

## 5 PROPOSED PROJECTS AND NEAR TERM LAND USE

This section provides a discussion of currently proposed projects and the near term land use assumptions in the Arbuckle and College City study areas

### 5.1 Currently Proposed Projects

As a part of developing near-term and long-term development scenarios, several current proposed projects were included in the near-term analysis for this study. These include:

- Reddington Ranch – Approximately 145 single family dwelling units (SFDUs) located on the northwest corner of Almond Road and Hillgate Road. The project is currently in the General Plan amendment, Rezone amendment, and tentative subdivision map stage.
- Blue Quail Subdivision - Approximately 32 SFDUs located on the west side of Wildwood Road, approximately 1 mile south of Hillgate Road adjacent to a turn in the road. Currently, there is an approved tentative map on the property.
- Steinbuch – Approximately 44 SFDUs located on the west side of Wildwood Road, approximately ½ mile south of Hillgate Road, just south of Pierce High School. Currently the project is in the tentative subdivision map approval stage.
- Tomlinson-Mescher Subdivision - Approximately 31 SFDUs and 1 acre of Highway Commercial located on the southwest corner of the intersection of Hillgate Road/Wildwood Road just west of Interstate 5. Project has an approved tentative subdivision map.

### 5.2 Near Term Land Use Assumptions

In addition to these projects, near-term land use assumptions for growth were provided by Colusa County Department of Planning and Building Staff. These estimates were based on most-likely scenarios stemming from current land use plans for the Arbuckle and College City communities from the Colusa County General Plan Land Use Element.

The following is text taken from the Colusa County General Plan Land Use Element used as a guide to create land use assumptions for the near term and long term scenario.

#### Arbuckle Proposed Land Use Plan

The year 2010 plan for Arbuckle discourages interference with surrounding farmland by focusing growth on land that is already bounded by streets or existing development. Most residential growth will be on the west side of town, north of Hillgate Road between Almond Avenue and the freeway. Over 100 acres of land in this area has been set aside for future housing. Future residential areas are also shown at the southwest corner of Hillgate Road and Wildwood Road and north of Laurel Street on the East Side. The plan maintains a well-defined edge on the East

Side between the developed area and the open farmland beyond. A planned Rural Residential area is shown west of the high school, forming a transitional use between the school and the large farms south and west of town. Commercial growth is to be encouraged in the downtown area, especially on vacant parcels and in vacant buildings along Fifth and Sixth Streets. Several new commercial areas have been designated at the two freeway interchanges. These would primarily serve interstate travelers, but would also serve local residents.

Areas for new industry are shown on the east side of Interstate 5 south of Grimes-Arbuckle Road and north of Gail Avenue. These areas adjoin the railroad and have good access to the freeway interchanges. The existing agricultural processing uses along the railroad in the center of town would remain, with new agricultural support or industrial uses allowed to locate on vacant parcels within the industrial area.

#### College City Proposed Land Use Plan

The long-range plan for College City recommends that the town's rural character be preserved and protected over the next two decades. Most of the town is called out as 'rural-residential' in the new county plan. Such areas usually contain no more than one family per acre of land, although within College City there are many homes that have been built on small lots within the original townsite.

The plan designates a central location along College City Road for commercial use; this area is already partially developed but is mostly vacant. The existing harvester facility is shown as an industrial use, and the cemetery is shown as public open space. An area of about 100 acres just east of town is shown as a potential site for agriculturally-related industry.

The former Pierce College Campus is now entirely in private ownership and is shown as rural-residential. With the exception of the ag-industry site, land surrounding the original townsite should remain in agricultural use until conditions in College City change.

At this time, construction of a central sewer or water system by College City residents does not appear desirable or financially practical. If utilities are constructed at some point in the future it would be appropriate to reconsider this plan and encourage higher density uses.

Using the above plans and a knowledge of the potential development in the area the Colusa County Planning Department Staff provided growth estimates for the near term study scenario. Figures 5.1 and 5.2 provide a summary of the anticipated growth quantities within the near term study area. Although primarily new residential is shown, there is some "infill" development within existing land uses that is also expected to occur.

