



COLUSA COUNTY GENERAL PLAN UPDATE STEERING COMMITTEE

AGENDA PACKET

Meeting #8 – February 23, 2011

TO: Steering Committee Members

FROM: Steve Hackney, Director of Planning and Building; Ben Ritchie and Beth Thompson, De Novo Planning Group

SUBJECT: Review of Draft Goals, Objectives, Policies and Actions

DATE: February 8, 2011

INTRODUCTION

Please note that this meeting packet includes an agenda for the upcoming meeting and administrative draft Goals, Objectives, Policies, and Action Items for the General Plan topics of circulation, land use, community character, public services and facilities, noise, and conservation.

The purpose of this meeting is to provide an opportunity for Steering Committee members to provide input, edits, and revisions to the draft Goals, Objectives, Policies and Actions that have been developed. This will be the Steering Committee's final opportunity to provide input on the topics of circulation, land use, community character, public services and facilities, noise, and conservation.

Committee members are expected to come to the meeting prepared to discuss specific comments and concerns. It is critical that each member review all of the reading materials prior to this meeting.

REQUIRED READING

Prior to the meeting on February 23rd, please review the following materials:

1. February 23, 2011 General Plan Steering Committee Agenda
2. Circulation: Goals, Objectives, Policies and Actions
3. Land Use: Goals, Objectives, Policies and Actions
4. Community Character: Goals, Objectives, Policies and Actions
5. Public Services and Facilities: Goals, Objectives, Policies and Actions
6. Noise: Goals, Objectives, Policies and Actions
7. Conservation: Goals, Objectives, Policies and Actions

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WORK EXERCISE

As you are reading through the draft policy documents, please consider and come prepared to discuss the following:

- a) Were there issues or concerns raised during the previous Steering Committee meetings that are not addressed or not adequately addressed in the draft policy documents?
- b) Are there specific draft goals, objectives or policies that you disagree with?
- c) Are there specific additions or corrections that you would suggest?

ADDITIONAL BACKGROUND MATERIALS

The Colusa County General Plan Update website is an excellent source of information for this project. Full copies of the Background Report, Issues and Opportunities Report, the 1989 General Plan, the General Plan newsletters, and the draft Goals, Objectives, Policies and Actions can be viewed and downloaded from the website located at: www.countyofcolusageneralplan.org.

Circulation

Goals, Objectives, Policies, and Actions

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 planned improvements shown in the Circulation Element Diagram Figure CIRC-1 *[Figure will be added after draft land use map has been finalized and traffic analysis has been completed]*

Policy CIRC 1-2: Roadway classifications shall be built to the standards described below and illustrated in Figure CIRC-2 *[Standards will be addressed and figure will be added after draft land use map has been finalized and traffic analysis has been completed]*.

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 roadways and intersections in the unincorporated County except as specified below:

[Add after land use map has been finalized and traffic analysis has been completed]

Exceptions to LOS standards established by this policy may be allowed with a finding by the Board of Supervisors that there is a clear public benefit that overrides the need to maintain the specified LOS.

Policy CIRC 1-6: Maintain LOS 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.

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Circulation – Goals, Objectives, Policies, and Actions

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 finance and construct all off-site circulation improvements (including safety improvements) necessary to mitigate a project's transportation impacts, consistent with the policies of the General Plan. 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.

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Circulation – Goals, Objectives, Policies, and Actions

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 area around Colusa. 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 and regional facilities.

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.

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.

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Circulation – Goals, Objectives, Policies, and Actions

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.

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.

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

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Circulation – Goals, Objectives, Policies, and Actions

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.

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***

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Circulation – Goals, Objectives, Policies, and Actions

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 transit 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 1-42: Support and encourage legislation that will ensure that Colusa County receives a larger share of State and federal road maintenance funds.

Policy CIRC 1-43: Support the removal or reduction of restrictions on the spending of state and federal transportation monies

Policy CIRC 1-44: 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 to avoid potential fire hazards.

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.

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Circulation – Goals, Objectives, Policies, and Actions

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 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.

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

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 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.

Goal CIRC-4: Protect and Enhance Scenic Highways

Objective CIRC-4A: Encourage the Preservation of Scenic Vistas and Limit the Proliferation of Commercial and Political Signs along County Roadways

[Note: The scenic highway policies will be moved from the open space/recreation element to the circulation element and consolidated with the following policies]

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Circulation – Goals, Objectives, Policies, and Actions

Policy CIRC 4-1: Protect the natural scenery which exists along locally-recognized scenic highways (see Figure CIRC-8) from activities which would permanently diminish their aesthetic beauty. Urban development should be discouraged in locally-recognized scenic highway corridors.

Policy CIRC 4-2: Require new structures in scenic highway corridors to be set back as far as possible from the designated roadway and to be in low visibility areas, to the extent feasible. Structures and improvements should be designed and built with landscaping and materials that are natural in appearance to help them blend into the landscape.

Policy CIRC 4-3: Provide a greater number of areas along scenic highways for vistas, rest stops, or picnicking.

Policy CIRC 4-4: Preserve trees along scenic roadways, unless their removal is part of a program to enhance vistas. Where tree removal is required for road widening, a roadside revegetation program should also be required.

Policy CIRC 4-5: Discourage non-agricultural or non-recreational roadside commercial and industrial activities in scenic highway corridors.

Policy CIRC 4-6: Prohibit off-site advertising and billboards on portions of scenic highways lying 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 CIRC 4-7: Where financially feasible, place utilities in scenic highway corridors underground. Where this is impossible, utilities should be sited in a way that minimizes their intrusiveness into scenic views.

