

Cities of Biggs, Gridley and Butte County Joint Meeting

February 26, 2008

Gridley Community Center
200 East Spruce Street, Gridley

Butte County General Plan 2030 Status

- Three Land Use Alternatives Approved by Board of Supervisors on November 27, 2008 (34 Study Areas)
- Alternatives Evaluation Report to be released on March 14, 2008
- Meeting Series #4 –Selection of a Preferred Alternative to begin on March 27, 2008 with a Public Workshop

Butte County General Plan 2030 Status

Public Workshop will follow with more meetings as part of Preferred Alt. Selection Process:

- Public Workshop: 3/27/08
- 1st CAC Meeting: 4/10/08
- 2nd CAC Meeting: 4/17/08
- 3rd CAC Meeting: 4/24/08
- Planning Commission Study Session: 5/9/08
- Board of Supervisors Study Session: 7/29/08

City of Gridley General Plan Status

- Developed Vision and Guiding Principles
- Completed review of Land Use and Transportation Alternatives that presented distinct choices for the community
- Selecting a Preferred Land Use Alternative at a Public Workshop scheduled for February 28, 2008

Biggs General Plan Status

- City of Biggs has not formally initiated a General Plan update
- Working with area property owners and interested parties on an approach to preparing an update to the General Plan
- A formal process for updating the General Plan is planned but not finalized or scheduled at this time

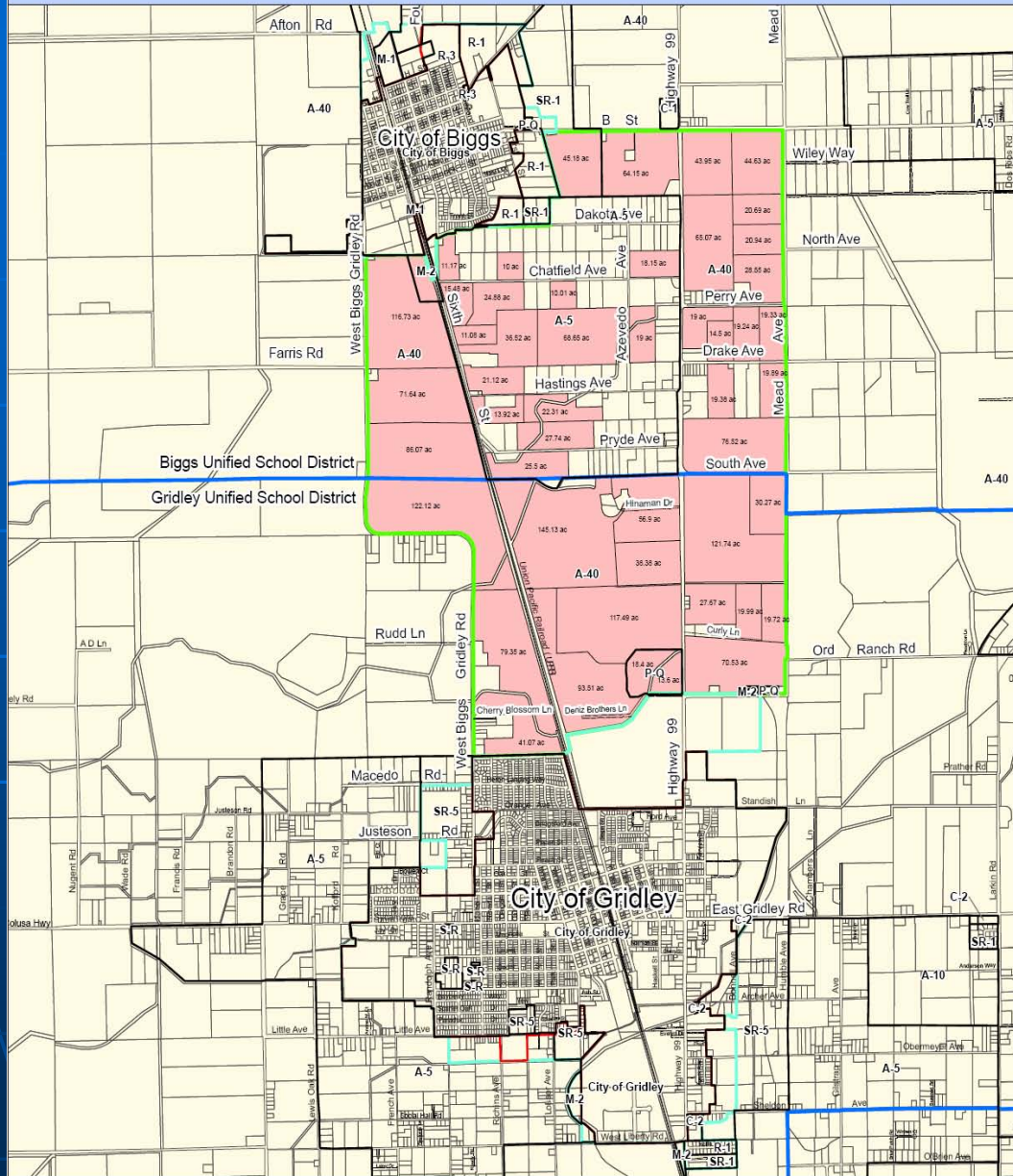
Planning for the Area of Concern (AOC)

