

Colusa County GENERAL PLAN

Adopted July 31, 2012



Prepared for:



Prepared by:

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A LAND USE PLANNING, DESIGN, AND ENVIRONMENTAL FIRM

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1. INTRODUCTION

The County of Colusa General Plan (General Plan) identifies the County's vision for the future and provides a framework that will guide decisions on growth, development, and conservation of open space and resources in a manner consistent with the quality of life desired by the County's residents and businesses. The General Plan supersedes and replaces the 1989 General Plan. This plan carries forward much of the major goal and policy framework of the 1989 General Plan, but has been reorganized to make the document more user-friendly and straightforward.

Scope and Content of the General Plan

State law requires Colusa County to adopt a comprehensive, long-term general plan for the physical development of its planning area. The General Plan must include land use, circulation, housing, conservation, open space, noise, and safety elements, as specified in Government Code Section 65302, to the extent that the issues identified by State law exist in the County's planning area. Additional elements that relate to the physical development of the County may also be addressed in the General Plan. The degree of specificity and level of detail of the discussion of each General Plan element need only reflect local conditions and circumstances. This General Plan has been prepared consistent with the requirements of State law and addresses the relevant items addressed in Government Code Section 65300 et seq.

This General Plan includes the following chapters:

- Introduction
- Agriculture Element
- Circulation Element
- Community Character Element
- Conservation Element
- Economic Development Element
- Housing Element
- Land Use Element
- Noise Element
- Open Space Element
- Public Services and Facilities Element
- Safety Element
- Implementation

Background Report and Environmental Impact Report

Two important documents support the General Plan. The Background Report and the General Plan Environmental Impact Report (EIR) are both intended to be used in conjunction with this General Plan and to serve as companions to this policy document.

Public Participation

This General Plan was developed with extensive participation from the County's residents, businesses, local agencies, and other stakeholders. A series of public Visioning Workshops were held to identify the principles that would guide the General Plan update. The Board of Supervisors appointed a 25-member Steering Committee which held eight workshops, each open to the public. The Steering Committee considered the goals and policies of the 1989 General Plan and provided advice on how the County could achieve its goals and address current issues.

Guiding Principles

Through the Visioning process, a distinct set of guiding principles were identified to guide the General Plan update.

- Maintain the County's rural character and quality of life;
- Focus new development in and around existing communities;
- Ensure that growth is orderly;
- Preserve and enhance the County's agricultural heritage;
- Provide opportunities for the expansion of existing businesses and attraction of a diverse range of businesses that provide high-quality jobs;
- Promote a broader range of industries that support the County's agricultural uses;
- Provide the young people in the County a future, in terms of employment and housing opportunities; and
- Ensure that adequate infrastructure is available to serve existing and new development.

Applying the General Plan

The General Plan is intended for use by a broad range of persons, including:

- The Board of Supervisors and Planning Commission in decision-making activities;
- County staff in developing and reviewing programs and projects;
- The development community in preparing development proposals; and
- Residents and citizens interested in the future of Colusa County and the County's policies.

The General Plan applies to lands in the unincorporated area of the County, to the extent allowed by Federal and State law. Under State law, many actions, such as development projects, specific plans, master plans, community plans, zoning, subdivisions, public agency projects and other decisions must be consistent with the General Plan. State law requires that the County's ordinances regulating land use be consistent with the General Plan. The Zoning Code, individual project proposals, and other related plans and ordinances must be consistent with the goals and policies in this General Plan.

Interpreting the General Plan

In reading the provisions of the General Plan, one should infer that the goals, objectives, policies, and actions are limited to the extent that it is financially feasible and appropriate for the County to carry out various actions and to the extent legally permitted by state and federal law. For example, policies and actions that indicate that the County will “provide,” “support,” “ensure,” or otherwise require or carry out various policies do not indicate an irreversible commitment of County funds or staff resources to those activities, but rather, that the County will support such actions when the County deems that it is financially feasible and appropriate. In some cases, the County will carry out various policies and actions by requiring development, infrastructure, and other projects to be consistent with the policies and actions of the General Plan. In other cases, the County may include General Plan items in the Capital Improvement Program, annual budget, or other implementation mechanisms, as the County deems appropriate.

Amending the General Plan

Since policies in the General Plan reflect a range of competing interests, the decision-makers have broad discretion in interpreting the General Plan and its purposes and are allowed to weigh and balance its goals, objectives, and policies when applying them. Recognizing the need for the General Plan to remain up-to-date and reflective of local issues and policies, state law allows the County to amend the General Plan to ensure that it is consistent with the conditions, values, expectations, and needs of its residents, businesses, and other stakeholders. The General Plan may be amended only by action of the Board of Supervisors or by voter-approved initiative.

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2. AGRICULTURE ELEMENT



Farming and related agricultural industries are not only the backbone of Colusa County’s economy, they also play a central role in the way of life of County residents and help define the character of the County. Throughout the development of the Colusa County General Plan, County residents, stakeholders, business leaders and elected officials identified the protection of agricultural lands and the expansion of agricultural opportunities as some of the most critical issues to be addressed in the General Plan.

This Agriculture Element contains goals, objectives, policies and action items geared towards the protection of agricultural lands, the expansion of agricultural operations, and the reduction of conflicts between agricultural and non-agricultural land uses. Background information related to this Element is contained in the Colusa County General Plan Background Report. The Agriculture Element is an optional Element of the General Plan.

Goal AG-1: Preserve and protect agricultural land.

Objective AG 1-A: *Recognize that Agricultural Land is the County's Greatest Natural Asset and Take Appropriate Measures to Restrict the Conversion of Agricultural Lands to Non-Agricultural Uses*

Policy AG 1-1: The following General Plan land use designations are considered agricultural lands: Agricultural General (AG), Agricultural Upland (AU), and Agricultural Transition (AT).

Agricultural lands account for over 75% of the entire County's area.

Policy AG 1-2: Lands designated for agricultural uses shall remain designated for agriculture and not be rezoned or redesignated to an urban use unless all of the following criteria are met:

- a. The lot(s) for which conversion is requested is adjacent to agriculture or agricultural support uses (e.g. receiving plants, hulling plants, warehousing, trucking, distribution, and other related activities.) on no more than two sides of the lot(s) or less than 50 percent of the perimeter of the lot(s) proposed for conversion.
- b. The conversion will not be detrimental to existing agricultural operations.
- c. The conversion land is within 500 feet of existing urban infrastructure (e.g., water supply lines and sewer lines) and conversion will constitute a logical contiguous extension of a designated urban area.
- d. The lot(s) proposed for conversion include a buffer at the agricultural/urban transition zone to protect future users of the conversion lands from nuisances associated with typical agricultural practices.
- e. No feasible alternative location (e.g., non-agricultural lands or less productive agricultural lands) exists.
- f. The use would not have a significant adverse effect on existing or potential agricultural activities on surrounding agricultural lands.

Policy AG 1-3: Land divisions that separate a residence or an agricultural processing facility from the agricultural land shall be prohibited, unless the lot split meets the minimum lot size requirement of the zoning district.

Policy AG 1-4: Maintain agricultural parcel sizes that are large enough to sustain agricultural activities. The following minimum lot sizes shall apply to agricultural lands: Agricultural General- 40 acres, Agricultural Upland- 80 acres, and Agricultural Transition - 10 acres.

Policy AG 1-5: Encourage lot mergers to meet minimum parcel size standards.

Policy AG 1-6: Residential development on agricultural lands shall be limited to housing for family members and agricultural employee housing.

**Agricultural employee housing is further addressed in the Housing Element.*

Policy AG 1-7: Work with the Local Agency Formation Commission (LAFCO) on issues of mutual concern including the conservation of agricultural land through consistent use of LAFCO policies, particularly those related to conversion of agricultural lands and establishment of adequate buffers between agricultural and non-agricultural uses, and the designation of reasonable and logical Sphere of Influence (SOI) boundaries for cities and service districts.

Policy AG 1-8: Protect agricultural lands from urban encroachment by limiting the extension of urban service facilities and infrastructure, particularly public water and sewer.

Policy AG 1-9: Encourage the conservation of agricultural lands using available programs that provide benefit to the County and/or farmers.

Action AG 1-A: Monitor the conversion of agricultural lands (AG, AU, and AT) located outside of urban and urban reserve areas to non-agricultural uses. If agricultural land conversion rates increase significantly, the Board of Supervisors shall consider the adoption of a farmland conversion mitigation program. If a farmland conversion mitigation program is developed, the development of agriculture-supporting uses should be exempt from mitigation and all mitigation fees should be used to preserve farmland within Colusa County.

Action AG 1-B: Revise and update the County's Zoning Ordinance to specify the number of dwelling units that may be constructed per full-time and part-time farm operation and to permit farmworker housing units consistent with the requirements of Health and Safety Code Section 1267.8. Family member and agricultural employee residences should be located in the same immediate vicinity as the existing residence, if this is practical and environmentally sound. Family member residences accessory to full-time operations should not be located on separate legal lots created for this purpose unless the divided lots meet minimum lot size requirements. The new regulations should also emphasize locating housing in areas that best protect farming practices and minimize impacts on residents.

Action AG 1-C: Revise the Zoning Ordinance to create a zoning district (Agricultural Transition) that is compatible with the Agricultural Transition land use designation. The classification shall provide for a minimum lot size of 10 acres and shall allow agricultural uses, including small-scale farms, visitor-serving uses oriented to the agricultural industry, farmers markets, and small-scale commercial uses oriented to the agricultural industry.

Objective AG 1-B: *Reduce Conflicts between Agricultural and Urban Uses and Between Habitat Conservation Areas and Agricultural Uses*

Policy AG 1-10: Maintain clearly designated locations for future growth around existing communities through application of the Urban Reserve Area (URA).

Policy AG 1-11: Require the use of buffers such as greenbelts, drainage features, parks or other improved and maintained features, to separate residential and other sensitive land uses, such as schools and hospitals, from agricultural lands and agricultural operations. Lands designated Agricultural Transition are considered an appropriate buffer between urban or sensitive land uses and agricultural lands designated Agricultural General and Agricultural Upland.

2. AGRICULTURE ELEMENT

Policy AG 1-12: Agricultural uses shall continue to be protected through on-going adherence to and implementation of the County's right to farm ordinance (Colusa County Code Chapter 34, Farming Practices).

Policy AG 1-13: Urban development shall not adversely impact the financial sustainability of agricultural operations.

Policy AG 1-14: Resource conservation activities such as habitat creation and active habitat or species management on lands designated for agricultural uses shall require a General Plan Amendment to Resource Conservation unless all of the following conditions are met:

- a. The resource conservation activities involve active and on-going agricultural activities on the majority of the site.
- b. The resource conservation activities are compatible with agricultural activities on the site and existing or potential agricultural activities in the vicinity.
- c. There would not be a concentration of resource conservation lands in the immediate area.

***Action AG 1-D:** Amend the Zoning Ordinance to include specific agricultural buffer requirements for residential and sensitive land uses (such as schools, day care facilities, and medical facilities) that are proposed within 500 feet of agricultural lands in order to protect existing agricultural operations from encroachment by incompatible uses. Buffers shall generally be defined as a physical separation of 100 to 500 feet, depending on the land use, and/or may be, or include, a topographic feature, roadway, bike/pedestrian path, a substantial tree stand, a maintained greenbelt, water course or similar feature. In some circumstances a landscaped berm may provide the buffer. The buffer shall occur on the parcel for which a permit is sought and shall favor protection of the maximum amount of agricultural land.*

***Action AG 1-E:** Amend the Zoning Ordinance to:*

1. *Identify habitat management activities allowed on lands designated for agricultural use. Allowable habitat management activities may include the preservation of foraging habitat for species on lands that are actively farmed. Such habitat management activities shall not preclude ongoing viable farming of the land.*
2. *Create specific standards to be included in Conditional Use Permits issued for habitat management plans and resource conservation activities adjacent to agricultural operations in order to ensure that agricultural operations are not adversely impacted. Such measures may include:*
 - *Setbacks;*
 - *Active pest management;*
 - *Barrier fencing; and*
 - *Other measures deemed appropriate by the County.*

Goal AG-2: Maintain and enhance agriculture as the County’s most critical land use, economic sector, and resource.

Objective AG 2-A: Expand Opportunities for Economic Development and Increased Agricultural Production by Allowing Agricultural Processing Facilities and Uses Directly Supporting Agriculture in All Agricultural Land Use Categories

Policy AG 2-1: Agricultural-related industrial support operations shall be permitted on agricultural lands. Such uses may include, but are not limited to, processing, assembly, distribution and warehousing of agricultural materials and commodities and alternative energy systems that provide energy for on-site uses. These uses should be permitted on agricultural lands as principal permitted uses subject to the standards of the Zoning Ordinance provided the following findings are made:

- a. The use provides a needed service to the surrounding agricultural area which cannot be provided more efficiently within designated industrial or commercial areas or which requires location in a non-urban area because of unusual site requirements, operational characteristics, or proximity to agricultural goods and products.
- b. The use avoids prime agricultural lands to the greatest extent feasible.
- c. If the use is sited on productive agricultural lands, less productive agricultural lands are not available in the vicinity.
- d. The operational or physical characteristics of the use will not have a significant adverse impact on water resources or the use or management of surrounding agricultural properties within at least a one-quarter (1/4) mile radius.
- e. The use supports local agricultural production.
- f. The use is compatible with existing uses in the area.
- g. The use will not adversely affect agricultural production in the area.
- h. The use will not result in significant adverse traffic or air quality impacts.
- i. The use will not be detrimental to the rural character of the area.

Industries that support farming and agricultural operations are vital in supporting the County’s farms and economy.

Action AG 2-A: *Revise the Zoning Ordinance to allow agricultural support facilities as a principal permitted use on lands designated for agricultural use. The revision to the zoning ordinance shall establish definitions and standards in the Zoning Ordinance that differentiate between facilities that support agricultural uses, such as those directly necessary for processing, packaging, distribution, and on-site energy production, and those facilities that are industrial or commercial in nature and do not directly support agricultural activities and are not appropriate for development, without a Conditional Use Permit, in an*

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agricultural zoning classification. The revisions shall identify performance standards that agricultural support facilities permit requests shall comply with, including:

- a. Hours of operation*
- b. Maximum noise levels*
- c. Maximum daily trips*
- d. Setbacks*
- e. Lighting*
- f. Water and sewer demand*
- g. Flood management*
- h. Landscaping*
- i. Drainage infrastructure*
- j. Roadway and access improvements*
- k. Fire protection*

Objective AG 2-B: *Allow Limited Recreation and Resource Production Uses on Agricultural Lands While Ensuring that Such Uses Do Not Adversely Affect Agricultural Activities*

Policy AG 2-2: Visitor-serving uses that support and are incidental to agricultural production, such as tasting rooms, including sales and promotion of products grown or processed in the County, educational activities and tours, incidental sales of items related to local area agricultural products, promotional events, and farm homestays, which allow visitors to visit a farm in the form of a vacation, that support and are secondary and incidental to local agricultural production, shall be allowed on agricultural lands provided the following findings are made:.

- a. The use promotes and markets only agricultural products grown or processed in the local area.
- b. The use is compatible with and secondary and incidental to agricultural production activities in the area.
- c. The use will not require the extension of sewer and water service.
- d. The use is compatible with existing uses in the area.
- e. The use will not adversely affect agricultural production in the area.
- f. The use will not result in significant adverse traffic or air quality impacts.
- g. The use will not be detrimental to the rural character of the area.

Policy AG 2-3: Low-intensity recreational uses may be permitted on agricultural lands as long as they do not interfere with the principal use of the land for agricultural purposes. Examples include hunting, fishing, target shooting, horseback riding, hiking and exhibitions of working farms or ranches.

Policy AG 2-4: The exploration and extraction of oil, gas and other mineral resources may be allowed on agricultural lands, provided the activity is conducted in a way that minimizes interference with agricultural operations and does not result in a permanent loss of the agricultural viability of the land.

Policy AG 2-5: Encourage and support the development of new agricultural related industries featuring alternative energy, utilization of agricultural waste, biofuels, and solar or wind farms.

Action AG 2-B: Revise the Zoning Ordinance to allow visitor-serving uses that support and are incidental to agricultural production as a principal permitted use on lands designated for agricultural use. The revision to the Zoning Ordinance shall establish definitions and standards in the Zoning Ordinance that differentiate between visitor-serving uses that support and are incidental to agricultural production, and those visitor-serving uses that do not directly support agricultural activities and are not appropriate for development, without a Conditional Use Permit, in an agricultural zoning classification. The revisions shall identify performance standards that agricultural support facilities permit requests shall comply with, including, but not limited to:

- a. Hours of operation*
- b. Maximum noise levels*
- c. Maximum daily trips*
- d. Setbacks*
- e. Lighting*
- f. Water and sewer demand*
- g. Flood management*
- h. Landscaping*
- i. Drainage infrastructure*
- j. Roadway and access improvements*
- k. Fire protection*

Action AG 2-C: Revise the Zoning Ordinance to identify recreational activities permitted on agricultural lands and to develop performance standards for such uses. These performance standards shall address environmental impact mitigation and compatibility with surrounding land uses, including but not limited to:

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- a. *Hours of operation*
- b. *Maximum noise levels*
- c. *Maximum daily trips*
- d. *Setbacks*
- e. *Lighting*
- f. *Water and sewer demand*
- g. *Flood management*
- h. *Landscaping*
- i. *Drainage infrastructure*
- j. *Roadway and access improvements*
- k. *Fire protection*

Action AG 2-D: Revise the Zoning Ordinance to define alternative energy and to develop performance standards for energy-generating and resource extraction uses on agricultural lands. These performance standards shall address environmental impact mitigation and compatibility with surrounding land uses, including but not limited to:

- a. *Hours of operation*
- b. *Maximum noise levels*
- c. *Maximum daily trips*
- d. *Setbacks*
- e. *Lighting*
- f. *Water and sewer demand*
- g. *Flood management*
- h. *Landscaping*
- i. *Drainage infrastructure*
- j. *Roadway and access improvements*
- k. *Fire protection*

Action AG 2-E: Establish procedures and standards in the Zoning Ordinance to identify agricultural uses and activities which may be approved by administrative action and to expedite the processing of permits for agricultural and agriculture related uses.

Objective AG 2-C: *Preserve and Protect Water, Soil, and Natural Resources Necessary for Agricultural Operations*

Policy AG 2-6: Where existing agricultural and proposed urban uses are competing for the same water supply, priority should be given to agricultural uses.

Policy AG 2-7: Work with agricultural land owners to improve practices that have resulted in adverse impacts to adjacent properties. Such practices include site drainage and flood control measures and the use of Best Management Practices (BMPs).

Policy AG 2-8: Support and promote water development projects which provide additional sources of water for agricultural uses.

Policy AG 2-9: Support the procurement of expanded and additional water rights which provide for contractual supply reliability for agricultural use.

Policy AG 2-10: Seek to increase the County's influence regarding water rights and distribution legislation at the state and federal level, to the greatest degree feasible for both surface water and ground water sources. This may occur through County support for local farm interest groups seeking to influence water-related legislation at the state and federal levels.

Policy AG 2-11: Assist landowners in resolving water rights, water delivery, and water supply issues with other agencies such as the California Department of Fish and Game, the U.S. Army Corps of Engineers, the U.S. Bureau of Reclamation, and the California Department of Water Resources.

Policy AG 2-12: Within conservation easements and habitat conservation lands, preclude the practice of fallowing fields for the purpose of water export.

Policy AG 2-13: Encourage the reuse of treated wastewater for agricultural purposes.

Policy AG 2-14: Preserve water resources for agriculture, both in quantity and quality, from competition with development, non-agricultural uses, mitigation banks, and/or interests from outside of the County.

Policy AG 2-15: Promote best management practices in agricultural operations (including animal operations) to reduce emissions, conserve energy and water, and utilize alternative energy sources.

Policy AG 2-16: Promote wildlife-friendly farm practices, such as tailwater ponds, native species/grasslands restoration in field margins, hedgerows, ditch management for riparian habitat, and restoration of riparian areas in a manner consistent with ongoing agricultural activities, water delivery systems, reduction of pesticides, and other appropriate measures.

Action AG 2-F: Coordinate with irrigation districts to identify cost-effective and feasible Best Management Practices for the application and use of water resources that address the range of agricultural activities in Colusa County. Work with entities such as the irrigation districts, Agricultural Commissioner, UC Extension Office, the Colusa County Resource Conservation District, and the Natural Resources Conservation Service to distribute Best Management Practices information to agricultural operations in the County.

Action AG 2-G: Collaborate with water suppliers and wastewater treatment plant operators to increase the availability of treated or recycled water for agricultural purposes.

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3. CIRCULATION ELEMENT



This Circulation Element provides the framework for Colusa County decisions concerning the countywide transportation system, which consists of various transportation modes, including roadway, transit, bike, pedestrian, rail, and aviation. The Circulation Element also provides for coordination with the incorporated municipalities within the county, the Colusa County Local Transportation Commission (as the Regional Transportation Planning Agency), and State and Federal agencies that fund and manage the County's transportation facilities.

State law (California Government Code Section 65302(b)) mandates that the Circulation Element contain the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, military airports and port, and other public utilities and facilities, to the extent these items exist in the planning area. As required by California Government Code Section 65302(b), the Circulation Element is correlated closely with the land use element and is related to the housing, open-space, noise, and safety elements. The General Plan also draws on information contained in the 2008/09 Colusa County Regional Transportation Plan Update.

The Circulation Element reflects the diversity of Colusa County and establishes standards that guide development of the transportation system through goals policies and actions.

Background

Colusa County's preservation of agricultural land and concentration of growth within incorporated cities has created a unique transportation system compared to the rest of the Sacramento region. Most travel in the County is by automobile.

3. CIRCULATION ELEMENT

The roadway network within the unincorporated parts of the County is rural in character, mainly serving small communities and agriculture uses. Interstate 5 and State Routes 20 and 45 are the primary transportation corridors extending through the County and serve all of the County's major population centers, including Colusa, Williams, Arbuckle, Maxwell, Princeton and Grimes. Other County arterials and a network of local public and private roads constitute the remainder of the roadway system.

Roadway Level of Service

Level of Service (LOS) is a general measure of traffic operating conditions whereby a letter grade, from A (the best) to F (the worst), is assigned. These grades represent the perspective of drivers and are an indication of the comfort and convenience associated with driving as well as speed, travel time, traffic interruptions, and freedom to maneuver. The LOS grades are generally defined as follows:

- LOS A represents free-flow travel with an excellent level of comfort and convenience and the freedom to maneuver.
- LOS B has stable operating conditions, but the presence of other road users causes a noticeable, though slight, reduction in comfort, convenience, and maneuvering freedom.
- LOS C has stable operating conditions, but the operation of individual users is substantially affected by the interaction with others in the traffic stream.
- LOS D represents high-density, but stable flow. Users experience severe restriction in speed and freedom to maneuver, with poor levels of comfort and convenience.
- LOS E represents operating conditions at or near capacity. Speeds are reduced to a low but relatively uniform value. Freedom to maneuver is difficult with users experiencing frustration and poor comfort and convenience. Unstable operation is frequent, and minor disturbances in traffic flow can cause breakdown conditions.
- LOS F is used to define forced or breakdown conditions. This condition exists wherever the volume of traffic exceeds the capacity of the roadway. Long queues can form behind these bottleneck points with queued traffic traveling in a stop-and-go fashion.

These definitions of level of service for motorists are contained in the Highway Capacity Manual (HCM) (Transportation Research Board, 2000). The HCM methodology is the prevailing measurement standard at this time throughout the United States.

Background information regarding existing circulation conditions is presented in the General Plan Background Report.

Goal CIRC-1: Provide an Efficient Multi-modal Road and Highway System that Meets the Needs of All Users for the Movement of People and Goods

Objective CIRC-1A: Maintain Safe and Efficient Operating Conditions on All County Roadways

Policy CIRC 1-1: Provide a circulation system that is consistent with the roadway network shown in the Circulation Element Diagram Figure CIRC-1.

Policy CIRC 1-2: Roadway classifications shall be built to the standards described below and illustrated in Figures CIRC-2a and CIRC-2b.

Complete Street

A transportation facility that is planned, designed, operated, and maintained to provide safe mobility for all users, including bicyclists, pedestrians, transit vehicles, truckers, and motorists, appropriate to the function and context of the facility.

Policy CIRC 1-3: Address the concept of “complete” streets, which requires more complete consideration of all users of the street, in new development and roadway improvement projects.

Policy CIRC 1-4: Define level of service (LOS) consistent with the latest edition of the Highway Capacity Manual and calculate using the methodologies contained in that manual. At a minimum, weekday AM and PM peak hour traffic volumes will be used in determining compliance with the level of service standard. The analysis of other periods may be appropriate and will depend on type of use.

Policy CIRC 1-5: Maintain LOS C or better for County roadways and intersections in the unincorporated County.

Policy CIRC 1-6: Maintain levels of service on state highways consistent with Caltrans standards, to the extent feasible.

Policy CIRC 1-7: Use transportation facilities to support the economic growth of the region and to provide safe and efficient movement of persons and goods.

Policy CIRC 1-8: Plan and design transportation facilities to avoid damage to the County’s scenic and environmental resources, such as reductions in air quality and disruption of soils, topography, vegetative cover, and wildlife habitat.

Policy CIRC 1-9: Periodically evaluate the adequacy of traffic impact fees and roadway financing programs to ensure sufficient funding is provided for circulation network improvements necessitated by existing and planned future growth.

Policy CIRC 1-10: Ensure adequate funding and planning mechanisms are in place to identify needed roadway improvements and establish methods to finance roadway improvements, particularly those improvements that may not be provided in full by new development.

Policy CIRC 1-11: Require new development to: 1) finance and construct all off-site circulation improvements (including safety improvements) necessary to mitigate a project’s transportation impacts to local roads, consistent with the policies of the General Plan; and 2) to analyze traffic

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impacts on the regional transportation system and require a fair-share contribution necessary to mitigate significant impacts to regional transportation improvements where a financing plan or other mechanism has been adopted to ensure the full funding and construction of improvements. Right-of-way dedication should be requested as a condition of a proposed new or widened major or minor collector.

Policy CIRC 1-12: Require new development and other projects with transportation impacts to pay their fair share cost of all feasible transportation improvements, including bicycle/pedestrian, transit, and safety, necessary to reduce the severity of cumulative transportation impacts.

Policy CIRC 1-13: Require specific plans, commercial and industrial projects, subdivisions, and other large-scale projects to implement appropriate transportation control measures to reduce vehicle miles traveled and traffic congestion.

Policy CIRC 1-14: Ensure that transportation and circulation improvements are constructed and operational prior to or concurrent with the need for the improvements, to the extent feasible.

Policy CIRC 1-15: Encourage increased patrolling of streets and highways by the California Highway Patrol to enforce speed, weight, and safety regulations on the road.

Policy CIRC 1-16: Encourage transportation improvements that permit increased travel by recreational vehicles, provided that such improvements do not have a negative environmental impact.

Policy CIRC 1-17: Program and spend available transportation funds to maximize the use of federal and other matching sources.

Policy CIRC 1-18: Maintain the County roadway network through a regular program that prioritizes improvement projects based on need for improvements and available funding.

Policy CIRC 1-19: Include safe routes to schools in new development projects, where appropriate.

Action CIRC 1-A: Develop and adopt transportation impact study (TIS) guidelines for development, infrastructure, and public projects that consider all modes of travel and define, at a minimum, the need for transportation impact studies, analysis methodology, and CEQA significance criteria.

Action CIRC 1-B: Pursue all available sources of funding and protect existing sources for the development, improvement, and maintenance of the existing roadway system

Action CIRC 1-C: Establish a County transportation impact fee program that addresses impacts to Countywide transportation facilities and establish or update community-level fee programs to address impacts to local roadways in communities projected to accommodate the majority of growth in the next 5-10 years, including Arbuckle, Maxwell, and the unincorporated areas around Colusa and Williams. The program should address: timely construction of necessary improvements to accommodate existing needs and projected growth, a stable source of funding for necessary road improvements, and that new

development pays for its fair share of impacts to local facilities, regional facilities, and interchanges on the State Highway System.

Action CIRC 1-D: Review and revise roadway standards for community and rural areas to ensure that the standards are adequate to accommodate complete streets, addressing the following factors as applicable: number of travel lanes, lane width, medians, drainage control, shoulder width, parking lanes, bike lanes, fire and emergency response standards, curb and gutter design, landscaped strip and sidewalk width. The revised standards should also include a requirement for a 40-foot minimum easement width when creating an access easement or road when one or more parcels is to be accessed.

Action CIRC 1-E: Seek funding for the Safe Routes to Schools program.

Action CIRC 1-F: As part of the development review and planning process, review general plan amendments, zone change requests, specific plans, subdivisions, commercial and industrial projects, as well as other large-scale development projects to ensure that adequate transportation control measures are included.

Objective CIRC-1B: Provide and Sustain a Viable Rural Public Transit System

Policy CIRC 1-20: Ensure that residents have convenient transit service to employment centers, County service centers, other government centers, and regional destinations (i.e., Sacramento International Airport), as funding allows.

Policy CIRC 1-21: Work with Colusa County Transit and neighboring transit providers, including Yuba/Sutter Transit, Yolo Bus, and Glenn County Transit, to ensure that Colusa County residents have access to destinations throughout the region.

Policy CIRC 1-22: Prioritize providing public transit connections, through Colusa County Transit and Dial-a-Ride, from the major unincorporated communities to locations that connect with other regional transit providers (e.g., Yuba/Sutter Transit, Yolo Bus, and Glenn County Transit) and to the incorporated cities and make every effort to provide daily service, at a minimum, to the unincorporated communities of Arbuckle, College City, Grimes, Princeton, Maxwell, and Stonyford.

Policy CIRC 1-23: Apply for Urban Mass Transit Act (AMTA) Section 18 formula and discretionary funds.

Policy CIRC 1-24: Limit use of State Transit Assistance funds to transit facilities and service.

Policy CIRC 1-25: Encourage the continuation of privately operated bus service between unincorporated communities, Colusa, Williams, and connections to regional transit.

Policy CIRC 1-26: Prioritize providing public transportation for the elderly, handicapped, economically disadvantaged, and others with unmet transportation needs. Secondary priority is given to diverting automobile trips to transit.

Policy CIRC 1-27: Support applications by private non-profit rural transit providers for federal subsidies. Explore and support opportunities for private operation of the transit system as needed to fill gaps in public transit options.

3. CIRCULATION ELEMENT

Action CIRC 1-G: Support regional transit planning efforts to develop and implement intra-regional transit service.

Action CIRC 1-H: As part of the development review process, ensure that development and planning projects accommodate transit facilities (bus stops, sheltered bus stops, turnarounds, etc.) where appropriate and that development contributes its fair share to transit facilities and services.

Objective CIRC-1C: *Promote and Ensure the Provision of Safe, Convenient and Attractive Sidewalks, Bikeways, and Trails where Appropriate for Local, Regional and Recreational Travel*

Policy CIRC 1-28: Work with appropriate agencies to implement a regional bikeway system that connects the cities, larger unincorporated communities, recreation destinations, and scenic areas as shown in Figure CIRC-3. Implement a dedicated multi-purpose bikeway between Arbuckle, Maxwell, Williams, and Colusa as a part of this effort.

Policy CIRC 1-29: Create a complete bikeway and sidewalk system within each community, including the completion of existing systems and provide connections to the regional system. Create walkways and bikeways that connect existing paths where feasible, and that connect to downtown/community core areas, schools, grocery stores, parks, and other community features.

Policy CIRC 1-30: Ensure that existing and new pedestrian facilities are compliant with the Americans With Disabilities Act (ADA).

Policy CIRC 1-31: Protect abandoned rail corridors for re-use as trails and other forms of alternative transportation, where feasible.

Policy CIRC 1-32: Support development of facilities that link bicyclists and pedestrians with other modes of transportation.

Policy CIRC 1-33: Require residential development at urban densities (3.5 units per gross acre or greater) to include provisions for bicycle and pedestrian travel. Where possible, these bicycle and pedestrian routes should be integrated with trails serving the rest of the community.

Policy CIRC 1-34: Sidewalks should be required within all new development at urban densities if such development is contiguous or within the communities of Arbuckle, Maxwell, Grimes, or Princeton. This requirement also applies to the unincorporated portions of Colusa and Williams, and its adoption by each of these two cities is encouraged.

Action CIRC 1-I: Develop and adopt a Bicycle Master Plan that provides for and encourages the development of an integrated system of bikeway facilities. These facilities would provide for safe and convenient travel for bicyclists and access to recreational bicycling opportunities throughout the County.

The Bicycle Master Plan should include provisions that:

- *Provide safe bicycle routes within communities between residential, commercial areas, schools, downtown/community core areas, and essential services.*

- *Provide regional bicycle routes establishing access between the larger communities, incorporated cities, recreation destinations, and scenic areas as generally shown in Figure CIRC-3*
- *Utilize existing linear features such as levees and public utility right-of-ways.*
- *Provide access to recreational areas such as the Sacramento River, East Park Reservoir, Mendocino National Forest, and proposed Sites Reservoir.*
- *Prioritize construction of bikeways, including off-road bikeways in locations that have the highest demand, both at the local community and regional recreation levels.*
- *Require development to dedicate rights-of-way or easements to construction.*
- *Consider Bicycle/Pedestrian Master Plans adopted by the Cities of Colusa and Williams.*

Action CIRC 1-J: Pursue funding for construction and maintenance of bikeways and sidewalks, including off-road bikeways where feasible.

Action CIRC 1-K: Develop an Americans With Disabilities Act (ADA) transition and compliance program for pedestrian facilities.

Objective CIRC-1D: Prioritize the Improvement and Maintenance of Roads and Transportation Facilities, Directing County Funds to those Areas Most in Need of Improvement

Policy CIRC 1-35: Local transportation funds shall be allocated to the cities of Colusa and Williams and the County by the Local Transportation Commission based on the most current Department of Finance population estimate for each area.

Policy CIRC 1-36: Where appropriate and feasible, establish road maintenance districts to provide a stable source of funding and to ensure that road maintenance can occur when necessary.

Policy CIRC 1-37: Explore and pursue all available state, federal, and private funding for the development of its transportation systems, where the County has a reasonable chance of receiving funding or developing a successful program.

Policy CIRC 1-38: Any excess local transportation funds not needed for new or improved circulation facilities should be used for road maintenance.

Policy CIRC 1-39: Prioritize the replacement or rehabilitation of deficient bridges.

Policy CIRC 1-40: Twenty-five percent of the timber funds generated from forest sales should continue to be used for streets and roads.

Policy CIRC 1-41: Support and encourage legislation that will ensure that Colusa County receives a larger share of State and Federal road maintenance funds.

3. CIRCULATION ELEMENT

Policy CIRC 1-42: Support the removal or reduction of restrictions on the spending of state and federal transportation monies

Policy CIRC 1-43: Encourage Caltrans to clear or prevent weed growth and to perform drainage and culvert maintenance along the shoulders and in the median of Interstate 5, State Route 20, and State Route 45 to avoid potential fire hazards.

Policy CIRC 1-44: Coordinate with state and federal agencies that own and maintain roadways in Colusa County to continue to provide reasonable access to forest lands and recreation areas within the County that are not accessible by County-maintained roads.

Action CIRC 1-L: Continue to maintain a database of all County maintained roadways to identify roadways with immediate maintenance needs and to determine which roadways should no longer be maintained and allowed to return to rural/agricultural roads.

Action CIRC 1-M: Identify areas of the County where it is feasible to establish transportation maintenance districts. Transportation maintenance districts should include an impact fee component to ensure that new development pays its fair share of the cost of development and maintenance of the County roadway and transportation network. Prioritize establishing road maintenance districts to address areas with the highest road maintenance needs.

Action CIRC 1-N: As part of the development review process, require new subdivisions to join or create roadway maintenance districts for maintaining public roads and transportation facilities installed with the development.

Goal CIRC-2: Support the Movement of Goods through Trucking, Rail, Air, and Other Forms of Freight Service to and from Businesses in the County

Objective CIRC-2A: Support and Improve Rail Services to Provide Goods and Passenger Movement

Policy CIRC 2-1: Encourage the restoration of passenger rail service along the California Northern Pacific Railroad tracks parallel to Interstate 5.

Policy CIRC 2-2: Support the continuation of freight and rail service to businesses and communities along the main and branch lines of the California Northern Pacific Railroad.

Policy CIRC 2-3: Coordinate with California Northern Pacific Railroad and other rail providers to encourage adequate rail service, investigate possibilities for passenger service, and ensure on-going maintenance of facilities and road crossings.

Policy CIRC 2-4: Railroad crossings of State and county roads shall be marked, signalized, and gated where warranted by traffic volumes and required by the California Public Utility Commission (PUC).

Policy CIRC 2-5: Work with other agencies to plan railroad corridors to facilitate the preservation of important railroad rights-of-way for future rail expansion or other appropriate transportation facilities.

Objective CIRC-2B: *Improve and Enhance Air Services to Provide Goods Transportation, Tourism and Related Economic Activities*

Policy CIRC 2-6: Promote the expansion and improvement of existing airport facilities. When there is a reasonable chance of approval, the County shall apply for available State and Federal aeronautics funds.

Policy CIRC 2-7: Establish a use-based funding mechanism to support maintenance and improvement of the Colusa County Airport.

Objective CIRC-2C: *Support and Protect Waterways for Tourism and Related Economic Activities*

Policy CIRC 2-8: Support access and navigational improvements and facilities on/adjacent to the Sacramento River, East Park Reservoir, Stony Creek, and other waterways that encourage commercial fishing, tourism, recreation, and improve boating safety.

Goal CIRC-3: Provide a Circulation System that Supports Public Safety

Objective CIRC-3A: *Minimize Inconveniences and Safety Hazards Caused by Road Flooding, Washouts, and Emergency Conditions*

Policy CIRC 3-1: Ensure that roadway design standards include all-weather dual-purpose function, as appropriate, to increase capacity, improve safety, and enhance flood control.

Policy CIRC 3-2: Work with adjoining landowners to reduce roadway flooding. Where localized flooding occurs as a result of new private development, the cost for remediation should be the responsibility of the new development.

Policy CIRC 3-3: Ensure that development, roadway, and planning projects include adequate access and features to accommodate evacuations and movement of people to critical services during emergency conditions.

Action CIRC 3-A: Work with federal and state funding agencies to create a funding plan to implement improvements for emergency access, evacuation, fire protection, public safety, and drainage, and work with appropriate agencies to identify and prioritize projects.

Objective CIRC-3B: *Reduce Moving Traffic Hazards*

Policy CIRC 3-4: Install stop signs, railroad crossing guards, and warning signs where appropriate and warranted.

Policy CIRC 3-5: Limit driveway intersections and curb cuts along arterial and collector roadways in order to provide improved mobility and safety for all travel modes.

Policy CIRC 3-6: Ensure adequate access for emergency vehicles.

Policy CIRC 3-7: Ensure adequate access to emergency facilities and between major communities.

3. CIRCULATION ELEMENT

Policy CIRC 3-8: Encourage the widening of State highways to allow the safe movement of farm vehicles and equipment.

Policy CIRC 3-9: Limit the intrusion of agricultural vehicles and heavy trucks on new residential streets.

***Action CIRC 3-B:** As part of the development review process, ensure that roadside commercial uses, large-scale industrial uses, and large-scale commercial or industrial agricultural uses have an approved public access plan. The plan should address public safety and ease of access to the site.*

***Action CIRC 3-C:** Bi-annually review truck routes and revise, where necessary, to reduce truck traffic through residential and pedestrian-oriented areas.*

***Action CIRC 3-D:** Bi-annually review the County's circulation system for areas with traffic hazards, such as the approach to the one-lane bridge near Sites, and prioritize installation of warning signage, stop signs, or other appropriate measures for locations with significant accident rates.*

Goal CIRC-4: Improve Livability in the County through Land Use and Transportation Decisions that Provide Residents with Choices to the Mode that they Use to Make Trips in the County

Objective CIRC-4A: *Provide Circulation Improvements that Address Livability, Accommodate Industrial and Commercial Development, and Consider Regional Planning Efforts, State Law, and Current Priorities*

Policy CIRC 4-1: Ensure that transportation control measures, alternative transportation options, and congestion management strategies are applied to long-term planning activities and large-scale new development projects.

Policy CIRC 4-2: All transportation improvement projects proposed for inclusion in local and regional transportation plans (Regional Transportation Plan, Regional Transportation Improvement Program, Congestion Management Plan, Capital Improvement Program, etc.) shall be consistent with the air quality, transportation, land use, and other goals and policies of the General Plan.

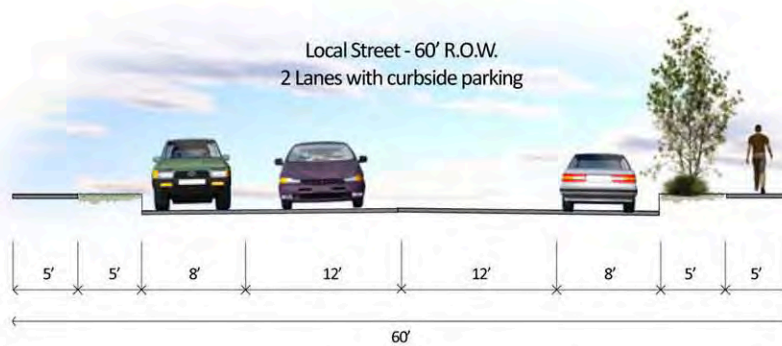
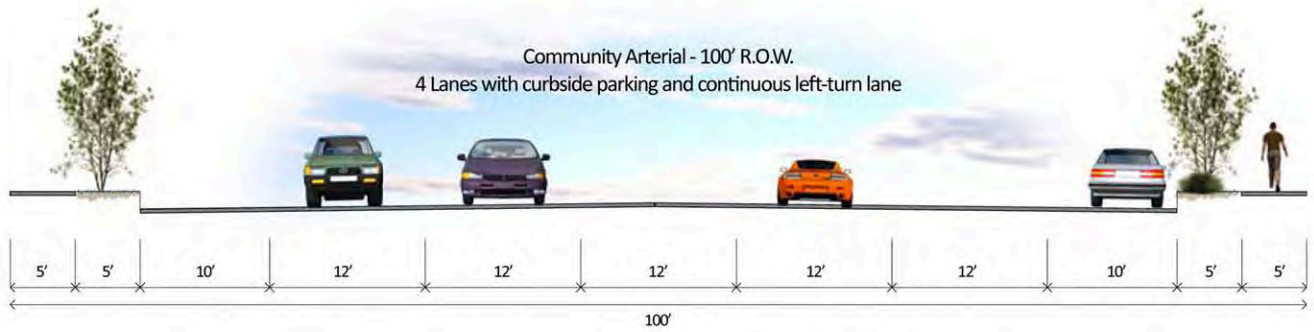
Policy CIRC 4-3: Projects included in the Capital Improvement Program and proposed for regional transportation plans should prioritize, in the following order: 1) projects that improve operations on existing roads without increasing capacity, 2) projects that encourage alternative transportation modes, 3) projects that increase capacity on existing roadways, and 4) new roadways.

Policy CIRC 4-4: Coordinate with Caltrans, the Colusa County Air Pollution Control District, and Colusa County Regional Transportation Commission to minimize air quality and transportation impacts associated with planned and existing transportation facilities.

Action CIRC4-A: County transportation planning decisions shall be coordinated with all affected public and private agencies.

Action CIRC 4-B: Invite the public to attend meetings and provide input regarding the future of the circulation system.

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Figure CIRC-2a
Roadway Standards

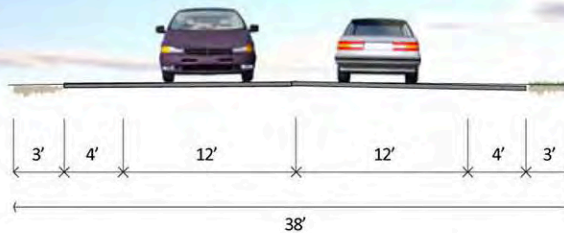
Community Collector (Commercial/Industrial) - 68' R.O.W.
4 Lanes without curbside parking



Community Collector (Commercial/Industrial) - 80' R.O.W.
4 Lanes with landscaped median and no curbside parking



Rural Roadway - 38' R.O.W.
2 Lanes with paved shoulder



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Figure CIRC-2b
Roadway Standards

LEGEND

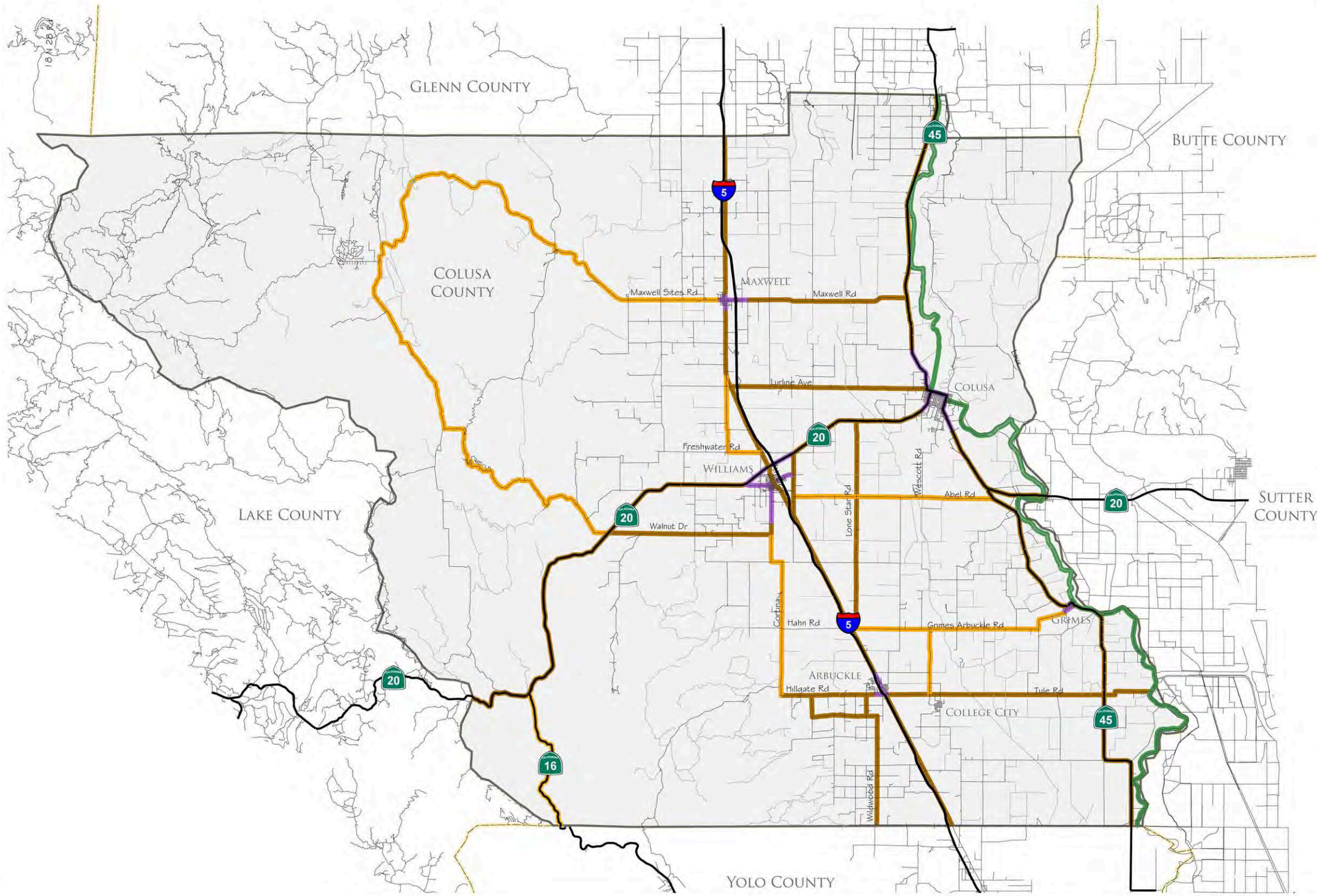
Bicycle Facility

- Class 1 Bike Path
- Class 2 Bike Lane
- Class 3 Bike Route with 3 ft. Shoulder
- Class 3 Bike Route
- Colusa County



N

NOT TO SCALE



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Figure CIRC-3
Regional Bicycle Facilities

Source: Fehr & Peers, 2011

4. COMMUNITY CHARACTER ELEMENT



This element focuses on maintaining the unique characteristics, including the rural character, small-town feel, and quality of life, that distinguishes the individual unincorporated communities within Colusa County. A community character policy set, including goals, objectives, policies, and actions, is established for the communities of Arbuckle, College City, Grimes, Maxwell, Princeton, and Stonyford-Lodoga-Century Ranch, and the unincorporated areas around Colusa and Williams. The Community Character builds on the Land Use Element by identifying the form, design characteristics, and desired mix of uses within the County's communities. The desired relationship between people and the built environment, including the relationship, scale, and character of buildings and outdoor public areas, is identified. The Community Character Element is an optional element of the General Plan.

Goal CC-1: Protect the Rural Qualities that make the County and its Communities Distinct from other Counties in California, and Conserve and Enhance the Elements that Contribute to a Favorable Quality of Life

Objective CC-1A: *To Maintain and Enhance Distinct and Desirable Communities*

Policy CC 1-1: Protect the rural atmosphere and historic character of Colusa County’s towns and unincorporated communities.

Policy CC 1-2: Emphasize the unincorporated communities as retail, service and employment centers for local residents, as well as residents of surrounding rural (agricultural) areas. Where appropriate, promote economic development in the unincorporated communities that serves County visitors and regional tourism.

Policy CC 1-3: Encourage a range of shopping, dining, service, civic, and cultural uses in the downtown areas of the unincorporated communities to keep the community centers and downtown areas as the main focal point for activity, shopping, entertainment, business, pedestrian travel, tourism and culture.

Policy CC 1-4: Each community should have a “town center” or downtown core that serves as a social center where the public has access to schools, libraries, parks, community centers, civic buildings, and fire and law enforcement services.

Policy CC 1-5: Plan land uses within communities so that more intense land uses with higher development densities and community-oriented services, retail, and employment uses are located within the downtown or community center areas, transitioning to less intense land uses around community edges.

Policy CC 1-6: Require new commercial development to complement the character of the area in which it is proposed, to provide a pleasing aesthetic appearance and high-quality finishes, and to be designed with buildings, landscaping, and signage that enhance the community and surrounding uses, and to not detract from the character of existing communities.

Policy CC 1-7: Design commercial development so that buildings in downtown areas have zero front setbacks, except for approved plazas, seating areas, and entry nooks, and on-site parking located to the rear of the parcel (away from street and pedestrian access).

Policy CC 1-8: Implement the mechanisms and strategies identified in the Conservation and Open Space Elements of the General Plan as tools to actively protect open space and agricultural areas between cities and communities throughout the County.

Policy CC 1-9: Define community edges and boundaries through the use of the Agriculture Transition (AT) and Urban Reserve Area (URA) land use designations.

Policy CC 1-10: Encourage infill development and the appropriate redevelopment of vacant and underutilized properties within existing unincorporated communities and prioritize infill projects over development on land at the planned community edge.

Policy CC 1-11: Through application of zoning districts and development standards, encourage the development, of higher density housing, multi-story buildings, and mixed-use development in the downtown areas of the unincorporated communities.

Policy CC 1-12: Encourage mixed use development in commercial areas in order to create ancillary residential opportunities, particularly in the upper floors of multi-story buildings.

Policy CC 1-13: Encourage the preparation of Specific Plans for developments of large areas of land within the unincorporated communities to ensure that a mix of land uses, a range of housing types/densities, and adequate public facilities, and infrastructure improvements are provided.

***Action CC 1-A:** Identify and provide incentives for infill development over development on the fringe of a community.*

***Action CC 1-B:** Maintain an inventory and map of vacant and underutilized parcels within the downtown areas of the unincorporated communities, in conjunction with the site inventory efforts associated with Action ED 1-B and Housing Element Program 2-2.*

A specific plan is a tool for the systematic implementation of the General Plan. It effectively establishes a link between implementing policies of the General Plan and the individual development proposals in a defined area.

Objective CC-1B: To Maintain and Enhance the Aesthetic Beauty of the County

Policy CC 1-14: Encourage private landowners to maintain their property in a way that contributes to the attractive appearance of the County, while recognizing that many of the land uses in the County, including agriculture and light industry, require a variety of on-site structures, equipment, machinery and vehicles in order to operate effectively.

Policy CC 1-15: Preserve and enhance the rural landscape as an important scenic feature of the County.

Policy CC 1-16: Require all new development to protect the scenic beauty of the County, incorporate high quality site design, architecture, and planning so as to enhance the overall quality of the built environment in the County's communities and create a visually interesting and aesthetically pleasing built environment that respects the rural nature of the County.

Policy CC 1-17: Establish design standards, including community-specific policies, to encourage visually attractive development and lessen the visual impact of existing non-conforming uses.

Policy CC 1-18: Upgrade the visual appearance and quality of development on the approaches to each community and prevent development which degrades the aesthetic quality of scenic roadways elsewhere.

Policy CC 1-19: Require architecture and site design to reflect a human-scale that is sensitive, compatible and distinctive to both the site and the community.

4. COMMUNITY CHARACTER ELEMENT

Policy CC 1-20: Avoid the repetition of residential facades and designs within subdivisions and abrupt changes in facades between adjoining developments.

Policy CC 1-21: Architecture in the downtown areas of the unincorporated communities should have a pedestrian scale, with varied and articulated facades. Entries should be oriented to the sidewalk and front facades should include numerous windows.

Policy CC 1-22: Regulate the size, quantity, location, and design of signs to maintain and enhance the visual appearance of the unincorporated communities.

Policy CC 1-23: New freestanding off-site advertising along rural roads shall be limited. Existing non-conforming advertising shall be eliminated whenever possible.

Action CC 1-C: Prepare and implement general countywide design guidelines and minimum design requirements (standards) for new residential and commercial development as described in Action LU 3-C. The design guidelines should include more specific and detailed standards for new development in the communities of Arbuckle and Maxwell. The design guidelines should provide for attractive growth that respects the cultural heritage and character of each community and should be developed with input from each community.

Action CC 1-D: Update the County Code to develop standards for the location, size and design of signage along rural roadways within the County.

Action CC 1-E: Revise the County Code to update standards for the location, size and design of signage to identify specific design standards for visitor-oriented commercial uses, the downtown areas of Arbuckle and Maxwell that complement the standards included in the design guidelines (Action CC 1-C) and to streamline the permitting process for signs less than 15 square feet to encourage businesses to regularly update their signs, within the unincorporated communities.

GOAL CC-2: Ensure that New Growth Addresses the Needs, Challenges and Opportunities Unique to Each Community

Arbuckle

Policy CC 2-1: Support efforts to revitalize the downtown area east of Interstate 5.

Policy CC 2-2: Encourage the preservation, rehabilitation and creative use of historic structures, including the railroad depot.

Policy CC 2-3: Encourage the development of boutique shops, including restaurants, local retail establishments, and non-highway tourist-serving uses, mixed-use development, and high density residential development in the downtown area.

Policy CC 2-4: Promote the development of highway commercial uses adjacent to Interstate 5 at the northern and southern edges of the community.