Policy CIRC 4-8: Design new roads in hillside areas along the lines of the landscape and in a manner which minimizes visual impact from surrounding areas.

Policy CIRC 4-9: Requiring earthmoving and road reconstruction projects along scenic highway corridors to be followed by re-seeding and re-vegetation which restores a natural appearance.

Policy CIRC 4-10: No scenic highway policy shall be used to impose a hardship on agriculture. Agricultural activities which have a temporary adverse visual impact should be recognized as necessary and as contributors to the long-term beauty of the landscape.

Pipelines and Transmission Lines [this will be moved to Conservation]

Policy CIRC 4-11: Any proposed pipeline or transmission line within the county shall be aligned so that interference with agriculture is minimized.

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Goal CIRC-5: 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-5A: Utilize the Current County Transportation System as the Framework for Siting New Industrial or Commercial Development

Policy CIRC 5-1: 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.

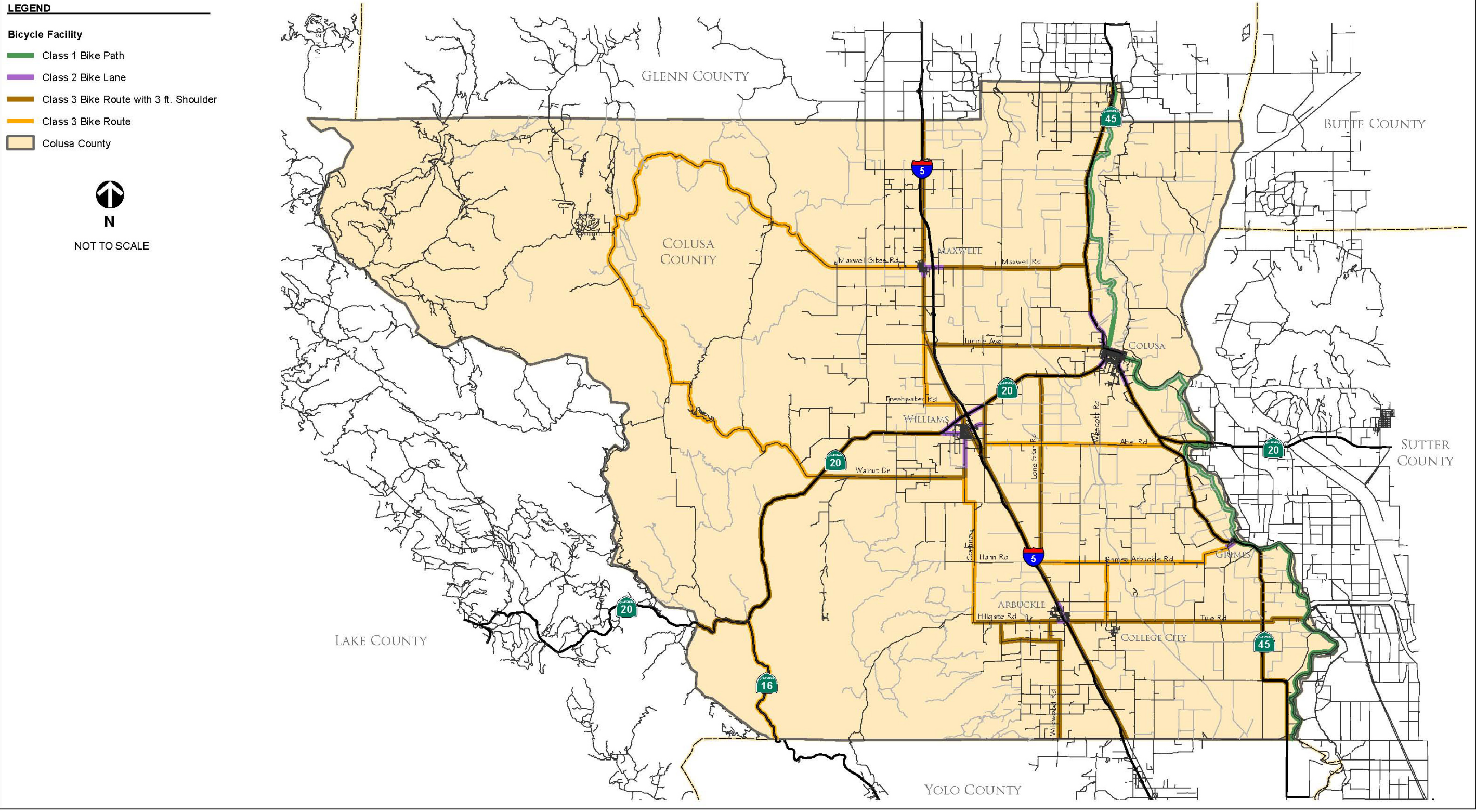
Policy CIRC 5-2: All transportation improvement projects proposed for inclusion in local and regional transportation plans (Regional Transportation Plan, Regional Transportation Improvement Program, Congestion Management Plan, Capital Improvement Program, etc.) shall be consistent with the air quality, transportation, land use, and other goals and policies of the General Plan.

Policy CIRC 5-3: 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 5-4: 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 CIRC 5-A: County transportation planning decisions shall be coordinated with all affected public and private agencies.

Action CIRC 5-B: Invite the public to attend meetings and provide input regarding the future of the circulation system.



Source: Fehr & Peers

FIGURE CIRC-3: REGIONAL BIKEWAY PLAN

Land Use

Goals, Objectives, Policies, and Actions

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*

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 Diagram (Figure LU-1) and described in more detail in Table LU-1:

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 General

The Agriculture General 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.

