



# General Plan Update: Land Use Maps Introduction

Planning Commission

May 10, 2010

# Presentation Agenda and Overview



- General Plan Overview and Work Status



- Land Use Map Alternatives



- Growth Projections



- Critical “next steps” in the process

# General Plan Overview



- The Colusa County General Plan will reflect community goals and serve as the County’s “constitution” or “blueprint” for future land use and planning decisions, including:
  - Land Uses (residential, commercial, industrial, agricultural, open space, etc.)
  - Infrastructure Planning (roads, water, sewer, etc.)
  - Public Services (police, fire, parks, libraries, etc.)
  - Resource Conservation (ag lands, sensitive habitat, waterways, groundwater, etc.)

# General Plan Overview

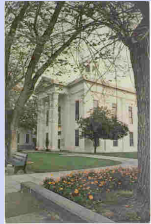


- Future decisions must be consistent with the General Plan:
  - Specific Plans
  - Subdivisions
  - Public Works Projects
  - Zoning Decisions





# Purpose of the General Plan



- Define a long-term vision for future growth within the County
- Reflect the goals and values of the County
- Include extensive public outreach and community participation
- Balance growth, conservation and quality of life



# The Process



- Step 1: Document Existing Conditions
- Step 2: Conduct a Visioning Process
- Step 3: Identify Issues, Opportunities and Preferred Land Uses
- 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



# Issues and Opportunities Report



- The Issues and Opportunities Report will include:
  - Summary of the Visioning Process
  - Summary of Community Goals
  - Overview of Issues and Opportunities
  - 3 Land Use Maps will be presented for consideration
    - Growth projections and fiscal implications associated with each land use alternative will be provided

# Land Use Map Alternatives



Alternative 1: Economic Development



Alternative 2: Balanced Growth



Alternative 3: High Growth





# 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

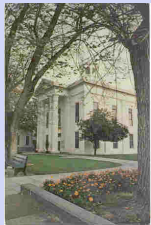


## **UR: Urban Residential:**

- Allow an expanded list of residential support uses, including libraries, parks, and wells/water treatment facilities

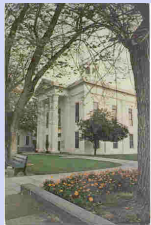


# Proposed New Land Use Designations



- **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 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 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



# Buildout Growth Projections



	New Residential Units	New Non-Residential Square Footage
<b>1989 General Plan</b>	17,307	4,095,103
<b>Alt 1: Economic Development</b>	18,784	8,028,659
<b>Alt 2: Balanced Growth</b>	25,209	4,202,433
<b>Alt 3: High Growth</b>	50,290	6,192,126

<b><i>Buildout</i></b>	<b>1989 General Plan</b>		<b>Alt 1: Economic Growth</b>		<b>Alt 2: Balanced Growth</b>		<b>Alt 3: High Growth</b>	
<b>New Growth</b>	<b>Dwelling Units</b>	<b>Non-Res. Sq.Ft.</b>	<b>Dwelling Units</b>	<b>Non-Res. Sq.Ft.</b>	<b>Dwelling Units</b>	<b>Non-Res. Sq.Ft.</b>	<b>Dwelling Units</b>	<b>Non-Res. Sq.Ft.</b>
Arbuckle	1,176	112,749	1,873	538,655	2,605	380,182	5,436	523,113
Century Ranch	1,006	0	1,006	0	1,006	0	1,006	0
College City	18	72,984	298	95,460	236	72,734	975	79,343
Colusa	3,116	656,485	3,046	2,174,052	5,425	1,084,437	10,914	1,696,084
Grimes	17	2,717	17	10,066	17	10,066	17	10,066
Maxwell	1,747	1,456,150	2,343	1,036,602	3,086	907,987	3,352	812,342
Princeton	287	32,270	316	49,173	314	38,885	732	40,792
Stonyford	28	18,854	49	18,854	49	18,854	49	18,854
Williams	3,576	431,460	3,401	1,576,725	6,102	434,021	6,978	1,680,221
Remainder	6,337	1,311,434	6,456	2,529,072	6,369	1,255,267	17,532	1,331,311

<u>Near Term</u> <u>(20-30 Yrs)</u>	1989 General Plan		Alt 1: Economic Growth		Alt 2: Balanced Growth		Alt 3: High Growth	
New Growth	Dwelling Units	Non-Res. Sq.Ft.	Dwelling Units	Non-Res. Sq.Ft.	Dwelling Units	Non-Res. Sq.Ft.	Dwelling Units	Non-Res. Sq.Ft.
Arbuckle	81	9,267	152	22,582	118	30,450	117	28,435
Century Ranch	69	0	69	0	69	0	69	0
College City	1	5,999	25	4,002	11	5,825	21	4,313
Colusa	215	53,958	248	91,142	245	86,856	235	92,194
Grimes	1	223	1	422	1	806	0	547
Maxwell	120	119,684	184	43,457	139	72,723	144	44,156
Princeton	20	2,652	26	2,061	14	3,114	16	2,217
Stonyford	2	1,550	2	1,550	3	790	3	790
Williams	247	35,463	281	66,101	276	34,762	151	91,332
Remainder	634	107,789	403	105,267	514	101,258	634	72,601

# Issues and Opportunities Report

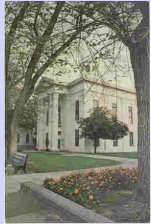


The 3 Land Use Map Alternatives will be analyzed in the Issues and Opportunities Report:

- Allow for a comparative analysis of the land use map alternatives

- Land Use, Traffic, Fiscal, Environmental Constraints, Public Services, etc.

- Identify issues to be addressed by the goals and policies of the General Plan

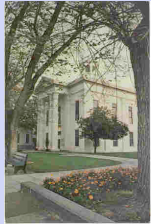


# Next Steps



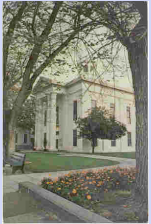
The Planning Commission will review the Issues and Opportunities Report and make recommendations to the Board regarding:

- Preferred Land Use Map Alternative
- General Vision of the General Plan
- Issues to be addressed by the General Plan



The Board will provide guidance on the Vision Statement, preferred land use alternative, and key goals and policies – ***this step will guide staff, consultants, and the steering committee in preparation of the General Plan.***





# Questions, Comments