Policy CC 2-5: Encourage new development proposals to include a balanced mix of jobs and housing.

Policy CC 2-6: Require new residential development to connect to municipal water and sewer services.

Policy CC 2-7: Increase pedestrian and bicycle connectivity between residential areas and the downtown area.

Policy CC 2-8: Vacant and underdeveloped lands within the Arbuckle Public Utility District Service Area should be developed before additional undeveloped lands are annexed into the PUD's Service Area.

Policy CC 2-9: Previously approved, yet still undeveloped, residential subdivisions should be developed before significant new residential development is approved.

Policy CC 2-10: Encourage the clustering of homes and businesses to protect open space, trees, creeks and other natural resources.

Policy CC 2-11: Encourage mixed use development in the downtown area.

Policy CC 2-12: New residential development should include areas for neighborhood parks and other residential community facilities.

Policy CC 2-13: Discourage new residential development adjacent to Interstate 5. Where such development already exists, the possibility of further noise insulation through sound walls or vegetative screening should be explored.

Policy CC 2-14: Reserve locations for future rail or transit stations to promote public transit connectivity to other communities.

Policy CC 2-15: Create a gateway to Arbuckle that reflects the characteristics that distinguish the community and directs residents and visitors to the community center.

***Action CC 2-A:** When preparing the Bicycle and Pedestrian Plan (Action CIRC 1-I), include opportunities for additional pedestrian and bicycle connectivity between the residential areas located west of Interstate 5 and the downtown area located east of Interstate 5.*

***Action CC 2-B:** Provide assistance to local organizations, business groups, and community leaders in securing funding and resources to assist with building restoration and community identity and revitalization efforts.*

***Action CC 2-C:** Support the Chamber of Commerce and other community organizations' efforts to attract and retain businesses and expand employment opportunities in Arbuckle.*

College City

Policy CC 2-16: College City should remain a small rural community with an emphasis on agricultural operations within and adjacent to the town.

4. COMMUNITY CHARACTER ELEMENT

Policy CC 2-17: Encourage additional local-serving retail and services businesses in the commercially designated areas of College City.

Policy CC 2-18: Discourage new residential development on parcels two acres in size and smaller until centralized wastewater services are available.

Policy CC 2-19: Prohibit lot splits or subdivision of land into new parcels smaller than two acres until centralized water and wastewater services are available.

Colusa – Unincorporated Area

Policy CC 2-20: Continue to cooperate and provide mutual assistance between the City of Colusa and the County with respect to land use planning and the provision of services within the City's Sphere of Influence.

Policy CC 2-21: Ensure that new development within the Sphere of Influence is planned and designed to be compatible with adjacent lands within the Colusa city limits.

Policy CC 2-22: Municipal services should not be extended into unincorporated areas of the Sphere of Influence until those areas are annexed. When unincorporated areas planned for future residential uses are developed, services should be provided by the City of Colusa.

Policy CC 2-23: Commercial, industrial, and other job-generating land uses shall be encouraged in the Sphere of Influence.

Policy CC 2-24: The use, expansion and development of private or mutually owned water and wastewater systems serving large-scale commercial and industrial land uses or multiple users shall be supported within the Sphere of Influence, provided that the systems meet the requirements outlined in Policy PSF 1-26 and all applicable State regulations.

Policy CC 2-25: Encourage urban residential development within the City's Sphere of Influence to connect to municipal sewer and wastewater service and discourage the use, expansion and development of private or mutually owned water and wastewater systems serving residential uses within the Sphere of Influence.

Policy CC 2-26: Encourage new commercial and industrial operations to locate along the State Route 20 corridor, west of the City, and along the State Route 45/20 corridor south of the City.

Policy CC 2-27: Encourage improvements, expanded access, and increased recreational opportunities along the Sacramento River and at the Colusa-Sacramento State Recreation Area.

***Action CC 2-D:** Support the Chamber of Commerce and other community organizations' efforts to attract and retain businesses and expand employment opportunities in the Colusa Sphere of Influence.*

Grimes

Policy CC 2-28: Grimes should remain a small rural community with an emphasis on agricultural operations within and adjacent to the town.

Policy CC 2-29: Limit future residential and commercial development within Grimes to the area within the utility district Sphere of Influence.

Policy CC 2-30: Additional local-serving retail and services businesses should be encouraged in the commercially designated areas of Grimes.

Policy CC 2-31: Discourage new residential development on parcels two acres in size and smaller unless centralized or shared wastewater service is available.

Policy CC 2-32: Encourage the use, expansion and development of private or mutually owned wastewater systems serving residential and commercial uses within the Sphere of Influence.

Policy CC 2-33: Support the restoration and re-use, particularly with community-oriented commercial and civic uses, of vacant historic buildings in the Grimes commercial district.

Policy CC 2-34: Encourage improvements, expanded access, and increased recreational opportunities along the Sacramento River and at the Grimes Boat Landing.

Maxwell

Policy CC 2-35: Support the downtown area as the central hub of the community.

Policy CC 2-36: Encourage and facilitate the rehabilitation and beautification of historical properties in the downtown area.

Policy CC 2-37: Encourage the development of vacant parcels in the downtown area with resident- and visitor-serving commercial, retail, and service uses.

Policy CC 2-38: Recognize and expand Maxwell's role as a "gateway" to numerous recreational opportunities in western Colusa County.

Policy CC 2-39: Require new development in Maxwell to include design and aesthetic characteristics that complement and enhance the existing community. Design features may include components that reflect the small-town, rural, historic and agrarian character of Maxwell in an attractive manner.

Policy CC 2-40: Encourage new and expanded industrial operations to locate along the Interstate 5 corridor north and south of Maxwell.

Policy CC 2-41: Support the establishment of highway commercial land uses near existing Interstate 5 interchanges in Maxwell.

Policy CC 2-42: Require new urban development in Maxwell to connect to the municipal water and wastewater systems.

Policy CC 2-43: Explore the feasibility of establishing a service district for the beautification or revitalization of Maxwell. Volunteer or community fund-raising efforts to beautify the community should be supported.

4. COMMUNITY CHARACTER ELEMENT

Policy CC 2-44: Encourage new development proposals to include a balanced mix of jobs and housing.

Policy CC 2-45: Increase pedestrian and bicycle connectivity between residential areas and the downtown area.

Policy CC 2-46: Vacant and underdeveloped lands within the Maxwell Public Utility District Service Area should be developed before additional undeveloped lands are annexed into the PUD's Service Area.

***Action CC 2-E:** Assist residents and businesses in Maxwell in establishing a service district for the beautification and revitalization of Maxwell, if such a district is feasible. Provide County support through efforts to create a district and assist with securing State or Federal funds for improving the buildings, streetscapes, and public areas within the community.*

***Action CC 2-F:** Assist the Maxwell Parks and Recreation District in updating their development impact fees to provide additional funding for the expansion of parks facilities in Maxwell.*

***Action CC 2-G:** If the Sites Reservoir project is approved, develop a Maxwell Community Plan to capitalize on economic development opportunities, including lodging, shopping, dining, and other tourism uses, created by increased visitors and County residents using Sites Reservoir. The Maxwell Community Plan shall emphasize aesthetic and design standards that recognize the historic character of Maxwell and importance of the area as the gateway to recreation opportunities in the western County.*

Princeton

Policy CC 2-47: Require new residential development in Princeton to connect to the municipal water and wastewater systems.

Policy CC 2-48: Support opportunities for tourist- and recreation-serving development and uses in Princeton.

Policy CC 2-49: Emphasize the use of riverfront land to increase opportunities for public access to the Sacramento River and provide waterfront amenities, including lodging, dining, and other tourism and entertainment-related commercial activities.

Policy CC 2-50: Encourage and facilitate the rehabilitation and beautification of historical properties in the downtown commercial area.

Policy CC 2-51: Encourage the development of vacant parcels in the downtown area with resident- and visitor-serving commercial, retail, and service uses.

Policy CC 2-52: Support the development of job-generating land uses in Princeton.

Policy CC 2-53: Maintain a buffer of lands designated Agriculture Transition (AT), surrounding the lands designated Urban Residential (UR).

Action CC 2-H: Explore opportunities to develop the historic Princeton Ferry Crossing to provide river access and serve as a recreation and tourism supporting use.

Action CC 2-I: Seek funding to develop a public boat launch and recreational facilities within lands classified as Designated Floodway (DF) adjacent to the Sacramento River.

Stonyford-Lodoga and Century Ranch

Policy CC 2-54: Preserve the rural character of the Stonyford-Lodoga area. New development should respect the area’s visual and environmental qualities.

Policy CC 2-55: Discourage future subdivisions of land into parcels smaller than two acres in the Stonyford-Lodoga area.

Policy CC 2-56: Encourage development of a community wastewater treatment or clustered septic systems to serve lots smaller than two acres.

Policy CC 2-57: Require applicants requesting land subdivisions or parcel splits in the Stonyford-Lodoga area to provide proof of adequate water supply for domestic use and fire protection. Additionally, sewage disposal meeting the County’s standards and frontage for each parcel on a road built to County standards shall be ensured.

Policy CC 2-58: Future commercial development should be concentrated in the existing commercial districts of Stonyford, Lodoga, and Century Ranch. Strip commercial development on the road between the communities should be prohibited.

Policy CC 2-59: Support opportunities for tourist-serving or recreational development in the Stonyford-Lodoga area, including East Park Reservoir.

Policy CC 2-60: Allow the subdivision of land designated Agriculture Transition (AT) and zoned Upland Conservation, 10 acre minimum (UC-10) into 10 acre parcels, provided that the project can demonstrate sufficient roadway access, water supply, septic capacity, no significant aesthetic impacts, and that no significant risk associated with wildland fires or slope stability would occur.

Policy CC 2-61: Encourage the development of job-creating land uses, including forestry, wildlife viewing and hunting, and outdoor recreation.

Policy CC 2-62: Support private and governmental efforts to expand logging and timber harvesting activities in the Stonyford and Mendocino National Forest area.

Policy CC 2-63: Provide land use standards and regulations that provide opportunities for rural, remote living.

Policy CC 2-64: If adequate water and sewer capacity can be identified, encourage the exploration of the potential for the vicinity (Stonyford, Lodoga, Century Ranch, or East Park Reservoir area) to accommodate a regional retreat and lodging or camping facility that capitalizes on the area’s forest and wildlife resources and outdoor experiences.

4. COMMUNITY CHARACTER ELEMENT

Action CC 2-J: Work with the U.S. Forest Service in coordinating activities on private lands within the Mendocino National Forest and encourage the accommodation of private homes within the forest.

Action CC 2-K: Review development proposals for consistency with the 1983 Stonyford-Lodoga Area Plan.

Action CC 2-L: Review and update the 1983 Stonyford-Lodoga Area Plan.

Williams – Unincorporated Area

Policy CC 2-65: Continue to cooperate and provide mutual assistance between the City of Williams and the County with respect to land use planning and the provision of services within the City's Sphere of Influence.

Policy CC 2-66: Ensure that new development within the Sphere of Influence is planned and designed to be compatible with adjacent lands within the Williams city limits.

Policy CC 2-67: Encourage urban residential development within the City's Sphere of Influence to connect to municipal water and wastewater service.

Policy CC 2-68: Encourage commercial, industrial, and other job-generating land uses, particularly in locations that are readily accessible by I-5.

Policy CC 2-69: Discourage the use, expansion and development of private or mutually owned water and wastewater systems serving residential uses within the Sphere of Influence.

Action CC 2-M: Support the Chamber of Commerce and other community organizations' efforts to attract and retain businesses and expand employment opportunities in the Williams Sphere of Influence.

5. CONSERVATION ELEMENT



Colusa County is home to a wide array of natural resources, waterways, wildlife habitat and historical resources. A Conservation Element is a mandatory component of this General Plan. As required by State law, this Conservation Element addresses the conservation, development and utilization of natural resources, including forests, soils, rivers and other waters, fisheries, wildlife, minerals, water, and hydrology. This Element also addresses topics such as energy conservation, air quality, and the preservation of cultural and historical resources. Background information on the topics addressed in the Element is contained in the Colusa County General Plan Background Report.

Goal CON-1: Conserve and protect Colusa County's ecosystem.

Objective CON-1A: *Protect, Enhance, and Manage the County's Ecosystems and Habitats*

Policy CON 1-1: Maintain areas of land designated Resource Conservation (RC).

Policy CON 1-2: Use conservation and open space easements, tax incentives, and other tools to:

- a. Protect, restore, and enhance the County's significant natural resources.
- b. Maintain established resource conservation lands around community areas.
- c. Provide linkages between natural resource areas.

Policy CON 1-3: Lands that are actively managed or placed under conservation easement for habitat, wetlands, species, or other natural resource or open space preservation or conservation shall be limited to lands designated Resource Conservation (RC), unless the conditions identified in Policy AG 1-14 are met.

Habitat and/or wildlife easements proposed in Colusa County for the loss of open space or habitat in other jurisdictions will not be recognized and are not acceptable unless the easement meets all of the following criteria:

- Prior notification to Colusa County;
- Consistency with the goals and policies of the Colusa County General Plan, particularly as related to planned growth, infrastructure, and agricultural preservation;
- Compensation to Colusa County for all lost direct and indirect revenue;
- Compatible with neighboring land uses;
- Located outside of urban and urban reserve areas;
- Secured water rights and infrastructure to economically maintain the proposed mitigation use;
- Requirements that existing agricultural operations continue to be farmed for commercial gain;
- Requirements that habitat management practices do not adversely impact adjacent agricultural operations;
- Prioritize purchase of mitigation credits by local developers; and
- Accommodation of recreational uses or public access, where appropriate.

Policy CON 1-4: Encourage conservation, rather than preservation, through the active management of natural resources, including wildlife, water, air, minerals, forests, and land. Conservation and management techniques include replacing trees, crops, and other renewable resources at a pace that ensures they are not consumed more quickly than they can be replaced; use of non-renewable resources in a manner that ensures the resources are not depleted but available to future generations for use; strategic forest thinning and fuels management to prevent wildfires; making resource areas accessible to the public while protecting resources from being diminished to non-recoverable levels; reducing incompatible wildlife/agricultural interface; and increasing public understanding and responsible use of resource conservation areas.

Policy CON 1-5: Attempt to resolve conflicts between resource conservation areas and adjoining agricultural or recreation lands on a case by case basis in a manner which recognizes the public interests in both resource protection and the sound management of agricultural and recreational resources.

Policy CON 1-6: Focus conservation efforts on high priority conservation areas that contain suitable habitat for endangered, threatened, migratory or special-status species and that can be managed with minimal interference with nearby agricultural activities.

Policy CON 1-7: Conserve and enhance those biological communities that contribute to the County's rich biodiversity including, but not limited to, blue oak woodlands, annual grasslands, mixed chaparral, pine woodlands, wetlands, riparian areas, aquatic habitat, and agricultural lands.

Policy CON 1-8: Conserve existing native vegetation where possible and integrate existing native vegetation into new development if appropriate.

Policy CON 1-9: Avoid oak tree removal within oak woodland habitat to the greatest extent feasible through appropriate project design and building siting. If full avoidance is not possible, prioritize planting replacement trees on-site over off-site locations.

Policy CON 1-10: Encourage owners of property containing oak woodland habitat to implement policies and measures contained in the Colusa County Voluntary Oak Woodlands Management Plan.

Policy CON 1-11: Protect wetlands and riparian habitat areas from encroachment by development to the greatest extent feasible.

Policy CON 1-12: Require new development to include maintained and managed setbacks and buffers along riparian corridors and adjacent to sensitive habitat.

Riparian habitat is the assortment of native plants that occur adjacent to freshwater streams, creeks, and rivers.

***Action CON 1-A:** Identify lands within the County that are suitable for resource conservation and develop resource conservation management guidelines that address impacts to the County and provide protections for adjacent land uses and agricultural operations, including addressing the standards identified in Policy CON 1-3.*

5. CONSERVATION ELEMENT

Action CON 1-B: Require large-scale new development and planning projects to inventory unique ecosystems and sensitive biological habitat areas. Integrate maps of sensitive areas into the County Geographical Information System.

Objective CON-1B: Protect Endangered, Threatened and Special-Status Plant and Animal Species, their Habitats, and Other Sensitive Habitats

Policy CON 1-13: Sensitive habitats include oak woodlands, wetlands, vernal pools, riparian areas, wildlife and fish migration corridors, native plant nursery sites, waters of the U.S., and other habitats designated by state and federal agencies and laws.

Policy CON 1-14: Require any proposed project that may affect special-status species, their habitat, or other sensitive habitat to submit a biological resources evaluation as part of the development review process. Evaluations shall be carried out under the direction of the Colusa County Department of Planning and Building and consistent with applicable state and federal guidelines. Additional focused surveys shall be conducted during the appropriate season (e.g., nesting season, flowering season, etc.), if necessary.

Policy CON 1-15: Require that impacts to wetlands and riparian habitat protected by State or Federal regulations be avoided to the greatest extent feasible. If avoidance is not possible, fully mitigate impacts consistent with applicable local, State and Federal requirements.

Policy CON 1-16: Require new development projects to incorporate measures that eliminate or avoid direct impacts to lakes, reservoirs, rivers, creeks, streams, wetlands, and other waterways to the greatest extent feasible. Measures may include, but are not limited to, appropriate setbacks or the implementation of best management practices approved by the Department of Planning and Building.

Policy CON 1-17: All discretionary public and private projects that identify special-status species or sensitive habitats in a biological resources evaluation shall avoid impacts to special-status species and their habitat to the maximum extent feasible. Where impacts cannot be avoided, projects shall include the implementation of site-specific or project-specific effective mitigation strategies developed by a qualified professional in consultation with state or federal resource agencies with jurisdiction (if applicable) including, but not limited to, the following strategies:

- a. Preservation of habitat and connectivity of adequate size, quality, and configuration to support the special-status species. Connectivity shall be determined based on the specifics of the species' needs.
- b. Project design measures, such as clustering of structures or locating project features to avoid known locations of special-status species and/or sensitive habitats.
- c. Provision of supplemental planting and maintenance of grasses, shrubs, and trees of similar quality and quantity to provide adequate vegetation cover to enhance water

Special-status species include any species of plant or animal, which is listed, or proposed for listing, as threatened or endangered by the U.S. Fish and Wildlife Service, National Marine Fisheries Service, or the CA Department of Fish and Game.

quality, minimize sedimentation and soil transport, and provide adequate shelter and food for wildlife.

- d. Protection for habitat and the known locations of special-status species through adequate buffering or other means.
- e. Provision of replacement habitat of like quantity and quality on- or off-site for special-status species.
- f. Enhancement of existing special-status species habitat values through restoration and replanting of native plant species.
- g. Provision of temporary or permanent buffers of adequate size (based on the specifics of the special-status species) to avoid nest abandonment by nesting migratory birds and raptors associated with construction and site development activities.
- h. Incorporation of the provisions or demonstration of compliance with applicable recovery plans for federally listed species.
- i. Monitoring of construction activities by a qualified biologist to avoid impacts to on-site special status species.

Policy CON 1-18: Where sensitive biological habitats have been identified on or immediately adjacent to a project site, the following measures shall be implemented:

- a. Pre-construction surveys for species listed under the State or Federal Endangered Species Acts, or species identified as special-status by the resource agencies, shall be conducted by a qualified biologist;
- b. Construction barrier fencing shall be installed around sensitive resources and areas identified for avoidance or protection; and
- c. Employees shall be trained by a qualified biologist to identify and avoid protected species and habitat

***Action CON 1-C:** Review development project proposals, infrastructure projects, long-range planning projects, and other projects that may potentially impact special-status species and sensitive resources to determine whether significant adverse impacts will occur. Where adverse impacts are identified, develop appropriate mitigation measures, in conformance with General Plan policies and relevant state and federal laws, to reduce or avoid impacts to the maximum extent feasible and practical.*

***Action CON 1-D:** Update the Zoning Ordinance to include standards to address significant impacts to special-status species and sensitive habitats consistent with Policies CON 1-13 through 1-18.*

Objective CON-1C: *Protect and Enhance Local Fisheries and Riparian and Aquatic Habitat*

Policy CON 1-19: Encourage property owners adjacent to creeks and rivers and appropriate public agencies to participate in fishery enhancement projects.

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Policy CON 1-20: Protect, restore and enhance habitat for protected fish species in a manner that does not result in the conversion of agricultural lands or result in the loss of agricultural water supplies.

Policy CON 1-21: Protect riparian habitat along the Sacramento River in order to maintain suitable habitat for anadromous fish species, including salmon and steelhead trout, and for native sport-fishing species.

Action CON 1-E: Coordinate with the California Department of Fish and Game to identify adversely impacted aquatic habitat within the County and to develop riparian management guidelines to be implemented by development, recreation, and other projects adjacent to rivers, lakes, reservoirs, and streams.

An anadromous fish is born in fresh water, spends most of its life in the ocean, and returns to fresh water to spawn.

Objective CON-1D: *Protect Surface Water Quality in the County's Lakes, Streams, Creeks and Rivers*

Policy CON 1-22: Maintain lakes, rivers, streams, creeks, and waterways in a natural state whenever possible. These water features may be actively managed and/or improved or modified in order to function as natural flood protection and storm water management features during storms and flooding events.

Policy CON 1-23: Protect and enhance streams, channels, seasonal and permanent marshland, wetlands, sloughs, riparian habitat and vernal pools through sound land use planning, community design, and site planning.

Policy CON 1-24: If a proposed project may result in impacts to wetlands or other Waters of the U.S., require the project proponent to consult with the appropriate regulatory agency and implement all applicable permit requirements as a condition of project approval.

Policy CON 1-25: Balance the needs of aquatic and riparian ecosystem enhancement efforts with flood management objectives.

Policy CON 1-26: Discourage development within 50 feet from the top of banks for all lakes, perennial ponds, rivers, creeks, sloughs, and perennial streams unless County-approved best management practices have been incorporated into the project's design in order to protect water quality and shoreline resources. Appropriate uses within the setback areas may include, but are not necessarily limited to:

- a. Fire and flood protection areas
- b. Maintenance of riparian habitat
- c. Recreational trails
- d. Vegetated landscaping
- e. Boat launch facilities

- f. Levees
- g. Docks
- h. Irrigation pumps

Policy CON 1-27: Encourage agricultural land owners to improve on-site storm water retention features and implement feasible Best Management Practices (BMPs) to reduce site runoff and provide for natural removal of water pollutants.

Policy CON 1-28: Support non-regulatory programs for protection of streams and riparian habitat, including education, technical assistance, tax incentives, and voluntary efforts to protect riparian resources.

***Action CON 1-F:** Continue to require implementation of the County's Grading Ordinance. Review projects to ensure that BMPs are implemented during construction and site grading activities as well as in project design to reduce pollutant runoff into water bodies.*

Objective CON-1E: *Ensure a Sustainable and Long-Term Supply of Safe and Reliable Water to Support the Needs of County Residents, Businesses, and Agricultural Operations*

Note: Refer to the Public Services and Facilities Element for goals, objectives, policies, and actions related to public water service, particularly as it relates to providing water service to new development and communities.

Policy CON 1-29: Support water development, treatment, and storage projects that are needed to meet existing and future local and regional demand.

Policy CON 1-30: Ensure that regional, state, and federal water projects, including proposed Sites Reservoir, protect local water rights and areas of origin.

Policy CON 1-31: Encourage municipal water purveyors to install water meters and abandon flat-fee water use rate structures where feasible.

Policy CON 1-32: Demonstrate leadership in water conservation by including water-efficient plumbing and landscaping at all new County facilities, and by reducing the County's own water use to the extent possible.

Policy CON 1-33: Require new development and expansion of existing uses to incorporate best management practices for water use and include water conservation measures.

Policy CON 1-34: Encourage the use of water conservation measures for agriculture and in existing residences and businesses.

Policy CON 1-35: Encourage the use of water conservation measures, including low flow plumbing; reclaimed wastewater for non-potable uses; dual plumbing that allows grey water from showers, sinks, and washers to be reused for landscape irrigation in new developments; and native and drought-tolerant landscaping.

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Action CON 1-G: Adopt a Water Efficient Landscaping Ordinance for residential, park, recreational, and commercial uses, based on the state model ordinance as amended to address local concerns. The ordinance should address:

- 1. Water-efficient landscape designs using low water-use plants.*
- 2. Efficient irrigation systems.*
- 3. Minimized turf areas.*
- 4. Soil improvements and mulch.*
- 5. Regular maintenance and adjustment of irrigation systems.*
- 6. Scheduling irrigation during early or late hours.*
- 7. Water budgeting, when necessary.*
- 8. Education of residents, customers and employees regarding the importance of efficient water use.*

Action CON 1-H: Continue to implement the policies, actions, and Basin Management Objectives (BMOs) contained in the Colusa County Groundwater Management Plan.

Action CON 1-I: Continue to cooperate with Butte, Glenn, Tehama, Shasta and Sutter Counties through the Northern Sacramento Valley Integrated Regional Water Management Group, and continue to foster regional cooperation with other counties and water purveyors.

Objective CON-1F: *Effectively Conserve and Manage the County's Forests and Timber Resources*

Policy CON 1-36: Support the Mendocino National Forest Plan for timber resource use and participate in the planning process when updates to the Plan occur.

Policy CON 1-37: Conserve and maintain forest resources so that they may be enjoyed by a wide range of users including campers, hikers, hunters, OHV users, and others.

Policy CON 1-38: Encourage sustainable forest management and timber harvesting activities (e.g., reforestation, timber stand improvement, stream corridor and water quality protection) that improve forest health, reduce fire fuel loads, and promote economic activity.

Policy CON 1-39: Discourage new development in heavily wooded forest areas.

Policy CON 1-40: Support and cooperate with CalFire in its responsibilities related to timber and forest practice laws.

Action CON 1-J: Review timber harvest plans for compatibility and consistency with the General Plan.

Goal CON-2: Conserve, protect, and enhance energy, air, and mineral resources.

Objective CON-2A: Use Energy Efficiently and Encourage the Use of Renewable and Sustainable Sources of Energy

Policy CON 2-1: Encourage and facilitate the use of on-site alternative energy systems to support industrial operations within the County.

Policy CON 2-2: Encourage the development of large-scale commercial energy projects that utilize renewable sources such as solar, wind, biomass, and agricultural byproducts.

Policy CON 2-3: Allow commercial alternative energy facilities, including solar, wind and biomass in the Agriculture General, Agriculture Upland, Industrial, Forest, and Resource Conservation land use designations with a Conditional Use Permit.

Policy CON 2-4: Allow alternative energy production infrastructure (such as solar panel arrays) that limits energy generation to the amount necessary to support on-site uses in all land use designations as a principally permitted use, provided that the project complies with the following:

- a. Does not detract from the visual character from the area and are either screened or designed to blend with the other uses on the site.
- b. Is sized to produce energy in amounts comparable with the amount demanded by on-site uses.
- c. Does not exceed noise standards.
- d. Does not create a nuisance to adjacent properties.

Policy CON 2-5: Encourage the use of green building and design practices in new development, infrastructure, large-scale planning, and rehabilitation projects.

Policy CON 2-6: Encourage new residential subdivisions and apartments to provide EnergyStar appliances in all dwelling units.

Policy CON 2-7: Require new residential subdivisions to offer a green or sustainable building package and options to buyers, which may include solar/photovoltaic roof or other alternative energy system, tankless water heater, energy efficient lighting, low flow faucets and showerheads, sustainable building materials, and/or EnergyStar appliances.

Policy CON 2-8: Encourage residents and property owners to retrofit existing residences and businesses to maximize energy efficiency.

Policy CON 2-9: Support farmers and landowners in their efforts to maximize the efficiency of agricultural practices and operations, including carbon efficient farming methods (e.g. methane capture systems, no-till farming, crop rotation, cover cropping); installation of renewable energy

5. CONSERVATION ELEMENT

technologies; protection of grasslands, open space, oak woodlands, riparian forest and farmlands from conversion to other uses; and development of energy-efficient structures.

Policy CON 2-10: Support education programs that promote energy conservation, energy efficiency, and solid waste reduction, reuse, and recycling opportunities for County operations, residents, and businesses.

Policy CON 2-11: Manage timberlands and forest resources for their value both in timber production and offsetting greenhouse gas emissions through carbon sequestration.

Policy CON 2-12: Require new development with significant paved surfaces, such as parking lots and plazas, to provide adequate shading.

Policy CON 2-13: Encourage LEED certification or equivalent for all public and private development, where feasible, and strongly encourage LEED Neighborhood Design (ND) certification or equivalent for other applicable projects, particularly within large-scale developments and Specific Plan areas.

Policy CON 2-14: Any proposed pipeline or transmission line within the county shall be aligned so that interference with agriculture is minimized.

Action CON 2-A: Amend the Zoning Ordinance to streamline permitting and provide clear development standards for the production of biofuels, biomass, solar, wind and other energy alternatives to reduce dependency on fossil fuels.

Action CON 2-B: Amend the Zoning Ordinance to encourage energy-efficiency in new development and renovations, including the use of EnergStar appliances in all new subdivisions and green/sustainable building options as identified in Policies CON 2-5 through 2-7.

Action CON 2-C: Pursue grants to address existing energy inefficiencies in County facilities.

Action CON 2-D: Institute County purchasing policies that require purchase of energy-efficient products, products that contain recycled materials, and products that reduce waste generated when feasible.

Objective CON-2B: *Minimize Air Pollutant Emissions and Improve Air Quality to Protect Public Health*

Policy CON 2-15: Improve air quality through continuing to require a compact development pattern that focuses growth in and around existing communities, locating new housing near places of employment, encouraging alternative modes of transportation, and requiring projects to mitigate significant air quality impacts to the extent feasible.

LEED, or Leadership in Energy and Environmental Design, is an internationally-recognized green building certification system.

Policy CON 2-16: Cooperate with the Colusa County Air Pollution Control District to monitor air pollution within the County, enforce APCD, state, and federal air quality rules, and require mitigation of significant impacts to the maximum extent feasible.

Policy CON 2-17: Require new sources of toxic air pollutants to prepare a Health Risk Assessment as required by Section 44300 of the California Health and Safety Code. The Health Risk Assessment shall be used to establish appropriate land use buffer zones around those areas posing substantial health risks based upon the California Air Resources Board's guidance provided in the Air Quality Land Use Handbook.

Policy CON 2-18: Ensure that any proposed new sources of toxic air contaminants or odors comply with applicable health standards and provide adequate maintained and managed buffers, including setbacks and screening, to protect sensitive receptors.

Policy CON 2-19: Require that discretionary projects involving sensitive receptors such as children, the elderly or people with illnesses proposed within 500 feet of the Interstate 5 corridor include an analysis of mobile source toxic air contaminant health risks. Project review should, if necessary, identify design mitigation measures to reduce health risks to acceptable levels.

Policy CON 2-20: Ensure that agricultural burning and fuel management burning is conducted in a manner that does not pose significant public health risks.

Policy CON 2-21: Encourage public transit, ridesharing and van pooling, shortened and combined motor vehicle trips to work and services, use of bicycles, and walking. Minimize single passenger motor vehicle use.

Action CON 2-E: Refer development, infrastructure, and planning projects to the Colusa County Air Pollution Control District (APCD) for review. Require project applicants to prepare air quality analyses to address APCD and General Plan requirements, which include analysis and identification of:

- a. Air pollutant emissions associated with the project during construction, project operation, and cumulative conditions.*
- b. Significant air quality impacts associated with the project for construction, project operation, and cumulative conditions.*
- c. Mitigation measures to reduce significant impacts to less than significant or the maximum extent feasible where impacts cannot be mitigated to less than significant.*

Action CON 2-F: Coordinate with the APCD to develop: 1) thresholds for criteria pollutants associated with construction activities, and 2) a list of standard best management practices (BMPs) to be implemented during construction activities.

Action CON 2-G: Continue to implement measures and strategies contained in the Northern Sacramento Valley Air Quality Attainment Plan.

5. CONSERVATION ELEMENT

Action CON 2-H: Work with the Air Quality Management District, Mendocino National Forest, CalFire, and fire agencies to reduce outdoor burning impacts, particularly associated with health and air quality, on populated areas.

Action CON 2-I: Provide education and outreach to the public regarding "No Burn" days enforced by the APCD.

Objective CON-2C: Protect Mineral and Natural Gas Resources and Avoid Land Use Conflicts from Mining and Resource Extraction Activities

Policy CON 2-22: Encourage the extraction and processing of sand and gravel to support economic vitality and ensure an adequate supply of aggregate resources. Ensure that such activities are conducted in an environmentally sensitive manner, comply with all applicable local, state and federal permits, and do not result in significant adverse impacts to surrounding land uses or sensitive natural resources.

Policy CON 2-23: Support the exploration and utilization of geothermal resources.

Policy CON 2-24: Conserve mineral resources identified by the State to be of regional or statewide significance for mineral resource extraction.

Policy CON 2-25: Ensure that mineral extraction, processing, and reclamation operations are compatible with surrounding land uses and are performed in a manner that does not adversely affect the environment.

Policy CON 2-26: Require large- and small-scale mineral and natural gas extraction, processing, and reclamation operations to obtain a Conditional Use Permit, and ensure that such activities do not adversely impact wildlife, water, agriculture, aesthetics, flood control, and other social or environmental factors.

Policy CON 2-27: Development within and adjacent to Resource Conservation lands where existing mineral resource extraction activities occur, or are likely to occur in the future, shall be regulated so that proposed future land uses will not be incompatible with mineral extraction operations. Regulations and development requirements shall be responsive to the type and intensity of the mining operation and the nature of the adjacent land use. Regulations and requirements may include, but are not limited to:

- a. Development siting (setbacks, clustering, etc.).
- b. Land use buffer requirements, which include management and maintenance.
- c. Limitations on hours of operation for mining activities.
- d. Dust and noise controls on mining activities and operations.

Policy CON 2-28: After mining operations on a property have ceased, mined property shall be left in a condition that harmonizes with the natural environment and is suitable for reuse in accordance with the California Surface Mining and Reclamation Act (SMARA).

Goal CON-3: Conserve and protect cultural and historical resources.
Objective CON-3A: Conserve Important Cultural Resources and the County's Heritage

Policy CON 3-1: Require a cultural and archaeological survey prior to approval of any project which would require excavation in an area that is sensitive for cultural or archaeological resources. If significant cultural or archaeological resources, including historic and prehistoric resources, are identified, appropriate measures shall be implemented, such as documentation and conservation, to reduce adverse impacts to the resource.

Policy CON 3-2: Require all development, infrastructure, and other ground-disturbing projects to comply with the following conditions in the event of an inadvertent discovery of cultural resources or human remains:

- a. If construction or grading activities result in the discovery of significant historic or prehistoric archaeological artifacts or unique paleontological resources, all work within 100 feet of the discovery shall cease, the County Department of Planning and Building shall be notified, the resources shall be examined by a qualified archaeologist, paleontologist, or historian for appropriate protection and preservation measures; and work may only resume when appropriate protections are in place and have been approved by the County Department of Planning and Building.
- b. If human remains are discovered during any ground disturbing activity, work shall stop until the County Coroner and County Department of Planning and Building have been contacted; if the human remains are determined to be of Native American origin, the Native American Heritage Commission (NAHC) and the most likely descendants have been consulted; and work may only resume when appropriate measures have been taken and approved by the County Department of Planning and Building.

Policy CON 3-3: Encourage and cooperate with cities, special districts, State and Federal agencies in acknowledging and preserving the County's cultural heritage, historical and archaeological structures, sites and landmarks.

Policy CON 3-4: Encourage voluntary landowner efforts to protect cultural resources consistent with applicable State law.

Policy CON 3-5: Work with Native American representatives to identify and appropriately address, through avoidance or mitigation, impacts to Native American cultural resources and sacred sites during the development review process.

Policy CON 3-6: Encourage Native American tribes to consult with the County prior to approval and development of new projects that may impact County resources, facilities, and the environment.

Policy CON 3-7: Consistent with State local and tribal intergovernmental consultation requirements such as SB18, the County shall consult with Native American tribes that may be interested in proposed new development and land use policy changes.

5. CONSERVATION ELEMENT

Objective CON-3B: *Protect Important Historic Resources and Use these Resources to Promote a Sense of Place and History in Colusa County*

Policy CON 3-8: Encourage the voluntary identification, conservation, and re-use of historical structures, properties, and sites with special and recognized historic, architectural, or aesthetic value.

Policy CON 3-9: Encourage historic resources to remain in their original use whenever possible. The adaptive use of historic resources is preferred, particularly as museums, educational facilities, or visitor-serving uses, when the original use can no longer be sustained. Older residences may be converted to office/retail use in commercial areas and to tourist or business use in agricultural areas, so long as their historical authenticity is maintained or enhanced.

Policy CON 3-10: Leverage the County's strong agricultural and historic heritage to support and encourage historically-oriented visitor programs and heritage tourism through cooperation with local, regional, and state marketing efforts.

Action CON 3-A: *Develop a Historic Colusa County program to identify historic resources, encourage landowners to voluntarily preserve and rehabilitate historical structures, and to provide a coordinated approach to draw visitors and tourists to these areas. The program may include:*

- a. *Coordinated signage and identifying placards of historic areas, including downtowns, specific buildings, and businesses.*
- b. *Maps available on-line, at the Chamber of Commerce, and key locations of the County that direct visitors and history aficionados to key historic and cultural resources in the County.*
- c. *Establishment of local historic districts with standards to conserve historical resources and promote the highest and best use of such resources.*
- d. *Property owner incentives such as reduced building permit fees for historic renovations, streamlined application processing, a brochure that identifies resources to purchase materials and fixtures that are historically accurate in appearance but offer modern benefits (e.g., energy-efficient lighting, windows, building materials that correlate to specific architectural or historic periods that are often seen in the County).*

6. ECONOMIC DEVELOPMENT ELEMENT



This element seeks to sustain and diversify the County’s economy, recognizing the importance of supporting existing and local businesses while broadening the economy to meet the needs of a growing and increasingly diverse population. Long-term economic growth will include increasing the range of businesses and industrial sectors provided in the County, increasing access for residents to local goods and services and local employment opportunities. This element supports the County’s agricultural heritage while encouraging development of new businesses, such as distribution, production, and packaging, that are related to the agricultural and farm sector.

This Economic Development Element is an optional element. A description of existing economic conditions in the County is provided in the Colusa County General Plan Background Report.

Goal ED-1: Diversify the County’s Economic Base and Create Sustainable Long-Term Economic Growth that will Benefit County Residents and Businesses by Providing High-Paying Jobs, and Reducing Unemployment, and Broadening the Range of Industries

Objective ED 1-A: *To Diversify the Local Economy through Encouraging Commercial and Industrial Development that Increases Local Employment and Career Opportunities, Especially those Businesses that Offer Stable, Year-Round, High-Paying Jobs and Attracts Emerging Market Sectors*

Policy ED 1-1: Attract commercial and industrial development.

Policy ED 1-2: Support local efforts to create and provide new products and services that will expand employment opportunities, such as technology and research centers, business parks, manufacturing nodes, and shipping centers

Policy ED 1-3: Maintain and attract a broad range of businesses that offer a diverse range of career opportunities.

Policy ED 1-4: Ensure that an adequate supply of industrial and commercial land, in locations appropriate for future growth, is designated for development.

Policy ED 1-5: Promote the use of solar technology, cogeneration, biomass systems, and water reuse to reduce the long-term operational costs for businesses and provide a sustainable approach to water and energy use.

Policy ED 1-6: Encourage the telecommunications industry to install and maintain high-speed broadband, wireless, and other state-of-the-art communication services throughout the County.

Policy ED 1-7: Require new office and industrial park developments to be pre-wired for comprehensive and advanced communications technology.

Policy ED 1-8: Ensure that all new commercial development creates a net fiscal benefit to the County.

Policy ED 1-9: Encourage economic investments in the downtowns of the unincorporated communities by creating a vibrant mix of retail, office, commercial, health services, and recreational opportunities that draw visitors and provide residents local options to shop and dine.

Policy ED 1-10: Assist efforts to attract new industries and businesses that develop new products and expand markets, particularly those that involve research and development of agricultural and food products.

Objective ED 1-B: *Promote and Expand the County's Agricultural Sector*

Policy ED 1-11: Encourage development of a variety of agricultural businesses, including agricultural technology and research, processing facilities, sustainable energy, commercial sales, and agricultural tourism, on lands designated for agricultural use.

Policy ED 1-12: Encourage attraction and expansion of agricultural support industries, including processing, distribution, manufacturing, shipping, and assembly of agricultural products and by-products.

Policy ED 1-13: Support increased processing and manufacturing of agricultural commodities grown in Colusa County.

Policy ED 1-14: Promote the use of agricultural by-products, such as rice bran and hulls, and recycled materials to capture the manufacturing and distribution market for re-use of local materials and waste.

Objective ED 1-C: *Promote a Welcoming and Positive Business Climate that Retains Existing Businesses and Attracts New Companies in Order to Advance Economic Growth*

Policy ED 1-15: Provide a streamlined, consistent, and efficient development review process.

Policy ED 1-16: Support the efforts of the Chamber of Commerce, merchant associations, and other organizations to promote a strong business base through joint business attraction and retention efforts that include marketing and outreach, technical assistance to businesses, and workforce development and training.

Policy ED 1-17: Work with the local business community and outside resources to attract new businesses and encourage expansion of existing businesses.

Objective ED 1-D: *Attract Recreation and Tourism Visitors*

Policy ED 1-18: Actively promote and market the County's recreational areas and opportunities, including river activities, the Mendocino National Forest, wildlife viewing, hiking, camping, and biking.

Policy ED 1-19: Promote the expansion of tourist opportunities, especially agritourism (farm products and education) and outdoor recreation, including boating, rafting, fishing, hunting, horseback riding, bird watching, hiking, and camping.

Policy ED 1-20: Develop a visitor network that links the County's attractions, including recreational activities, historic homes and properties, local events, lodging, dining, and shopping opportunities near the primary travel corridors.

Policy ED 1-21: Support the development of visitor-serving businesses that complement the County's rural character, such as bed and breakfast facilities and cafes, and provide key retail stores that are activity-specific, such as bait and tackle shops near the river and lakes, hunting supplies at entrances to wildlife/hunting areas, outdoor equipment at gateways to campground and outdoor recreational areas.

Policy ED 1-22: Support the development of public amenities, such as boat ramps, picnic facilities, and/or restrooms at public access locations along or near the Sacramento River, East Park Reservoir, the wildlife refuges, Mendocino National Forest, and the proposed Sites Reservoir.

Action ED 1-A: Amend the Zoning Ordinance and Zoning Map to create an Energy Park Overlay Zone and identify areas within the County suitable for this designation. The Energy Production Overlay Zone will allow for the development of sustainable energy production facilities within the County on non-prime agricultural lands.

Action ED 1-B: Maintain an inventory of vacant and underutilized commercial and industrial sites so that they may be targeted for development and redevelopment opportunities.

Action ED 1-C: Coordinate with the Chamber of Commerce and other local entities to identify specific industry and business sectors that are appropriate for Colusa County. Develop an outreach and marketing program to attract these sectors.

Action ED 1-D: Every five years, review lands designated for industrial and commercial uses to ensure an adequate supply of available commercial, industrial, and agricultural lands. This action would ensure that potential businesses and developers, including desired industry and business sectors, have adequate market choice and flexibility in finding available land that is near transportation corridors and other amenities or uses that support development of industrial, agricultural and tourism/recreational-oriented businesses. If there is a shortage of available commercial, agricultural, and industrial lands, initiate a General Plan Amendment and rezone lands to address the identified deficiency.

Action ED 1-E: Evaluate new commercial and industrial development to ensure that it has a net fiscal benefit to the County.

Action ED 1-F: Seek feedback from the Chamber of Commerce, local businesses, and other relevant entities regarding: 1) effectiveness of business attraction programs, and 2) quality-of-life needs (e.g., schools, health care, community services) to ensure that the County's ongoing approach to economic development is effective. If issues are identified, identify specific changes (e.g., business attraction procedures, revisions to the Zoning Ordinance, coordination with service providers) that will improve the business attraction and retention climate.

Action ED 1-G: Develop a business incentives program that will encourage businesses to locate in Colusa County. Incentives may include property tax abatement and/or deferrals, deferred development impact fees, flexible development standards, and priority development application processing for desired types of businesses (e.g., high-skill, high-pay industries). Evaluate potential financial incentives to ensure that there will not be a significant detrimental effect on the County's ability to provide services.

Action ED 1-H: Coordinate a unified economic development program with the Chamber of Commerce, cities of Colusa and Williams, grower associations, and other business associations to prepare marketing materials that identify benefits of locating in Colusa County, lands designated for industrial and commercial development, and commercial and

industrial space that is available for sale or rent. This program should include branding the County as “business friendly,” provide technical assistance and training to local businesses, and preparation and dissemination of marketing materials that present the benefits of conducting business in Colusa County.

Action ED 1-I: Develop a themed sign program to direct visitors to key attractions and project a consistent Colusa County “brand” or image.

Goal ED-2: Increase Available Resources to Implement Economic Development Strategies

Objective ED 2-A: Capitalize on Existing Economic Development Resources

Policy ED 2-1: Support the Chamber of Commerce as a collaborative economic development entity, including providing funding when feasible.

Policy ED 2-2: Continue to coordinate with the cities of Colusa and Williams, the Chamber of Commerce, and other growers/merchants associations to have a consistent approach to economic development, including marketing activities, identifying desired business and industry sectors, and seeking available funding.

Policy ED 2-3: Encourage the U.S. Forest Service to include an evaluation of economic impacts for project’s proposed within Colusa County. This analysis should be included in the Schedule of Proposed Actions (SOPA) published by the U.S. Forest Service.

Objective ED 2-B: Identify and Procure Additional Funding Sources

Policy ED 2-4: Collaborate with businesses to obtain Community Development Block Grant Economic Development Allocation funds and other available funds to supplement public and private financing for business attraction and development.

Action ED 2-A: Apply for Community Development Block Grant Planning/Technical Assistance and Economic Development Allocation funds and coordinate the preparation of a business incentive program, sign program, and development of marketing materials and a marketing strategy. Other programs should include preparation of economic development strategic and downtown revitalization plans for the communities of Arbuckle, Maxwell, Princeton, College City and Grimes.

Action ED 2-B: Recruit vocational and/or professional institutions to the County.

Action ED 2-C: Assist businesses and interested parties in establishing Main Street Programs and business districts in established communities, particularly in Arbuckle and Maxwell.

Action ED 2-D: Enhance the appearance of declining retail space in downtown areas by providing incentives to property owners and businesses wishing to upgrade their appearance. These incentives may include fee reductions and expedited development review.

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7. HOUSING ELEMENT

INTRODUCTION

Meeting the housing needs of Colusa County's residents as well as the unincorporated County's share of regional housing needs is an important goal for the County. As the population of the State continues to grow and pressure on resources increases, Colusa County is concerned with providing adequate housing opportunities while maintaining a high standard of living for all of its residents. Recognizing the importance of providing adequate housing, the State has mandated a Housing Element within every General Plan since 1969. This Housing Element was prepared in compliance with State General Plan law pertaining to Housing Elements.

The State of California has declared that "the availability of housing is of vital statewide importance and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order." Broad based community participation is essential to preparing an implementable and locally meaningful housing policy and action program. The programs included in this document evolved through collaborative workshops with local residents and representatives of agencies which provide housing and other social service assistance to city, county and regional residents, as well as analysis of local population characteristics, households, housing stock and economic conditions.

Contents

Consistent with state law, this Housing Element consists of the following components:

- **Housing Element.** The Housing Element is a stand-alone policy document, supported by the research and analysis contained in the Housing Element Background Report. The Housing Element includes an introduction that summarizes the information included in the Housing Element Background Report and the County's Housing Plan. The Housing Plan is the implementation component that commits the County to specific goals, policies and actions. The Housing Plan sets forth the County's housing goals and provides policies and programs to address the County's housing needs.
- **Housing Element Background Report.** The Housing Element Background Report includes an assessment of housing needs, identification of governmental and non-governmental constraints to the development of housing, description of resources available for the development of housing, an assessment of the effectiveness of the 2004 Housing Element and a description of the community outreach activities conducted. The chapters of the Background Report are identified below.
 1. **Housing Needs Assessment.** The Housing Needs Assessment chapter includes an analysis of population and employment trends, the County's fair share of regional housing needs, household characteristics and the condition of the housing stock.
 2. **Constraints.** The Constraints chapter reviews governmental constraints, including land use controls, fees and processing requirements, as well as non-governmental constraints, such as construction costs, availability of land and financing, physical environmental conditions and units at-risk of conversion that may impede the development, preservation and maintenance of housing.

3. Resources. The Resources chapter identifies resources available for the production and maintenance of housing, including an inventory of land suitable for residential development and discussion of federal, state and local financial resources and programs available to address the County's housing goals.
4. Effectiveness of Previous Housing Element. The Effectiveness of the Previous Housing Element chapter evaluates the County's accomplishments under the 1994 Housing Element in order to determine the effectiveness of the previous housing element, the County's progress in implementing the 2004 Housing Element and the appropriateness of the housing goals, objectives, and policies.
5. Community Participation. The Community Participation chapter describes how the County engaged the public, including County residents, businesspeople and interested parties, including housing and special needs advocates.
6. Report Preparers and Sources. This chapter lists the report preparers and sources of information for the Housing Element and Housing Element Background Report.

Relationship to Other Elements

State Law requires that "...the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies...". The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement and development of housing within the County. All elements of the General Plan have been reviewed for consistency in coordination with this update to the Housing Element.

The Housing Element is consistent with the General Plan, including the Land Use, Community Plan, Circulation, Community Services, Resources Conservation, Open Space and Recreation, Conservation, Open Space, and Safety Elements. The Housing Element will also be reviewed for consistency with the updated General Plan elements as part of the General Plan Update process. As part of the General Plan Update, the County will amend the General Plan, including the Safety and Conservation Elements, to address changes to the Government Code since adoption of the 1989 General Plan.

The Housing Element only identifies potential for residential development on sites designated for residential uses in the Land Use and Community Character Elements. The Housing Element will not increase the number of residential units that could be developed in the County under adopted General Plan.

The Housing Element includes programs to promote development of affordable housing and place housing proximate to jobs and services, which is consistent with the land use goal to maintain the efficient and harmonious use of land in the county, promote a well-organized and orderly development pattern, avoiding random, haphazard growth, protecting public health and safety, and accommodating the orderly growth of population and employment. The Housing Element identifies the need to bring the Zoning Ordinance into compliance with various provisions of state law, but none of these revisions will conflict with the intent of the General Plan. Programs to encourage development of housing for special needs households and to encourage fair housing will reinforce the objectives of the Human

Resources goal to promote non-discrimination and to improve opportunities and services for households in the County.

All development activities considered in the Housing Element, including affordable housing, special needs housing, market rate housing, and rehabilitation and preservation of existing housing, will be required to be consistent with the County's adopted policies and regulations, including the General Plan, County Code, and Zoning Ordinance.

SUMMARY OF HOUSING NEEDS, CONSTRAINTS AND RESOURCES

The Housing Element Background Report provides a detailed assessment of the County's housing needs, including the needs of special population groups, an identification of governmental and non-governmental constraints to the provision of housing, a discussion of resources, including vacant and underdeveloped residential sites, available to assist in meeting the County's housing needs and a description of the County's efforts to encourage participation by a broad range of persons in the development of the Housing Element.

Housing Needs Assessment

Chapter 1 assesses housing needs based on demographic and socioeconomic characteristics, as reported by the U.S. Bureau of the Census, California Department of Finance, ESRI 2009 Market Profile, and other data sources. A summary of the findings is provided below.

The unincorporated County's population is projected to increase from 10,810 persons in 2009 to 11,761 persons in 2014. The median age in the County is 33.9 years, compared to 34.8 statewide.

Households in the County are projected to increase from 3,656 in 2009 to 3,961 in 2014. Sixty-four percent of households own their homes, and the remaining 36 percent rent. The average household size is three persons and most households have from one to four persons. Twenty-six percent of renter households are overcrowded, compared to 11 percent of owner households.

The median household income was \$43,757 in 2009. The median sales price for a detached single family home was \$335,000 in 2006 and decreased to \$160,000 in the 2009. Single family sales prices are only affordable to the middle and upper brackets of the above moderate income group. The median rental rate is \$850 for all units, ranging from \$525 for a one-bedroom unit to \$1,097.50 for a four-bedroom unit. The lower range of rents are affordable to very low income households, but there are limited units available at these rates. There are 85 housing units in the County provided for very low and low income households.

Forty-six percent of extremely low, very low, and low income households overpay for housing, compared to 26 percent of all households. More lower income renters overpay than owners.

Programs 1-1 through 1-4 of the Housing Plan identify steps the County will take to ensure that existing residential areas are maintained and improved and that affordable housing is preserved. Programs 2-1 through 2-8 identify the measures the County will take to ensure that adequate sites are available for market rate and affordable housing development. Programs 3-1 through 3-11 of the Housing Plan

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identify measures that the County will take to encourage development of housing at levels affordable to all economic segments, and steps the County will take to promote development of affordable units.

Chapter 1 identifies housing needs associated with the Regional Housing Needs Allocation (RHNA) as well as the needs of special populations. Housing needs associated with special populations include provision of housing and services in support of disabled, senior, farmworker, homeless, at-risk, single parent, and large households. Programs 3-1 through 3-11 identify measures the County will take to encourage housing for special needs populations.

REGIONAL HOUSING NEEDS ALLOCATION

The RHNA was developed for Colusa County by the state to ensure that local jurisdictions address not only the needs of their immediate areas but also their fair share of housing needs for all economic segments. The RHNA is developed to ensure that adequate sites and zoning are provided to address existing and anticipated housing demands during the planning period and that market forces are not inhibited in addressing the housing needs for all facets of a particular community.

Colusa County was allocated a new construction need of 902 housing units. Of the allocated housing units, 99 are identified for extremely low income households, 100 are identified for very low income households, 155 for low income households, 183 for moderate income households, and 365 for above moderate income households. Table HO-1 provides the RHNA target for the planning period 2007 to 2014 for each of the five household income groups for the County. As discussed in Chapter 2, the County has adequate sites to accommodate the RHNA and housing for special needs groups.

INCOME RANGES* (FOUR-PERSON HOUSEHOLDS)	ALLOCATED HOUSING UNITS	MAXIMUM HOME SALES PRICE*	RENT OR HOUSING COST (MONTHLY PAYMENT)
Extremely Low Income 0 to 30% of area median income (up to \$16,750)	99	\$47,800	\$419
Very Low Income 31 to 50% of area median income (\$16,751 - \$27,900)	100	\$47,801 - \$89,300	\$420 - \$698
Low Income 51 to 80% of area median income (\$27,901 - \$44,650)	155	\$89,301 - \$151,100	\$699 - \$1,116
Moderate Income 81 to 120% of area median income (\$44,561 - \$66,950)	183	\$151,101 - \$267,000	\$1,1179 - \$1,674
Above Moderate Over 120% of area median income (\$66,951+)	365	\$267,000 +	\$1,674 +
TOTAL	902		

SOURCE: HCD, 2009; DE NOVO PLANNING GROUP, 2009

*ANNUAL INCOME RANGES AND ASSOCIATED RENTS/HOUSING COSTS ARE BASED ON A FOUR-PERSON HOUSEHOLD; EXTREMELY LOW INCOME NEED IS BASED ON 50 PERCENT OF THE NEED ALLOCATED FOR THE VERY LOW INCOME GROUP

Constraints

The County's development standards include provisions to encourage and facilitate development of affordable housing. However, there are some governmental constraints associated with the development of housing, which include limitation on second units and mobile homes, the need to identify a zone to accommodate emergency, supportive, and transitional housing, the permitting process associated farmworker housing, and lack of density bonuses and other incentives for affordable housing.

