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City of Biggs
Planning Department
465 C Street / P.O. Box 1134
Biggs, CA 95917

Housing Policy Department
Received on:

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To: **Department of Housing and Community Development**
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

RE: **City of Biggs, California – California Government Code Section 65400**
Annual General Plan Report and Housing Element Progress Report

To Whom It May Concern:

Pursuant to Section 65400 of the Government Code, the City of Biggs hereby submits its annual General Plan report and Housing Element progress report. Attached with this letter of transmittal, please find the following item(s):

- City of Biggs, California – Annual General Plan Report and Housing Element Progress Report and completed Statement of Accuracy for calendar year 2014

Please feel free to contact the City of Biggs Planning Department at 465 C Street, Biggs, CA 95917 if you have any comments.

Sincerely,
Scott Friend
City of Biggs Planning Department

By: 

Scott Friend, AICP
City Planner (contract)

cc: Project File
Mark Sorensen, City Administrator (w/out attachments)



City of Biggs

2014 City of Biggs General Plan and Housing Element
Annual Report

Submitted By:
City of Biggs Planning Department
465 C Street / P.O. Box 1134
Biggs, CA 95917

April 2015

**Department of Housing and
Community Development
ANNUAL HOUSING ELEMENT PROGRESS REPORT**

City or County Name:

City of Biggs

Mailing Address:

City of Biggs

465 C Street / P.O. Box 1134

Biggs, CA 95917

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Reporting Period by Calendar Year: from January 1, 2014 to December 31, 2014

These forms and tables, including the **Certificate of Accuracy**, are due to the Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR) on or before April 1, 2015. Submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

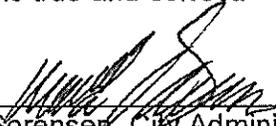
Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

CERTIFICATION OF ACCURACY

The undersigned, in the capacity of City Administrator on behalf of the City of Biggs, has reviewed the information provided in the forms and report contained herein, and certifies, to the best of his knowledge, that the information provided herein is true and correct.



Mark Sorensen, City Administrator

04-15-2015
Date



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. During 2014, the City issued 19 building permits for single-family homes. This trend is expected to continue in 2015, as the City is anticipating the issuance of at least another 19 building permits for single-family homes. While all of these permits are a result of the development of the previously approved North Biggs Estates project, development of the project indicates an increase in housing development interest in the city. Additionally, recent inquiries have been made related to the development of multi-family units in the city. While no specific information is yet available as to the number of units, timing of the project, or other development aspects, the City expects that development of multi-family units will occur in the near future.

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 2014. The reasons for the increased interest and subsequent decline of development in Biggs are varied, but are most directly related to the "real estate bubble" and the depressed state of the economy. However, as discussed above, this trend is expected to change in the coming years.

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 2014 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 next 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 that the main thrust of 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 2014 (beginning on page 14) summarizes the development applications and activity that have occurred over the last year. Prior to that is a review of the stage set by the current General Plan.

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 decrease from 1,707 in 2010 to 1,692 in 2013.

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.

The limited availability of residential land within the developed portion of the city is also true in the City's adopted sphere of influence (SOI). While numerous vacant parcels exist in the adopted SOI, few are available for development or have the potential to provide any substantial measure of growth in their current configurations. Few parcels that are outside the city limit boundary but inside the SOI are larger than 5 acres in size, and most would not be considered to serve long-term growth planning in that they are generally not contiguous to existing development, are not suitable because of size (not large enough), or are constrained by other issues including availability to market, physical properties, or current use(s) that determine suitability.

It can be concluded that the projections framed by the current General Plan regarding housing requirement needs accurately estimated the current setting, in that there is not a great supply of land within or surrounding the city boundary which would serve to provide for any long-term housing stock needs, should the City desire an increase in growth options.

