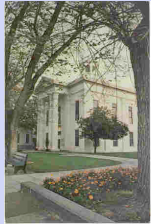




General Plan Update: Issues and Opportunities and Land Use Map Alternatives

Board of Supervisors

June 29, 2010



Intent of Today's Presentation



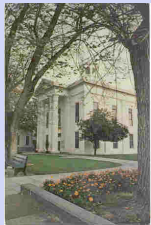
- Receive direction from the Board regarding:
 - Preferred land use alternative
 - Can include components of any/all of the three land use alternative maps and any changes to the land use maps suggested by the Planning Commission
 - Approach to issues and opportunities

Presentation Agenda and Overview



- General Plan Overview and Work Status
- Planning Commission Recommendation
- Critical “next steps” in the process

The Process



1 Visioning Workshops

Conduct a series of Visioning Workshops to receive public input on the General Plan Update and identify community preferences.

1

2 Existing Conditions Report

Information on current conditions and trends.

2

3 Issues and Opportunities Report

Describe issues, opportunities, and land use alternatives based on community outreach and Visioning Workshops.

3

4 General Plan Goals, Policies, and Programs

Develop goals, policies, and programs to address identified issues and achieve desired land uses.

4

5 Draft General Plan

Design a plan to reach the preferred vision of the County's future.

5

6 Environmental Impact Report

Analyze the environmental effects of implementing the General Plan.

6

7 General Plan Adoption

The Planning Commission and Board of Supervisors will consider the General Plan at a series of public hearings.

7

Planning Commission Recommendation



- Prefer Alternative 1 with specified revisions to land uses
- Focus on job growth before residential growth
- Limit use of Urban Growth Area
- Address conflicts between existing agricultural industrial uses and currently permitted uses on Agricultural General and Agricultural Transition parcels

Planning Commission Recommendation

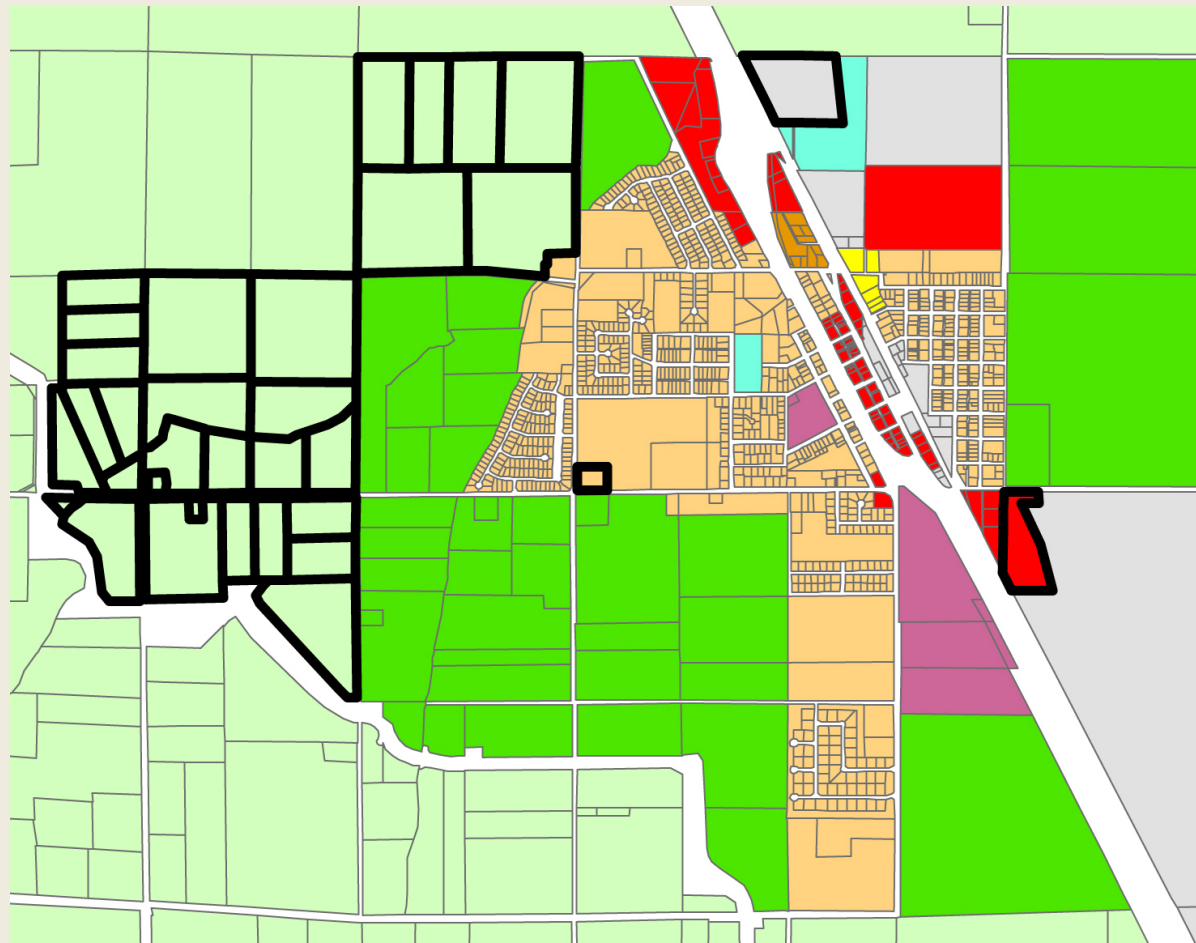
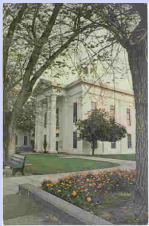


