

Recommendation

Staff recommends that the Planning Commission review the staff report. No action is requested of the Planning Commission at this time.

Purpose

The purpose of this agenda item is to familiarize the Planning Commission with the General Plan Update process and to present preliminary information regarding the General Plan land use map alternatives and related growth projections. In June 2010, the General Plan schedule anticipates that the Planning Commission will be presented with the Issues and Opportunities Report, which will identify the relative benefits and drawbacks of each of the land use alternatives, and will also identify the issues and opportunities to be addressed through the General Plan Update process. The Planning Commission will also be presented with the Existing Conditions Report (Background Report), which will document the existing conditions in the County.

General Plan Update

The General Plan identifies the County's priorities and its vision for the future. The current General Plan was adopted in 1989. Since that time, Colusa County has experienced development and other changes in the developed communities and rural areas. The update to the General Plan will serve as the jurisdiction's "constitution" or "blueprint" for future decisions concerning land use, infrastructure, public services, and resource conservation. All specific plans, subdivisions, public works projects, and zoning decisions made by the County must be consistent with the General Plan.

The General Plan Update will:

- Provide the public opportunities for meaningful participation in the planning and decision-making process;
- Provide a description of current conditions and trends shaping Colusa County;
- Identify planning issues, opportunities, and challenges that should be addressed in the General Plan;
- Explore land use and policy alternatives;
- Ensure that the General Plan is current, internally consistent, and easy to use;
- Provide guidance in the planning and evaluation of future land and resource decisions; and
- Provide a vision and framework for the future growth of the County.

The General Plan Update process includes the following general steps:

- Step 1: Document Existing Conditions (underway)
- Step 2: Conduct a Visioning Process (complete)

County of Colusa
Planning Commission
May 10, 2010 – General Plan Item

- Step 3: Identify Issues, Opportunities and Preferred Land Uses (underway)
- 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

The Visioning Process was conducted in 2009. Information from the Visioning Process is being used in the preparation of the Issues and Opportunities Report. Following identification of a preferred land use map from the Board of Supervisors, the Steering Committee will meet throughout Step 4 to develop the goals, policies, and programs that will guide and direct the future implementation of the preferred land use map.

Existing Conditions Report. The Existing Conditions Report will provide a snapshot of the conditions, trends, and regulations that are influencing the County today. The report will focus on development patterns, natural resources, economic conditions, agricultural resources, environmental constraints, housing resources, and demographics. The information on existing conditions will be used to better understand the issues facing the County and lead to the development of a plan that helps the County address each issue appropriately. The Report provides decision-makers, the public, and local agencies with a factual context for making policy decisions. The Existing Conditions Report will also serve as the description of existing conditions for the Environmental Impact Report (EIR) to be prepared for the General Plan later in the process. The Existing Conditions Report is scheduled for publication in June 2010.

Issues and Opportunities Report. Based on public input from the Visioning Workshops and the analysis contained in the Existing Conditions Report, the Issues and Opportunities Report will provide a summary of the critical policy and program issues to be addressed in the General Plan Update. The report will identify and address issues and options associated with each of the three land use alternative maps. This document will be used by the Planning Commission and Board of Supervisors to provide direction on the focus of the General Plan Update. The Issues and Opportunities Report is scheduled for publication in June 2010.

Land Use Map Alternatives

As part of its review of the Issues and Opportunities Report, the Planning Commission will be reviewing land use map alternatives for the unincorporated County and will be making a recommendation to the Board of Supervisors regarding a “preferred alternative.” This staff report is intended to provide the Planning Commission with a preview of the land use alternative maps that will be presented with the Issues and Opportunities Report. The preferred land use map alternative will be the foundation for the updated General Plan Policy Document, which will be drafted in the next phase of the update process.