Program 3-1, 3-2, and 3-5 through 3-14 will remove or reduce these and other identified governmental constraints. 2-3 of the Housing Plan would simplify the permitting process for second units and develop a handbook to facilitate development of affordable second units.

Resources

The County's available housing sites provide more capacity than needed to meet its needs for very low, low, moderate, and above moderate income housing. As described in Chapter 3, the County has over 3,700 acres of land available for residential development. The vacant and underdeveloped sites in the County have the capacity for 6,742 housing units, including 1,138 multi-family units in projects of 20 to 150 units.

Policies and programs associated with Goal 2 of the Housing Plan will assist in accommodating development that addresses the County's housing needs. Program 2-1 has been included to ensure that the County continues to provide adequate sites. Programs 2-5 and 2-6 will assist in assuring adequate infrastructure is available to accommodate the RHNA.

Community Participation

To be effective, housing policy must reflect the values and priorities of the community. Colusa County's Housing Element Update program included five public workshops, one stakeholder's workshop, one Planning Commission public hearing, and one Board of Supervisors public hearing prior to circulation of the public review draft Housing Element to the public and State Housing and Community Development Department (HCD). The workshops were advertised through flyers posted throughout the County, media releases to the local newspapers, and e-mails and phone calls to community stakeholders, including service providers for special needs populations, housing advocates, local churches, and the chamber of commerce. Input from the public and stakeholders was considered in the identification of housing needs and development of the County's housing goals, policies and programs.

HOUSING PLAN: GOALS, POLICIES AND PROGRAMS

This section describes housing goals, policies and programs for the County of Colusa. A goal is defined as a general statement of the highest aspirations of the community. A policy is a course of action chosen from among many possible alternatives. It guides decision-making and provides a framework around which the housing programs operate. A program is a specific action, which implements the policy and moves the community toward the achievement of its goals. Programs are a part of the County's seven-year action plan and constitute the County's local housing strategy.

State Housing Goals

According to the California Statewide Housing Plan Update, it is the goal of the state to “ensure to all Californians the opportunity to obtain safe, adequate housing in a suitable living environment.” Additionally, the State Department of Housing and Community Development has established the following four primary goals:

- Provision of new housing;
- Preservation of existing housing and neighborhoods;
- Reduction of housing costs; and,
- Improvement of housing conditions for special needs groups.

Housing Element Goals, Policies and Programs

The Colusa County Housing Element is consistent with, and addresses, the above-stated state goals. The County's Housing Plan was developed to be consistent with its General Plan and the community input received for the General Plan update that is underway. The goals of this Housing Element serve at the local level to enhance and build upon State of California goals for providing safe, decent, and affordable housing available for all County residents. These goals encompass new construction, conservation of existing stock, affordability and provision of adequate housing for all persons.

Policies and programs from the 2004 Housing Element have been incorporated herein or updated, otherwise modified, or deleted as deemed appropriate. The funding source for all programs is the County's General Fund, unless otherwise noted. The Department of Planning and Building is the primary party responsible for implementation of the Housing Element programs. Where programs require Planning Commission and/or Board of Supervisors approval, such as amendments to the County's Zoning Ordinance, the Planning Commission and Board of Supervisors are also entities responsible for implementation. The timing of implementation for each program identifies the time for the County to take the actions described in the program.

Goal HO-1: Conserve and Improve the County's Existing Communities, Neighborhoods, and Housing Supply

Policy HO-1: Encourage the maintenance and improvement of the County's residential areas.

Policy HO-2: Encourage rehabilitation of homes in deteriorated condition by continued participation in available funding programs, focusing on identified target areas in unincorporated communities.

Policy HO-3: Require and enforce conformance with local building codes to ensure that housing is safe and sanitary and to minimize hazards to public health and safety.

Policy HO-4: Encourage proper maintenance of essential public services and facilities in residential developments.

Policy HO-5: Monitor units at-risk of conversion and facilitate conservation or replacement of any assisted housing units that are planned for conversion to market rate rents.

Program HO 1-1 Housing Assistance and Home Ownership Programs

Stabilize and improve neighborhoods by providing opportunities for housing rehabilitation and home ownership through the following activities:

- At least bi-annually, seek state and/or federal funding through CDBG, HOME, BEGIN, and/or CalHOME for housing rehabilitation and/or home ownership activities.
- Make pamphlets available at County offices, the public library, other public facilities, and on the County's website that describe available housing programs, including housing rehabilitation, weatherization, home repair, and home ownership programs.
- Planning, Building, Public Works, and Sherriff's Department staff shall coordinate to identify areas of the County with a high incidence of homes with deferred maintenance and target these areas for housing rehabilitation activities.
- Prepare a brochure that describes various housing assistance programs (see Chapters 1 and 3 of the Background Report). Distribute brochure at County offices.

Funding Sources: HOME, CDBG, CalHOME, BEGIN

Implementation Schedule: Seek funding bi-annually; prepare pamphlets and brochures no later than July 2011; bi-annual meeting of County Departments to target housing rehabilitation needs

Expected Results: Housing rehabilitation – 10 units; home ownership – 8 units

Program HO 1-2 Non-Profit and Agency Coordination

Continue working with and develop new relationships with nonprofit housing providers, local agencies, and local organizations, such as Glenn County Human Resources Agency, Mercy Housing, and PATH (Poor and the Homeless), to assist in the preparation of supportive housing funds to provide housing rehabilitation assistance, weatherization, energy bill assistance, and infrastructure improvements. Assistance will be in the form of staff in-kind services of research,

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state and federal funding access (where County, rather than a nonprofit, is eligible applicant) and data collection and will be dependent on availability of funds.

Funding Sources: CDBG, HOME, BEGIN, etc.

Implementation Schedule: On-going

Expected Results: Develop partnerships with at least two specific organizations by 2012

Program HO 1-3 Preservation of Affordable Units

Conserve affordable units through the following activities:

- Monitor the status of publicly-assisted projects that may become “at risk” of loss as affordable housing through personal contact by County staff with property owners at least annually.
- When an affordable housing development is at-risk of converting, assist the owners in identifying resources, including funding, for the continued provision of affordable units.
- Upon receipt of notice of a proposed conversion of assisted affordable housing, the County will contact Qualified Entities and encourage their involvement in the acquisition of the units.
- Tenant Education - The County will work with tenants of at-risk units and provide them with education regarding tenant rights and conversion procedures. The County will also provide tenants in at-risk projects information regarding Section 8 rent subsidies through HUD (special vouchers for existing tenants in Section 8 projects), the contracted Housing Authority/Glenn County HRA, and other affordable housing opportunities in the County.

Implementation Schedule: On-going

Expected Results: 50 units

Program HO 1-4 Housing Inspection and Code Enforcement

Inspect housing units upon receiving complaints regarding health and safety problems, and require compliance with applicable building and housing codes. When funds are available, distribute housing rehabilitation program brochure to owners of dwelling units with code violations that require significant repair.

Implementation Schedule: On-going

Expected Results: None quantified

Goal HO-2: Provide Adequate Sites and Infrastructure to Accommodate the County's Housing Needs

Policy HO-6: Maintain an inventory of appropriate zoned and designated land in the General Plan to accommodate timely development of housing to meet the County's needs.

Policy HO-7: Use a range of zoning designations within those areas shown in the Land Use Element as "Urban Residential" in Arbuckle, Maxwell, Princeton, and the unincorporated area around the cities of Colusa and Williams to encourage a mixture of residential densities and housing choice.

Policy HO-8: Ensure that high density residential sites are equitably distributed throughout the unincorporated communities.

Policy HO-9: Ensure that infrastructure planning activities, particularly in short-range plans for public infrastructure, including sewer, water, and drainage facilities, accommodate the unincorporated County's fair share of regional housing needs and that developments including lower income units are granted priority in accordance with Government Code Section 65589.7.

Policy HO-10: Support the cities in their efforts to obtain State and federal funding for improvements to their infrastructure that impact development in the unincorporated area adjacent to the cities.

Policy HO-11: Implement all policies and programs of the Housing Element with adequate consideration given to the protection of the County's agricultural and groundwater resources, and maintaining consistency with the County's Conservation Element of the General Plan.

Program HO 2-1 Adequate Residential Sites

As part of the General Plan Update and Zoning Ordinance revisions, the County will ensure provision of adequate housing sites through:

- Continuing to designate adequate lands as Urban Residential to accommodate the County's fair share of very low, low, and moderate income housing and housing for special needs groups.
- Ensuring that higher density sites are distributed among the unincorporated communities. Continue to designate at least 45 acres of land as R-3 and R-4 in Arbuckle, Maxwell, Princeton, and the unincorporated area around Colusa. Parcels or areas designated R-3 and R-4 should be from two to 10 acres in size, and should accommodate at least 25 multi-family units.
- Reviewing lands designated for single-family residential uses and non-residential uses and, where appropriate, rezoning sites to R-2, R-3, and R-4.
- Encourage additional opportunities for market-rate and luxury housing within Colusa County during the Land Use Element update, through continued provision of 1 to 10 acre parcels, appropriately zoned, and within close proximity to urban services.

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Implementation Schedule: On-going - as part of General Plan Update (to be completed in 2011); any subsequent residential rezones to be completed within 18 months of General Plan adoption

Expected Results: Continued provision of adequate sites to accommodate County's fair share of housing needs

Program HO 2-2 Inventory of Residential Sites

Maintain an inventory of vacant and underutilized residentially zoned land within the County, providing the information to housing developers upon request.

Implementation Schedule: On-going – update inventory to reflect General Plan Update and any subsequent rezones on an bi-annual basis (2012, 2014)

Expected Results: Updated inventory

Program HO 2-3 Multi-family Zoning

The County will revise the Zoning Ordinance to:

- Revise the definition of multi-family to include structures with three or more attached dwelling units.
- Only permit development of single family units in the R-3 and R-4 zones if the single family unit(s) are: 1) replacing an existing single family unit on a one for one basis, 2) on an existing lot of 8,000 square feet or less, or 3) are part of a housing development with the majority of units affordable to extremely low, very low, and/or low income households.

Implementation Schedule: Amend Zoning Ordinance by December 2011

Expected Results: Revised Zoning Ordinance

Program HO 2-4 Small Lot Consolidation and Development

Encourage consolidation and development of small multi-family parcels.

- Provide incentives, such as staff assistance and financial assistance through available affordable housing funding sources, to encourage owners of small, contiguous parcels appropriate for affordable housing, to consolidate lots. Focus on small, contiguous R-3 and R-4 lots in Arbuckle and the unincorporated Colusa area.
- Inform owners of small, contiguous multi-family parcels of available incentives for lot consolidation and encourage owners to take advantage of such incentives.
- Assist affordable housing developers with the purchase and consolidation of small, contiguous parcels, through providing staff assistance and financial assistance, when available through CDBG, HOME, or other appropriate funds.

Implementation Schedule: Identify incentives and contact small lot owners by December 2010; provide assistance upon request

Expected Results: Small lot owners contacted

Program HO 2-5 Provision of Public Services

The County will make every effort to ensure that infrastructure is available in a timely manner to accommodate development of its fair share of regional housing needs. Particular effort will be made to provide adequate infrastructure to accommodate the R-2, R-3, and R-4 sites in Arbuckle, Maxwell, Princeton, and the unincorporated area of Colusa.

The County will coordinate with the local water and sewer agencies to assist in planning for adequate water and sewer service. The County will take the following actions, as needed, to provide service to developing areas:

All Service Providers

- Each water and sewer provider will be mailed a copy of the Housing Element, upon its adoption, along with a letter that includes: 1) the text of Government Code Section 65589.7 requiring water and sewer providers to grant priority for service allocations to proposed developments that include housing units affordable to lower (including very low and extremely low) income households; 2) a summary of the County's regional housing needs allocation; and 3) specific actions the provider should take to ensure adequate service (see below for actions specific to each district/area in the County).

Princeton

- Encourage the District to raise new connection fees in the near future to ensure adequate funds are available to finance capital improvements. The District should develop a cost of services study to ensure that fees bear a reasonable nexus to the cost of services. The study should determine whether a fee reduction may be allowed for lower income units.
- The County will encourage the District to seek funding for the necessary study and will assist in obtaining Community Development Block Grant Planning/Technical Assistance or USDA utilities grants or loans to offset the planning costs.
- Using the Water and Sewer Feasibility Study and a Revenue Program, the Princeton Water Works District should apply for placement on a Grant priority list with both the USDA and the State Resources Control Board Small Communities Grant Program. Additionally, an application should be made for placement on State Revolving Fund Loan program. The District's fiscal revenues alone will not be enough to make the necessary and impending capital improvements in the near future.
- Encourage the District to develop a fee schedule that promotes full cost-recovery of expenses associated with the District's services, including annexations into the Districts service area and subsequent new development.

Arbuckle, Maxwell, Colusa, and Williams

While these communities have planned for infrastructure to support new development, construction of various facilities (wells and associated water treatment, wastewater lift stations, extension of mains, etc.) may be necessary to serve newly developing areas. The County will take the following measures to expedite and assist with the development of necessary infrastructure:

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- Work with special districts and the cities of Williams and Colusa to assure that sewer and water systems are improved to ensure that construction of new dwelling units can be accommodated in accordance with the quantified objectives of this Housing Element.
- Encourage the responsible water and sewer agencies to conduct the necessary studies to develop appropriate adjustments to water connection, sewer connection, and development impact fees in order to ensure adequate funding for necessary infrastructure improvements.
- Encourage the cities and districts to apply for available State and federal grants and loans to finance construction of necessary improvements.
- Encourage developers to provide the necessary long-range infrastructure associated with development through the filing of reimbursement agreements with developers. Seek funding to off-set the cost of infrastructure improvements for very low and low income units in order to encourage development of affordable units.

Rural Areas

- Review potential treatment technologies that could be developed to provide water and sewer service for rural market-rate and affordable housing; develop performance standards for potential treatment technologies to assist public and/or private sewer and water providers in determining which will be most feasible in their locations within the County.
- Allow a wide range of feasible alternative system sizes and treatment technologies to provide water and sewer service for rural market-rate and affordable housing.

Funding Sources: CDBG, State Infrastructure Bank, State Revolving Loan Fund, USDA Rural Development ARRA and Revolving Loan Funds

Implementation Schedule: Coordinate with each water district, wastewater district, and city by December 2011; follow-up with each water district, wastewater district, and city on an annual basis

Expected Results: Various water and sewer system improvements

Program HO 2-6 Adequate Water and Wastewater Service for Subdivisions

Revise the Zoning Ordinance to ensure parcel map or subdivision map approval is dependent on demonstrated ability to provide potable water and meet septic capacity requirements.

Implementation Schedule: Amend Zoning Ordinance by December 2011

Expected Results: Revised Zoning Ordinance

Program HO 2-7 Municipal Service Review

Upon completion of the General Plan Update, request the Local Agency Formation Commission to update Spheres of Influence pursuant to the required Municipal Services Review for the cities of Colusa and Williams and for special districts to correspond to planning boundaries contained in the General Plan.

Implementation Schedule: Within one year of General Plan adoption

Expected Results: None quantified

Program HO 2-8 Coordination with Cities

Continue to work in close cooperation with the Cities of Colusa and Williams to ensure orderly development of unincorporated lands adjacent to those cities, and the consistency of land use policies and development standards in those areas.

Implementation Schedule: On-going

Expected Results: None quantified

Program HO 2-9 Annexations

Where areas designated by the County for urban residential development are proposed to be annexed to one of the cities, enter into an agreement with the City to transfer the commensurate share of the County's fair share of regional very low, low, moderate, and above moderate income housing needs to the City annexing the unincorporated lands. Specifically, annexation of sites designated R-3 and R-4 will reduce the County's capacity to accommodate very low and low income units. Request that the County's fair share of very low and low income units accommodated by R-3 and R-4 sites proposed for annexation be transferred to the annexing City.

The agreement must be submitted to HCD within 90 days after the annexation becomes effective. If an agreement cannot be reached, the County may request that HCD consider the facts, data, and methodology presented by both parties and make a determination.

Implementation Schedule: On-going

Expected Results: Transfer of appropriate share of regional housing needs to incorporated cities upon annexation of unincorporated Urban Residential lands

Goal HO-3: Facilitate and Encourage Development, through Public and Private Resources, of High-quality Housing to Meet the County's Housing Needs for a Range of Incomes and Special Needs

Policy HO-12: Accommodate and encourage development of a full range of housing types in Colusa County.

Policy HO-13: Encourage the development of affordable housing for extremely low, very low, and low income and special needs households by expediting processing of such projects and assisting with the application to federal and state housing assistance programs by the private and non-profit sectors for the purpose of expanding housing opportunities for persons of low and moderate income and persons with special needs.

Policy HO-14: Identify and remove unnecessary governmental constraints to the development and rehabilitation of affordable housing and housing for persons with special needs.

Policy HO-15: Encourage the construction of self-help and owner-built housing, farmworker housing, second units, and multi-family developments to increase the supply of housing affordable to low- and moderate-income residents.

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Policy HO-16: Encourage subdivision and multi-family project designs which maximize densities, where appropriate, by continuing to provide for Planned Developments in the Zoning Ordinance and by allowing relaxation of parking and setback standards, where appropriate, for affordable developments.

Policy HO-17: Encourage full use of federal and State housing assistance programs that can enable persons with unmet housing needs to obtain decent housing at prices they can afford. Assist and support special needs groups proposing to use such funding to provide housing.

Policy HO-18: Give priority for water service connections to extremely low, very low, and low income housing units in areas receiving water service from the County. Encourage local water and sewer providers to give priority to these lower income developments pursuant to Government Code Section 65589.7. Provide a copy of the Housing Element Update to local water and sewer providers upon its adoption.

Policy HO-19: Coordinate with project managers of state or federal projects, such as a reservoir or interstate highway improvement project, which require relocation of housing to ensure that displaced persons are assisted with finding replacement housing.

Policy HO-20: The Board of Supervisors shall annually review progress in implementing the Housing Element including the progress in achieving its objectives and meeting its share of regional housing needs.

Program HO 3-1 Affordable Housing Incentives

The County will revise the Zoning Ordinance to identify incentives for affordable housing development, including density bonuses, expedited processing, relaxation in development standards, and either reduction, delay, or waiver of fees when financially feasible.

The Zoning Ordinance shall be revised to allow density bonuses consistent with the requirements of Government Code Section 65915. The revisions shall include:

- Identification of projects eligible for a density bonus and additional incentives;
- Incentives available for affordable housing projects, such as a reduction in site development standards (e.g., reduced minimum lot sizes or setbacks, increased height limitations, reduced open-space requirements, reduced parking requirements, etc.);
- The amount of density bonus given to a project based on the percentage of very low, low, moderate, or senior citizen units provided;
- Minimum affordability period of 30 years; and
- Monitoring mechanism, such as an affordable housing agreement, to ensure that the units are maintained as affordable and/or senior citizen units for the duration of the affordability period.

The Zoning Ordinance shall identify specific incentives that will be available to projects that include a minimum percentage of extremely low, very low, and low income units. Projects providing extremely low income units should receive more than one incentive. Incentives may include:

- Priority Processing;
- Fee waivers or reductions, if financially feasible;
- Reduced minimum lot sizes and/or dimensions;
- Reduced minimum lot setbacks;
- Reduced minimum outdoor landscaped area;
- Increased maximum lot coverage;
- Increased maximum building height;
- Reduced on-site parking standards;
- Reduced minimum building separation requirements; and
- Reduced street standards, e.g., reduced minimum street widths.

Implementation Schedule: Amend Zoning Ordinance by December 2011

Expected Results: Revised Zoning Ordinance

Program HO 3-2 Incentives for Special Needs Housing

As part of the revisions to the Zoning Ordinance to address Density Bonus requirements and affordable housing incentives (Program 3-1), identify specific incentives for special needs housing and extremely low income housing. Housing for extremely low income households, including Single Room Occupancy, shared housing, and housing with supportive services, will be incentivized through expedited development processing and a reduction in development standards, such as lot coverage, parking, and/or setbacks. Senior and disabled housing can be incentivized through flexible parking, setback, lot coverage and other standards, where found to be consistent with maintaining the character of the surrounding neighborhood. Large family housing (three or more bedrooms) can be incentivized through reduced setbacks, increased height or lot coverage allowances, or a density bonus for projects, particularly multifamily, with 20 percent or more large units. Incentives for special needs and extremely low income housing shall exceed the minimum incentives required under state Density Bonus law.

Implementation Schedule: Amend Zoning Ordinance by December 2011

Expected Results: Revised Zoning Ordinance

Program HO 3-3 Affordable and Special Needs Housing Resources

Investigate interest of development community, affordable housing stakeholders, and special needs housing stakeholders, in providing additional affordable housing, including extremely low, very low, low, and moderate income units, and seek additional affordable housing resources through, for example, developer agreements, mortgage revenue bonds, tax credits, and available state and federal programs. This program will include the following actions:

- Develop housing stakeholders group that includes affordable housing developers and special needs group stakeholders, that will meet annually to identify potential housing projects and priorities, including affordable new construction, special needs housing (e.g., farmworker, disabled, senior housing), and first time homebuyer assistance, and

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prioritize potential funding efforts. Seek volunteer(s) to organize and lead housing stakeholders group.

- Prepare a brochure identifying affordable/special needs housing resources and incentives as well as available sites for affordable and special needs housing and provide the brochure to development applicants interested in affordable and/or multifamily housing.
- Seek County, state, federal, or other funding for affordable and special needs housing programs, or support funding applications that would provide new affordable and special needs units, including multi-family and single room occupancy projects. Funding programs may include, but are not limited to, Affordable Housing Innovation Program funds, BEGIN, CalHome, Emergency Housing and Assistance Program Capital Development, Housing Related Parks Program, Low Income Housing Tax Credits Multifamily Housing Program – General and Supportive Housing Components, Predevelopment Loan Program, and Transit-Oriented Development Housing Program. Funding will be sought on an annual basis, as requested by applicants for affordable housing developments. Projects with an extremely low income or farmworker housing component will receive priority. See Chapter 3 of the Background Report for a list of potential funding sources.
- Encourage development of farmworker housing , self-help housing, and migrant resource centers through notifying the County Agricultural Commissioner and owners/operators of large-scale agricultural operations in the County of available funding sources for farmworker housing and migrant assistance, including Joe Serna, Jr. Farmworker Housing Grant Program, Office of Migrant Service funds, USDA Rural Development Farm Labor Housing, USDA Rural Development Multi-Family Rental Programs, and USDA Rural Development Community Facilities funds. Provide technical assistance with grant and loan applications.
- Continue to work with affordable housing providers and the local housing authority (contracted to Glenn County Human Resources Agency) to provide housing affordable to extremely low income individuals and families through supporting efforts to increase subsidies for Housing Choice Vouchers and provide Section 8 units to meet the County’s fair share of extremely low income units.
- Seek Planning and Technical Assistance funds through the CDBG program to update the County Code and Zoning Ordinance to remove constraints to affordable and special needs housing and develop brochures and handouts to promote affordable housing programs.

Implementation Schedule: Stakeholders group organized in 2010; funding assistance sought annually; CDBG Planning/Technical Assistance funding sought in 2011

Expected Results: 5 extremely low income units, 10 very low income units, and 20 low income units, in conjunction with Programs 3-1, 3-2, 3-4, and 3-9

Program HO 3-4 Coordination with Building Community

Conduct annual meetings for the Planning Director to meet with representatives of the local building and real estate industry, including affordable housing developers, to discuss measures that may be taken to meet local housing needs.

Implementation Schedule: Annually

Expected Results: Meeting with building and real estate industry

Program HO 3-5 Second Units

The County will revise the Zoning Ordinance to permit second units in accordance with state law. The revisions to the Zoning Ordinance will include the following:

- Define second unit;
- Identify second units as a principal permitted use in the single-family and multi-family residential zoning districts on lots where there is an existing single family unit; and
- Provide development standards, such as unit size and height, for second units.

Implementation Schedule: Amend Zoning Ordinance by December 2011

Expected Results: Revised Zoning Ordinance

Program HO 3-6 Emergency Shelters, Transitional Housing, and Supportive Housing

The County will revise the Zoning Ordinance to permit emergency shelters, transitional housing, and supportive housing consistent with the requirements of state law (Government Code Section 65583(a)(4,5)).

The Zoning Ordinance will be revised to permit emergency shelters as follows:

- Allow emergency shelters as a principal permitted use without discretionary action, as required by Government Code Section 65583, in each of the unincorporated communities, including Arbuckle and Maxwell, in the C-1 or C-2 zones.
- The Zoning Ordinance can include objective criteria, such as hours of operation, for approval of the shelter but may not include a discretionary review process.
- The Zoning Ordinance may identify standards for emergency shelter, but the standards must be consistent with those standards that apply to residential or commercial development within the same zone, except the emergency shelter standards may identify written, objective standards that include all of the following:
 1. The maximum number of beds or persons permitted to be served nightly by the facility.
 2. Off-street parking based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone.
 3. The size and location of exterior and interior onsite waiting and client intake areas.
 4. The provision of onsite management.

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5. The proximity to other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart.
6. The length of stay.
7. Lighting.
8. Security during hours that the emergency shelter is in operation.

The revisions to address transitional and supportive housing will include:

- Define transitional and supportive housing consistent with the definitions set forth in the Health and Safety Code.
- Identify transitional and supportive housing as allowed residential uses subject only to the same standards as other permitted residential uses of the same type within each zoning district.

Implementation Schedule: Amend Zoning Ordinance by December 2011

Expected Results: Revised Zoning Ordinance

Program HO 3-7 Group Homes

Revise the Zoning Ordinance to address approval of group homes pursuant to state law including, but not limited to, defining “group home” consistent with state law, specifying siting and permit requirements for small group homes consistent with Health and Safety Code 1267.8, including intermediate care facilities for the developmentally disabled, serving six or fewer persons in any residential zone. Clearly stated requirements for approval of group homes will be provided in order to give greater certainty to an applicant and remove an impediment to fair housing choice for elderly, disabled or persons with special needs.

Implementation Schedule: Amend Zoning Ordinance by December 2011

Expected Results: Revised Zoning Ordinance

ProgramHO 3-8 Manufactured Housing

Revising the Zoning Ordinance to allow development of manufactured housing as a principal permitted use in zoning designations that allow single family housing as a principal permitted use, and to establish development standards for manufactured housing that do not exceed those allowed under state law.

Implementation Schedule: Amend Zoning Ordinance by December 2011

Expected Results: Revised Zoning Ordinance

Program HO 3-9 Farmworker Housing

The County will revise the Zoning Ordinance to permit employee housing and farmworker housing in accordance with Health and Safety Code Sections 17021.5 and 17021.6. The revisions will include the following:

- Permit employee housing, including mobile homes and manufactured housing, to accommodate up to six employees subject to the same standards and permit requirements as a single family residence in all zones and as a principal permitted use in

residential zones. No discretionary actions shall be necessary, just submittal of building plans for plan check and application for building permits.

- Employee housing will not be included within the definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling.
- Permit employee housing, including mobile homes and manufactured housing, consisting of up to 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household as a principal permitted use in the A-P, A-T, A-U, and A-E zones. No discretionary actions shall be necessary, just submittal of building plans for plan check and application for building permits.
- The permitted occupancy in employee housing in an agricultural zone will include agricultural employees who do not work on the property where the employee housing is located.
- Provide for farmworker housing facilities to accommodate more than 36 beds or 12 households as a “Use requiring a Use Permit” in all agricultural zones. Staff may be able to expedite the permit process with the finding of a state categorical exemption under CEQA.

Implementation Schedule: Amend Zoning Ordinance by December 2011

Expected Results: Revised Zoning Ordinance

Program HO 3-10 Define Family

The County will revise the Zoning Ordinance to define family consistent with state and federal law. The definition shall include households of up to six unrelated persons and shall not limit familial status to persons related by blood, marriage or adoption.

Implementation Schedule: Amend Zoning Ordinance by December 2011

Expected Results: Revised Zoning Ordinance

Program HO 3-11 Planned Development

The County shall revise the Planned Development section of the Zoning Code – Article 5, Section 5.01-5.07 – to provide unambiguous language to clearly identify the purpose of the overlay zone; to either provide development standards or identify how development standards of the underlying zone may be modified; and to streamline the processing of Planned Development applications by providing clear, easily understood steps in processing; and identifying the appropriate approval authority.

Implementation Schedule: Amend Zoning Ordinance by December 2011

Expected Results: Revised Zoning Ordinance

Program HO 3-12 Parking Requirements

The County will revise the Zoning Ordinance to require 1.5 parking spaces per studio and one bedroom units in the R-3 and R-4 zones.

Implementation Schedule: Amend Zoning Ordinance by December 2011

Expected Results: Revised Zoning Ordinance

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Program HO 3-13 Section 8

Section 8 vouchers are the County's only avenue for residents requiring rental subsidy. The County will support the Glenn County Human Resources Agency (HRA) in any necessary efforts to obtain additional allocations of Section 8 vouchers for extremely low and very low income residents. Support may include, but not limited to, reporting complaints to HRA received by residents unable to obtain assistance due to voucher shortages and/or assistance in lobbying for additional allocation.

Implementation Schedule: On-going

Expected Results: None quantified

Program HO 3-14 Reasonable Accommodations

The County will adopt a reasonable accommodations ordinance. The County will analyze and determine on an annual basis whether there are constraints on the development, maintenance, and improvement of housing intended for persons with disabilities, consistent with Senate Bill 520, in a report to the Board of Supervisors. The analysis will include an evaluation of existing land use controls, permit and processing procedures, and building codes. Regardless of constraints found, the County will initiate actions within six months of the completion of the evaluation to address them, including removing the constraints and amending reasonable accommodation program for housing intended for persons with disabilities, as necessary.

Timeframe: Reasonable Accommodations Ordinance adopted by December 2010.

Annual analysis of potential constraints to housing for persons with disabilities.

Expected Results: None quantified.

Program HO 3-15 Annual Report

Prepare an Annual Report to the Board of Supervisors in the format approved by HCD which describes 1) implementation of Housing Element programs to date, 2) the amount and type of housing activity as related to the Housing Element's goals, policies, and programs, and 3) an updated summary of the County's housing needs. Submit this report to the Department of Housing and Community Development by April 1 of each year.

Implementation Schedule: Annual report by April 1 each year

Expected Results: Annual reports

Goal HO-4: Equal Access to Safe and Decent Housing for All Income Groups

Policy HO-21: Support measures to eliminate housing discrimination on the basis of race, age, sex, marital status, ancestry, national origin, color, or sexual orientation.

Policy HO-22: Encourage enforcement of fair housing laws throughout the County.

Policy HO-23: Encourage economic development and jobs-housing balance efforts.

Program HO 4-1 Equal Housing Opportunity

Information regarding fair housing laws will be provided and distributed to the public at the Department of Planning and Building, Arbuckle Family Action Center, and at County library branches in the unincorporated communities (Arbuckle, Grimes, Maxwell, Princeton, and Stonyford), and will be distributed to applicants for subdivisions, multi-family projects, and planned developments. Planning staff will annually visit the posting locations to ensure that the information remains posted and will annually review planning and building application forms to ensure consistency with the requirements of this program.

Provide assistance in referring and reporting housing discrimination complaints to the State Department of Fair Employment and Housing. Provide access to a County telephone and provide brochures to residents reporting complaints to County offices. Publicize this service through the local media, schools, County Department of Health and Human Services, County Agricultural Commissioner, library branches in the unincorporated communities (Arbuckle, Grimes, Maxwell, Princeton, and Stonyford), post office locations in Arbuckle, Grimes, Maxwell, Princeton, and Stonyford), and Arbuckle Family Action Center.

Timeframe: Information distributed by December 2010; annual review to ensure information is available to public at each location; assistance to residents provided on an on-going basis

Expected Results: Available and posted brochures

Program HO 4-2 Economic Development and Jobs-Housing Balance

Support and encourage economic development programs and jobs-housing balance strategies within the County, including the Colusa County EDC, through continued cooperative and collaborative staff assistance when requested and in support of jobs-housing balancing efforts.

Timeframe: Immediate and on-going

Funding Source: None required

Goal HO-5: Promotion of Energy Conservation Activities in All Residential Areas

Policy HO-24: Encourage energy efficiency and energy conservation in residential development to ensure sustainable practices and reduce long-term housing costs.

Program HO 5-1 Energy Conservation and Efficiency

Promote energy efficiency and conservation in residential development through:

- Continuing to adopt building and other codes that meet or exceed energy conservation and/or efficiency standards established by the California Energy Code.
- As part of the General Plan Update and subsequent Zoning Ordinance Update, ensure location of higher density residential housing near employment centers to discourage sprawl and conserve energy resources.
- Continuing to permit and encourage mixed uses and higher densities on in-fill and vacant sites in areas with public services, such as medical clinics, schools, and grocery stores, to discourage sprawl and encourage short vehicle trips and/or alternative forms of transportation.
- During preparation of specific plans and master plans, encourage location of higher density residential areas within walking distance of employment-generating uses, schools, parks, community centers, and other amenities.
- Reviewing the County’s land use regulations and subdivision ordinances and, where appropriate, amend to include provisions which promote and/or require energy conservation measures and proximity of higher density residential uses to services and transit as a factor in project approval.
- Coordinate with the Community Action Partnership to provide loans and/or grants for weatherization activities including, but not limited to, insulation, weatherstripping, siding, dual pane windows.
- Identify available grant programs to encourage sustainable growth patterns, energy conservation and energy efficiency. If appropriate and feasible, apply for funding to develop guidelines for energy conservation measures in residential development and to provide financial incentives for smart growth techniques.

Implementation Schedule: On-going; location of higher density and mixed use housing near employment centers and services as part of General Plan Update, Zoning Ordinance Update, and planning of large-scale development projects; amendment of County ordinances within 18 months of General Plan adoption; identify available funding programs within six months of Housing Element adoption

Expected Results: None quantified

Conclusion

The foregoing programs are considered appropriate and desirable to ensure that the County's housing needs are met in a timely and cost effective manner through 2014. The programs designate implementation schedules and expected results, including quantified objectives where applicable. Table HO-2 shows an estimate of quantified objectives by income category for the number of units to be constructed, rehabilitated and conserved over the planning period. Table HO-3 identifies the quantified objectives for individual programs.

To achieve these objectives, the County will require developer and non-profit participation and funding from CDBG, HOME, USDA Farmworker Housing, USDA Utilities programs, as well as other sources.

TABLE HO-2: QUANTIFIED OBJECTIVES: CONSTRUCTION, REHABILITATION, AND PRESERVATION BY INCOME LEVEL			
INCOME LEVELS	CONSTRUCTION	REHABILITATION	PRESERVATION
Extremely Low	5	3	-
Very Low	10	3	50
Low	22	4	
Moderate	30*	50*	-
Above Moderate	120*	50*	-
TOTAL	187	11	0*

**Anticipated to be provided by private development with no deed-restrictions.*

TABLE HO-3: QUANTIFIED OBJECTIVES FOR VERY LOW AND LOW INCOME UNITS BY PROGRAM			
PROGRAM	CONSTRUCTION	REHABILITATION	PRESERVATION
Program 1-1: Housing Rehabilitation	-	10	-
Program 1-3: Preservation of Affordable Units	-	-	50
Program 3-3: Affordable and Special Needs Housing Resources	35	-	-
Program 3-5: Second Units	2	-	-
TOTAL	37	10	50

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8. LAND USE ELEMENT



The Land Use Element provides for a development and resource conservation pattern that preserves and fosters the rural and agricultural character of Colusa County while allowing for economic development. The Land Use Map depicts the County's vision for how open space, agricultural, commercial, industrial, and other uses will occur in the County.

State law requires the Land Use Element to address:

- Proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land;
- Population density and building intensity; and
- Areas subject to flooding.

The Land Use Map (Figure LU-1) identifies the location of land uses by land use designation for lands in unincorporated Colusa County. Figures LU-2 through LU-8 show the land use designations for the communities of Arbuckle, College City, Grimes, Maxwell, Princeton, Stonyford-Lodoga-Century Ranch, and the areas around Colusa and Williams. Table LU-1 identifies the extent of uses, including timber production, densities, and building intensities allowed for each land use designation. While the Land

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Use Element identifies Designated Floodways, areas subject to flooding and the review of such areas are addressed in the Safety Element.

From a land use perspective, this element exhibits the County's strong commitment to ensuring that the County's rural quality of life will be maintained, its agricultural heritage will be preserved, and its economic base will grow. Residential and commercial growth is focused in and around existing communities, while industrial uses will occur near the primary transportation corridors and on agricultural lands, when the industrial uses directly relate to agricultural activities.

Background information regarding land use is provided in the Colusa County General Plan Background Report.

Goal LU-1: Maintain the efficient and harmonious use of land in the county, promoting a well organized and orderly development pattern, avoiding random, haphazard growth, protecting public health and safety, and accommodating the orderly and sustainable growth of employment and population.

Objective LU-1A: *Provide a Balanced Mix of Land Uses that Reflect the Needs of the County Residents and Businesses*

The Land Use Map (Figure LU-1) for the County and close-up figures for each of the unincorporated community areas are located at the end of the Land Use Element.

Policy LU 1-1: Ensure that the County designates a supply of developable industrial, commercial, and residential land sufficient to meet projected growth and economic needs over the planning period.

Policy LU 1-2: Assign the following range of land use designations throughout the County, as shown in the Land Use Map (Figure LU-1) and described in more detail in Table LU-1:

Agriculture General

The Agriculture General (AG) designation identifies areas to be retained for agriculture and/or uses that are complementary to existing or nearby agricultural uses. This designation includes lands under agricultural preservation and/or conservation contracts and easements; land having present or future potential for agricultural production, and contiguous or intermixed smaller parcels on which non-compatible uses could jeopardize the long-term agricultural use of nearby agricultural lands. Lands designated Agriculture General are planned to be preserved for agricultural uses and the intent of the designation is to preserve such lands for existing and future agricultural use and protect these lands from the pressures of development.

Agriculture Transition

The Agriculture Transition (AT) designation identifies areas intended for long-term rural, agricultural use and can be used to provide a permanent boundary or land use buffer around communities, urban areas, and planned future urban or community development. This designation identifies areas where: 1) agricultural land has already been subdivided into small parcels (less than 40 acres) for ranchettes, part-time farms, and orchards and, 2) to identify areas that may be developed with small-scale agricultural uses, including low intensity agricultural commercial and agricultural industrial uses.

The Agriculture Transition designation may serve as a transition zone between urban areas and the large-scale farms and agricultural operations beyond. These lands are intended to remain in agricultural use for the long-term and are not intended for conversion to urban or rural residential uses.

Agriculture Upland

The Agriculture Upland (AU) designation is used to identify agricultural areas suitable for cattle and sheep grazing, areas with undeveloped, uninhabited forests, chaparral and grasslands, and intermixed areas suitable for crop production. Soils range from very good soils to those that are less suitable for crop production, but are suitable for livestock and other agricultural activities. Land divisions for non-

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agricultural purposes are discouraged in these areas to prevent conflicts with ranching and to minimize exposure to natural hazards.

Commercial

The Commercial (C) designation identifies areas appropriate for the full range of commercial uses to meet the everyday needs of County residents and employees as well as visitors and tourists. This designation is applied to built-up commercial areas and to vacant areas intended for future commercial development, including central business districts, highway commercial areas, hotels, offices, restaurants, shopping centers, and heavy commercial uses. Residential uses are allowed in downtown and community center areas when it can be demonstrated that such uses will be operated in conjunction with and incorporated into the overall site design for the commercial use; this does not allow traditional single-family subdivisions or apartment complexes.

Designated Floodway

The Designated Floodway (DF) designation is applied to lands that have been designated as floodways by the Central Valley Flood Protection Board. Areas between the Sacramento River and the levees are included, as well as the Colusa Bypass between the Sacramento River and Butte Creek.

Forest Lands

The Forest Lands (FL) designation identifies lands within the Mendocino National Forest. This designation includes publicly and privately owned lands. Forest Lands are appropriate for a range of recreational activities, as well as residential development at very low densities. Land divisions and low intensity development within the Forest Lands designation are acceptable, provided there is adequate access, fire protection, water availability, and septic capability.

Industrial

The Industrial (I) designation identifies areas suitable for a wide range of industrial activities, ranging from light industrial to heavy manufacturing and processing uses. This designation is applied to lands with existing industrial uses, including industrial parks and agricultural support uses, and to lands suited for future industrial uses, where necessary services such as transportation systems (e.g., I-5, SR 20, SR 45 corridors) and utilities and services exist or can be efficiently provided, where disruption of proximate uses will be least, and where the potential for environmental disruption is minimal or can be adequately mitigated.

Mixed Use

The Mixed Use (MU) designation establishes areas appropriate for the planned integration of a combination of retail, office, residential, hotel, recreation, public facilities and/or other compatible use. Mixed Use areas allow for higher density and intensity development, redevelopment, or a broad spectrum of compatible land uses ranging from a single use to a cluster of uses. 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. This designation is placed primarily in the community centers, downtown districts, and in-fill areas to encourage economic investment and revitalization of these core areas through promoting community-serving retail, office, and residential opportunities in a dense, compact form with opportunities for people to access the project and other

destinations through bicycle, pedestrian, and mass transit modes. The Mixed Use designation is applied to areas that are or will be serviced by public water and sewer districts.

Projects in the Mixed Use designation should focus on compatibility between land uses, and the development potential of a given area compared to the existing and proposed mix of land uses and their development impacts. This designation is intended to protect and enhance the character of the area and to provide flexibility in design and use for contiguous parcels having multiple owners.

Parks and Recreation

The Parks and Recreation (PR) designation identifies areas suitable for public and quasi-public recreational and tourist activities. Specific sites for community parks to serve future residential growth are not identified on the land use map, but ample room has been provided in future urban residential and urban reserve areas for such parks.

Public/Semi-Public Services

The Public/Semi-Public Services (PS) designation identifies areas for public and quasi-public services and facilities that are necessary to maintain the health and well-being of County residents and businesses. This designation is typically applied to existing public uses since the exact locations of schools, utilities, governmental offices, etc. will be determined as each respective community develops. As lands are converted to urban uses, new sites for public/semi-public services would generally be provided within the land designated for Urban Residential uses.

Resource Conservation

The Resource Conservation (RC) designation identifies areas with significant natural resources that should be retained and managed in perpetuity. This designation includes rangelands under federal ownership, the National Wildlife Refuges, wild and scenic lands, and habitat, watershed, and natural resource lands requiring management and protection. Lands designated Resource Conservation are intended to ensure that resources are conserved and protected for existing and future generations through active or passive oversight and management of the resources.

Rural Residential

The Rural Residential (RR) designation is intended for areas where land ownership and parcel patterns preclude the use of land for agriculture, but the land is not appropriate for urban uses and densities due to lack of public water and sewer service. The primary use of the rural residential designation is housing, with parcels usually large enough for backyard gardening, raising horses, or other small-scale agricultural activities that are not the primary use of the parcel. This designation accommodates semi-rural and rural living at average densities of one house per two to ten acres. This designation is used to preserve the attractive low-density character of the areas around or adjacent to established urban areas, such as Colusa, Williams, Arbuckle, and Maxwell and adjacent to rural community centers, such as Grimes, Princeton, and Stonyford and the partially developed non-sewered communities and settlements such as College City and Century Ranch. The Rural Residential designation may serve as a buffer between farmland and urban uses.

Rural Service Center

The Rural Service Center (RSC) designation identifies areas suitable to provide necessary housing and services to the rural communities of Delevan, Sites, 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. The Rural Service Center designation anticipates multiple land uses on any given lot, consistent with and supportive of a higher intensity of development in the community area core that will contribute to a prosperous economy and higher quality of life in each of these rural centers. Subdivision or lot splitting into parcels smaller than two acres is prohibited, unless community water and septic/sewer systems can be provided to serve lots smaller than two acres.

Tribal Lands

The Tribal Lands (TL) designation may be applied to lands owned by a federally recognized tribe or tribal-sponsored organization. The Tribal Lands designation provides for flexibility in the range of uses permitted, while encouraging detailed planning and environmental analysis prior to development by a tribal entity. This designation assists the County in the development of land use plans to ensure compatibility with areas surrounding Tribal Lands.

Urban Reserve Area

The Urban Reserve Area (URA) designation serves as a placeholder for future urban development. Properties shall remain zoned for agriculture or open space use until such a time as conversion to urban uses is deemed appropriate. Agricultural uses are an acceptable and encouraged interim use. Lands designated Urban Reserve Area are not intended to be extensively subdivided or developed with large-scale or intensive uses until it is appropriate to develop the lands with urban levels of residential, commercial, parks and recreation, and public/semi-public uses to meet the needs of the County. Intensive uses, such as industrial, alternative energy, and agricultural commercial/industrial uses that may conflict with future urbanization of the area are not allowed. Lands designated Urban Reserve Area 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.

Urban Residential

The Urban Residential (UR) designation identifies areas suitable for residential development, including traditional single family neighborhoods, duplexes, triplexes, apartments, and condominiums, as well as supporting uses. This designation is applied to existing and future residential areas where domestic sewer and water systems are available or can be made available. The Urban Residential designation is intended to accommodate the majority of future residential growth in or adjacent to urban centers, such as Colusa, Williams, Arbuckle, and Maxwell and within or adjacent to rural community centers, such as Grimes and Princeton. Agricultural uses are an acceptable interim use.

TABLE LU-1: GENERAL PLAN LAND USE DESIGNATIONS			
LAND USE DESIGNATION	MINIMUM PARCEL SIZE ¹	MAXIMUM DWELLING DENSITY ²	ALLOWED USES ³
Agriculture General	40 acres	One dwelling unit per 40 acres	<p><i>Cultivated Agriculture:</i> irrigated crop production, row crops, orchards, vineyards, dryland farming, forest products, horticulture, and floriculture</p> <p><i>Livestock and Animal Keeping:</i> livestock grazing, animal husbandry, apiaries, confined animal facilities, and equestrian facilities</p> <p><i>Agricultural Industrial:</i> industrial uses that directly support agricultural operations, including agricultural research, processing and storage; supply; service; crop dusting; agricultural chemical and equipment sales; and facilities and technologies that use agricultural byproducts</p> <p><i>Agricultural Commercial:</i> commercial uses that directly support agricultural operations, including roadside stands, wholesale and retail agricultural sales, and wineries</p> <p><i>Agricultural-based Tourism:</i> self-pick farms, dude ranches, lodging, horseshows, rodeos, crop-based seasonal events, and ancillary restaurants and/or stores</p> <p><i>Low-Intensity Recreation:</i> hunting, fishing, target shooting, riding, hiking, boating, and the exhibition of working farms or ranches</p> <p><i>Energy Production:</i> solar, cogeneration, and biomass energy production to support agricultural operations on-site</p> <p><i>Single Family Residential:</i> One residence per agricultural parcel, one second dwelling unit for relative, caretaker, or employee per agricultural parcel</p> <p><i>Farmworker Housing:</i> as allowed under state law</p>
Agriculture Transition	10 acres	One dwelling unit per 10 acres	<p><i>Cultivated Agriculture:</i> irrigated crop production, row crops, orchards, vineyards, dryland farming, forest products, horticulture, and floriculture</p> <p><i>Livestock and Animal Keeping:</i> livestock grazing, animal husbandry, apiaries</p> <p><i>Agricultural Commercial:</i> commercial uses that directly support agricultural operations, including roadside stands, wholesale and retail agricultural sales, wineries</p> <p><i>Agricultural-based Tourism:</i> self-pick farms, dude ranches, lodging, crop-based seasonal events</p> <p><i>Single Family Residential:</i> One residence per agricultural parcel, one second dwelling unit for relative, caretaker, or employee per agricultural parcel</p> <p><i>Farmworker Housing:</i> as allowed under state law</p>

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TABLE LU-1: GENERAL PLAN LAND USE DESIGNATIONS			
LAND USE DESIGNATION	MINIMUM PARCEL SIZE ¹	MAXIMUM DWELLING DENSITY ²	ALLOWED USES ³
Agriculture Upland	80 acres	One dwelling unit per 80 acres	<p><i>Cultivated Agriculture:</i> irrigated crop production, row crops, orchards, vineyards, dryland farming, livestock grazing, forest products, horticulture, and floriculture</p> <p><i>Livestock and Animal Keeping:</i> livestock grazing, animal husbandry, apiaries, confined animal facilities, and equestrian facilities</p> <p><i>Agricultural Industrial:</i> industrial uses that directly support agricultural operations, including agricultural processing and storage; supply; service; agricultural chemical and equipment sales and facilities; and technologies that use agricultural byproducts</p> <p><i>Agricultural Commercial:</i> commercial uses that directly support agricultural operations, including roadside stands, wholesale and retail agricultural sales, and wineries</p> <p><i>Agricultural-based Tourism:</i> self-pick farms, dude ranches, lodging, horseshows, rodeos, crop-based seasonal events, and ancillary restaurants and/or stores</p> <p><i>Low-Intensity Recreation:</i> hunting, fishing, target shooting, riding, hiking, boating, and the exhibition of working farms or ranches</p> <p><i>Resource production:</i> timber, mining</p> <p><i>Energy Production:</i> solar, cogeneration, and biomass energy production</p> <p><i>Single Family Residential:</i> One residence per agricultural parcel, one second dwelling unit for relative, caretaker, or employee per agricultural parcel</p> <p><i>Farmworker Housing:</i> as allowed under state law</p>
Commercial	1 acre outside of water and sewer district service area or no minimum within water and sewer district service areas.	20 dwelling units per acre (10 dwelling unit per acre minimum)	<p><i>General Commercial:</i> regional and highway-serving retail, big box retail, gas stations, eating and drinking establishments, lodging, professional/office uses, service retail, research and development, agricultural commercial</p> <p><i>Neighborhood Commercial:</i> retail, including grocery stores, eating and drinking establishments, food and beverage sales, hardware stores, gas stations, public buildings, general merchandise stores, professional and financial offices, service uses, small-scale lodging (e.g., inns and bed and breakfasts)</p> <p><i>Tourist and Recreation Commercial:</i> golf courses, shooting ranges, archery ranges, restaurants, gas stations, lodging, eating and drinking establishments, food and beverage sales, wedding facilities, gasoline service stations, public buildings, hotels and motels, offices, owner-occupied seasonal residences, RV parks, resorts, and vacation cabins</p>

TABLE LU-1: GENERAL PLAN LAND USE DESIGNATIONS			
LAND USE DESIGNATION	MINIMUM PARCEL SIZE ¹	MAXIMUM DWELLING DENSITY ²	ALLOWED USES ³
Designated Floodway	None	None	<p><i>Heavy Commercial:</i> farm implement sales, auto salvage yards</p> <p><i>Professional:</i> Business and professional corporate headquarters, regional offices, data processing facilities, medical facilities</p> <p><i>Advanced Education:</i> Facilities associated with energy, design, construction, agriculture, manufacturing, or utility technologies</p> <p><i>Regional Tourism:</i> Cultural, recreational, agricultural and environmental tourism facilities and centers</p> <p><i>Public Facilities:</i> homeless shelters</p> <p><i>Multi-family residential limited to parcels zoned mixed-use</i></p> <p><i>Passive recreation and open space:</i> hiking and biking trails, boat ramps/docks, wildlife and habitat preserves, hunting</p> <p><i>Cultivated Agriculture:</i> irrigated crop production, row crops, orchards, vineyards, dryland farming, forest products, horticulture, and floriculture</p> <p><i>Livestock Grazing</i></p> <p><i>Resource production:</i> timber</p>
Forest Lands	20 acres	One dwelling unit per privately owned parcel	<p><i>Resource production and utilization:</i> forestry, timber, mining</p> <p><i>Natural, wilderness, and study areas</i></p> <p><i>Cultivated Agriculture:</i> irrigated crop production, row crops, orchards, vineyards, dryland farming, livestock grazing, forest products, horticulture, and floriculture</p> <p><i>Livestock and Animal Keeping:</i> livestock grazing, animal husbandry, apiaries, equestrian facilities</p> <p><i>Forest-based Recreation and Tourism:</i> lodging, seasonal events, off-highway vehicle parks, shooting ranges, archery ranges, RV parks</p> <p><i>Low-Intensity Recreation:</i> hunting, fishing, target shooting, riding, hiking, boating, and the exhibition of working farms or ranches</p> <p><i>Single Family Residential:</i> One residence per Forest parcel</p>
Industrial	1 acre outside of water and sewer district service area or	None	<p><i>Light industrial:</i> manufacturing, processing, repair, large equipment or vehicle storage</p> <p><i>Heavy industrial:</i> processing, fabrication, warehouses, asphalt batch plants, mills, wood processing yards, dismantling, corporation yards, industrial public utilities,</p>

8. LAND USE ELEMENT

TABLE LU-1: GENERAL PLAN LAND USE DESIGNATIONS			
LAND USE DESIGNATION	MINIMUM PARCEL SIZE ¹	MAXIMUM DWELLING DENSITY ²	ALLOWED USES ³
	no minimum within water and sewer district service areas.		industrial public facilities, utility installations, storage, logistics centers, trucking terminals, and railroad facilities, hazardous waste and recycling facilities <i>Support commercial uses:</i> retail, eating, and other commercial establishments that support adjacent industrial uses and employees <i>Research and development:</i> High and advanced technology; research and development; laboratories, including university-based research; and facilities used for testing and analysis of products or uses
Mixed Use	6,000 sq-ft	20 dwelling units per acre (10 dwelling unit per acre minimum if no commercial component)	<i>Neighborhood Commercial:</i> retail, including grocery stores, eating and drinking establishments, food and beverage sales, hardware stores, gas stations, public buildings, general merchandise stores, professional and financial offices, service uses, small-scale lodging (e.g., inns and bed and breakfasts) <i>Tourist and Recreation Commercial:</i> restaurants, lodging, eating and drinking establishments, food and beverage sales, wedding facilities, public buildings, hotels and motels, offices <i>Residential:</i> high density residential of 10 to 20 dwelling units per acre
Parks and Recreation	0.5 acre (21,870 square feet)	One caretaker or employee dwelling unit per parcel	<i>Park facilities:</i> regional, community and neighborhood parks, tot lots, sports fields, public pools <i>Recreation facilities:</i> golf courses, fair grounds, boat ramps, marinas, off-highway vehicle parks, shooting ranges, archery ranges, RV parks
Public/Semi-Public Services	1 acre or 6,000 sq-ft within water and sewer district service areas.	One caretaker or employee dwelling unit per parcel	<i>Public Services:</i> Governmental offices, schools, civic centers, fire stations, sheriff stations, liquid and solid waste disposal sites, recycling facilities, cemeteries, airports, medical facilities <i>Utilities and Infrastructure:</i> infrastructure, utilities, landfills, stormwater detention basins utilities, municipal wells, water treatment facilities, wastewater treatment facilities, energy facilities, power substations <i>Public and Semi-public Uses:</i> churches, hospitals, private schools, museums, institutional uses
Resource Conservation	160 acres (40 acres if contiguous to existing	One caretaker or employee dwelling unit per parcel	<i>Cultivated Agriculture:</i> irrigated crop production, row crops, orchards, vineyards, dryland farming, forest products, horticulture, and floriculture <i>Livestock Grazing:</i> livestock grazing <i>Resource production and utilization:</i> forestry, timber, mining

TABLE LU-1: GENERAL PLAN LAND USE DESIGNATIONS			
LAND USE DESIGNATION	MINIMUM PARCEL SIZE ¹	MAXIMUM DWELLING DENSITY ²	ALLOWED USES ³
	wildlife refuge)		<i>Natural, wilderness, and study areas</i> <i>Recreation uses:</i> non-intensive uses, including hunting and fishing clubs <i>Tourist-oriented commercial:</i> non-intensive uses, including seasonal housing not intended for permanent occupation and guest ranches <i>Single Family Residential:</i> caretaker or employee residence
Rural Residential	2 acres	One dwelling unit per 2 acres	<i>Residential:</i> Single family and second units <i>Agricultural activities:</i> Small-scale irrigated crop production, row crops, orchards, vineyards, dryland farming, livestock grazing, horticulture, and floriculture <i>Public facilities:</i> Schools, fire stations, wells
Rural Service Center (Delevan, Sites, and Lodoga areas)	2 acres or 12,000 sq-ft within water or sewer district service areas	Two dwelling units per parcel	<i>Residential:</i> single family residential, duplexes, second units <i>Neighborhood Commercial:</i> retail, including grocery stores, eating and drinking establishments, food and beverage sales, hardware stores, gas stations, public buildings, general merchandise stores, professional and financial offices, service uses, small-scale lodging (e.g., inns and bed and breakfasts) <i>Tourist and Recreation Commercial:</i> restaurants, gas stations, lodging, eating and drinking establishments, food and beverage sales, wedding facilities, gasoline service stations, public buildings, hotels and motels, offices, owner-occupied seasonal residences, resorts, vacation cabins <i>Public/Semi-Public:</i> all uses allowed under Public/Semi-public <i>Parks and Recreation:</i> all uses allowed under Parks and Recreation
Tribal Lands	None	None	Land use planning on Tribal Lands is not governed by Colusa County. The County promotes and encourages collaboration and communication with Federally-recognized tribes to ensure compatibility with land uses on adjacent parcels.
Urban Reserve Area	40 acres	One primary dwelling per 40 acres	<u><i>NOTE: Uses identified with an asterisk (*) are allowed to the extent that the use will not be incompatible with future urban residential uses and densities</i></u> <i>Cultivated Agriculture:</i> irrigated crop production, row crops, orchards, vineyards, dryland farming, livestock grazing, forest products, horticulture, and floriculture <i>Livestock and Animal Keeping*:</i> livestock grazing, animal husbandry, apiaries, confined animal facilities, and equestrian facilities <i>Agricultural Industrial*:</i> industrial uses that directly support agricultural operations, including agricultural research, processing and storage; supply; service; crop dusting; agricultural chemical and equipment sales; and facilities and

8. LAND USE ELEMENT

TABLE LU-1: GENERAL PLAN LAND USE DESIGNATIONS			
LAND USE DESIGNATION	MINIMUM PARCEL SIZE ¹	MAXIMUM DWELLING DENSITY ²	ALLOWED USES ³
			<p>technologies that use agricultural byproducts</p> <p><i>Agricultural Commercial*</i>: commercial uses that directly support agricultural operations, including roadside stands, wholesale and retail agricultural sales, and wineries</p> <p><i>Agricultural-based Tourism*</i>: self-pick farms, dude ranches, lodging, horseshows, rodeos, crop-based seasonal events, and ancillary restaurants and/or stores</p> <p><i>Energy Production*</i>: solar, cogeneration, and biomass energy production</p> <p><i>Residential</i>: One residence per agricultural parcel, one second dwelling unit for relative, caretaker, or employee per agricultural parcel, and farmworker housing as allowed under state law</p>
Urban Residential	6,000 sq-ft	20 dwelling units per acre	<p><i>Single Family Residential</i>: single family residences, second units</p> <p><i>Multi-family Residential</i>: duplex, triplex, apartments, condominiums, townhomes</p> <p><i>Community and Residential Support Facilities</i>: Schools, parks, libraries, fire and law enforcement stations, wells, water treatment facilities, detention bases, landscaped/maintained buffers between residential and agricultural uses</p> <p><i>Cultivated Agriculture</i>: irrigated crop production, row crops, orchards, vineyards, dryland farming, forest products, horticulture, and floriculture</p>

1 Existing legal parcels smaller than the minimum parcel size may remain as legal parcels.

2 Density is the number of allowed dwelling units on a single parcel based on gross acreage (including public streets and related improvements). Maximum density does not include second units or additional dwellings that may be allowed under State Law, such as group homes and farmworker housing.