Summary of Changes to Alternative 1

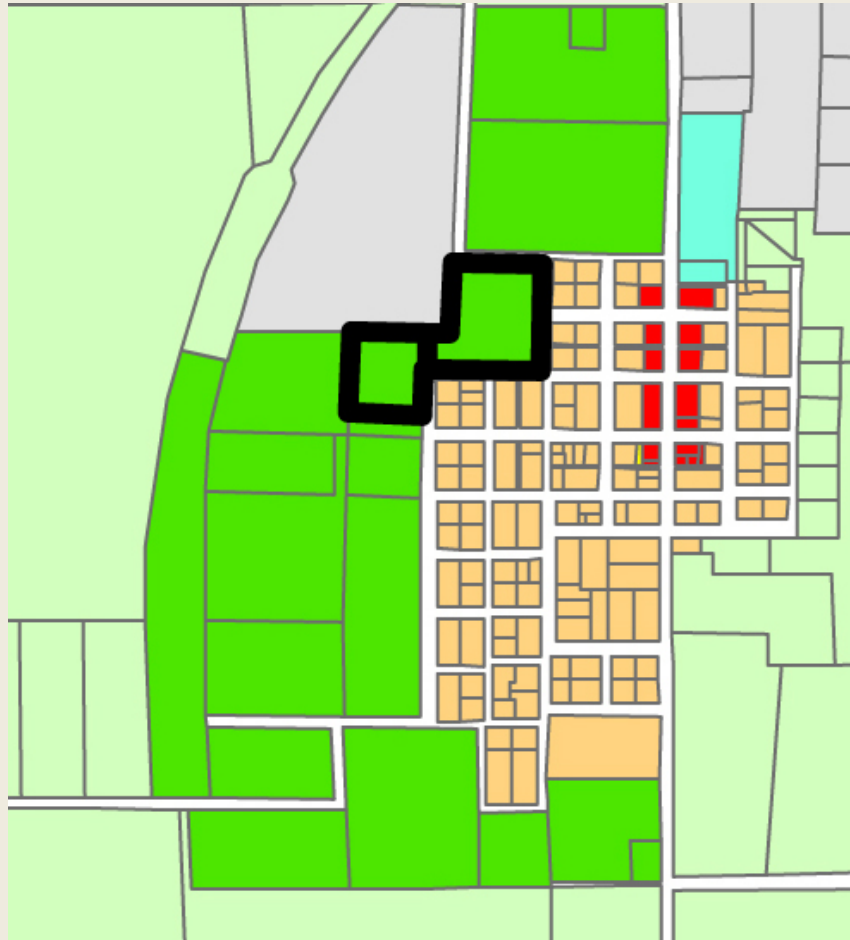
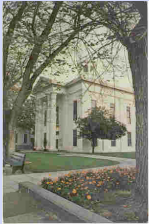
Land Use	Alt 1 – Acres	Alt 4 – Acres	Difference
AG	386,120.70	387,712.23	1,591.53
AT	4,537.20	3,932.37	- 604.83
C	992.1	679.31	- 312.79
I	8,507.40	8,722.65	215.25
MU	25.5	6.63	- 18.87
PR	402	390.26	- 11.74
RR	3,064.30	2,139.30	- 925.00
UGA	0	115.65	115.65
UR	2,052.80	2,003.59	- 49.21