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 2014–2022 Housing Element counted the residential projects in Biggs totaling 59 units toward meeting the regional housing needs allocation. North Biggs Estates, acquired by the Community Housing Improvement Program (CHIP) in 2008, is currently being developed with 59 new affordable single-family residential units. At this time, 19 units have been built. An additional 19 building permits have been issued by the City in 2015 for this project. A Community Facilities District (CFD) has been established for the North Biggs Estates project, as required by the conditions of project approval. The CFD will provide funding for expenses such as landscaping costs, drainage costs, streetlights, etc.

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 exceed its regional housing needs allocation by 48 lower-income units and 37 moderate- or above moderate-income units.

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 own goals. Upon initiation of unit construction in the North Biggs Estates project, it is anticipated that the City will meet or approach 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 recently 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 2014 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.



- 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 2014 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 2014 with a focus on updating the Zoning Ordinance for detached accessory structure requirements and standard issues. (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 Land Use Plan was not amended before the General Plan's adoption in 2014 but focuses on changes facilitating the implementation of General Plan goals and policies. No amendments were made regarding the Zoning Ordinance requirements in 2014. Although the Land Use Element, including its Land Use Plan, provides meaningful, useful, and appropriate guidance to the City, as part of the General Plan update effort, the Land Use Element underwent revisions in order to reflect the current conditions, new state planning requirements, and the up-to-date vision of the City and its residents.

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



2014 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 2014 to advance the programs and policies of the Community Enhancement Element:

- The City continues to be active in enforcing its Code Enforcement program in 2014 with a focus on Zoning Ordinance text amendments regarding setback requirements, height restrictions, and land coverage limitations for detached accessory buildings and structure issues. (Goal CE-1; Policy CE-1.8; Actions CE-1.8.1, 2)
- 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 2014 calendar year, the City undertook the following measure to advance the policies and programs under these goals:

- The City is currently going through certification of 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 at the end of the year. (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 2014 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 2014 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. Because of issues related to the general state of the local, regional, and national economies, the City has not seen any substantial housing-related planning projects, nor has there been any new housing constructed in the city. 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 2014

As discussed above, 2014 saw a slightly increased level of development activity and interest following what had been a substantial increase in development and entitlement-related activities during the 2004–2006 periods.

In 2014, the City of Biggs Planning Department processed 35 non-fence-related development applications, a minor home occupation permit, and 19 site plan reviews. **Table 1** is a summary of applications submitted to the City through the 2014 calendar year.

Since the adoption of the General Plan in April 2014, the City processed only one Zoning Ordinance text amendment and did not process any General Plan Amendments, lot mergers, subdivision maps, or annexation requests in 2014.



Table 1: City of Biggs Land Use Entitlement Actions & Related Applications – 2014

APPLICATION TYPE	NUMBER OF APPLICATIONS	STATUS
Conditional Use Permit	0	n/a
General Plan Amendment	0	n/a
Lot Line Adjustment	0	n/a
Lot Merger	0	n/a
Change of Zone	1	1 – approved
Fence	6	6 – approved
Variance	0	n/a
Tentative Map	0	n/a
Home Occupation Permit	1	1 – approved
Annexation	0	n/a
Merger by Deed	0	n/a
Site Plan Review	19	19 – approved

Summary

The City of Biggs has experienced a slightly increased trend in total development activity and application levels as experienced in the mid- to late-2000s. The North Biggs Estates housing project resulted in an increase in development activity in the city in 2014.

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 2014, the General Plan remained essentially unchanged in its direction and policy foundations from the time of its adoption in 2014. The plan was not amended in 2014, and there were no changes to land uses or to the goals, objectives, and policies of the General Plan.

Although the General Plan is pending a comprehensive update, 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. 2014 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 (December 2012).
5. California Department of Finance, Demographic Research Unit, E-5 Report, (2014).
6. Website, State of California: Governor's Office of Planning and Research. Various pages. <http://www.opr.ca.gov/>.