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Agriculture Upland

The Agriculture Upland designation is used to identify agricultural areas suitable for cattle and sheep grazing, as well as areas intermixed with undeveloped, uninhabited forests, chaparral and grasslands. Soils are generally fair to poor and are not conducive to crop production, but are suitable for livestock and other agricultural activities. Land divisions for non-agricultural purposes are discouraged in these areas to prevent conflicts with ranching and to minimize exposure to natural hazards.

Upland Transition

The Upland Transition designation identifies areas near Stonyford and Lodoga that serve to separate developed communities, such as Century Ranch, Stonyford, and Lodoga, and rural residential areas from very large acreage ranches, open space, and resource areas. Lands with this designation are suitable for very low density, rural residential development where there is sufficient access, water supply, and septic capacity.

Parks and Recreation

The Parks and Recreation 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.

Resource Conservation

The Resource Conservation designation identifies areas with significant natural resources that should be retained and managed in perpetuity. This designation includes forests and forested 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.

Designated Floodway

The Designated Floodway designation is applied to lands that have been designated as floodways by the State Reclamation Board. Areas between the Sacramento River and the levees are included, as well as the Colusa Bypass between the Sacramento River and Butte Creek.

Commercial

The Commercial 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

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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.

Mixed Use

The Mixed Use 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.

Industrial

The Industrial 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.

The second category includes planned industrial areas along the I-5 corridor and the Colusa Sphere of Influence. Such areas are served by rail, interstate or state highway and have high visibility. These areas are to be developed as master-planned industrial subdivisions, rather than planned in a piecemeal basis.

Public/Semi-Public Services

The Public/Semi-Public Services 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

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converted to urban uses, new sites for public/semi-public services would generally be provided within the land designated for Urban Residential uses.

Rural Residential

The Rural Residential 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.

Urban Residential

The Urban Residential 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, provided that the land is zoned for agricultural uses, until such time that the lands are developed with urban uses.

Rural Service Center

The Rural Service Center 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.

Urban Reserve Area

The Urban Reserve Area 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

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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. Development of lands designated Urban Reserve Area will require a General Plan Amendment to the proposed use, which requires the following findings:

- The majority of adjacent designated urban residential and commercial lands has been built out or is planned 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 prepared for the lands proposed for a change in land use designation.

Tribal Lands

The Tribal Lands designation may be applied to lands owned by a federally recognized tribe or tribally sponsored organization when a tribe requests the designation. The Tribal Lands designation provides for flexibility in the range of uses permitted, while requiring detailed planning and environmental analysis prior to development.

Detailed Planning: Detailed planning may include a Specific Plan or another type of comprehensive plan addressing land use, infrastructure, and other topics negotiated between the Tribe and the County for the proper planning of the land in question. A detailed plan shall be subject to negotiated application of applicable County of Colusa requirements, including but not limited to those that relate to plan content, noticing, approval, amendment, and environmental analysis.

Voluntary Designation: The Tribal Lands designation shall only be placed on lands at the request of the Federally Recognized Tribe or Tribally Sponsored Organization which owns the land. Applying the Tribal Lands designation shall be a negotiation similar to a General Plan Amendment process and shall be subject to requirements for an analysis of potential environmental effects. Removal of the designation shall be considered a General Plan Amendment and subject to all the requirements for an Amendment to this General Plan.

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TABLE LU-1: GENERAL PLAN LAND USE DESIGNATIONS

LAND USE DESIGNATION	MINIMUM PARCEL SIZE ¹	MAXIMUM DWELLING DENSITY ²	MINIMUM PARCEL SIZE, MAXIMUM DWELLING DENSITY, AND ALLOWED USES ALLOWED USES ³
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>
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</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-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>

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LAND USE DESIGNATION	MINIMUM PARCEL SIZE ¹	MAXIMUM DWELLING DENSITY ²	MINIMUM PARCEL SIZE, MAXIMUM DWELLING DENSITY, AND ALLOWED USES ALLOWED USES ³
Upland-Transition	10 acres	One dwelling unit per 10 acres	<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>
			<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>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>
Parks and Recreation	0.5 acre (21,870 square feet)	One caretaker or employee dwelling unit	<p><i>Park facilities:</i> regional, community and neighborhood parks, tot lots, sports fields, public pools</p>

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MINIMUM PARCEL SIZE, MAXIMUM DWELLING DENSITY, AND ALLOWED USES			
LAND USE DESIGNATION	MINIMUM PARCEL SIZE ¹	MAXIMUM DWELLING DENSITY ²	ALLOWED USES ³
		per parcel	<i>Recreation facilities:</i> golf courses, fair grounds, boat ramps, marinas, off-highway vehicle parks, shooting ranges, archery ranges, RV parks
Resource Conservation	160 acres	One caretaker or employee dwelling unit per parcel, except within Mendocino National Forest: one dwelling unit per existing, privately owned parcel	<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> livestock grazing</p> <p><i>Resource production and utilization:</i> forestry, timber, mining</p> <p><i>Natural, wilderness, and study areas</i></p> <p><i>Recreation uses:</i> non-intensive uses, including hunting and fishing clubs</p> <p><i>Tourist-oriented commercial:</i> non-intensive uses, including seasonal housing not intended for permanent occupation and guest ranches</p> <p><i>Single Family Residential:</i> caretaker or employee residence; single family dwellings allowed within Mendocino National Forest on privately owned land</p>
Designated Floodway	None	None	<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>
Commercial	1 acre or 6,000 sq-ft 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</p>

