



General Plan Update: Issues and Opportunities Report and Land Use Map Alternatives Introduction

Board of Supervisors

June 15, 2010

Intent of Today's Presentation



- Introduce Background Report, Issues and Opportunities Report and Land Use Map Alternatives to the Board
- Provide the foundation for the Board to:
 - Focus attention on key issues and opportunities
 - Prioritize overall goals for the General Plan Update

Presentation Agenda and Overview



- General Plan Overview and Work Status



- Background Report



- Issues and Opportunities Report

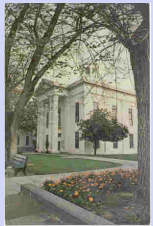
- Land Use Map Alternatives



- Critical “next steps” in the process



The Process



- Step 1: Document Existing Conditions
- Step 2: Conduct a Visioning Process
- Step 3: Identify Issues, Opportunities and Preferred Land Uses
- Step 4: Develop Goals, Policies and Programs
- Step 5: Prepare Updated General Plan
- Step 6: Prepare Environmental Impact Report
- Step 7: Conduct Public Hearings to Adopt the General Plan

Public Outreach and Visioning



- 5 Visioning Workshops
- Housing Element Workshop
- Stakeholder Interviews
- Presentations to PC and BOS
- Community Input
 - Land use designation requests
- Planning Commission and Board input to staff

Background Report



- Document existing conditions and current setting in Colusa County
- Establish environmental baseline for the Environmental Impact Report (EIR)
- Inform General Plan policy development
- Identify Issues and Opportunities

Background Report



- Addresses the following topics:
 - Land use and demographics
 - Transportation and circulation
 - Community services and facilities
 - Hazards and safety
 - Noise
 - Conservation and natural resources
 - Economic development

Issues and Opportunities Report



- The Issues and Opportunities Report includes:
 - Summary of the Visioning Process
 - Identification of Issues and Opportunities
 - 3 Land Use Map Alternatives and comparative analysis

Community Input



- Major themes from Visioning process:
 - Preserve agricultural lands
 - Focus growth around existing communities
 - Expand high quality employment opportunities
 - Improve infrastructure
 - Maintain rural character and quality of life

Issues and Opportunities



- Chapter 2 identifies primary issues facing the County and key opportunities for the County to consider
- For each issue and opportunity a list of questions is provided for the decision-makers to consider

Land Use



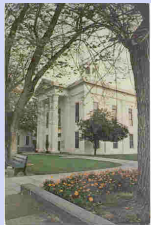
- Issues:
 - Location and amount of growth
 - Land use designations
 - Community identity and design
- Opportunity:
 - New land use designations

Agriculture



- Issue:
 - Protection of agricultural lands
- Opportunity:
 - Agricultural related industries

Economy



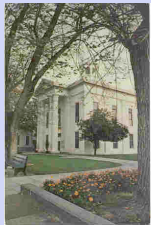
- Issue:
 - Weak economic indicators
- Opportunities:
 - Employment generation and industry diversification
 - Revitalization and tax incentives

Transportation and Circulation



- Issues:
 - Traffic congestion and road maintenance
 - Limited public transportation options
- Opportunity:
 - Countywide traffic impact fee program

Public Utilities and Infrastructure



- Issues:
 - Infrastructure capacity, financing and maintenance
 - Increased intergovernmental coordination
- Opportunity:
 - Telecommunications expansion

Natural Resources



- Issues:
 - Protection of open space and existing landscapes
 - Habitat encroachment and interference
- Opportunity:
 - Open Space protection

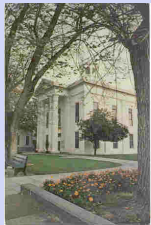
Safety



- Issue:
 - Flooding and flood protection



Recreation and Tourism



- Issue:
 - Limited access to recreational areas
- Opportunities:
 - Expand tourism industry
 - Sites Reservoir

Proposed Land Use Designation Changes



A-T: Agricultural Transition:

- Recognize areas where land has already been subdivided into ranchettes, small farms, etc.
- Identify lands to serve as a transition zone between urban uses and agricultural areas.
- No longer a placeholder for future urban growth
- Minimum parcel size of 10 acres

Proposed Land Use Designation Changes



RR: Rural Residential:

- Increase minimum parcel size to 2 acres
 - Currently 1 acre minimum



UR: Urban Residential:

- Allow an expanded list of residential support uses, including libraries, parks, and wells/water treatment facilities



Proposed New Land Use Designations



- **MU- Mixed-Use Designation:**
 - High Density Residential Uses
 - Neighborhood Shopping/Retail Uses
 - Office Uses
- **UGA- Urban Growth Area Designation:**
 - Placeholder for future urban development
 - Located around fringe of existing and planned urban areas
 - Agricultural uses are a permitted interim use
- Included in Land Use Map Alt 2 and Alt 3

Land Use Map Alternatives



Alternative 1: Economic Development



Alternative 2: Balanced Growth



Alternative 3: High Growth/Public Input



Alternative 1: Economic Development



- Focuses on job-generating land uses
 - Industrial
 - Commercial
- Moderate Residential Growth
- Growth centered around existing communities
- Emphasizes Agricultural Preservation

