

CITY OF BIGGS

PHASED ANNEXATION PLAN

MAY 04, 2021



City of Biggs Phased Annexation Plan

- Funded by Senate Bill (SB) 2 Planning Grant Award to increase housing opportunities.
- SB 2 Grant Awards are intended to streamline housing approvals and accelerate housing production.
- Proposes to pre-zone and annex approximately 577 acres adjacent to the eastern city limits.
- Potential development of 2,635 new housing units.
- Potential of 24 acres of Commercial zoning.
- Potential of 5 acres of Mixed-Use zoning.

CITY OF BIGGS

Proposed Annexation Map


Data Compiled by the Geographical Information Center, Aug 2020

Legend

Potential Annexation

 Potential Annexation

 Railroad

 City Limits

 Sphere of Influence


 Plan Area

 Parcel Boundary

Biggs General Plan


 RR - Railroad Right of Way

 A - Agriculture

 AC - Ag Commercial


 AI - Ag Industrial

 LI - Light Industrial


 HI - Heavy Industrial

 MU - Mixed Use

 DMU - Downtown Mixed-Use

 C - Commercial

 LDR - Low Density Residential

 MDR - Medium Density Residential

 HDR - High Density Residential

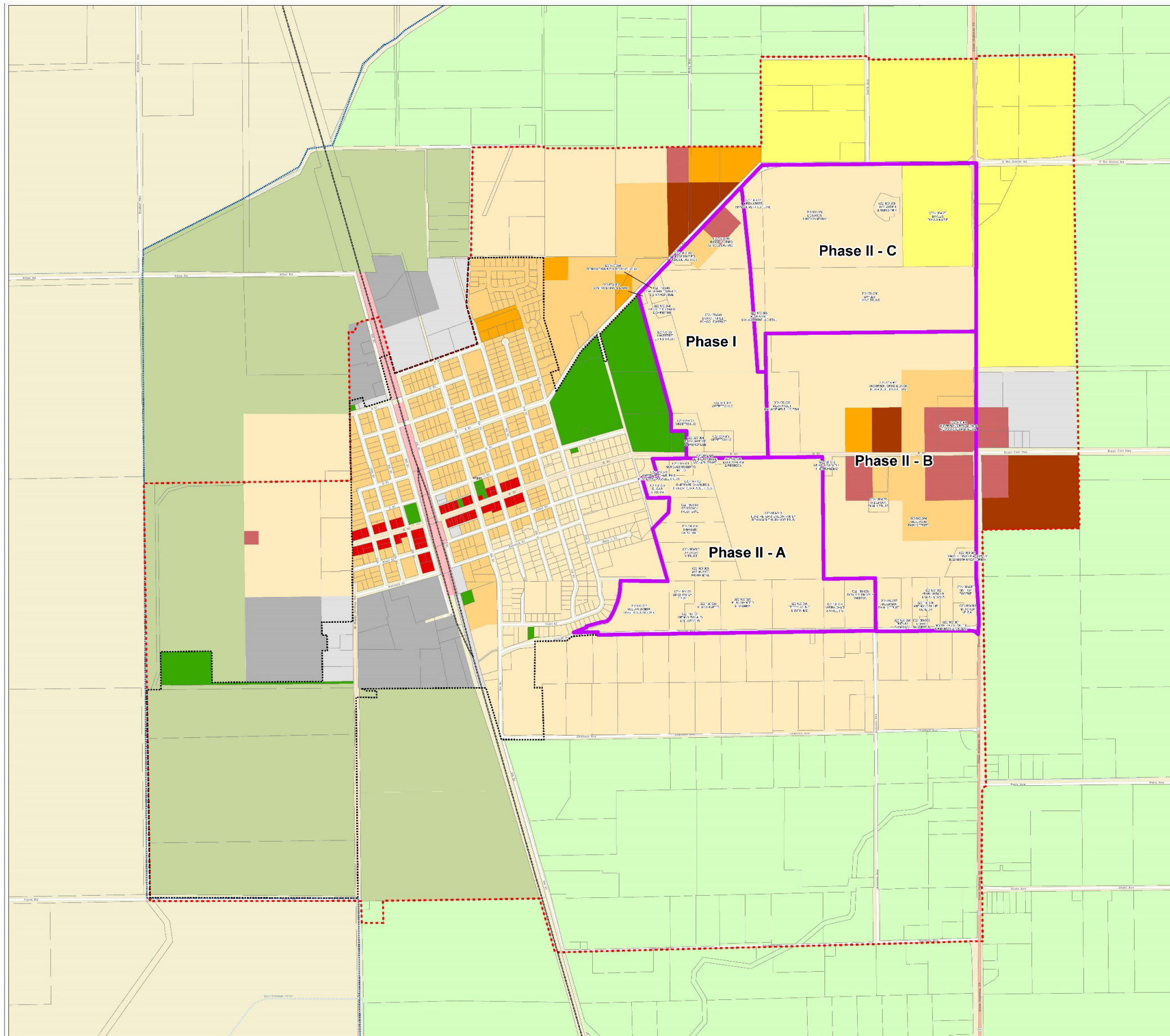
 P - Public

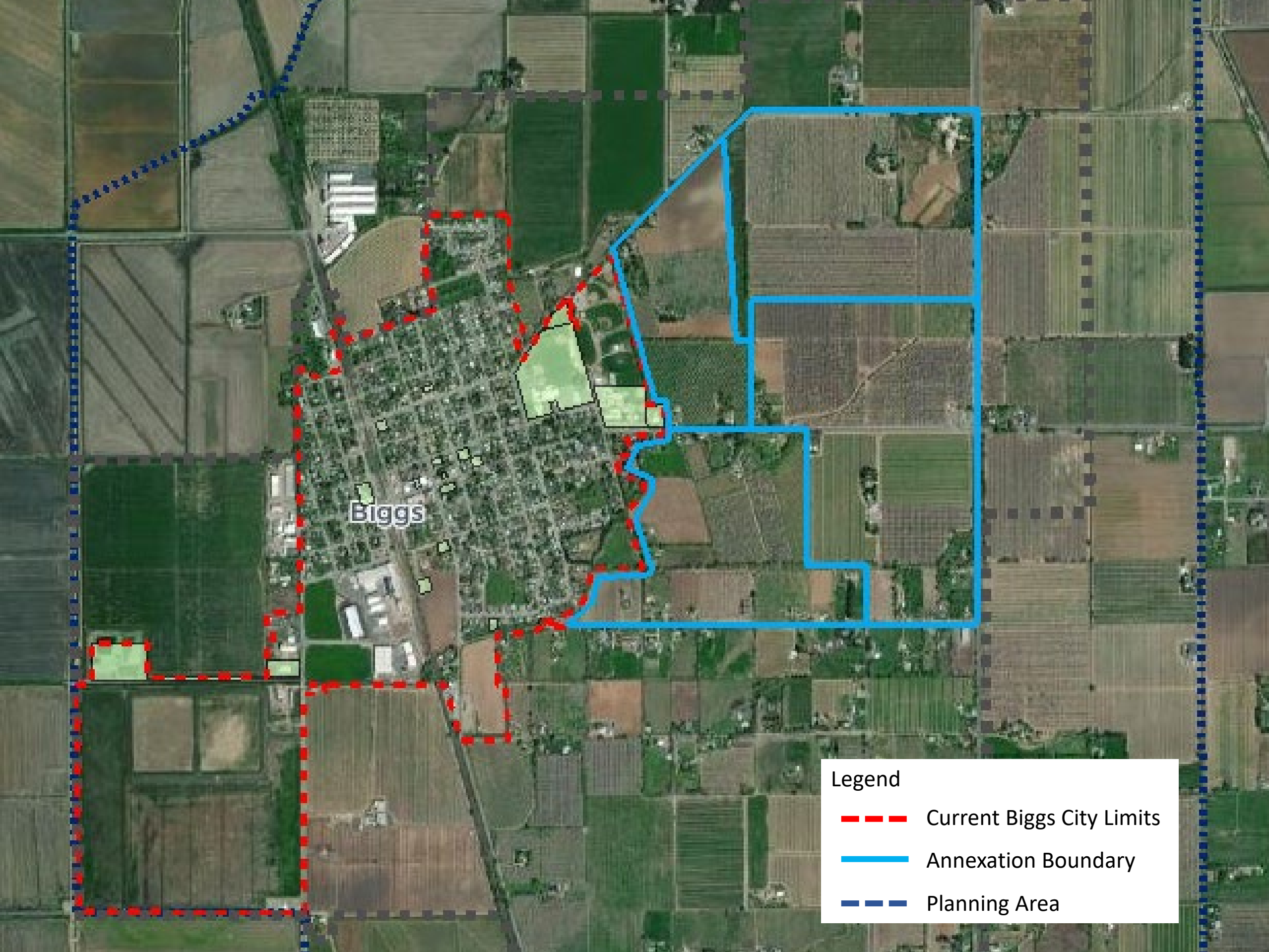


0 0.1 0.2 Miles



GEOGRAPHICAL
INFORMATION CENTER
California State University Chico