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TABLE LU-1: GENERAL PLAN LAND USE DESIGNATIONS

LAND USE DESIGNATION	MINIMUM PARCEL SIZE ¹	MAXIMUM DWELLING DENSITY ²	MINIMUM PARCEL SIZE, MAXIMUM DWELLING DENSITY, AND ALLOWED USES ALLOWED USES ³
Mixed Use	6,000 sq-ft	20 dwelling units per acre (10 dwelling unit per acre minimum)	vacation cabins <i>Heavy Commercial:</i> farm implement sales, auto salvage yards <i>Professional:</i> Business and professional corporate headquarters, regional offices and data processing facilities. <i>Advanced Education:</i> Facilities associated with energy, design, construction, agriculture, manufacturing, or utility technologies. <i>Regional Tourism:</i> Cultural, recreational, agricultural and environmental tourism facilities and centers <i>Public Facilities:</i> homeless shelters <i>Multi-family residential</i> <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
Industrial	1 acre or 6,000 sq-ft within water and sewer district service areas.	None	<i>Light industrial:</i> manufacturing, processing, repair, large equipment or vehicle storage <i>Heavy industrial:</i> processing, fabrication, warehouses, asphalt batch plants, mills, wood processing yards, dismantling, corporation yards, industrial public utilities, 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
Public/Semi-Public Services	1 acre or 6,000 sq-ft within water and	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

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MINIMUM PARCEL SIZE, MAXIMUM DWELLING DENSITY, AND ALLOWED USES			
LAND USE DESIGNATION	MINIMUM PARCEL SIZE ¹	MAXIMUM DWELLING DENSITY ²	ALLOWED USES ³
	sewer district service areas.		<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
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
Urban Residential	6,000 sq-ft	20 dwelling units per acre	<i>Single Family Residential:</i> single family residences, second units <i>Multi-family Residential:</i> duplex, triplex, apartments, condominiums, townhomes <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 <i>Cultivated Agriculture:</i> irrigated crop production, row crops, orchards, vineyards, dryland farming, forest products, horticulture, and floriculture
Rural Service Center	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
Urban Reserve Area	40 acres	One primary dwelling per 40 acres	<u><i>NOTE:</i> Uses identified with an asterisk (*) are allowed to the extent that the use will not be incompatible with future urban residential uses and densities</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,

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LAND USE DESIGNATION	MINIMUM PARCEL SIZE ¹	MAXIMUM DWELLING DENSITY ²	MINIMUM PARCEL SIZE, MAXIMUM DWELLING DENSITY, AND ALLOWED USES ALLOWED USES ³
Tribal Lands	None	20 dwelling units per acre	<p>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>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> <p>All uses allowed under General Plan designations, subject to detailed planning and environmental review</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.

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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) when applied to the Open Space, Floodway, or Floodplain Districts	Energy Park Combining Zone (-E)
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)
Agriculture Transition (AT)	None	Agriculture Transition (AT)
Upland-Transition (UT)	Upland Conservation (UC-10 and higher)	Upland Transition (UT)
Parks and Recreation (PR)	General Recreation (G-R) Public Facilities (P-F)	Resort Commercial (C-R)
Resource Conservation (RC)	Open Space (O-S)	Resource Conservation (R-C)
Designated Floodway (DF)	Floodway (F-W) Floodplain (F-P)	
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	Resort Commercial (C-R) Mixed Use (MU)
Mixed Use		Mixed Use (MU)
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)
Public/Semi-Public Services (PS)	Airport (A-V) Public Facilities (P-F)	
Rural Residential	Rural Residential (R-R)	

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GENERAL PLAN LAND USE DESIGNATION	EXISTING ZONING DISTRICTS AND SPECIAL OR COMBINING ZONES	FUTURE ZONING DISTRICTS AND SPECIAL OR COMBINING ZONES
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) Development Standards Combining Zone (-DS) when applied to any residential zoning district, General Recreation, and Public Facilities	Mixed Use (MU)
Rural Service Center (RSC)	Rural Residential (R-R) Neighborhood Commercial (C-1) Community Commercial (C-2) Industrial (M)	Mixed Use (MU)
Urban Reserve Area (URA)	Agriculture Preserve (A-P) Exclusive Agriculture (E-A)	
Tribal Lands (TL)	Any, subject to detailed planning	
Sites Planning Area Overlay	Agriculture Preserve (A-P) Exclusive Agriculture (E-A) Agriculture Combining Zone (-A) when applied to the Open Space, Floodway, or Floodplain Districts	Resort Commercial (C-R) Resource Conservation (R-C)

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 constrain housing to stay balanced with job creation through buildout of the area. Each phase of housing shall be required to be accompanied by balanced job-generating development.

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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 not located in 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.

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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 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: Support the creation of 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 and provide the efficient use of public services, make land use decisions that reinforce the cultural and economic sustainability 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 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.

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Action 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
 - 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: Discourage annexation of land outside the spheres of influence of Williams and Colusa. Encourage LAFCO and the cities to review sphere of influence boundaries every five years to determine if boundary amendments should be considered.

Policy LU 1-25: 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

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government services that benefit the entire County (including incorporated areas) and “replacement” funding for revenues foregone to protect agriculture and rural character.

Policy LU 1-26: 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 1-27: Require that development agreements, tribal agreements, memoranda of understanding, conservation easements and other similar arrangements add community value by securing “net” public benefits over and above CEQA mitigation requirements and conditions of approval.