Alternative 1: Economic Development



- Emphasis on providing areas for commercial and industrial growth
- Intended to increase the number of jobs available in the County and provide opportunities for diversification of business and industry.
- Industrial uses provided proximate to Interstate 5, Highway 20, and Colusa County Airport
- Commercial, industrial, and mixed use in northern Arbuckle along Interstate 5
- Commercial and Recreation along SR 45 at the southern entrance to Princeton
- Significant commercial in Maxwell at all quadrants of the Maxwell Road/ Interstate 5 interchange
- Significant agricultural-transition around Arbuckle and west of College City to provide small farm opportunities and identify areas where growth ends and the transition to agricultural uses begins
- Increased urban residential lands in Arbuckle and Maxwell

Alternative 2: Balanced Growth



- Provides for a balanced mix of:
 - Residential growth centered around existing communities
 - Industrial and Commercial growth to spur job creation
 - Emphasizes Preservation of Agricultural Lands
- Includes Proposed Mixed-Use Designation
- Includes Proposed Urban Growth Area Designation

Alternative 2: Balanced Growth



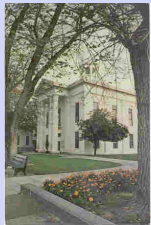
- Provides for a balance of job-creating and residential development land uses in each of the major developed communities in the County
- Application of the newly proposed Mixed Use designation in Arbuckle and Maxwell.
- Replacing Rural Residential lands south of Maxwell with Agricultural-Transition lands.
- Changing all lands within the City of Williams SOI currently designated Rural Residential to Urban Residential.
- Changing all Rural Residential lands in the vicinity of Arbuckle to Urban Residential.
- Changing all Rural Residential lands to the west and north of the City of Colusa to Urban Residential and/or Urban Growth Area.
- Increased Industrial lands to the south of the City of Colusa.

Alternative 3: High Growth



- Emphasizes Residential Growth
- Includes Significant Industrial/Commercial Growth
 - More than Alt 2, less than Alt 1
- Reflects public input provided at Visioning Workshops
- Includes all land use change requests
- Incorporates UGA and MU designations

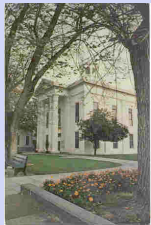
Alternative 3: High Growth/Public Input



- Application of the newly proposed Mixed Use designation in northeastern areas of Arbuckle.
- Additional commercial areas near Colusa, located east of SR 20 and east of the Sacramento River.
- Replacing Rural Residential lands in all communities and cities with Urban Residential lands.
- New areas of commercial located to the northwest of the Williams SOI.
- New areas of UGA to the east of Business 20, east of Williams.
- Significant new areas of residential, commercial and industrial growth located to the east and west of I-5, along the County's southern border with Yolo County.

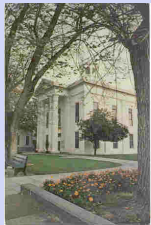


Buildout Growth Projections



	New Residential Units	Population Growth	New Non-Residential Square Footage	Job Growth
1989 General Plan	17,307	43,827	4,095,103	14,410
Alt 1: Economic Development	18,784	47,569	8,028,659	24,730
Alt 2: Balanced Growth	25,209	63,839	4,202,433	13,247
Alt 3: High Growth	50,290	127,355	6,192,126	20,066

Near-Term (2030) Growth Projections



	New Residential Units	Population Growth	Job Growth
1989 General Plan	3,519	1,390	1,312 - 1,341
Alt 1: Economic Development	3,519	1,390	1,312 – 1,596
Alt 2: Balanced Growth	3,519	1,390	1,312
Alt 3: High Growth	3,519	1,390	1,312 – 1,481

Alternatives Analysis



- Comparative analysis of the land use map alternatives:
 - Land Use and demographics
 - Agriculture
 - Transportation and circulation
 - Public utilities and infrastructure
 - Safety and environmental constraints
 - Tourism and Recreation
 - Fiscal effects

How to Use this Information



- **Background Report:**
 - Reference document, no direction is requested.
- **Issues and Opportunities Report:**
 - Policy direction regarding approach to Issues and Opportunities.
 - Which Issues and Opportunities are most important to the County?
 - Are there any additional Issues or Opportunities that should be addressed?
 - Land Use Map preferences
 - Can include components from one or all of Alternatives 1, 2, or 3.
 - Can identify revised land uses for specific areas or communities.

Next Steps



The Planning Commission will review the Issues and Opportunities Report on June 21st and make recommendations to the Board regarding:

- Preferred Land Use Map Alternative
- General policy direction to address key issues
- Key opportunities to pursue



Next Steps



On June 29th the Board will provide direction to staff and the consultant team regarding:

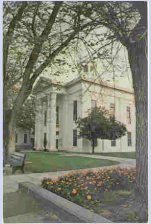
- Preferred Land Use Map
- Direction on approach to addressing key Issues and Opportunities
- Answers to key questions raised in the Issues and Opportunities Report
- Prioritization of Issues and Opportunities



Next Steps



- Following Board direction, the Steering Committee will begin meeting to assist in the development of Goals and Policies for the General Plan.
 - Public may attend Steering Committee meetings
 - The Board will receive periodic progress reports and will be asked to provide direction regarding key topics where there is not general consensus.
- Consultant team will continue to meet with key stakeholders, including the Cities of Colusa and Williams.



Questions, Comments and Discussion