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Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

1	2	3	4			5	5a	6		7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes			Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.	
			Vary Low-Income	Low-Income	Moderate-Income						Above Moderate-Income
			0	0	0	0	0				
(9) Total of Moderate and Above Moderate from Table A3											
			0	0	0	0	0				
(10) Total by income Table A/A3											
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				TOTAL UNITS	(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	Low-Income		
(1) Rehabilitation Activity	0	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	0	
(5) Total Units by Income	0	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual Building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	
No. of Units Permitted for Above Moderate	0	0	0	0	0	0	

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.	2007		2008		2009		2010		2011		2012		2013		2014		Total Units to Date (all years)	Total Remaining RHNA by Income Level
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9									
Very Low	Deed Restricted	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	51
	Non-deed restricted	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Low	Deed Restricted	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26
	Non-deed restricted	4	0	0	0	1	0	0	0	0	0	0	0	0	0	0	5	
Moderate	Deed Restricted	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22
	Non-deed restricted	0	0	2	1	0	0	0	0	0	0	0	0	0	0	0	3	
Above Moderate		3	4	0	0	0	0	0	0	0	0	0	0	0	0	0	7	49
Total RHNA by COG. Enter allocation number:		7	4	2	1	1	1	1	1	1	0	0	0	0	0	0	15	140
Total Units																		
Remaining Need for RHNA Period																		

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Table C
 Program Implementation Status

Program Description (by Housing Element Program Names)	Name of Program	Objective	Deadline in HE	Status of Program Implementation
	Housing Programs Progress Report – Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
	Program 1.1 – Housing Inspection Program: Implement a building inspection program for health and safety standards and building code violations. Particular attention shall be given to housing units identified as dilapidated in the 2004 Housing Condition Survey. The owners of buildings in need of rehabilitation will be notified of options and programs available to address building issues.	Continue the Code Enforcement program and explore options for the establishment of a Housing Condition Inspection Program. Buildings found to be in violation of health and safety standards and/or building codes will be targeted for rehabilitation to meet current codes and standards.	Implemented Jan. 2011; Continue annually	The City has been active in utilizing the Code Enforcement program to combat blight and substandard buildings. The City has adopted procedures to allow Code Enforcement to be more aggressive in the assessment of fines for substandard buildings. The adopted procedures have resulted in abatement of known issues in the city.
	Program 1.2 – Housing Rehabilitation Program: Continue to apply for Community Development Block Grant (CDBG) funding and apply for funding from HOME and CalHome programs. The Housing Rehabilitation Program shall be publicized through the development of informational material made available at City Hall, the City's quarterly newsletter and the library.	Continue the Housing Rehabilitation Program to provide financial assistance to eligible owner and renter households for housing rehabilitation.	As NOFAs are released	The City did not apply for CDBG funding from HOME and CalHome programs, but plans to apply, if funds are available, in the next funding cycle.

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<p><u>Program 1.3 – Housing Condition Survey:</u> During the next Housing Element Update process, the City will conduct a housing condition survey in order to assess housing conditions in the City and determine the need for rehabilitation.</p>	<p>Maintain a current inventory of housing conditions within the city.</p>	<p>During preparation of the next Housing Element</p>	<p>It is anticipated that the City will continue this program in the 2014–2022 Housing Element Update.</p>
<p><u>Program 1.4 – General Plan and Housing Element Periodic Review and Update:</u> Review the General Plan and Housing Element on an annual basis as part of the City’s General Plan Annual Report to evaluate the effectiveness of the Element in achieving goals and objectives and update the data in the Element on a continual basis. Provide annual reports as to the effectiveness of the Housing Element to the Biggs City Council and the Department of Housing and Community Development, as required by Government Code Section 65400.</p>	<p>Maintain a General Plan, including the Housing Element that contains current data and is effective in implementing housing goals.</p>	<p>Annually</p>	<p>The City adopted the 2030 General Plan in early 2014. The 2014–2022 Housing Element was adopted in 2014. The City continues to utilize the Annual Housing Element Progress Reports to review the effectiveness of its adopted goals, policies, and programs, as well as to consider any updates that may be needed.</p>
<p><u>Program 1.5 – Zoning Ordinance Review and Update:</u> Review the Zoning Ordinance on an ongoing basis to determine the effectiveness of the Ordinance in achieving goals and objectives and update the data in the General Plan and its compliance with State law.</p>	<p>Maintain a Zoning Ordinance that contains current data and is effective in implementing housing goals.</p>	<p>Ongoing</p>	<p>The City continually evaluates all of its codes and ordinances to determine if development impediments exist. The City will continue to initiate amendments to the Municipal Code to address new housing laws on an ongoing process.</p>
<p><u>Program 1.6 – Design Review Evaluation:</u> Review of the design review process annually to determine if the process has a negative impact on residential development. If the process is determined to constrain residential development, the City shall initiate actions to address these constraints.</p>	<p>The City’s Zoning Ordinance requires Design Review for all development proposals, with some exceptions. The objective of this program is to minimize discretionary aspects of the Design Review process and provide clear guidance for</p>	<p>Annually</p>	<p>Nineteen projects were processed through the City’s Design Review program during the reporting period. None of the projects experienced any impediment to development and were not negatively impacted during the processing time. For all of the projects, the Design Review processing time was less than a week and no changes were requested.</p>