Policy LU 1-28: 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 applications for proposed projects that are: 1) in the sphere of influence, or 2) outside the primary spheres of influence but within one mile of the city boundaries of Colusa or Williams to the appropriate city’s Planning Department for review.

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.

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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, Agriculture Upland, and Upland-Transition) Policies

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

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

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minimize conflicts with agricultural uses and farming activities. Enforce land use compatibility provisions of the Williamson Act when such activities impact contracted lands.

Action 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.

Action 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.

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.

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
- The impact of the development on local streets can be mitigated to acceptable levels.
- Adequate fire protection measures are provided.

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- 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 frontage on a road built to county standards.

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.

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 3-8: 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.

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- 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.
- The development does not result in a commercial “strip” (note: “strip” development is allowed when it is part of and incorporated into an existing “strip”).

Policy LU 3-9: Actively promote downtown retail, service, and office uses.

Policy LU 3-10: 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 3-11: 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 to the extent feasible.

Policy LU 3-12: 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 3-13: 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.

Policy LU 3-14: 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 3-15: 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 3-16: 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,

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setbacks, and connectivity; require each project to include a mix of commercial and residential components.

Action LU 3-B: 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 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.
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-C: 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.

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Industrial Policies

Policy LU 3-17: Maintain a supply of industrial land commensurate with the objective of attracting a wide array of manufacturing and agricultural support uses.

Policy LU 3-18: 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 3-19: Concentrate future industrial development in areas with direct access to rail, interstate, air, or state highway transportation facilities.

Policy LU 3-20: 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 3-21: 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.

Policy LU 3-22: Require new industrial development to pay its fair share of increases in public service and facilities costs.

Action LU 3-D: 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

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accommodate light industrial and research and development uses in locations where heavy industrial development may not be compatible with nearby residences or sensitive uses.

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

Policy LU 3-23: 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-E: Revise the Zoning Ordinance to allow housing on privately owned parcels 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 3-24: 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 3-25: 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 3-26: 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 3-27: 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

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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 3-28: 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 3-29: Allow multiple uses (grazing, forestry, and recreation) on conservation lands so long as environmental resources are protected.

Policy LU 3-30: 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 3-31: 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 3-32: 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-F: 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-G: 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 OSR 1-4.

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Goal LU-4: Provide Clear Land Use Objectives and Standards to Address the Unique Needs and Conditions Associated with the Future Sites Reservoir

Objective LU-4A: Provide for Orderly, Well-planned, and Compatible Growth associated with the Future 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 sustainability of the area and shall designate a variety of land uses, focusing on, in the immediate area adjacent the reservoir: 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 and grazing and, in the general area surrounding the reservoir: 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

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convenient access to communities (Lodoga, Stonyford, etc.), and recreation and tourist opportunities are addressed and that measures to promote the economic and social sustainability 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.

Community Character

Goals, Objectives, Policies and Actions

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 shall 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.

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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.

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.

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Community Character – Goals, Objectives, Policies, and Actions

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.

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-XX**. 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.

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

Action CC 1-E: Revise the Municipal 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.

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Community Character – Goals, Objectives, Policies, and Actions

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: The clustering of homes and business to protect open space, trees, creeks and other natural resources shall be encouraged.

Policy CC 2-11: Mixed use development in the downtown area shall be encouraged.

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

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

Policy CC 2-13: Reserve locations for future rail or transit stations to promote public transit connectivity to other communities.

Policy CC 2-14: 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 CI XX), 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.

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Community Character – Goals, Objectives, Policies, and Actions

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 2-15: College City should remain a small rural community with an emphasis on agricultural operations within and adjacent to the town.

Policy CC 2-16: Encourage additional local-serving retail and services businesses in the commercially designated areas of College City.

Policy CC 2-17: Discourage new residential development on parcels two acres in size and smaller until centralized wastewater services are available.

Policy CC 2-18: 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 2-19: 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 2-20: 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 2-21: 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 2-22: Commercial, industrial, and other job-generating land uses shall be encouraged in the Sphere of Influence.

Policy CC 2-23: The use, expansion and development of private or mutually owned water and wastewater systems serving commercial and industrial land uses shall be supported within the Sphere of Influence, provided that the systems meet the requirements outlined in **Policy XX**.

Policy CC 2-24: Encourage 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 2-25: 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.

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Community Character – Goals, Objectives, Policies, and Actions

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 2-26: Grimes should remain a small rural community with an emphasis on agricultural operations within and adjacent to the town.

Policy CC 2-27: Limit future residential and commercial development within Grimes to the area within the utility district Sphere of Influence.

Policy CC 2-28: Additional local-serving retail and services businesses should be encouraged in the commercially designated areas of Grimes.

Policy CC 2-29: Discourage new residential development on parcels two acres in size and smaller unless centralized or shared wastewater service is available.

Policy CC 2-30: 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 2-31: 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 2-32: Encourage improvements, expanded access, and increased recreational opportunities along the Sacramento River and at the Grimes Boat Landing.

Maxwell

Policy CC 2-33: Support the downtown area as the central hub of the community.

Policy CC 2-34: Encourage and facilitate the rehabilitation and beautification of historical properties in the downtown area.

Policy CC 2-35: Encourage the development of vacant parcels in the downtown area with resident- and visitor-serving commercial, retail, and service uses.

Policy CC 2-36: Recognize and expand Maxwell's role as a "gateway" to numerous recreational opportunities in western Colusa County.

Policy CC 2-37: Require new development in Maxwell to include design and aesthetic characteristics that complement and enhance the existing community. Design features should include "Old West," ranch/farm, and historical characteristics in an attractive manner.