Biggs

Legend

- Current Biggs City Limits
- Annexation Boundary
- Planning Area

CITY OF BIGGS

Proposed Annexation Map

Map created by the Geographical Information Center, May 2021

Legend

Potential Annexation

Potential Annexation

Railroad

City Limits

Sphere of Influence

Plan Area

Parcel Boundary

Biggs General Plan

RR - Railroad Right of Way

A - Agriculture

AC - Ag Commercial

AI - Ag Industrial

LI - Light Industrial

HI - Heavy Industrial

MU - Mixed Use

DMU - Downtown Mixed-Use

C - Commercial

LDR - Low Density Residential

MDR - Medium Density Residential

HDR - High Density Residential

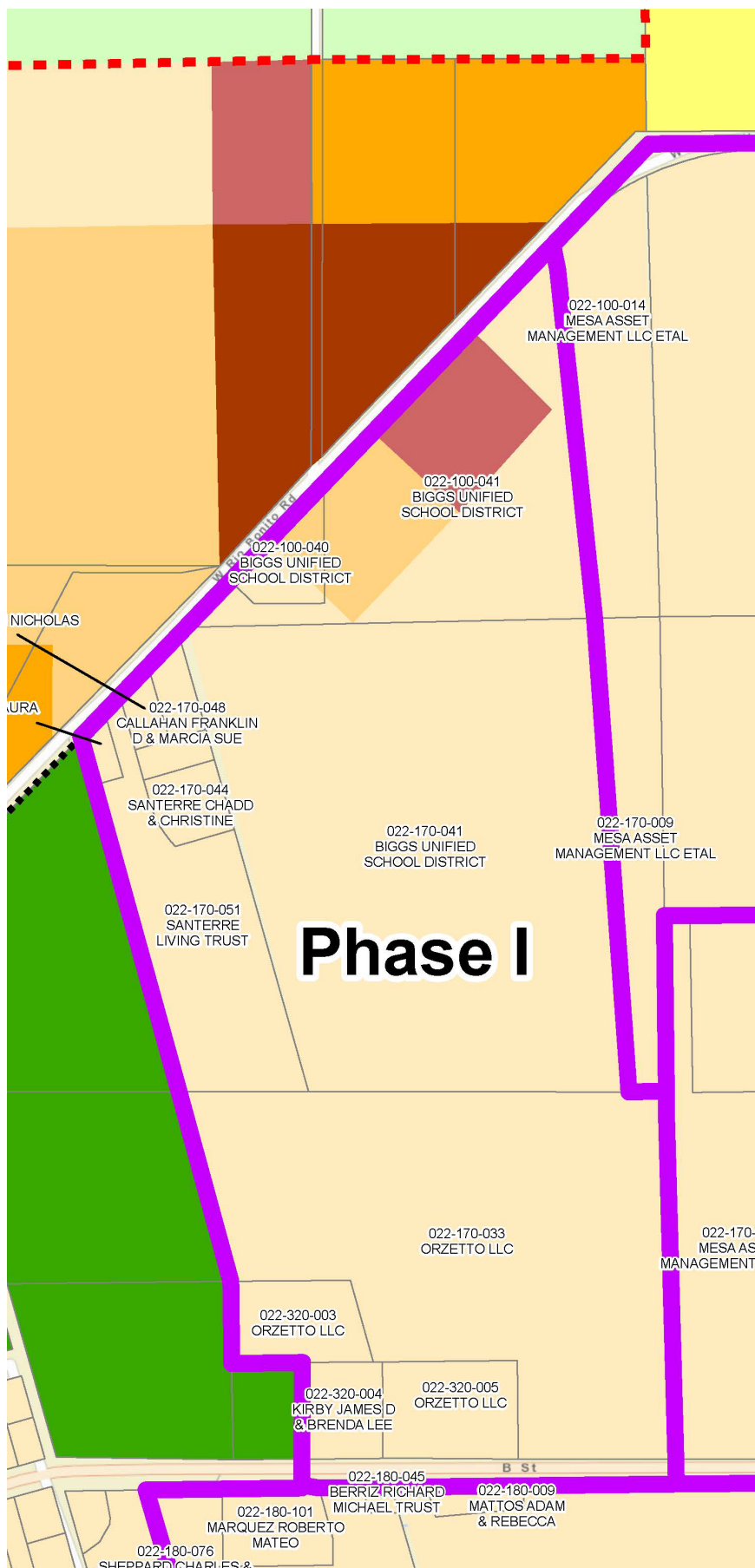
P - Public



0 0.1 0.2 Miles

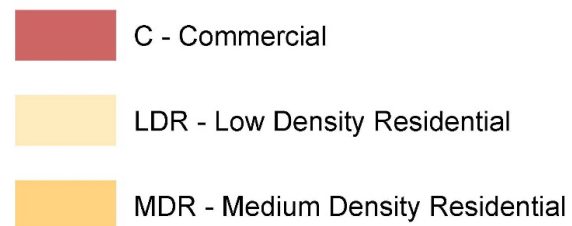


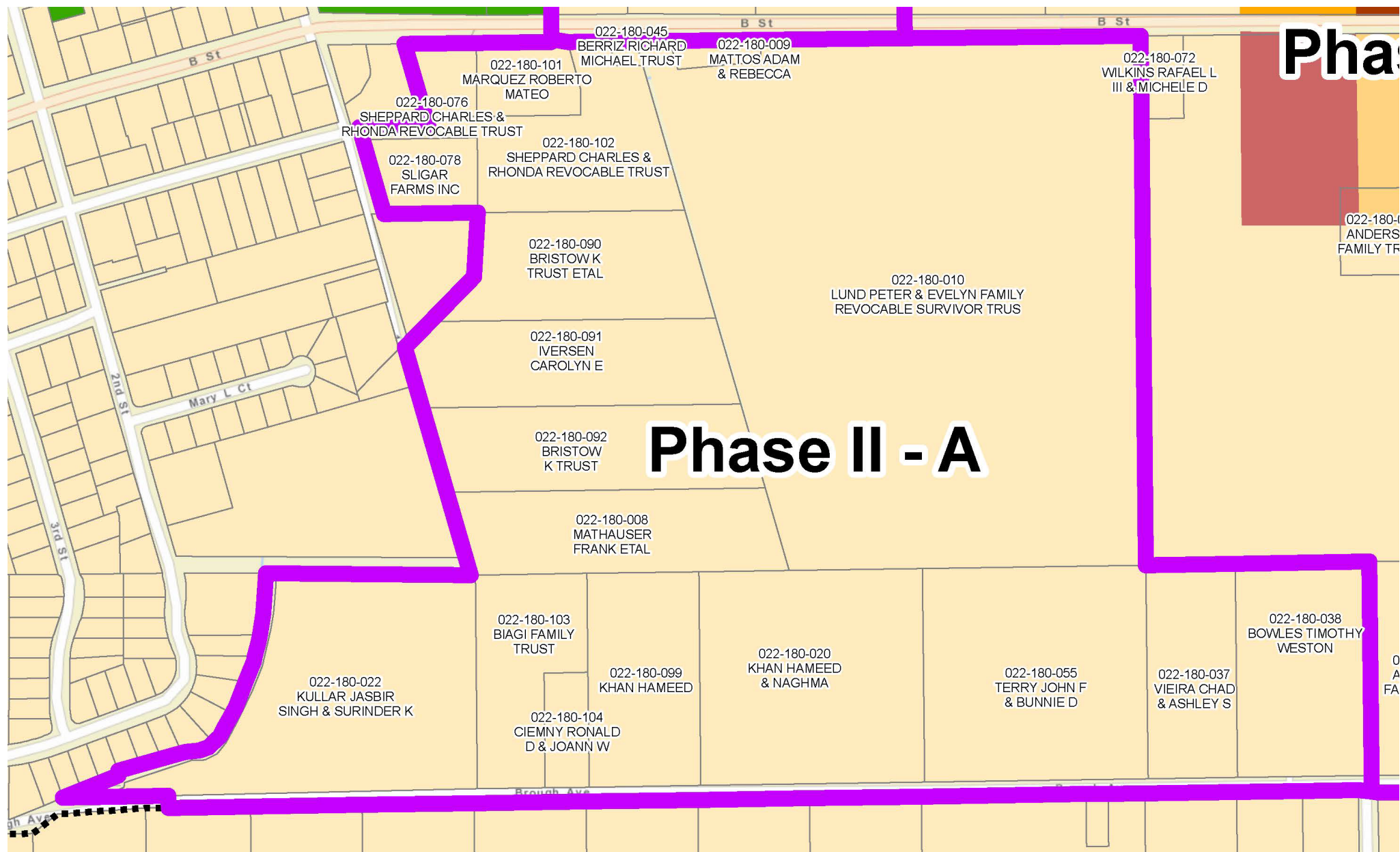
GEOGRAPHICAL
INFORMATION CENTER
California State University Chico