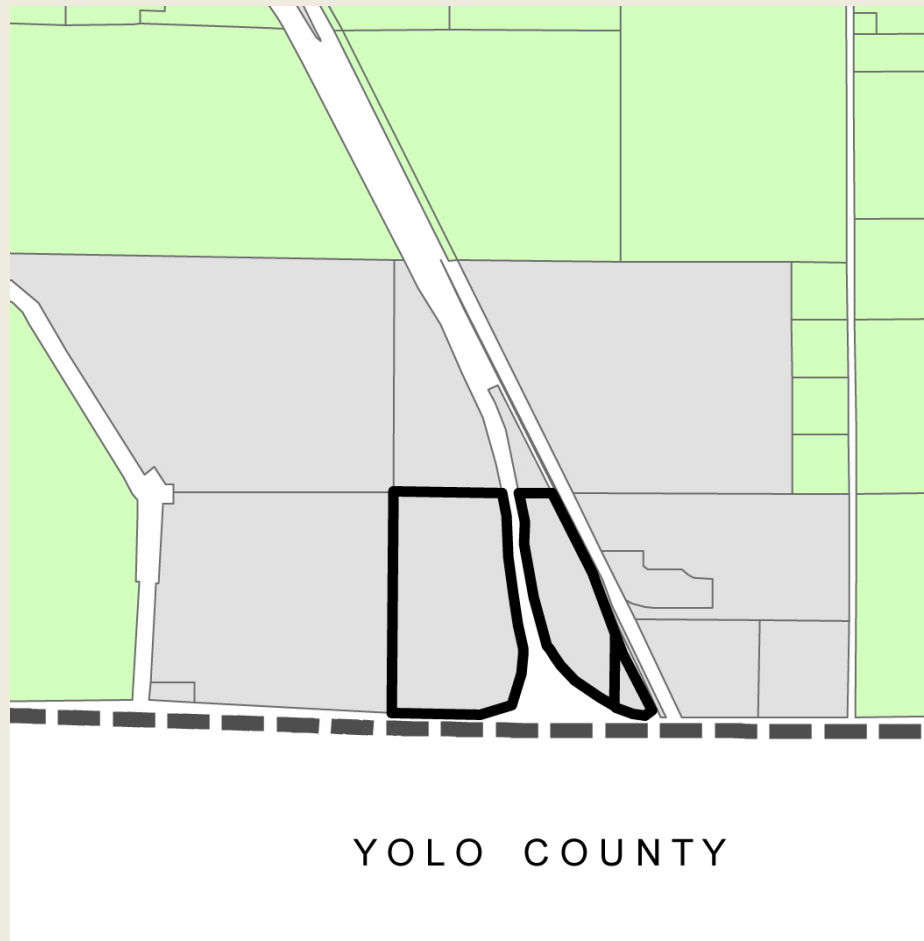
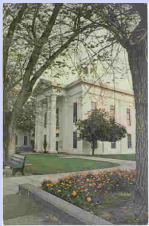
Arbuckle