- Adopted by LAFCO for the Unincorporated area between the City of Biggs and the City of Gridley
- The area provides for LAFCO to notify Biggs, Gridley and Butte County of any development projects taking place
- The AOC is intended to help coordinate growth and facilitate communication concerning development proposals
- Approx. 2,850 acres in size



BUTTE COUNTY CALIFORNIA

AREA OF CONCERN BETWEEN THE CITY OF BIGGS and the CITY OF GRIDLEY



AREA OF CONCERN BOUNDARY
 Total Area Average = 2,848.68 acres

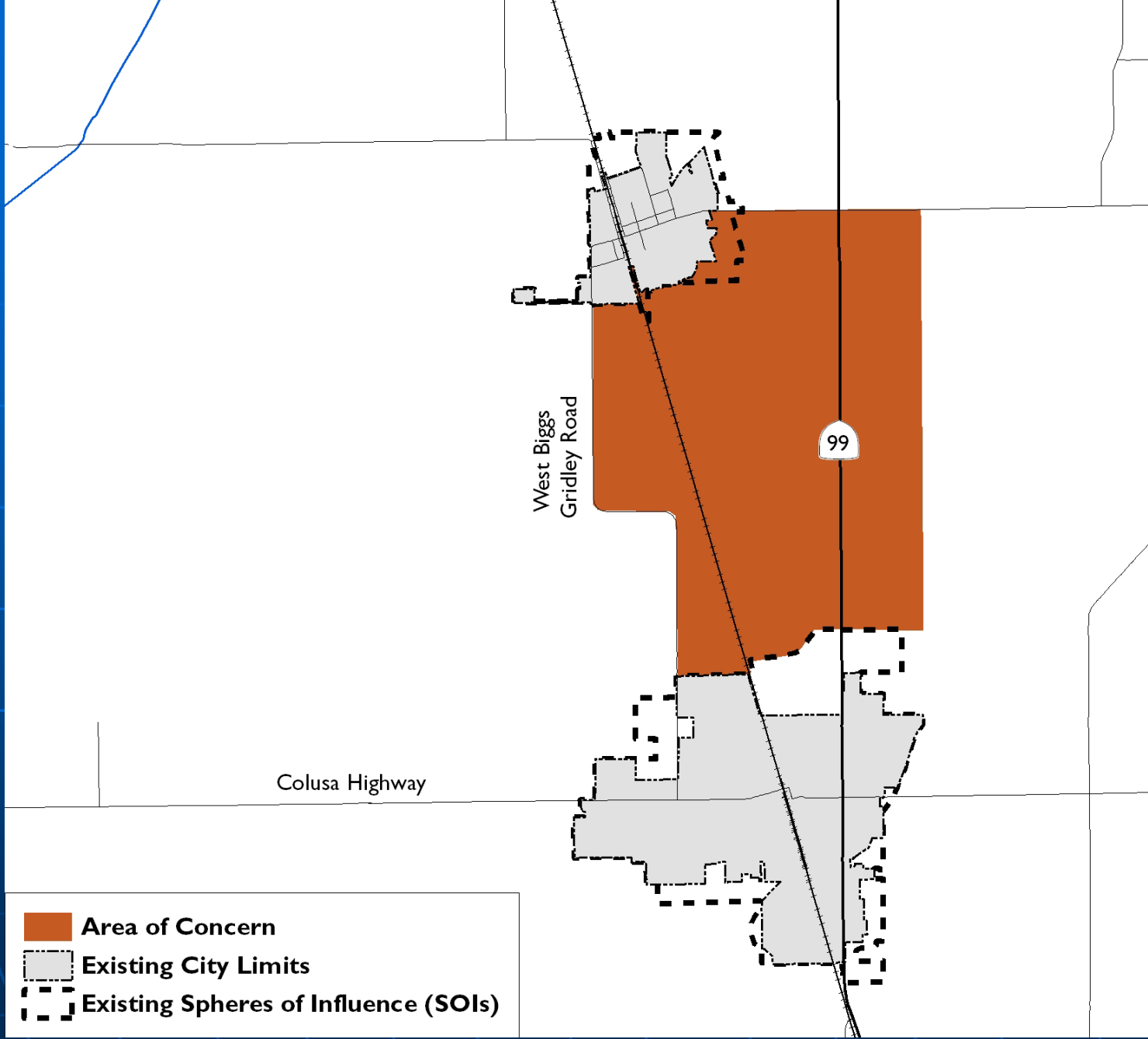
Parcels 10 acres or larger

School District Boundaries

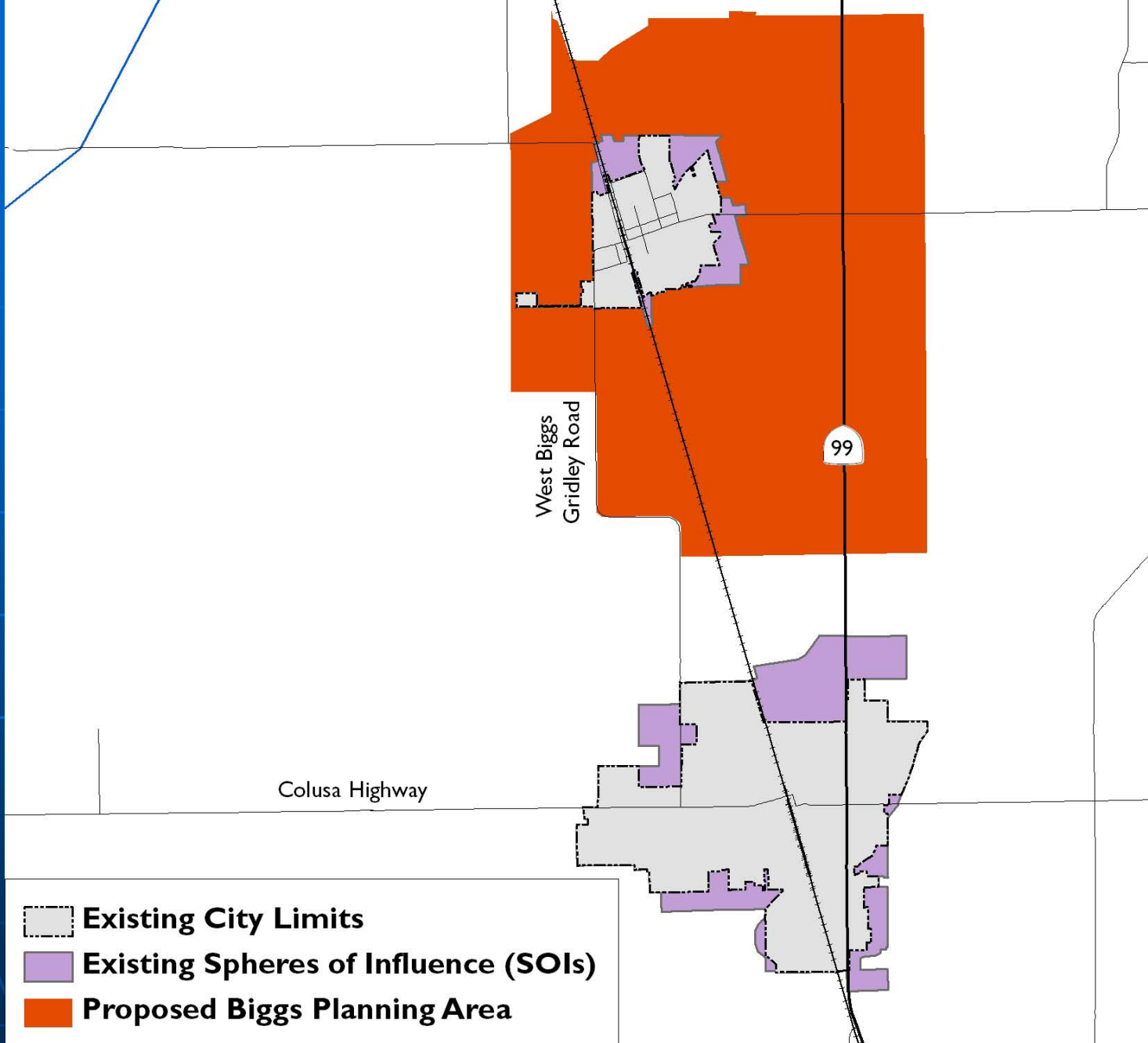
City Spheres



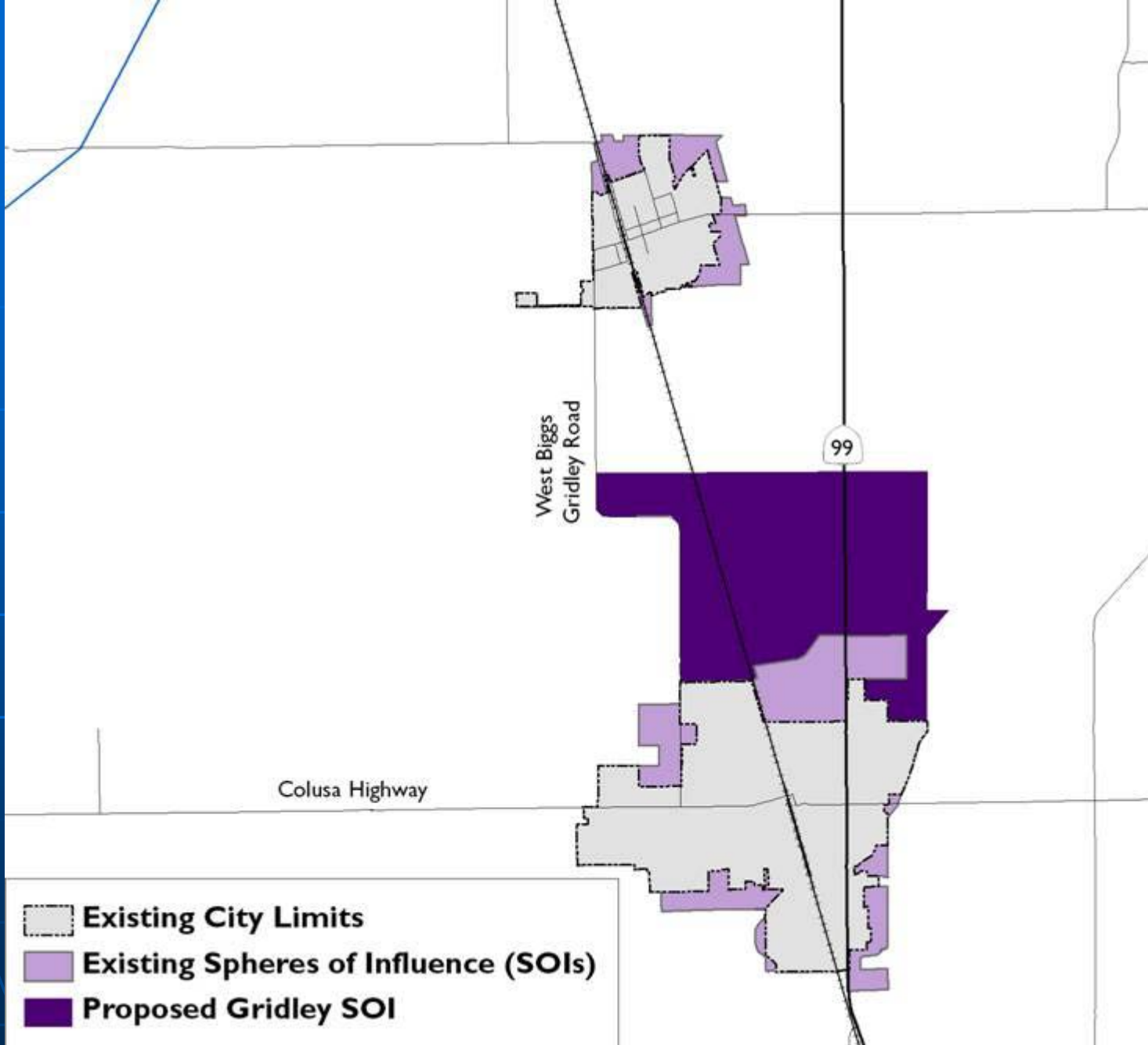
BUTTE COUNTY CALIFORNIA
 GIS DIVISION
 FILE PROJECTS:
 DATE PRINTED: MARCH 2007



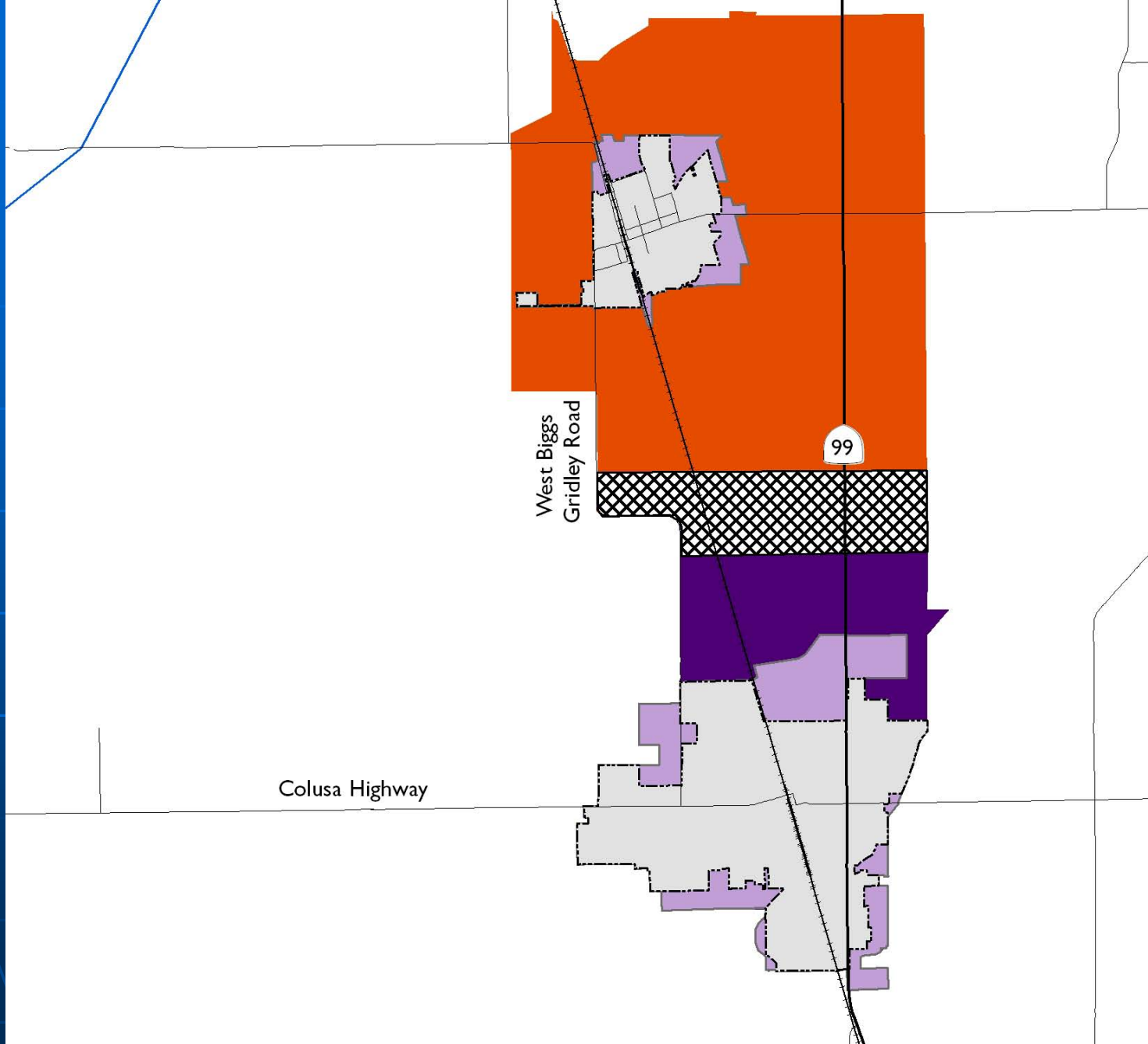