3 This table identifies in italics the specific land use categories (e.g., Cultivated Agriculture, Livestock and Animal Keeping, Single Family Residential, etc) allowed for each General Plan designation. The list of uses identified for each category is not intended to be comprehensive, but rather to serve as a guide to the type of uses appropriate for the land use designation. The Zoning Ordinance will identify specific uses allowed on each parcel.

Policy LU 1-3: All allowed land uses are subject to applicable County regulations and requirements, including the policies identified in this General Plan and the requirements and standards set forth in the Zoning Ordinance. Compatibility of General Plan land use designations with the districts and combining zones established by the Zoning Ordinance is shown in Table LU-2.

TABLE LU-2: GENERAL PLAN LAND USE DESIGNATION AND ZONING DISTRICTS / COMBINING ZONES COMPATIBILITY		
GENERAL PLAN LAND USE DESIGNATION	EXISTING ZONING DISTRICTS AND SPECIAL OR COMBINING ZONES	FUTURE ZONING DISTRICTS AND SPECIAL OR COMBINING ZONES
Agriculture General (AG)	Agriculture Preserve (A-P) Exclusive Agriculture (E-A) Agriculture Combining Zone (-A) ² when applied to the Open Space, Floodway, or Floodplain Districts	Energy Park Combining Zone (-E) ²
Agriculture Transition (AT)	None	Agriculture Transition, 10 acre minimum (AT-10) Agriculture Transition, 20 acre minimum (AT-20) Rural Services (RS) ¹
Agriculture Upland (AU)	Agriculture Preserve (A-P) Exclusive Agriculture (E-A) Upland Conservation (UC-80 and higher) Agriculture Combining Zone (-A)	Energy Park Combining Zone (-E) Rural Services (RS) ¹
Commercial (C)	Neighborhood Commercial (C-1) Community Commercial (C-2) Highway Service Commercial (C-H) Development Standards Combining Zone (-DS) when applied to any commercial or mixed use zoning districts	Commercial Resort (C-R) Mixed Use (MU) Light Industrial (M-1)
Designated Floodway (DF)	Floodway (F-W) Floodplain (F-P)	
Forest Lands (FL)	None	Forest Residential, 20 acre minimum (F-20) Forest Recreation, 40 acre minimum (F-40) Forest Residential, 60 acre

¹ Limited to areas serving Stonyford, Lodoga, and Century Ranch.

² Combining zones further define allowed uses for a given parcel. For example, an Open Space zone combined with an Agriculture zone would be listed as OS-A.

8. LAND USE ELEMENT

TABLE LU-2: GENERAL PLAN LAND USE DESIGNATION AND ZONING DISTRICTS / COMBINING ZONES COMPATIBILITY		
GENERAL PLAN LAND USE DESIGNATION	EXISTING ZONING DISTRICTS AND SPECIAL OR COMBINING ZONES	FUTURE ZONING DISTRICTS AND SPECIAL OR COMBINING ZONES
		minimum (F-60) Forest Management and Recreation (FMR)
Industrial (I)	Light or Heavy Industrial (M) Development Standards Combining Zone (-DS) when applied to any industrial zoning district	Light Industrial (M-1) Heavy Industrial (M-2) Research and Development (RD) Energy Park Combining Zone (-E)
Mixed Use		Mixed Use (MU) Commercial (C) Light Industrial (M-1)
Parks and Recreation (PR)	General Recreation (G-R) Public Facilities (P-F)	Commercial Resort (C-R)
Public/Semi-Public Services (PS)	Airport (A-V) Public Facilities (P-F)	
Resource Conservation (RC)	Open Space (O-S)	Resource Conservation (R-C)
Rural Residential	Rural Residential (R-R)	Rural Residential, 2-acre minimum (RR-2) Rural Residential, 5-acre minimum (RR-5)
Rural Service Center (RSC)	Rural Residential (R-R) Neighborhood Commercial (C-1) Community Commercial (C-2) Industrial (M)	Mixed Use (MU) Light Industrial (M-1) Rural Services (RS)
Tribal Lands (TL)	Not subject to County Planning Authority	
Urban Reserve Area (URA)	Agriculture Preserve (A-P) Exclusive Agriculture (E-A)	
Urban Residential	Residential One-Family (R-1) Residential Two-Family (R-2) Residential Multifamily (R-3) Residential Multifamily/Professional (R-4) General Recreation (G-R) Public Facilities (P-F) Planned Development (P-D) Development Standards Combining Zone (-DS) when applied to any residential zoning district, General Recreation, and Public Facilities	Mixed Use (MU)

TABLE LU-2: GENERAL PLAN LAND USE DESIGNATION AND ZONING DISTRICTS / COMBINING ZONES COMPATIBILITY

GENERAL PLAN LAND USE DESIGNATION	EXISTING ZONING DISTRICTS AND SPECIAL OR COMBINING ZONES	FUTURE ZONING DISTRICTS AND SPECIAL OR COMBINING ZONES
Sites Planning Area Overlay	Agriculture Preserve (A-P)	Commercial Resort (C-R)
	Exclusive Agriculture (E-A)	Resource Conservation (R-C)
	Agriculture Combining Zone (-A) when applied to the Open Space, Floodway, or Floodplain Districts	

Policy LU 1-4: Locate lands designated for future development based on constraints associated with natural features, such as soil, slope, and drainage, preservation of the County's resources, including agriculture, open space, and scenic views, and by public service availability, such as sewer and water capability; policies and actions related to these requirements are set forth in more detail in the Safety, Conservation, and Public Facilities and Services Elements.

Policy LU 1-5: Ensure that the density and intensity of allowed development in established communities and rural areas is consistent with the existing and planned capability of public services and infrastructure.

Policy LU 1-6: Ensure that jobs are created concurrent with housing through requiring a reasonable ongoing balance between new housing and jobs and/or other mechanisms to encourage housing to stay balanced with job creation through buildout of the area. At the discretion of the County, significant new residential development proposals may be required to demonstrate that project approval would not result in a jobs-housing imbalance.

Policy LU 1-7: The Land Use Map may be amended from time to time to ensure that there is an adequate supply of industrial, commercial, public service, residential, and other lands to serve the County's economic needs. However, agricultural and open space lands shall not be re-designated or developed for urban or residential uses unless:

- The proposed use is necessary for the economic, agricultural, and social well-being of the County.
- Residential uses are located away from areas of excessive noise, smoke, or dust, especially in those areas adjoining freeways or industrial uses.
- The proposed use will not conflict with existing or anticipated uses in the vicinity.

Policy LU 1-8: Refer applications for General Plan Amendments which would, in the judgment of the Director of Planning and Building, represent a substantive departure from the direction of the General Plan, to the Board of Supervisors for consideration prior to full review, including compliance with the California Environmental Quality Act, and processing. The Board of Supervisors shall be asked to determine whether: (a) the application may proceed, or (b) the application should be immediately scheduled for denial.

Policy LU 1-9: Design services and infrastructure to only serve existing and planned land uses in areas planned for growth. Actions that will induce growth beyond planned levels are prohibited.

***Action LU 1-A:** Following the adoption of this plan, review and revise the County Zoning Ordinance, development standards, and zoning maps to conform to the updated General Plan.*

***Action LU 1-B:** Revise the County Zoning Ordinance to create a Rural Residential Zoning District that includes categories for two-acre minimum parcels (RR-2) and five-acre minimum parcels (RR-5).*

***Action LU 1-C:** Regularly review the General Plan to ensure that its policies and actions still reflect public sentiment about the desired character of communities, that adequate policies are in place to protect the County's important resources, and that adequate land is identified to accommodate high-quality employment-generating uses and associated housing demand.*

***Action LU 1-D:** Review development projects, consistent with the requirements of the California Environmental Quality Act and other applicable laws, to identify potential impacts associated with aesthetics, agriculture, air quality, circulation, community character, natural and cultural resources, greenhouse gases, public health and safety, water quality and supply, public services and facilities, and utilities and to mitigate of adverse impacts to the maximum extent that is feasible and practical.*

Objective LU-1B: Focus Future Growth In and Around Existing Communities While Preserving and Enhancing the County's Agriculture and Rural Character

Policy LU 1-10: Concentrate future development within or adjacent to the communities that provide urban services, including Arbuckle, College City, Colusa, Grimes, Maxwell, Princeton, Stonyford, and Williams, with an emphasis on placing large-scale and more intense development projects in these population centers as opposed to other rural and remote areas that lack public services and amenities or are not connected to an existing community.

Policy LU 1-11: Make land use decisions that promote compact communities, generally filling in gaps of vacant and underutilized land between already developed areas before growing outward.

Policy LU 1-12: Prohibit freestanding subdivisions and large-scale commercial developments that are isolated from existing communities, are outside of city and utility district spheres of influence, and/or and lack access to urban-level services.

Policy LU 1-13: Where lands are adjacent to a City or an existing service district, it is preferable that the lands be annexed by the City or the service district to receive services, rather than the formation of a new service district. Only support the creation of new service districts and other mechanisms that will accommodate planned land uses and densities in pre-existing subdivided rural communities such as Century Ranch and College City.

Policy LU 1-14: Promote infill development by encouraging higher densities and more intense uses on vacant and underdeveloped lots within existing communities that are compatible with the physical and cultural character of the particular community.

Policy LU 1-15: To conserve open space and agricultural lands outside of planned urban areas and provide the efficient use of public services, make land use decisions that reinforce the cultural and economic viability of unincorporated community centers of the County, including Arbuckle, College City, Grimes, Maxwell, Princeton, and Stonyford.

Policy LU 1-16: Use the Urban Reserve Area land use designation to identify lands for future urban use and to delineate the maximum extent of urban growth that can occur around established communities.

Policy LU 1-17: Use the Agricultural Transition and Rural Residential land use designations to buffer agricultural and other types of open space from existing communities, in areas such as Arbuckle, Maxwell, Grimes, Princeton, and College City and from the incorporated cities and surrounding urban development.

Policy LU 1-18: Require all applicants for specific plans, master plans, and other large-scale development projects, to demonstrate a commitment to provide public service connections as part of the environmental review process.

Action LU 1-E: Prepare guidelines for master and specific plans that address the following:

- *Definition and applicability of a specific or master plan*
- *Requirements for plan content, including:*
 - *A mixture of land uses that meets the economic, public service, community facility, and residential needs of a community;*
 - *Minimum development standards;*
 - *Phasing plan to provide public service and infrastructure improvements commensurate with or prior to each phase of development;*
 - *Implementation program; and*
 - *Financing program that demonstrates financial feasibility and includes a public infrastructure, facilities, and services financing and funding program to ensure that public facilities and services are provided commensurately with new development.*
- *Local procedures including development submittal requirements, permitting, environmental review, public review/hearing requirements and planning/processing fees.*

Objective LU-1C: *Ensure a Streamlined and Equitable Process for Project Permitting and Outside Agency Coordination without Compromising the Enforcement of Local Land Use Regulations*

Policy 1-19: Balance land use decisions and land use burdens countywide so that there is not a disproportionate impact to any one group of residents because of age, culture, ethnicity, gender, race, socio-economic status, or other arbitrary factor.

Policy LU 1-20: Allow for meaningful participation in the planning process by affected and interested groups or individuals.

Policy LU 1-21: Ensure that public facilities, services and amenities are distributed in a manner that enhances the quality of life for the broadest number of County residents.

Policy LU 1-22: Assist existing communities, residents, and businesses to obtain the services, support and infrastructure needed to thrive and be successful.

Policy LU 1-23: Encourage cooperation and coordination between the County, the incorporated cities, and public service providers in the County.

Policy LU 1-24: Work cooperatively and negotiate with each of the cities to achieve mutually beneficial outcomes related to, among other things: planning within spheres of influence; development impact fees for funding of regional parks and amenities, regional roadways and government services that benefit the entire County (including incorporated areas) and “replacement” funding for revenues foregone to protect agriculture and rural character.

Policy LU 1-25: Continue to develop strong working relationships and effective intergovernmental review procedures with federally recognized Indian tribes regarding their landholdings and interests, to achieve the best possible outcomes consistent with the General Plan.

Policy LU 1-26: Require that development agreements, tribal agreements, memoranda of understanding, conservation easements and other similar arrangements add community value by securing “net” public benefits to Colusa County over and above CEQA mitigation requirements and conditions of approval.

Policy LU 1-27: Participate in countywide, regional and other multi-agency planning efforts related to agriculture, water supply, tourism, open space, air quality, housing, green infrastructure, recreation, habitat conservation, energy, emergency preparedness and flood protection to ensure that the needs of the County’s residents and businesses are not overlooked.

Action LU 1-F: Provide land use and development proposals for proposed projects that are either located within the sphere of influence or within areas of concern or interest, as designated and adopted by LAFCO for the Cities of Colusa or Williams to the appropriate city’s Planning Department for review and comment.

Action LU 1-G: Actively participate with LAFCO and the relevant cities and agencies in any proposed updates to the spheres of influence of the cities and other public service agencies.

Action LU 1-H: Work closely and actively with the cities, public utility districts, fire districts, and other special districts in developing programs for future capital improvements to ensure that such programs accommodate existing and planned growth.

Goal LU-2: Maintain Agriculture as the Paramount Land Use in the County and Ensure Land Use and Planning Decisions Support a Strong Agricultural Economy

Note: The following sets forth the County's general land use policies related to agriculture. Please refer to the Agricultural Element for a detailed and comprehensive set of policies pertaining to agricultural activities and practices.

Objective LU-2A: Conserve and Protect Agricultural Land through a Variety of Strategies, including General Planning, Zoning, Taxation, and Easements

Policy LU 2-1: Agriculture, upland, and resource conservation are the primary land use designations to be used outside of the communities and any adjacent Urban Reserve Areas.

Policy LU 2-2: Ensure that future development and land use decisions protect the integrity of agriculture and do not in any way create a hardship for the county's farmers.

Policy LU 2-3: Ensure that lands presently in agricultural uses that do not adjoin existing communities continue to be designated for agricultural uses and are protected through the county's land use regulations.

Policy LU 2-4: Manage agricultural parcels of less than 20 acres, including antiquated subdivisions, to improve compatibility with surrounding agricultural uses, including:

1. Minimizing the impact of residential development near farms.
2. Encouraging lot mergers to achieve larger parcel sizes.
3. Locating dwelling units and structures near roads and in a way that minimizes interruption or fragmentation of agricultural lands.

Objective LU-2A: Only Permit Development on Agricultural Land that will Not Interfere with Viable Agricultural Operations

Agricultural and Upland (Agriculture General, Agriculture Transition, and Agriculture Upland) Policies

Policy LU 2-5: Require lands designated Agriculture General, Agriculture Transition or Agriculture Upland to remain designated for agricultural use, including businesses or uses that directly support County agricultural activities, for at least the duration of the planning period, with the exception of lands redesignated consistent with the requirements of Policy LU 1-7.

Policy LU 2-6: Discourage the division of land in agricultural areas if the division is not for the purpose of farming or other agricultural activities or if the division precludes the future opportunity to farm the land.

Policy LU 2-7: With the exception of farmworker housing allowed by state law, limit residential development on agricultural parcels to a single family home and second unit for a relative, caretaker, or employee.

Policy LU 2-8: Residential uses on agricultural parcels shall be planned and placed so as to limit interference with agricultural operations, including clustering of residences and other structures, placement near existing utilities and infrastructure, and placement to minimize conflicts with allowed agricultural uses on the proposed site as well as adjacent lands.

Policy LU 2-9: Limit development of farmworker housing and second units to agricultural parcels that comply with the Zoning Ordinance’s minimum parcel size requirements.

Policy LU 2-10: Restrict mining activities, such as extraction of oil, gas, and other mineral and natural resources, to avoid or minimize, to a level of non-significance, impacts and to avoid or minimize conflicts with agricultural uses and farming activities. Enforce land use compatibility provisions of the Williamson Act when such activities impact contracted lands.

Policy LU 2-11: Develop accommodations for the development of large-scale commercial energy production, such as solar, on agricultural parcels. Such projects shall require the following:

- A use permit.
- An energy production overlay zone.
- Detailed and rigorous site planning and development standards.

Such projects shall only be located on agricultural parcels with marginal or poor farmland. Prime farmlands are not appropriate for this type of development.

Action LU 2-A: When preparing a second unit ordinance in accordance with Housing Element Program 3-5, identify maximum unit size, location, and minimum parcel size (consistent with the land use designation requirements) limitations for second units on agricultural (A-G, A-T, A-U, U-T) parcels to ensure that the second unit does not encourage a future parcel split or reduce the area of land available for agricultural and farming use. The ordinance shall require that second units are proximate to the primary unit and, where feasible, connect to the water and wastewater/septic system serving the primary residence. The applicant shall demonstrate that the existing water and wastewater systems have adequate capacity to serve the second unit.

Action LU 2-B: Amend the Zoning Ordinance to expand principally permitted agricultural uses to include uses that directly support County agriculture as described in Actions AG 2-A and 2-B.

Action LU 2-C: Amend the Zoning Ordinance to include an Energy Park Combining Zone and prepare an Energy Production Ordinance. The Energy Park Combining Zone and Energy Production Ordinance shall include standards including, but not limited to:

- a. Height, size and location of structures and facilities.*

- b. *Protection of natural resources, including sensitive habitat, riparian areas, wetlands, and scenic viewsheds.*
- c. *Setbacks from adjacent parcels to minimize or reduce land use conflicts.*
- d. *Adequate parking and circulation network improvements.*
- e. *Security and site access controls.*
- f. *Nighttime lighting.*
- g. *Noise, odors and other nuisances.*

Goal LU-3: Ensure that Future Development Achieves the County’s Goals of Agricultural Conservation, Rural Character, Growth Focused Around Existing Communities and Uses Sustainable Practices through Application of Development Requirements

Objective LU-3A: Encourage a Rural, Small-Town Quality of Life that Provides a Sense of Well-Being Where Families and Neighbors can Socialize, Shop, Interact, Work, and Play

Urban Residential and Rural Residential Policies

Policy LU 3-1: Require proposed urban and rural residential development to be consistent with the following:

Rural Residential

- The soil is determined to be suitable for septic tank use by the Environmental Health Department
- Groundwater is determined to be sufficient to support a well by the Environmental Health Department
- The parcel can be made accessible from a public street
- It can be demonstrated that the development is compatible with surrounding uses and will not have a significant, adverse effect on adjoining properties.
- The area is accessible for fire protection and can meet fire resistance guidelines if located in a high hazard area.
- It can be demonstrated that potable water is available.

Urban Residential

- The community utility systems, including water, drainage, and sewer, if available, can accommodate the additional demand.
- The area has access to a major transportation route.

8. LAND USE ELEMENT

- The impact of the development on local streets can be mitigated to acceptable levels.
- Adequate fire protection measures are provided.
- The site adjoins existing urban (residential, commercial, public facility, etc.) development.
- The project avoids the repetition of residential facades/designs within subdivisions.
- The development is compact, is sensitive to natural resources, public safety, efficiently uses water and energy, maximizes bicycle and pedestrian opportunities, provides multi-modal connections to nearby neighborhoods, bike/pedestrian routes and trails, and provides direct, safe routes to services, schools, and shopping.

Policy LU 3-2: Encourage clustering of housing and planned unit developments within communities and areas designated for residential development so that larger areas of open space may be permanently preserved.

Policy LU 3-3: Locate residences away from areas of excessive noise, smoke, or dust, especially in those areas adjoining freeways or industrial uses and ensure that adequate provisions, including a buffer or transitional uses, are made to ensure the health and well-being of existing and future residents.

Policy LU 3-4: Require transitional uses or a buffer between residential and industrial uses, residential and general agriculture uses, and residential and agriculture upland uses.

Policy LU 3-5: Locate higher density housing along minor arterial and major collector streets, within easy walking distance of public facilities, services, and major employers, and within walking distance of public transit, where available.

Policy LU 3-6: Require new residential parcels that are 20 acres in size or smaller to have access to an existing County-maintained road.

Policy LU 3-7: Require a public facilities financing plan for development projects that will not adequately be served by existing and planned infrastructure and facilities and/or those improvements identified in the County's Capital Improvement Program that are funded through the County's development impact fee program. The financing plan shall identify needed public improvements and shall include a plan to pay for and develop the required public improvements.

Specific Plan Areas

The following policies (LU 3-8 through LU 3-10) were developed to address specific land use change requests that were submitted by property owners during the General Plan Update process.

Policy LU 3-8: Require the preparation of a comprehensive and detailed Specific Plan for development of the 95+ acre parcel designated Urban Residential to the northeast of College City. In addition to meeting all applicable State requirements for a Specific Plan, the Specific Plan shall include:

- Components and plans to provide water and waste water services that will be available to the entire community of College City prior to the approval of any residential development on this parcel. This requirement to provide water and wastewater services to the entire community is consistent with the landowner's expressed intentions as stated in the property owner's parcel change request submitted during the update of this General Plan. The designation of Urban Residential for this parcel is contingent upon providing water and waste water services as described in this policy and the land use change request.
- A circulation network consisting of streets oriented in a grid system that provides connectivity to other areas of the community.
- Parks shall be integrated into the site plan.
- Adequate setbacks from adjacent agricultural and industrial lands.

Policy LU 3-9: Require the preparation of a comprehensive and detailed Specific Plan for development of each of the Specific Plan Areas west of Interstate 5 in Maxwell. In addition to meeting all applicable State requirements for a Specific Plan, the Specific Plan shall include:

- Demonstration of adequate water and wastewater capacity to serve the Specific Plan Area.
- Ensure that off-site infrastructure improvements are adequately sized to meet the needs of the community.
- A circulation network consisting of streets oriented in a grid system that provides connectivity to other areas of the community. Connections shall provide for multiple safe pedestrian access across the railroad tracks to the downtown area, including connections to North Street and Vine Street to the west of the project site.
- Community-serving parks shall be integrated into the site plan.
- A minimum 8-acre parcel shall be designated for high-density residential development. This parcel shall be located within walking distance to community-serving retail uses.
- Noise shall be mitigated through the use of setbacks, landscaped berms, and other available noise attenuation features. Soundwalls should be discouraged.

Policy LU 3-10: Require the preparation of a comprehensive and detailed Master Plan for development of each of the Master Plan Areas east and west of State Route 45 in Princeton. In addition to meeting all applicable State requirements for a Master Plan, the Master Plan shall include:

- Demonstration of adequate water and wastewater capacity to serve the Master Plan Area.
- Ensure that off-site infrastructure improvements are adequately sized to meet the needs of the community.

8. LAND USE ELEMENT

- A circulation network that provides connectivity to other areas of the community, with preference given to streets oriented in a grid system.
- Parks shall be integrated into the site plan.
- The area to the west of State Route 45 shall include community-serving retail components at the intersection of SR 45 and Spencer Road.

Urban Reserve Area

Policy LU 3-11: Require development proposals for lands designated Urban Reserve Area to request a General Plan Amendment to the proposed use. The General Plan Amendment shall require the following findings:

- The majority of adjacent designated urban residential and commercial lands has been built out or has received land use entitlements necessary for build out,
- Urban services (water, wastewater, storm drainage, utilities, and roads) have been extended or planned to be extended to the lands proposed for a General Plan Amendment,
- Adequate flood control measures are in place,
- The amendment would not create an island of urban uses in a rural, agricultural, or open space area,
- The amendment would not result in leapfrog development patterns, and
- A master plan or specific plan has been, or is in the process of being, prepared for the lands proposed for a change in land use designation.

Tribal Lands

Policy LU 3-12: The Tribal Lands designation shall only be placed on lands at the request of a Federally Recognized Tribe or Tribal-Sponsored Organization which owns the land.

Policy LU 3-13: Encourage collaboration and communication with Federally Recognized Tribes or Tribal-Sponsored Organizations prior to the development of projects on Tribal Lands. The County should encourage Federally Recognized Tribes or Tribal-Sponsored Organizations to prepare detailed planning and environmental analysis of land use or development proposals to address potential impacts to surrounding parcels and infrastructure.

Objective LU-3B: Ensure that Reasonable Development Standards and the County’s Rural Character and Quality of Life are Not Compromised in Efforts to Attract Commercial and Industrial Growth

Commercial and Mixed Use Policies

Policy LU 3-14: Require proposed commercial development to be consistent with the following:

- The area can be readily hooked up to public water facilities.
- The community utility systems can accommodate the added demand without additional costs to the existing community.
- The area has access to a major transportation route.
- The impact of the development on local streets, including traffic congestion and noise, can be mitigated to acceptable levels.
- Adequate fire protection measures are provided.

Policy LU 3-15: Actively promote downtown retail, service, and office uses.

Policy LU 3-16: Encourage infill development of vacant lots within existing commercial districts and the core downtown/business areas before new shopping areas are built on the periphery of communities.

Policy LU 3-17: Ensure that zoning and land use designations at the Interstate 5 freeway interchanges at Arbuckle, Maxwell, and the unincorporated area near Williams are used for highway-oriented commercial use. These uses, which include hotels, restaurants, and service stations, should be oriented to interstate travelers, tourists, and visitors to the County’s various open space recreation and agricultural opportunities. Development at these interchanges should be planned to minimize traffic and safety hazards on local streets and regional transportation facilities to the extent feasible.

Policy LU 3-18: Require adequate off-street parking to be provided for all new commercial establishments, except in downtown areas where the County may establish standards to accommodate parking on-street or in community parking lots.

Policy LU 3-19: Ensure that “heavy” commercial uses, including but not limited to, auto salvage yards, truck parking lots, and farm implement sales yards, are visually screened from urban residential uses and high-use public corridors.

Policy LU 3-20: In order to ensure attractive community entries and gateways, discourage concentrations of heavy commercial uses on scattered parcels at the approaches to communities.

Policy LU 3-21: Locate commercial lands within or contiguous to developed areas convenient to public services, such as near the boundaries of cities and communities; in locations served by the publicly-maintained circulation network; and within or proximate to planned growth areas.

Policy LU 3-22: Preserve lands for economic development and employment opportunities by requiring residential projects in commercial areas to be incorporated into a larger commercial or mixed use project and to not result in adverse economic or land use compatibility impacts.

Action LU 3-A: Revise the Zoning Ordinance to create a zoning district (Mixed Use) that is compatible with the Mixed Use land use designation. The zoning district shall: accommodate the range of land uses allowed in the Mixed Use designation; establish human-scale and pedestrian-oriented standards, including parking, building heights, setbacks, and connectivity; require each project to include a mix of commercial, public facilities, light industrial, and/or residential components. Residential uses shall not exceed 40 percent of total land area or developed square footage in a mixed-use development.

Action LU 3-B: Revise the Zoning Ordinance to create a zoning district (Rural Services) that is compatible with the Rural Service Center, the Agricultural Upland and Agricultural Transition land use designations. The zoning district shall: accommodate small-scale commercial and other uses that serve the rural community near the designated parcel. On parcels designated Agricultural Upland and Agricultural Transition this zoning district may only be applied to parcels in the Stonyford, Lodoga, and Century Ranch areas which are adjacent to a major roadway.

Action LU 3-C: Revise the Zoning Ordinance to include updated design standards that promote attractive development for commercial, industrial, office, institutional, and multiple family development; include design recommendations that encourage “green” design construction; and address the following provisions:

- 1. Site planning sensitive to the natural environment and that addresses creating functional and attractive places.*
- 2. Building rehabilitation and modification to improve existing structures.*
- 3. Low environmental impact materials and products, including recycled and local materials, and recycling of construction waste.*
- 4. Passive and active solar elements and use of efficient heating and cooling systems.*
- 5. Standards for building design and appropriate use of materials to provide high-quality development, including requiring buildings to be sited toward the street, except for approved plazas, seating areas, and entry nooks; off-street parking, if any, located to the rear of the building or lot; architecture that incorporates a pedestrian scale with varied articulated facades, windows and building features; and community design features, such as landscaping, entry features, fountains, plazas, pedestrian furniture, and similar features.*
- 6. Landscaping and design elements to screen unsightly elements from public and neighboring view.*
- 7. Standards for adequate off-street parking and alternatives to on-site parking in downtown and historical areas.*
- 8. Standards for exterior lighting, signage, and trash/recycling containment facilities.*

9. *Gateway concepts for entryway treatment for Arbuckle, Maxwell, Princeton, Grimes, and Stonyford.*

Action LU 3-D: Review parking standards in the Zoning Ordinance to ensure that provisions are sufficient to provide adequate parking and that alternatives to on-site parking are provided in the downtown and historical areas.

Industrial Policies

Policy LU 3-23: Maintain a supply of industrial land commensurate with the objective of attracting a wide array of manufacturing and agricultural support uses.

Policy LU 3-24: Require proposed industrial development to be consistent with the following:

- The area can be readily hooked up to public sewer and water facilities where these facilities are available, or to private sewer and water facilities where utilities do not yet exist.
- If the industry uses community utilities, that community systems can accommodate the added demand without additional costs to the existing community.
- If the project is to be served by groundwater wells, that reliable, scientific data be provided in the project development application that demonstrates that groundwater will be available under all conditions, including drought, that surrounding the wells will not have appreciable adverse effects on the quality and quantity of existing domestic and agricultural water supplies, and that private sewage disposal systems can comply with Environmental Health Department standards.
- The project will not significantly contribute to air, water, light, and noise pollution.
- The area has access to a major transportation route.
- The impact of the development on local streets can be mitigated to acceptable levels.
- The area is located within 10 minutes of a fire station or can mitigate fire hazards through additional measures, such as, water storage and pressure systems, building sprinkler systems and/or providing its own fire protection independently.

Policy LU 3-25: Concentrate future industrial development in areas with direct access to rail, interstate, air, or state highway transportation facilities.

Policy LU 3-26: To the extent possible, future industrial development should occur within master-planned industrial parks adjoining existing communities. These developments should be designed and landscaped so that they are compatible and integrated with their surroundings and do not reduce the visual qualities of the adjoining communities.

Policy LU 3-27: With the exception of light industrial or research and development uses that do not conflict with residential uses, prohibit new industrial uses in established residential neighborhoods.

8. LAND USE ELEMENT

Policy LU 3-28: Require new industrial development to pay its fair share of increases in public service and facilities costs.

Action LU 3-E: Revise the Zoning Ordinance to create zoning districts that distinguish light industrial from heavy industrial uses and that accommodate research and development uses exclusively. Such revisions may include Light Industrial (M-1), Heavy Industrial (M-2), and Research and Development (RD) districts. The intent is to accommodate light industrial and research and development uses in locations where heavy industrial development may not be compatible with nearby residences or sensitive uses. The light industrial zone will also allow highway commercial uses.

Objective LU-3C: *Preserve opportunities for rural and semi-rural living and forest recreation that is harmonious with the natural physical setting and agricultural uses through zoning and planning policies*

Policy LU 3-29: Ensure that rural and semi-rural living opportunities continue to be provided in the communities in the County, as well as in the rural, forested, and remote areas of the County, when feasible and appropriate with the consideration of a range of factors, including environmental impact, safety, access, hazards and the availability of water.

Action LU 3-F: Revise the Zoning Ordinance to allow housing on privately owned parcels with 20-, 40-, and 60-acre minimum lot sizes in the Mendocino National Forest and to identify development standards addressing adequate access, fire hazard protection and management, water quality, water supply, and wastewater treatment for the construction of new housing and additions to existing housing. Request input from the National Forest Service to ensure a streamlined permitting process.

Objective LU-3D: *Provide adequate land and standards to ensure adequate and compatible public and semi-public uses, including public facilities, airports, parks, recreation, utilities, infrastructure, and public/quasi-public services, in support of existing and new residential, commercial, and industrial land uses.*

Policy LU 3-30: Maintain the compatibility of surrounding land uses and development, so as not to impede the existing and planned operation of public airports, landfills and related facilities and community sewage treatment facilities.

Public Uses

Note: Refer to the Open Space and Recreation and Public Services and Facilities Elements for additional policies and actions associated with Parks and Recreation and public facilities such as schools and government buildings.

Policy LU 3-31: Require development projects to provide adequate and appropriately located land, easements, or in-lieu fees for recreational uses, including neighborhood parks, existing and planned trails, and connections to existing or planned trails and other recreational resources.

Policy LU 3-32: Encourage school districts and park and recreation districts to locate school sites and parks within or adjacent to existing or planned residential and mixed use neighborhoods.

Policy LU 3-33: Locate new County government buildings and other public and quasi-public uses, such as hospitals, meeting halls, and private schools, in existing urbanized areas in convenient, central locations that provide maximum access for the maximum number of residents.

Objective LU-3E: *Ensure Appropriate Land and Standards to Provide Adequate Open Space and Conservation Areas*

Open Space and Resource Conservation Policies

Policy LU 3-34: Designate lands as resource conservation in rough, forested, or mountainous areas where access and services are minimal and good conservation practices are essential.

Policy LU 3-35: Allow multiple uses (grazing, forestry, and recreation) on conservation lands so long as environmental resources are protected.

Policy LU 3-36: Protect public lands in the National Forest and Wildlife Refuges from encroachment by activities on adjacent lands that could damage environmental quality. Agriculture, in kind, should be protected from encroachment by activities on adjacent National Forest and Wildlife Refuge lands.

Policy LU 3-37: Require a minimum parcel size of 160 acres in upland areas, including Resource Conservation and Agriculture-Upland designations, where appropriate due to limited access, steep slopes, drainage features, and other factors that limit the developability of the site and identify the site as appropriate for conservation in larger parcels.

Policy LU 3-38: Low intensity development that supports the management and conservation intent of Resource Conservation lands is allowed: 1) when designed with naturalized features, native landscaping, and public access, 2) when clustered and placed, to the maximum extent feasible, proximate existing access roads and infrastructure, 3) when compatible with existing and allowed adjacent uses, particularly agriculture and industrial, and 4) when the development would not detract from the area's value for habitat, open space, or research.

Action LU 3-G: Amend the Zoning Ordinance to include a hillside combining zone that addresses the minimum allowable lot size in the upland parts of the county based on limiting factors such as consider topography, geology, soils, vegetation, wildlife, water supply, recharge, and movement of groundwater, septic tank limitations, fire hazards, access, and circulation.

Action LU 3-H: Revise the Zoning Ordinance to create a Resource Conservation or Habitat Management zoning district that accommodates active habitat conservation and management and incorporates the standards established by Policy CON 1-3.

Action LU 3-I: Update the County's GIS database to include maps showing the location of existing wetland and conservation easements within the County. Once all areas of wetland and conservation easements have been identified, consider amending the General Plan Land Use Map and Zoning Map to designate parcels with wetland and conservation easements that exist in perpetuity to Resource Conservation.

8. LAND USE ELEMENT

Forest Lands Policies

Policy LU 3-39: The Forest Lands designation shall be applied to lands within the Mendocino National Forest.

Policy LU 3-40: Encourage active public use of the Mendocino National Forest, through provision of access points and routes, directional signage, and a variety of recreational activities.

Policy LU 3-41: Encourage managed production and use of forest resources, including timber production and processing.

Policy LU 3-42: Support residential use of privately owned lands where there is adequate access, fire protection, water supply, and septic capability.

Action LU 3-J: Coordinate with the U.S. Forest Service to encourage increased public use of the Mendocino National Forest through planning for recreation uses, forest management, and residential uses.

Action LU 3-K: In conjunction with Action LU 3-E, revise the Zoning Ordinance to create a Forest Management and Recreation zone that accommodates a range of forest resource production (timber, mining, grazing, etc.) activities and recreation activities.

Goal LU-4: Provide Clear Land Use Objectives and Standards to Address the Unique Needs and Conditions Associated with the Proposed Sites Reservoir

Objective LU-4A: *Provide for Orderly, Well-planned, and Compatible Growth associated with the Proposed Sites Reservoir and Surrounding Area*

Policy LU 4-1: Support the creation of Sites Reservoir.

Policy LU 4-2: Participate in state and regional planning efforts related to the creation of Sites Reservoir to the greatest extent feasible.

Policy LU 4-3: Ensure that future land use decisions regarding Sites Reservoir and the surrounding area recognize the needs of the County and existing property owners to address adequate access for existing landowners and persons who travel beyond the area, noise, habitat for displaced species, and recreation and tourist opportunities that are compatible with the surrounding region.

Policy LU 4-4: Support the efforts of the Sites Reservoir Joint Powers Authority, with particular emphasis on landowner relocation assistance and ensuring financial compensation for landowners adversely impacted by the creation of Sites Reservoir.

Policy LU 4-5: Future land use and zoning designations in the Sites Reservoir Planning Area (see Figure LU-1) should emphasize natural resource and wildlife habitat protection, recreational opportunities, open space preservation, and limited commercial development to support recreation and tourism. Year-round housing in the vicinity of Sites Reservoir should be discouraged.

***Action LU 4-A:** When the final boundaries for the proposed Sites Reservoir are determined and approved by the California Department of Water Resources, develop a Sites Area Plan to guide land uses in the Sites Reservoir Area. The plan shall include policies and actions to promote the economic and social viability of the area and shall designate a variety of land uses. Land uses in the plan shall include provisions for active and passive recreation, limited commercial uses oriented toward recreation and tourism, viewing points of the main scenic areas of the reservoir and any bridges, and seasonal housing and campgrounds in the areas immediately adjacent the reservoir. Additionally, the plan shall identify agricultural land to accommodate the needs of existing landowners and farmers and habitat land for displaced species. Access, noise, water, wastewater, and emergency services shall be considered in the designation of land uses.*

***Action LU 4-B:** Actively participate in the Sites Project Joint Powers Authority, and any other state and regional entities formed to plan and develop the Sites Reservoir. Ensure that the County's needs for a range of land uses, adequate and convenient access to existing parcels, habitat for plants, wildlife, and special-status species, adequate and convenient access to communities (Lodoga, Stonyford, etc.), and recreation and tourist opportunities are addressed and that measures to promote the economic and social viability of the area and to reduce adverse noise, traffic, and other adverse impacts are identified and implemented.*

Goal LU-5: Promote Public Health and Well-being Through Land Use Planning Efforts

Objective LU-5A: Implement a Wide Range of "Healthy Community" Strategies

Policy LU 5-1: Encourage new development projects to incorporate pedestrian-scale design features that encourage walking, bicycling and the use of alternative transportation modes.

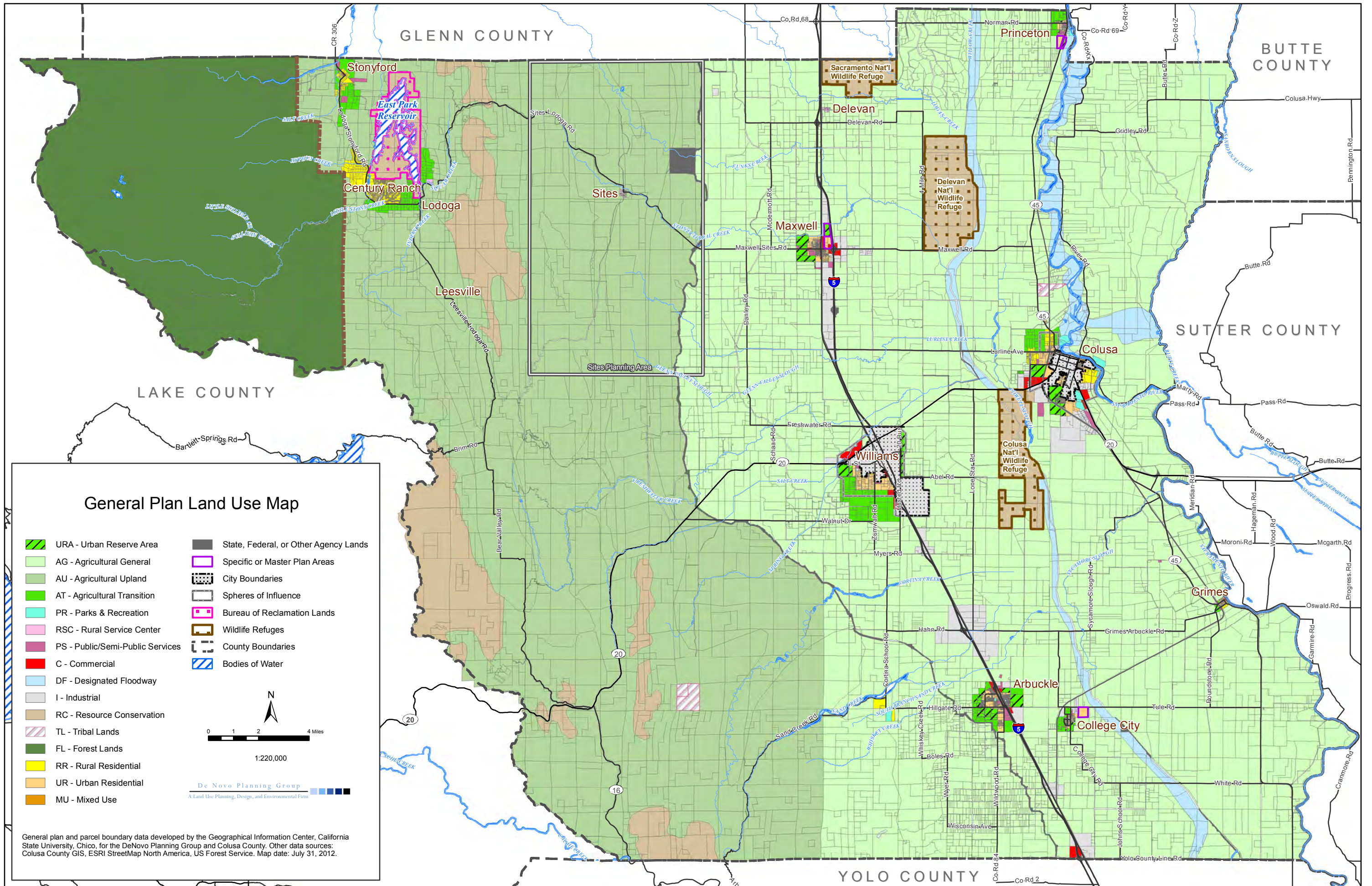
Policy LU 5-2: Support local farmer's markets, local food co-ops, and other programs that provide locals access to fresh, healthy, locally grown food.

Policy LU 5-3: Support efforts to provide affordable health care, mental health services and community support services to all County residents.

Policy LU 5-4: Encourage new development projects to incorporate public safety measures into project designs. Such measures may include, but are not limited to: crosswalks, exterior lighting, windows oriented towards the street, and other measures contained in the Crime Prevention through Environmental Design (CPTED) approach.

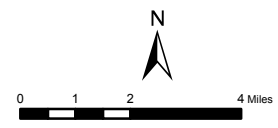
Policy LU 5-5: Improve community cohesiveness through the encouragement and promotion of community events, including parades, festivals, trade shows, rodeos and other events that bring people together to socialize in a community-based setting.

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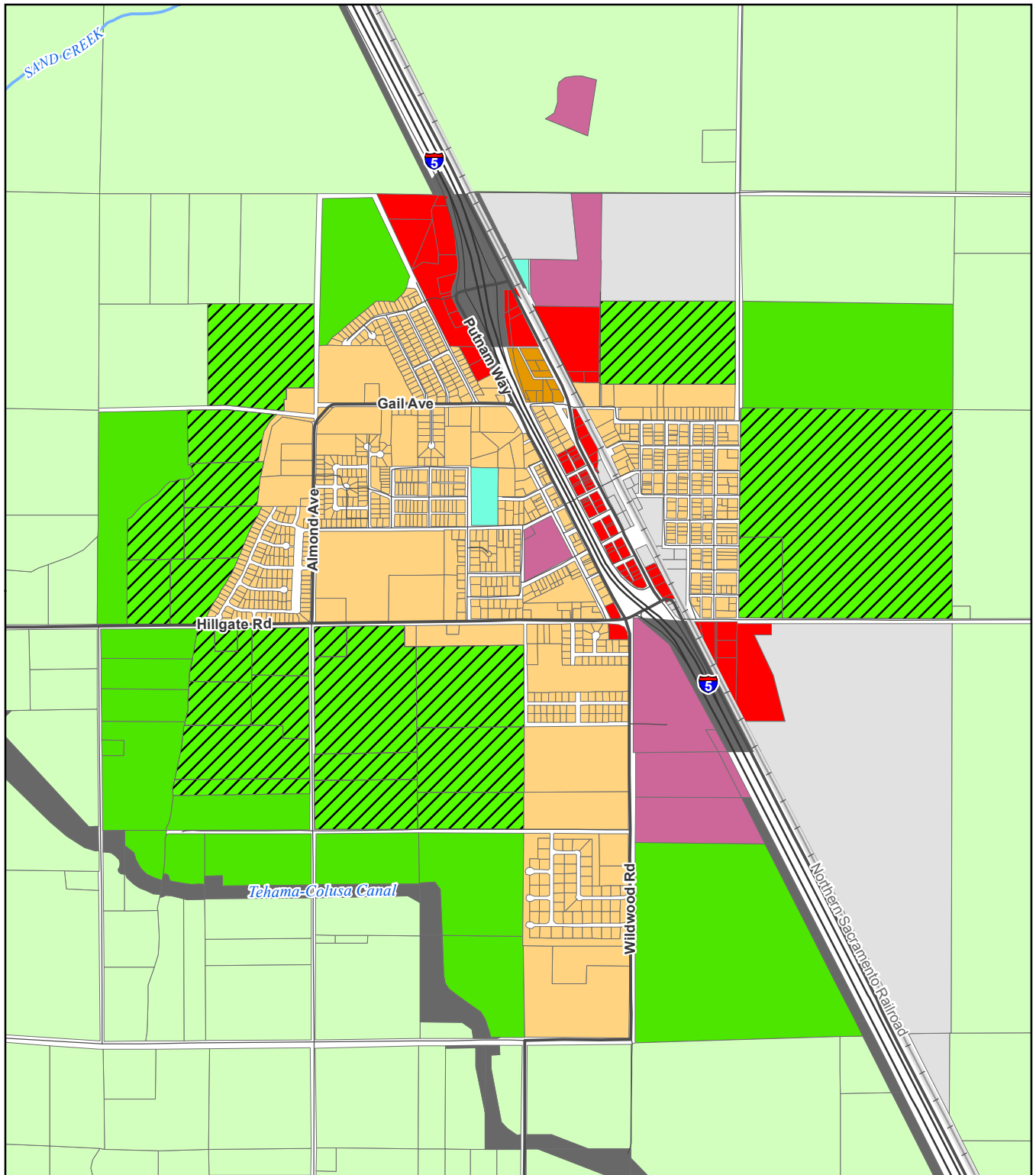
General Plan Land Use Map

- | | |
|----------------------------------|---------------------------------------|
| URA - Urban Reserve Area | State, Federal, or Other Agency Lands |
| AG - Agricultural General | Specific or Master Plan Areas |
| AU - Agricultural Upland | City Boundaries |
| AT - Agricultural Transition | Spheres of Influence |
| PR - Parks & Recreation | Bureau of Reclamation Lands |
| RSC - Rural Service Center | Wildlife Refuges |
| PS - Public/Semi-Public Services | County Boundaries |
| C - Commercial | Bodies of Water |
| DF - Designated Floodway | |
| I - Industrial | |
| RC - Resource Conservation | |
| TL - Tribal Lands | |
| FL - Forest Lands | |
| RR - Rural Residential | |
| UR - Urban Residential | |
| MU - Mixed Use | |



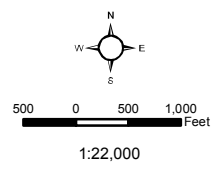
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 De Novo Planning Group
 A Land Use Planning, Design, and Environmental Firm

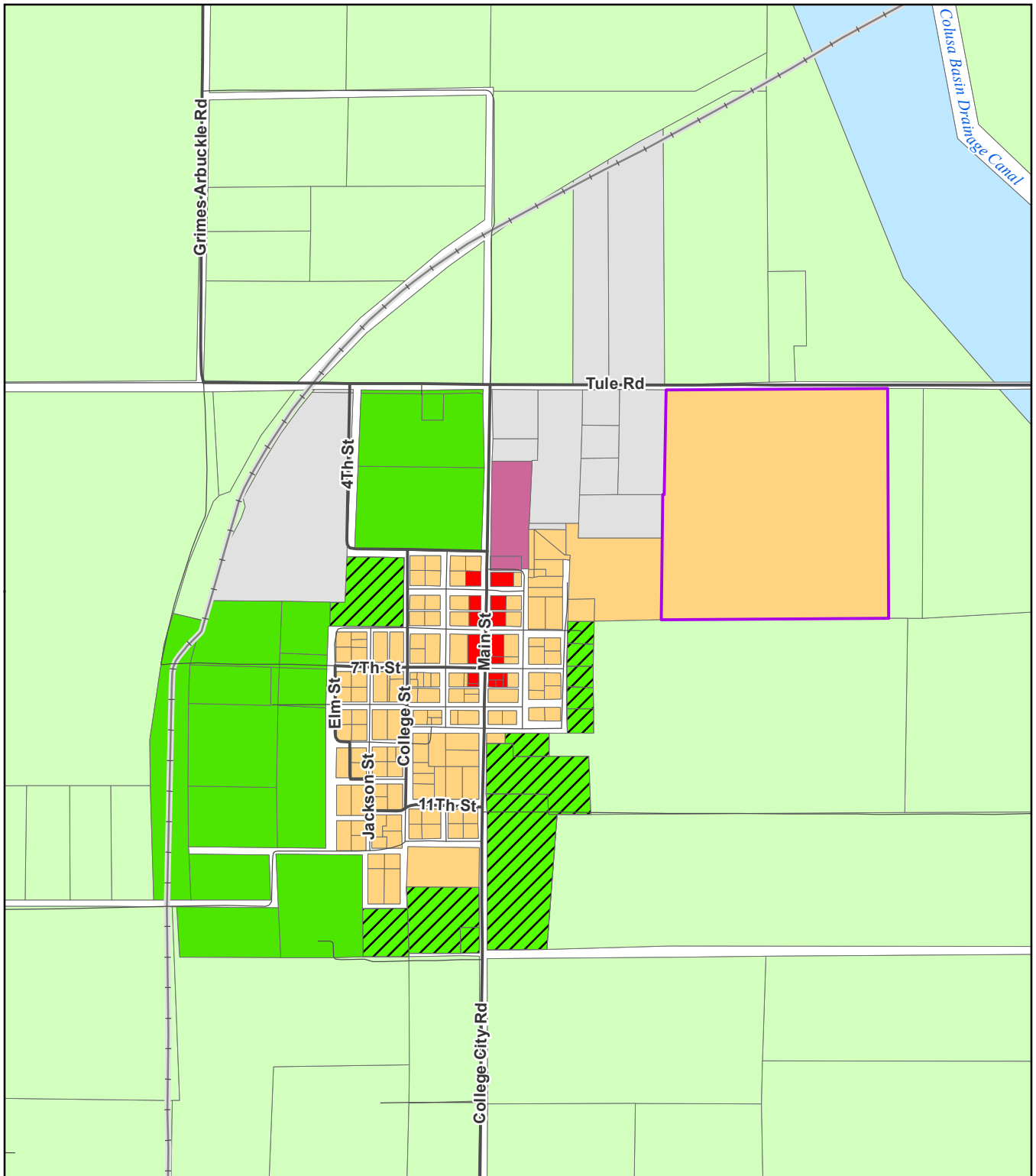
General plan and parcel boundary data developed by the Geographical Information Center, California State University, Chico, for the DeNovo Planning Group and Colusa County. Other data sources: Colusa County GIS, ESRI StreetMap North America, US Forest Service. Map date: July 31, 2012.