Phase I

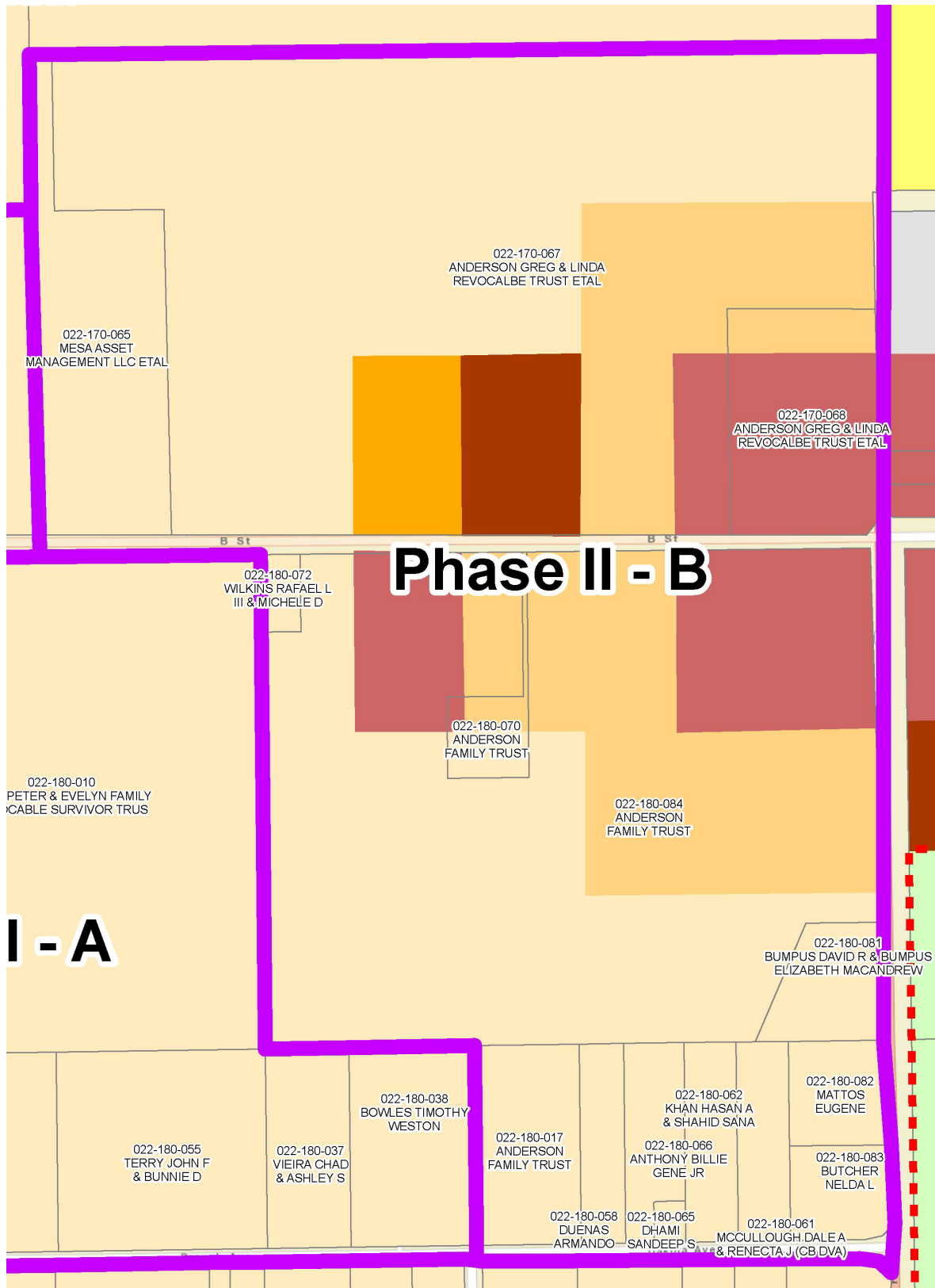
- Commercial: 2.8 acres (13.3% of Phase 1)
- Low Density Residential (LDR): 14.8 acres x 4.5 units/acre = 66.6 units
- Medium Density Residential (MDR): 3.2 acres x 10 units/acre = 32 units
- **Total 20.8 acres – 98.6 units**





