



CITY OF BIGGS NOTICE OF PUBLIC INFORMATIONAL MEETING FOR A PHASED ANNEXATION PLAN

NOTICE IS HEREBY GIVEN that the City of Biggs Planning Department will hold a public informational meeting on May 4, 2021 at 5:00 PM. in the City of Biggs City Council Chambers, 3016 Sixth Street, Biggs, CA 95917, at which time and place interested persons may either attend and submit oral questions or comments or submit written comments prior to the conclusion of the meeting. No decisions or approvals will be made at this meeting. The purpose of the meeting is to provide information on the project to the public and respond to questions. You may also view the meeting from your computer, tablet, or smartphone:

<https://us04web.zoom.us/j/73983841387> Passcode: 071001

The proposed project for which a public informational meeting will be conducted is as follows:

City of Biggs Phased Annexation Plan. Following its award of a Senate Bill (SB) 2 Planning Grant, the City of Biggs proposes to increase the inventory of land zoned for residential growth within the city by annexing and pre-zoning approximately 577.6 acres adjacent to the eastern city limits. Pre-zone districts will be consistent with existing General Plan designations. Current acreage within the Biggs city limits is approximately 414 acres. The proposed annexation plan could lead to the addition of approximately 992 acres to the City of Biggs and the potential development of 2,635 new housing units.

Phase I

The Phased Annexation Plan generally follows four phases illustrated on *The Biggs Phased Annexation Plan Map* (attached). Phase I involves City-initiated Pre-zone and Annexation applications. Environmental Review pursuant to the California Environmental Quality Act (CEQA) for Phase I is proposed to be an Initial Study/Mitigated Negative Declaration (IS/MND) and would consider the pre-zoning, annexation, and municipal infrastructure/service extensions. Phase I will be conducted under standard application processes through the Biggs City Council, then forwarded to Butte County LAFCO for its consideration.

Phase II

Phase II encompasses three sub-phases (A, B, and C, see *Phased Annexation Plan Map*). Phase II focuses on a Request for Proposals (RFP) issued by the City seeking a consultant(s) to develop a Phased Annexation Area Plan. The Phased Annexation Area Plan is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) - the "Common Sense" rule, and Statutory Exemption Statutory Exemption 15262 – Feasibility and Planning Studies, as it involves the preparation of a reference document for possible future actions. Preparation of the Phased Annexation Area Plan is within the budget of the SB2 Planning Grant award.

Once prepared, the Phased Annexation Area Plan will be recommended for adoption by the Biggs City Council and maintained by the City of Biggs Planning Department as a reference and marketing document for use by prospective developers. While the City will seek LAFCO input during development of the Phased Annexation Area Plan, it does not require LAFCO approval.

Boundaries of Annexation Area

The proposed annexation area is bounded by Rio Bonito Road on the north; Dakota Avenue on the south; State Route 99 on the east; and the existing City limits on the west (see *Phased Annexation Plan Map*). Existing City-owned utilities that stub from the west to the annexation phases include water, electrical, sanitary sewer, and storm water. The proposed annexation area is fully within the Biggs Sphere of Influence (SOI) and is designated for predominantly residential growth by the City's General Plan, including some limited amounts of land designated High-density Residential, Mixed-Use, Commercial, and Agricultural Commercial. The environmental impact report (EIR) certified in conjunction with the City's last General Plan Update in 2014 considered the subject annexation area for future growth.

Phased Annexation Plan Land Use Details

Phase I total acreage: 20.8 acres

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 total acreage: 79.4 acres

Ag-Commercial (AC): 26.4 acres:

LDR: 53 acres x 4.5 u/a = 238.5 units

Total 79.4 acres - 238.5 units

Phase II-B total acreage: 247.8 acres

Commercial (C): 21.1 acres

LDR: 183.7 acres x 4.5 units/acre = 826.6 units

MDR: 33.6 acres x 10 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 total acreage: 229.6 acres

LDR: 229.6 acres x 4.5 units/acre = 1,030.5 units

Total 229.6 acres - 1,031 units

Oral comments and questions on the subject project are encouraged at the meeting. Written comments and questions may be delivered to the City of Biggs, 465 C Street, or mailed to P.O. Box 307 Biggs, CA 95917

If you have specific questions or comments, please contact Bob Summerville, City Planner at (530) 868-6008, (530) 592-3264, or planning@biggs-ca.gov

Cc:

Roben Benish

City of Biggs / City Clerk