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|--------------------------------------|------------------------------|
| ■ State, Federal, Other Agency Lands | ■ DF - Designated Floodway |
| ■ URA - Urban Reserve Area | ■ I - Industrial |
| ■ AG - Agricultural General | ■ RC - Resource Conservation |
| ■ AU - Agricultural Upland | ■ TL - Tribal Lands |
| ■ AT - Agricultural Transition | ■ FL - Forest Lands |
| ■ PR - Parks & Recreation | ■ RR - Rural Residential |
| ■ RSC - Rural Service Center | ■ UR - Urban Residential |
| ■ PS - Public/Semi-Public Services | ■ MU - Mixed Use |
| ■ C - Commercial | |

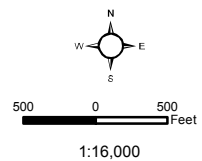
Figure LU-2
General Plan Land Use Map
Arbuckle

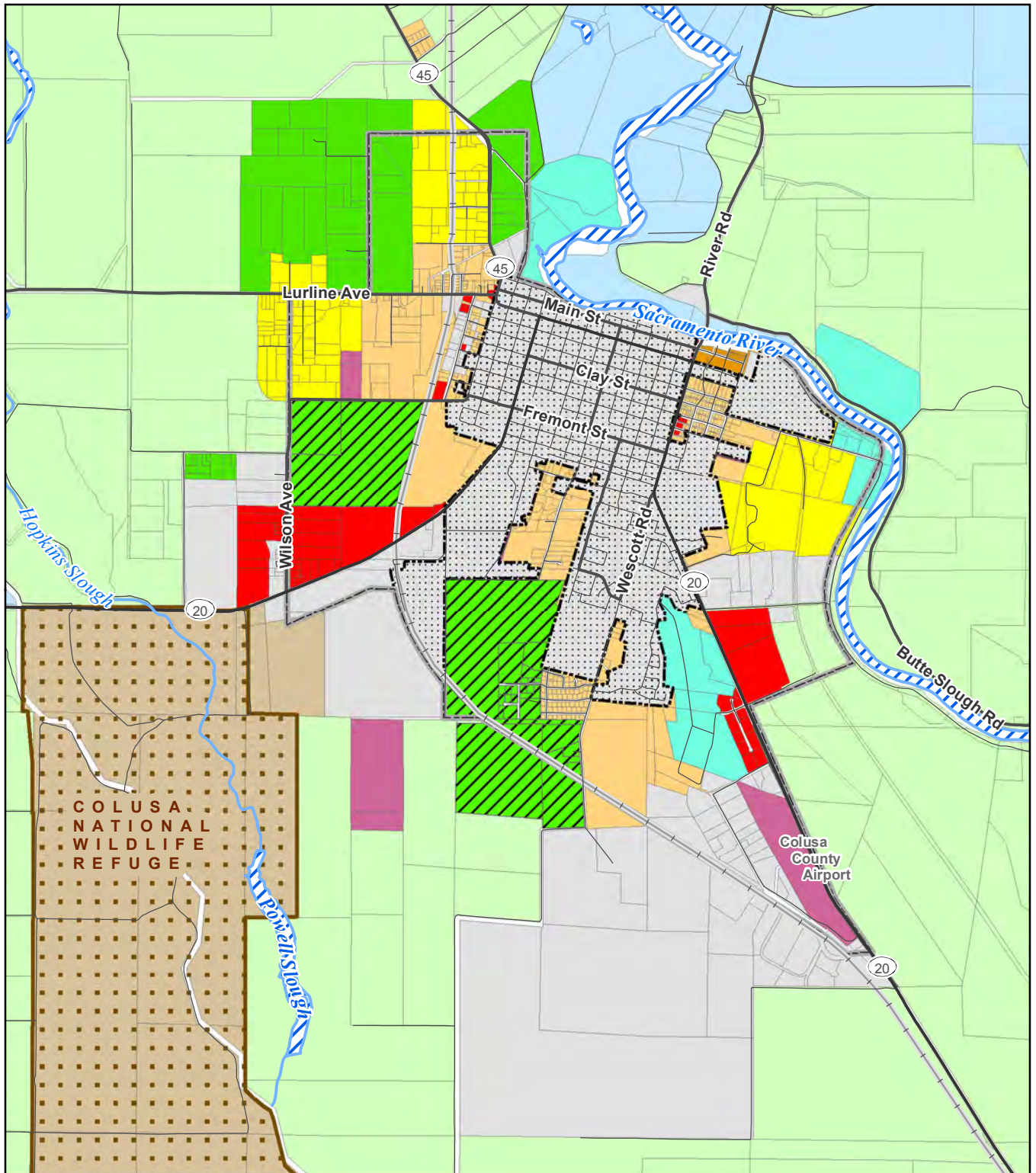




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|------------------------------------|----------------------------|
| Specific Plan Area | C - Commercial |
| State, Federal, Other Agency Lands | DF - Designated Floodway |
| URA - Urban Reserve Area | I - Industrial |
| AG - Agricultural General | RC - Resource Conservation |
| AU - Agricultural Upland | TL - Tribal Lands |
| AT - Agricultural Transition | FL - Forest Lands |
| PR - Parks & Recreation | RR - Rural Residential |
| RSC - Rural Service Center | UR - Urban Residential |
| PS - Public/Semi-Public Services | MU - Mixed Use |

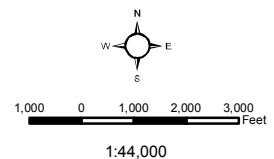
Figure LU-3
General Plan Land Use Map
College City

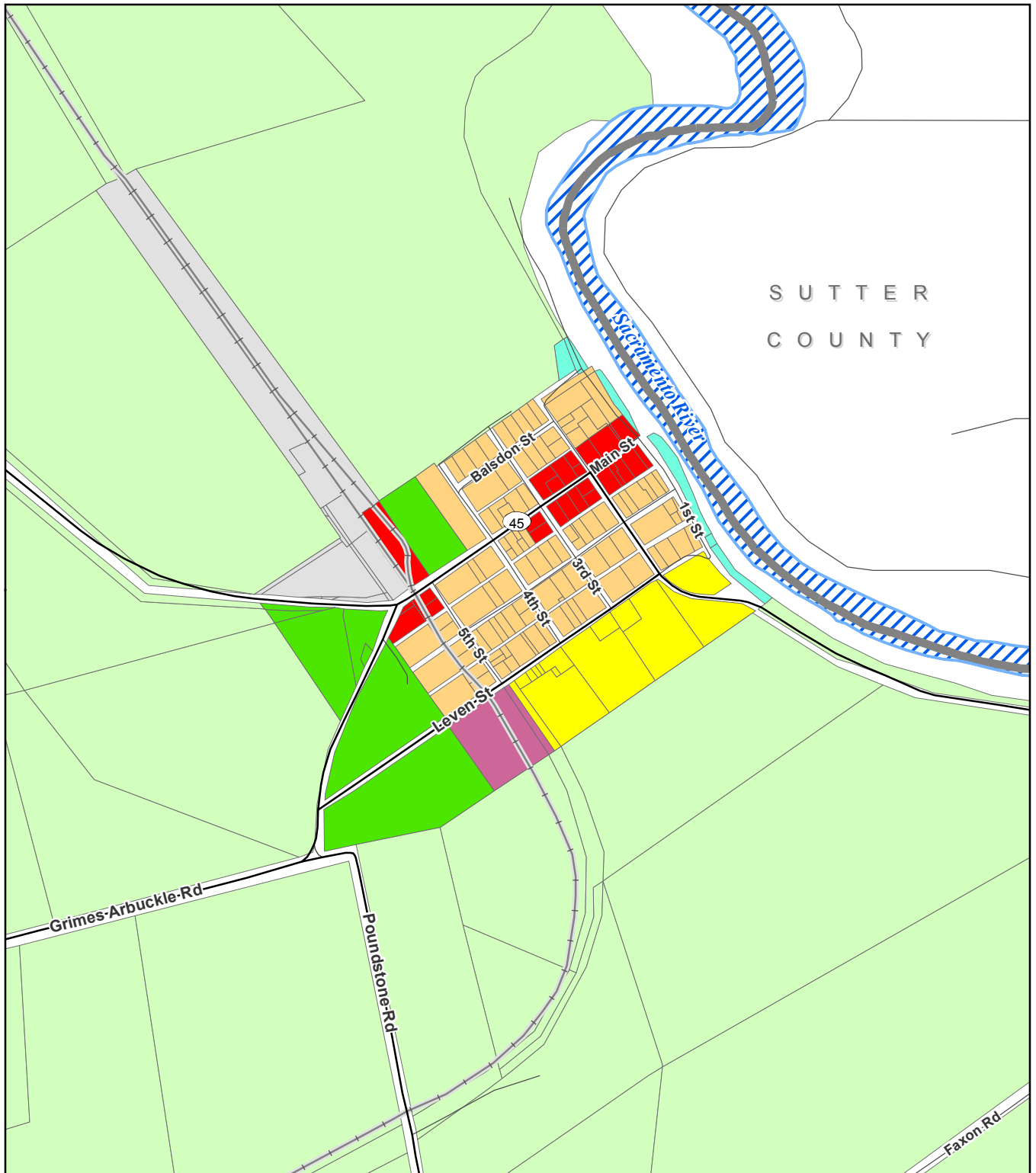




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|------------------------------------|----------------------------|
| State, Federal, Other Agency Lands | DF - Designated Floodway |
| URA - Urban Reserve Area | I - Industrial |
| AG - Agricultural General | RC - Resource Conservation |
| AU - Agricultural Upland | TL - Tribal Lands |
| AT - Agricultural Transition | FL - Forest Lands |
| PR - Parks & Recreation | RR - Rural Residential |
| RSC - Rural Service Center | UR - Urban Residential |
| PS - Public/Semi-Public Services | MU - Mixed Use |
| C - Commercial | |
| City Area | Sphere of Influence |

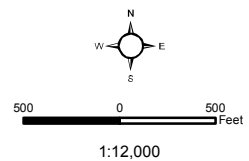
Figure LU-4
General Plan Land Use Map
Colusa Area

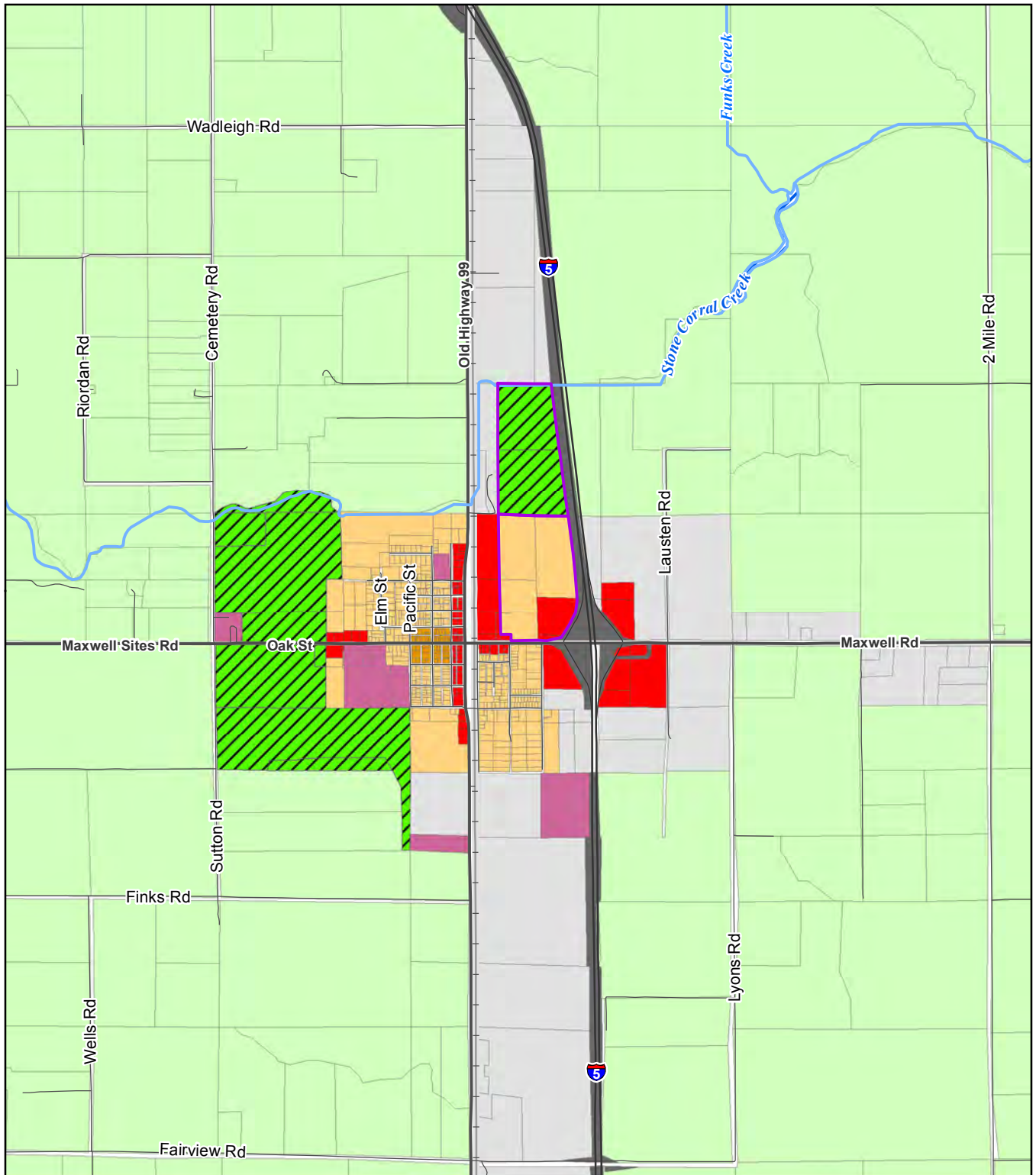




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|------------------------------------|----------------------------|
| State, Federal, Other Agency Lands | DF - Designated Floodway |
| URA - Urban Reserve Area | I - Industrial |
| AG - Agricultural General | RC - Resource Conservation |
| AU - Agricultural Upland | TL - Tribal Lands |
| AT - Agricultural Transition | FL - Forest Lands |
| PR - Parks & Recreation | RR - Rural Residential |
| RSC - Rural Service Center | UR - Urban Residential |
| PS - Public/Semi-Public Services | MU - Mixed Use |
| C - Commercial | |

Figure LU-5
General Plan Land Use Map
Grimes























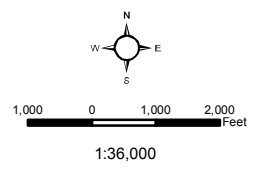
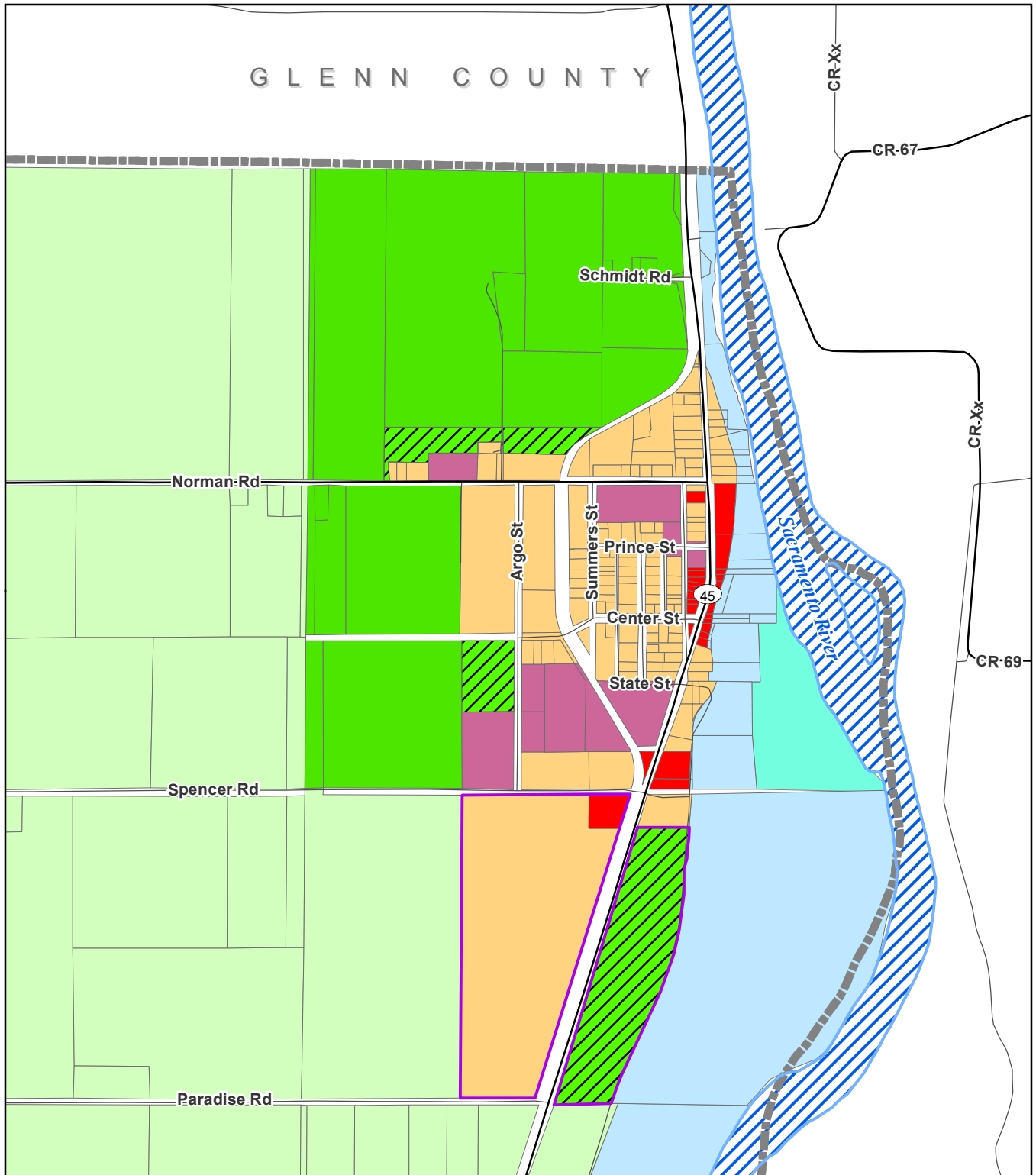
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|  State, Federal, Other Agency Lands |  DF - Designated Floodway |
|  URA - Urban Reserve Area |  I - Industrial |
|  AG - Agricultural General |  RC - Resource Conservation |
|  AU - Agricultural Upland |  TL - Tribal Lands |
|  AT - Agricultural Transition |  FL - Forest Lands |
|  PR - Parks & Recreation |  RR - Rural Residential |
|  RSC - Rural Service Center |  UR - Urban Residential |
|  PS - Public/Semi-Public Services |  MU - Mixed Use |
|  C - Commercial |  Specific Plan Area |

Figure LU-6
General Plan Land Use Map
Maxwell

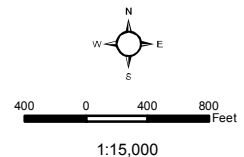


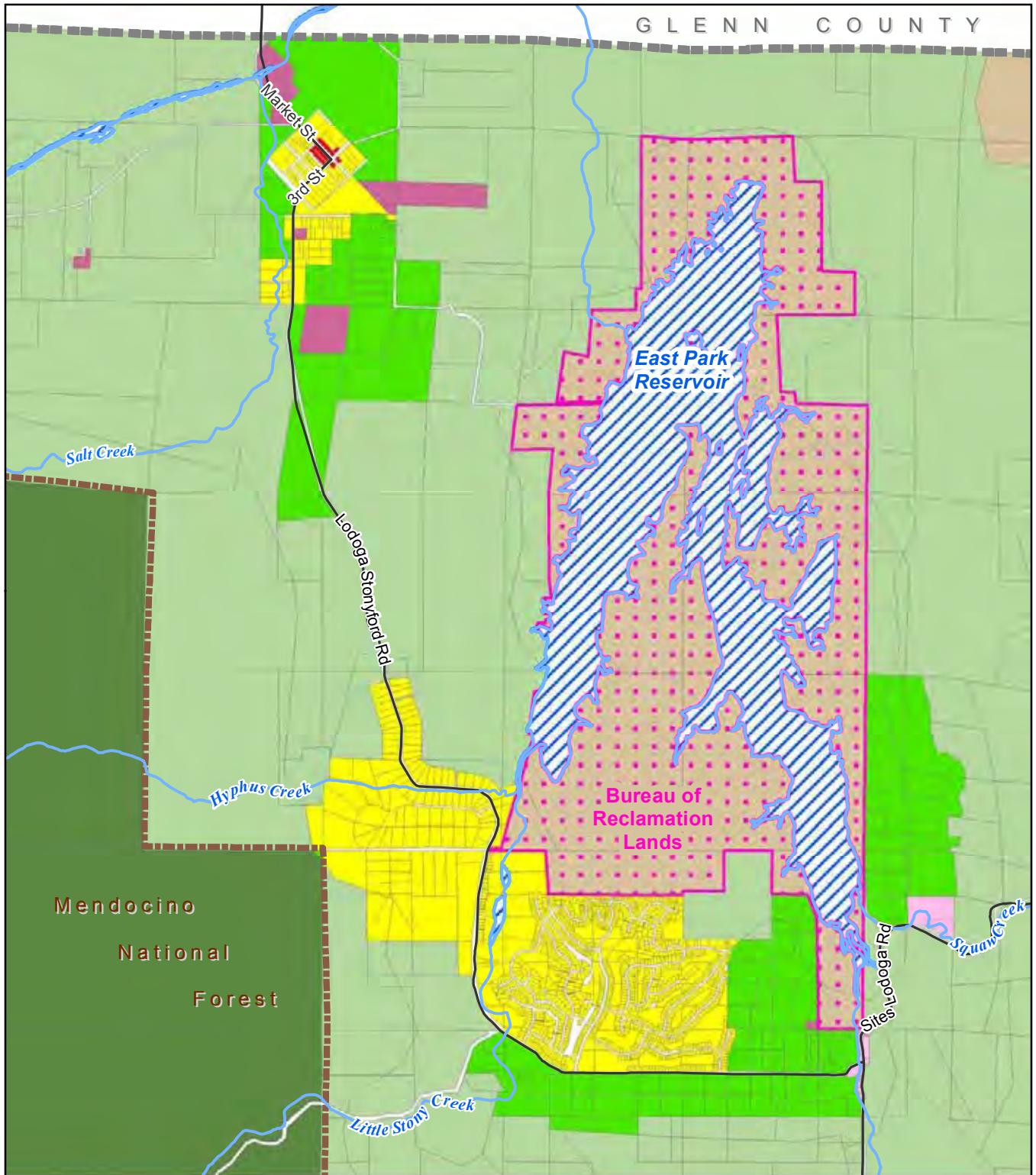
GLENN COUNTY



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|------------------------------------|----------------------------|
| State, Federal, Other Agency Lands | DF - Designated Floodway |
| URA - Urban Reserve Area | I - Industrial |
| AG - Agricultural General | RC - Resource Conservation |
| AU - Agricultural Upland | TL - Tribal Lands |
| AT - Agricultural Transition | FL - Forest Lands |
| PR - Parks & Recreation | RR - Rural Residential |
| RSC - Rural Service Center | UR - Urban Residential |
| PS - Public/Semi-Public Services | MU - Mixed Use |
| C - Commercial | Specific/Master Plan Area |

Figure LU-7
General Plan Land Use Map
Princeton

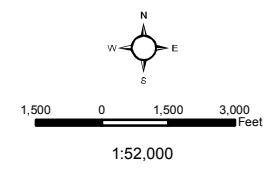


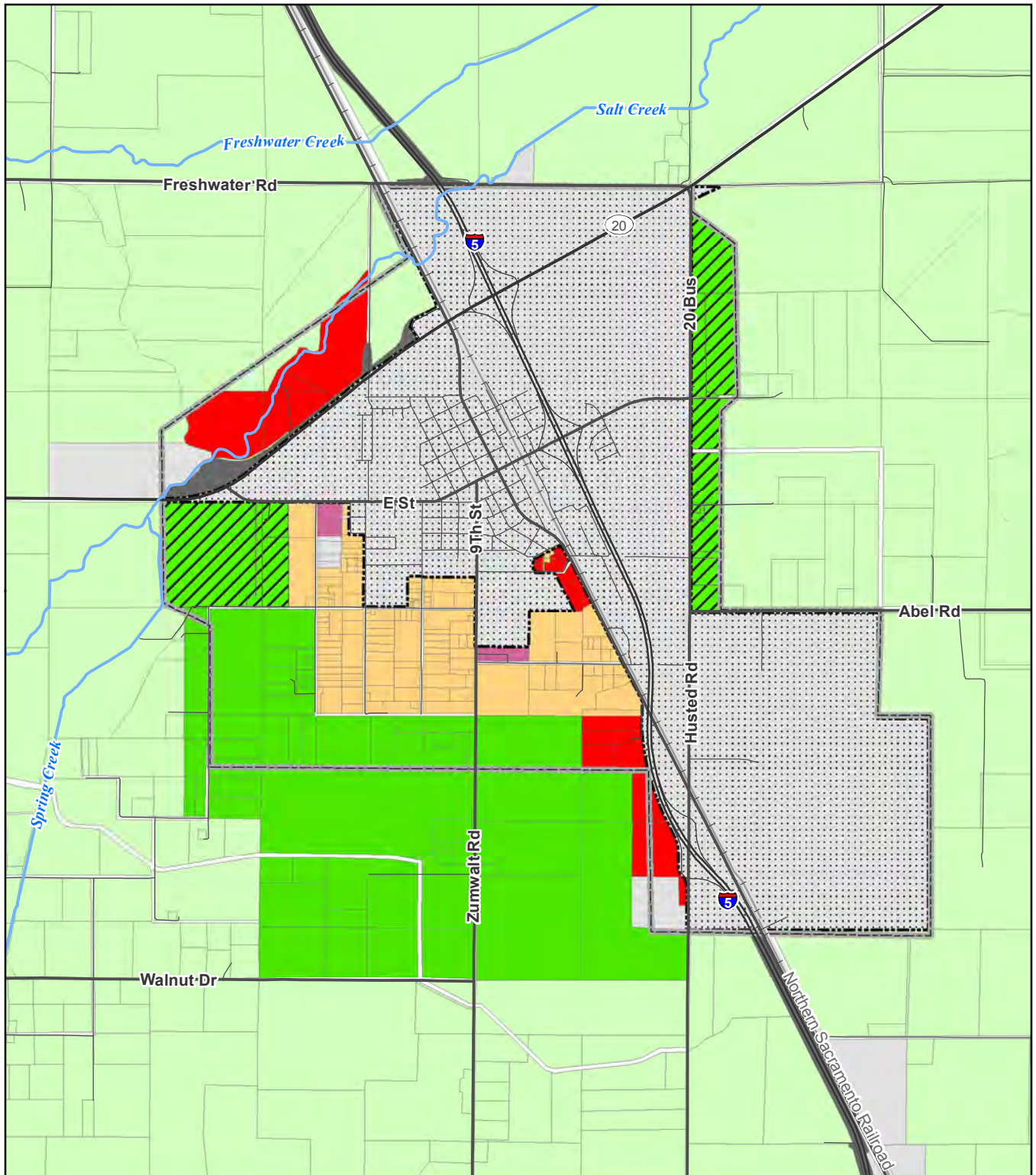


GLENN COUNTY

- | | |
|--------------------------------------|------------------------------|
| ■ State, Federal, Other Agency Lands | ■ DF - Designated Floodway |
| ■ URA - Urban Reserve Area | ■ I - Industrial |
| ■ AG - Agricultural General | ■ RC - Resource Conservation |
| ■ AU - Agricultural Upland | ■ TL - Tribal Lands |
| ■ AT - Agricultural Transition | ■ FL - Forest Lands |
| ■ PR - Parks & Recreation | ■ RR - Rural Residential |
| ■ RSC - Rural Service Center | ■ UR - Urban Residential |
| ■ PS - Public/Semi-Public Services | ■ MU - Mixed Use |
| ■ C - Commercial | |

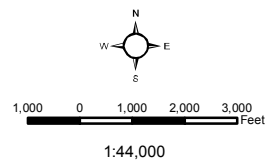
Figure LU-8
General Plan Land Use Map
Stonyford-Lodoga-Century Ranch





- | | |
|------------------------------------|----------------------------|
| State, Federal, Other Agency Lands | DF - Designated Floodway |
| URA - Urban Reserve Area | I - Industrial |
| AG - Agricultural General | RC - Resource Conservation |
| AU - Agricultural Upland | TL - Tribal Lands |
| AT - Agricultural Transition | FL - Forest Lands |
| PR - Parks & Recreation | RR - Rural Residential |
| RSC - Rural Service Center | UR - Urban Residential |
| PS - Public/Semi-Public Services | MU - Mixed Use |
| C - Commercial | |
| City Area | Sphere of Influence |

Figure LU-9
General Plan Land Use Map
Williams Area



9. NOISE ELEMENT



Noise in Colusa County is generated by a variety of sources, including, but not limited to: vehicle traffic, airport operations, agricultural activities, and industrial operations. The overall purpose of the Noise Element is to limit and minimize the exposure of County residents to excessive noise. The Noise Element is a mandatory component of the General Plan.

This Noise Element contains goals, objectives, policies and action items that seek to reduce community exposure to excessive noise levels through the establishment of noise level standards for a variety of land uses. Background information related to this Element is contained in the Colusa County General Plan Background Report.

Goal N-1: Protect people from the harmful and annoying effects of exposure to excessive noise.

Objective N 1-A: Ensure that Existing and Planned Land Uses are Compatible with the Current and Projected Noise Environment

Policy N 1-1: New proposed stationary noise sources shall not result in noise levels that exceed the standards of Table N-1, as measured immediately within the property line of lands designated for noise-sensitive uses.

Policy N 1-2: Ensure that noise sources do not interfere with sleep by applying an interior maximum noise level criterion (L_{max}) of 45 dBA in sleeping areas, for sensitive receptors.

Policy N 1-3: Prohibit development of new noise-sensitive land uses in areas exposed to existing or projected noise levels that exceed the levels specified in Table N-2. An exception to this policy is provided when the project design demonstrates attenuated noise levels that meet the criteria specified in Table N-2.

Policy N 1-4: Noise created by new mobile sources near existing noise-sensitive land uses shall not exceed noise levels specified in Table N-2.

Policy N 1-5: The following criteria shall be used to determine the significance, for projects required by the California Environmental Quality Act to analyze noise impacts, of roadway noise impacts for roadway improvement, development, and other projects that increase roadway noise:

- Where existing traffic noise levels are less than 60 dB L_{dn} at the outdoor activity areas of noise-sensitive uses, a +5 dB L_{dn} increase in roadway noise levels will be considered significant; and
- Where existing traffic noise levels range between 60 and 65 dB L_{dn} at the outdoor activity areas of noise-sensitive uses, a +3 dB L_{dn} increase in roadway noise levels will be considered significant; and
- Where existing traffic noise levels are greater than 65 dB L_{dn} at the outdoor activity areas of noise-sensitive uses, a + 1.5 dB L_{dn} increase in roadway noise levels will be considered significant.

Policy N 1-6: Require new land use development proposals to address potential stationary and mobile noise impacts and land use incompatibilities from aircraft noise, train travel, and truck travel.

Policy N 1-7: Enforce state and federal laws which prohibit the operation of vehicles equipped with illegal or faulty exhaust systems.

A-weighted decibels, abbreviated dBA, are an expression of the relative loudness of sounds in air as perceived by the human ear. Average noise exposure over a 24-hour period is presented as a day-night average sound level, or Ldn.

Policy N 1-8: Require new development projects and long-term planning projects to conform with the County’s Airport Safety and Noise land use criteria, as identified in the Colusa County Airport Comprehensive Land Use Plan (CLUP).

Action N 1-A: Review and update Chapter 13 of the Colusa County Code to ensure consistency with the maximum noise levels identified in Tables N-1 and N-2, for new development, roadway, and other planning projects. The revisions to Chapter 13 of the County Code shall include procedures to ensure that new development projects or changes to existing projects adhere to the noise standards contained in the Noise Element. The revisions to Chapter 13 of the County Code shall identify specific methods of reducing noise, as discussed in Policies N-1 through N-17 and Action N 1-B.

Action N 1-B: Update the County’s Zoning Ordinance to require new residential or noise-sensitive development to be designed to minimize noise exposure to noise sensitive users through incorporation of site planning and architectural techniques such as:

- Locating dwellings as far back from noise generators as possible.
- Locating noise sensitive interior spaces, such as bedrooms, away from noise generators.
- Orienting buildings to shield noise sensitive outdoor spaces from noise generators.
- Sound walls should be avoided or minimized, through berms, setbacks, or other measures, to the maximum extent feasible and appropriate.

Action N 1-C: Continue to enforce the State Noise Insulation Standards (Title 24, California Code of Regulations and Chapter 35 of the Uniform Building Code).

Action N 1-D: Review new development and long-term planning projects, including the Zoning Code Update, for conformity with the County’s Airport Safety and Noise land use criteria, as identified in the Colusa County Airport Comprehensive Land Use Plan (CLUP).

Action N 1-E: Collaborate with Caltrans, the California Public Utilities Commission and railroad operators to improve at-grade railroad crossings in and/or near communities to reduce the necessity for train whistle blasting.

Action N 1-F: To the extent feasible, plan and maintain designated truck travel routes to minimize impacts on noise sensitive land uses.

Action N 1-G: Design roadway improvement projects to use noise attenuating road surfacing materials near noise sensitive residential areas, when practical and economically feasible.

Action N 1-H: Coordinate with Caltrans to maintain highway noise level standards for both new and existing projects to comply with Table N-2.

Note: For the purposes of the Noise Element, mobile noise sources are defined as traffic on public roadways, railroad line operations and aircraft in flight. Control of noise from these sources is preempted by Federal and State regulations. Other noise sources are presumed to be subject to local regulations, such as a noise control ordinance. Stationary noise sources may include industrial operations, outdoor recreation facilities, HVAC units, loading docks, etc.

9. NOISE ELEMENT

Objective N 1-B: *Protect the County's Economic Base by Preventing Incompatible Land Uses from Encroaching upon Existing or Planned Noise-Producing Agriculture, Industries, Farmland, Airports, and Other Sources*

Policy N 1-9: Recognizing that existing and future traffic noise along the Interstate 5 corridor is an area of potential land use conflict for existing and future land uses, the County will allow reasonable use of this land, with an exterior noise exposure level not exceeding 65 dB L_{dn}/CNEL. Design of new development of noise sensitive uses, such as residential development, along this corridor should incorporate noise attenuation measures such as: larger setbacks from the highway, landscaped berms, and construction that emphasizes noise attenuation to reduce interior noise levels to those identified in Table N-2. Application of this noise standard is intended to provide for reasonable exterior noise levels while discouraging the use of excessively tall and unattractive sound walls.

Policy N 1-10: New development of noise-sensitive uses shall not be allowed where the noise level due to stationary noise sources will exceed the exterior noise level standards of Table N-1 unless effective noise mitigation measures have been incorporated into the development design to achieve the standards specified in Table N-1.

Policy N 1-11: Recognizing that the economic base of the county depends on agricultural operations that are characterized by increased noise levels from the use of tractors, heavy equipment, crop dusting, bird deflection devices, agricultural products processing, and other supporting equipment and activities, new noise sensitive land uses that interface with agricultural lands must acknowledge and accept these increased noise levels as part of the County's rural lifestyle; that the noise from these operations cannot reasonably be mitigated so as to comply with the noise level criteria in this Noise Element. Consequently, any noise sensitive new use/development located next to or near agricultural lands or operations shall indemnify adjoining and nearby farmers from increased noise levels resulting from these agricultural operations (refer to Action N 1-I).

Action N 1-I: As a condition of project approval, require new uses and development that introduce sensitive noise receptors near agricultural lands or operations to acknowledge, indemnify, and hold the farmers and the County harmless from reasonable nuisances caused by farming activities that generate noise, dust, vibration and odors through a covenant, easement or other legal property disclosure approved by the County, (See Article 4 of the County Code).

Objective N 1-C: *Encourage the Application of State of the Art Land Use Planning Methodologies in Areas of Potential Noise and Vibration Conflicts*

Policy N 1-12: Where noise mitigation measures are required to achieve the standards of Tables N-1 or N-2, the emphasis of such measures shall be placed upon site planning and project design. The use of noise barriers shall be considered a means of achieving the noise standards only after all other practical design-related noise mitigation measures have been considered and integrated into the project. Landscaped berms shall be considered as a preferred mitigation option over sound walls (refer to Action N 1-B).

Policy N 1-13: An acoustical analysis shall be prepared and submitted to the County according to the requirements of Table N-3 when:

- Noise sensitive land uses are proposed in areas exposed to existing or projected noise levels exceeding the Table N-1 (stationary) or Table N-2 (mobile) noise level standards.
- A proposed project has the potential to create new noise levels exceeding the noise level standards of Table N-1 or Table N-2.

Policy N 1-14: Require new multiple occupancy dwellings such as hotels, apartments, and condominiums to comply with the Sound Transmission Control Standards of the California Building Code.

Policy N 1-15: As part of the review of new development projects, consider vibration impacts and require mitigation to reduce any significant adverse impacts to the maximum extent feasible and practical.

Policy N 1-16: In making a determination of impact under the California Environmental Quality Act (CEQA), a significant impact will occur if the project results in an exceedance of the noise level standards contained in this Noise Element, or the project will result in an increase in ambient noise levels by more than 3 dB.

Policy N 1-17: Require use of site design measures, such as the use of building design and orientation, buffer space, use of berms, and noise attenuation measures applied to the noise source, to reduce impacts to the maximum extent feasible and practical before mitigating noise impacts through use of sound walls. The use of sound walls or noise barriers to attenuate noise from existing noise sources is discouraged, but may be allowed if the wall is architecturally incorporated into the project design, blends into the natural landscape, and does not adversely affect significant public view corridors.

Action N 1-J: As part of the project review and approval process, require that all acoustical studies be prepared in accordance with Table N-3.

Action N 1-K: As part of the project review and approval process, require construction projects and new development anticipated to generate a significant amount of ground borne vibration to ensure acceptable interior vibration levels at nearby noise-sensitive uses based on Federal Transit Administration criteria.

9. NOISE ELEMENT

TABLE N-1
EXTERIOR AND INTERIOR NOISE LEVEL PERFORMANCE STANDARDS FOR PROJECTS
AFFECTED BY OR INCLUDING NON-TRANSPORTATION NOISE SOURCES

TYPE OF USE	INTERIOR NOISE LEVEL STANDARD	EXTERIOR NOISE LEVEL, LEQ 1	
		DAYTIME (7 A.M. TO 10 P.M.)	NIGHTTIME (10 P.M. TO 7 A.M.)
All sensitive land uses	45 dB L _{max}	55 dB	45 dB
New residential affected by existing seasonal agricultural noise	40 dB L _{dn}	NA	NA

¹ Exterior noise level standard to be applied at the property line of the receiving land use or at a designated outdoor activity area (at the discretion of the Planning Director) of the new development. For mixed-use type projects, the exterior noise level standard may be waived (at the discretion of the Planning Director) if the project does not include a designated activity area and mitigation of property line noise is not practical. In this case, the interior standard would still apply.

Each of the exterior noise levels specified above shall be lowered by five dB for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises (e.g., humming sounds, outdoor speaker systems). These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwellings).

The County can impose noise level standards that are more restrictive than those specified above based upon determination of existing low ambient noise levels.

Notes:

Fixed noise sources which are typically of concern include, but are not limited to the following:

- | | |
|---------------------------------------|------------------|
| Air Compressors | Generators |
| Blowers | Grinders |
| Boilers | Heavy Equipment |
| Cooling Towers/Evaporative Condensers | Lift Stations |
| Conveyor Systems | Outdoor Speakers |
| Cutting Equipment | Pile Drivers |
| Drill Rigs | Pump Stations |
| Emergency Generators | Rice Dryers |
| HVAC Systems | Steam Turbines |
| Fans | Steam Valves |
| Gas or Diesel Motors | Transformers |
| Gas Wells | Welders |

The types of uses which may typically produce the noise sources described above include but are not limited to: various industrial and agricultural facilities, trucking operations, tire shops, auto maintenance shops, metal fabricating shops, shopping centers, drive-up windows, car washes, loading docks, public works projects, batch plants, bottling and canning plants, recycling centers, electric generating stations, race tracks, landfills, sand and gravel operations, and athletic fields.

TABLE N-2
 MAXIMUM ALLOWABLE NOISE EXPOSURE
 TRANSPORTATION NOISE SOURCES

LAND USE	OUTDOOR ACTIVITY AREAS ¹ LDN / CNEL, DB	INTERIOR SPACES	
		LDN / CNEL, DB	LEQ, DB2
Residential	60 ³	45	--
Residential – Interstate 5 corridor	65	45	--
Transient Lodging	60 ⁴	45	--
Hospitals, Nursing Homes	60 ³	45	--
Theaters, Auditoriums, Music Halls	--	--	35
Churches, Meeting Halls	60 ³	--	40
Office Buildings	--	--	45
Schools, Libraries, Museums	--	--	45
Playgrounds, Neighborhood Parks	70	--	--

¹ Outdoor activity areas for residential developments are considered to be the back yard patios or decks of single family dwellings, and the patios or common areas where people generally congregate for multi-family development.

Outdoor activity areas for non-residential developments are considered to be those common areas where people generally congregate, including pedestrian plazas, seating areas and outside lunch facilities.

Where the location of outdoor activity areas is unknown, the exterior noise level standard shall be applied to the property line of the receiving land use or at a distance of 100 feet from an existing or proposed building envelope.

² As determined for a typical worst-case hour during periods of use.

³ Where it is not possible to reduce noise in outdoor activity areas to 60 dB L_{dn}/CNEL or less using a practical application of the best-available noise reduction measures, an exterior noise level of up to 65 dB L_{dn}/CNEL may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table.

⁴ In the case of hotel/motel facilities or other transient lodging, outdoor activity areas such as pool areas may not be included in the project design. In these cases, only the interior noise level criterion will apply.

Note: Where a proposed use is not specifically listed on this table, the use shall comply with the noise exposure standards for the nearest similar use as determined by the Planning Department. Commercial and industrial uses have not been listed because such uses are not considered to be particularly sensitive to noise exposure.

TABLE N-3
REQUIREMENTS FOR AN ACOUSTICAL ANALYSIS

An acoustical analysis prepared pursuant to the Noise Element shall:

- A. Be the financial responsibility of the applicant.
- B. Be prepared by a qualified person experienced in the fields of environmental noise assessment and architectural acoustics.
- C. Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions and the predominant noise sources.
- D. Estimate existing and projected cumulative (20 years) noise levels in terms of L_{dn} or CNEL and/or the standards of Table N-1, and compare those levels to the adopted policies of the Noise Element.
- E. Recommend appropriate mitigation to achieve compliance with the adopted policies and standards of the Noise Element, giving preference to proper site planning and design over mitigation measures which require the construction of noise barriers or structural modifications to buildings which contain noise-sensitive land uses.
- F. Estimate noise exposure after the prescribed mitigation measures have been implemented.
- G. Describe a post-project assessment program that could be used to evaluate the effectiveness of the proposed mitigation measures.

10. OPEN SPACE AND RECREATION ELEMENT



The rural atmosphere, open space, wildlife refuges, working landscapes, lakes, rivers and scenic vistas of Colusa County are astounding and represent some of the County's greatest assets. Representing over 75 percent of the land base, agriculture vastly contributes to the County's open space character. Numerous resources for outdoor recreational activities, including hunting, fishing, camping, OHV use, bicycling, hiking, bird watching, boating and photography, attract visitors from all over to Colusa County. These assets provide a natural resource base for agricultural and forest industries, tourism and recreation, wildlife habitat, watershed storage and water quality protection, and a high quality of life for residents of Colusa County.

State law requires a General Plan to address open space issues, including the recognition of open space as a valuable resource for its own sake, the coordination of local policies with state and regional policies, and the use of open space to preserve environmentally sensitive natural areas and habitat. State Government Code Section 65560 defines open space lands as being essentially unimproved and devoted to the preservation of natural resources, managed production of resources, outdoor recreation, or public health and safety.

The State encourages, but does not require, the General Plan to include a recreation element. Since recreation is an important concern of County residents and since park facilities and recreational opportunities cannot exist without open space, this element addresses parks and recreation issues, goals, objectives and policies. The General Plan also includes the optional Agricultural Element which is a critical part of preserving the County's vast open space agricultural land base. Both elements work hand

10. OPEN SPACE AND RECREATION ELEMENT

in hand to help maintain the County's open space rural flavor. This Open Space and Recreation element is intended to fulfill four purposes:

- Meet State of California legislative requirements for the mandatory General Plan Open Space Element;
- Integrate the discussion of open space with parks and recreational opportunities and facilities;
- Provide specific policies and implementing measures to govern preservation of open space and to govern the maintenance, expansion and creation of recreational resources and amenities to maintain a high quality of life for the citizens of Colusa County;
- Integrate consistent goals, objectives, policies and implementation programs with other common General Plan Elements, such as Land Use, Agriculture and Circulation, to ensure a unified approach to fulfilling the County's growth and community development vision over the next 20 years.

This element should be used in combination with the other elements to ensure full implementation of all General Plan open space and recreation-related policies. Background information regarding open space and recreation resources and opportunities in Colusa County, including: natural resources, open space lands, parks, and recreation is provided in the Colusa County General Plan Background Report.

Goal OSR-1: Preserve and Protect the Natural Resources and Scenic Beauty of the County

Objective OSR 1-A: Provide a Diverse and Accessible Range of Open Space Lands

Policy OSR 1-1: The following General Plan Land Use designations shall be considered Open Space uses: Resource Conservation (RC), Designated Floodway (DF), Parks and Recreation (PR), Agricultural General (AG), and Agricultural Upland (AU).

Policy OSR 1-2: Support regional and local natural resource preservation plans of public agencies that retain and protect open space within the County, including: the Mendocino National Forest Plan, the Colusa National Wildlife Refuge Complex, the Delevan National Wildlife Refuge, the Sacramento National Wildlife Refuge, the Willow Creek-Lurline Management Area and the North Central Valley Wildlife Management Area.

Policy OSR 1-3: Support the preservation of open space consistent with this General Plan, via acquisition of fee title or easements by land trusts, government agencies, and conservancies from willing landowners, subject to the standards identified in Policy CON 1-3.

Policy OSR 1-4: The National Wildlife Refuges in the County should remain in their present use and any significant expansion or alterations shall be subject to the same criteria listed in Policy CON 1-3.

Policy OSR 1-5: New development should be designed and constructed to preserve open space features such as scenic corridors, wetlands, riparian vegetation, native vegetation, trees and natural resource areas where feasible and appropriate.

Policy OSR 1-6: Publicly owned lands currently used for recreational purposes or as undeveloped open space should be retained in their present use, unless designated for an alternative use by the General Plan Land Use Map.

Action OSR 1-A: Adopt regulations for habitat easements, conservation easements, and open space banking operations, including any significant alterations and/or expansions. These regulations shall include, but are not limited to, the criteria identified in Policy CON 1-3.

A **conservation easement** is a voluntary agreement that allows a landowner to limit the type or amount of development on their property while retaining private ownership of the land. After the easement is signed, it applies to all future owners of the land.

Objective OSR 1-B: Balance Open Space Preservation with Economic Development Needs

Policy OSR 1-7: Open space near transportation infrastructure, such as I-5, SR 20, SR 45 and existing railroads shall be given consideration for conversion to industrial, commercial, and other job-creating uses if there is a demonstrated need for such uses and there is not a viable alternative location already designated for urban uses.

Policy OSR 1-8: Conversion of open space to developed commercial, industrial or other non-residential job-generating uses may be allowed if needed to support economic development.

Policy OSR 1-9: Maintain open space for future water and drainage projects.

Objective OSR 1-C: Maintain and Enhance the Quality of the County's Scenic and Visual Resources

Policy OSR 1-10: To the maximum extent feasible, maintain and protect views of the County's scenic resources, including water bodies, the Sutter Buttes, Snow Mountain, St. John Mountain, Goat Mountain, unique geologic features, and wildlife habitat areas.

Policy OSR 1-11: To the maximum extent feasible, the significant open space resources in the County, such as the western foothills, Indian Valley, and Bear Valley should remain visually undisturbed.

Policy OSR 1-12: Limit visually intrusive development near scenic resources in order to minimize visual impacts to the greatest extent feasible.

Policy OSR 1-13: Visual impacts to scenic resources, such as regional focal points, from new development or resource extraction activities shall be addressed and mitigated through the CEQA review process.

Policy OSR 1-14: Reduce light and glare from artificial lighting within open space and agricultural areas to the extent that it does not adversely impact the County's rural character.

Objective OSR 1-D: Encourage the Preservation of Scenic Vistas and Limit the Proliferation of Unightly Signage along County Roadways and in Scenic Areas

Policy OSR 1-15: Protect roadway viewsheds with high scenic value and "rural flavor" and encourage the establishment of public viewing areas in areas with rural character and scenic beauty.

Policy OSR-1-16: Protect and preserve the following features along rural character corridors and in scenic areas to the extent appropriate and feasible:

- Trees, wildflowers, and other natural or unique vegetation
- Landforms and natural or unique features
- Views and vistas, including expansive views of open space and agricultural lands
- Historic structures (where feasible), including buildings, bridges, and signs

Policy OSR 1-17: Provide a greater number of areas along rural character corridors and in scenic areas for public access and recreation, including vistas, rest stops, or picnicking.

Policy OSR 1-18: Discourage non-agricultural or non-recreational roadside commercial and industrial activities along rural character corridors.

Policy OSR 1-19: Design new roads in hillside areas along the lines of the landscape and in a manner which minimizes visual impact from surrounding areas.

Policy OSR 1-20: Prohibit off-site advertising and billboards in rural character and scenic areas outside of communities, unless the off-site signage is part of a Countywide sign program to direct travelers to various recreation and destination points in the County.

Policy OSR 1-21: Rural character policies and requirements shall not be used to impose a hardship on agriculture. Agricultural activities may have adverse visual impacts, but are recognized as necessary and contributors to the rural and agricultural character of the County.

Action OSR 1-B: Revise Article 8 (Development Standards) of the Zoning Ordinance to require that light fixtures be designed and sited so as to minimize light pollution, light spillage, and glare into adjoining properties and the night sky. Consider amending the Public Nuisance Abatement Code to include light glare impacts to the extent that it does not adversely interfere with agricultural operations.

Action OSR 1-C: Develop a local Rural Character Corridors program that protects roadways and areas with high scenic value and rural flavor. The intent of the program would be to identify areas where rural and scenic characteristics should be protected and enhanced, to the extent that the protection does not interfere with the County's agricultural and economic development goals.

Designate areas as "Rural Character Corridors" only after careful consideration of the following:

- *Scenic and rural characteristics, including vista points, geologic resources, native plant and animal species, waterways, historic sites, cultural resources, expansive open space or agricultural areas, timber, and recreational uses.*
- *Safety characteristics, including road surface and alignment, shoulder width, traffic levels, number of intersections, access points, turnouts, and rest areas.*
- *Economic impacts on properties affected by a Rural Character Corridors designation.*

The Rural Character Corridors program should include the following:

- *Encourage uses to be designed and sited in a manner that does not interfere with the rural and scenic characteristics of the area, to the extent feasible.*
- *Encourage public access, including signage, vistas, rest stops, or picnicking, to viewing points such as rural viewsheds, wildflower areas, unique landforms, historic and cultural resources, and expansive agricultural and rural views.*
- *Site utilities underground, where feasible, otherwise site utilities in a way that minimizes their intrusiveness into scenic views.*
- *Require earthmoving and road reconstruction projects to be followed by re-seeding and re-vegetation which restores a natural appearance.*

Objective OSR 1-E: Retain and Preserve Expansive Open spaces, Uninterrupted by Urban Development, both in the Valley Floor and in Upland Valleys

Policy OSR 1-22: Retain areas of permanent open space, including agricultural uses, between existing communities.

Policy OSR 1-23: Ensure that open space buffers such as greenbelts, drainage features, parks, or other improved and maintained features are provided by new development projects, where appropriate, between new urban development and sensitive open space uses, such as agriculture and wildlife habitat. Buffers shall be adequately sized to reduce potential land use conflicts between adjacent uses.

Action OSR 1-D: Revise the Zoning Ordinance to include specific development standards for the preservation of on-site open space and scenic resources including sensitive habitat, wetlands, trees, and scenic resources.

Goal OSR-2: Increase Opportunities for Recreational Activities in Open Space

Objective OSR 2-A: Ensure Adequate and Increased Public Access is Available to Open Space Recreation Areas

Policy OSR 2-1: Develop “gateways” or trailheads that provide access for the public to recreation areas, including County, State and Federal lands. Where located on private land, gateways shall be developed by working with willing landowners.

Policy OSR 2-2: Require a clear, coordinated system of signage for any new equestrian, hiking, OHV or bicycling trails, with priority given to well-used or linked trail systems.

Policy OSR 2-3: Encourage the expansion of public access and recreation facilities along the Sacramento River, East Park Reservoir, and the Mendocino National Forest.

Policy OSR 2-4: Support efforts of citizens and non-profit groups to establish trails or to improve access and recreational amenities within public and private open space areas.

Policy OSR 2-5: Public access to the water and shoreline areas of lakes, reservoirs, rivers and streams, should be provided where appropriate.

Policy OSR 2-6: Prohibit the use of off-road vehicles on bicycling, hiking and horseback riding trails.

Policy OSR 2-7: Require the development of open space corridors, bicycle paths and trails providing access and connectivity to waterways, scenic areas, parks, and other outdoor recreation areas in collaboration with affected landowners as a part of project approval. The intent is to provide trails and corridors that connect each community and city to special places and recreation opportunities, throughout the County.

Policy OSR 2-8: Require dedication of public access by fee or easement from a public roadway to a public-use recreational stream, public lakes, and major reservoirs as a condition of approval

for development projects adjacent to such features if: 1) the project blocks an existing public access point or it results in the need for additional access, and 2) other reasonable access to the public-use recreational waterway is not available.

