The element's Circulation Plan continues to serve to facilitate the implementation of the Land Use Plan, and the assumptions and projections supporting its designations of streets and roadways remain accurate and provide for a legally adequate and viable plan. However, as part of the adopted General Plan update, the Circulation Element was revised in order to reflect the City's changing vision, current conditions in Biggs, and new applicable regulatory changes.

COMMUNITY ENHANCEMENT ELEMENT

The Community Enhancement Element is an optional element of the Biggs General Plan. This element is intended to maintain and enhance the community's existing character, preserve cultural and historical resources, and provide cultural, social, and recreational services, all of which make Biggs a desirable place to live.

Eight goals are listed in the Community Enhancement Element of the Biggs General Plan, as follows:

- Maintain the small town character that makes Biggs a special place to live.
- Maintain and enhance the city's character and visual appearance in order to create a quality future community.
- Maintain and enhance the historic resources, qualities, and character of the City of Biggs.
- Maintain strong and recognizable urban edges and promote project designs that respect the physical environment.
- Public facilities and infrastructure projects shall enhance the City's community goals and policies.
- Creation of attractive streetscapes that create a positive and comfortable feeling for residents and visitors.
- The City shall enhance the visual and aesthetic qualities of downtown core area through partnerships, volunteerism, and promotion.
- Maintain and enhance the historic resources, qualities, and character of the City.

The City of Biggs undertook the following work efforts in 2017 to advance the programs and policies of the Community Enhancement Element:

- The City applied for the Housing Related Parks Program Grant, a grant funding opportunity with the California State Housing and Community Development Department (HCD), and was awarded \$406,000 for the creation/rehabilitation of community parks and recreation. The City Council worked with planning staff to



design a new neighborhood park and provide new facilities at Family Park (Goal LU-4; Goal CE-6; Policy CE-6.2, Action CE-6.2.3;)

- The City continues to ensure that development and site improvements are well designed and contribute to the city's positive image. (Goal CE-2; Policies CE-2.1, 2, 4, 5)

Summary/Conclusion: The Community Enhancement Element in the General Plan is envisioned and designed to maintain and enhance the community's existing character and to reflect the desires of the City to make Biggs aesthetically pleasing and well designed. The Community Enhancement Element has not been amended since its adoption, and the goals, objectives, and policies of the element remain valid. However, as part of the adoption of the updated General Plan, the element underwent revisions in order to reflect the City's changing vision, current conditions in Biggs, and the new applicable regulatory framework.

PUBLIC FACILITIES ELEMENT

Various aspects of public facilities are considered within the Public Facilities Element. While state law requires the general plan to address domestic water service issues, requirements regarding other facilities are not clearly or specifically defined. This element considers the range of public facilities which the City must provide to support existing and future urban land uses.

Seven goals listed in the Public Facilities Element of the Biggs General Plan, as follows:

- Ensure that public facilities are planned and constructed in a comprehensive and efficient manner and that new development provides for facilities on an equitable basis.
- Ensure an ample supply of high quality water and adequate treatment and distribution facilities are available to meet the present and future needs of the City.
- Develop and properly maintain facilities to transport, treat, and discharge wastewater in a safe and sanitary manner.
- Provide for the collection, transport, and discharge of stormwater in a safe manner, and protect people and property from flooding.
- Ensure that electrical service facilities are adequate to meet the needs of current and future residents and those facilities are maintained and operated in a safe and efficient manner.
- Ensure that solid waste disposal and recycling services are adequate to meet the needs of current and future residents of the City.
- Support social services, education, and health services to enhance the quality of life for City residents.

These goals contain several policies and programs that generally seek to maintain and enhance public facilities provided to the City of Biggs. These facilities include water supply facilities, wastewater disposal facilities, storm drainage facilities, electrical utility service facilities, and solid waste management. During the 2017 calendar year, the City undertook the following measure to advance the policies and programs under these goals:



- The City certified the Environmental Impact Report for the upgrade and expansion to the City's wastewater treatment plant. The preliminary design drawings for this project were also completed and are currently waiting for funding to start. (Goal PFS-2)

Summary/Conclusion: The Public Facilities Element is designed to support the Land Use Plan and policies for both current uses and future growth. The Public Facilities Element has not been amended since its adoption, and the goals, objectives, and policies of the Element remain valid and will continue to move forward. However, as part of the adopted General Plan update, the element underwent revisions in order to reflect the City's changed vision, current conditions in Biggs, current condition of public facility infrastructure, and new applicable regulatory framework.