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<p>Program 1.7 – Multifamily Housing: Currently, the City allows for the development of single-family homes in the high density zoning district (R-3). The City will consider amending the Zoning Ordinance to require a CUP for single-family development in the R-3 zoning district so that these remaining sites can be used to accommodate multi-family housing.</p>	<p>developers. Continue to explore alternative methods for increasing the city's affordable housing stock.</p>	<p>Ongoing/ Annually</p>	<p>The City of Biggs did not receive any requests to construct on land designated with R-3 zoning. As such, no land was utilized for a land use type or at a density below what would be allowed under the R-3 zoning district.</p>
<p>Program 2.1 – First-Time Homebuyers Program: Apply annually for HOME and CDBG funding for the continuation of this program.</p>	<p>Continue the First-Time Homebuyers Program to assist lower-income households purchase a home.</p>	<p>Ongoing/ Annually</p>	<p>This program was not implemented in 2014, because of a lack of program interest in past program years.</p>
<p>Program 2.2 – Farmworker Housing: The City shall amend its Zoning Ordinance so that it conforms to State law regarding farmworker housing for six or fewer persons. The City shall consider measures to encourage the production of housing for permanent and migrant farmworkers. Such measures include funding development, developer identification, maintaining an inventory of suitable sites, site development, and ensuring zoning and development standards that would facilitate a variety of housing types for farmworker housing needs.</p>	<p>Provide for the development of suitable housing for farmworkers. Farmworkers typically have special housing needs due to their lower incomes and the seasonal nature of their work. As a result, farmworkers often have a more difficult time finding suitable housing. California Health and Safety Code Section 17021.5 states that employee housing for farmworkers accommodating six or fewer workers shall be</p>	<p>Jan 2012</p>	<p>The City initiated a Zoning Ordinance Amendment to ensure conformance with state law in regard to agricultural worker housing. The amendment was completed in early 2014.</p>

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<p><u>Program 2.3 – Large Household Housing:</u> The City will consider a program to provide incentives such as fee reductions, modifications to development standards, and financial incentives for the development of rental housing units with four or more bedrooms.</p>	<p>considered a residential use and shall not require any special approvals that are not required of a family dwelling of the same type in the same zone. Currently, the City's Zoning Ordinance does not explicitly allow for agricultural employee housing within zoning districts in the city.</p> <p>Renter households with six or more persons do not have an adequate number of dwelling possibilities in the city. The number of large rental housing units is limited in the city, and as such large renter households cannot obtain adequate housing.</p>	<p>Ongoing</p>	<p>The City has not received any development proposals for large household housing, with four or more bedrooms, during the period of time following the adoption of the past Housing Element and has not been approached by any prospective developers of this type of housing.</p>
<p><u>Program 2.4 – Infill Development Program:</u> The City will maintain a database of vacant and underutilized residential land and the constraints to the development of that land. This information shall be made available to the public by the City.</p>	<p>The supply of developable land zoned for higher-density residential use is a limiting constraint to the development of higher-density housing in the city. Identification of vacant and underutilized</p>	<p>Ongoing</p>	<p>The City maintains a database of vacant and underutilized residential land that is available to the public upon request.</p>