Action OSR 2-A: Develop a countywide outdoor recreation plan to link various outdoor recreation areas, including waterways, lakes, reservoirs, parks, wildlife refuges, and the Mendocino National Forest, to communities as well as to specific access points proximate to major roadways. The plan should address the following:

- *Existing and potential recreation areas;*
- *Existing and potential routes for walking, hiking, horseback riding, and mountain biking opportunities and specify access points to each outdoor recreational area;*
- *Trail linkages between established communities, such as Arbuckle, Maxwell, Grimes, Princeton, College City and the cities of Colusa and Williams;*
- *Connections to the various recreation areas where feasible;*
- *Unified Countywide signage to identify recreation opportunities.*

The outdoor recreation plan will serve as a plan for securing lands for a countywide recreation and trail system and funding the acquisition and maintenance of recreation areas and trails. This plan shall be developed in conjunction with the Bicycle and Pedestrian Master Plan (Policy CIRC 1-I).

Action OSR 2-B: Coordinate with park districts, other special districts, parks and recreation interests and related Federal and State agencies for the implementation of a unified directory sign program for equestrian, hiking, or bicycling trails.

Action OSR 2-C: Acquire voluntary easements to provide connectivity through open space and agricultural properties to the Sacramento River and other public recreation amenities.

Objective OSR 2-B: Increase Opportunities for County Residents and Visitors to Engage in a Broad Variety of Outdoor Recreation Activities

Policy OSR 2-9: Ensure private landowners continue to have the right to offer hunters access to their land during hunting seasons.

Policy OSR 2-10: Discourage the conversion of existing privately operated outdoor recreational facilities, such as hunting camps and organizational camps, into year-round residential or commercial developments.

Policy OSR 2-11: Support development of new off-highway vehicle (OHV) parks and trails at appropriate locations.

Policy OSR 2-12: Enhance parking and public facilities at the Sacramento River, East Park Reservoir, Mendocino National Forest, and other open space and waterway recreation areas. Encourage the use of alternative transportation by providing bike racks and other appropriate facilities.

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Policy OSR 2-13: Encourage recreational uses that emphasize use of the waterways in locations directly on the Sacramento River, East Park Reservoir, and the proposed Sites Reservoir. Examples include fishing, canoeing, boating, and nature observation. With the exception of boat launches and docks, more active uses, such as parking, restrooms, and picnic areas, shall be located in areas away from the river and sensitive riparian habitat.

Policy OSR 2-14: Encourage recreational uses that emphasize a range of outdoor activities, such as hiking, drive-in camping, hike-in camping, picnics, off-highway vehicle use, and nature observation, at the Mendocino National Forest, East Park Reservoir, proposed Sites Reservoir, Sacramento River, and other outdoor recreation areas.

Policy OSR 2-15: Support the location and creation of Sites Reservoir in Colusa County. (See Policies LU 4-1 through 4-5.)

Policy OSR 2-16: Require future water development projects, including reservoirs, marinas, and water-front developments, to include provisions for public access to the water and shoreline areas to the greatest extent feasible, without compromising private property rights.

Policy OSR 2-17: Encourage future forest recreation projects to include provisions for public access and a range of amenities, including off-highway vehicles, hiking trails, drive-in campgrounds, and hike-in campgrounds, to serve a variety of visitors.

***Action OSR 2-D:** Amend the Zoning Ordinance to create a new zoning district for Resort Commercial uses. This designation shall allow for a mix of commercial uses oriented towards tourists and other visitors to the County, including but not limited to, agriculturally based tourism, sports fishing, hunting, and other related uses. Allowable uses may include, but are not limited to, marinas, hotels, RV camping, entertainment services, restaurants, and other visitor serving uses. The district would provide flexible use and development standards including a set of performance standards that:*

- Allows, as a priority, the development of boating facilities, such as docks and boat launching ramps along the Sacramento River and other water way recreation areas.*
- Achieves commercial development which is sensitive to the scale and character of the surroundings;*
- Ensures that commercial development places the most minimal possible economic and natural resource demands on the area and on public services;*
- Controls sprawl and strip commercial development, and provides for the effective control of commercial signs;*
- Avoids significant residential development, including mobile home or RV parks with full time residents; and*
- Encourages the continuation of surrounding farming and ranching uses to minimize the disruption of agriculture by new development.*

***Action OSR 2-E:** Consider formation of a self-supporting parks and recreation system by employing user fees (where appropriate), concessionaire revenues, soliciting grants and*

private contributions, requesting volunteer help, and by other means that further cost-effective park operations.

Action OSR 2-F: Assist Off Highway Vehicle (OHV) interests in identifying location(s) for future OHV areas and facilitate development of these facilities.

Goal OSR-3: Support the Creation and Expansion of Recreational Opportunities In and Around Existing Communities

Objective OSR 3-A: Ensure Adequate Parks and Active Recreational Facilities are Available to County Residents

Policy OSR 3-1: Pursue partnerships with the private sector and non-governmental organizations to provide services and/or maintain all or components of park facilities, wherever practical.

Policy OSR 3-2: Encourage the joint-use of parks and recreation facilities owned and operated by school districts.

Policy OSR 3-3: Ensure that community parks and recreational facilities have stable and self-sufficient funding resources, paid by those who derive benefit from these facilities.

Policy OSR 3-4: Support the efforts of existing parks and recreation districts to provide facilities within and around communities. The County should also support the creation of new parks and recreation districts in communities that are not already served by one.

Policy OSR 3-5: Ensure that a mechanism is in place to develop parks and recreation facilities, at a rate of five acres of park land for each 1,000 residents, as new residential development occurs.

Policy OSR 3-6: New parks and park rehabilitation projects should include recycling and composting facilities, and use local native plants and local materials to the greatest extent feasible.

Policy OSR 3-7: Ensure access for disabled people is provided for park and recreation areas and facilities as appropriate.

Policy OSR 3-8: Incorporate security measures into park design and recreation facilities to ensure public health and safety.

Park security measures may include features such as lighting, fencing, and improved visibility.

Action OSR 3-A: Consider adoption of a parks and recreation ordinance that would apply to new residential development. The ordinance should establish a parkland dedication requirement based on five acres of parkland per 1,000 residents. The program would require dedication of parkland and/or payment of in lieu fees, consistent with the requirements of the Quimby Act, based upon the residential density, park land cost, and other factors. The County shall collect these fees and either distribute to the applicable park district or agency (contingent on the district's or agency's use of these funds towards new parks or park

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expansions that serve the residents of the unincorporated area) or provide facilities that serve the local and regional needs of the County. Public land dedicated and/or fees collected pursuant to the Quimby Act may only be used for the purpose of developing new or rehabilitating existing park or recreational facilities.

Action OSR 3-B: Collaborate with park districts and community groups to develop an inventory of sites for potential park development and park expansion. Every five years, review the inventory to determine whether there is sufficient land to serve the County's needs for parks and recreation. This Action should be implemented in conjunction with Action OSR 2-A.

Action OSR 3-C: Amend the zoning ordinance to identify minimum sizes for new parks, including neighborhood parks, community parks and regional parks.

11. PUBLIC SERVICES AND FACILITIES ELEMENT



Colusa County and various local public agencies and districts provide a range of public services and utilities services that are integral to maintaining a high quality of life for County residents. This General Plan Element includes goals, objectives, policies and action items that address the following public services and facilities:

- Water
- Wastewater (sewer)
- Solid Waste
- Fire Protection and Emergency Medical Services
- Law Enforcement
- Schools, Libraries and Museums
- County Government Services

While not specifically required by State law for inclusion in the General Plan, this Public Services and Facilities Element is a critical component of the County's comprehensive strategy to meet the infrastructure and public services needs of businesses and residents. Background information related to this topics addressed in this Element is found in the Colusa County General Plan Background Report.

Goal PSF-1: Ensure that adequate water and wastewater services are available to serve existing land uses and areas of planned growth, as identified in the General Plan Land Use Map.

Objective PSF-1A: *Provide Safe, Reliable, and Environmentally Sound Water Services to Existing County Land Uses and Areas of Planned Growth*

Policy PSF 1-1: Encourage and support the expansion of municipal water systems to areas identified for current or future development and growth on the General Plan land use map.

Policy PSF 1-2: Prior to the approval of development, infrastructure, Specific Plans, or other projects that would result in increased demand for public water conveyance and treatment, projects must demonstrate proof of adequate water supply (e.g., that existing services are adequate to accommodate the increased demand, or improvements to the capacity of the system to meet increased demand will be made prior to project implementation), and that potential cumulative impacts to water users and the environment will be addressed.

Policy PSF 1-3: Coordinate with water providers throughout the County to manage water supplies in a way that ensures adequate supplies for existing residents, agricultural uses, and businesses, and for projected growth, and avoids groundwater overdraft, water quality degradation and other adverse environmental impacts.

Policy PSF 1-4: Municipal water and wastewater services should only be extended to lands designated Urban Reserve Area if the following conditions are met:

1. The majority of the adjacent designated urban residential and commercial lands have been built out or are planned for build out,
2. The extension of services would not facilitate creation of an island of urban uses in a rural or agricultural area,
3. The extension of services would not facilitate leapfrog development, and
4. A master or specific plan has been prepared for the lands requesting access to a municipal water and wastewater system.

The Urban Reserve Area designation serves as a placeholder for future urban development.

Policy PSF 1-5: Facilitate, and to the extent feasible, assist with the development of new and reliable sources of water, consistent with County land use plans and regional water needs.

Policy PSF 1-6: Support efforts by public water service providers to increase or restructure rates in order to increase available funding for necessary system improvements, upgrades and maintenance.

Policy PSF 1-7: Priority is given to serving existing water uses over new water uses.

Policy PSF 1-8: Require proof of an adequate (as defined by the County Environmental Health Division) potable water supply to serve the entire project prior to approval of any division of land or use permit.

Policy PSF 1-9: Make every effort to ensure that infrastructure is planned and available in a timely manner to accommodate development that supports the County's economic needs.

Policy PSF 1-10: Prioritize water system improvements to areas prioritized for economic growth (commercial and industrial development as well as related housing) in the next 5-10 years.

Policy PSF 1-11: New residential development on parcels two acres in size or smaller shall be required to connect to a public water system, with the exception of existing Rural Residential and Rural Service Center parcels which may be allowed to have an on-site well if approved by the County Department of Environmental Health.

Policy PSF 1-12: Require a public facilities financing plan for development projects that will not adequately be served by existing and planned infrastructure and facilities and/or those improvements identified in the County's Capital Improvement Program that are funded through the County's development impact fee program. The financing plan shall identify needed public improvements and shall include a plan to pay for and develop the required public improvements.

Action PSF 1-A: Coordinate with local water and wastewater agencies to assist in planning for adequate public services to support new residential, commercial, and industrial development in existing community areas. Particular effort shall be made to provide adequate infrastructure to accommodate the commercial, mixed use, industrial, R-2, R-3, and R-4 sites in Arbuckle, Maxwell, Princeton, and the unincorporated area of Colusa and commercial and industrial sites in the unincorporated area of Williams.

Action PSF 1-B: In conjunction with the effort associated with Housing Element Program 2-5, coordinate with County and local water and wastewater agencies to assist in planning for adequate water and wastewater service. The County will take the following actions, as needed, to provide service to developing areas:

All Service Providers

Each water and wastewater provider will be mailed a copy of the Land Use Element, upon its adoption, along with a letter that identifies 1) the amount of residential, commercial, and industrial growth desired for its service area including the County's fair share of regional housing needs, 2) specific actions the provider should take to ensure adequate service (see below), and 3) the text of Government Code Section 65589.7 requiring water and wastewater providers to grant priority for service allocations to proposed developments that include housing units affordable to lower (including very low and extremely low) income households.

Princeton

Encourage the District to raise new connection fees in the near future to ensure adequate funds are available to finance capital improvements. The District should develop a cost of

11. PUBLIC SERVICES AND FACILITIES ELEMENT

services study to ensure that fees bear a reasonable nexus to the cost of services. The study should determine whether a fee reduction may be allowed for lower income units.

The County will encourage the District to seek funding for the necessary study and will assist in obtaining Community Development Block Grant Planning/Technical Assistance or USDA utilities grants or loans to offset the planning costs.

Using the Water and Wastewater Feasibility Study and a Revenue Program, the Princeton Water Works District should apply for placement on a Grant priority list with both the USDA and the State Resources Control Board Small Communities Grant Program. Additionally, an application should be made for placement on State Revolving Fund Loan program. The District's fiscal revenues alone will not be enough to make the necessary and impending capital improvements in the near future.

Encourage the District to develop a fee schedule that promotes full cost-recovery of expenses associated with the District's services, including annexations into the Districts service area and subsequent new development.

Arbuckle, Maxwell, Colusa, and Williams

While these communities have planned for infrastructure to support new development, construction of various facilities (wells and associated water treatment, wastewater lift stations, extension of mains, etc.) may be necessary to serve newly developing areas. The County will take the following measures to expedite and assist with the development of necessary infrastructure:

Work with special districts and the cities of Williams and Colusa to assure that wastewater and water systems are improved to ensure that construction of new dwelling units can be accommodated in accordance with the quantified objectives in the Housing Element of this General Plan.

Encourage the responsible water and wastewater agencies to conduct the necessary studies to develop appropriate adjustments to water connection, wastewater connection, and development impact fees in order to ensure adequate funding for necessary infrastructure improvements.

Encourage the cities and districts to apply for available State and federal grants and loans to finance construction of necessary improvements.

Encourage developers to provide the necessary long-range infrastructure associated with development through the filing of reimbursement agreements with developers. Seek funding to off-set the cost of infrastructure improvements for very low and low income units in order to encourage development of affordable units.

Rural Areas

Review potential treatment technologies that could be developed to provide water and wastewater service for rural market-rate and affordable housing; develop performance standards for potential treatment technologies to assist public and/or private wastewater and water providers in determining which will be most feasible in their locations within the County.

Allow a wide range of feasible alternative system sizes and treatment technologies to provide water and wastewater service for rural market-rate and affordable housing.

Action PSF 1-C: Coordinate with municipal domestic water providers in the County to address state Water Conservation Act requirements to adopt water management plans and water use targets by July 2011.

Action PSF 1-D: Coordinate with agricultural water suppliers in the County to address state Water Conservation Act requirements to price water based on the quantity delivered and implement efficient management practices by July 31, 2012 and to adopt agricultural water management plans by December 31, 2012.

Action PSF 1-E: Coordinate with water districts, municipal water providers, agricultural water purveyors, and industrial water purveyors to implement consistent water conservation policies and measures Countywide, including the application and enforcement of the Water Efficient Landscaping Ordinance (Action CON 1-G).

Action PSF 1-F: Explore opportunities for the development of community-serving wastewater and water systems in College City. Opportunities to explore should include the formation of an independent municipal district (such as a public utility district) or the development of a privately operated community system. New privately or mutually owned and operated systems will be allowed only if it can be demonstrated that system revenues, system design, operation and capacity are adequate to serve existing and projected growth for the life of the project. At the preliminary review stage for projects that propose privately or mutually owned and operated wastewater systems, a financial program shall be submitted for approval by the County that assures private funding of the system's long term capital improvements and operation and maintenance costs.

Action PSF 1-G-: Explore opportunities for the development of a community-serving wastewater system in Grimes. Opportunities to explore should include the formation of an independent municipal district (such as a public utility district) or the development of a privately operated community system. New privately or mutually owned and operated systems will be allowed only if it can be demonstrated that system revenues, system design, operation and capacity are adequate to serve existing and projected growth for the life of the project. At the preliminary review stage for projects that propose privately or mutually owned and operated wastewater systems, a financial program shall be submitted for approval by the County that assures private funding of the system's long term capital improvements and operation and maintenance costs.

Action PSF 1-H: Coordinate with the City of Colusa to annex areas of existing or planned urban residential development that are adjacent, or in close proximity, to the City limits, which are not currently served by municipal water and wastewater services.

Action PSF 1-I: Coordinate with the City of Williams to annex areas of existing or planned urban residential development that are adjacent, or in close proximity, to the City limits, which are not currently served by municipal water and wastewater services.

Action PSF 1-J: Actively work with the Federal water regulators to secure additional surface water allocations for the Stonyford area.

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Action PSF 1-K: Continue to explore opportunities to secure new reliable long-term water supplies for the Century Ranch area.

Objective PSF-1B: Provide Safe, Reliable, and Environmentally Sound Wastewater Services to Existing County Land Uses and Areas of Planned Growth

Policy PSF 1-13: Assist and facilitate in the planning, design and construction of municipal wastewater services to meet the demands of growth, as shown in the General Plan Land Use Map.

Policy PSF 1-14: Support municipal wastewater service providers in the maintenance and expansion of treatment and conveyance facilities to meet existing and projected wastewater service demand.

Policy PSF 1-15: Prioritize wastewater service assistance and improvements to areas within the County that pose a threat to public health and the environment as a result of deficiencies in existing wastewater or septic systems.

Policy PSF 1-16: Assist and facilitate the expansion of municipal wastewater services to residential areas adjacent to existing municipal systems which are currently served by septic systems, when such expansion does not create a new demand for growth. Residential areas with development densities of more than one unit per two acres where existing septic systems are failing shall be given top priority for assistance.

Policy PSF 1-17: Provide technical and financial assistance, when feasible, to municipal wastewater service providers to improve existing infrastructure and expand treatment capacity.

Policy PSF 1-18: Support efforts by municipal wastewater service providers to increase or restructure rates in order to increase available funding for necessary system improvements, upgrades and maintenance.

Policy PSF 1-19: Prior to the approval of new development that would result in increased demand for municipal wastewater conveyance and treatment, projects must demonstrate that existing services are adequate to accommodate the increased demand, or improvements to the capacity of the system to meet increased demand will be made prior to project implementation.

Policy PSF 1-20: New residential development on parcels smaller than two acres shall be required to connect to a municipal wastewater system. The use of septic systems on residential parcels smaller than two acres shall be prohibited, with the exception of existing lots in Century Ranch which must demonstrate that any on-site septic system, either on its own or in combination with existing and planned septic systems on other lots in the subdivision, will not have an adverse effect on the environment.

Policy PSF 1-21: New residential development on parcels smaller than five acres shall be discouraged from using septic systems to dispose of wastewater.

Policy PSF 1-22: For projects that will rely on on-site wastewater systems, applicants shall provide detailed plans demonstrating that the system will be adequate to serve the project and will meet or exceed all applicable water quality standards.

Policy PSF 1-23: Discourage the extension of municipal wastewater services outside of residential, commercial and industrial lands within existing communities.

Policy PSF 1-24: Installation of new wastewater lines should occur concurrently with construction of new roadways to maximize efficiency and minimize impacts from construction activities.

Policy PSF 1-25: Prefer the creation of government (public) owned, designed, constructed and operated wastewater systems over privately or mutually owned systems to serve new growth. New privately or mutually owned and operated systems will be allowed only if it can be demonstrated that system revenues, system design, operation and capacity are adequate to serve existing and projected growth for the life of the project. At the preliminary review stage for projects that propose privately or mutually owned and operated wastewater systems, a financial program shall be submitted for approval by the County that assures private funding of the system's long term capital improvements and operation and maintenance costs. Financial programs to fund privately or mutually owned and operated wastewater systems, subject to County approval, shall be in place prior to project development.

Policy PSD 1-26: Privately owned package wastewater treatment plants which serve large-scale industrial operations, multiple users, or separate parcels shall be required to meet the following criteria:

1. The package treatment plant must comply with all applicable water quality and health standards and protect water resources;
2. The design and appearance of package treatment plants located in agricultural and other rural areas must be compatible with the rural area's character;
3. The project must include provisions for the operation, maintenance, and eventual replacement and/or removal of the package treatment plant; and
4. The project must include a financing program that ensures the long term costs for design, construction, operation and maintenance of the plant is fully paid by private sources.

Policy PSF 1-27: Ensure future septic systems are designed and located to protect waterways and agricultural lands.

Action PSF 1-L: Amend the County Code to include septic and leach field setbacks from natural waterways. This setback should be a minimum 100 feet from perennial and intermittent streams, seasonal water bodies and natural bodies of standing water. Exceptions may be made if the project involves the repair of an existing system or the system is properly engineered and approved by the Public Health Director.

Action PSF 1-M: Investigate the feasibility of creating a Joint Powers Authority to assist municipal wastewater providers within the County in leveraging resources and securing funding for system improvements.

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***Action PSF 1-N:** Update County permitting requirements to include requirements and performance standards for small package wastewater systems to serve existing communities, such as College City. Include requirements to ensure availability of long-term funding mechanisms that provides adequate long-term operation and maintenance of such systems.*

***Action PSF 1-O:** Monitor ongoing changes and updates to State regulations for septic systems developed by the State Regional Water Quality Control Board, as required by AB 885, and periodically update the County Code to reflect applicable changes in regulations.*

***Action PSF 1-P:** Update the County Code to revise the septic system permit process to include site-specific evaluation criteria and construction performance standards. Standards will include measures to protect the water supply and public health, including appropriate densities to ensure that effluent from separate parcels is not combining or resulting in an adverse cumulative effect or impacts to groundwater associated with septic seepage. At the preliminary review stage, projects shall demonstrate to the satisfaction of the County Department of Environmental Health, feasibility to accommodate a septic system that meets all applicable water quality standards.*

Goal PSF-2: Ensure safe, convenient and environmentally responsible waste disposal and recycling services throughout the County.

Objective PSF-2A: Reduce the Illegal Dumping of Waste on Public and Private Lands

Policy PSF 2-1: Provide public education and outreach to inform residents and businesses of available resources for safe and legal disposal of solid waste and hazardous materials.

Policy PSF 2-2: Identify public lands that have experienced problems with illegal dumping and explore opportunities to conduct clean-up efforts in these areas.

Policy PSF 2-3: Continue to implement and enforce Chapter 32: Solid Waste Management, of the Colusa County Municipal Code.

***Action PSF 2-A:** Distribute public education materials regarding the proper handling and disposal of household hazardous waste, opportunities for recycling and composting, and resources for solid waste disposal available to County residents and businesses.*

***Action PSF 2-B:** Develop programs to reduce illegal dumping, particularly in environmentally sensitive public areas near creeks and rivers.*

***Action PSF 2-C:** Evaluate the feasibility of establishing solid waste transfer and or processing facilities in other areas of the County, such as in Arbuckle.*

***Action PSF 2-D:** Coordinate with the County Resource Conservation District to pursue available grants from agencies such as CalRecycle to fund cleanup efforts from illegal dumping on privately owned agricultural lands.*

Objective PSF-2B: *Reduce Sources of Hazardous Materials and Substances*

Policy PSF 2-4: Continue to implement and expand the County's Home Generated Sharps Disposal Program, which provides facilities for the safe disposal of home generated needles and syringes.

Policy PSF 2-5: Support the continued operation of household hazardous waste material drop-off facilities.

Action PSF 2-E: Provide for the free disposal of household hazardous waste as funding is available.

Objective PSF-2C: *Provide Adequate Solid Waste Disposal Services and Increase Recycling and Reuse among Residents, Businesses and Public Agencies*

Policy PSF 2-6: Encourage the salvage, re-use and/or recycling of demolition and construction material on all construction sites and encourage the re-use of salvage material in project construction.

Policy PSF 2-7: The County shall meet or exceed State mandated waste diversion requirements.

Policy PSF 2-8: Encourage agricultural waste diversion practices by the farming industry.

Policy PSF 2-9: County operations shall use recycled materials whenever feasible.

Policy PSF 2-10: Public buildings shall include facilities for the storage and disposal of recyclable materials.

Policy PSF 2-11: Support programs that re-use recycled materials and solid waste, such as the use of waste for bio-mass or bio-fuels for energy production.

Policy PSF 2-12: Provide adequate waste disposal, recycling and reuse services, including programs that improve public access to solid waste collection and recycling facilities.

Policy PSF 2-13: Collaborate with waste/recycling haulers to expand collection and recycling services.

Action PSF 2-F: Review with waste haulers the feasibility of establishing an expanded curbside pickup program to periodically pick up household hazardous waste and bulky items.

Action PSF 2-G: Establish a County-wide procurement process that favors the purchase of recycled products and/or materials that contain recycled materials.

Action PSF 2-H: Develop a program to encourage farms and other businesses to:

- 1. Establish a program that encourages diversion of agricultural waste through recycling, or reuse, such as use of natural resource byproducts like rice stubble, straw, manures, and cannery waste as soil amendments, fertilizers or fuel for biomass cogeneration facilities.*

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2. *Expand diversion rates of businesses through reuse and recycling efforts including proper recycling and hazardous waste disposal techniques.*
3. *Increase the use of recycled and green materials in the processing and production cycle.*
4. *Reduce the use of packing materials.*

Goal PSF-3: Maintain adequate and efficient fire protection, emergency medical response, and law enforcement services for existing and new communities.

Objective PSF-3A: Ensure Public Protection and Safety

Policy PSF 3-1: Support the continued use of automatic and/or mutual aid agreements between Rural Fire Protection Districts, City Fire Departments, the California Department of Forestry (CalFire), and the U.S. Forest Service and other emergency medical service providers.

Policy PSF 3-2: Support the expansion of volunteer fire services, particularly in remote areas of western Colusa County.

Policy PSF 3-3: Continue to coordinate fire protection services with the planning and development review process.

Policy PSF 3-4: Promote more effective and efficient use of existing emergency and medical response services by emphasizing an integrated countywide response system.

Policy PSD 3-5: Support fire protection district efforts to achieve, maintain, and improve an overall fire insurance (ISO) rating of Rural 7 throughout the unincorporated communities.

Policy PSF 3-6: Ensure that the construction of fire facilities, staffing, and delivery of services keeps pace with new development and growth.

Policy PSF 3-7: Work with each community to upgrade its water system to provide adequate water pressure for sprinklers and fire response.

Action PSF 3-A: Incorporate fire safety measures into the design, construction and improvement of County roadways, such as emergency vehicle turnouts and staging areas.

Action PSF 3-B: Amend the County Code to provide fire safe measures in new development, particularly in high fire hazard areas, including the use of fire safe building materials, fire resistant landscaping, water storage tanks, clear spaces and fire breaks, and supplemental fire suppression equipment.

Action PSF 3-C: Amend the County Code to require incorporation of fire-resistant standards for reconstruction and/or substantial addition projects in high fire hazard areas.

Action PSF 3-D: Continue to implement and regularly update countywide emergency operation plans to reduce or eliminate long-term risk to life and property from natural or human-made emergencies and disasters.

Action PSF 3-E: Plan for the continued function of essential facilities following a major disaster to facilitate post-disaster response.

Objective PSF-3B: Maintain Adequate and Efficient Law Enforcement Services

Policy PSF 3-8: Provide adequate law enforcement staffing and facilities to serve existing residents and planned communities.

Policy PSF 3-9: Support the use of volunteer law enforcement services.

Policy PSF 3-10: Support citizen efforts to strengthen and expand neighborhood watch programs.

Policy PSF 3-11: Support the use of private security firms to patrol commercial and industrial areas.

Policy PSF 3-12: Encourage the incorporation of crime prevention measures into the design of new development and retrofit of existing development. Such measures may include security lighting, fencing, maximizing visibility, access control, and other appropriate measures.

Policy PSF 3-13: Coordinate with the California Highway Patrol to assist with traffic enforcement services on County roadways.

Policy PSF 3-14: Support programs that target youth violence and substance abuse.

Policy PSF 3-15: Ensure that the construction of law enforcement facilities, staffing, and delivery of services keeps pace with new development and growth.

Action PSF 3-F: Amend the County Code to develop standards for crime prevention and surveillance measures and programs into the design of new development and retrofit into existing development. Such measures may include security lighting, fencing, site planning to provide improved surveillance/visibility and access control.

Action PSF 3-G: Engage law enforcement officials during the review of land use and development projects.

Goal PSF-4: Provide community and utility services, including schools, libraries, and museums, that enhance the quality of life and desirability of the County's communities.

Objective PSF-4A: Support Quality Schools, Educational Facilities, and Educational Opportunities to Serve the Growing Needs of Current and Future Residents

Policy PSF 4-1: Encourage the use of development agreements to pay for new school facilities and expansions to meet the demand generated by new development.

Policy PSF 4-2: Include school districts in the development review process for new residential development projects to identify potential impacts to school services and facilities.

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Policy PSF 4-3: Provide information to school districts regarding population growth projections and planned development patterns to assist in planning efforts for school facilities.

Policy PSF 4-4: Identify appropriate locations for school sites within unincorporated communities, in consultation with the local school district. Future schools should be located on sites that are easily accessible to cars, bicycles, and pedestrians, and should be located within the residential areas that they serve.

Policy PSF 4-5: Promote the sharing of resources between small town schools so that programs which are infeasible at a local school due to low enrollment may be made available to County students at schools or facilities in a nearby community.

Policy PSF 4-6-: Encourage the location of community colleges and technical/vocational training academies in the County.

Policy PSF 4-7: Support efforts to provide continuing adult education programs.

Policy PSF 4-8: Support programs and public improvements that allow children to safely walk or bicycle to school.

Action PSF 4-A: As part of the development review process, consult with school districts in the County to ensure that adequate school sites are provided and that affected schools will have adequate capacity to serve new development.

Action PSF 4-B: Work with school and recreation districts to identify and accommodate joint use school and park facilities

Action PSF 4-C: Collaborate with school districts in the planning and development of sidewalks and trails for safe walking and bicycling to schools.

Objective PSF-4B: Provide Library Services to Meet the Evolving Educational and Social Needs of County Communities

Policy PSF 4-9: Locate new libraries in easily accessible downtown areas close to community services to keep the community center as the main focal point for activity and culture.

Policy PSF 4-10: Invest in new equipment and facilities for libraries based on both current and projected needs.

Policy PSF 4-11: Encourage private donations and support State funding for library operations, maintenance, renovation, equipment and resource acquisition, as well as new construction.

Policy PSF 4-12: Promote the library's role as a central community gathering place.

Action PSF 4-D: Identify partnership opportunities between municipalities, other agencies and library support organizations to expand library facilities, resources and services.

Action PSF 4-E: Pursue joint-use agreements with schools, social service agencies, cultural institutions, and other community organizations to extend library and other public services to populations that may otherwise not be served.

Action PSF 4-F: Design libraries to include space for meeting rooms and other uses that support the use of the library as a community gathering place.

Objective PSF-4C: *Expand Utility and Telecommunications Infrastructure to Serve all Developed Areas of the County*

Policy PSF 4-13: Encourage new public utilities to utilize existing infrastructure corridors and rights-of-way, such as abandoned rail lines and existing roadways.

Policy PSF 4-14: Encourage expanded coverage and enhanced service for communications technology, such as mobile connectivity, high-speed wireless internet access, and emergency communication systems, in underserved areas of the County.

Policy PSF 4-15: New utility transmission lines should be undergrounded to the greatest extent feasible.

Policy PSF 4-16: Increase the availability and reliability of electrical and communication utilities in underserved communities and rural areas.

Policy PSF 4-17: Support the use of sustainable and renewable energy sources to power infrastructure, homes, businesses and agriculture.

Action PSF 4-G: Amend the Zoning Ordinance to include development, siting, and design standards for new telecommunications facilities, power plants, and transmission facilities.

Action PSF 4-H: Streamline the building and planning permit process to encourage the development of telecommunications systems, particularly in underserved communities, and to require new developments to provide wiring and connections to support current and emerging technologies.

Action PSF 4-I: Amend the Zoning Ordinance to require undergrounding of utilities for new development to the greatest extent feasible.

Action PSF 4-J: Amend the County Code to require telecommunication facilities, such as cell towers and underground utility trenches, to provide space for County emergency communication facilities.

Goal PSF-5: Provide responsive, cost effective and high quality government services and facilities to County residents and businesses.

Policy PSF 5-1: Design, construct, and operate new County facilities to be environmentally sustainable and beneficial to the community.

Policy PSF 5-2: Select government facilities should be located in satellite service centers when community populations reach appropriate thresholds for government services to be provided within the community.

Policy PSF 5-3: Encourage the development of governmental and civic facilities that can accommodate multiple uses.

Policy PSF 5-4: Ensure that fees and assessments used to fund public facilities and services are paid for by those who derive benefit, and are reviewed and updated on a regular basis to reflect the true cost of providing services.

Policy PSF 5-5: Locate new civic facilities, such as government administrative facilities, close to community services in downtown areas or community centers in order to continue supporting the community center as the main focal point for activity and culture.

Policy PSF 5-6: Support consolidation of special districts and/or responsibilities where increases in efficient public services are feasible and redundancy is eliminated.

Policy PSF 5-7: The Department of Planning and Building and the Department of Public Works should coordinate with LAFCO during the preparation of Municipal Service Reviews and Sphere of Influence Updates to address coordinated public service and infrastructure planning.

Action PSF 5-A: Maintain and update a Capital Improvement Program with a countywide development impact fee system to defray the cost of developing public facilities.

12. SAFETY ELEMENT



This Safety Element addresses a range of natural and human-caused hazards that may pose a risk to life and property in Colusa County. The inclusion of this Safety Element in the General Plan is required by State law. This Element includes goals, objectives, policies and action items to protect County residents and land uses from hazards, and includes the following topics:

- Emergency Response and Disaster Preparedness
- Seismic and Geologic Hazards
- Flooding Hazards and Flood Protection
- Dam Inundation
- Fire Hazards
- Hazardous Materials
- Airport Hazards

Additional background information related to these topics is located in the Colusa County General Plan Background Report.

Goal SA-1: Ensure the safety of County residents, businesses, and visitors from hazardous conditions, including natural catastrophes and human-caused emergencies.

Objective SA 1-A: Ensure that Colusa County is Prepared to Provide an Organized Response to Natural and Human-Caused Emergencies.

Policy SA 1-1: Ensure that during natural catastrophes and emergency situations, the County can continue to provide essential emergency services.

Policy SA 1-2: Update emergency management and response plans regularly to improve emergency response for all areas of the County.

Policy SA 1-3: Keep emergency access routes free of traffic impediments.

Policy SA 1-4: Coordinate with the California Emergency Management Agency to ensure coordinated local and state-level responses in the event of an emergency.

Policy SA 1-5: Ensure that all areas of the County are accessible to emergency response providers.

Policy SA 1-6: Site locations for new emergency response facilities such as sheriff's stations, fire stations in areas that are not subject to high levels of risk from flooding, wildland fires, or seismic effects.

Advanced emergency planning and preparedness can greatly assist in responding to natural disasters such as earthquakes, fires and floods, as well as human-caused disasters such as hazardous materials releases.

Action SA 1-A: Every three to five years, review and update coordinated emergency response plans collaboratively with agencies that provide services for police protection, fire, public works, flood control, and other emergency services. Plans should include information regarding emergency access routes for major flood or fire events, measures to ensure adequate access for emergency vehicles on designated emergency routes, and the location of emergency shelters and evacuation areas.

Action SA 1-B: Periodically review, maintain and repair County roadways and emergency access routes and provide signage, where necessary, to clearly identify emergency access routes.

Action SA 1-C: Seek funding from State, Federal, and other sources to assist in emergency management planning, including community education and outreach describing public procedures and evacuation routes in the event of an emergency or natural disaster.

Action SA 1-D: Annually update the emergency contact list and emergency response information on the County's website. The information should include emergency access routes, evacuation center locations, available emergency resources and contact information for emergency responders.

***Action SA 1-E:** Locate new important community safety facilities, such as hospitals, health care centers, emergency shelters, fire and police stations, and central communication centers outside of identified flood, geologic and fire hazard areas.*

Objective SA 1-B: *Ensure that Planning and Development Procedures Identify and Mitigate Potential Hazards*

Policy SA 1-7: Permit development only in areas where the potential danger to the health and safety of people and property can be mitigated to an acceptable level.

Policy SA 1-8: Designate areas with a potential for significant hazardous conditions for low intensity uses that do not attract significant numbers of residents, visitors, or employees.

Policy SA 1-9: Except as otherwise allowed by Federal or State law, require new buildings intended for human use to be designed in compliance with the latest edition of the California Building Standards Code, California Fire Code, and other adopted standards based on potential risks.

Policy SA 1-10: Promote awareness among residents and businesses regarding possible natural hazards, including earthquakes, flooding, fire hazards, and emergency procedures.

Policy SA 1-11: Promote public safety programs, including neighborhood watch programs, child identification and fingerprinting, public awareness and prevention of fire hazards, and other health and safety public education efforts.

Policy SA 1-12: Require, where feasible, new road networks (public and private) to provide adequate access for emergency equipment and provide alternate routes for evacuation

Policy SA 1-13: Require site investigations in areas planned for new development to determine susceptibility to landslides, subsidence/settlement, contamination, fire, and/or flooding.

Objective SA 1-C: *Reduce Risks to Human Life and Property from Seismic and Geological Hazards*

Policy SA 1-14: Require new land development proposals to avoid unreasonable exposure to geologic hazards, including earthquake damage, subsidence, liquefaction and expansive soils.

Policy SA 1-15: All development and construction proposals shall be reviewed by the County to ensure conformance with applicable building standards.

Policy SA 1-16: No development shall take place on or immediately adjacent to an existing landslide unless a geotechnical investigation has been performed and mitigation measures to reduce risks have been implemented. This investigation shall define slide activity and slide limits, and contain specific recommendations regarding avoidance, removal or repair.

Seismic and geologic hazards in Colusa County include those related to earthquakes, steep slopes and landslides, erosion, and soil subsidence. Detailed background materials related to these topics are located in Section 4.1 of the Colusa County General Plan Background Report.

Policy SA 1-17: Limit construction and grading on slopes in excess of 30 percent.

Policy SA 1-18: Permit development on soils sensitive to seismic activity only after adequate site analysis, including appropriate siting, design of structure, and foundation integrity.

Policy SA 1-19: Address seismic standards of dam safety, including those promulgated by the State Division of Safety of Dams, for all new and existing dam structures.

Policy SA 1-20: Geotechnical investigations shall be completed prior to approval of any schools, hospitals, fire stations, and sheriff stations, as a means to ensure that these critical facilities are constructed in a way that mitigates site-specific seismic and/or geological hazards.

Policy SA 1-21: All projects subject to CEQA review shall address seismic safety issues and provide adequate mitigation for existing and potential hazards identified.

Action SA 1-F: The County shall rely upon the most current and comprehensive geological hazard mapping available in the evaluation of potential seismic and geologic hazards associated with proposed new development.

Action SA-1-G: Maintain a map showing the general location of existing landslides for reference by development applicants. Note: The identification of the location of a landslide relative to a proposed development and the preparation of any geotechnical report shall be the responsibility of the development applicant.

Action SA 1-H: Require a geotechnical analysis for construction in areas with potential geological hazards and require that recommendations from the geotechnical analysis are incorporated into the project's design and engineering.

Action SA 1-I: The County shall seek State and Federal financial assistance to fund seismic upgrades and safety measures for existing County buildings and structures.

Action SA 1-J: Annually review revisions to the California Building Standards Code (CBSC) and consider adoption of updates to the CBSC that include new or revised measures to avoid or reduce the potential for damage to structures and facilities caused by groundshaking and other geologic hazards.

Action SA 1-K: Update the County's development project application materials to require new development projects to submit a preliminary geotechnical investigation. The preliminary geotechnical investigation shall:

- a. Identify potential geologic issues, including potential hazards associated with unstable soils (soils with moderate to severe potential for erosion, shrink-swell, or expansiveness) or underlying geology, and potential hazards associated with steep slopes; and*
- b. Identify appropriate mitigation measures to ensure the safety of future users of the project site. In areas where hillside slope is at or around 30 percent, the mitigation measures shall include the layout of proposed improvements including roadways and structures to allow for enough adjacent useable space to help ensure that all cut and fill slopes would be no steeper than "2" feet horizontal to "1" foot vertical.*

All slopes should also be properly keyed in accordance to the California Building Standards Code. Also, characteristics of cut/fill areas to be located on tops and sides of hills should be designed by a professional engineer. This condition implies that use of a soils engineering report during the design of the project grading plan would be necessary to help ensure the project's design is compatible with the engineering characteristics of underlying soils.

Action SA 1-L: Update Section 9-2 of the Colusa County Code to require compliance with the County's grading review and permitting provisions for all projects of one or more acres.

Objective SA 1-D: Take Appropriate Steps to Reduce the Risks to Life, Property, and Public Services Associated with Flooding.

Policy SA 1-22: Maintain designated floodways as open space and limit uses to low intensity uses such as agriculture, passive recreation, preservation of vegetation and wildlife habitat, and scenery; provided such uses do not impede floodwaters or pose a threat to public safety.

Policy SA 1-23: Support and participate in planning efforts undertaken at the regional, state and federal level to improve flood management facilities throughout the County, particularly along the banks of the Sacramento River.

Much of the eastern areas of Colusa County, between the Sacramento River and the Interstate 5 corridor, are within the FEMA designated 100-year floodplain (Figure SA-1). The 100-year floodplain in Colusa County affects portions of the City of Colusa, the City of Williams, Arbuckle, Maxwell, Princeton and Grimes. Detailed background materials related to this topic, are located in Section 4.3 of the Colusa County General Plan Background Report.

Policy SA 1-24: Monitor and participate in efforts currently underway by the Central Valley Flood Protection Board for preparation of the Central Valley Flood Protection Plan (CVFPP).

Policy SA 1-25: Support and encourage the efforts of public agencies and private landowners to maintain and improve existing flood management facilities.

Policy SA 1-26: Provide ongoing maintenance of bridges, culverts, railroad trestle structures, and other flood control and storm water conveyance infrastructure to provide for adequate storm water flows.

Policy SA 1-27: Maintain adequate lands that can be used for groundwater recharge and storm water management. These lands may include parcels designated Agriculture General (AG), Designated Floodway (DF), and Resource Conservation (RC).

Policy SA 1-28: Coordinate with the cities of Colusa and Williams to develop a Flood Emergency Plan. This may be included as a subcomponent of a County-wide Emergency

Management Plan.

Policy SA 1-29: Require new development projects to demonstrate how storm water runoff will be detained or retained on-site and/or conveyed to the nearest drainage facility as part of the development review process. Project applicants shall demonstrate that project implementation would not result in increases in the peak flow runoff to adjacent lands or drainage facilities.

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Policy SA 1-30: Ensure that construction activities will not result in adverse impacts to existing flood control and drainage structures.

Policy SA 1-31: Require project proponents to pay their fair share for construction of off-site drainage or flood control infrastructure improvements necessitated by their projects.

Policy SA 1-32: For properties located within a flood hazard zone, as identified on the most recent FEMA 100-year floodplain map or identified by the California Department of Water Resources, the County shall not enter into a development agreement, approve any discretionary entitlement, tentative parcel map, parcel map, final map, or any ministerial permit that would result in the construction of a new residence unless flood protection findings consistent with the requirements of California Government Code Sections 65865.5, 65962, 66474.5 can be made and documented.

Policy SA 1-33: Monitor ongoing efforts by FEMA and the California Department of Water Resources to update flood hazard maps within Colusa County.

Policy SA 1-34: Require new structures to be located outside of the 100-year floodplain to the greatest extent feasible. Exceptions may be made for agricultural structures that would not significantly impede flood waters or result in significant water quality impacts during a storm event.

Policy SA 1-35: Encourage and accommodate multi-benefit flood control projects that incorporate recreation, resource conservation, preservation of natural riparian habitat, and scenic values of the County's streams, creeks and lakes. Where appropriate and feasible, the County shall also encourage the use of flood and/or stormwater retention facilities for use as groundwater recharge facilities.

Policy SA 1-36: Encourage flood control measures that respect natural drainage features, vegetation and natural waterways, while still providing for adequate flood control and protection.

Policy SA 1-37: Require a minimum of 100-year flood protection for new construction, and strive to achieve 200-year flood protection for unincorporated communities.

Policy SA 1-38: Require adequate all-weather access to new development located within a flood zone.

Action SA 1-M: *Develop a Drainage Master Plan that addresses the following, at a minimum:*

- a. Storm water and drainage improvements for each community that are needed to accommodate planned growth;*
- b. Standards for agricultural operations to ensure that on-site activities do not result in adverse off-site flooding and drainage impacts;*
- c. Standards for on- and off-site stormwater and flooding improvements to ensure no adverse impacts to adjacent or nearby properties;*

- d. *Coordination with irrigation districts, cities and other flood control agencies throughout the County to develop uniform standards for irrigation and storm water conveyance infrastructure; and,*
- e. *Standard measures to be used by new development to address localized flooding impacts.*

Action SA 1-N: *Develop a Flood Master Plan that addresses the following, at a minimum:*

- a. *Identification of areas for stream channel or flood control conveyance system enlargement and/or stabilization;*
- b. *Areas for floodwater detention and water quality preservation;*
- c. *Crossing improvements;*
- d. *Operation, maintenance and funding of flood control facilities; and*
- e. *Emergency preparedness for flooding events.*

Action SA 1-O: *Develop a public flooding awareness program that:*

- a. *Informs the public about the specific risks of living in areas at risk of flooding;*
- b. *Notifies landowners and tenants of their property's flood designation status;*
- c. *Provides information on steps that property owners can take to reduce their exposure to flood damages;*
- d. *Encourages landowners within the 100- and 200- year floodplain, and/or within areas protected by levees, to purchase and maintain flood insurance;*
- e. *Provides information regarding evacuation plans, flood protection programs, local flood protection agencies, and other relevant information; and*
- f. *Informs property owners of potential changes in flood insurance requirements and rates as a result of future changes to designated flood hazard areas.*

Action SA 1-P: *Annually review areas subject to flooding, levee failure, and dam inundation, including any relevant information developed by FEMA, the California Department of Water Resources, and other agencies, and update County-wide flood risk maps accordingly in compliance with AB 162.*

Action SA 1-Q: *During preparation of the Capital Improvement Program, review the conditions of bridges, culverts, railroad trestle structures, and other flood control and storm water conveyance infrastructure and include necessary improvements on the CIP to ensure safety of persons in the County and adequate conveyance of flood waters.*

Action SA 1-R: *In accordance with California Government Code Sections 65302.9 and 65860.1, once the Central Valley Flood Protection Plan (CVFPP) has been adopted, the County shall review, and if necessary, amend the Safety Element of the General Plan and*

12. SAFETY ELEMENT

the Zoning Ordinance, to ensure that these documents are consistent with the requirements of the CVFPP. Adoption of the CVFPP is anticipated to occur in July 2012.

Action SA 1-S: Seek State and Federal funding for improvements to existing flood control and drainage infrastructure.

Action SA 1-T: Review the County Code, including Chapter 33- Flood Damage Prevention, and revise as necessary to ensure that development standards are consistent with the requirements of state law, including Government Code Section 65007. Development and building standards shall require the following:

- a. New structures proposed for location within the 100-year floodplain shall be elevated one (1) foot or more above the 100-year flood elevation.*
- b. Within urban, or urbanizing areas, as defined in California Government Code Section 65007, the lowest floor of any new construction or substantial improvements to existing structures shall be elevated a minimum of one (1) foot above the 200-year flood elevation.*
- c. New construction in the 100-year floodplain shall be designed and constructed so that they do not contribute to cumulative flooding problems that could pose a hazard to surrounding landowners or the public.*
- d. Discourage extensive areas of impermeable surfaces and promote the use of permeable materials for surfaces such as driveways and parking lots.*
- e. Ensure new development within areas prone to flooding include all-weather access roads or other measures to ensure access during a flood event.*

Action SA 1-U: Review the Safety Element concurrently with the periodically updated Housing Element to update any new information regarding floodplain mapping and/or regulations to ensure consistency with Federal and State requirements.

Objective SA 1-E: Strive to Maintain an Adequate System of Levees that Provide Flood Protection to Areas Throughout the County.

Policy SA 1-39: Support coordinated efforts to maintain levees along the Sacramento River and adjacent to canals and waterways throughout the County.

Policy SA 1-40: Support the efforts of levee owners and agencies to redesign and repair levees that do not meet flood protection standards in compliance with adopted State and/or Federal standards.

Policy SA 1-41: Require new development proposals in levee inundation areas to conduct an analysis of risk from failure of levees.

Action SA 1-V: Ensure that the construction of new levees or improvements made to existing levees will not adversely divert flood waters or increase flooding in other sensitive locations.

Action SA 1-W: Ensure that the construction of new levees or improvements made to existing levees do not impede the delivery of water supplies used for domestic or agricultural purposes.

Action SA 1-X: Support the efforts of levee maintenance districts with efforts to secure State and Federal funding for geotechnical studies of levees and implementation of associated improvements.

Objective SA-1F: Reduce Risks to Life and Property from Dam Inundation

Policy SA 1-42: Require new development proposals in dam inundation areas, as identified in Background Report Figure 4.3-2 or the most current available mapping, to consider risks from failure of these dams.

Action SA 1-Y: Address emergency evacuation and disaster preparedness in the event of dam failure as part of the emergency response planning efforts identified in Actions SA 1-A and SA 1-B.

Five dams could cause damage in Colusa County if they were to fail: Lake Oroville, Lake Shasta, Whiskeytown Lake, Black Butte Lake and East Park Reservoir. A major earthquake centered close to a dam would be the most likely cause of failure.

Objective SA 1-G: Minimize Risks to Human Life and Property from Fire in both Developed and Undeveloped Areas of the County

Policy SA 1-43: Reduce potential fire hazards through management and conservation of forested lands and fuel management in wildland areas.

Policy SA 1-44: Facilitate clear and organized communication and coordination between County departments and fire protection agencies.

Wildfires are a potential hazard to development and land uses located in the foothill and mountain areas.. The grassland, chaparral, woodland, and forest vegetation in areas of Colusa County, coupled with hot, dry summers, present extreme fire hazards during critical fire periods

Policy SA 1-45: Require identification of an adequate water source and supply system, including adequate fire flows, prior to development in very high, high or moderate Fire Hazard Severity Zones. Major industrial and other large-scale developments may be required to provide and maintain water storage facilities to ensure adequate water supply.

Policy SA 1-46: Require new residential developments to demonstrate adequate fire flow availability (water pressure and water quantity) prior to project approval.

Policy SA 1-47: Development projects adjacent to significant wildland, forest, or open space areas with high fuel loads shall prepare and implement wildland fire management plans.

Action SA 1-Z: Revise the Development Standards to require fire protection methods, including fuels management and adequate water supply, for new development and expansion projects in areas of high and very high Fire Hazard Severity Zones, as shown in

12. SAFETY ELEMENT

Figure 4.2-1 of the Background Report. Fire protection methods may consist of the establishment of “defensible space” around structures, using fire resistant ground cover, building with fire-resistant roofing materials, fuel load reductions, and other appropriate measures.

Action SA 1-AA: *Revise the County’s road standards to require new public roads in high and very high Fire Hazards Severity Zones to be of sufficient grade, radius and width to allow access by fire-fighting vehicles. The applicable fire protection agency shall be consulted as part of the development review process regarding fire protection and the design of new roads in these Fire Hazard Severity Zones.*

Action SA 1-BB: *Consult with the applicable fire protection agency during the review of development applications for projects within high and very high Fire Hazard Severity Zones.*

Action SA 1-CC: *Implement state recommendations for fire prevention in Fire Hazard Severity Zones.*

Action SA 1-DD: *Create a public outreach and awareness program to promote the development of “defensible space” around structures using areas free of fuel loads, fire resistant landscaping and fire resistant building materials.*

Objective SA-1H: Minimize Risks to Residents and the Environment from Hazardous Materials and Waste

Policy SA 1-48: Require businesses and agricultural operations to comply with all applicable local, state and federal regulations regarding the use, transport, storage and disposal of hazardous waste and hazardous materials.

Policy SA 1-49: Utilize the development review process to reduce the risk of community exposure to hazardous materials.

Policy SA 1-50: Require proponents of projects that would involve the use, storage, transport or disposal of hazardous materials or hazardous waste to demonstrate full compliance with all applicable local, state and federal regulations related to hazardous materials and waste. Any significant adverse environmental impacts associated with exposure to hazardous materials should be mitigated to a less than significant impact prior to approval of the project.

Policy SA 1-51: Encourage farming practices that utilize non-hazardous materials for fertilizers and pesticides.

Policy SA 1-52: Agricultural crop dusting operations shall not occur during periods of high wind.

Action SA 1-EE: *Require new residential development and development of uses that include sensitive receptors, to be located a safe distance from existing and planned sources of hazardous materials associated with industrial and agricultural operations. Sensitive receptors include schools, hospitals, nursing/convalescent homes, day care centers, and neighborhood parks.*

Action SA 1-FF: *New development and redevelopment in areas previously used for agricultural, commercial or industrial uses shall be required to demonstrate that soils,*

groundwater and structures affected by hazardous materials associated with previous land use activities will not pose a threat or health risk to the new development, future land users, or the environment. Project proponents shall be required to complete a Phase I Environmental Site Assessment (ESA) that meets the requirements and standards of the American Society for Testing and Materials (ASTM) prior to project approval on lands where there is a risk of exposure to hazardous materials or substances and to complete a Phase II ESA if necessary.

Action SA 1-GG: *Support the creation of a public information program regarding the safe disposal of household hazardous wastes, such as motor oil, used appliances containing mercury or Freon, fluorescent light bulbs, batteries, and medical waste such as used syringes.*

Objective SA-1I: Protect Lives and Property from Hazards Associated with Airport Operations

Policy SA 1-53: Ensure that land uses within the vicinity of airports and airstrips are compatible with airport restrictions and operations.

Land uses surrounding airports and airstrips can result in hazards to aircraft as well as hazards to persons on the ground associated with aircraft accidents and community exposure to noise.

Policy SA 1-54: Ensure that all development proposals in the vicinity of the Colusa County Airport are consistent with the restrictions and requirements contained in the Colusa Airport Comprehensive Land Use Plan (CLUP).

Policy SA 1-55: The County shall ensure that new development proposals do not result in encroachments into future airport expansion areas and do not result in adverse economic impacts to airport operations.

Policy SA 1-56: Work cooperatively with the Airport Land Use Commission to ensure continued airport operations in a safe and cost-effective manner, consistent with the public's needs and Federal Aviation Authority regulations.