After the Planning Commission thoroughly reviews the alternative land use maps and receives any feedback from County residents and stakeholders, it will be asked to recommend a preferred course of action and identify a preferred land use map. The preferred land use map will not necessarily be identical to one of the alternatives described in this staff report. Rather, the preferred land use map may be made up of parts of each alternative that the community and decision-makers feel best represents how Colusa County should grow in the future. **Figure 1** illustrates the existing land use map within the adopted 1989 General Plan.

Each of the land use alternatives is described below.

- *Alternative 1:* Alternative 1 is intended as the "Economic Development" option, with more emphasis on identifying areas for commercial and industrial growth and less emphasis on future residential development. See **Figure 2**.
- *Alternative 2:* Alternative 2 is the "Balanced Growth" option, which provides for a balance of job-creating and residential development alternatives in each of the major developed communities in the County. See **Figure 3**.
- *Alternative 3:* Alternative 3 is a "High Growth" option, which identifies significant lands for residential development and future urban expansion. See **Figure 4**.

Land Use Designations

The land use maps (**Figures 1 through 4**) and the tables referenced below each include a number of land use designations. These land use designations are summarized below.

1989 General Plan

Figure 1 depicts the land use designations adopted under the 1989 General Plan. A brief description of each of these designations is provided below. These descriptions are based on the text of the 1989 General Plan.

PR- Parks and Recreation: Areas designated PR include golf courses, city, community and state parks, fairgrounds, and other recreational areas. At the present time, all of the PR areas are within communities. As in the case of public services, specific sites for future community parks are not presented on the land use map, but ample room has been provided in future residential areas for such parks.

RSC- Rural Service Center: The General Plan designates rural service centers at Sites, Delevan and Lodoga. These areas are very small, predominantly residential settlements. Growth potential in these areas is severely limited by the lack of urban services. However, all three communities contain a large number of existing vacant lots that are potentially buildable. Additional lot splitting in these areas is strongly discouraged. Commercial and residential uses are acceptable within RSC areas, provided such uses conform to the revised zoning map for each community.

County of Colusa
Planning Commission
May 10, 2010 – General Plan Item

PS- Public/Semi-Public Services: This category includes schools, libraries, churches, fire and police stations, corporation yards, water and sewage plants, migrant labor camps, lodges, electric power substations, and airports. The category only applies to existing public uses since the exact locations of schools, utilities, parks, etc will be determined as each respective community develops. As lands are converted to urban uses, sites for public/semi-public services would generally be provided within the land designated for Urban Residential uses.

C- Commercial: Commercially designated areas include central business districts, highway commercial areas, hotels, offices, restaurants, shopping centers, and heavy commercial uses such as farm implement sales and auto salvage yards. The designation includes both built-up commercial areas and vacant areas suitable for commercial development.

I- Industrial: Lands designated industrial fall into two categories: existing industrial areas and vacant areas designated for industrial parks. The existing industrial areas contain agricultural support uses such as irrigation pipe yards, grain storage warehouses, rice dryers, and packing and distributing facilities.

The second category includes planned industrial areas in the I-5 corridor and the Colusa Sphere of Influence. Such areas are served by rail, interstate or state highway and have high visibility. These areas are to be developed as master-planned industrial subdivisions, rather than on a piecemeal basis.

RC- Resource Conservation: The RC designation is applied to forests and forested rangelands under federal ownership, to watershed lands requiring management and protection, and to the National Wildlife Refuges. In addition to forestry, acceptable uses on private lands within the RC designation include grazing, mining, non-intensive recreation and very low density residential uses. Also included as RC areas are the Colusa, Delevan and Sacramento National Wildlife Refuges.

DF- Designated Floodway: Lands within this classification have been designated as floodways by the State Reclamation Board. Areas between the Sacramento River and the levees are included, as well as the Colusa Bypass between the Sacramento River and Butte Creek.

A-G - Agricultural-General: Land carrying this designation is generally used for orchard and crop production. Secondary uses in A-G areas include oil and gas drilling, non-intensive recreation, agricultural industry (processing), and agricultural support uses, provided that these uses do not interfere with the viability of agriculture or create environmental hazards.

