

## ***Land Use Plan***

This section of the Firebaugh General Plan lays out future land uses within the planning areas.

### **Opportunities and Constraints**

Map 2-3 illustrates potential opportunities and constraints in the Firebaugh Planning Area. It is important to establish these as they all can have an effect on where future growth can and should occur, in a fashion that minimizes land use conflicts and potential safety hazards. Constraints are frequently particular to individual land uses. For instance, noise from an airport would be a constraint to residential neighborhoods but not so much to industrial and commercial uses.

Some of the most important opportunities and constraints (by land use) in Firebaugh are as follows:

#### **Residential Development**

Opportunities for residential development

- Ample land
- River views
- Good access

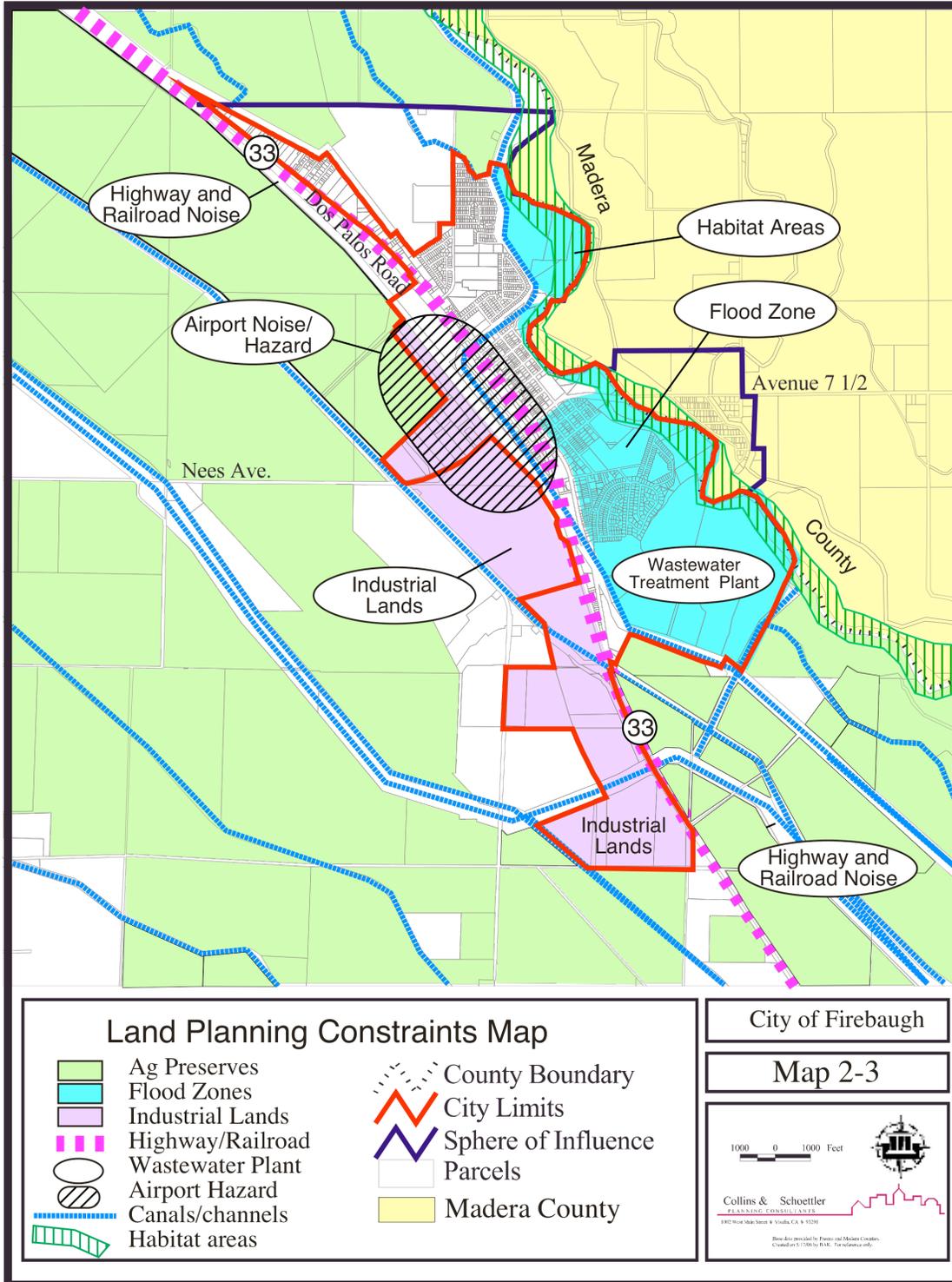
Constraints for residential development

- Flood hazards
- Airport noise and hazards
- Highway/Railroad noise and hazards
- Existing and future industrial uses
- Irrigation canals
- Wastewater treatment plant odors
- Agricultural operations (dust, noise, pesticide and herbicide spraying)

#### **Commercial Development**

Opportunities for commercial development

- Street access, including Highway 33
- Attractive downtown area



**Constraints for commercial development**

- Lack of available land
- “Sensitive” land uses (e.g. schools)
- Flood hazards
- Irrigation canals
- Railroad (preventing access to adjacent parcels)
- Wastewater treatment plant
- Industrial noise/odors/traffic

**Industrial Development****Opportunities for industrial development**

- Ample land
- Highway and railroad access
- Water and sewer service

**Constraints for industrial development**

- Most other land uses (residential, commercial, public)
- Flood hazards

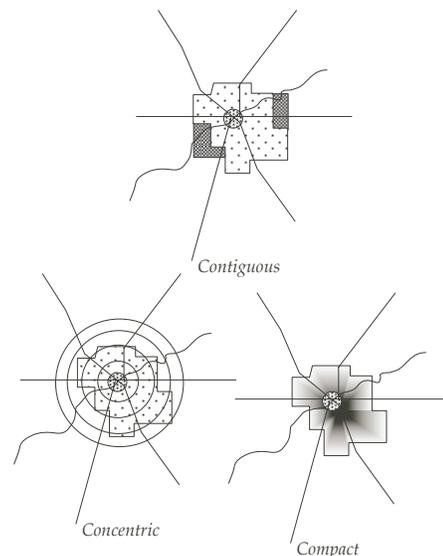
In addition to the foregoing opportunities and constraints, agricultural land (particularly parcels in Williamson Act contracts) is a resource that should be avoided whenever possible. Given that Firebaugh is virtually surrounded by producing agricultural land, it is difficult to completely avoid these lands.

**Growth Strategies**

Additional strategies that can be employed to guide the community’s growth:

- **Contiguous Growth:** Growth in Firebaugh should strive to be contiguous (next to) to existing developed areas – rather than leap-frog across undeveloped land;
- **Concentric:** Growth should be concentric to the core of the community to ensure that downtown Firebaugh remains the heart of the City;
- **Compact:** Growth should be compact to prevent the community from sprawling onto productive agricultural land in an inefficient manner. Compact growth also tends to utilize city infrastructure more efficiently.

*Figure 2-1  
Positive Growth Strategies*



*The diagrams above illustrate generalized concepts of “good growth” that the City can use to avoid sprawl, leapfrog growth and inefficient use of land*

Following these strategies can help Firebaugh to avoid urban sprawl that has characterized many other cities in California and across the nation.

### *Land Use Map*

Map 2-4A is the *Proposed Land Use Map* for Firebaugh. This map delineates where future land uses will be located in the community, through the year 2030. A number of factors are considered in the making of this map, including

- **Existing land uses** must be considered so that they are not made to be non-conforming – except where may be warranted in limited cases. For example, the City would not want to designate housing in an existing industrial area.
- **Existing zoning and land use designations** were considered in preparing the land use map.
- **Population and land demand projections** discussed earlier in this chapter were used to determine the amount of land Firebaugh will need to accommodate population growth expected through the year 2030.
- **Constraints and Opportunities** discussed in the previous section were used to determine where specific land uses should be located.
- **“Good” planning and growth strategies** previously discussed are incorporated to ensure that Firebaugh can grow while avoiding the negative aspects of urban sprawl. These include provisions that new growth be contiguous to existing urban development, be concentric to the core of Firebaugh, and be compact so as to reduce sprawl onto prime farmland.

Map 2-3B is an “interpretive” version of the Proposed Land Use map. This version of the map includes notes that explain key features of the land use map..