Action SA 1-HH: *As part of the development review process, new development and expansion proposals near the Colusa County airport and public and private airstrips shall be:*

- a. *Reviewed for consistency with setbacks, land use restrictions, and height as determined by the Federal Aviation Administration (FAA) and the Colusa County Airport Land Use Commission;*
- b. *Provided to the Airport Land Use Commission for Review.*

Action SA 1-II: *As part of future planning efforts, the Department of Planning and Building shall review and provide input into updates to the Comprehensive Airport Land Use Plan to ensure that new development within the Colusa County Airport Safety Zone is compatible with existing airport operations, and that any changes or improvements to the airport facility or operations are compatible with land uses within this zone.*

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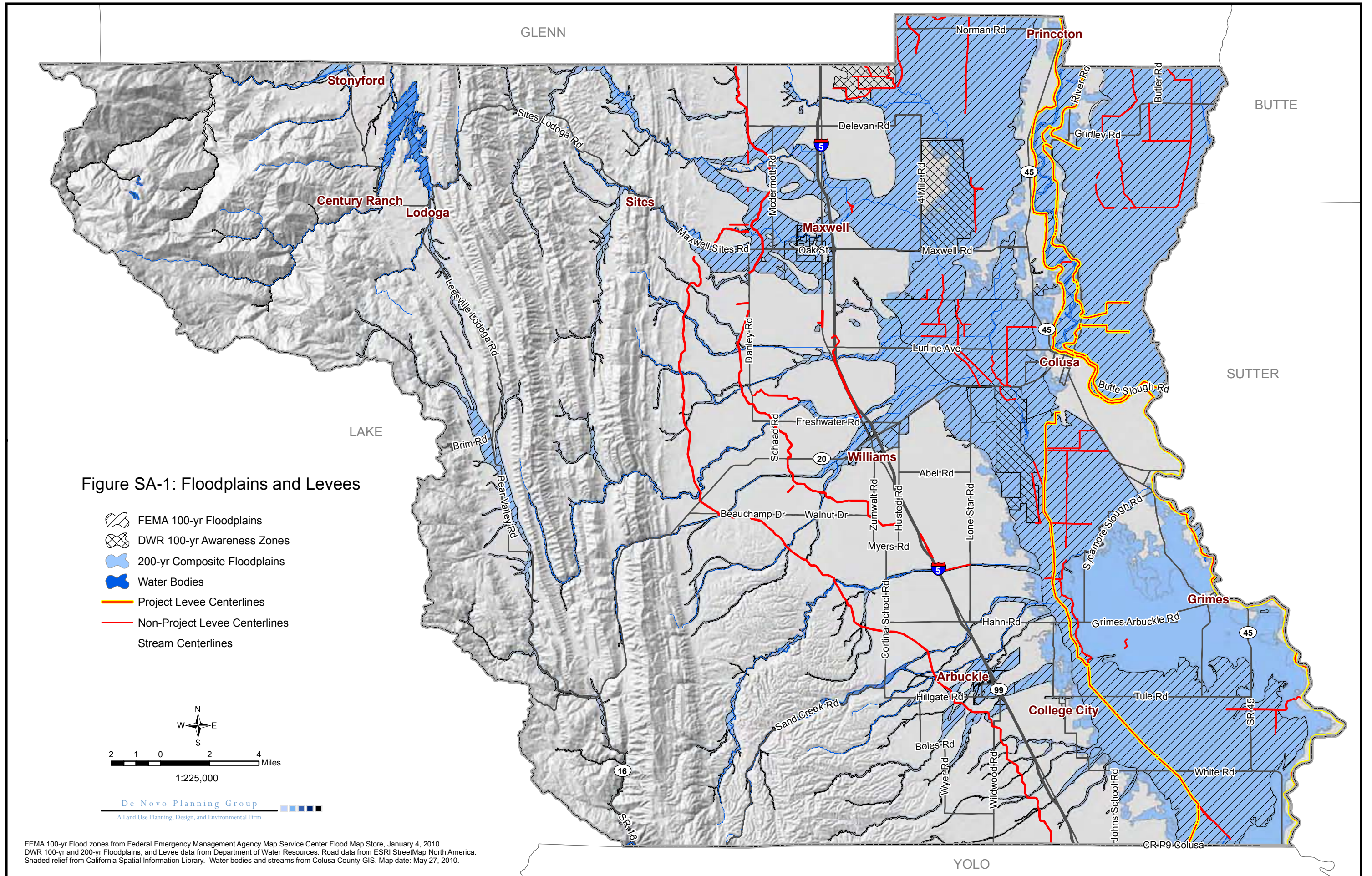







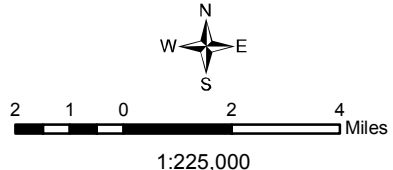


Figure SA-1: Floodplains and Levees

-  FEMA 100-yr Floodplains
-  DWR 100-yr Awareness Zones
-  200-yr Composite Floodplains
-  Water Bodies
-  Project Levee Centerlines
-  Non-Project Levee Centerlines
-  Stream Centerlines



De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm

FEMA 100-yr Flood zones from Federal Emergency Management Agency Map Service Center Flood Map Store, January 4, 2010. DWR 100-yr and 200-yr Floodplains, and Levee data from Department of Water Resources. Road data from ESRI StreetMap North America. Shaded relief from California Spatial Information Library. Water bodies and streams from Colusa County GIS. Map date: May 27, 2010.

13. IMPLEMENTATION ELEMENT

For the General Plan to serve as an effective guide to achieving the County's vision for its future, it must be implemented and administered. The General Plan includes a number of "Action" items that provide direction for how the County will implement the goals, objectives, and policies within the body of the General Plan. In general, actions are spread throughout each of the elements, appearing immediately after the corresponding objective and policies.

Government Code Section 65400(a)(1) requires the County's planning agency (County of Colusa Department of Planning and Building) to make recommendations to the Board of Supervisors that identify reasonable and practical means for implementation of the General Plan. The County Department of Planning and Building is also required to provide an annual report to the Board of Supervisors, the State Office of Planning and Research (State Clearinghouse), and the State Department of Housing and Community Development that includes the status of the General Plan, the County's progress in the implementation of the General Plan, and the County's progress in meeting its allocation of regional housing needs and removing governmental constraints to the maintenance, improvement, and development of housing. Table 1: General Plan Implementation is intended to serve as a tool for tracking implementation of the General Plan and preparing the annual report, as Table 1 identifies the general timing for the implementation of each action, the Department responsible for the action's implementation, and the status of the action.

For each of the actions listed below, the letters "A", "B", or "C", refer to a relative priority for implementation. More specifically, the letter A implies that the action will be implemented in the relatively short-term (most likely, 1 to 5 years). The letter B similarly implies a somewhat longer-term implementation, approximately 5 to 10 years. An Action accompanied by the letter C indicates a longer-term implementation schedule, keeping in mind that the planning horizon for this document is the Year 2030. In other cases, the reader may notice the use of the term "ongoing" which refers to actions already being undertaken by the County or those that are expected to continue on either a periodic or perpetual basis. The party or parties that are primarily responsible for implementing each action, whether a specific County department or, in some cases, an outside agency, are also indicated where applicable.

The reader should keep some caveats in mind regarding the implementation schedule. One is that many of these actions will require both staff and financial resources to implement, thus making them difficult to definitively schedule, given the annual nature of the budgetary process and changing priorities over the years. A second caveat to keep in mind is that it is often difficult to clearly state the duration of tasks; therefore, estimated starting dates (priority levels) are presented for actions rather than completion dates. A third caveat is that, in some instances, the selection of priority level (A, B, or C) reflects the level of complexity and the level of effort required to implement an action rather than the importance of the Action itself.

13. IMPLEMENTATION ELEMENT

TABLE 1: GENERAL PLAN IMPLEMENTATION

IMPLEMENTATION PROGRAM	RESPONSIBLE DEPARTMENT	PRIORITY /TIMING	STATUS
<p>Action AG 1-A: Monitor the conversion of agricultural lands (AG, AU, and AT) located outside of urban and urban reserve areas to non-agricultural uses. If agricultural land conversion rates increase significantly, the Board of Supervisors shall consider the adoption of a farmland conversion mitigation program. If a farmland conversion mitigation program is developed, the development of agriculture-supporting uses should be exempt from mitigation and all mitigation fees should be used to preserve farmland within Colusa County.</p>	Department of Planning and Building	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p>Action AG 1-B: Revise and update the County’s Zoning Ordinance to specify the number of dwelling units that may be constructed per full-time and part-time farm operation and to permit farmworker housing units consistent with the requirements of Health and Safety Code Section 1267.8. Family member and agricultural employee residences should be located in the same immediate vicinity as the existing residence, if this is practical and environmentally sound. Family member residences accessory to full-time operations should not be located on separate legal lots created for this purpose unless the divided lots meet minimum lot size requirements. The new regulations should also emphasize locating housing in areas that best protect farming practices and minimize impacts on residents.</p>	Department of Planning and Building	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p>Action AG 1-C: Revise the Zoning Ordinance to create zoning districts (Agricultural Transition and Upland Transition) that are compatible with the Agricultural Transition and Upland Transition land use designations, respectively. The classification shall provide for a minimum lot size of 10 acres and shall allow agricultural uses, including small-scale farms, visitor-serving uses oriented to the agricultural industry, farmers markets, and small-scale commercial uses oriented to the agricultural industry.</p>	Department of Planning and Building	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p>Action AG 1-D: Amend the Zoning Ordinance to include specific agricultural buffer requirements for residential and sensitive land uses (such as schools, day care facilities, and medical facilities) that are proposed within 500 feet of agricultural lands in order to protect existing agricultural operations from encroachment by incompatible uses. Buffers shall generally be defined as a physical separation of 100 to 500 feet, depending on the land use, and/or may be, or include, a topographic feature, roadway, bike/pedestrian path, a substantial tree stand, a maintained greenbelt, water course or similar feature. In some circumstances a landscaped berm may provide the buffer. The buffer shall occur on the parcel for which a permit is sought and shall favor protection of the maximum amount of agricultural land.</p>	Department of Planning and Building	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p>Action AG 1-E: Amend the Zoning Ordinance to:</p> <ol style="list-style-type: none"> 1. Identify habitat management activities allowed on lands designated for agricultural use. Allowable habitat management activities may include the preservation of foraging habitat for species on lands that are actively farmed. Such habitat management activities shall not preclude ongoing viable farming of the land. 2. Create specific standards to be included in Conditional Use Permits issued for habitat management plans and resource conservation activities adjacent to agricultural operations in order to ensure that agricultural operations are not adversely impacted. Such measures may include: <ul style="list-style-type: none"> • Setbacks; 	Department of Planning and Building	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

TABLE 1: GENERAL PLAN IMPLEMENTATION

IMPLEMENTATION PROGRAM	RESPONSIBLE DEPARTMENT	PRIORITY /TIMING	STATUS
<ul style="list-style-type: none"> • Active pest management; • Barrier fencing; and • Other measures deemed appropriate by the County. 			
<p><u>Action AG 2-A:</u> Revise the Zoning Ordinance to allow agricultural support facilities as a principal permitted use on lands designated for agricultural use. The revision to the zoning ordinance shall establish definitions and standards in the Zoning Ordinance that differentiate between facilities that support agricultural uses, such as those directly necessary for processing, packaging, distribution, and on-site energy production, and those facilities that are industrial or commercial in nature and do not directly support agricultural activities and are not appropriate for development, without a Conditional Use Permit, in an agricultural zoning classification. The revisions shall identify performance standards that agricultural support facilities permit requests shall comply with, including:</p> <ul style="list-style-type: none"> a. Hours of operation b. Maximum noise levels c. Maximum daily trips d. Setbacks e. Lighting f. Water and sewer demand g. Flood management h. Landscaping i. Drainage infrastructure j. Roadway and access improvements k. Fire protection 	Department of Planning and Building	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action AG 2-B:</u> Revise the Zoning Ordinance to allow visitor-serving uses that support and are incidental to agricultural production as a principal permitted use on lands designated for agricultural use. The revision to the Zoning Ordinance shall establish definitions and standards in the Zoning Ordinance that differentiate between visitor-serving uses that support and are incidental to agricultural production, and those visitor-serving uses that do not directly support agricultural activities and are not appropriate for development, without a Conditional Use Permit, in an agricultural zoning classification. The revisions shall identify performance standards that agricultural support facilities permit requests shall comply with, including, but not limited to:</p> <ul style="list-style-type: none"> a. Hours of operation b. Maximum noise levels c. Maximum daily trips d. Setbacks e. Lighting 	Department of Planning and Building	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

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TABLE 1: GENERAL PLAN IMPLEMENTATION			
IMPLEMENTATION PROGRAM	RESPONSIBLE DEPARTMENT	PRIORITY /TIMING	STATUS
<ul style="list-style-type: none"> f. Water and sewer demand g. Flood management h. Landscaping i. Drainage infrastructure j. Roadway and access improvements k. Fire protection 			
<p>Action AG 2-C: Revise the Zoning Ordinance to identify recreational activities permitted on agricultural lands and to develop performance standards for such uses. These performance standards shall address environmental impact mitigation and compatibility with surrounding land uses, including but not limited to:</p> <ul style="list-style-type: none"> a. Hours of operation b. Maximum noise levels c. Maximum daily trips d. Setbacks e. Lighting f. Water and sewer demand g. Flood management h. Landscaping i. Drainage infrastructure j. Roadway and access improvements k. Fire protection 	Department of Planning and Building	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p>Action AG 2-D: Revise the Zoning Ordinance to define alternative energy and to develop performance standards for energy-generating and resource extraction uses on agricultural lands. These performance standards shall address environmental impact mitigation and compatibility with surrounding land uses, including but not limited to:</p> <ul style="list-style-type: none"> a. Hours of operation b. Maximum noise levels c. Maximum daily trips d. Setbacks e. Lighting f. Water and sewer demand g. Flood management h. Landscaping 	Department of Planning and Building	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

TABLE 1: GENERAL PLAN IMPLEMENTATION

IMPLEMENTATION PROGRAM	RESPONSIBLE DEPARTMENT	PRIORITY /TIMING	STATUS
<ul style="list-style-type: none"> i. Drainage infrastructure j. Roadway and access improvements k. Fire protection 			
<p><u>Action AG 2-E:</u> Establish procedures and standards in the Zoning Ordinance to identify agricultural uses and activities which may be approved by administrative action and to expedite the processing of permits for agricultural and agriculture related uses.</p>	Department of Planning and Building	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action AG 2-F:</u> Coordinate with irrigation districts to identify cost-effective and feasible Best Management Practices for the application and use of water resources that address the range of agricultural activities in Colusa County. Work with entities such as the irrigation districts, Agricultural Commissioner, UC Extension Office, the Colusa County Resource Conservation District, and the Natural Resources Conservation Service to distribute Best Management Practices information to agricultural operations in the County.</p>	Department of Planning and Building; Agricultural Commission	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action AG 2-G:</u> Collaborate with water suppliers and wastewater treatment plant operators to increase the availability of treated or recycled water for agricultural purposes.</p>	Department of Planning and Building; Agricultural Commission; Department of Public Works	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action CIRC 1-A:</u> Develop and adopt transportation impact study (TIS) guidelines for development, infrastructure, and public projects that consider all modes of travel and define, at a minimum, the need for transportation impact studies, analysis methodology, and CEQA significance criteria.</p>	Department of Public Works; Colusa County Transportation Commission	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action CIRC 1-B:</u> Pursue all available sources of funding and protect existing sources for the development, improvement, and maintenance of the existing roadway system</p>	Department of Public Works	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action CIRC 1-C:</u> Establish a County transportation impact fee program that addresses impacts to Countywide transportation facilities and establish or update community-level fee programs to address impacts to local roadways in communities projected to accommodate the majority of growth in the next 5-10 years, including Arbuckle, Maxwell, and the unincorporated areas around Colusa and Williams. The program should address: timely construction of necessary improvements to accommodate existing needs and projected growth, a stable source of</p>	Department of Public Works; Colusa County Transportation Commission	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

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TABLE 1: GENERAL PLAN IMPLEMENTATION

IMPLEMENTATION PROGRAM	RESPONSIBLE DEPARTMENT	PRIORITY /TIMING	STATUS
funding for necessary road improvements, and that new development pays for its fair share of impacts to local facilities, regional facilities, and interchanges on the State Highway System.			
<u>Action CIRC 1-D:</u> Review and revise roadway standards for community and rural areas to ensure that the standards are adequate to accommodate complete streets, addressing the following factors as applicable: number of travel lanes, lane width, medians, drainage control, shoulder width, parking lanes, bike lanes, fire and emergency response standards, curb and gutter design, landscaped strip and sidewalk width. The revised standards should also include a requirement for a 40-foot minimum easement width when creating an access easement or road when one or more parcels will be accessed.	Department of Public Works	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CIRC 1-E:</u> Seek funding for the Safe Routes to Schools program.	Department of Planning and Buildings; Department of Public Works	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CIRC 1-F:</u> As part of the development review and planning process, review general plan amendments, zone change requests, specific plans, subdivisions, commercial and industrial projects, as well as other large-scale development projects to ensure that adequate transportation control measures are included.	Department of Planning and Buildings; Department of Public Works	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CIRC 1-G:</u> Support regional transit planning efforts to develop and implement intra-regional transit service.	Department of Planning and Buildings; Department of Public Works	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CIRC 1-H:</u> As part of the development review process, ensure that development and planning projects accommodate transit facilities (bus stops, sheltered bus stops, turnarounds, etc.) where appropriate and that development contributes its fair share to transit facilities and services.	Department of Planning and Buildings; Department of Public Works	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CIRC 1-I:</u> Develop and adopt a Bicycle Master Plan that provides for and encourages the development of an integrated system of bikeway facilities. These facilities would provide for safe and convenient travel for bicyclists and access to recreational bicycling opportunities throughout the County. The Bicycle Master Plan should include provisions that: <ul style="list-style-type: none"> • Provide safe bicycle routes within communities between residential, commercial areas, schools, downtown/community core areas, and essential services. 	Department of Planning and Buildings; Department of Public Works	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

TABLE 1: GENERAL PLAN IMPLEMENTATION

IMPLEMENTATION PROGRAM	RESPONSIBLE DEPARTMENT	PRIORITY /TIMING	STATUS
<ul style="list-style-type: none"> • Provide regional bicycle routes establishing access between the larger communities, incorporated cities, recreation destinations, and scenic areas as generally shown in Figure CIRC-3 • Utilize existing linear features such as levees and public utility right-of-ways. • Provide access to recreational areas such as the Sacramento River, East Park Reservoir, Mendocino National Forest, and proposed Sites Reservoir. • Prioritize construction of bikeways, including off-road bikeways in locations that have the highest demand, both at the local community and regional recreation levels. • Require development to dedicate rights-of-way or easements to construction. • Consider Bicycle/Pedestrian Master Plans adopted by the Cities of Colusa and Williams. 			
<p><u>Action CIRC 1-J:</u> Pursue funding for construction and maintenance of bikeways and sidewalks, including off-road bikeways where feasible.</p>	Department of Public Works	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action CIRC 1-K:</u> Develop an Americans With Disabilities Act (ADA) transition and compliance program for pedestrian facilities.</p>	Department of Planning and Buildings; Department of Public Works	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action CIRC 1-L:</u> Continue to maintain a database of all County maintained roadways to identify roadways with immediate maintenance needs and to determine which roadways should no longer be maintained and allowed to return to rural/agricultural roads.</p>	Department of Public Works	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action CIRC 1-M:</u> Identify areas of the County where it is feasible to establish transportation maintenance districts. Transportation maintenance districts should include an impact fee component to ensure that new development pays its fair share of the cost of development and maintenance of the County roadway and transportation network. Prioritize establishing road maintenance districts to address areas with the highest road maintenance needs.</p>	Department of Planning and Buildings; Department of Public Works	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action CIRC 1-N:</u> As part of the development review process, require new subdivisions to join or create roadway maintenance districts for maintaining public roads and transportation facilities installed with the development.</p>	Department of Planning and Buildings; Department of Public Works	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action CIRC 3-A:</u> Work with federal and state funding agencies to create a funding plan to implement improvements for emergency access, evacuation, fire protection, public safety, and drainage, and work with appropriate agencies</p>	Department of Planning and	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress

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TABLE 1: GENERAL PLAN IMPLEMENTATION			
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to identify and prioritize projects.	Buildings; Department of Public Works		<i>Comments:</i>
<u>Action CIRC 3-B:</u> As part of the development review process, ensure that roadside commercial uses, large-scale industrial uses, and large-scale commercial or industrial agricultural uses have an approved public access plan. The plan should address public safety and ease of access to the site.	Department of Planning and Buildings; Department of Public Works	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CIRC 3-C:</u> Bi-annually review truck routes and revise, where necessary, to reduce truck traffic through residential and pedestrian-oriented areas.	Department of Public Works	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CIRC 3-D:</u> Bi-annually review the County’s circulation system for areas with traffic hazards, such as the approach to the one-lane bridge near Sites, and prioritize installation of warning signage, stop signs, or other appropriate measures for locations with significant accident rates.	Department of Public Works	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CIRC 4-A:</u> County transportation planning decisions shall be coordinated with all affected public and private agencies.	Department of Public Works	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CIRC 4-B:</u> Invite the public to attend meetings and provide input regarding the future of the circulation system.	Department of Public Works; Colusa County Transportation Commission	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CC 1-A:</u> Identify and provide incentives for infill development over development on the fringe of a community.	Department of Planning and Building	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CC 1-B:</u> Maintain an inventory and map of vacant and underutilized parcels within the downtown areas of the unincorporated communities, in conjunction with the site inventory efforts associated with Action ED 1-B and Housing Element Program 2-2.	Department of Planning and Building	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

TABLE 1: GENERAL PLAN IMPLEMENTATION

IMPLEMENTATION PROGRAM	RESPONSIBLE DEPARTMENT	PRIORITY /TIMING	STATUS
<p>Action CC 1-C: Prepare and implement general countywide design guidelines and minimum design requirements (standards) for new residential and commercial development as described in Action LU 3-C. The design guidelines should include more specific and detailed standards for new development in the communities of Arbuckle and Maxwell. The design guidelines should provide for attractive growth that respects the cultural heritage and character of each community and should be developed with input from each community.</p>	Department of Planning and Building	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p>Action CC 1-D: Update the County Code to develop standards for the location, size and design of signage along rural roadways within the County.</p>	Department of Planning and Building	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p>Action CC 1-E: Revise the County Code to: 1) update standards for the location, size and design of signage to identify specific design standards for visitor-oriented commercial uses, the downtown areas of Arbuckle and Maxwell that complement the standards included in the design guidelines (Action CC 1-C) and 2) to streamline the permitting process for signs less than 15 square feet to encourage businesses to regularly update their signs.</p>	Department of Planning and Building	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p>Action CC 2-A: When preparing the Bicycle and Pedestrian Plan (Action CIRC 1-I), include opportunities for additional pedestrian and bicycle connectivity between the residential areas located west of Interstate 5 and the downtown area located east of Interstate 5.</p>	Department of Planning and Building; Department of Public Works	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p>Action CC 2-B: Provide assistance to local organizations, business groups, and community leaders in securing funding and resources to assist with building restoration and community identity and revitalization efforts.</p>	Department of Planning and Building	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p>Action CC 2-C: Support the Chamber of Commerce and other community organizations’ efforts to attract and retain businesses and expand employment opportunities in Arbuckle.</p>	Department of Planning and Building; Board of Supervisors	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p>Action CC 2-D: Support the Chamber of Commerce and other community organizations’ efforts to attract and retain businesses and expand employment opportunities in the Colusa Sphere of Influence.</p>	Department of Planning and Building; Board of Supervisors	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p>Action CC 2-E: Assist residents and businesses in Maxwell in establishing a service district for the beautification and revitalization of Maxwell, if such a district is feasible. Provide County support through efforts to create a district</p>	Department of Planning and	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress

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TABLE 1: GENERAL PLAN IMPLEMENTATION			
IMPLEMENTATION PROGRAM	RESPONSIBLE DEPARTMENT	PRIORITY /TIMING	STATUS
and assist with securing State or Federal funds for improving the buildings, streetscapes, and public areas within the community.	Building; Board of Supervisors		<i>Comments:</i>
<u>Action CC 2-F:</u> Assist the Maxwell Parks and Recreation District in updating their development impact fees to provide additional funding for the expansion of parks facilities in Maxwell.	Department of Planning and Building	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CC 2-G:</u> If the Sites Reservoir project is approved, develop a Maxwell Community Plan to capitalize on economic development opportunities, including lodging, shopping, dining, and other tourism uses, created by increased visitors and County residents using Sites Reservoir. The Maxwell Community Plan shall emphasize aesthetic and design standards that recognize the historic character of Maxwell and importance of the area as the gateway to recreation opportunities in the western County.	Department of Planning and Building	C	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CC 2-H:</u> Explore opportunities to develop the historic Princeton Ferry Crossing to provide river access and serve as a recreation and tourism supporting use.	Department of Planning and Building	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CC 2-I:</u> Seek funding to develop a public boat launch and recreational facilities within lands classified as Designated Floodway (DF) adjacent to the Sacramento River.	Department of Planning and Building	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CC 2-J:</u> Work with the U.S. Forest Service in coordinating activities on private lands within the Mendocino National Forest and encourage the accommodation of private homes within the forest.	Department of Planning and Building	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CC 2-K:</u> Review development proposals for consistency with the 1983 Stonyford-Lodoga Area Plan.	Department of Planning and Building	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CC 2-L:</u> Review and update the 1983 Stonyford-Lodoga Area Plan.	Department of Planning and Building	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

TABLE 1: GENERAL PLAN IMPLEMENTATION

IMPLEMENTATION PROGRAM	RESPONSIBLE DEPARTMENT	PRIORITY /TIMING	STATUS
<u>Action CC 2-M:</u> Support the Chamber of Commerce and other community organizations’ efforts to attract and retain businesses and expand employment opportunities in the Williams Sphere of Influence.	Department of Planning and Building; Board of Supervisors	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CON 1-A:</u> Identify lands within the County that are suitable for resource conservation and develop resource conservation management guidelines that address impacts to the County and provide protections for adjacent land uses and agricultural operations, including addressing the standards identified in Policy CON 1-3.	Department of Planning and Building	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CON 1-B:</u> Require large-scale new development and planning projects to inventory unique ecosystems and sensitive biological habitat areas. Integrate maps of sensitive areas into the County Geographical Information System.	Department of Planning and Building	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CON 1-C:</u> Review development project proposals, infrastructure projects, long-range planning projects, and other projects that may potentially impact special-status species and sensitive resources to determine whether significant adverse impacts will occur. Where adverse impacts are identified, develop appropriate mitigation measures, in conformance with General Plan policies and relevant state and federal laws, to reduce or avoid impacts to the maximum extent feasible and practical.	Department of Planning and Building	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CON 1-D:</u> Update the Zoning Ordinance to include standards to address significant impacts to special-status species and sensitive habitats consistent with Policies CON 1-13 through 1-18.	Department of Planning and Building	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CON 1-E:</u> Coordinate with the California Department of Fish and Game to identify adversely impacted aquatic habitat within the County and to develop riparian management guidelines to be implemented by development, recreation, and other projects adjacent to rivers, lakes, reservoirs, and streams.	Department of Planning and Building	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CON 1-F:</u> Continue to require implementation of the County's Grading Ordinance. Review projects to ensure that BMPs are implemented during construction and site grading activities as well as in project design to reduce pollutant runoff into water bodies.	Department of Planning and Building; Department of Public Works	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action CON 1-G:</u> Adopt a Water Efficient Landscaping Ordinance for residential, park, recreational, and commercial uses, based on the state model ordinance as amended to address local concerns. The ordinance should address:	Department of Planning and Building	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

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TABLE 1: GENERAL PLAN IMPLEMENTATION

IMPLEMENTATION PROGRAM	RESPONSIBLE DEPARTMENT	PRIORITY /TIMING	STATUS
<ol style="list-style-type: none"> 1. Water-efficient landscape designs using low water-use plants. 2. Efficient irrigation systems. 3. Minimized turf areas. 4. Soil improvements and mulch. 5. Regular maintenance and adjustment of irrigation systems. 6. Scheduling irrigation during early or late hours. 7. Water budgeting, when necessary. 8. Education of residents, customers and employees regarding the importance of efficient water use. 			
<p><u>Action CON 1-H:</u> Continue to implement the policies, actions, and Basin Management Objectives (BMOs) contained in the Colusa County Groundwater Management Plan.</p>	Department of Planning and Building	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action CON 1-I:</u> Continue to cooperate with Butte, Glenn, Tehama, Shasta and Sutter Counties through the Northern Sacramento Valley Integrated Regional Water Management Group, and continue to foster regional cooperation with other counties and water purveyors.</p>	Board of Supervisors	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action CON 1-J:</u> Review timber harvest plans for compatibility and consistency with the General Plan.</p>	Department of Planning and Building	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action CON 2-A:</u> Amend the Zoning Ordinance to streamline permitting and provide clear development standards for the production of biofuels, biomass, solar, wind and other energy alternatives to reduce dependency on fossil fuels.</p>	Department of Planning and Building	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action CON 2-B:</u> Amend the Zoning Ordinance to encourage energy-efficiency in new development and renovations, including the use of EnergyStar appliances in all new subdivisions and green/sustainable building options as identified in Policies CON 2-5 through 2-7.</p>	Department of Planning and Building	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action CON 2-C:</u> Pursue grants to address existing energy inefficiencies in County facilities.</p>	Department of Planning and Building	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

TABLE 1: GENERAL PLAN IMPLEMENTATION

IMPLEMENTATION PROGRAM	RESPONSIBLE DEPARTMENT	PRIORITY /TIMING	STATUS
<p>Action CON 2-D: Institute County purchasing policies that require purchase of energy-efficient products, products that contain recycled materials, and products that reduce waste generated when feasible.</p>	Board of Supervisors	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p>Action CON 2-E: Refer development, infrastructure, and planning projects to the Colusa County Air Pollution Control District (APCD) for review. Require project applicants to prepare air quality analyses to address APCD and General Plan requirements, which include analysis and identification of:</p> <ul style="list-style-type: none"> a. Air pollutant emissions associated with the project during construction, project operation, and cumulative conditions. b. Significant air quality impacts associated with the project for construction, project operation, and cumulative conditions. c. Mitigation measures to reduce significant impacts to less than significant or the maximum extent feasible where impacts cannot be mitigated to less than significant. 	Department of Planning and Building; Colusa County APCD	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p>Action CON 2-F: Coordinate with the APCD to develop: 1) thresholds for criteria pollutants associated with construction activities, and 2) a list of standard best management practices (BMPs) to be implemented during construction activities.</p>	Department of Planning and Building; Colusa County APCD	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p>Action CON 2-G: Continue to implement measures and strategies contained in the Northern Sacramento Valley Air Quality Attainment Plan.</p>	Department of Planning and Building; Colusa County APCD	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p>Action CON 2-H: Work with the Air Pollution Control District, Mendocino National Forest, CalFire, and fire agencies to reduce outdoor burning impacts, particularly associated with health and air quality, on populated areas.</p>	Department of Planning and Building; Colusa County APCD; CalFire; USFS; Fire Districts	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p>Action CON 2-I: Provide education and outreach to the public regarding "No Burn" days enforced by the APCD.</p>	Colusa APCD	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

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TABLE 1: GENERAL PLAN IMPLEMENTATION

IMPLEMENTATION PROGRAM	RESPONSIBLE DEPARTMENT	PRIORITY /TIMING	STATUS
<p>Action CON 3-A: Develop a Historic Colusa County program to identify historic resources, encourage landowners to voluntarily preserve and rehabilitate historical structures, and to provide a coordinated approach to draw visitors and tourists to these areas. The program may include:</p> <ul style="list-style-type: none"> a. Coordinated signage and identifying placards of historic areas, including downtowns, specific buildings, and businesses. b. Maps available on-line, at the Chamber of Commerce, and key locations of the County that direct visitors and history aficionados to key historic and cultural resources in the County. c. Establishment of local historic districts with standards to conserve historical resources and promote the highest and best use of such resources. d. Property owner incentives such as reduced building permit fees for historic renovations, streamlined application processing, a brochure that identifies resources to purchase materials and fixtures that are historically accurate in appearance but offer modern benefits (e.g., energy-efficient lighting, windows, building materials that correlate to specific architectural or historic periods that are often seen in the County). 	<p>Department of Planning and Building; Colusa County Chamber of Commerce</p>	<p>B</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i></p>
<p>Action ED 1-A: Amend the Zoning Ordinance and Zoning Map to create an Energy Park Overlay Zone and identify areas within the County suitable for this designation. The Energy Production Overlay Zone will allow for the development of sustainable energy production facilities within the County on non-prime agricultural lands.</p>	<p>Department of Planning and Building;</p>	<p>A</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i></p>
<p>Action ED 1-B: Maintain an inventory of vacant and underutilized commercial and industrial sites so that they may be targeted for development and redevelopment opportunities.</p>	<p>Department of Planning and Building;</p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i></p>
<p>Action ED 1-C: Coordinate with the Chamber of Commerce and other local entities to identify specific industry and business sectors that are appropriate for Colusa County. Develop an outreach and marketing program to attract these sectors.</p>	<p>Board of Supervisors</p>	<p>A</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i></p>
<p>Action ED 1-D: Every five years, review lands designated for industrial and commercial uses to ensure an adequate supply of available commercial, industrial, and agricultural lands. This action would ensure that potential businesses and developers, including desired industry and business sectors, have adequate market choice and flexibility in finding available land that is near transportation corridors and other amenities or uses that support development of industrial, agricultural and tourism/recreational-oriented businesses. If there is a shortage of available commercial, agricultural, and industrial lands, initiate a General Plan Amendment and rezone lands to address the identified deficiency.</p>	<p>Department of Planning and Building;</p>	<p>B</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i></p>

TABLE 1: GENERAL PLAN IMPLEMENTATION

IMPLEMENTATION PROGRAM	RESPONSIBLE DEPARTMENT	PRIORITY /TIMING	STATUS
<u>Action ED 1-E:</u> Evaluate new commercial and industrial development to ensure that it has a net fiscal benefit to the County.	Department of Planning and Building;	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action ED 1-F:</u> Seek feedback from the Chamber of Commerce, local businesses, and other relevant entities regarding: 1) effectiveness of business attraction programs, and 2) quality-of-life needs (e.g., schools, health care, community services) to ensure that the County’s on-going approach to economic development is effective. If issues are identified, identify specific changes (e.g., business attraction procedures, revisions to the Zoning Ordinance, coordination with service providers) that will improve the business attraction and retention climate.	Board of Supervisors	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action ED 1-G:</u> Develop a business incentives program that will encourage businesses to locate in Colusa County. Incentives may include property tax abatement and/or deferrals, deferred development impact fees, flexible development standards, and priority development application processing for desired types of businesses (e.g., high-skill, high-pay industries). Evaluate potential financial incentives to ensure that there will not be a significant detrimental effect on the County’s ability to provide services.	Department of Planning and Building; Board of Supervisors; Chamber of Commerce	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action ED 1-H:</u> Coordinate a unified economic development program with the Chamber of Commerce, cities of Colusa and Williams, grower associations, and other business associations to prepare marketing materials that identify benefits of locating in Colusa County, lands designated for industrial and commercial development, and commercial and industrial space that is available for sale or rent. This program should include branding the County as “business friendly,” provide technical assistance and training to local businesses, and preparation and dissemination of marketing materials that present the benefits of conducting business in Colusa County.	Department of Planning and Building; Board of Supervisors; Chamber of Commerce; Agricultural Commissioner	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action ED 1-I:</u> Develop a themed sign program to direct visitors to key attractions and project a consistent Colusa County “brand” or image.	Chamber of Commerce	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action ED 2-A:</u> Apply for Community Development Block Grant Planning/Technical Assistance and Economic Development Allocation funds and coordinate the preparation of a business incentive program, sign program, and development of marketing materials and a marketing strategy. Other programs should include preparation of economic development strategic and downtown revitalization plans for the communities of Arbuckle, Maxwell, Princeton, College City and Grimes.	Department of Planning and Building;	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

13. IMPLEMENTATION ELEMENT

TABLE 1: GENERAL PLAN IMPLEMENTATION

IMPLEMENTATION PROGRAM	RESPONSIBLE DEPARTMENT	PRIORITY /TIMING	STATUS
<p><u>Action ED 2-B:</u> Recruit vocational and/or professional institutions to the County.</p>	<p>Board of Supervisors</p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i></p>
<p><u>Action ED 2-C:</u> Assist businesses and interested parties in establishing Main Street Programs and business districts in established communities, particularly in Arbuckle and Maxwell.</p>	<p>Department of Planning and Building</p>	<p>B</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i></p>
<p><u>Action ED 2-D:</u> Enhance the appearance of declining retail space in downtown areas by providing incentives to property owners and businesses wishing to upgrade their appearance. These incentives may include fee reductions and expedited development review.</p>	<p>Department of Planning and Building</p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i></p>
<p><u>Program HO 1-1 Housing Assistance and Home Ownership Programs</u> Stabilize and improve neighborhoods by providing opportunities for housing rehabilitation and home ownership through the following activities:</p> <ul style="list-style-type: none"> • At least bi-annually, seek state and/or federal funding through CDBG, HOME, BEGIN, and/or CalHOME for housing rehabilitation and/or home ownership activities. • Make pamphlets available at County offices, the public library, other public facilities, and on the County’s website that describe available housing programs, including housing rehabilitation, weatherization, home repair, and home ownership programs. • Planning, Building, Public Works, and Sherriff’s Department staff shall coordinate to identify areas of the County with a high incidence of homes with deferred maintenance and target these areas for housing rehabilitation activities. • Prepare a brochure that describes various housing assistance programs (see Chapters 1 and 3 of the Background Report). Distribute brochure at County offices. 	<p>Department of Planning and Building</p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i></p>
<p><u>Program HO 1-2 Non-Profit and Agency Coordination</u> Continue working with and develop new relationships with nonprofit housing providers, local agencies, and local organizations, such as Glenn County Human Resources Agency, Mercy Housing, and PATH (Poor and the Homeless), to assist in the preparation of supportive housing funds to provide housing rehabilitation assistance, weatherization, energy bill assistance, and infrastructure improvements. Assistance will be in the form of staff in-kind services of research, state and federal funding access (where County, rather than a nonprofit, is eligible applicant) and data collection and will be dependent on availability of funds.</p>	<p>Department of Planning and Building</p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i></p>

TABLE 1: GENERAL PLAN IMPLEMENTATION

IMPLEMENTATION PROGRAM	RESPONSIBLE DEPARTMENT	PRIORITY /TIMING	STATUS
<p>Program HO 1-3 Preservation of Affordable Units Conserve affordable units through the following activities:</p> <ul style="list-style-type: none"> • Monitor the status of publicly-assisted projects that may become “at risk” of loss as affordable housing through personal contact by County staff with property owners at least annually. • When an affordable housing development is at-risk of converting, assist the owners in identifying resources, including funding, for the continued provision of affordable units. • Upon receipt of notice of a proposed conversion of assisted affordable housing, the County will contact Qualified Entities and encourage their involvement in the acquisition of the units. • Tenant Education - The County will work with tenants of at-risk units and provide them with education regarding tenant rights and conversion procedures. The County will also provide tenants in at-risk projects information regarding Section 8 rent subsidies through HUD (special vouchers for existing tenants in Section 8 projects), the contracted Housing Authority/Glenn County HRA, and other affordable housing opportunities in the County. 	Department of Planning and Building	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p>Program HO 1-4 Housing Inspection and Code Enforcement Inspect housing units upon receiving complaints regarding health and safety problems, and require compliance with applicable building and housing codes. When funds are available, distribute housing rehabilitation program brochure to owners of dwelling units with code violations that require significant repair.</p>	Department of Planning and Building	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p>Program HO 2-1 Adequate Residential Sites As part of the General Plan Update and Zoning Ordinance revisions, the County will ensure provision of adequate housing sites through:</p> <ul style="list-style-type: none"> • Continuing to designate adequate lands as Urban Residential to accommodate the County’s fair share of very low, low, and moderate income housing and housing for special needs groups. • Ensuring that higher density sites are distributed among the unincorporated communities. Continue to designate at least 45 acres of land as R-3 and R-4 in Arbuckle, Maxwell, Princeton, and the unincorporated area around Colusa. Parcels or areas designated R-3 and R-4 should be from two to 10 acres in size, and should accommodate at least 25 multi-family units. • Reviewing lands designated for single-family residential uses and non-residential uses and, where appropriate, rezoning sites to R-2, R-3, and R-4. • Encourage additional opportunities for market-rate and luxury housing within Colusa County during the Land Use Element update, through continued provision of 1 to 10 acre parcels, appropriately zoned, and within close proximity to urban services. 	Department of Planning and Building	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p>Program HO 2-2 Inventory of Residential Sites Maintain an inventory of vacant and underutilized residentially zoned land within the County, providing the information to housing developers upon request.</p>	Department of Planning and Building	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

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TABLE 1: GENERAL PLAN IMPLEMENTATION

IMPLEMENTATION PROGRAM	RESPONSIBLE DEPARTMENT	PRIORITY /TIMING	STATUS
<p><u>Program HO 2-3 Multi-family Zoning</u> The County will revise the Zoning Ordinance to:</p> <ul style="list-style-type: none"> • Revise the definition of multi-family to include structures with three or more attached dwelling units. • Only permit development of single family units in the R-3 and R-4 zones if the single family unit(s) are: 1) replacing an existing single family unit on a one for one basis, 2) on an existing lot of 8,000 square feet or less, or 3) are part of a housing development with the majority of units affordable to extremely low, very low, and/or low income households. 	Department of Planning and Building	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Program HO 2-4 Small Lot Consolidation and Development</u> Encourage consolidation and development of small multi-family parcels.</p> <ul style="list-style-type: none"> • Provide incentives, such as staff assistance and financial assistance through available affordable housing funding sources, to encourage owners of small, contiguous parcels appropriate for affordable housing, to consolidate lots. Focus on small, contiguous R-3 and R-4 lots in Arbuckle and the unincorporated Colusa area. • Inform owners of small, contiguous multi-family parcels of available incentives for lot consolidation and encourage owners to take advantage of such incentives. • Assist affordable housing developers with the purchase and consolidation of small, contiguous parcels, through providing staff assistance and financial assistance, when available through CDBG, HOME, or other appropriate funds. 	Department of Planning and Building	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Program HO 2-5 Provision of Public Services</u> The County will make every effort to ensure that infrastructure is available in a timely manner to accommodate development of its fair share of regional housing needs. Particular effort will be made to provide adequate infrastructure to accommodate the R-2, R-3, and R-4 sites in Arbuckle, Maxwell, Princeton, and the unincorporated area of Colusa.</p> <p>The County will coordinate with the local water and sewer agencies to assist in planning for adequate water and sewer service. The County will take the following actions, as needed, to provide service to developing areas:</p> <p><u>All Service Providers</u></p> <ul style="list-style-type: none"> • Each water and sewer provider will be mailed a copy of the Housing Element, upon its adoption, along with a letter that includes: 1) the text of Government Code Section 65589.7 requiring water and sewer providers to grant priority for service allocations to proposed developments that include housing units affordable to lower (including very low and extremely low) income households; 2) a summary of the County’s regional housing needs allocation; and 3) specific actions the provider should take to ensure adequate service (see below for actions specific to each district/area in the County). 	Department of Planning and Building	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

TABLE 1: GENERAL PLAN IMPLEMENTATION

IMPLEMENTATION PROGRAM	RESPONSIBLE DEPARTMENT	PRIORITY /TIMING	STATUS
<p><u>Princeton</u></p> <ul style="list-style-type: none"> • Encourage the District to raise new connection fees in the near future to ensure adequate funds are available to finance capital improvements. The District should develop a cost of services study to ensure that fees bear a reasonable nexus to the cost of services. The study should determine whether a fee reduction may be allowed for lower income units. • The County will encourage the District to seek funding for the necessary study and will assist in obtaining Community Development Block Grant Planning/Technical Assistance or USDA utilities grants or loans to offset the planning costs. • Using the Water and Sewer Feasibility Study and a Revenue Program, the Princeton Water Works District should apply for placement on a Grant priority list with both the USDA and the State Resources Control Board Small Communities Grant Program. Additionally, an application should be made for placement on State Revolving Fund Loan program. The District’s fiscal revenues alone will not be enough to make the necessary and impending capital improvements in the near future. • Encourage the District to develop a fee schedule that promotes full cost-recovery of expenses associated with the District’s services, including annexations into the Districts service area and subsequent new development. <p><u>Arbuckle, Maxwell, Colusa, and Williams</u></p> <ul style="list-style-type: none"> • While these communities have planned for infrastructure to support new development, construction of various facilities (wells and associated water treatment, wastewater lift stations, extension of mains, etc.) may be necessary to serve newly developing areas. The County will take the following measures to expedite and assist with the development of necessary infrastructure: • Work with special districts and the cities of Williams and Colusa to assure that sewer and water systems are improved to ensure that construction of new dwelling units can be accommodated in accordance with the quantified objectives of this Housing Element. • Encourage the responsible water and sewer agencies to conduct the necessary studies to develop appropriate adjustments to water connection, sewer connection, and development impact fees in order to ensure adequate funding for necessary infrastructure improvements. • Encourage the cities and districts to apply for available State and federal grants and loans to finance construction of necessary improvements. • Encourage developers to provide the necessary long-range infrastructure associated with development through the filing of reimbursement agreements with developers. Seek funding to off-set the cost of infrastructure improvements for very low and low income units in order to encourage development of affordable units. <p><u>Rural Areas</u></p> <ul style="list-style-type: none"> • Review potential treatment technologies that could be developed to provide water and sewer service for rural market-rate and affordable housing; develop performance standards for potential treatment technologies to assist public and/or private sewer and water providers in determining which will be most 			

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TABLE 1: GENERAL PLAN IMPLEMENTATION

IMPLEMENTATION PROGRAM	RESPONSIBLE DEPARTMENT	PRIORITY /TIMING	STATUS
<p>feasible in their locations within the County.</p> <ul style="list-style-type: none"> Allow a wide range of feasible alternative system sizes and treatment technologies to provide water and sewer service for rural market-rate and affordable housing. 			
<p><u>Program HO 2-6 Adequate Water and Wastewater Service for Subdivisions</u> Revise the Zoning Ordinance to ensure parcel map or subdivision map approval is dependent on demonstrated ability to provide potable water and meet septic capacity requirements.</p>	Department of Planning and Building	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Program HO 2-7 Municipal Service Review</u> Upon completion of the General Plan Update, request the Local Agency Formation Commission to update Spheres of Influence pursuant to the required Municipal Services Review for the cities of Colusa and Williams and for special districts to correspond to planning boundaries contained in the General Plan.</p>	Department of Planning and Building; LAFCO	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Program HO 2-8 Coordination with Cities</u> Continue to work in close cooperation with the Cities of Colusa and Williams to ensure orderly development of unincorporated lands adjacent to those cities, and the consistency of land use policies and development standards in those areas.</p>	Department of Planning and Building; Cities of Colusa and Williams	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Program HO 2-9 Annexations</u> Where areas designated by the County for urban residential development are proposed to be annexed to one of the cities, enter into an agreement with the City to transfer the commensurate share of the County’s fair share of regional very low, low, moderate, and above moderate income housing needs to the City annexing the unincorporated lands. Specifically, annexation of sites designated R-3 and R-4 will reduce the County’s capacity to accommodate very low and low income units. Request that the County’s fair share of very low and low income units accommodated by R-3 and R-4 sites proposed for annexation be transferred to the annexing City. The agreement must be submitted to HCD within 90 days after the annexation becomes effective. If an agreement cannot be reached, the County may request that HCD consider the facts, data, and methodology presented by both parties and make a determination.</p>	Department of Planning and Building; Cities of Colusa and Williams	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Program HO 3-1 Affordable Housing Incentives</u> The County will revise the Zoning Ordinance to identify incentives for affordable housing development, including density bonuses, expedited processing, relaxation in development standards, and either reduction, delay, or waiver of fees when financially feasible. The Zoning Ordinance shall be revised to allow density bonuses consistent with the requirements of Government Code Section 65915. The revisions shall include:</p>	Department of Planning and Building	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

TABLE 1: GENERAL PLAN IMPLEMENTATION

IMPLEMENTATION PROGRAM	RESPONSIBLE DEPARTMENT	PRIORITY /TIMING	STATUS
<ul style="list-style-type: none"> • Identification of projects eligible for a density bonus and additional incentives; • Incentives available for affordable housing projects, such as a reduction in site development standards (e.g., reduced minimum lot sizes or setbacks, increased height limitations, reduced open-space requirements, reduced parking requirements, etc.); • The amount of density bonus given to a project based on the percentage of very low, low, moderate, or senior citizen units provided; • Minimum affordability period of 30 years; and • Monitoring mechanism, such as an affordable housing agreement, to ensure that the units are maintained as affordable and/or senior citizen units for the duration of the affordability period. <p>The Zoning Ordinance shall identify specific incentives that will be available to projects that include a minimum percentage of extremely low, very low, and low income units. Projects providing extremely low income units should receive more than one incentive. Incentives may include:</p> <ul style="list-style-type: none"> • Priority Processing; • Fee waivers or reductions, if financially feasible; • Reduced minimum lot sizes and/or dimensions; • Reduced minimum lot setbacks; • Reduced minimum outdoor landscaped area; • Increased maximum lot coverage; • Increased maximum building height; • Reduced on-site parking standards; • Reduced minimum building separation requirements; and • Reduced street standards, e.g., reduced minimum street widths. 			
<p><u>Program HO 3-2 Incentives for Special Needs Housing</u></p> <p>As part of the revisions to the Zoning Ordinance to address Density Bonus requirements and affordable housing incentives (Program 3-1), identify specific incentives for special needs housing and extremely low income housing. Housing for extremely low income households, including Single Room Occupancy, shared housing, and housing with supportive services, will be incentivized through expedited development processing and a reduction in development standards, such as lot coverage, parking, and/or setbacks. Senior and disabled housing can be incentivized through flexible parking, setback, lot coverage and other standards, where found to be consistent with maintaining the character of the surrounding neighborhood. Large family housing (three or more bedrooms) can be incentivized through reduced setbacks, increased height or lot coverage allowances, or a density bonus for projects, particularly multifamily, with 20 percent or more large units. Incentives for special needs and extremely low income housing shall exceed the minimum incentives required under state Density Bonus law.</p>	Department of Planning and Building	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Program HO 3-3 Affordable and Special Needs Housing Resources</u></p> <p>Investigate interest of development community, affordable housing stakeholders, and special needs housing stakeholders, in providing additional affordable housing, including extremely low, very low, low, and moderate</p>	Department of Planning and Building	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress

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TABLE 1: GENERAL PLAN IMPLEMENTATION

IMPLEMENTATION PROGRAM	RESPONSIBLE DEPARTMENT	PRIORITY /TIMING	STATUS
<p>income units, and seek additional affordable housing resources through, for example, developer agreements, mortgage revenue bonds, tax credits, and available state and federal programs. This program will include the following actions:</p> <ul style="list-style-type: none"> • Develop housing stakeholders group that includes affordable housing developers and special needs group stakeholders, that will meet annually to identify potential housing projects and priorities, including affordable new construction, special needs housing (e.g., farmworker, disabled, senior housing), and first time homebuyer assistance, and prioritize potential funding efforts. Seek volunteer(s) to organize and lead housing stakeholders group. • Prepare a brochure identifying affordable/special needs housing resources and incentives as well as available sites for affordable and special needs housing and provide the brochure to development applicants interested in affordable and/or multifamily housing. • Seek County, state, federal, or other funding for affordable and special needs housing programs, or support funding applications that would provide new affordable and special needs units, including multi-family and single room occupancy projects. Funding programs may include, but are not limited to, Affordable Housing Innovation Program funds, BEGIN, CalHome, Emergency Housing and Assistance Program Capital Development, Housing Related Parks Program, Low Income Housing Tax Credits Multifamily Housing Program – General and Supportive Housing Components, Predevelopment Loan Program, and Transit-Oriented Development Housing Program. Funding will be sought on an annual basis, as requested by applicants for affordable housing developments. Projects with an extremely low income or farmworker housing component will receive priority. See Chapter 3 of the Background Report for a list of potential funding sources. • Encourage development of farmworker housing , self-help housing, and migrant resource centers through notifying the County Agricultural Commissioner and owners/operators of large-scale agricultural operations in the County of available funding sources for farmworker housing and migrant assistance, including Joe Serna, Jr. Farmworker Housing Grant Program, Office of Migrant Service funds, USDA Rural Development Farm Labor Housing, USDA Rural Development Multi-Family Rental Programs, and USDA Rural Development Community Facilities funds. Provide technical assistance with grant and loan applications. • Continue to work with affordable housing providers and the local housing authority (contracted to Glenn County Human Resources Agency) to provide housing affordable to extremely low income individuals and families through supporting efforts to increase subsidies for Housing Choice Vouchers and provide Section 8 units to meet the County’s fair share of extremely low income units. • Seek Planning and Technical Assistance funds through the CDBG program to update the County Code and Zoning Ordinance to remove constraints to affordable and special needs housing and develop brochures and handouts to promote affordable housing programs. 			<p><i>Comments:</i></p>

TABLE 1: GENERAL PLAN IMPLEMENTATION

IMPLEMENTATION PROGRAM	RESPONSIBLE DEPARTMENT	PRIORITY /TIMING	STATUS
<p><u>Program HO 3-4 Coordination with Building Community</u> Conduct annual meetings for the Planning Director to meet with representatives of the local building and real estate industry, including affordable housing developers, to discuss measures that may be taken to meet local housing needs.</p>	Department of Planning and Building	Annually	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Program HO 3-5 Second Units</u> The County will revise the Zoning Ordinance to permit second units in accordance with state law. The revisions to the Zoning Ordinance will include the following:</p> <ul style="list-style-type: none"> • Define second unit; • Identify second units as a principal permitted use in the single-family and multi-family residential zoning districts on lots where there is an existing single family unit; and • Provide development standards, such as unit size and height, for second units. 	Department of Planning and Building	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Program HO 3-6 Emergency Shelters, Transitional Housing, and Supportive Housing</u> The County will revise the Zoning Ordinance to permit emergency shelters, transitional housing, and supportive housing consistent with the requirements of state law (Government Code Section 65583(a)(4,5). The Zoning Ordinance will be revised to permit emergency shelters as follows:</p> <ul style="list-style-type: none"> • Allow emergency shelters as a principal permitted use without discretionary action, as required by Government Code Section 65583, in each of the unincorporated communities, including Arbuckle and Maxwell, in the C-1 or C-2 zones. • The Zoning Ordinance can include objective criteria, such as hours of operation, for approval of the shelter but may not include a discretionary review process. • The Zoning Ordinance may identify standards for emergency shelter, but the standards must be consistent with those standards that apply to residential or commercial development within the same zone, except the emergency shelter standards may identify written, objective standards that include all of the following: <ol style="list-style-type: none"> 1. The maximum number of beds or persons permitted to be served nightly by the facility. 2. Off-street parking based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone. 3. The size and location of exterior and interior onsite waiting and client intake areas. 4. The provision of onsite management. 5. The proximity to other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart. 6. The length of stay. 	Department of Planning and Building	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

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IMPLEMENTATION PROGRAM	RESPONSIBLE DEPARTMENT	PRIORITY /TIMING	STATUS
<p>7. Lighting. 8. Security during hours that the emergency shelter is in operation.</p> <p>The revisions to address transitional and supportive housing will include:</p> <ul style="list-style-type: none"> Define transitional and supportive housing consistent with the definitions set forth in the Health and Safety Code. Identify transitional and supportive housing as allowed residential uses subject only to the same standards as other permitted residential uses of the same type within each zoning district. 			
<p><u>Program HO 3-7 Group Homes</u></p> <p>Revise the Zoning Ordinance to address approval of group homes pursuant to state law including, but not limited to, defining “group home” consistent with state law, specifying siting and permit requirements for small group homes consistent with Health and Safety Code 1267.8, including intermediate care facilities for the developmentally disabled, serving six or fewer persons in any residential zone. Clearly stated requirements for approval of group homes will be provided in order to give greater certainty to an applicant and remove an impediment to fair housing choice for elderly, disabled or persons with special needs.</p>	Department of Planning and Building	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Program HO 3-8 Manufactured Housing</u></p> <p>Revising the Zoning Ordinance to allow development of manufactured housing as a principal permitted use in zoning designations that allow single family housing as a principal permitted use, and to establish development standards for manufactured housing that do not exceed those allowed under state law.</p>	Department of Planning and Building	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Program HO 3-9 Farmworker Housing</u></p> <p>The County will revise the Zoning Ordinance to permit employee housing and farmworker housing in accordance with Health and Safety Code Sections 17021.5 and 17021.6. The revisions will include the following:</p> <ul style="list-style-type: none"> Permit employee housing, including mobile homes and manufactured housing, to accommodate up to six employees subject to the same standards and permit requirements as a single family residence in all zones and as a principal permitted use in residential zones. No discretionary actions shall be necessary, just submittal of building plans for plan check and application for building permits. Employee housing will not be included within the definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling. Permit employee housing, including mobile homes and manufactured housing, consisting of up to 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household as a principal permitted use in the A-P, A-T, A-U, and A-E zones. No discretionary actions shall be necessary, just submittal of building plans for plan check and application for building permits. 	Department of Planning and Building	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