AREA OF CONCERN



PROPOSED BIGGS PLANNING AREA



PROPOSED GRIDLEY SOI



OVERLAPPING PLANNING BOUNDARIES

Area of Concern Study Areas

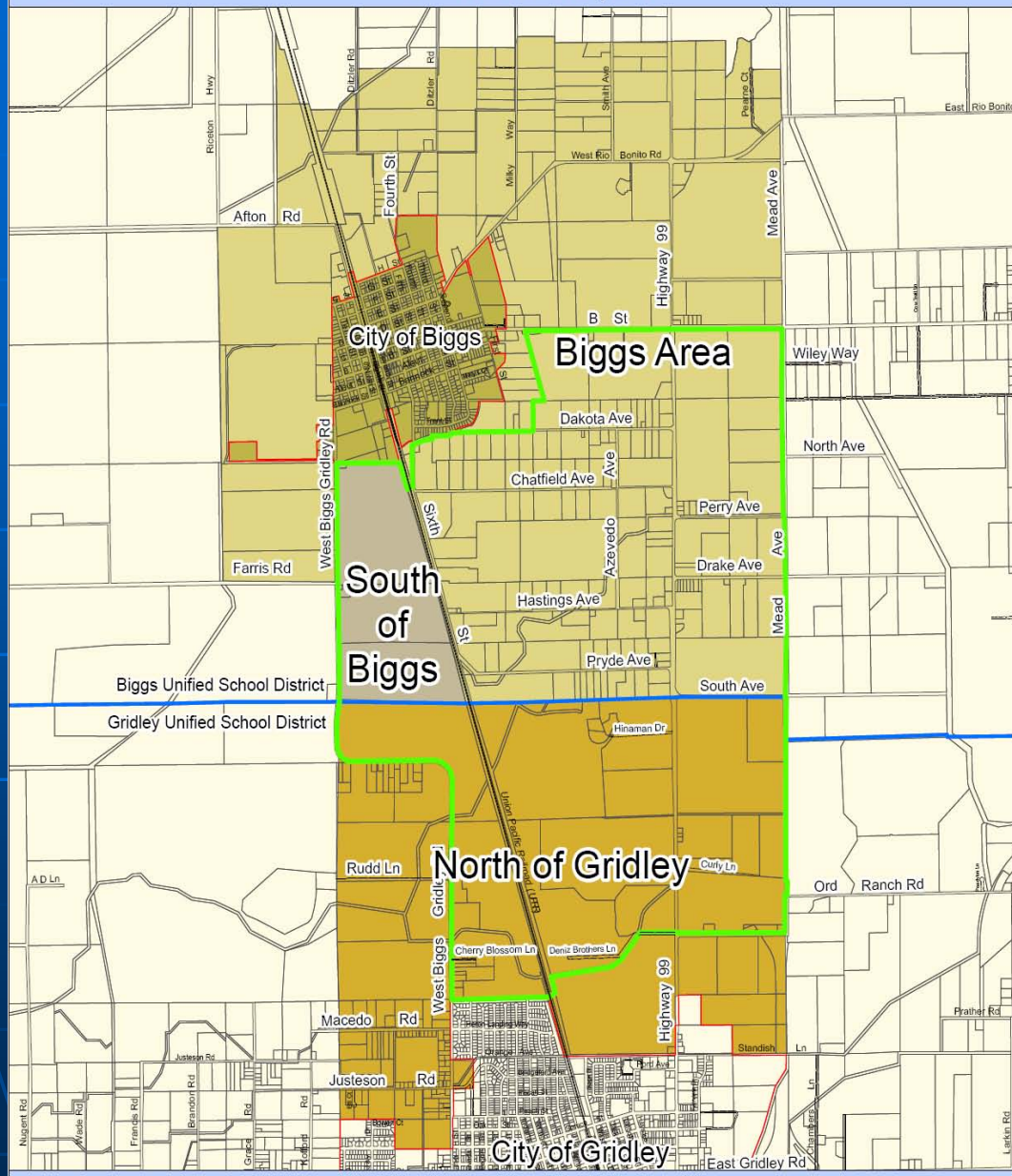
- Study Areas Developed through General Plan 2030 Alternative Creation process (Meeting Series #2/3)
- Included input from Issue Identification and Existing Conditions (Meeting Series #1)
- Held area-wide Community Meeting on May 8, 2007 for public input, identification of area's Issues, Assets and Vision



BUTTE COUNTY CALIFORNIA

AREA OF CONCERN Between THE CITY OF BIGGS and the CITY OF GRIDLEY

General Plan 2030 Study Area



AREA OF CONCERN BOUNDARY
 Total Area: Average 12,284.66 acres

2030 General Plan Study Area



BUTTE COUNTY CALIFORNIA
 GIS DIVISION
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 DATE PRINTED: February, 2008