A description of the Land Use map is provided under each land use category below.

*Map 2-3A (following page) is the General Plan’s Proposed Land Use Map. Map 2-4B (following) is an “interpretive” version of the land use map shown in Map 2-3A. This map includes notes explaining key features of the proposed land use map. In effect, this map explains the “thinking” that went into the land use map.*

### ***Land Use Designations and Population Densities***

State planning law requires the General Plan to establish future land use categories and include standards for population density, where applicable. The following land use categories are established to implement the policies of the Firebaugh General Plan.

- Residential;
- Commercial;
- Industrial;
- Public;
- Open space and
- Agricultural/Urban Reserve.

These categories are further refined into more specific designations below. For example, the plan establishes four residential categories - these are based on the density of development, such as single family, multi-family residential, and so forth.

For residential land use designations, maximum population densities are provided, as required by State law.

### **RESIDENTIAL**

There are four residential designations in the Firebaugh General Plan:

- Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential

## **Rural Residential**

### **Locational Criteria**

This designation should be limited to lands where it is advantageous to keep residential densities very low to protect resources or to reduce exposure of higher population concentrations to potential impacts, such as flooding.

### **Location:**

Rural Residential is designated on approximately 76 acres of land situated along the San Joaquin River, east of Seventh Street. This land was designated to allow limited residential development on relatively large lots.



### **Density/Population:**

Two units per acre, maximum/six persons per acre maximum (based on 2000 US Census).

### **Zoning**

Zone districts consistent with the “Rural Residential” designation include:

U-R (Urban Reserve)

P (Planned Unit)

The General Plan also recommends the City adopt a new Rural Residential (R-R) zone, to be consistent with the Rural Residential designation. This zone will establish a five-acre minimum lot size.

### **Off-Site Requirements**

Development shall be required to connect to City water, sewer and storm drain facilities. Development shall be required to install paved streets, and may be required to install curbs, gutters, sidewalks, street lamps and other facilities as required by the City Engineer and Standard Specifications Manual.

### **On-Site Requirements**

Development shall be provided with requirements specified in the Firebaugh Zoning Ordinance and Firebaugh Design Guidelines, including, but not limited to:

- Yard Setbacks
- Height standards
- On-site parking
- Fencing
- Other applicable standards

### ***Low Density Residential***

#### **Locational Criteria**

These lands shall generally be located in areas of the community that are free from conflicting land uses, such as industrial and service commercial uses that may generate noise, hazards and odors. Distance from Firebaugh Airport and Wastewater treatment plant is also a critical issue.

This designation shall be reserved for single family residential developments and other complimentary uses that are typically associated with single family neighborhoods, such as churches, day-care centers, community centers, parks, and schools. Neighborhoods will be characterized by attractive, shady, tree-lined streets, and homes with generous front porches, garages set back behind the front plane of the house, and traditional architectural stylings.



#### **Location:**

The Land Use Map designates approximately 452 acres of land in numerous locations in the community, particularly south of 13<sup>th</sup> Street and also north of Poso Canal.

#### **Maximum Density/Population:**

Up to six units per acre, or 21 persons per acre (based on 2000 US Census).

#### **Zoning**

Zone districts consistent with the “Low Density Residential” designation include:

- R-1 (Single Family Residential)
- P (Planned Unit)

**Off-Site Requirements**

Development shall be required to connect to City water, sewer and storm drain facilities. Development shall be required to install paved streets, curbs, gutters, sidewalks, street lamps and other facilities as required by the City Engineer.

**On-Site Requirements**

Development shall comply with requirements specified in the Firebaugh Zoning Ordinance and Firebaugh Design Guidelines, including, but not limited to:

- Yard Setbacks
- Height standards
- On-site parking
- Fencing
- Other applicable standards

**Medium Density Residential**

Medium density development could encompass a mix of single family and small-scale multi-family uses, including duplex, tri-plex, four-plex units and mobile home parks. Neighborhoods shall feature shady streets and attractive public parks.

**Locational Criteria**

Medium Density Residential lands shall generally be located in areas of the community that are free from conflicting land uses, such as industrial and commercial uses that may generate noise, hazards and odors. Distance from Firebaugh Airport is also a critical issue. Designations near State Highway 33 and the Union Pacific Railroad should generally be avoided.