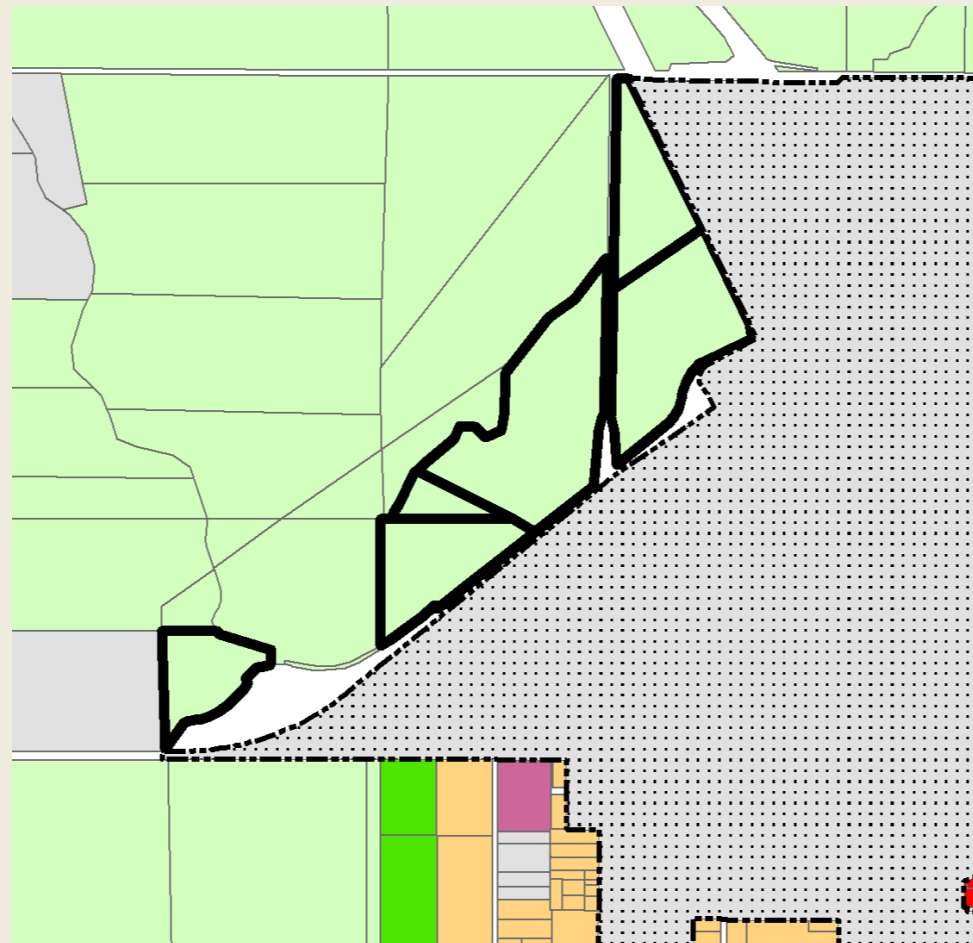
College City



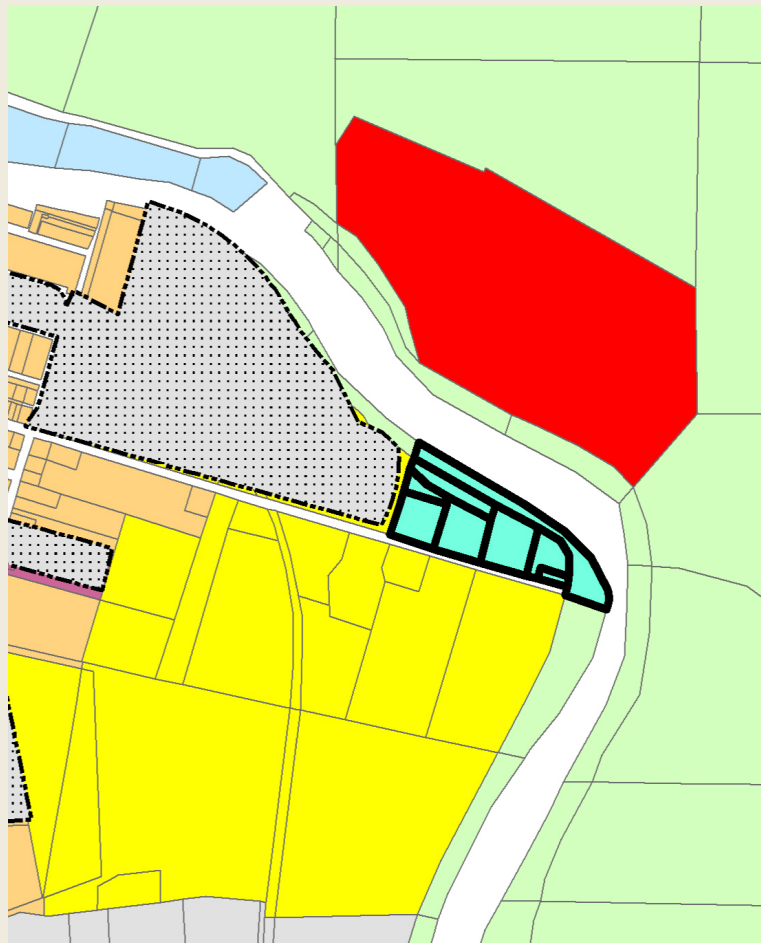
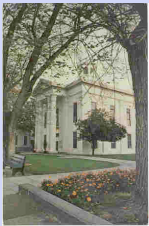
South County Line