OPEN SPACE AND CONSERVATION ELEMENT

A conservation element for the conservation, development and utilization of natural resources including water...soils, rivers...and other natural resources.

Seven goals are listed in the Open Space and Conservation Element of the Biggs General Plan, as follows:

- Provide a range of parks and recreational facilities and opportunities for all members of the community.
- Promote and protect the continued viability of agriculture surrounding Biggs.
- Minimize and protect the impacts to wildlife and wildlife habitat as new development occurs within Biggs.
- Provide protection and enhancements to existing riparian habitat.
- Maintain and protect air quality within the City of Biggs at acceptable levels as defined by state and federal standards.
- Protect the quantity and quality of community water supplies and avoid degradation of water quality downstream from Biggs.
- Ensure adequate long-term water supply for the members of the community and the City of Biggs.

The following work efforts were undertaken or advanced in 2017 to implement the programs and policies of the Open Space and Conservation Element:

- The City continues to support and participate in efforts to develop the Butte Regional Habitat Conservation Plan/Natural Community Conservation Plan currently under preparation by the Butte County Association of Governments. (Goal S-3; Policy S-3.1, 2)
- The City continues to maintain and improve groundwater and surface water quality through drainage design and improvement standards to the residents and throughout the city. (Goal S-5; Policies S-5.1, 2, 3)

Summary/Conclusion: The Open Space and Conservation Element remains useful and relevant and has served the City over its last period of increased development interest and activity, as well as during the recent decrease. The element has not been amended since its adoption, and the goals, objectives, and policies of the element remain valid.



However, as part of the adopted General Plan update, the element underwent revisions in order to reflect the City's changed vision, current conditions in Biggs, and new applicable regulatory framework. Additionally, the adopted update is consistent with the Butte County General Plan's Habitat Conservation Plan.

NOISE ELEMENT

A noise element which shall identify and appraise noise problems in the community. [It] shall...analyze and quantify, to the extent practicable...current and projected noise levels for all of the following sources...[including highways, industrial uses, and others identified by Council as contributing to the community noise environment]. Noise contours shall be shown for all of these sources...The noise contours shall be used as a guide for establishing a pattern of land uses in the land use element...

Three goals are listed in the Noise Element of the Biggs General Plan, as follows:

- Protect noise-sensitive uses from uses that generate significant amounts of noise to benefit public health, welfare, and the local economy.
- Encourage noise attenuation methods that support the goals of the General Plan.
- Promote and enforce the City's noise standards.

Summary/Conclusion: The Noise Element contains standards and guidelines that protect both existing noise-generating uses and new potentially noise-sensitive land uses. The General Plan Noise Element has been used by staff on a number of occasions and has provided valuable guidance and policy direction for the City. The element has not been amended since its adoption, and the goals, objectives, and policies of the element remain valid. However, as part of the adopted General Plan update, the element underwent revisions in order to reflect the City's changed vision, current conditions in Biggs, and the new applicable regulatory framework. The Noise Element is current and accurate, and remains useful and legally adequate.

PUBLIC HEALTH AND SAFETY ELEMENT

A safety element for the protection of the community from any unreasonable risks associated with the effects of [...earthquakes, dam failures, subsidence, liquefaction and other known geologic hazards]. It shall also address evacuation routes, peakload water supply requirements...

Eight goals are listed in the Public Health and Safety Element of the Biggs General Plan, as follows:

- Minimize the loss of life and property resulting from natural and human-caused hazards.
- Minimize the threat to life and property from flooding and inundation.
- Protect lives and property from seismic and geologic hazards.
- Continue to provide effective and efficient fire protection and prevention services to City area residents.
- Continue to provide effective and efficient law enforcement that prevents crime and City residents.



- Design neighborhoods and buildings in a manner that prevents crime and provides security and safety for people and property.
- Enhance the safety of railroad crossings.
- Reduce the potential for public exposure to hazardous materials or the accidental releases of toxic or hazardous substances.