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<p><u>Program 2.5 – Second Units:</u> Encourage the development of second dwelling units and allow the following incentives on a case by case basis: the reduction of parking requirements; enhanced processing times, and impact fee reduction. Provide educational materials regarding second units in the form of brochures at City Hall and the public library.</p>	<p>residential land and its development potential will help to determine the residential development potential in the city and assist in identifying ways to remove the constraints.</p>	<p>Ongoing</p>	<p>Although the City made information available regarding second dwelling units in 2014, no second dwelling units were proposed for construction.</p>
<p><u>Program 2.6 – Development Processing System Review Program:</u> Annually monitor the development processing/review procedures on an ongoing basis, and make changes as required to minimize the time required for review by the City as much as feasible. This reduction in time will reduce the cost to developers and may increase housing production in the City.</p>	<p>Minimize processing time for development permits, especially those for affordable residential projects and those that conform to City development requirements. Complex processing procedures in permit issuance can be an obstacle in housing development especially for affordable housing projects that are under tight timelines imposed by state and federal funding programs.</p>	<p>Annually</p>	<p>The City uses an on-call contract staffing for development services. This allows the City to be flexible with staffing in order to accommodate the needs of any incoming projects. Processing time for development projects is minimal.</p>

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<p><u>Program 2.7 – State and Federal Housing Programs:</u> Coordinate with county, state and federal resources to obtain any available sources of funding for the development of affordable housing units. Actively pursue all potential funding sources available to the City. This activity will be updated bi-annually. The City will assist and support applications for funding for affordable housing development. There are a number of state and federal programs which provide low-cost financing or subsidies for the production of low and moderate income housing. Certain programs require an application and participation by the local public agency, other programs are for use by non profit housing corporations and housing authorities, and the remaining programs require application and direct participation by a private developer. The City will determine which programs will be most beneficial for housing production in the City and then directly or indirectly pursue those programs. Programs in which the City will consider are: Community Housing Improvement Program (CHIP); State Predevelopment Loan Program (PDLP); Multifamily Housing Program (MHP); Rural Development Assistance Program; State Joe Serna Farmworker Grant Program (FWHG); USDA Rural Development, Section 515 Program; USDA Rural Development, Section 523/524; Community Development Block Grant Program; Home Investment Partnerships Program; and Call-Home Program.</p>	<p>To provide support and assistance to affordable housing developers to help meet the needs of existing and future residents.</p>	<p>Ongoing</p>	<p>The City did not secure any state or federal monies in 2014 that could be used to support the development of affordable housing. However, in January 2014, the Community Housing Improvement Program (CHIP) applied for building permits for 19 very low- and low-income units in the city. Construction was completed at the end of the year.</p>
<p><u>Program 2.8 – Density Bonus Program:</u> The City's Zoning Ordinance shall be amended to adhere to the 2004 statutory modifications to the state density bonus law. The City will amend its Zoning Ordinance to offer a density bonus in accordance with the state density bonus law of up to 35 percent.</p>	<p>The production of additional low and moderate income housing.</p>	<p>Early 2014</p>	<p>The City initiated a Zoning Ordinance Amendment to adhere to the state density bonus law. The amendment was completed in early 2014.</p>