#### *5.3 Trip Generation for Near Term Land Use*

Based on the currently proposed projects and land use assumptions, a near term trip generation analysis was conducted to determine the number of additional trips that would be added to the circulation system within the study area. The results of the trip generation calculations are shown in Table 5.1 (note: both near term and long term values are shown, near term values only referenced here).

The table shows the total acres within each area of assessment (i.e. Arbuckle, or College City), the floor area ratio (FAR, or ratio of building blueprint to lot size), buildable acres,

total units, and trip generation for the near-term and long-term study scenarios. The table includes levels of infill growth within existing land use zones.

As shown in the table, the Arbuckle Area is expected to generate approximately 9,120 new daily trips, 722 a.m. peak trips, and 973 p.m. peak trips under near-term conditions. The College City area is expected to generate approximately 994 new daily trips, 79 a.m. trips, and 106 p.m. trips. Combined, the greater Arbuckle Area would generate approximately 10,114 new daily trips, 801 a.m. trips, and 1,079 p.m. trips. These trips would be added to the existing circulation system and require improvements to provide an adequate level of service.

Table 5.1

TRIP GENERATION BY LAND USE TYPE AND SCENARIO FOR ALL AREAS

Near Term Growth (0 - 5 Years)	Total Acres	FAR	Buildable Acres	Units	Unit Rate	Net Units	Daily Trip Rate		Daily Trips	AM Trips	PM Trips
							Rate	Trip Rate			
<i>Arbuckle</i>											
Residential	254	75%	191	SFDU	4	762	9.47	0.75	7,216	572	770
Commercial	0	25%	0	KSF	43	0	46.7	1.84	0	0	0
Industrial	0	40%	0	KSF	43	0	1.5	0.25	0	0	0
<i>College City</i>											
Residential	35	75%	26	SFDU	4	105	9.47	0.75	994	79	106
Commercial	0	25%	0	KSF	43	0	46.7	1.84	0	0	0
Industrial	0	40%	0	KSF	43	0	1.5	0.25	0	0	0
<b>TOTALS: Near Term</b>											
Residential	289		217	SFDU		867			8,210	650	876
Commercial	0		0	KSF		0			0	0	0
Industrial	0		0	KSF		0			0	0	0
<b>TOTAL TRIPS NEAR TERM</b>									<b>8,210</b>	<b>650</b>	<b>876</b>
<b>Long Term Growth (5 - 20 Years)</b>											
<i>Arbuckle</i>											
Residential	1,110	75%	833	SFDU	4	3,330	9.47	0.75	31,535	2,498	3,363
Commercial	50	25%	13	KSF	43	538	46.7	1.84	25,101	989	2,053
Industrial	100	40%	40	KSF	1	40	1.5	0.25	60	10	12
<i>College City</i>											
Residential	140	75%	105	SFDU	4	420	9.47	0.75	3,977	315	424
Commercial	10	25%	3	KSF	43	108	46.7	1.84	5,020	198	411
Industrial	100	40%	40	KSF	1	40	1.5	0.25	60	10	12
<b>TOTALS: Long Term</b>											
Residential	1,250		938	SFDU		3,750			35,513	2,813	3,788
Commercial	60		15	KSF		645			30,122	1,187	2,464
Industrial	200		80	KSF		80			120	20	24
<b>TOTAL TRIPS LONG TERM</b>									<b>65,754</b>	<b>4,019</b>	<b>6,275</b>
<b>GRAND TOTALS ALL AREAS</b>											
Residential	1,539		1,154			4,617			43,723	3,463	4,663
Commercial	60		15			645			30,122	1,187	2,464
Industrial	200		80			80			120	20	24
<b>GRAND TOTAL TRIPS ALL AREAS</b>									<b>73,964</b>	<b>4,670</b>	<b>7,151</b>

