



COLUSA COUNTY GENERAL PLAN UPDATE STEERING COMMITTEE

MEETING SUMMARY

Meeting #3 – November 3, 2010

Steering Committee members Monica Aguayo (City of Williams) Jack Baber (Reclamation District #1004), Denise Erickson (Family Action Centers of Colusa County), Ben Felt (Colusa County Chamber of Commerce), Ed Hulbert (Colusa Industrial Properties), Nancy Loudon (Soroptomists International of Colusa County), Bill Lovelace (at-large), Lester Miller (at-large), Harry Petersen (at-large), Jane Smart (at-large), Kay Spurgeon (Colusa County Office of Education), Rachelle Valverde (Glenn-Colusa Irrigation District), and Mary Wells (at-large) were present.

Public Comment

An opportunity for public comment was provided; three members of the public commented.

Dean Freeman indicated that he has a 22-acre parcel with two homes on it and submitted a land use change request (request #4). He would like to have the parcel designated Agricultural-Transition. He would like to have the parcel designated so he can split the parcel and create two lots of approximately 10 to 12 acres.

Daniel O'Connell indicated that he represents the property owners for requests #24, #27, and #17 and offered to answer any questions regarding those land use change requests.

Nicole Ledford represented the Baber Properties in Maxwell (request #5) and offered to answer any questions regarding the land use change request.

Land Use

There was general consensus on issues related to land use. The Steering Committee identified the following priorities and concerns for the General Plan Update:

- Allow growth as needed; do not turn into a Sacramento bedroom community.
- Maintain the County's rural character by preserving agricultural and open space uses; focusing development in and adjacent to existing communities, and maintaining orderly growth that avoids leapfrogging.
- Provide land use designations that are flexible and provide a means to change land use designations when needed.
- The Steering Committee supported the proposed Agricultural-Transition and Urban Reserve Area designations. These designations will provide the County with the ability to differentiate lands planned for urbanization from lands intended to permanently buffer urban uses from agricultural uses.

Community Character

There was general consensus on issues related to community character. The Steering Committee identified the following priorities and concerns:

- There is a need to ensure that development in the County maintains the County’s rural flavor and that the unique attributes of each community are complimented by future development. The Steering Committee supported County-wide design standards, with specific criteria developed for Arbuckle, Maxwell, the Colusa area, the Williams area, and historic downtown areas.
- Design criteria need to be applied in such a way as to not to significantly discourage economic development.
- **Arbuckle**
 - Very important to revitalize the downtown east of the freeway. The Committee indicated a desire for Arbuckle to become a “boutique marketplace” for specialized destination retail, such as bed and breakfast establishments, book stores, restaurants and cultural activities, similar to the town of Winters. There is a desire to attract tourism to this community by creating an agricultural and train history culture with entry-way treatment that directs travelers from I-5 to the downtown.
 - Preserve and revitalize unique and historic buildings.
 - The Committee indicated an interest in extending the same architectural theme of the downtown to newer development.
 - The Committee opposed making Arbuckle a bedroom community to Sacramento, preferring to encourage more commercial/industrial local job creating development over residential subdivision growth.
 - Mixed use development is appropriate and desirable, with residential on the top floors and commercial on the bottom floors in the downtown considered preferable.
 - Character-defining features for this town include historic western architecture with articulated brick buildings, flat and gable roofing, canopy covered sidewalks (arcades) and corrugated metal warehouse buildings. Arbuckle was mentioned as a strong candidate for design standards/guidelines.
- **Maxwell**
 - As with Arbuckle, Maxwell is also a candidate for similar treatment of design character, except that Maxwell should create measures to maintain the community’s “small town feeling”.
 - The main street should be developed with commercial, retail, and service uses that serve local residents as well as travelers driving through Maxwell to Stonyford or

the future Sites Reservoir. Creation of a “boutique” downtown is not appropriate for Maxwell.

- Promote a home-town atmosphere and great environment to raise families.
 - Provide job opportunities along the I-5 corridor.
 - Maintain jobs/housing balance.
 - The town has the potential to capture significant tourism as a gateway to Colusa’s northwest recreation areas with the potential development of the Sites Reservoir.
 - Building design should respect the western motif architecture of the downtown. Maxwell was mentioned as a strong candidate for design standards/guidelines.
- **Stonyford**
 - Stonyford is transforming from a family-oriented town to a community composed of primarily retired folks and ranchers with limited job opportunities. Some of the Steering Committee members encouraged the County to look at expanding industrial development in the town to boost the economy.
 - One of the Committee members noted a desire for the County to control where marijuana can be grown, particularly around Stonyford.
 - A limited amount of new smaller (10 acre) parcels should be allowed in the forested and largely undeveloped areas .
 - **Grimes, Princeton, College City** and other smaller communities in the County
 - Growth opportunities within these communities are constrained due to limited infrastructure, such as sewer and water to serve new growth.
 - Rural residential development results in financial and service burdens, including impacts on police and fire services, that need to be considered if significant growth is proposed for these areas.
 - **Colusa**
 - Encourage job growth in and around the City that benefits the County as a whole.
 - The City’s planning for the Sphere of Influence (SOI) should be used to facilitate growth around Colusa.
 - Development in the Colusa area should complement the unique design characteristics of the city, such as the historic downtown, courthouse, and the grid neighborhoods of tree-lined streets.
 - Seek City input on development proposals in the SOI.

- Although invited, no representatives from the City were in attendance at the meeting to provide input regarding the City's land use and community character preferences for the unincorporated area around Colusa.

- **Williams**

- Encourage job growth in and around the City that benefits the County as a whole.
- The City's planning for the Sphere of Influence (SOI) should be used to facilitate growth around Williams.
- Seek City input and coordinate with City on development proposals in the SOI.
- The City is currently conducting a General Plan Update and this process will include the development of separate design guidelines. The City's design standards should be used to develop design criteria for the area around Williams.

Land Use Map

- The Steering Committee members separated into two groups and reviewed and commented on the Planning Commission's recommended land use map. The Steering Committee reviewed proposed land uses in each community and identified where land uses should stay as proposed and where land uses should be changed. The Steering Committee members also looked at each of the land use requests made by individual property owners and identified whether the request should be included on the Steering Committee Recommended Land Use Map.
- **DIVERGING OPINIONS:** Overall, the Steering Committee concurred on land uses appropriate for the County and its communities. There were several specific instances where multiple land uses were recommended for a single parcel or where some Steering Committee members supported a specific land use request while other members did not. In these instances, the Steering Committee Recommended Land Use Map shows each of the options identified by the Steering Committee for Board of Supervisors consideration.