The City undertook the following work efforts in 2017 to advance the programs and policies of the Public Health and Safety Element:

- The City continues to minimize the threat to safety and human welfare and to property from flooding and inundation. The City analyzes and consider potential impacts of flooding and hazard management in areas of new development. (Goal S-2; Policy S-2.1; Actions S-2.1.1, 2, 6)
- The City continued to receive law enforcement services from the Biggs-Gridley Police Department under the operational and cost provisions of the City's recently negotiated contract with the City of Gridley, which has resulted in significant cost savings to the City and the continued provision of a high quality, community-appropriate level of law enforcement services. (Goal S-5; Actions S-5.2.1, 2; Policy S-5.3)

Summary/Conclusion: The Public Health and Safety Element contains information and goals, policies, and objectives regarding emergency preparedness, flood hazards, fire and police protection, and hazardous waste and materials. The element has not been amended since its adoption and remains a current, useful, and adequate element of the General Plan. As part of the adoption of the General Plan update, this element underwent multiple revisions in order to reflect the City's updated vision, new conditions, and the new applicable regulatory framework. Additionally, the element was updated to include the changes in the flood status of the Biggs area, as well as the evolving nature of the police and fire departments.

HOUSING ELEMENT

The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. [It] shall identify adequate sites for housing, including rental housing, factory-built housing, and mobile homes, and shall make adequate provision for the existing and projected needs of all economic segments of the community...(Section 65580)

Each local government shall review its housing element as frequently as appropriate...but not less than every five years. (Section 65588)

Summary/Conclusion: The 2014–2022 Housing Element, which was adopted in June 2014, contains 12 policies and 25 programs designed to establish the City's approach to the planning of housing in Biggs. Generally, the Housing Element provides information and policy guidance on issues including affordable housing and housing for special needs groups and identifies potential programs that the City could utilize to help fill underserved housing needs in the community. Development of the North Biggs Estates project has



provided 56 affordable housing units to low- and very-low income buyers and has reduced the city's 2014-2019 RHNA goal from 184 units to 128 units. The 2014–2022 Housing Element functioned as a useful and adequate element of the Plan over the course of the past year.

Overall Summary

The City of Biggs adopted its General Plan in April of 2014, and the document has been providing policy guidance and direction in a meaningful way since its adoption. No elements or pieces of the General Plan have been amended since its adoption in 2014.

In 2014, a new General Plan and Housing Element were adopted. While various setting discussions and statistical information contained in the General Plan have changed following its adoption, the plan continues to be legally adequate and to responsibly and sufficiently represent the policy direction of the City. The updated General Plan produced positive changes that resulted in new goals, policies, and programs.

DEVELOPMENT ACTIVITY 2017

As previously discussed, development activity and interest has experienced a slight uptick over the past two years. In 2017, the City of Biggs Planning Department processed 6 Tentative Parcel Maps, 11 Fence Permit applications and reviewed 6 Site Plans. **Table 1** is a summary of applications submitted to the City through the 2017 calendar year.

Following the adoption of the General Plan in April 2014, the City processed one Zoning Ordinance text amendment in 2016. No changes to the zoning code were made during the 2017 calendar year. No applications for General Plan Amendments, Subdivision Maps, or Annexation requests were received in 2017.



Table 1: City of Biggs Land Use Entitlement Actions & Related Applications – 2017

APPLICATION TYPE	NUMBER OF APPLICATIONS	STATUS
Conditional Use Permit	2	approved
General Plan Amendment	0	n/a
Lot Line Adjustment	0	n/a
Lot Merger	0	n/a
Change of Zone	0	n/a
Fence	11	11– approved
Variance	0	n/a
Tentative Map	1	approved
Home Occupation Permit	1	approved
Annexation	0	n/a
Merger by Deed	0	n/a
Site Plan Review	6	approved



Summary

As indicated previously in this report, the City of Biggs General Plan continues to provide meaningful direction to elected officials, City staff, landowners, citizens, and parties interested in the future of Biggs. Through the end of the calendar year 2017, the General Plan remained essentially unchanged in its direction and policy foundations from the time of its adoption in 2014. The Land Use Map was amended in 2015 to revise the city's adopted Sphere of Influence boundary to provide for more available residential land. There were no changes to the goals, objectives, or policies of the General Plan.

The current General Plan continues to provide accurate and useful policy guidance for the City. The document is adequate and functional, and succeeds in meeting its own goals, policies, and programs and in serving the needs of the City of Biggs.



REFERENCES

1. *City of Biggs General Plan 2014–2030.*
2. *City of Biggs General Plan 2014–2022 Housing Element.*
3. 2017 City of Biggs Planning Department Application Processing Log.
4. *Butte County Regional Housing Needs Plan, January 1, 2014–June 15, 2022*, Butte County Association of Governments (March 2017).
5. California Department of Finance, Demographic Research Unit, E-5 Report, (2018).
6. Website, State of California: Governor's Office of Planning and Research. Various pages. <http://www.opr.ca.gov/>.