- Residences in these areas are related to agricultural operations.

County of Colusa
Planning Commission
May 10, 2010 – General Plan Item

- The A-G areas are presently zoned “Exclusive Agriculture” and are subject to a 40-acre minimum lot size requirement.

A-U - Agriculture-Upland: These lands are used for cattle and sheep grazing, and are intermixed with undeveloped, uninhabited forests, chaparral and grasslands. Secondary uses in A-U areas include forestry, mining, and non-intensive recreation. Soils are generally fair to poor and are not conducive to crop production. Land divisions for non-agricultural purposes should be discouraged in these areas to prevent conflicts with ranching and to minimize exposure to natural hazards.

- New parcels smaller than 80 acres should be prohibited.
- In some locations, it may be appropriate to raise the minimum lot size to 160 acres.

U-T - Upland-Transition: This designation is used to identify a limited number of areas near Stonyford and Lodoga. If access is sufficient, water is available, and the parcels meet the County’s slope-density requirements, very low density residences (one unit per 10 acres) are an acceptable use. The intent of the U-T designation is to create a transitional zone between rural-residential areas such as Century Ranch and Stonyford and the very large acreage ranches and wilderness areas.

A-T - Agriculture-Transition: The intent of the A-T designation is two-fold:

1) To recognize areas where land has already been subdivided into small parcels (less than 10 acres) for ranchettes, part-time farms, and orchards. A-T serves as a transition zone between urban areas and the large-scale farms beyond in areas where large-scale agricultural operations are no longer feasible due to small parcel size or proximity to existing urban centers.

2) To identify vacant areas which may be suitable for urban uses in the future but which are not suitable at this time due to a lack of urban services and their distance from the established community. It may be appropriate to redesignate these areas for a more intense use based market demand and development trends. Designating all of the A-T areas for development would be inappropriate since an oversupply of land would result (an oversupply would reduce the effectiveness of the plan, encourage urban sprawl, and raise urban service costs). These areas should not be extensively subdivided into small “ranchette” parcels that would prevent future urbanization.

RR - Rural Residential: This designation allows semi-rural living at an average density of one house per one to ten acres.

- Intended for areas where land ownership and parcel patterns preclude the use of land for agriculture.
- Preserve the attractive low-density character of the areas adjacent Colusa, Williams, Arbuckle, Maxwell, Princeton, and Stonyford and the partially

County of Colusa
Planning Commission
May 10, 2010 – General Plan Item

developed non-sewered townsites and subdivisions such as College City and Century Ranch.

- Provide a buffer between urban uses and farmland.
- Primary use of RR parcels is housing, with parcels usually large enough for backyard gardening or raising horse, but their owners do not derive their living from these activities.
- Smaller than A-T parcels.
- Distinguished from UR parcels by the lack of a central sewer system.
- New parcels smaller than one acre are not permitted.

UR - Urban Residential: This designation applies to existing and future residential areas where domestic sewer and water systems are available or can be made available.

The UR designation allows R-1 to R-4 zoning classifications.

- Agriculture is an acceptable interim use.
- Residential support uses, such as schools and parks, are allowed.

Land Use Map Alternatives

The majority of land use designations used for the land use map alternatives (**Figures 2 through 4**) are comparable to the 1989 General Plan. Land use descriptions for Parks and Recreation (PR), Public/Semi-Public Services (PS), Commercial (C), Resource Conservation (RC), Agricultural-General (AG), Agricultural-Upland (AU), and Upland-Transition (UT) designations will be generally the same as the 1989 General Plan. Modifications to the RSC, A-T, and UR designations are recommended;. New land use designations, Urban Growth Area and Mixed Use, are also introduced with the land use map alternatives. Each land use designation will be refined in the subsequent steps of the General Plan Update process and additional modifications may be recommended. The modifications and new designations identified below are given to provide some context for the attached tables and figures.

