

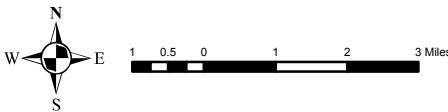
Planning Commission Recommendations for Land Use Designation

AG - Agricultural General	C - Commercial
AU - Agricultural Upland	DF - Designated Floodway
AT - Agricultural Transition	I - Industrial
UT - Upland Transition	RC - Resource Conservation
URA - Urban Reserve Area	RR - Rural Residential
PR - Parks & Recreation	UR - Urban Residential
RSC - Rural Service Center	MU - Mixed Use
PS - Public/Semi-Public Services	NL - State, Federal, or Other Agency Land

Requested Changes to General Plan Designations

Commercial	Mixed Use UR/Com
Industrial	Rural Residential
Mixed Use I/Com	Urban Residential
Mixed Use I/UR	

Property Owner Land Use Change Requests Map



General plan and parcel boundary data developed by the Geographical Information Center, California State University, Chico, for DeNovo Planning Group and Colusa County, dated January 30, 2010. General plan data updated February 5, 2010, by DeNovo Planning Group. Wildlife refuge data from Colusa County GIS. Road data from ESRI StreetMap North America. Map date: October 20, 2010.

De Novo Planning Group

A Land Use Planning, Design, and Environmental Firm

PROPERTY OWNER LAND USE CHANGE REQUESTS SUMMARY

#	Owner / Applicant	APN	Size	Zoning	1989 General Plan Land Use	Requested General Plan Land Use	Owner Comments
1	Highmark Properties / Denis Cook	012-090-014	61.5	Exclusive Agriculture	Agriculture-General	Urban Residential w/ Commercial Corner	Highmark Properties proposes a 67-acre residential subdivision, 1.5 acres of commercial at SR 45/Spenser Rd, and a 2.5-acre pond/park.
2	Colusa Heritage Partners / James Resney	022-190-062	33.5	Industrial (M)	Industrial	Industrial/Commercial	Increase retail opportunities, jobs, property tax revenue, sales tax revenue. No immediate plans for development.
3	Colusa Heritage Partners / James Resney	022-190-060	191.6	Industrial (M)	Industrial	Industrial/Urban Residential	Provide balance of jobs/housing. Convert 60 acres to Urban Residential and leave 142 acres industrial. Increase retail opportunities, jobs, property tax revenue, sales tax revenue. No immediate plans for development.
4	Dean and Josie Freeman	021-310-013	22.9	Exclusive Agriculture	Agriculture-General	Rural Residential	Divide the property into 2 or more parcels. The property is too small to be a profitable farm operation and is too large for rural living.
5	Jack W. Baber / Northstar Engineering	011-280-015	57.3	Highway Service Commercial	Commercial	Industrial	Provide residential and employment growth adjacent existing infrastructure and services. Anticipate future development needs (e.g., Sites Reservoir).
		011-280-040	14.8	Highway Service Commercial	Commercial	Commercial	
		011-280-072	77.9	Highway Service Commercial	Commercial	Urban Residential	
		011-280-073	64.8	Industrial (M)/Highway Service Commercial	Commercial	Urban Residential/Commercial	
		011-280-074	13.3	Highway Service	Commercial	Industrial	

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				Commercial			
5	Jack W. Baber / Northstar Engineering	013-040-005	0.6	Industrial (M)	Industrial	Urban Residential	
		013-020-001	11.8	Highway Service Commercial	Commercial	Urban Residential	
		013-040-006	10.2	Industrial (M)	Industrial	Urban Residential	
6	Patricia Hickel	015-060-090	25.6	Exclusive Agriculture	Agriculture-General	Rural Residential	There has been an increase of smaller ranchettes developing in the surrounding area and allowing 5 to 10 acre lots would provide an appropriate buffer between residential and agricultural uses.
7	Francis Hickel	015-060-089	21.5	Exclusive Agriculture	Agriculture-General	Rural Residential	There has been an increase of smaller ranchettes developing in the surrounding area and allowing 5 to 10 acre lots would provide an appropriate buffer between residential and agricultural uses.
8	Johnna Ornbaun / Kelly & Johnna Ornbaun	016-330-067	113.6	Exclusive Agriculture	Agriculture-General	Industrial	Provide opportunities for new job and business growth close to I-5 and Hwy 20.
9	Johnna Ornbaun / Kelly & Johnna Ornbaun	016-330-065	71.5	Exclusive Agriculture	Agriculture-General	Commercial	
10	Johnna Ornbaun / Kelly & Johnna Ornbaun	016-070-094	9.3	Exclusive Agriculture	Agriculture-General	Commercial	
		016-330-064	34.5	Exclusive Agriculture	Agriculture-General	Commercial	
11	Vern Ornbaun / Kelly & Johnna Ornbaun	016-070-093	73.1	Exclusive Agriculture	Agriculture-General	Commercial	
12	Kelly & Johnna Ornbaun / Kelly	016-070-107	19.3	Exclusive Agriculture	Agriculture-General	Industrial	