**Location**

Medium Density Residential lands are generally located on the periphery of the downtown stretching to the south and to the north, and include some newer neighborhoods east of Clyde Fannon Road, north of Highway 33.

**Density/Population**

Up to ten units per acre, maximum/35 persons per acre.



**Zoning**

Zone districts consistent with the “Medium Density Residential” designation include:

- R-1 (Single Family Residential)
- R-1-4.5
- R-1-5
- R-2 (Low Density Multi-Family Residential)
- P (Planned Unit)

**Off-Site Requirements**

Development shall be required to connect to City water, sewer and storm drain facilities. Development shall be required to install paved streets, curbs, gutters, sidewalks, street lamps and other facilities as required by the City Engineer.

**On-Site Requirements**

Development shall comply with requirements specified in the Firebaugh Zoning Ordinance and Firebaugh Design Guidelines including, but not limited to:

- Yard Setbacks
- Height standards
- On-site parking
- Fencing
- Other applicable standards

**High Density Residential**

This designation is intended to provide for attractive multiple family residential neighborhoods. Dwellings should be designed to have the appearance of single family homes, with useable front porches, parking to the rear and ample landscaping, along shady, tree-lined streets.

**Locational Criteria**

Locational considerations should include:

- Free from conflicting land uses such as industrial lands, the airport and wastewater treatment facility



- Should have street access from at least two directions
- Should be located on one or more collector or arterial roadways
- May be permitted in appropriate locations in downtown Firebaugh or along State Highway 33.

### **Locations**

This designation is found particularly in the north part of the City, along the P Street and Clyde Fannon Road. The Land Use map also provides for future linear “town-home” arrangements in the northern part of the community, along Clyde Fannon Road, and Behymer Avenues. This designation is intended to encourage the development of townhome style apartments (as opposed to large apartment complexes).

### **Density/Population**

Up to 23 units per acre/79 persons per acre.

### **Zoning**

Zone districts consistent with the “High Density Residential” designation include:

- R-2 (Low Density Residential)
- R-3 (High Density Residential)
- P (Planned Unit)

### **Off-Site Requirements**

Development shall be required to connect to City water, sewer and storm drain facilities. Development shall be required to install paved streets, curbs, gutters, sidewalks, street lamps and other facilities as required by the City Engineer.

### **On-Site Requirements**

Development shall comply with requirements specified in the Firebaugh Zoning Ordinance and Firebaugh Design Guidelines, including, but not limited to:

- Yard Setbacks
- Open space/recreation areas
- Height standards
- On-site parking

## **Apartment Design**

*Participants in the General Plan update voiced their displeasure with the design of some of the larger apartment complexes that have been developed in Firebaugh in the past. The concern is that these projects look like “compounds” that do not blend well with their surrounding neighborhoods.*

*Participants were shown alternative design strategies for apartments, including a “town home” style of development. This style resembles single family homes and is intended to be situated along collector streets. Each unit features a porch and parking is situated to the rear. This design eliminates the need for the ubiquitous masonry walls that characterize new neighborhoods in many communities.*

- Fencing
- Other applicable standards

## **COMMERCIAL**

The General Plan proposes three commercial categories:

- General Commercial;
- Central Commercial; and
- Service Commercial

### **Central Commercial**

This new designation is intended to protect and foster downtown Firebaugh by strengthening the “downtown” atmosphere of stores fronting directly on the street with display windows catering to pedestrian shopping. On-site parking lots should be located to the rear or to the side of buildings.

#### **Locational Criteria**

This designation shall be reserved for properties in Firebaugh’s downtown, generally bounded by 13<sup>th</sup> Street on the south, Highway 33 on the west, portions of P Street on the east and 8<sup>th</sup> Street on the north.

#### **Zoning**

The Central Commercial zone is consistent with the C-2 zone, which will be reconfigured to become the “Central Commercial” zone.

#### **Off-Site Requirements**

Development shall be required to connect to City water, sewer and storm drain facilities. Development shall be required to install paved streets, curbs, gutters, sidewalks, street lamps and other facilities as required by the City Engineer.