Policy CC 2-38: Encourage new and expanded industrial operations to locate along the Interstate 5 corridor north and south of Maxwell.

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Policy CC 2-39: Support the establishment of highway commercial land uses near existing Interstate 5 interchanges in Maxwell.

Policy CC 2-40: Require new development in Maxwell to connect to the Maxwell Public Utility District's water and wastewater systems.

Policy CC 2-41: 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.

Policy CC 2-42: Encourage new development proposals to include a balanced mix of jobs and housing.

Policy CC 2-43: Increase pedestrian and bicycle connectivity between residential areas and the downtown area.

Policy CC 2-44: 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 2-45: Require new residential development in Princeton to connect to the municipal water and wastewater systems.

Policy CC 2-46: Support opportunities for tourist- and recreation-serving development and uses in Princeton.

Policy CC 2-47: 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.

Colusa County General Plan Update

Community Character – Goals, Objectives, Policies, and Actions

Policy CC 2-48: Encourage and facilitate the rehabilitation and beautification of historical properties in the downtown commercial area.

Policy CC 2-49: Encourage the development of vacant parcels in the downtown area with resident- and visitor-serving commercial, retail, and service uses.

Policy CC 2-50: Support the development of job-generating land uses in Princeton.

Policy CC 2-51: 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 2-52: Preserve the rural character of the Stonyford-Lodoga area. New development should respect the area's visual and environmental qualities.

Policy CC 2-53: Discourage future subdivisions of land into parcels smaller than two acres in the Stonyford-Lodoga area.

Policy CC 2-54: Encourage development of a community wastewater treatment or clustered septic systems to serve lots smaller than two acres.

Policy CC 2-55: Require subdivision or parcel splits into lots smaller than 2 acres in the Stonyford-Lodoga area to provide proof of adequate water supply for domestic use and fire protection, sewage disposal meeting the County's standards, and frontage for each parcel on a road built to County standards shall be ensured.

Policy CC 2-56: 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 2-57: Support opportunities for tourist-serving or recreational development in the Stonyford-Lodoga area, including East Park Reservoir.

Policy CC 2-58: Allow the subdivision of land designated Upland Transition (UT) 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 2-59: Encourage the development of job-creating land uses, including forestry, wildlife viewing and hunting, and outdoor recreation.

Colusa County General Plan Update

Community Character – Goals, Objectives, Policies, and Actions

Policy CC 2-60: Support private and governmental efforts to expand logging and timber harvesting activities in the Stonyford and Mendocino National Forest area.

Policy CC 2-61: Provide land use standards and regulations that provide opportunities for rural, remote living.

Policy CC 2-62: 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 conference and lodging or camping facility that capitalizes on the area's forest and wildlife resources and outdoor experiences.

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 2-63: 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 2-64: 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 2-65: Encourage urban residential development within the City's Sphere of Influence to connect to municipal water and wastewater service.

Policy CC 2-66: Encourage commercial, industrial, and other job-generating land uses, particularly in locations that are readily accessible by I-5.

Policy CC 2-67: 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.

Public Services and Facilities

Goals, Objectives, Policies, and Actions

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 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.

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.

Colusa County General Plan Update

Public Services and Facilities – Goals, Objectives, Policies, and Actions

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.

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Public Services and Facilities – Goals, Objectives, Policies, and Actions

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 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.

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Public Services and Facilities – Goals, Objectives, Policies, and Actions

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 CO-X).

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

Colusa County General Plan Update

Public Services and Facilities – Goals, Objectives, Policies, and Actions

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.

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.

Colusa County General Plan Update

Public Services and Facilities – Goals, Objectives, Policies, and Actions

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 two acres in size or smaller shall be required to connect to a municipal wastewater system. The use of septic systems on residential parcels two acres and smaller shall be prohibited.

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, and

Colusa County General Plan Update

Public Services and Facilities – Goals, Objectives, Policies, and Actions

3. The project must include provisions for the operation, maintenance, and eventual replacement and/or removal of the package treatment plant.
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 and agricultural lands. This setback should be a minimum 100 feet from agricultural fields, 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. The creation of a JPA should not result in the centralized administration of separate existing municipal wastewater systems or create a regional wastewater system.

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 create a new septic system permit process that includes site specific evaluation criteria and construction performance standards. 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.

Action PSF 1-Q: Evaluate the feasibility of developing a centralized septic treatment facility. Funding for this program could be created by establishing a County-wide septic district.

Action PSF 1-R: Restrict the development of new septic systems in areas that are prone to flooding or that have a seasonal high water table and/or water seepage problems.

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Public Services and Facilities – Goals, Objectives, Policies, and Actions

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 business of available resources for safe and legal disposal of solid waste and hazardous materials.

Policy PSF 2-2: Encourage businesses and private landowners that have experienced problems with illegal dumping to provide public-access dumpsters on their properties.

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. Anti-litter programs could include placing County-sponsored dumpsters in these areas.

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.

Objective PSF-2B: Reduce Sources of Hazardous Materials and Substances

Policy PSF 2-4: Continue to implement and expand the County’s “sharps-drop” program, which provides facilities for the safe disposal of needles and other sharp or hazardous solid waste.

Policy PSF 2-5: Support the continued operation of household hazardous waste material drop-off facilities.

Action PSF 2-D: Provide for the free disposal of household hazardous waste as funding is available.

Objective PSF-2C: 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.

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Public Services and Facilities – Goals, Objectives, Policies, and Actions

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: Improve public convenience and access to solid waste collection facilities.