Figure 5.1  
NEAR TERM GROWTH ASSUMPTIONS IN THE ARBUCKLE AREA

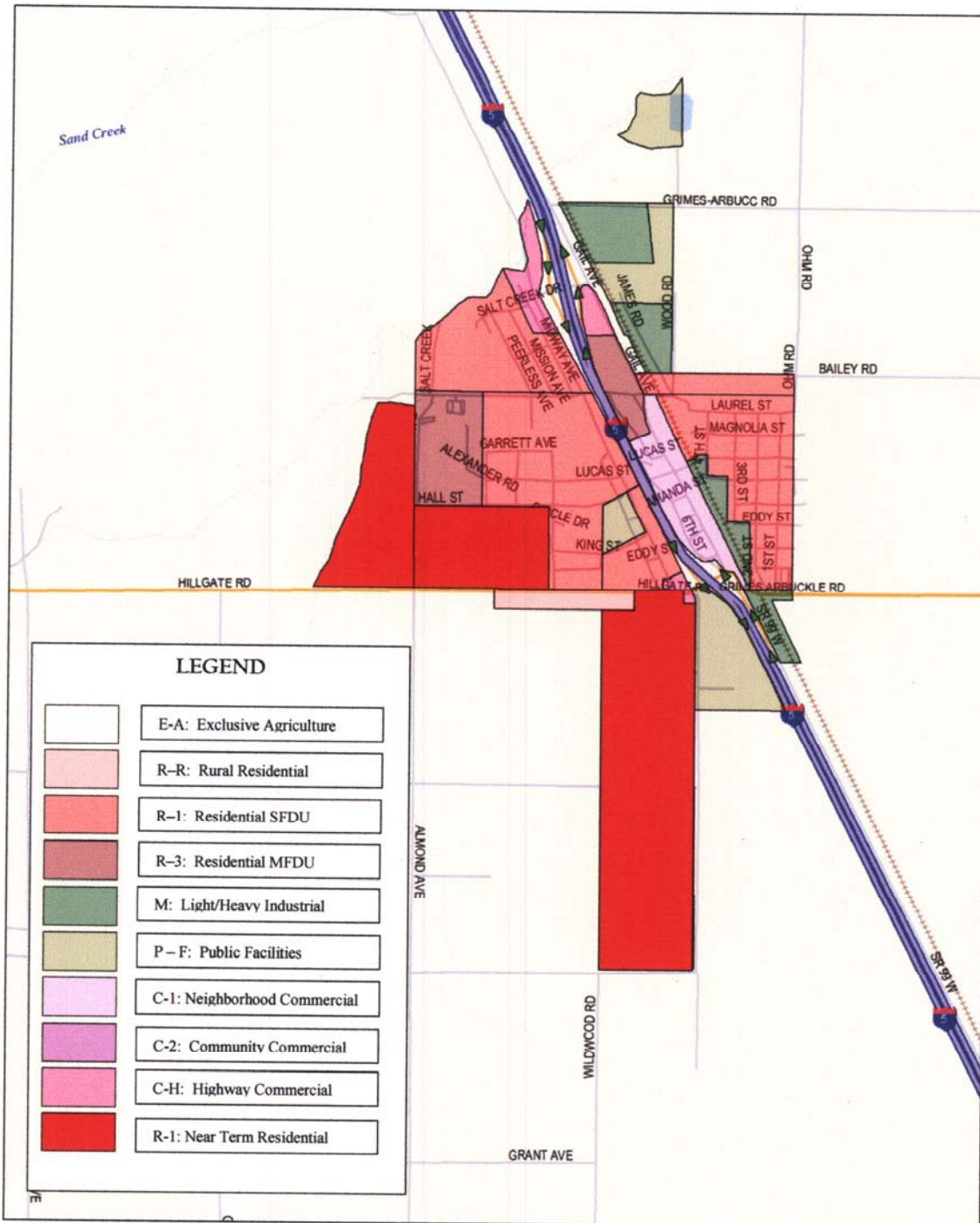


Figure 5.2  
NEAR TERM GROWTH ASSUMPTIONS IN THE COLLEGE CITY AREA