RSC- Rural Service Center: The RSC designation would be expanded to allow public/semi-public services.

A-T - Agriculture-Transition: The intent of the A-T designation is to recognize areas where land has already been subdivided into small parcels (less than 10 acres) for ranchettes, part-time farms, and orchards and to identify lands appropriate for development as a transition zone between urban areas and the large scale farms beyond. A-T parcels may be divided with a minimum lot size of 10 acres. A-T lands may also be developed with low-intensity commercial or industrial uses that are oriented toward agricultural operations.

County of Colusa
Planning Commission
May 10, 2010 – General Plan Item

RR - Rural Residential: This designation would be modified to limit the minimum parcel size to two acres.

UR - Urban Residential: This designation will be modified to allow an expanded list of residential support uses, including libraries, and wells/water treatment facilities.

MU - Mixed Use: This designation accommodates a range of neighborhood shopping, high density residential, and office uses. Residential uses up to 20 dwelling units per acre are allowed, with a minimum density of 10 dwelling units per acre. The Mixed Use designation encourages placing housing, jobs, services, and recreational land uses close together within a project site, or on different stories of the same building.

UGA - Urban Growth Area: This designation serves as a placeholder for future urban development. Agricultural uses are an acceptable and encouraged interim use. Lands designated UGA shall not be extensively subdivided or developed until it is appropriate to develop the lands with urban levels of residential, commercial, parks and recreation, and public/semi-public uses. Lands designated UGA shall not be amended to urban land use designations (e.g., residential, commercial, parks and recreation, and public/semi-public uses) in a piecemeal fashion. It is anticipated that most of these parcels will be redesignated under future General Plans when additional lands are needed to accommodate growth. Development of lands designated UGA will require a General Plan Amendment to the proposed use, which shall be granted when:

- 1) The majority of adjacent designated urban residential and commercial lands has been built out or is planned for buildout,
- 2) Urban services (water, wastewater, storm drainage, utilities, and roads) have been extended or planned to be extended to the majority of adjacent lands designated for urban uses,
- 3) The amendment would not create an island of urban uses in a rural area,
- 4) The amendment would not result in leapfrog development patterns, and
- 5) A master plan or specific plan has been prepared for the lands proposed for a change in land use designation.

Growth Projections

Growth projections have been developed for each alternative. As part of the General Plan Update process, a framework of goals and policies that will guide the implementation of the selected land use map will be developed. It is anticipated that some of the policies will serve to constrain growth. However, as these policies have not yet been developed, the growth projections anticipate buildout of all areas designated for future development. **Tables 1 through 4** summarize the growth projections

County of Colusa
Planning Commission
May 10, 2010 – General Plan Item

associated with the 1989 General Plan land use map and the three land use alternative maps. The growth projections include three components:

Full Buildout Projections: Under the full buildout projections, the total amount of development that could theoretically be accommodated by each alternative is identified. While the level of growth would not occur in the short-term and likely would take over 100 years to achieve, the full buildout projections highlight the significant difference in the amount of growth that may be accommodated under each alternative. The growth projections are based on full buildout of vacant and underdeveloped parcels.

Near-Term Growth Projections: Under the near-term conditions, the total amount of development is anticipated to be similar for each alternative since development is typically guided by market forces, such as availability of land and demand for new development (e.g., residential, industrial, commercial, and recreational growth). The near-term growth projections identify how growth will likely be distributed over the next 20 to 30 years in the County, based on the land use patterns associated with each alternative.

Existing Development. **Tables 1 through 4** estimate the existing level of development associated with each land use designation. This information is based primarily on assessor's data. However, the assessor's data does not provide a unit count for each parcel and assessor data alone resulted in an undercount of existing housing units. In order to provide an estimate of existing conditions, the unit count based on assessor's data has been extrapolated to be consistent with the 2009 Department of Finance population estimates for Colusa County.