Butte County General Plan 2030

Study Area #31 – Biggs Area

STUDY AREA 31 – Biggs Area			
Alternative	1	2	3
<i>Residential Land Uses</i>			
	Acres	Acres	Acres
VLDR	389	0	0
LDR	0	0	1,000
MHDR	97	0	0
Residential Mix	0	0	285
Total Residential	486	0	1,285
<i>Non-Residential Land Uses</i>			
Agriculture	3,071	3,408	2,093
Retail	8	0	30
Industrial	32	190	190
Public	1	0	0
Total Non-Residential	3,112	3,598	2,313
Total Study Area	3,598	3,598	3,598
<i>New Dwelling Units</i>	<i>1,600</i>	<i>0</i>	<i>3,000</i>

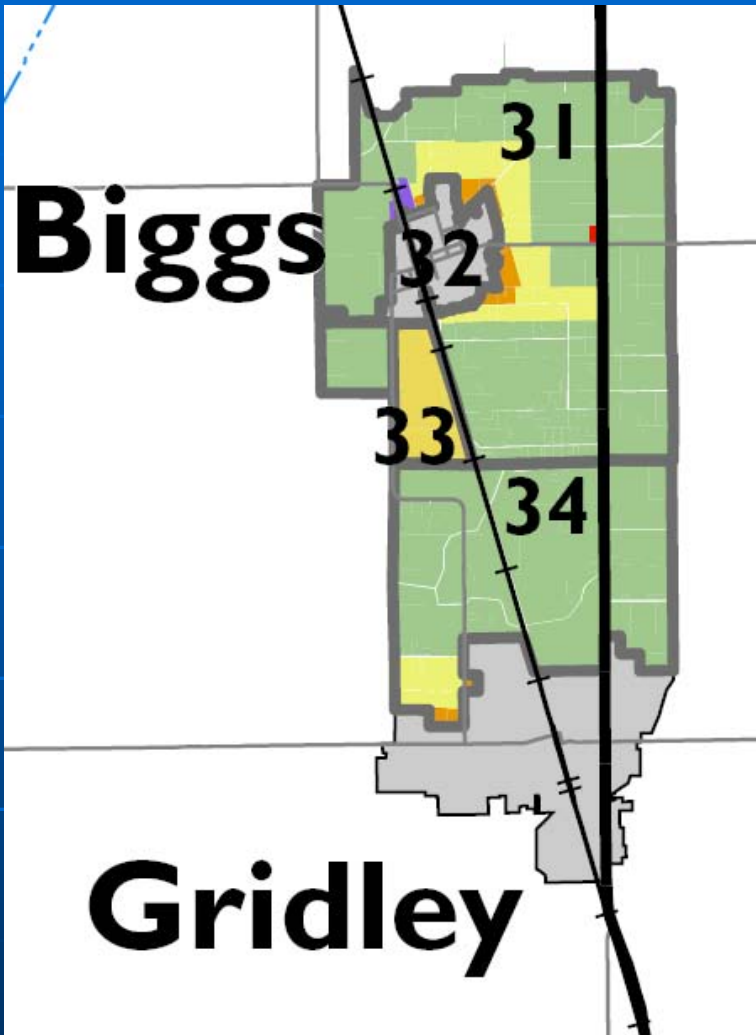
Butte County General Plan 2030 Study Area #33 – South of Biggs

STUDY AREA 33 – South of Biggs			
Alternative	1	2	3
<i>Residential Land Uses</i>	Acres	Acres	Acres
LDR	276	0	0
MDR	0	0	276
Total Residential	276	0	276
<i>Non-Residential Land Uses</i>			
Agriculture	0	165	0
Retail	0	15	0
Industrial	0	96	0
Total Non-Residential	0	276	0
Total Study Area	276	276	276
<i>New Dwelling Units</i>	800	0	1,700