Policy PSF 2-13: Collaborate with waste/recycling haulers to expand collection and recycling services.

Action PSF 2-E: 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-F: Establish a County-wide procurement process that favors the purchase of recycled products and/or materials that contain recycled materials.

Action PSF 2-G: 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.
2. Expand diversion rates of businesses through reuse and recycling efforts including proper recycling and hazardous waste disposal techniques.
3. Increased use of recycled and green materials in the processing and production cycle.
4. Reduced 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 mutual aid agreements between Rural Fire Protection Districts, City Fire Departments, the California Department of Forestry, and the U.S. Forest Service and other emergency medical service providers.

Colusa County General Plan Update

Public Services and Facilities – Goals, Objectives, Policies, and Actions

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.

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Public Services and Facilities – Goals, Objectives, Policies, and Actions

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.

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.

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Public Services and Facilities – Goals, Objectives, Policies, and Actions

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 PSF4-6-: 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.

Actions 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.

Actions 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.

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Public Services and Facilities – Goals, Objectives, Policies, and Actions

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.

Colusa County General Plan Update

Public Services and Facilities – Goals, Objectives, Policies, and Actions

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: Encourage consolidation of special districts and responsibilities to increase efficient public service and avoid redundancy.

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.

Noise

Goals, Objectives, Policies, and Actions

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.

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Noise – Goals, Objectives, Policies, and Actions

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: Update the Colusa County Code to include a Noise Ordinance that establishes maximum noise levels, consistent with Tables N-1 and N-2, for new development, roadway, and other planning projects. The Noise Ordinance shall include procedures to ensure that new development projects or changes to existing projects adhere to the noise standards contained in the Noise Element and Noise Ordinance. The Noise Element 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 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.

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Noise – Goals, Objectives, Policies, and Actions

Stationary noise sources may include industrial operations, outdoor recreation facilities, HVAC units, loading docks, etc.

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-H).

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-B: ***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

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Noise – Goals, Objectives, Policies, and Actions

integrated into the project. Landscaped berms shall be considered as a preferred mitigation option over sound walls (refer to Action N 1-A).

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. A project can result in an exceedance of the noise level criteria, provided that the increase in noise levels does not exceed 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.

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Noise – Goals, Objectives, Policies, and Actions

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, L _{eq} 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																								
<p>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.</p> <p>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).</p> <p>The County can impose noise level standards that are more restrictive than those specified above based upon determination of existing low ambient noise levels.</p> <p>Notes:</p> <p><i>Fixed noise sources which are typically of concern include, but are not limited to the following:</i></p> <table><tr><td>Air Compressors</td><td>Generators</td></tr><tr><td>Blowers</td><td>Grinders</td></tr><tr><td>Boilers</td><td>Heavy Equipment</td></tr><tr><td>Cooling Towers/Evaporative Condensers</td><td>Lift Stations</td></tr><tr><td>Conveyor Systems</td><td>Outdoor Speakers</td></tr><tr><td>Cutting Equipment</td><td>Pile Drivers</td></tr><tr><td>Drill Rigs</td><td>Pump Stations</td></tr><tr><td>Emergency Generators</td><td>Rice Dryers</td></tr><tr><td>HVAC Systems</td><td>Steam Turbines</td></tr><tr><td>Fans</td><td>Steam Valves</td></tr><tr><td>Gas or Diesel Motors</td><td>Transformers</td></tr><tr><td>Gas Wells</td><td>Welders</td></tr></table> <p><i>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.</i></p>				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
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Noise – Goals, Objectives, Policies, and Actions

Table N-2 Maximum Allowable Noise Exposure Transportation Noise Sources			
Land Use	Outdoor Activity Areas ¹ L _{dn} /CNEL, dB	Interior Spaces	
		L _{dn} /CNEL, dB	L _{eq} , dB ²
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.

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Noise – Goals, Objectives, Policies, and Actions

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.

Conservation

Goals, Objectives, Policies, and Actions

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 ample areas of land designated Resource Conservation (RC).

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

- Protect, restore, and enhance the County's significant natural resources.
- Reduce premature conversion of resource lands around community areas.
- 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). Conservation easements, habitat mitigation banks, and other resource conservation activities must meet all of the criteria specified in Policy OSR 1-4.

Policy CON 1-4: Encourage conservation, rather than preservation, through the sustainable use and management of natural resources, including wildlife, water, air, minerals, forests, and land. Conservation 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 sustainable use of resource conservation areas.

Policy CON 1-5: 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: Preserve 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.

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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 setbacks and buffers along riparian corridors and adjacent to sensitive habitat.

Action CON 1-A: Work with federal and state agencies to 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 OS 1-5.

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 minimum setbacks of 50 feet from lakes, reservoirs, rivers, creeks, streams, wetlands, and other waterways. Water-dependent uses, such as marinas and public beaches may encroach within the setbacks.

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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:

- 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.
- Project design measures, such as clustering of structures or locating project features to avoid known locations of special-status species and/or sensitive habitats.
- Provision of supplemental planting and maintenance of grasses, shrubs, and trees of similar quality and quantity to provide adequate vegetation cover to enhance water quality, minimize sedimentation and soil transport, and provide adequate shelter and food for wildlife.
- Protection for habitat and the known locations of special-status species through adequate buffering or other means.
- Provision of replacement habitat of like quantity and quality on- or off-site for special-status species.
- Enhancement of existing special-status species habitat values through restoration and replanting of native plant species.
- 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.
- Incorporation of the provisions or demonstration of compliance with applicable recovery plans for federally listed species.
- 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:

- 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;
- Construction barrier fencing shall be installed around sensitive resources and areas identified for avoidance or protection; and
- 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,

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Conservation– Goals, Objectives, Policies, and Actions

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.

