

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.*

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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

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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.

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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.

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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).*