#### **On-Site Requirements**

Development with this designation will have the following distinguishing features - the buildings will generally be built to back of sidewalk, parking shall be



generally located at the rear or side of the building, signs shall be regulated and shall be pedestrian-oriented, the architectural design of the building will be compatible with a downtown environment, and new uses or extensive expansion of existing uses shall require site plan review or a conditional use permit, as determined by the Firebaugh Zoning Ordinance.

### **General Commercial**

This designation will provide for shopping centers, highway commercial uses, retail uses and offices.

#### **Locational Criteria**

General commercial uses should be located in areas with high visibility, good vehicular and pedestrian access, but away from sensitive uses such as lower density residential neighborhoods, schools and parks.

#### **Location**

This designation is applied to a number of parcels situated along Highway 33 throughout the community. In particular a 28-acre collection of parcels located on the east side of the highway south of Cordel Avenue is designated for future shopping center development.

#### **Zoning**

Zone districts consistent with the “General Commercial” designation include:

This General Plan recommends the existing C-1 (Neighborhood Commercial) zone be reconfigured to become a “General Commercial” zone. This zone district will be consistent with the “General Commercial” designation.

#### **Off-Site Requirements**

Development shall be required to connect to City water, sewer and storm drain facilities. Development shall be required to install paved streets, curbs, gutters, sidewalks, street lamps and other facilities as required by the City Engineer.



**On-Site Requirements**

New development will comply with requirements of the Firebaugh Zoning Ordinance and Firebaugh Design Guidelines, as appropriate, and include attractive buildings and landscaping, parking areas, lighting, and screened storage areas. In order to encourage residents to not use their cars, pedestrian circulation shall be considered as an important design element of this type of development.

**Service Commercial**

The Service Commercial designation provides for uses that include a mix of retail and service-oriented commercial uses. In particular, uses such as auto repair should be directed into this category.

**Locational Criteria**

Service commercial uses should generally be located in areas with good vehicle access, but away from sensitive uses such as lower density residential neighborhoods, schools and parks.

**Location**

The General Plan designates a number of parcels Service Commercial, mostly along State Route 33.

**Off-Site Requirements**

Development shall be required to connect to City water, sewer and storm drain facilities. Development shall be required to install paved streets, curbs, gutters, sidewalks, street lamps and other facilities as required by the City Engineer.

**On-Site Requirements**

Development with this designation will be consistent with the Firebaugh Zoning Ordinance and Firebaugh Design Guidelines and have the following distinguishing features - new development will have landscaping, parking shall be off-street, all visible equipment and storage areas shall be fenced and screened from public view, signs will be regulated and new uses or extensive expansion of existing uses shall require site plan review or a conditional use



permit, as determined by the Firebaugh Zoning Ordinance.

### **Zoning**

Zone districts consistent with the “Service Commercial” designation include:

C-3 (General Commercial)

## **INDUSTRY**

There are two Industrial designations in the Land Use Element: Light Industrial and Heavy Industrial.

### ***Light Industrial***

The Light Industrial designation is intended for less-intensive manufacturing and storage uses that do not generate higher levels of noise, glare, vibration, odors or hazards that could be a nuisance to surrounding properties.

### **Locational Criteria**

Light industrial uses should generally be located in areas with good road and rail access, but away from sensitive uses such as lower density residential neighborhoods, schools and parks.

### **Location**

The General Plan designates approximately 585 acres of land Light Industrial, generally situated on properties west of the railroad tracks north and south of Nees Avenue.

### **Off-Site Requirements**

Development shall be required to connect to City water, sewer and storm drain facilities. Development shall be required to install paved streets, curbs, gutters, sidewalks, street lamps and other facilities as required by the City Engineer.

### **On-Site Requirements**

Development with this designation will have the following distinguishing features - new development will



have landscaping, parking shall be off-street, all visible equipment and storage areas shall be fenced and screened from public view, signs will be regulated and new uses or extensive expansion of existing uses shall require site plan review or a conditional use permit, as determined by the Firebaugh Zoning Ordinance.

### **Zoning**

Zone districts consistent with the “Low Density Residential” designation include:

M-1 (Light Manufacturing)

### **Heavy Industrial**

The Heavy Industrial designation provides for a full range of manufacturing and processing activities, as listed in the Firebaugh Zoning Ordinance. Uses developed in this designation may exhibit characteristics related to noise, vibration, odors or hazards that may make them unsuitable for the Light Manufacturing designation.