Table 5 through 8 estimate the amount of growth that would be experienced in each community under near-term and full buildout conditions for the 1989 General Plan and each of the land use map alternatives. Existing development has been estimated for each community. The community "boundary" used to determine existing development and the growth projections is the same for each land use alternative and represents the maximum extent of growth envisioned for each community under any combination of scenarios. This means that the boundary represents a much larger area than the developed, or urbanized, portion of each community. The "boundaries" are not meant to be formal delineations of community boundaries. Rather, they were developed in order to provide a consistent basis for calculating growth within and surrounding existing unincorporated communities under each land use map alternative.

Next Steps

June 2010 – Planning Commission review of Issues and Opportunities Report and recommendation to Board of Supervisors regarding the preferred land use map

County of Colusa
 Planning Commission
 May 10, 2010 – General Plan Item

Table 1: 1989 General Plan – Growth Projections by Land Use Designation

Land Use	Total		Buildout (Existing + New Development)		Existing Development		Future Potential Development			
	Parcels	Acreage	Dwelling Units	Non-Residential Sq. Ft.	Dwelling Units	Non-Residential Sq. Ft.	Short-Term (20 - 30 Years)		Buildout (50 + Years)	
							Dwelling Units	Non-Residential Sq. Ft.	Dwelling Units	Non-Residential Sq. Ft.
AG	4,807	392,436.8	7,780	937,795	1,124	301,473	535	52,301	6,656	636,322
AT	172	3,162.6	318	92,940	49	14,463	22	6,450	269	78,477
AU	1,071	172,694.0	263	27,794	79	27,794	15	0	184	0
C	313	513.2	133	2,184,128	133	296,209	0	155,172	0	1,887,919
DF	302	13,002.0	21	28,899	21	28,899	0	0	0	0
I	264	3,572.8	32	1,579,630	32	162,515	0	116,476	0	1,417,115
NL	261	3,692.5	0	0	0	0	0	0	0	0
PR	17	371.0	0	26,985	0	19,296	0	632	0	7,689
PS	38	447.1	0	17,367	0	8,908	0	695	0	8,459
RC	584	125,166.2	29	5,080	29	5,080	0	0	0	0
RR	1,655	3,515.9	2,012	3,968	464	3,968	124	0	1,548	0
RSC	102	514.9	134	101,888	79	42,766	4	4,859	55	59,122
UR	2,102	1,757.6	10,699	84,594	2,137	84,594	688	0	8,562	0
UT	207	4,031.7	115	2,800	82	2,800	3	0	33	0
TOTAL	11,895	724,878.3	21,537	5,093,868	4,230	998,765	1,390	336,585	17,307	4,095,103

County of Colusa
 Planning Commission
 May 10, 2010 – General Plan Item

Table 2: Alternative 1 – Growth Projections by Land Use Designation

Land Use	Total		Buildout (Existing + New Development)		Existing Development		Future Potential Development			
	Parcels	Acreage	Dwelling Units	Non-Residential Sq. Ft.	Dwelling Units	Non-Residential Sq. Ft.	Short-Term (20 - 30 Years)		Buildout (50 + Years)	
							Dwelling Units	Non-Residential Sq. Ft.	Dwelling Units	Non-Residential Sq. Ft.
AG	4,595	386,120.7	7,548	912,205	1,036	289,597	482	26,101	6,512	622,608
AT	250	4,537.2	446	129,132	66	12,863	28	4,874	380	116,269
AU	1,071	172,694.0	262	27,794	78	27,794	14	0	184	0
C	366	992.1	160	4,064,709	160	298,609	0	157,885	0	3,766,100
DF	302	13,002.0	20	28,899	20	28,899	0	0	0	0
I	337	8,507.4	35	3,669,926	35	212,142	0	144,960	0	3,457,784
MU	12	25.5	133	50,433	18	0	9	2,114	115	50,433
NL	261	3,692.5	0	0	0	0	0	0	0	0
PR	20	402.0	0	29,203	0	19,296	0	415	0	9,907
PS	39	454.9	0	8,908	0	8,908	0	0	0	0
RC	584	125,166.2	29	5,080	29	5,080	0	0	0	0
RR	1,449	3,064.3	1,639	3,968	289	3,968	100	0	1,350	0
RSC	111	67.6	168	10,573	109	5,015	4	233	59	5,558
UR	2,299	2,052.8	12,457	83,794	2,306	83,794	751	0	10,151	0
UT	199	4,099.1	117	2,800	84	2,800	2	0	33	0
TOTAL	11,895	724,878.3	23,013	9,027,424	4,230	998,765	1,390	336,584	18,784	8,028,659