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 rivers, lakes, reservoirs, and streams.

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, and manage creeks and floodways to function as natural flood protection features during storms.

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 a minimum of 100 feet from the top of banks for all lakes, perennial ponds, rivers, creeks, sloughs, and perennial streams. Appropriate uses within the setback areas may include, but are not necessarily

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limited to:

- Fire and flood protection areas
- Maintenance of riparian habitat
- Recreational trails
- Vegetated landscaping
- Boat launch facilities
- Levees
- Docks
- Irrigation pumps

Policy CON 1-27: Support the use of sustainable farming methods that minimize the use of products such as pesticides, fuels and petroleum-based fertilizers.

Policy CON 1-28: 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 1-29: 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 1-30: Support water development, treatment, and storage projects that are needed to meet existing and future local and regional demand.

Policy CON 1-31: Ensure that regional, state, and federal water projects, including Sites Reservoir, protect local water rights and areas of origin.

Policy CON 1-32: Encourage water purveyors to install water meters and abandon flat-fee water use rate structures.

Policy CON 1-33: Demonstrate leadership in water conservation by including water-efficient plumbing and landscaping at all County facilities, and by reducing the County's own water use to the extent possible.

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Conservation– Goals, Objectives, Policies, and Actions

Policy CON 1-34: Require new development and expansion of existing uses to incorporate best management practices for water use and include water conservation measures.

Policy CON 1-35: Encourage the use of water conservation measures for agriculture and in existing residences and businesses.

Policy CON 1-36: Encourage the use of water conservation measures, including low flow plumbing that exceeds state requirements; 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.

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:

- Water-efficient landscape designs using low water-use plants.
- Efficient irrigation systems.
- Minimized turf areas.
- Soil improvements and mulch.
- Regular maintenance and adjustment of irrigation systems.
- Scheduling irrigation during early or late hours.
- Water budgeting, when necessary.
- 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 the Four-County Memorandum of Understanding (MOU) with Butte, Glenn, Tehama, and Sutter Counties, 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 1-37: Support the Mendocino National Forest Plan for timber resource use and participate in the planning process when updates to the Plan occur.

Policy CON 1-38: 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 1-39: Encourage sustainable forest management and timber harvesting activities (e.g., reforestation, timber stand improvement, stream corridor and

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Conservation– Goals, Objectives, Policies, and Actions

water quality protection) that improve forest health, reduce fire fuel loads, and promote economic activity.

Policy CON 1-40: Discourage new development in heavily wooded forest areas.

Policy CON 1-41: 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, biomass, and agricultural byproducts.

Policy CON 2-3: Allow commercial alternative energy facilities, including solar and biomass in the Agriculture General, Agriculture Upland, Industrial, 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:

- 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.
- Is sized to produce energy in amounts comparable with the amount demanded by on-site uses.
- Does not exceed noise standards.
- Does not create a nuisance to adjacent properties.

Policy CON 2-5: Encourage the use of sustainable design and green building 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, including solar/photovoltaic roof or other alternative energy system, tankless water heater, energy efficient lighting, low flow plumbing, sustainable building materials, and/or EnergyStar appliances.

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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 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.

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 EnergyStar 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 2-14: Improve air quality through continuing to require a compact

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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.

Policy CON 2-15: 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 2-16: 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 2-17: Ensure that any proposed new sources of toxic air contaminants or odors comply with applicable health standards and provide adequate buffers, including setbacks and screening, to protect sensitive receptors.

Policy CON 2-18: 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 2-19: Ensure that agricultural burning and fuel management burning is conducted in a manner that does not pose public health risks.

Policy CON 2-20: 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:

- Air pollutant emissions associated with the project during construction, project operation, and cumulative conditions.
- Significant air quality impacts associated with the project for construction, project operation, and cumulative conditions.
- 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.

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

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 2-21: Encourage the extraction and processing of sand and gravel to support economic vitality and ensure an adequate supply of aggregate resources.

Policy CON 2-22: Support the exploration and utilization of geothermal resources.

Policy CON 2-23: Conserve mineral resources identified by the State to be of regional or statewide significance for mineral resource extraction.

Policy CON 2-24: 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 2-25: Require large and small scale mineral and natural gas extraction, processing, and reclamation operations to be limited to lands designated Resource Conservation, except mineral extraction, processing, and accessory uses may be conditionally permitted on lands not designated Resource Conservation, provided such activities do not adversely impact wildlife, water, agriculture, aesthetics, flood control and other social or environmental factors.

Policy CON 2-26: 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 to 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:

- Development siting (setbacks, clustering, etc.)
- Land use buffer requirements
- Limitations on hours of operation for mining activities
- Dust and noise controls on mining activities and operations

Policy CON 2-27: After mining operations on a property have ceased, mined property shall be left in a condition that harmonizes with the natural environment and is

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suitable for reuse in accordance with the California Surface Mining and Reclamation Act (SMARA).

Goal CON-3: Conserve and Protect Cultural and Historic 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.

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:

- If construction or grading activities result in the discovery of significant historic or prehistoric archaeological artifacts, 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 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.
- 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 NAHC and most likely descendant 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 their approval of new projects which 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:

- Coordinated signage and identifying placards of historic areas, including downtowns, specific buildings, and businesses.
- 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.
- Establishment of local historic districts with standards to conserve historical resources and promote the highest and best use of such resources.
- Property owner incentives (e.g., 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).