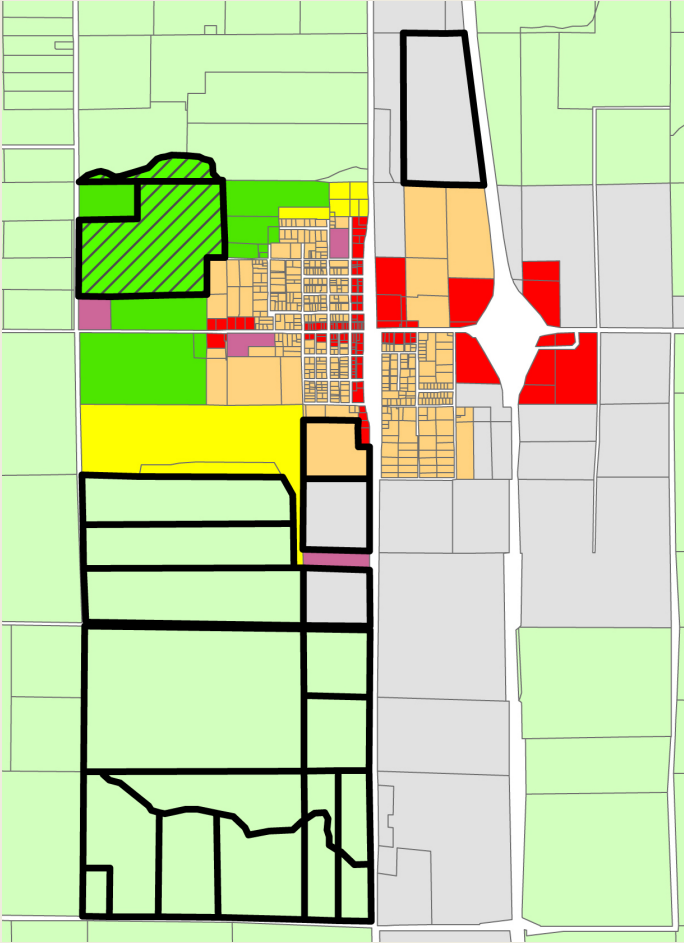
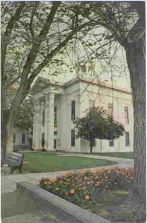
Williams