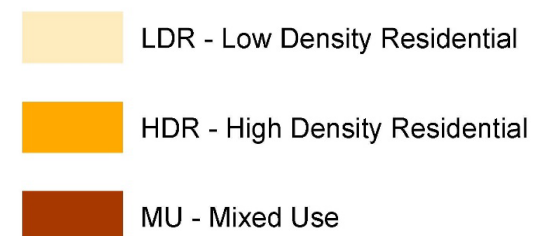
Phase II - A

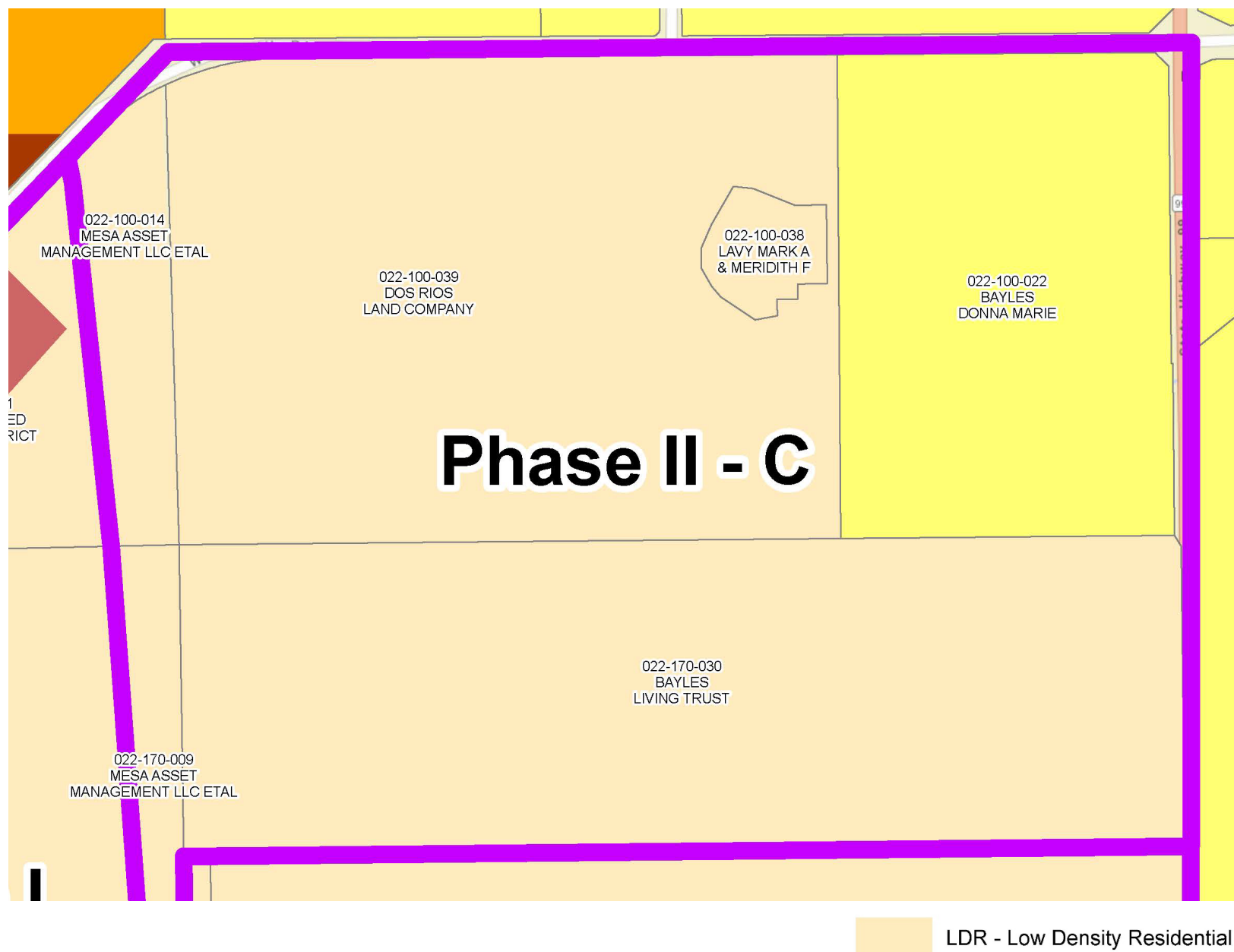
- Ag-Commercial (AC): 26.4 acres
- LDR: 53 acres x 4.5 units/acre = 239.5 units
- **Total 79.4 acres – 238.5 units**



Phase II - B

- Commercial (C): 21.1 acres = 826.6 units
- LDR: 183.7 acres x 4.5 units/acre = 336 units
- High Density Residential (HDR): 4.4 acres x 16 units/acre = 70.4 units
- MU: 5 acres x 7 units/acre = 35 units
- Total 247.8 – 1,268 units





Phase II - C

- LDR: 229.6 acres x 4.5 units/acre = 1,030.5 units
- **Total 229.6 acres – 1,031 units**