County of Colusa
 Planning Commission
 May 10, 2010 – General Plan Item

Table 3: Alternative 2 – Growth Projections by Land Use Designation

Land Use	Total		Buildout (Existing + New Development)		Existing Development		Future Potential Development			
	Parcels	Acreage	Dwelling Units	Non-Residential Sq. Ft.	Dwelling Units	Non-Residential Sq. Ft.	Short-Term (20 - 30 Years)		Buildout (50 + Years)	
							Dwelling Units	Non-Residential Sq. Ft.	Dwelling Units	Non-Residential Sq. Ft.
AG	4,658	389,278.0	6,957	954,401	1,046	325,068	363	50,405	6,583	629,333
AT	96	3,281.5	292	99,412	12	12,209	16	6,984	285	87,203
AU	1,071	172,694.0	211	27,794	78	27,794	10	0	184	0
C	365	477.2	157	1,829,006	179	296,209	0	122,766	0	1,532,797
DF	301	12,897.7	18	28,899	20	28,899	0	0	0	0
I	248	4,235.7	22	1,868,127	24	145,867	0	137,941	0	1,722,260
MU	12	105.8	506	215,375	0	0	28	17,250	506	215,375
NL	261	3,692.5	0	0	0	0	0	0	0	0
PR	21	506.4	0	29,203	0	19,296	0	793	0	9,907
PS	39	454.9	0	8,908	0	8,908	0	0	0	0
RC	584	125,166.2	13	5,080	29	5,080	0	0	0	0
RR	1,313	1,972.1	1,071	3,968	212	3,968	47	0	849	0
RSC	111	67.6	108	10,573	110	5,015	3	445	59	5,558
UGA	194	2,889.3	127	16,410	76	16,410	3	0	62	0
UR	2,422	3,060.3	24,181	101,242	2,358	101,242	918	0	16,648	0
UT	199	4,099.1	78	2,800	85	2,800	2	0	33	0
TOTAL	11,895	724,878.3	33,741	5,201,198	4,230	998,765	1,390	336,585	25,209	4,202,433

County of Colusa
 Planning Commission
 May 10, 2010 – General Plan Item

Table 4: Alternative 3 – Growth Projections by Land Use Designation

Land Use	Total		Buildout (Existing + New Development)		Existing Development		Future Potential Development			
	Parcels	Acreage	Dwelling Units	Non-Residential Sq. Ft.	Dwelling Units	Non-Residential Sq. Ft.	Short-Term (20 - 30 Years)		Buildout (50 + Years)	
							Dwelling Units	Non-Residential Sq. Ft.	Dwelling Units	Non-Residential Sq. Ft.
AG	4,625	386,794.3	6,869	949,480	1,039	328,469	180	33,756	6,496	621,011
AT	71	1,597.9	127	46,643	15	10,263	3	1,978	119	36,380
AU	1,071	172,694.0	211	27,794	78	27,794	5	0	184	0
C	347	875.2	128	3,648,415	146	297,009	0	182,172	0	3,351,406
DF	302	13,002.0	18	28,899	20	28,899	0	0	0	0
I	272	4,959.2	25	2,183,457	26	163,724	0	109,787	0	2,019,733
MU	2	70.7	353	150,409	0	0	10	8,176	353	150,409
NL	261	3,692.5	0	0	0	0	0	0	0	0
PR	19	371.9	0	27,009	0	19,296	0	419	0	7,713
PS	39	454.9	0	8,908	0	8,908	0	0	0	0
RC	584	125,166.2	13	5,080	29	5,080	0	0	0	0
RR	1,294	1,444.2	802	3,968	211	3,968	16	0	581	0
RSC	111	67.6	108	10,489	109	5,015	2	298	59	5,474
UGA	83	2,119.6	58	4,546	9	4,546	1	0	50	0
UR	2,615	7,469.0	58,621	92,994	2,462	92,994	1,172	0	42,415	0
UT	199	4,099.1	78	2,800	84	2,800	1	0	33	0
TOTAL	11,895	724,878.3	67,411	7,190,891	4,230	998,765	1,390	336,585	50,290	6,192,126