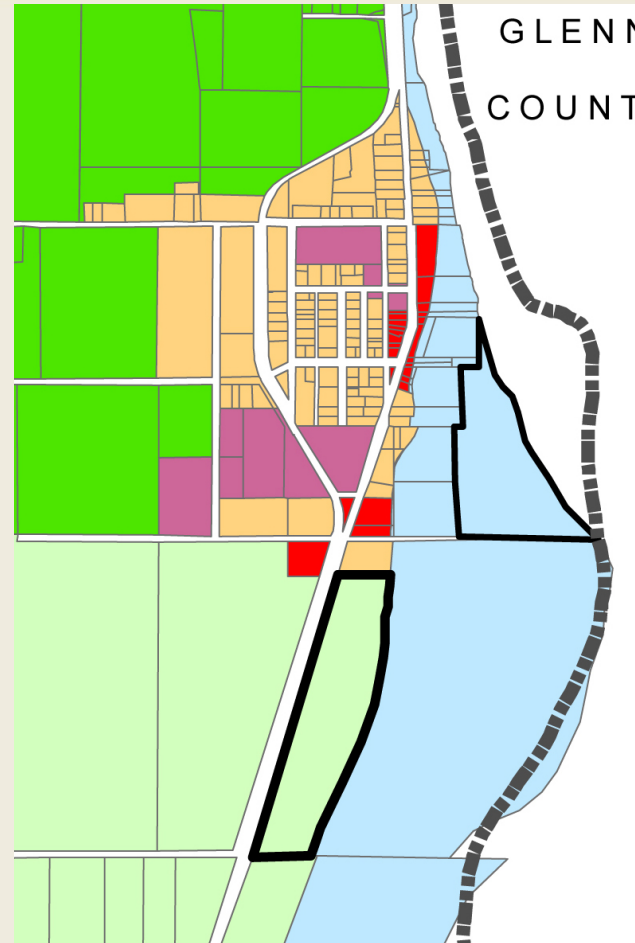
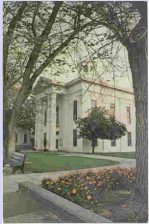
Colusa



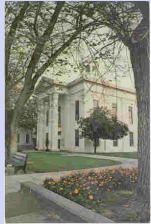
Maxwell



Princeton



Land Use Change Requests



- Additional land use change requests have been received following the close of the public period for Land Use Change Requests.
- The Planning Commission addressed two requests.
- Four additional requests have been received following the Planning Commission meeting.

Next Steps



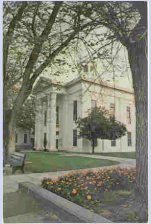
- Following Board direction, the Steering Committee will begin meeting to assist in the development of Goals and Policies for the General Plan
 - Public may attend Steering Committee meetings
 - The Board will receive periodic progress reports and will be asked to provide direction regarding key topics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

Request Board Direction



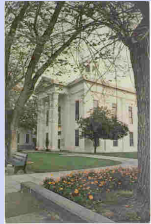
The Board is asked to provide direction to staff and the consultant team regarding:

- 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



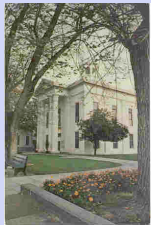
Land Use Map Alternatives

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



- 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



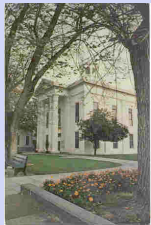
Alternative 2: Balanced Growth



- 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



- 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

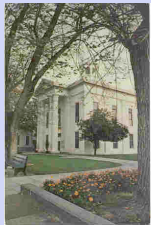
Alternative 3: High Growth/Public Input



- 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

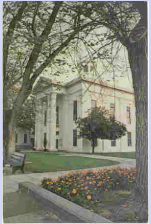


	New Residential Units	Population Growth	New Non-Residential Square Footage	Job Growth
1989 General Plan	17,307	43,827	4,095,103	14,410
Alt 1: Economic Development	18,784	47,569	8,028,659	24,730
Alt 2: Balanced Growth	25,209	63,839	4,202,433	13,247
Alt 3: High Growth	50,290	127,355	6,192,126	20,066

Near-Term (2030) Growth Projections



	Population Growth	New Residential Units	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



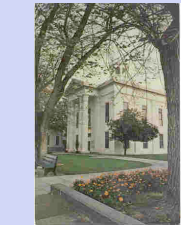
Issues & Opportunities

Issues and Opportunities



Topic	Issues	Opportunities
Land Use	Location and amount of growth Land Use designations	New land use designations
Agriculture	Protection of agricultural lands	Agriculture-related industries
Economy	Weak economic indicators	Employment generation and industry diversification
Transportation	Traffic congestion and road maintenance Limited public transportation options	Countywide traffic impact fee program

Issues and Opportunities



Topic	Issues	Opportunities
Public Utilities & Infrastructure	Infrastructure capacity, financing, and maintenance	Telecommunications expansion
Natural Resources	Protection of open space and existing landscapes Habitat encroachment and interference	Open space protection
Safety	Flooding and flood protection	
Recreation & Tourism	Limited access to recreational areas	Expand tourism industry Sites Reservoir