### **Locational Criteria**

Heavy industrial uses should generally be located in areas with good road and rail access, and away from sensitive uses such as lower density residential neighborhoods, schools and parks. The prevailing wind direction in Firebaugh is from the northwest, so Heavy Industrial lands should, to the extent possible, be located downwind of the community.

### **Location**

The General Plan designates approximately 525 acres of land Heavy Industrial, primarily situated in the southwest part of the city, west of Highway 33.

### **Off-Site Requirements**

Development shall be required to connect to City water, sewer and storm drain facilities. Development shall be required to install paved streets, curbs, gutters, sidewalks, street lamps and other facilities as required by the City Engineer.



**On-Site Requirements**

Development with this designation will have the following distinguishing features - new development will have landscaping, parking shall be off-street, all visible equipment and storage areas shall be fenced and screened from public view, signs will be regulated and new uses or extensive expansion of existing uses shall require site plan review or a conditional use permit, as determined by the Firebaugh Zoning Ordinance.

**Zoning**

Zone districts consistent with the “Heavy Industrial” designation include:

M-2 (General Manufacturing)

**OTHER LAND USE DESIGNATIONS*****Public Facilities***

This designation is reserved for facilities that are operated by public agencies, including schools, the post office, City Hall, other City-operated facilities and county offices.

**Locational Criteria**

The location of public facilities depends on the service being provided. City, county and federal offices and facilities that cater to the public, such as post offices, city hall, community centers, etc. should be centrally located, within downtown Firebaugh. This helps keep downtown vibrant and sends a signal that downtown is the heart of the community. It also can help to promote walking and shopping – as residents visiting a public office may also be able to complete other shopping destinations in the downtown – without having to use their automobile.

Public schools should be centrally-located within the neighborhoods they are intended to serve, so that students can walk or bicycle to school. Other public uses should be appropriately located depending on their function and potential impacts on the surrounding neighborhood.



**Location**

As stated above, various public facilities are located in the community according to their function. No new facilities are designated in the General Plan – only existing facilities are designated, including city hall, public works, post office, parks, public schools, wastewater treatment plant and the airport.

**Zoning**

Zone districts consistent with the “Public Facilities” designation include:

G (Government)  
U-R (Urban Reserve)

**Off-Site Requirements**

As appropriate, development shall be required to connect to City water, sewer and storm drain facilities. Development shall be required to install paved streets, curbs, gutters, sidewalks, street lamps and other facilities as required by the City Engineer.

**On-Site Requirements**

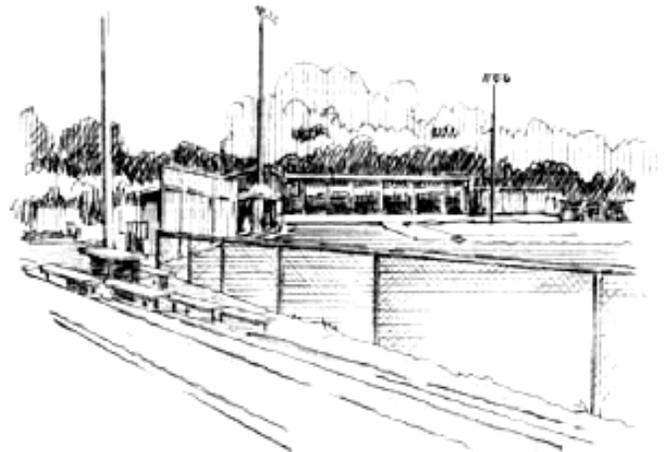
New development with this designation will have the following distinguishing features - the subject site will be landscaped, parking lots will be constructed off-street and will be landscaped, signs shall be regulated and new uses shall undergo site plan review. Schools shall receive special attention in regards to pedestrian, bike and bus circulation.

***Open Space***

This designation is applied to lands that will remain generally free of buildings. Uses that would receive this designation would include parks, playing fields, and lands with sensitive resources, such as land along the San Joaquin River.

**Locational Criteria**

Public parks should be centrally located within the neighborhoods they are intended to serve – to facilitate



walking and cycling. Parks should generally be abutted by public streets - to ensure visibility and access.

