

Other Rural Communities

Community Workshop Input:

- Participants were split between favoring implementation of the Adopted General Plan or no change at all from current levels of development in the Community of Meridian. Participants wanted to see more agricultural land, less ranchettes, and no additional residential and mixed-use developments in Meridian.
- Most participants wanted to see no change (no additional residential, commercial, mixed-use, or employment/industrial uses) to the Nicolaus, East Nicolaus, and Rio Oso communities (10 of 14 respondents) and generally wanted more open space. There were some limited suggestions for commercial and industrial development along Highway 70.
- A majority of workshop participants (10 of 14 respondents) did not want to see any changes to the existing conditions (no new development) in the Community of Robbins.

GPAC Recommended Alternatives (maps attached):

- Alternative 1, Existing General Plan:** Existing Sutter County General Plan.
- Alternative 2, New Growth – Lower Intensity:** No change to the adopted land use in the communities of Meridian, Nicolaus, East Nicolaus, Trowbridge, and Rio Oso. Designates new AG-80 in place of adopted but undeveloped industrial land use in the Community of Robbins.
- Alternative 3, New Growth – Higher Intensity:** No change in the Communities of Meridian, Nicolaus, East Nicolaus, Trowbridge, Rio Oso, and Robbins.

Other Rural Communities – Robbins: Land Use Alternatives (acres)			
	Alternative 1 Existing General Plan	Alternative 2 New Growth – Lower Intensity	Alternative 3 New Growth – Higher Intensity
Robbins			
AG-80	0 acres	68 acres	0 acres
Commercial	4 acres	4 acres	4 acres
Industrial/Employment	103 acres	35 acres	103 acres
Estates Residential	80 acres	80 acres	80 acres
Total	187 acres	187 acres	187 acres

Requested Board of Supervisors/Planning Commission Direction:

- Should the alternatives generally assume no change from adopted land use in the Communities of Meridian, Nicolaus, East Nicolaus, Trowbridge, and Rio Oso?
- Should the alternatives support converting adopted but undeveloped industrial land use in the Community of Robbins to AG-80?
- Should the alternatives consider additional commercial and industrial uses along Highway 70 near the Community of East Nicolaus?