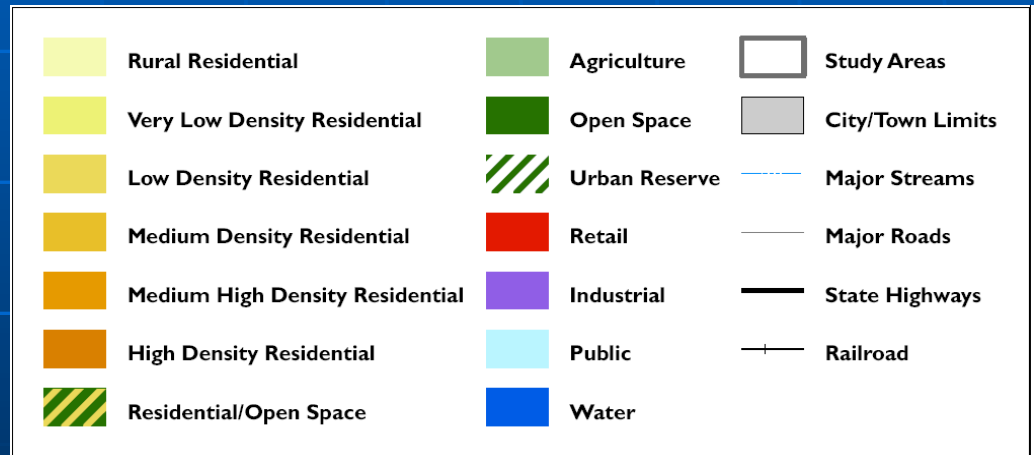
Butte County General Plan 2030

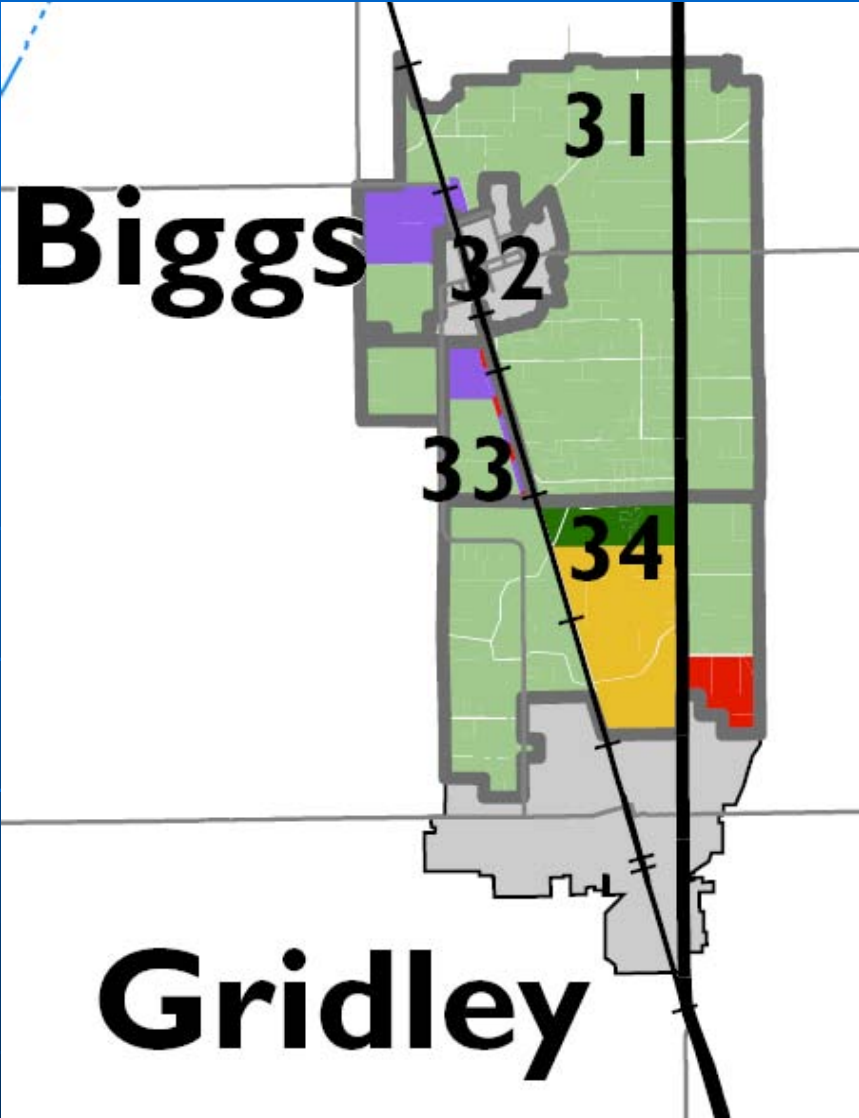
Study Area #34

STUDY AREA 34 - North of Gridley			
Alternative	1	2	3
<i>Residential Land Uses</i>			
	Acres	Acres	Acres
VLDR	149	0	0
MDR	0	466	1,337
MHDR	27	0	0
Residential Mix	0	0	132
Total Residential	176	466	1,469
<i>Non-Residential Land Uses</i>			
Agriculture	1,666	1,009	142
Retail	0	108	231
Open Space	0	259	0
Total Non-Residential	1,666	1,376	373
Total Study Area	1,842	1,842	1,842
<i>New Dwelling Units</i>	300	1,225	5,600



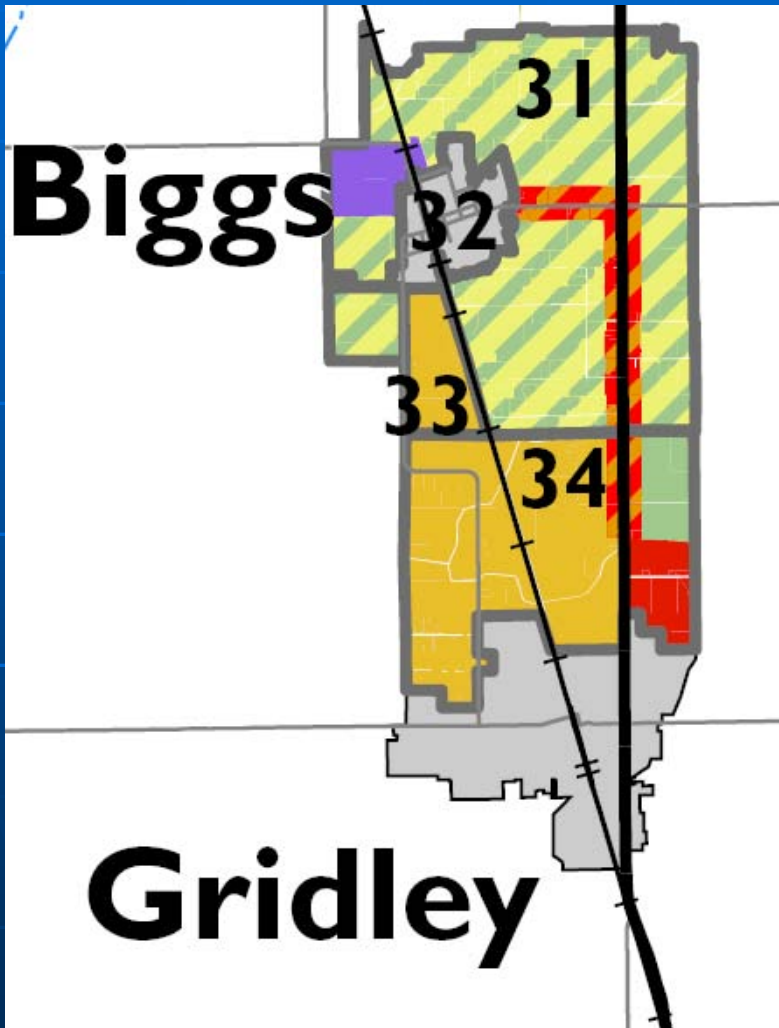
Alternative 1 Existing General Plan Gridley/Biggs