The location of other Open Space lands will be determined by their function. For example, the General Plan designates approximately 160 acres of land along the San Joaquin River to preserve the unique riparian atmosphere and protected plant and animal species found only along the river.

### **Zoning**

Zone districts consistent with the “Open Space” designation include:

- O (Open Space)
- U-R (Urban Reserve)
- G (Government)

### **Location**

The General Plan designates approximately ## acres of land as “Open Space” primarily along the San Joaquin River. Approximately ## acres are designated for future public parks, in addition to the 37 acres of existing parks.

### **Off-Site Requirements**

The open space designation is generally intended to keep land free from development. However, there may be situations where limited development is warranted (such as a utility building, picnic shelter or similar public-use facilities). As appropriate, any development in this designation may be required to connect to City water, sewer and storm drain facilities. Further development may be required to install paved streets, curbs, gutters, sidewalks, street lamps and other facilities as determined by the City Engineer.

### **On-Site Requirements**

The open space designation is generally intended to keep land free from development. However, there may be situations where limited development is warranted. Any new development with this designation will have the following distinguishing features - the subject site will be landscaped, parking will be constructed off-street and will be landscaped, signs shall be regulated and new uses shall undergo site plan review.

### **Urban Reserve (Agriculture)**

#### **Locational Criteria**

This designation is applied to lands that are being, or have the capacity to be, actively farmed but are within the planning area and proposed to be eventually developed. This designation can be combined with other designations, as appropriate. For instance, it may be warranted to designate future residential lands as “Low Density Residential – Reserve” – in instances where it would not be appropriate to develop the land for a significant period of time.

Further, this designation could also be applied to lands in agricultural areas that contain developed agriculturally-related uses, such as packing houses, cold storage operations or agriculturally-related businesses.

The purpose of this designation is to protect agriculture from urban encroachment, maintain land in agriculture until the time is appropriate for conversion to urban uses, and to ensure that conflicts do not arise between agriculture and urban uses.

#### **Zoning**

Zone districts consistent with the “Urban Reserve” designation include:

U-R (Urban Reserve)

#### **Off-Site Requirements**

The urban reserve designation is generally intended to keep land free from development. However, there may be some situations where limited development is warranted. As appropriate, any development in this designation may be required to connect to City water, sewer and storm drain facilities. Further, development may be required to install paved streets, curbs, gutters, sidewalks, street lamps and other facilities as determined by the City Engineer.



**On-Site Requirements**

The urban reserve designation is generally intended to keep land free from development. However, there may be situations where limited development is warranted. Any new development with this designation will have the following distinguishing features - the subject site will be landscaped, parking will be constructed off-street and will be landscaped, signs shall be regulated and new uses shall undergo site plan review.

***Land Use/Zoning Consistency Matrix***

State planning law requires the the zoning on every parcel of land be consistent with the applicable General Plan land use designation. For instance a parcel designated “Residential” on the General Plan’s land use map must be zoned for residential uses – it cannot be zoned for commercial use.

Table 2-4 on the following page is a matrix that shows which General Plan land use designations are consistent with various zone districts.

The General Plan land use designations are listed in the left column while zone districts run across the top. Boxes marked “•••” show consistency between a land use category and a zone district. For example, a parcel designated “Medium Density Residential” would be consistent with the R-1 zone. Un-shaded boxes denote a lack of consistency.

**Table 2-4**  
*Land Use/Zoning Consistency*

Land Use Designation	Zone Districts															
	R-R*	R-1	R-1-4.5	R-1-5	R-2	R-3	T-P	C-1**	C-2	C-3	M-1	M-2	U-R	O	P	G
<b>Residential</b>																
Rural Residential	...															
Low Density Residential		...													...	
Medium Density Residential		...	...	...	...										...	
High Density Residential					...	...	...								...	
<b>Commercial</b>																
Central Commercial									...							
General Commercial								...								
Service Commercial										...						
<b>Industrial</b>																
Light Industrial											...					
Heavy Industrial												...				
<b>Public Facilities</b>													...		...	...
<b>Open Space</b>														...		
<b>Urban Reserve</b>													...	...		

Notes:

- \* R-R – “Rural Residential” zone to be adopted
- \*\* C-1 zone is to become the “General Commercial” zone.