County of Colusa
 Planning Commission
 May 10, 2010 – General Plan Item

Table 5: 1989 General Plan – Growth Projections by Community

Land Use Designations	Total		Buildout (Existing + New Development)		Existing Development		Future Potential Development			
	Parcels	Acreage	Dwelling Units	Non-Residential Sq. Ft.	Dwelling Units	Non-Residential Sq. Ft.	Short-Term (20 - 30 Years)		Buildout (50 + Years)	
							Dwelling Units	Non-Residential Sq. Ft.	Dwelling Units	Non-Residential Sq. Ft.
Arbuckle	1,210	2,539.0	2,270	236,267	1,094	123,518	81	9,267	1,176	112,749
Century Ranch	1,173	1,011.1	1,130	3,968	124	3,968	69	0	1,006	0
College City	188	485.7	126	80,802	108	7,818	1	5,999	18	72,984
Colusa	832	5,975.6	3,684	830,687	568	174,202	215	53,958	3,116	656,485
Grimes	168	137.3	157	32,638	144	29,921	1	223	17	2,717
Maxwell	621	4,256.2	2,220	1,625,303	473	169,153	120	119,684	1,747	1,456,150
Princeton	223	608.1	471	54,092	184	21,822	20	2,652	287	32,270
Stonyford	156	888.4	125	32,166	97	13,312	2	1,550	28	18,854
Williams	276	3,541.2	3,685	476,022	109	44,562	247	35,463	3,576	431,460
Remainder	7,048	705,436	7,666	1,721,923	1,329	410,489	634	107,789	6,337	1,311,434
TOTAL	11,895	724,878.3	21,537	5,093,868	4,230	998,765	1,390	336,585	17,307	4,095,103

County of Colusa
 Planning Commission
 May 10, 2010 – General Plan Item

Table 6: Alternative 1 – Growth Projections by Community

Land Use Designations	Total		Buildout (Existing + New Development)		Existing Development		Future Potential Development			
							Short-Term (20 - 30 Years)		Buildout (50 + Years)	
	Parcels	Acreage	Dwelling Units	Non-Residential Sq. Ft.	Dwelling Units	Non-Residential Sq. Ft.	Dwelling Units	Non-Residential Sq. Ft.	Dwelling Units	Non-Residential Sq. Ft.
Arbuckle	1,210	2,539.0	2,967	662,173	1,094	123,518	152	22,582	1,873	538,655
Century Ranch	1,173	1,011.1	1,130	3,968	124	3,968	69	0	1,006	0
College City	188	485.7	406	103,278	108	7,818	25	4,002	298	95,460
Colusa	832	5,975.6	3,614	2,348,254	568	174,202	248	91,142	3,046	2,174,052
Grimes	168	137.3	157	39,987	144	29,921	1	422	17	10,066
Maxwell	621	4,256.2	2,816	1,205,755	473	169,153	184	43,457	2,343	1,036,602
Princeton	223	608.1	500	70,995	184	21,822	26	2,061	316	49,173
Stonyford	156	888.4	125	32,166	97	13,312	2	1,550	28	18,854
Williams	276	3,541.2	3,510	1,621,287	109	44,562	281	66,101	3,401	1,576,725
Remainder	7,048	705,436	7,789	2,939,561	1,329	410,489	403	105,267	6,456	2,529,072
TOTAL	11,895	724,878.3	23,013	9,027,424	4,230	998,765	1,390	336,584	18,784	8,028,659

