



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

Planning Commission

June 21, 2010

# Intent of Today's Presentation



- Receive direction from the Planning Commission 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
  - Prioritize 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



## 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

# 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

# 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



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

# Issues and 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

# 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

# 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
<b>1989 General Plan</b>	17,307	43,827	4,095,103	14,410
<b>Alt 1: Economic Development</b>	18,784	47,569	8,028,659	24,730
<b>Alt 2: Balanced Growth</b>	25,209	63,839	4,202,433	13,247
<b>Alt 3: High Growth</b>	50,290	127,355	6,192,126	20,066

# Near-Term (2030) Growth Projections



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



Provide recommendations to the Board of Supervisors regarding:

- Preferred Land Use Map Alternative
- Issues and Opportunities:
  - Are there any additional topics that should be addressed?
  - General priorities

# Next Steps



On June 29<sup>th</sup> 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



# Land Use Map Alternatives



# Issues & Opportunities