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	& Johnna Ornbaun						
13	Colusa Industrial Properties / Ed Hulbert	017-030-008	560.6	Exclusive Agriculture	Agriculture-General	Industrial	Expansion of Colusa Industrial Properties, larger parcels for industrial and food processing facilities. Entire parcel is on CIP's wastewater permit. Proposed uses will increase tax base and job growth.
14	Butte Creek Farms / Ed Hulbert	015-130-045	90.9	Exclusive Agriculture/Floodway	Agriculture-General	Commercial	Expand Colusa Landing (marina) including parking, RV park, boat storage, and related businesses. Increase in recreation/tourism business, tax base, job growth, and sales tax.
15	Charles Lovelace, Sr. / Charles and Cynthia Lovelace	011-270-034	120.9	Exclusive Agriculture/Residential Single Family R-1-8	Agriculture-Transition	Urban Residential	Property is currently zoned R1-8, which conflicts with the General Plan designation of A-T. This request would allow the parcel to be developed consistent with the zoning. Also, Maxwell needs residential growth to support local business.
16	Brent Wiggin, Inc.	021-300-008	3.5	Exclusive Agriculture	Agriculture-General	Urban Residential	This request is only made if there is a decision that the parcels will be encompassed in a future residential area. This would provide for orderly growth that is contiguous with the existing community.
		021-300-069	43.2	Rural Residential	Agriculture-General	Urban Residential	
17	Walter C. Burke	021-300-058	9.4	Exclusive Agriculture	Agriculture-General	Urban Residential	Develop residential uses compatible with the goals of the community and county.
		021-300-057	9.8	Exclusive Agriculture	Agriculture-General	Urban Residential	
		021-300-059	10	Exclusive Agriculture	Agriculture-General	Urban Residential	
		021-300-060	23.8	Exclusive Agriculture	Agriculture-General	Urban Residential	

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#	Owner / Applicant	APN	Size	Zoning	1989 General Plan Land Use	Requested General Plan Land Use	Owner Comments
18	Charles and Lorraine Marsh	018-280-098	11.9	Exclusive Agriculture	Agriculture-General	Urban Residential	The increased population next to the orchard on this property is already making farming more difficult. Would like to split the parcel into 2-acre lots to allow a rural lifestyle and provide a buffer between subdivisions and agricultural uses.
19		018-280-099	12.1	Exclusive Agriculture	Agriculture-General	Urban Residential	
20		018-280-100	11.6	Exclusive Agriculture	Agriculture-General	Urban Residential	
21		018-280-101	13.1	Exclusive Agriculture	Agriculture-General	Urban Residential	
22	Myers & Charter, Inc. / Daniel O'Connell	018-180-041	27	Exclusive Agriculture	Agriculture	Industrial	Current use is Rice and Seed Dryers. Would like ability to expand operations, including a solar photovoltaic system, without potential conflicts with GP/Zoning. Unclear whether solar system is a permitted use in the current agriculture zone.
		018-270-036	30.3	Exclusive Agriculture	Agriculture	Industrial	
23	Logan Dennis, LC Dennis Company / Pauline Palmer, California Engineering Co., Inc.	013-160-006	9.5	Residential Single Family (R-1-8)	Agriculture-Transition	Urban Residential	Property owner would like to subdivide the property for residential use. The current zoning is R-1-8, however the General Plan designation of A-T conflicts with the current zoning.
		013-160-007	1.4	Residential Single Family (R-1-8)	Agriculture-Transition	Urban Residential	
24	D+L Trust/Jim and Ken Mumma	022-100-055	98	Industrial (M)	Industrial	Urban Residential	Applicant indicates parcel could be planned to accommodate a residential subdivision and water/sewer system to serve the entire College City community.
		019-130-018	14.4	Exclusive Agriculture	Agriculture-General	Industrial	
		019-130-019	25.3	Exclusive Agriculture	Agriculture-General	Industrial	
25	Charles E. Pearson, Sr./Gwen Pearson	015-130-032	6.2	Floodway	Rural-Residential	Industrial	Industrial/commercial designation requested to accommodate rice storage bins
26	Cressy & Violet Westcott / Todd A. Mehr, Esq.	017-030-022	45.6	Exclusive Agriculture	Agriculture-General	Rural Residential	Property borders Walnut Ranch and the City of Colusa. Colusa Industrial Properties already has development plans for the area. This request is
		017-030-042	100.1	Exclusive Agriculture	Agriculture-General	Mixed Use - UR/Commerci	

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		017-030-042	100.1	Exclusive Agriculture	Agriculture-General	al	intended to be compatible with future land uses in the area.
		017-030-050	13.4	Exclusive Agriculture/Industrial (M)	Agriculture-General	Mixed Use - UR/Commercial	
		017-030-090	104.2	Exclusive Agriculture	Agriculture-General	Rural Residential	
		017-030-087	13.1	Rural Residential	Agriculture-Transition	Urban Residential	
		017-030-089	32.7	Exclusive Agriculture	Agriculture-General	Mixed Use - UR/Commercial	
27	Jerry Maltby / Daniel O'Connell	014-300-017	263.7	Exclusive Agriculture	Agriculture-General	Industrial	Property owner is developing an oil seed crush plant that will work in concert with the existing feed lot on the property.
		014-300-037	40.8	Exclusive Agriculture	Agriculture-General	Industrial	
		014-300-046	451	Exclusive Agriculture	Agriculture-General	Industrial	
28	Charles T. Yerxa Farms / Woody Yerxa	015-060-039	249.9	Exclusive Agriculture	Agriculture-General	Rural Residential	Would like a General Plan designation that provides 5-10 acre parcels so that the 252.65-acre parcel may be split into four 10-acre parcels and a remainder. This will result in parcel sizes and a rural setting consistent with nearby parcels.