County of Colusa
 Planning Commission
 May 10, 2010 – General Plan Item

Table 7: Alternative 2 – Growth Projections by Community

Land Use Designations	Total		Buildout (Existing + New Development)		Existing Development		Future Potential Development			
							Short-Term (20 - 30 Years)		Buildout (50 + Years)	
	Parcels	Acreage	Dwelling Units	Non-Residential Sq. Ft.	Dwelling Units	Non-Residential Sq. Ft.	Dwelling Units	Non-Residential Sq. Ft.	Dwelling Units	Non-Residential Sq. Ft.
Arbuckle	1,210	2,539.0	3,699	503,700	1,094	123,518	118	30,450	2,605	380,182
Century Ranch	1,173	1,011.1	1,130	3,968	124	3,968	69	0	1,006	0
College City	188	485.7	344	80,552	108	7,818	11	5,825	236	72,734
Colusa	832	5,975.6	5,993	1,258,639	568	174,202	245	86,856	5,425	1,084,437
Grimes	168	137.3	157	39,987	144	29,921	1	806	17	10,066
Maxwell	621	4,256.2	3,559	1,077,140	473	169,153	139	72,723	3,086	907,987
Princeton	223	608.1	498	60,707	184	21,822	14	3,114	314	38,885
Stonyford	156	888.4	146	13,312	97	13,312	3	790	49	18,854
Williams	276	3,541.2	6,211	478,583	109	44,562	276	34,762	6,102	434,021
Remainder	7,048	705,436	12,004	1,684,610	1,329	410,489	514	101,258	6,369	1,255,267
TOTAL	11,895	724,878.3	33,741	5,201,198	4,230	998,765	1,390	336,585	25,209	4,202,433

County of Colusa
 Planning Commission
 May 10, 2010 – General Plan Item

Table 8: Alternative 3 – Growth Projections by Community

Land Use Designations	Total		Buildout (Existing + New Development)		Existing Development		Future Potential Development			
							Short-Term (20 - 30 Years)		Buildout (50 + Years)	
	Parcels	Acreage	Dwelling Units	Non-Residential Sq. Ft.	Dwelling Units	Non-Residential Sq. Ft.	Dwelling Units	Non-Residential Sq. Ft.	Dwelling Units	Non-Residential Sq. Ft.
Arbuckle	1,210	2,539.0	6,530	646,631	1,094	123,518	117	28,435	5,436	523,113
Century Ranch	1,173	1,011.1	1,130	3,968	124	3,968	69	0	1,006	0
College City	188	485.7	1,083	87,161	108	7,818	21	4,313	975	79,343
Colusa	832	5,975.6	11,482	1,870,286	568	174,202	235	92,194	10,914	1,696,084
Grimes	168	137.3	157	39,987	144	29,921	0	547	17	10,066
Maxwell	621	4,256.2	7,125	981,495	473	169,153	144	44,156	6,652	812,342
Princeton	223	608.1	916	62,614	184	21,822	16	2,217	732	40,792
Stonyford	156	888.4	146	13,312	97	13,312	3	790	49	18,854
Williams	276	3,541.2	7,087	1,724,783	109	44,562	151	91,332	6,978	1,680,221
Remainder	7,048	705,436	31,756	1,760,654	1,329	410,489	634	72,601	17,532	1,331,311
TOTAL	11,895	724,878.3	67,411	7,190,891	4,230	998,765	1,390	336,585	50,290	6,192,126