TABLE 1: GENERAL PLAN IMPLEMENTATION

IMPLEMENTATION PROGRAM	RESPONSIBLE DEPARTMENT	PRIORITY /TIMING	STATUS
<ul style="list-style-type: none"> The permitted occupancy in employee housing in an agricultural zone will include agricultural employees who do not work on the property where the employee housing is located. Provide for farmworker housing facilities to accommodate more than 36 beds or 12 households as a “Use requiring a Use Permit” in all agricultural zones. Staff may be able to expedite the permit process with the finding of a state categorical exemption under CEQA. 			
<p><u>Program HO 3-10 Define Family</u> The County will revise the Zoning Ordinance to define family consistent with state and federal law. The definition shall include households of up to six unrelated persons and shall not limit familial status to persons related by blood, marriage or adoption.</p>	Department of Planning and Building	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Program HO 3-11 Planned Development</u> The County shall revise the Planned Development section of the Zoning Code – Article 5, Section 5.01-5.07 – to provide unambiguous language to clearly identify the purpose of the overlay zone; to either provide development standards or identify how development standards of the underlying zone may be modified; and to streamline the processing of Planned Development applications by providing clear, easily understood steps in processing; and identifying the appropriate approval authority.</p>	Department of Planning and Building	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Program HO 3-12 Parking Requirements</u> The County will revise the Zoning Ordinance to require 1.5 parking spaces per studio and one bedroom units in the R-3 and R-4 zones.</p>	Department of Planning and Building	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Program HO 3-13 Section 8</u> Section 8 vouchers are the County’s only avenue for residents requiring rental subsidy. The County will support the Glenn County Human Resources Agency (HRA) in any necessary efforts to obtain additional allocations of Section 8 vouchers for extremely low and very low income residents. Support may include, but not limited to, reporting complaints to HRA received by residents unable to obtain assistance due to voucher shortages and/or assistance in lobbying for additional allocation.</p>	Department of Planning and Building	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Program HO 3-14 Reasonable Accommodations</u> The County will adopt a reasonable accommodations ordinance. The County will analyze and determine on an annual basis whether there are constraints on the development, maintenance, and improvement of housing intended for persons with disabilities, consistent with Senate Bill 520, in a report to the Board of Supervisors. The analysis will include an evaluation of existing land use controls, permit and processing procedures, and building codes. Regardless of constraints found, the County will initiate actions within six months of the completion of the evaluation to address them, including removing the constraints and amending reasonable accommodation program for housing intended for persons with disabilities, as necessary.</p>	Department of Planning and Building	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

13. IMPLEMENTATION ELEMENT

TABLE 1: GENERAL PLAN IMPLEMENTATION

IMPLEMENTATION PROGRAM	RESPONSIBLE DEPARTMENT	PRIORITY /TIMING	STATUS
<p><u>Program HO 3-15 Annual Report</u> Prepare an Annual Report to the Board of Supervisors in the format approved by HCD which describes 1) implementation of Housing Element programs to date, 2) the amount and type of housing activity as related to the Housing Element’s goals, policies, and programs, and 3) an updated summary of the County’s housing needs. Submit this report to the Department of Housing and Community Development by April 1 of each year.</p>	Department of Planning and Building	Annually	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Program HO 4-1 Equal Housing Opportunity</u> Information regarding fair housing laws will be provided and distributed to the public at the Department of Planning and Building, Arbuckle Family Action Center, and at County library branches in the unincorporated communities (Arbuckle, Grimes, Maxwell, Princeton, and Stonyford), and will be distributed to applicants for subdivisions, multi-family projects, and planned developments. Planning staff will annually visit the posting locations to ensure that the information remains posted and will annually review planning and building application forms to ensure consistency with the requirements of this program. Provide assistance in referring and reporting housing discrimination complaints to the State Department of Fair Employment and Housing. Provide access to a County telephone and provide brochures to residents reporting complaints to County offices. Publicize this service through the local media, schools, County Department of Health and Human Services, County Agricultural Commissioner, library branches in the unincorporated communities (Arbuckle, Grimes, Maxwell, Princeton, and Stonyford), post office locations in Arbuckle, Grimes, Maxwell, Princeton, and Stonyford), and Arbuckle Family Action Center.</p>	Department of Planning and Building	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Program HO 4-2 Economic Development and Jobs-Housing Balance</u> Support and encourage economic development programs and jobs-housing balance strategies within the County, including the Colusa County EDC, through continued cooperative and collaborative staff assistance when requested and in support of jobs-housing balancing efforts.</p>	Department of Planning and Building	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Program HO 5-1 Energy Conservation and Efficiency</u> Promote energy efficiency and conservation in residential development through:</p> <ul style="list-style-type: none"> • Continuing to adopt building and other codes that meet or exceed energy conservation and/or efficiency standards established by the California Energy Code. • As part of the General Plan Update and subsequent Zoning Ordinance Update, ensure location of higher density residential housing near employment centers to discourage sprawl and conserve energy resources. • Continuing to permit and encourage mixed uses and higher densities on in-fill and vacant sites in areas with public services, such as medical clinics, schools, and grocery stores, to discourage sprawl and encourage short vehicle trips and/or alternative forms of transportation. • During preparation of specific plans and master plans, encourage location of higher density residential areas within walking distance of employment-generating uses, schools, parks, community centers, and other amenities. • Reviewing the County’s land use regulations and subdivision ordinances and, where appropriate, amend 	Department of Planning and Building; Board of Supervisors	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

TABLE 1: GENERAL PLAN IMPLEMENTATION

IMPLEMENTATION PROGRAM	RESPONSIBLE DEPARTMENT	PRIORITY /TIMING	STATUS
<p>to include provisions which promote and/or require energy conservation measures and proximity of higher density residential uses to services and transit as a factor in project approval.</p> <ul style="list-style-type: none"> • Coordinate with the Community Action Partnership to provide loans and/or grants for weatherization activities including, but not limited to, insulation, weatherstripping, siding, dual pane windows. • Identify available grant programs to encourage sustainable growth patterns, energy conservation and energy efficiency. If appropriate and feasible, apply for funding to develop guidelines for energy conservation measures in residential development and to provide financial incentives for smart growth techniques. 			
<p><u>Action LU 1-A:</u> Following the adoption of this plan, review and revise the County Zoning Ordinance, development standards, and zoning maps to conform to the updated General Plan.</p>	Department of Planning and Building	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action LU 1-B:</u> Revise the County Zoning Ordinance to create a Rural Residential Zoning District that includes categories for two-acre minimum parcels (RR-2) and five-acre minimum parcels (RR-5).</p>	Department of Planning and Building	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action LU 1-C:</u> Regularly review the General Plan to ensure that its policies and actions still reflect public sentiment about the desired character of communities, that adequate policies are in place to protect the County’s important resources, and that adequate land is identified to accommodate high-quality employment-generating uses and associated housing demand.</p>	Department of Planning and Building	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action LU 1-D:</u> Review development projects, consistent with the requirements of the California Environmental Quality Act and other applicable laws, to identify potential impacts associated with aesthetics, agriculture, air quality, circulation, community character, natural and cultural resources, greenhouse gases, public health and safety, water quality and supply, public services and facilities, and utilities and to mitigate of adverse impacts to the maximum extent that is feasible and practical.</p>	Department of Planning and Building	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action 1-E:</u> Prepare guidelines for master and specific plans that address the following:</p> <ul style="list-style-type: none"> • Definition and applicability of a specific or master plan • Requirements for plan content, including: <ul style="list-style-type: none"> ○ A mixture of land uses that meets the economic, public service, community facility, and residential needs of a community; ○ Minimum development standards; ○ Phasing plan to provide public service and infrastructure improvements commensurate with or prior to each phase of development; ○ Implementation program; and 	Department of Planning and Building	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

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TABLE 1: GENERAL PLAN IMPLEMENTATION

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<ul style="list-style-type: none"> ○ Financing program that demonstrates financial feasibility and includes a public infrastructure, facilities, and services financing and funding program to ensure that public facilities and services are provided commensurately with new development. • Local procedures including development submittal requirements, permitting, environmental review, public review/hearing requirements and planning/processing fees. 			
<p>Action LU 1-F: Provide land use and development proposals for proposed projects that are either located within the sphere of influence or within areas of concern or interest, as designated and adopted by LAFCO for the Cities of Colusa or Williams to the appropriate city’s Planning Department for review and comment.</p>	Department of Planning and Building	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p>Action LU 1-G: Actively participate with LAFCO and the relevant cities and agencies in any proposed updates to the spheres of influence of the cities and other public service agencies.</p>	Department of Planning and Building	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p>Action LU 1-H: Work closely and actively with the cities, public utility districts, fire districts, and other special districts in developing programs for future capital improvements to ensure that such programs accommodate existing and planned growth.</p>	Department of Planning and Building; Department of Public Works	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p>Action LU 2-A: When preparing a second unit ordinance in accordance with Housing Element Program 3-5, identify maximum unit size, location, and minimum parcel size (consistent with the land use designation requirements) limitations for second units on agricultural (A-G, A-T, A-U, U-T) parcels to ensure that the second unit does not encourage a future parcel split or reduce the area of land available for agricultural and farming use. The ordinance shall require that second units are proximate to the primary unit, where feasible, and connect to the water and wastewater/septic system serving the primary residence. The applicant shall demonstrate that the existing water and wastewater systems have adequate capacity to serve the second unit.</p>	Department of Planning and Building	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p>Action LU 2-B: Amend the Zoning Ordinance to expand principally permitted agricultural uses to include uses that directly support County agriculture as described in Actions AG 2-A and 2-B.</p>	Department of Planning and Building	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p>Action LU 2-C: Amend the Zoning Ordinance to include an Energy Park Combining Zone and prepare an Energy Production Ordinance. The Energy Park Combining Zone and Energy Production Ordinance shall include standards including, but not limited to:</p> <ol style="list-style-type: none"> a. Height, size, and location of structures and facilities. b. Protection of natural resources, including sensitive habitat, riparian areas, wetlands, and scenic viewsheds. 	Department of Planning and Building	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

TABLE 1: GENERAL PLAN IMPLEMENTATION

IMPLEMENTATION PROGRAM	RESPONSIBLE DEPARTMENT	PRIORITY /TIMING	STATUS
<ul style="list-style-type: none"> c. Setbacks from adjacent parcels to minimize or reduce land use conflicts. d. Adequate parking and circulation network improvements. e. Security and site access controls. f. Nighttime lighting. g. Noise, odors and other nuisances. 			
<p><u>Action LU 3-A:</u> Revise the Zoning Ordinance to create a zoning district (Mixed Use) that is compatible with the Mixed Use land use designation. The zoning district shall: accommodate the range of land uses allowed in the Mixed Use designation; establish human-scale and pedestrian-oriented standards, including parking, building heights, setbacks, and connectivity; require each project to include a mix of commercial, public facilities, light industrial, and/or residential components. Residential uses shall not exceed 40 percent of total land area or developed square footage in a mixed-use development.</p>	Department of Planning and Building	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action LU 3-B:</u> Revise the Zoning Ordinance to create a zoning district (Rural Services) that is compatible with the Rural Service Center, the Agricultural Upland and Agricultural Transition land use designations. The zoning district shall: accommodate small-scale commercial and other uses that serve the rural community near the designated parcel. On parcels designated Agricultural Upland and Agricultural Transition this zoning district may only be applied to parcels in the Stonyford, Lodoga, and Century Ranch areas which are adjacent to a major arterial roadway.</p>	Department of Planning and Building	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action LU 3-C:</u> Revise the Zoning Ordinance to include updated design standards that promote attractive development for commercial, industrial, office, institutional, and multiple family development; include design recommendations that encourage “green” design construction; and address the following provisions:</p> <ol style="list-style-type: none"> 1. Site planning sensitive to the natural environment and that addresses creating functional and attractive places. 2. Building reuse and adaptive reuse. 3. Low environmental impact materials and products, including recycled and local materials, and recycling of construction waste. 4. Passive and active solar elements and use of efficient heating and cooling systems. 5. Standards for building design and appropriate use of materials to provide high-quality development, including requiring buildings to be sited toward the street, except for approved plazas, seating areas, and entry nooks; off-street parking, if any, located to the rear of the building or lot; architecture that incorporates a pedestrian scale with varied articulated facades, windows and building features; and community design features, such as landscaping, entry features, fountains, plazas, pedestrian furniture, and similar features. 6. Landscaping and design elements to screen unsightly elements from public and neighboring view. 7. Standards for adequate off-street parking and alternatives to on-site parking in downtown and historical areas. 	Department of Planning and Building	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

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TABLE 1: GENERAL PLAN IMPLEMENTATION			
IMPLEMENTATION PROGRAM	RESPONSIBLE DEPARTMENT	PRIORITY /TIMING	STATUS
<p>8. Standards for exterior lighting, signage, and trash/recycling containment facilities.</p> <p>9. Gateway concepts for entryway treatment for Arbuckle, Maxwell, Princeton, Grimes, and Stonyford.</p>			
<p><u>Action LU 3-D:</u> Review parking standards in the Zoning Ordinance to ensure that provisions are sufficient to provide adequate parking and that alternatives to on-site parking are provided in the downtown and historical areas.</p>	Department of Planning and Building	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action LU 3-E:</u> Revise the Zoning Ordinance to create zoning districts that distinguish light industrial from heavy industrial uses and that accommodate research and development uses exclusively. Such revisions may include Light Industrial (M-1), Heavy Industrial (M-2), and Research and Development (RD) districts. The intent is to accommodate light industrial and research and development uses in locations where heavy industrial development may not be compatible with nearby residences or sensitive uses. The light industrial zone will also allow highway commercial uses.</p>	Department of Planning and Building	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action LU 3-F:</u> Revise the Zoning Ordinance to allow housing on privately owned parcels with 20-, 40-, and 60-acre minimum lot sizes in the Mendocino National Forest and to identify development standards addressing adequate access, fire hazard protection and management, water quality, water supply, and wastewater treatment for the construction of new housing and additions to existing housing. Request input from the National Forest Service to ensure a streamlined permitting process.</p>	Department of Planning and Building	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action LU 3-G:</u> Amend the Zoning Ordinance to include a hillside combining zone that addresses the minimum allowable lot size in the upland parts of the County based on limiting factors such as consider topography, geology, soils, vegetation, wildlife, water supply, recharge, and movement of groundwater, septic tank limitations, fire hazards, access, and circulation.</p>	Department of Planning and Building	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action LU 3-H:</u> Revise the Zoning Ordinance to create a Resource Conservation or Habitat Management zoning district that accommodates active habitat conservation and management and incorporates the standards established by Policy CON 1-3.</p>	Department of Planning and Building	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action LU 3-I:</u> Update the County’s GIS database to include maps showing the location of existing wetland and conservation easements within the County. Once all areas of wetland and conservation easements have been identified, consider amending the General Plan Land Use Map and Zoning Map to designate parcels with wetland and conservation easements that exist in perpetuity to Resource Conservation.</p>	Department of Planning and Building	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action LU 3-J:</u> Coordinate with the U.S. Forest Service to encourage increased public use of the Mendocino National Forest through planning for recreation uses, forest management, and residential uses.</p>			

TABLE 1: GENERAL PLAN IMPLEMENTATION

IMPLEMENTATION PROGRAM	RESPONSIBLE DEPARTMENT	PRIORITY /TIMING	STATUS
<p>Action LU 3-K: In conjunction with Action LU 3-E, revise the Zoning Ordinance to create a Forest Management and Recreation zone that accommodates a range of forest resource production (timber, mining, grazing, etc.) activities and recreation activities.</p>	Department of Planning and Building	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p>Action LU 4-A: When the final boundaries for the proposed Sites Reservoir are determined and approved by the California Department of Water Resources, develop a Sites Area Plan to guide land uses in the Sites Reservoir Area. The plan shall include policies and actions to promote the economic and social viability of the area and shall designate a variety of land uses. Land uses in the plan shall include provisions for active and passive recreation, limited commercial uses oriented toward recreation and tourism, viewing points of the main scenic areas of the reservoir and any bridges, and seasonal housing and campgrounds in the areas immediately adjacent the reservoir. Additionally, the plan shall identify agricultural land to accommodate the needs of existing landowners and farmers and habitat land for displaced species. Access, noise, water, wastewater, and emergency services shall be considered in the designation of land uses.</p>	Department of Planning and Building	C	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p>Action LU 4-B: Actively participate in the Sites Project Joint Powers Authority, and any other state and regional entities formed to plan and develop the Sites Reservoir. Ensure that the County’s needs for a range of land uses, adequate and convenient access to existing parcels, habitat for plants, wildlife, and special-status species, adequate and convenient access to communities (Lodoga, Stonyford, etc.), and recreation and tourist opportunities are addressed and that measures to promote the economic and social viability of the area and to reduce adverse noise, traffic, and other adverse impacts are identified and implemented.</p>	Department of Planning and Building	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p>Action N 1-A: Review and update Chapter 13 of the Colusa County Code to ensure consistency with the maximum noise levels identified in Tables N-1 and N-2, for new development, roadway, and other planning projects. The revisions to Chapter 13 of the County Code shall include procedures to ensure that new development projects or changes to existing projects adhere to the noise standards contained in the Noise Element. The revisions to Chapter 13 of the County Code shall identify specific methods of reducing noise, as discussed in Policies N-1 through N-17 and Action N 1-B.</p>	Department of Planning and Building	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p>Action N 1-B: Update the County’s Zoning Ordinance to require new residential or noise-sensitive development to be designed to minimize noise exposure to noise sensitive users through incorporation of site planning and architectural techniques such as:</p> <ul style="list-style-type: none"> • Locating dwellings as far back from noise generators as possible. • Locating noise sensitive interior spaces, such as bedrooms, away from noise generators. • Orienting buildings to shield noise sensitive outdoor spaces from noise generators. • Sound walls should be avoided or minimized, through berms, setbacks, or other measures, to the maximum extent feasible and appropriate. 	Department of Planning and Building	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

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TABLE 1: GENERAL PLAN IMPLEMENTATION				
IMPLEMENTATION PROGRAM	RESPONSIBLE DEPARTMENT	PRIORITY /TIMING	STATUS	
<u>Action N 1-C:</u> Continue to enforce the State Noise Insulation Standards (Title 24, California Code of Regulations and Chapter 35 of the Uniform Building Code).	Department of Planning and Building	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress	<i>Comments:</i>
<u>Action N 1-D:</u> Review new development and long-term planning projects, including the Zoning Code Update, for conformity with the County’s Airport Safety and Noise land use criteria, as identified in the Colusa County Airport Comprehensive Land Use Plan (CLUP).	Department of Planning and Building	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress	<i>Comments:</i>
<u>Action N 1-E:</u> Collaborate with Caltrans, the California Public Utilities Commission and railroad operators to improve at-grade railroad crossings in and/or near communities to reduce the necessity for train whistle blasting.	Department of Planning and Building; Department of Public Works	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress	<i>Comments:</i>
<u>Action N 1-F:</u> To the extent feasible, plan and maintain designated truck travel routes to minimize impacts on noise sensitive land uses.	Department of Public Works; Colusa County Transportation Commission	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress	<i>Comments:</i>
<u>Action N 1-G:</u> Design roadway improvement projects to use noise attenuating road surfacing materials near noise sensitive residential areas, when practical and economically feasible.	Department of Public Works; Colusa County Transportation Commission	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress	<i>Comments:</i>
<u>Action N 1-H:</u> Coordinate with Caltrans to maintain highway noise level standards for both new and existing projects to comply with Table N-2.	Department of Planning and Building	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress	<i>Comments:</i>
<u>Action N 1-I:</u> As a condition of project approval, require new uses and development that introduce sensitive noise receptors near agricultural lands or operations to acknowledge, indemnify, and hold the farmers and the County harmless from reasonable nuisances caused by farming activities that generate noise, dust, vibration and odors through a covenant, easement or other legal property disclosure approved by the County, (See Article 4 of the County Code).	Department of Planning and Building	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress	<i>Comments:</i>

TABLE 1: GENERAL PLAN IMPLEMENTATION

IMPLEMENTATION PROGRAM	RESPONSIBLE DEPARTMENT	PRIORITY /TIMING	STATUS
<p>Action N 1-J: As part of the project review and approval process, require that all acoustical studies be prepared in accordance with Table N-3.</p>	Department of Planning and Building	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p>Action N 1-K: As part of the project review and approval process, require construction projects and new development anticipated to generate a significant amount of ground borne vibration to ensure acceptable interior vibration levels at nearby noise-sensitive uses based on Federal Transit Administration criteria.</p>	Department of Planning and Building	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p>Action OSR 1-A: Adopt regulations for habitat easements, conservation easements, and open space banking operations, including any significant alterations and/or expansions. These regulations shall include, but are not limited to, the criteria identified in Policy CON 1-3.</p>	Department of Planning and Building	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p>Action OSR 1-B: Revise Article 8 (Development Standards) of the Zoning Ordinance to require that light fixtures be designed and sited so as to minimize light pollution, light spillage, and glare into adjoining properties and the night sky. Consider amending the Public Nuisance Abatement Code to include light glare impacts to the extent that it does not adversely interfere with agricultural operations.</p>	Department of Planning and Building	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p>Action OSR 1-C: Develop a local Rural Character Corridors program that protects roadways and areas with high scenic value and rural flavor. The intent of the program would be to identify areas where rural and scenic characteristics should be protected and enhanced, to the extent that the protection does not interfere with the County’s agricultural and economic development goals.</p> <p>Designate areas as “Rural Character Corridors” only after careful consideration of the following:</p> <ul style="list-style-type: none"> • Scenic and rural characteristics, including vista points, geologic resources, native plant and animal species, waterways, historic sites, cultural resources, expansive open space or agricultural areas, and agricultural, timber, and recreational uses. • Safety characteristics, including road surface and alignment, shoulder width, traffic levels, number of intersections, access points, turnouts, and rest areas. • Economic impacts on properties affected by a Rural Character Corridors designation. <p>The Rural Character Corridors program should include the following:</p> <ul style="list-style-type: none"> • Encourage uses to be designed and sited in a manner that does not interfere with the rural and scenic characteristics of the area, to the extent feasible. • Encourage public access, including signage, vistas, rest stops, or picnicking, to viewing points such as rural viewsheds, wildflower areas, unique landforms, historic and cultural resources, and expansive agricultural and rural views. • Site utilities underground, where feasible, otherwise site utilities in a way that minimizes their 	Department of Planning and Building	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

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TABLE 1: GENERAL PLAN IMPLEMENTATION

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<p>intrusiveness into scenic views.</p> <ul style="list-style-type: none"> Require earthmoving and road reconstruction projects to be followed by re-seeding and re-vegetation which restores a natural appearance. 			
<p><u>Action OSR 1-C:</u> Revise the Zoning Ordinance to include specific development standards for the preservation of on-site open space and scenic resources including sensitive habitat, wetlands, trees, and scenic resources.</p>	Department of Planning and Building	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action OSR 2-A:</u> Develop a countywide outdoor recreation plan to link various outdoor recreation areas, including waterways, lakes, reservoirs, parks, wildlife refuges, and the Mendocino National Forest, to communities as well as to specific access points proximate to major roadways. The plan should address the following:</p> <ul style="list-style-type: none"> Existing and potential recreation areas; Existing and potential routes for walking, hiking, horseback riding, and mountain biking opportunities and specify access points to each outdoor recreational area; Trail linkages between established communities, such as Arbuckle, Maxwell, Grimes, Princeton, College City and the cities of Colusa and Williams; Connections to the various recreation areas where feasible; Unified Countywide signage to identify recreation opportunities. <p>The outdoor recreation plan will serve as a plan for securing lands for a countywide recreation and trail system and funding the acquisition and maintenance of recreation areas and trails. This plan shall be developed in conjunction with the Bicycle and Pedestrian Master Plan (Policy CIRC 1-I).</p>	Department of Planning and Building	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action OSR 2-B:</u> Coordinate with park districts, other special districts, parks and recreation interests and related Federal and State agencies for the implementation of a unified directory sign program for equestrian, hiking, or bicycling trails.</p>	Department of Planning and Building	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action OSR 2-C:</u> Acquire voluntary easements to provide connectivity through open space and agricultural properties to the Sacramento River and other public recreation amenities.</p>	Department of Planning and Building	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action OSR 2-D:</u> Amend the Zoning Ordinance to create a new zoning district for Resort Commercial uses. This designation shall allow for a mix of commercial uses oriented towards tourists and other visitors to the County, including but not limited to, agriculturally based tourism, sports fishing, hunting, and other related uses. Allowable uses may include, but are not limited to, marinas, hotels, RV camping, entertainment services, restaurants, and other visitor serving uses. The district would provide flexible use and development standards including a set of performance standards that:</p>	Department of Planning and Building	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

TABLE 1: GENERAL PLAN IMPLEMENTATION

IMPLEMENTATION PROGRAM	RESPONSIBLE DEPARTMENT	PRIORITY /TIMING	STATUS
<ul style="list-style-type: none"> Allows, as a priority, the development of boating facilities, such as docks and boat launching ramps along the Sacramento River and other water way recreation areas. Achieves commercial development which is sensitive to the scale and character of the surroundings; Ensures that commercial development places the most minimal possible economic and natural resource demands on the area and on public services; Controls sprawl and strip commercial development, and provides for the effective control of commercial signs; Avoids significant residential development, including mobile home or RV parks with full time residents; and Encourages the continuation of surrounding farming and ranching uses to minimize the disruption of agriculture by new development. 			
<p>Action OSR 2-E: Consider formation of a self-supporting parks and recreation system by employing user fees (where appropriate), concessionaire revenues, soliciting grants and private contributions, requesting volunteer help, and by other means that further cost-effective park operations.</p>	Board of Supervisors	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p>Action OSR 2-F: Assist Off Highway Vehicle (OHV) interests in identifying location(s) for future OHV areas and facilitate development of these facilities.</p>	Department of Planning and Building	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p>Action OSR 3-A: Consider adoption of a parks and recreation ordinance that would apply to new residential development. The ordinance should establish a parkland dedication requirement based on five acres of parkland per 1,000 residents. The program would require dedication of parkland and/or payment of in lieu fees, consistent with the requirements of the Quimby Act, based upon the residential density, park land cost, and other factors. The County shall collect these fees and either distribute to the applicable park district or agency (contingent on the district’s or agency’s use of these funds towards new parks or park expansions that serve the residents of the unincorporated area) or provide facilities that serve the local and regional needs of the County. Public land dedicated and/or fees collected pursuant to the Quimby Act may only be used for the purpose of developing new or rehabilitating existing park or recreational facilities.</p>	Department of Planning and Building; Board of Supervisors	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p>Action OSR 3-B: Collaborate with park districts and community groups to develop an inventory of sites for potential park development and park expansion. Every five years, review the inventory to determine whether there is sufficient land to serve the County’s needs for parks and recreation. This Action should be implemented in conjunction with Action OSR 2-A.</p>	Department of Planning and Building	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

13. IMPLEMENTATION ELEMENT

TABLE 1: GENERAL PLAN IMPLEMENTATION			
IMPLEMENTATION PROGRAM	RESPONSIBLE DEPARTMENT	PRIORITY /TIMING	STATUS
<p><u>Action OSR 3-C:</u> Amend the zoning ordinance to identify minimum sizes for new parks, including neighborhood parks, community parks and regional parks.</p>	Department of Planning and Building	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action PSF 1-A:</u> Coordinate with local water and wastewater agencies to assist in planning for adequate public services to support new residential, commercial, and industrial development in existing community areas. Particular effort shall be made to provide adequate infrastructure to accommodate the commercial, mixed use, industrial, R-2, R-3, and R-4 sites in Arbuckle, Maxwell, Princeton, and the unincorporated area of Colusa and commercial and industrial sites in the unincorporated area of Williams.</p>	Department of Planning and Building; Department of Public Works	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action PSF 1-B:</u> In conjunction with the effort associated with Housing Element Program 2-5, coordinate with County and local water and wastewater agencies to assist in planning for adequate water and wastewater service. The County will take the following actions, as needed, to provide service to developing areas:</p> <p><u>All Service Providers</u> Each water and wastewater provider will be mailed a copy of the Land Use Element, upon its adoption, along with a letter that identifies 1) the amount of residential, commercial, and industrial growth desired for its service area including the County’s fair share of regional housing needs, 2) specific actions the provider should take to ensure adequate service (see below), and 3) the text of Government Code Section 65589.7 requiring water and wastewater providers to grant priority for service allocations to proposed developments that include housing units affordable to lower (including very low and extremely low) income households.</p> <p><u>Princeton</u> Encourage the District to raise new connection fees in the near future to ensure adequate funds are available to finance capital improvements. The District should develop a cost of services study to ensure that fees bear a reasonable nexus to the cost of services. The study should determine whether a fee reduction may be allowed for lower income units. The County will encourage the District to seek funding for the necessary study and will assist in obtaining Community Development Block Grant Planning/Technical Assistance or USDA utilities grants or loans to offset the planning costs. Using the Water and Wastewater Feasibility Study and a Revenue Program, the Princeton Water Works District should apply for placement on a Grant priority list with both the USDA and the State Resources Control Board Small Communities Grant Program. Additionally, an application should be made for placement on State Revolving Fund Loan program. The District’s fiscal revenues alone will not be enough to make the necessary and impending capital improvements in the near future. Encourage the District to develop a fee schedule that promotes full cost-recovery of expenses associated with the District’s services, including annexations into the Districts service area and subsequent new development.</p>	Department of Planning and Building	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

TABLE 1: GENERAL PLAN IMPLEMENTATION

IMPLEMENTATION PROGRAM	RESPONSIBLE DEPARTMENT	PRIORITY /TIMING	STATUS
<p><u>Arbuckle, Maxwell, Colusa, and Williams</u> While these communities have planned for infrastructure to support new development, construction of various facilities (wells and associated water treatment, wastewater lift stations, extension of mains, etc.) may be necessary to serve newly developing areas. The County will take the following measures to expedite and assist with the development of necessary infrastructure: Work with special districts and the cities of Williams and Colusa to assure that wastewater and water systems are improved to ensure that construction of new dwelling units can be accommodated in accordance with the quantified objectives in the Housing Element of this General Plan. Encourage the responsible water and wastewater agencies to conduct the necessary studies to develop appropriate adjustments to water connection, wastewater connection, and development impact fees in order to ensure adequate funding for necessary infrastructure improvements. Encourage the cities and districts to apply for available State and federal grants and loans to finance construction of necessary improvements. Encourage developers to provide the necessary long-range infrastructure associated with development through the filing of reimbursement agreements with developers. Seek funding to off-set the cost of infrastructure improvements for very low and low income units in order to encourage development of affordable units.</p> <p><u>Rural Areas</u> Review potential treatment technologies that could be developed to provide water and wastewater service for rural market-rate and affordable housing; develop performance standards for potential treatment technologies to assist public and/or private wastewater and water providers in determining which will be most feasible in their locations within the County. Allow a wide range of feasible alternative system sizes and treatment technologies to provide water and wastewater service for rural market-rate and affordable housing.</p>			
<p><u>Action PSF 1-C:</u> Coordinate with municipal domestic water providers in the County to address state Water Conservation Act requirements to adopt water management plans and water use targets by July 2011.</p>	Department of Planning and Building	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action PSF 1-D:</u> Coordinate with agricultural water suppliers in the County to address state Water Conservation Act requirements to price water based on the quantity delivered and implement efficient management practices by July 31, 2012 and to adopt agricultural water management plans by December 31, 2012.</p>	Department of Planning and Building; Agricultural Commissioner	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action PSF 1-E:</u> Coordinate with water districts, municipal water providers, agricultural water purveyors, and industrial water purveyors to implement consistent water conservation policies and measures Countywide, including the application and enforcement of the Water Efficient Landscaping Ordinance (Action CON 1-G).</p>	Department of Planning and Building	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

13. IMPLEMENTATION ELEMENT

TABLE 1: GENERAL PLAN IMPLEMENTATION

IMPLEMENTATION PROGRAM	RESPONSIBLE DEPARTMENT	PRIORITY /TIMING	STATUS
<p>Action PSF 1-F: Explore opportunities for the development of community-serving wastewater and water systems in College City. Opportunities to explore should include the formation of an independent municipal district (such as a public utility district) or the development of a privately operated community system. New privately or mutually owned and operated systems will be allowed only if it can be demonstrated that system revenues, system design, operation and capacity are adequate to serve existing and projected growth for the life of the project. At the preliminary review stage for projects that propose privately or mutually owned and operated wastewater systems, a financial program shall be submitted for approval by the County that assures private funding of the system’s long term capital improvements and operation and maintenance costs.</p>	<p>Department of Planning and Building</p>	<p>C</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i></p>
<p>Action PSF 1-G-: Explore opportunities for the development of a community-serving wastewater system in Grimes. Opportunities to explore should include the formation of an independent municipal district (such as a public utility district) or the development of a privately operated community system. New privately or mutually owned and operated systems will be allowed only if it can be demonstrated that system revenues, system design, operation and capacity are adequate to serve existing and projected growth for the life of the project. At the preliminary review stage for projects that propose privately or mutually owned and operated wastewater systems, a financial program shall be submitted for approval by the County that assures private funding of the system’s long term capital improvements and operation and maintenance costs.</p>	<p>Department of Planning and Building</p>	<p>C</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i></p>
<p>Action PSF 1-H: Coordinate with the City of Colusa to annex areas of existing or planned urban residential development that are adjacent, or in close proximity, to the City limits, which are not currently served by municipal water and wastewater services.</p>	<p>Department of Planning and Building; LAFCO; City of Colusa</p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i></p>
<p>Action PSF 1-I: Coordinate with the City of Williams to annex areas of existing or planned urban residential development that are adjacent, or in close proximity, to the City limits, which are not currently served by municipal water and wastewater services.</p>	<p>Department of Planning and Building; LAFCO; City of Williams</p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i></p>
<p>Action PSF 1-J: Actively work with the Federal water regulators to secure additional surface water allocations for the Stonyford area.</p>	<p>Department of Planning and Building</p>	<p>B</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i></p>
<p>Action PSF 1-K: Continue to explore opportunities to secure new reliable long-term water supplies for the Century Ranch area.</p>	<p>Department of Planning and Building</p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i></p>

TABLE 1: GENERAL PLAN IMPLEMENTATION

IMPLEMENTATION PROGRAM	RESPONSIBLE DEPARTMENT	PRIORITY /TIMING	STATUS
<u>Action PSF 1-L:</u> Amend the County Code to include septic and leach field setbacks from natural waterways. This setback should be a minimum 100 feet from perennial and intermittent streams, seasonal water bodies and natural bodies of standing water. Exceptions may be made if the project involves the repair of an existing system or the system is properly engineered and approved by the Public Health Director.	Department of Planning and Building	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action PSF 1-M:</u> Investigate the feasibility of creating a Joint Powers Authority to assist municipal wastewater providers within the County in leveraging resources and securing funding for system improvements.	Board of Supervisors	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action PSF 1-N:</u> Update County permitting requirements to include requirements and performance standards for small package wastewater systems to serve existing communities, such as College City. Include requirements to ensure availability of long-term funding mechanisms that provides adequate long-term operation and maintenance of such systems.	Department of Planning and Building; Department of Environmental Health	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action PSF 1-O:</u> Monitor ongoing changes and updates to State regulations for septic systems developed by the State Regional Water Quality Control Board, as required by AB 885, and periodically update the County Code to reflect applicable changes in regulations.	Department of Environmental Health	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action PSF 1-P:</u> Update the County Code to revise the septic system permit process to include site-specific evaluation criteria and construction performance standards. Standards will include measures to protect the water supply and public health, including appropriate densities to ensure that effluent from separate parcels is not combining or resulting in an adverse cumulative effect or impacts to groundwater associated with septic seepage. At the preliminary review stage, projects shall demonstrate to the satisfaction of the County Department of Environmental Health, feasibility to accommodate a septic system that meets all applicable water quality standards.	Department of Environmental Health	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action PSF 2-A:</u> Distribute public education materials regarding the proper handling and disposal of household hazardous waste, opportunities for recycling and composting, and resources for solid waste disposal available to County residents and businesses.	Department of Public Works	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action PSF 2-B:</u> Develop programs to reduce illegal dumping, particularly in environmentally sensitive public areas near creeks and rivers.	Department of Public Works	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

13. IMPLEMENTATION ELEMENT

TABLE 1: GENERAL PLAN IMPLEMENTATION			
IMPLEMENTATION PROGRAM	RESPONSIBLE DEPARTMENT	PRIORITY /TIMING	STATUS
<u>Action PSF 2-C:</u> Evaluate the feasibility of establishing solid waste transfer and or processing facilities in other areas of the County, such as in Arbuckle.	Department of Public Works	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action PSF 2-D:</u> Coordinate with the County Resource Conservation District to pursue available grants from agencies such as CalRecycle to fund cleanup efforts from illegal dumping on privately owned agricultural lands.	Department of Public Works	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action PSF 2-E:</u> Provide for the free disposal of household hazardous waste as funding is available.	Department of Public Works	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action PSF 2-F:</u> Review with waste haulers the feasibility of establishing an expanded curbside pickup program to periodically pick up household hazardous waste and bulky items.	Department of Public Works	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action PSF 2-G:</u> Establish a County-wide procurement process that favors the purchase of recycled products and/or materials that contain recycled materials.	Auditor-Controller	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action PSF 2-H:</u> Develop a program to encourage farms and other businesses to: <ol style="list-style-type: none"> 1. Establish a program that encourages diversion of agricultural waste through recycling, or reuse, such as use of natural resource byproducts like rice stubble, straw, manures, and cannery waste as soil amendments, fertilizers or fuel for biomass cogeneration facilities. 2. Expand diversion rates of businesses through reuse and recycling efforts including proper recycling and hazardous waste disposal techniques. 3. Increase use of recycled and green materials in the processing and production cycle. 4. Reduce use of packing materials. 	Agricultural Commissioner	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action PSF 3-A:</u> Incorporate fire safety measures into the design, construction and improvement of County roadways, such as emergency vehicle turnouts and staging areas.	Department of Public Works	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

TABLE 1: GENERAL PLAN IMPLEMENTATION

IMPLEMENTATION PROGRAM	RESPONSIBLE DEPARTMENT	PRIORITY /TIMING	STATUS
<u>Action PSF 3-B:</u> Amend the County Code to provide fire safe measures in new development, particularly in high fire hazard areas, including the use of fire safe building materials, fire resistant landscaping, water storage tanks, clear spaces and fire breaks, and supplemental fire suppression equipment.	Department of Planning and Building	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action PSF 3-C:</u> Amend the County Code to require incorporation of fire-resistant standards for reconstruction and/or substantial addition projects in high fire hazard areas.	Department of Planning and Building	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action PSF 3-D:</u> Continue to implement and regularly update countywide emergency operation plans to reduce or eliminate long-term risk to life and property from natural or human-made emergencies and disasters.	Department of Public Works	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action PSF 3-E:</u> Plan for the continued function of essential facilities following a major disaster to facilitate post-disaster response.	Department of Public Works; Sheriff's Department; Fire Protection Agencies	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action PSF 3-F:</u> Amend the County Code to develop standards for crime prevention and surveillance measures and programs into the design of new development and retrofit into existing development. Such measures may include security lighting, fencing, site planning to provide improved surveillance/visibility and access control.	Department of Planning and Building; Sheriff's Department	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action PSF 3-G:</u> Engage law enforcement officials during the review of land use and development projects.	Department of Planning and Building; Sheriff's Department	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action PSF 4-A:</u> As part of the development review process, consult with school districts in the County to ensure that adequate school sites are provided and that affected schools will have adequate capacity to serve new development.	Department of Planning and Building; School Districts	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

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TABLE 1: GENERAL PLAN IMPLEMENTATION			
IMPLEMENTATION PROGRAM	RESPONSIBLE DEPARTMENT	PRIORITY /TIMING	STATUS
<u>Action PSF 4-B:</u> Work with school and recreation districts to identify and accommodate joint use school and park facilities.	Department of Planning and Building; School Districts	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action PSF 4-C:</u> Collaborate with school districts in the planning and development of sidewalks and trails for safe walking and bicycling to schools.	Department of Planning and Building; School Districts	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action PSF 4-D:</u> Identify partnership opportunities between municipalities, other agencies and library support organizations to expand library facilities, resources and services.	Colusa County Library System	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action PSF 4-E:</u> Pursue joint-use agreements with schools, social service agencies, cultural institutions, and other community organizations to extend library and other public services to populations that may otherwise not be served.	Department of Planning and Building	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action PSF 4-F:</u> Design libraries to include space for meeting rooms and other uses that support the use of the library as a community gathering place.	Colusa County Library System	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action PSF 4-G:</u> Amend the Zoning Ordinance to include development, siting, and design standards for new telecommunications facilities, power plants, and transmission facilities.	Department of Planning and Building	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action PSF 4-H:</u> Streamline the building and planning permit process to encourage the development of telecommunications systems, particularly in underserved communities, and to require new developments to provide wiring and connections to support current and emerging technologies.	Department of Planning and Building	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action PSF 4-I:</u> Amend the Zoning Ordinance to require undergrounding of utilities for new development to the greatest extent feasible.	Department of Planning and Building	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

TABLE 1: GENERAL PLAN IMPLEMENTATION

IMPLEMENTATION PROGRAM	RESPONSIBLE DEPARTMENT	PRIORITY /TIMING	STATUS
<p><u>Action PSF 4-J:</u> Amend the County Code to require telecommunication facilities, such as cell towers and underground utility trenches, to provide space for County emergency communication facilities.</p>	<p>Department of Planning and Building; Department of Public Works</p>	<p>A</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i></p>
<p><u>Action PSF 5-A:</u> Maintain and update a Capital Improvement Program with a countywide development impact fee system to defray the cost of developing public facilities.</p>	<p>Department of Planning and Building; Department of Public Works</p>	<p>A</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i></p>
<p><u>Action SA 1-A:</u> Every three to five years, review and update coordinated emergency response plans collaboratively with agencies that provide services for police protection, fire, public works, flood control, and other emergency services. Plans should include information regarding emergency access routes for major flood or fire events, measures to ensure adequate access for emergency vehicles on designated emergency routes, and the location of emergency shelters and evacuation areas.</p>	<p>Department of Public Works; Sheriff's Department; Office of Emergency Services</p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i></p>
<p><u>Action SA 1-B:</u> Periodically review, maintain and repair County roadways and emergency access routes and provide signage, where necessary, to clearly identify emergency access routes.</p>	<p>Department of Public Works</p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i></p>
<p><u>Action SA 1-C:</u> Seek funding from State, Federal, and other sources to assist in emergency management planning, including community education and outreach describing public procedures and evacuation routes in the event of an emergency or natural disaster.</p>	<p>Department of Planning and Building; Department of Public Works; Sheriff's Department</p>	<p>A</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i></p>
<p><u>Action SA 1-D:</u> Annually update the emergency contact list and emergency response information on the County's website. The information should include emergency access routes, evacuation center locations, available emergency resources and contact information for emergency responders.</p>	<p>Office of Emergency Services</p>	<p>Annually</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i></p>
<p><u>Action SA 1-E:</u> Locate new important community safety facilities, such as hospitals, health care centers, emergency shelters, fire and police stations, and central communication centers outside of identified flood, geologic and fire hazard areas.</p>	<p>Department of Planning and Building</p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i></p>

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IMPLEMENTATION PROGRAM	RESPONSIBLE DEPARTMENT	PRIORITY /TIMING	STATUS
<p><u>Action SA 1-F:</u> The County shall rely upon the most current and comprehensive geological hazard mapping available in the evaluation of potential seismic and geologic hazards associated with proposed new development.</p>	Department of Planning and Building	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action SA-1-G:</u> Maintain a map showing the general location of existing landslides for reference by development applicants. Note: The identification of the location of a landslide relative to a proposed development and the preparation of any geotechnical report shall be the responsibility of the development applicant.</p>	Department of Planning and Building	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action SA 1-H:</u> Require a geotechnical analysis for construction in areas with potential geological hazards and require that recommendations from the geotechnical analysis are incorporated into the project’s design and engineering.</p>	Department of Planning and Building	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action SA 1-I:</u> The County shall seek State and Federal financial assistance to fund seismic upgrades and safety measures for existing County buildings and structures.</p>	Department of Planning and Building; Department of Public Works; Office of Emergency Services	B	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action SA 1-J:</u> Annually review revisions to the California Building Standards Code (CBSC) and consider adoption of updates to the CBSC that include new or revised measures to avoid or reduce the potential for damage to structures and facilities caused by groundshaking and other geologic hazards.</p>	Department of Planning and Building	Annually	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><u>Action SA 1-K:</u> Update the County’s development project application materials to require new development projects to submit a preliminary geotechnical investigation. The preliminary geotechnical investigation shall:</p> <ol style="list-style-type: none"> a. Identify potential geologic issues, including potential hazards associated with unstable soils (soils with moderate to severe potential for erosion, shrink-swell, or expansiveness) or underlying geology, and potential hazards associated with steep slopes; and b. Identify appropriate mitigation measures to ensure the safety of future users of the project site. In areas where hillside slope is at or around 30 percent, the mitigation measures shall include the layout of proposed improvements including roadways and structures to allow for enough adjacent useable space to help ensure that all cut and fill slopes would be no steeper than “2” feet horizontal to “1” foot vertical. All slopes should also be properly keyed in accordance to the California Building Standards Code. Also, characteristics of cut/fill 	Department of Planning and Building	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

TABLE 1: GENERAL PLAN IMPLEMENTATION

IMPLEMENTATION PROGRAM	RESPONSIBLE DEPARTMENT	PRIORITY /TIMING	STATUS
<p>areas to be located on tops and sides of hills should be designed by a professional engineer. This condition implies that use of a soils engineering report during the design of the project grading plan would be necessary to help ensure the project’s design is compatible with the engineering characteristics of underlying soils.</p>			
<p>Action SA 1-L: Update Section 9-2 of the Colusa County Code to require compliance with the County’s grading review and permitting provisions for all projects of one or more acres.</p>	Department of Planning and Building	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p>Action SA 1-M: Develop a Drainage Master Plan that addresses the following, at a minimum:</p> <ol style="list-style-type: none"> Storm water and drainage improvements for each community that are needed to accommodate planned growth; Standards for agricultural operations to ensure that on-site activities do not result in adverse off-site flooding and drainage impacts; Standards for on- and off-site stormwater and flooding improvements to ensure no adverse impacts to adjacent or nearby properties; Coordination with irrigation districts, cities and other flood control agencies throughout the County to develop uniform standards for irrigation and storm water conveyance infrastructure; and, Standard measures to be used by new development to address localized flooding impacts. 	Department of Planning and Building; Department of Public Works	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p>Action SA 1-N: Develop a Flood Master Plan that addresses the following, at a minimum:</p> <ol style="list-style-type: none"> Identification of areas for stream channel or flood control conveyance system enlargement and/or stabilization; Areas for floodwater detention and water quality preservation; Crossing improvements; Operation, maintenance and funding of flood control facilities; and Emergency preparedness for flooding events. 	Department of Planning and Building; Department of Public Works	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p>Action SA 1-O: Develop a public flooding awareness program that:</p> <ol style="list-style-type: none"> Informs the public about the specific risks of living in areas at risk of flooding; Notifies landowners and tenants of their property’s flood designation status; Provides information on steps that property owners can take to reduce their exposure to flood damages; Encourages landowners within the 100- and 200- year floodplain, and/or within areas protected by levees, to purchase and maintain flood insurance; Provides information regarding evacuation plans, flood protection programs, local flood protection agencies, and other relevant information; and 	Department of Planning and Building	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

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IMPLEMENTATION PROGRAM	RESPONSIBLE DEPARTMENT	PRIORITY /TIMING	STATUS
f. Informs property owners of potential changes in flood insurance requirements and rates as a result of future changes to designated flood hazard areas.			
<u>Action SA 1-P:</u> Annually review areas subject to flooding, levee failure, and dam inundation, including any relevant information developed by FEMA, the California Department of Water Resources, and other agencies, and update County-wide flood risk maps accordingly in compliance with AB 162.	Department of Planning and Building	Annually	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action SA 1-Q:</u> During preparation of the Capital Improvement Program, review the conditions of bridges, culverts, railroad trellis structures, and other flood control and storm water conveyance infrastructure and include necessary improvements on the CIP to ensure safety of persons in the County and adequate conveyance of flood waters.	Department of Public Works	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action SA 1-R:</u> In accordance with California Government Code Sections 65302.9 and 65860.1, once the Central Valley Flood Protection Plan (CVFPP) has been adopted, the County shall review, and if necessary, amend the Safety Element of the General Plan and the Zoning Ordinance, to ensure that these documents are consistent with the requirements of the CVFPP. Adoption of the CVFPP is anticipated to occur in July 2012.	Department of Planning and Building	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action SA 1-S:</u> Seek State and Federal funding for improvements to existing flood control and drainage infrastructure.	Department of Public Works	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action SA 1-T:</u> Review the County Code, including Chapter 33- Flood Damage Prevention, and revise as necessary to ensure that development standards are consistent with the requirements of state law, including Government Code Section 65007. Development and building standards shall require the following: <ul style="list-style-type: none"> a. New structures proposed for location within the 100-year floodplain shall be elevated one (1) foot or more above the 100-year flood elevation. b. Within urban, or urbanizing areas, as defined in California Government Code Section 65007, the lowest floor of any new construction or substantial improvements to existing structures shall be elevated a minimum of one (1) foot above the 200-year flood elevation. c. New construction in the 100-year floodplain shall be designed and constructed so that they do not contribute to cumulative flooding problems that could pose a hazard to surrounding landowners or the public. d. Discourage extensive areas of impermeable surfaces and promote the use of permeable materials for surfaces such as driveways and parking lots. e. Ensure new development within areas prone to flooding include all-weather access roads or other measures to ensure access during a flood event. 	Department of Planning and Building; Department of Public Works	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

TABLE 1: GENERAL PLAN IMPLEMENTATION

IMPLEMENTATION PROGRAM	RESPONSIBLE DEPARTMENT	PRIORITY /TIMING	STATUS
<u>Action SA 1-U:</u> Review the Safety Element concurrently with the periodically updated Housing Element to update any new information regarding floodplain mapping and/or regulations to ensure consistency with Federal and State requirements.	Department of Planning and Building	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action SA 1-V:</u> Ensure that the construction of new levees or improvements made to existing levees will not adversely divert flood waters or increase flooding in other sensitive locations.	Department of Public Works	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action SA 1-W:</u> Ensure that the construction of new levees or improvements made to existing levees will not impede the deliver of water supplies used for domestic or agricultural purposes.	Department of Public Works	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action SA 1-X:</u> Support the efforts of levee maintenance districts with efforts to secure State and Federal funding for geotechnical studies of levees and implementation of associated improvements.	Department of Public Works	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action SA 1-Y:</u> Address emergency evacuation and disaster preparedness in the event of dam failure as part of the emergency response planning efforts identified in Actions SA 1-A and SA 1-B.	Department of Public Works; Office of Emergency Services	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action SA 1-Z:</u> Revise the Development Standards to require fire protection methods, including fuels management and adequate water supply, for new development and expansion projects in areas of high and very high Fire Hazard Severity Zones, as shown in Figure 4.2-1 of the Background Report. Fire protection methods may consist of the establishment of “defensible space” around structures, using fire resistant ground cover, building with fire-resistant roofing materials, fuel load reductions, and other appropriate measures.	Department of Planning and Building	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action SA 1-AA:</u> Revise the County’s road standards to require new public roads in high and very high Fire Hazards Severity Zones to be of sufficient grade, radius and width to allow access by fire-fighting vehicles. The applicable fire protection agency shall be consulted as part of the development review process regarding fire protection and the design of new roads in these Fire Hazard Severity Zones.	Department of Public Works	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action SA 1-BB:</u> Consult with the applicable fire protection agency during the review of development applications for projects within high and very high Fire Hazard Severity Zones.	Department of Planning and Building	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

13. IMPLEMENTATION ELEMENT

TABLE 1: GENERAL PLAN IMPLEMENTATION

IMPLEMENTATION PROGRAM	RESPONSIBLE DEPARTMENT	PRIORITY /TIMING	STATUS
<u>Action SA 1-CC:</u> Implement state recommendations for fire prevention in Fire Hazard Severity Zones.	Department of Planning and Building	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action SA 1-DD:</u> Create a public outreach and awareness program to promote the development of “defensible space” around structures using areas free of fuel loads, fire resistant landscaping and fire resistant building materials.	Office of Emergency Services	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action SA 1-EE:</u> Require new residential development and development of uses that include sensitive receptors, to be located a safe distance from existing and planned sources of hazardous materials associated with industrial and agricultural operations. Sensitive receptors include schools, hospitals, nursing/convalescent homes, day care centers, and neighborhood parks.	Department of Planning and Building	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action SA 1-FF:</u> New development and redevelopment in areas previously used for agricultural, commercial or industrial uses shall be required to demonstrate that soils, groundwater and structures affected by hazardous materials associated with previous land use activities will not pose a threat or health risk to the new development, future land users, or the environment. Project proponents shall be required to complete a Phase I Environmental Site Assessment (ESA) that meets the requirements and standards of the American Society for Testing and Materials (ASTM) prior to project approval on lands where there is a risk of exposure to hazardous materials or substances and to complete a Phase II ESA if necessary.	Department of Planning and Building	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action SA 1-GG:</u> Support the creation of a public information program regarding the safe disposal of household hazardous wastes, such as motor oil, used appliances containing mercury or Freon, fluorescent light bulbs, batteries, and medical waste such as used syringes.	Department of Public Works	A	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action SA 1-HH:</u> As part of the development review process, new development and expansion proposals near the Colusa County airport and public and private airstrips shall be: a. Reviewed for consistency with setbacks, land use restrictions, and height as determined by the Federal Aviation Administration (FAA) and the Colusa County Airport Land Use Commission; b. Provided to the Airport Land Use Commission for Review.	Department of Planning and Building	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<u>Action SA 1-II:</u> As part of future planning efforts, the Department of Planning and Building shall review and provide input into updates to the Comprehensive Airport Land Use Plan to ensure that new development within the Colusa County Airport Safety Zone is compatible with existing airport operations, and that any changes or improvements to the airport facility or operations are compatible with land uses within this zone.	Department of Planning and Building	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>