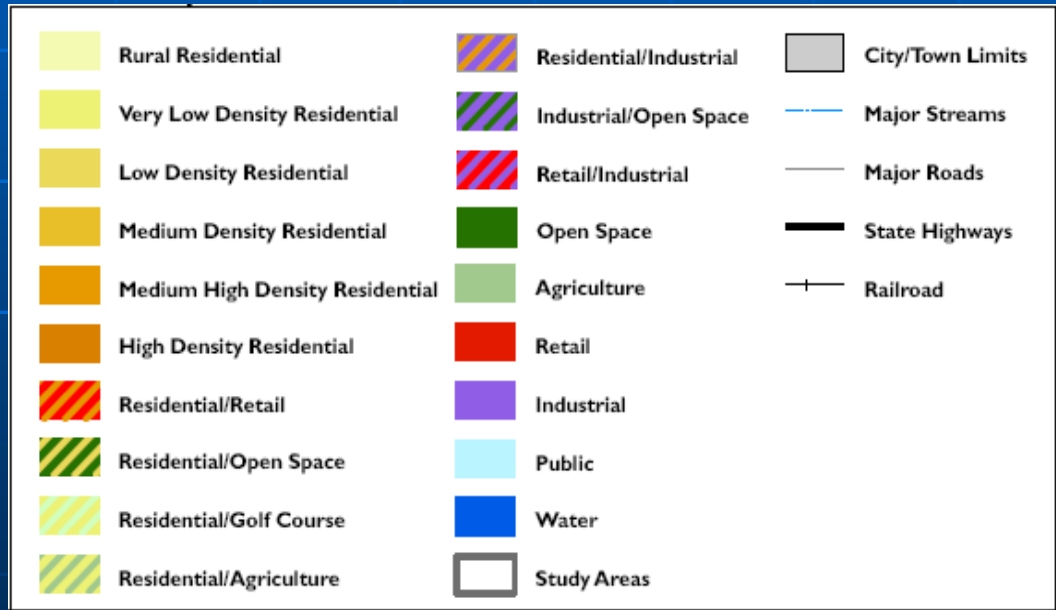


Alternative 2 Concentrated Growth Gridley/Biggs

	Rural Residential		Agriculture		City/Town Limits
	Very Low Density Residential		Open Space		Major Streams
	Low Density Residential		Agriculture/Open Space		Major Roads
	Medium Density Residential		Retail		State Highways
	Medium High Density Residential		Industrial		Railroad
	High Density Residential		Industrial/Open Space		
	Residential Mix		Retail/Industrial		
	Residential/Retail		Public		
	Residential/Open Space		Water		
	Residential/Agriculture		Study Areas		



Alternative 3 Rural Extension Gridley/Biggs



Summary of City of Biggs and Gridley Comments on County Alternatives

- Both the Cities of Biggs and Gridley requested greater input into Butte County's Land Use Alternatives for the AOC and surrounding areas
- The City of Gridley staff indicates that the County's alternatives for Study Area #34 do not correspond to their own General Plan Alternatives
- The City of Biggs staff does not currently support alternatives for Study Areas #31 and #33
- Both jurisdictions staff's recommended an "Urban Reserve" strategy in the AOC to allow the land to be reserved for future development
- Butte County staff recognizes the challenge of working with three jurisdictions who are all on different schedules.

Comments from Area-wide from
May 8, 2007 Biggs/Gridley Community Meeting

- Small-town atmosphere is an asset to area
- Emphasize regional assets such as Graylodge Wildlife Area and the Feather River
- Promote recreational opportunities – fishing, biking, hunting, equestrians
- Preserve western portion of area for agriculture and habitat

Comments from Area-wide from May 8, 2007 Biggs/Gridley Community Meeting

- Address railroad crossing before development west of the U.P.R.R
- Provide Jobs and housing for residents – don't become a bedroom community for Sacramento
- Protect and enhance the agricultural sector and other industry
- Better connection to I-5 and SR-70

Comments from Area-wide from May 8, 2007 Biggs/Gridley Community Meeting

- Maintain potential for SR-99 bypass to address traffic on SR-99
- Consider commercial development along SR-99 corridor
- Plan for future growth and prevent leap frog development patterns
- Agreed that growth made sense for AOC but orderly and well planned.

Comments from Area-wide from May 8, 2007 Biggs/Gridley Community Meeting

- Maintain historic downtowns of Biggs and Gridley
- Some participants felt that it was important to maintain separation between Biggs and Gridley others were less concerned about a physical separation
- Maintain adequate water supply for Ag. purposes