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<p><u>Program 2.9 – Planned Development:</u> Provide informational materials and staff resources to describe the Planned Development process and its possibilities, identify areas of the City that may be rezoned as Planned Development Districts, and identify possible development incentives for a Planned Development such as density bonuses and development standard modifications.</p>	<p>Encourage Planned Developments in the North Area and South Area Residential Special Planning Districts as discussed in the City's General Plan. The City permits Planned Development Districts, which allows for flexibility in the use and design of land and structures. This flexibility may include the alteration of setback requirements, height limits, sign requirements, building coverage limits, off-street parking, density and intensity limits, etc. These districts are areas for the development of a mix of different housing types, including live-work units, apartments, and single-family dwellings.</p>	<p>January 2014, Ongoing</p>	<p>The City has approved one development project in the North Area PD district area.</p>
<p><u>Program 2.10 – Substandard Lot Development Variance:</u> The City shall allow the owners of the existing substandard lots to apply for a variance to allow development on lots not meeting the minimum required lot size. The City shall support such requests for a variance to the minimum lot size, when no public health and safety issues are found.</p>	<p>To provide opportunities for the use of under-utilized or infill redevelopment residential parcels. Within the city there are approximately 4 small residentially zoned lots</p>	<p>As requested</p>	<p>Ongoing. Since the adoption of the Housing Element, none of the four vacant small residentially zoned parcels have been proposed for development. This program will be continued to assist in the development of these parcels if and when proposals are received by the City.</p>

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<p><u>Program 2.11 – Emergency Shelters/ Transitional and Supportive Housing:</u> The City's Zoning Ordinance shall be amended as necessary to adhere to State legislation regarding the allowance of emergency shelters, transitional and supportive housing by right in the M-1 zoning district. Both transitional and supportive housing will be allowed as a permitted use subject only to the same restrictions on residential uses contained in the same type of structure. In addition, the City will evaluate the potential for adopting development standards consistent with Government Code Section 65583(a)(4), which may include lighting, on-site management, maximum number of beds or persons to be served nightly by the facility, off-street parking based on demonstrated need, and security during hours that the emergency shelter is in operation. The City will continue to support local and regional public assistance programs for the homeless, such as those sponsored by the Butte County Continuum of Care.</p>	<p>less than 7,200 square feet which may support residential development but because of the 7,200 minimum square footage requirement in the City's Zoning Ordinance, these lots are unbuildable at this time. This program was developed to allow these lots to apply for a variance to allow for development on a lot less than 7,200 square feet.</p>	<p>Jan. 2012</p>	<p>The City of Biggs Planning Department worked on a series of revisions to the City's Zoning Ordinance through a Zoning Ordinance Amendment. One of the revisions was the modification of the M-1 zoning district to include emergency shelters as a permitted use. Another revision was the modification of the residential zoning districts to allow supportive housing and transitional housing as a residential use subject only to those restrictions that apply to residential uses of the same type. The amendment was completed in early 2014.</p>
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<p><u>Program 2.12 – Single-Room Occupancy Units:</u> The City will update its Zoning Code to include a definition for SROs in the same zone(s) where types of units are allowed.</p>	<p>To encourage and facilitate supportive housing and single-room occupancy units (SROs).</p>	<p>August 2012</p>	<p>The City of Biggs Planning Department worked on a series of revisions to the City's Zoning Ordinance through a Zoning Ordinance Amendment. The amendment included a definition of single-room occupancy units (SROs) and modifying the residential use table to include SRO units as a permitted use in the R-3 High Density Residential zoning district.</p>
<p><u>Program 2.13 – Extremely Low-Income Households:</u> The City shall continue to work with the private sector, non profit agencies, and to secure funds through state and federal programs for development of new lower-income housing and rehabilitation of existing lower-income households. As funding becomes available, the City will prioritize a portion of the funds to encourage the development of housing (i.e. SROs) for extremely low-income households. In addition, the City will consider incentives or regulatory concessions to encourage the development of SROs.</p>	<p>To encourage and facilitate supportive housing and single-room occupancy units (SROs).</p>	<p>Annually</p>	<p>There was no affordable housing proposed in the city in 2014. Further, the City did not secure any state or federal monies in 2014 that could be used to support the development of affordable housing.</p>
<p><u>Program 2.14 – At Risk Units:</u> The City shall maintain a list of all dwellings within the city that are subsidized by government funding or low-income housing developed through local regulations or incentives. The list shall include at least: the number of units, the type of government program, and the date on which the units may convert to market-rate dwellings. The City will require all property owners to provide at least 2 years notice prior to the conversion of any units for lower-income households to market-rate units in any of the following circumstances: the units were constructed with the aid of government funding; the project was granted a density bonus the project received other incentives. Such notice shall be given at least to the following: the City; HCD; Butte County Housing</p>	<p>Preservation of affordable units in the city.</p>	<p>Ongoing</p>	<p>All subsidized affordable housing in the city is administered by the Butte County Housing Authority; as such, these units are not at risk of market-rate conversion.</p>

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<p>Authority; Residents of at-risk units; and any others deemed appropriate.</p> <p>Program 2.15 – Residential Care Facilities: The City shall amend Chapter 14.100 Residential Use Table, of the Biggs Municipal Code to allow for small care facilities having less than 6 persons as a by-right Permitted Principal Use and to allow large care facilities having 7 or more persons as a permitted use subject to the approval and issuance of a conditional use permit by 2011.</p> <p>Program 3.1 – Housing Discrimination and Housing Equal Opportunity: Continue to coordinate and refer interested persons to the appropriate agencies such as the Community Legal Information Center, Mediation Center of the North Valley, Butte County Housing Authority, and Legal Services of Northern California. The City will act as an independent third party to discrimination complaints. The City will support equal housing opportunity programs by continuing to provide informational fair housing brochures in English and Spanish that will be available to the public at City Hall, the library, and other public places.</p> <p>Program 3.2 – Removal of Housing Constraints for Persons with Disabilities: The City will annually evaluate whether there are constraints on the development, maintenance and improvement of housing intended for persons with disabilities. The analysis will include a monitoring of existing land use controls, permit and processing procedures and building codes. If any constraints are found in these areas, the City will initiate actions to address these constraints, including removing the constraints or providing reasonable accommodation for housing intended for persons with disabilities.</p>	<p>Revise Zoning Ordinance to establish Residential Care Facilities as use that are Principally Permitted or permitted via a Use Permit in residential zone districts.</p> <p>Prevent housing discrimination and promote equal housing opportunities.</p> <p>Identify and remove possible governmental constraints to the development of housing for persons with disabilities.</p>	<p>January 2012</p> <p>Ongoing</p> <p>Annual review</p>	<p>The City initiated a Zoning Ordinance Amendment to include the definition of residential care home-small and to permit this use in all residential zones. The amendment also will revise and retitle the definition of residential care home to residential care home-large and permit this use in the R-3 zoning district with a use permit.</p> <p>The City received no reports of discrimination in 2014. Fair housing information is available in the lobby of City Hall and at the library.</p> <p>No constraints to the development of housing for persons with disabilities were identified in 2014. The City will continue to review and address constraints to development as they are identified.</p>
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<p>Program 4.1 – Implement State Energy Conservation Standards: The City will request that the Butte County Development Services Building Division will be responsible for implementing the state’s energy conservation standards. This includes checking of building plans and other written documentation showing compliance and the inspection of construction to ensure that the dwelling units are constructed according to those plans.</p>	<p>Promote energy and resource conservation wherever possible. Applicants for building permits must show compliance with the state’s energy conservation requirements at the time building plans are submitted.</p>	<p>Ongoing</p>	<p>The City of Biggs, through its use of the Butte County Building Division for building permitting and plan check services, has adopted all current California Building Standards Codes (as required).</p>
<p>Program 4.2 – Biggs Municipal Utility, Home Energy Efficiency Rebate Program: The Home Energy Efficiency Rebate Program will continue to promote energy reduction and conservation by providing rebates for the installation and usage of energy efficient appliances, insulation materials, windows, energy audits, weatherization, and other energy saving techniques.</p>	<p>The Biggs Municipal Utility will promote energy and resource conservation wherever possible.</p>	<p>Ongoing</p>	<p>The City continues to run the Home Energy Efficiency Rebate Program, which provides rebates for four homes in 2014. The City continues to actively seek opportunities to educate and assist residents with energy efficiency upgrades.</p>