



**COLUSA COUNTY GENERAL PLAN UPDATE
STEERING COMMITTEE**

AGENDA PACKET

Meeting #7 – February 9, 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: January 25, 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 economic development, agriculture, open space/recreation, and safety.

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 economic development, agriculture, open space/recreation and safety.

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 9th, please review the following materials:

1. February 9, 2011 General Plan Steering Committee Agenda
2. Economic Development: Goals, Objectives, Policies and Actions
3. Agriculture: Goals, Objectives, Policies and Actions
4. Open Space/Recreation: Goals, Objectives, Policies and Actions
5. Safety: 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.

GENERAL PLAN STEERING COMMITTEE MEETING
February 9, 2011

AGENDA

Public Comment: If you wish to speak on an item contained in the Agenda or an issue within the purview of the General Plan Steering Committee, please complete a Speaker Card identifying the Item(s) and provide it to the Clerk prior to consideration of the item. When addressing the Committee, please state your name for the record, and please address the Committee. The total amount of time allotted to each item is 15 minutes and each individual or speaker will be limited to no more than 5 minutes within the 15 minutes.

1. Call to Order – 1:00 P.M.

- a. Roll Call

2. General Business – 1:05 P.M.

- a. Public comment

3. Draft Goals, Objectives, Policies and Actions Discussion– 1:15 P.M.

- a. Open Space and Recreation
- b. Agriculture
- c. Economic Development
- d. Safety

4. Next Steps for the Steering Committee – 4:00 P.M.

- a. Steering Committee review of remaining administrative draft elements
- b. Expectations and discussion topics for the final Steering Committee meeting

5. Adjournment

NOTE: The agenda, supporting documents, and public records distributed for this meeting are available for inspection at the Colusa County Department of Planning and Building, 220 12th Street, Colusa, CA 95932 from 8:00 a.m. to 5:00 p.m. Monday through Friday (except holidays) and are also on the General Plan Update website at: <http://countyofcolusageneralplan.org/content/meetings-workshops>. In compliance with the Americans with Disabilities Act, the Colusa County General Plan Steering Committee meeting facility is accessible to persons with disabilities. If you need special assistance to participate in this meeting, please contact the Department of Planning and Building at (530) 458-0480 at least 48 hours before the meeting to enable the County to make reasonable arrangements to ensure accessibility.

Economic Development

Goals, Objectives, Policies, and Actions

Goal ED-1: Diversify the County's Economic Base and Create Sustainable Long-Term Growth that will Benefit County Residents and Businesses by Providing High-Paying Jobs, Reducing Unemployment, and Enhancing the County's Agricultural Industry

Objective ED 1-A: To Diversify the Local Economy through Sustainable Long-Term Growth that Increases Local Employment and Career Opportunities, Especially those Businesses that Offer Stable, Year-Round Work and Support the County's Agriculturally-Based Economy

Policy ED 1-1: Attract commercial and industrial development that supports agricultural uses, including the development of agricultural technology and research centers, business parks, manufacturing nodes, and shipping centers.

Policy ED 1-2: Support local efforts to create and provide new products and services that will expand employment opportunities.

Policy ED 1-3: Encourage development of a variety of agricultural businesses, including processing facilities, sustainable energy, commercial sales, and agricultural tourism, on lands designated for agricultural use.

Policy ED 1-4: Encourage attraction and expansion of agricultural support industries, including processing, distribution, manufacturing, shipping, and assembly.

Policy ED 1-5: Support increased commodities processing to retain goods in the County for processing and manufacturing.

Policy ED 1-6: Promote the use of agricultural by-products, such as rice bran and hulls, and recycled materials to capture the manufacturing and distribution market for re-use of local materials and waste.

Policy ED 1-7: Promote the use of solar technology, cogeneration, biomass systems, and water reuse to reduce the long-term operational costs for businesses and provide a sustainable approach to water and energy use.

Policy ED 1-8: Encourage the telecommunications industry to install and maintain high-speed, high-capacity telephone and internet service throughout the County.

Policy ED 1-9: Require new office and industrial park developments to be pre-wired for high-speed internet.

Policy ED 1-10: Ensure that all new commercial development creates a net fiscal benefit to the County.

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Economic Development – Goals, Objectives, Policies, and Actions

Policy ED 1-11: Encourage economic investments in the downtowns of the unincorporated communities by creating a vibrant mix of retail, office, commercial, health services, and recreational opportunities that draw visitors and provide residents local options to shop and dine.

Objective ED 1-B: ***Encourage Commercial and Industrial Development that Provides High-Paying Jobs and Attracts Emerging Market Sectors***

Policy ED 1-12: Ensure that an adequate supply of industrial and commercial land, in locations appropriate for future growth, is designated for development.

Policy ED 1-13: Maintain and attract a broad range of businesses that offer a diverse range of career opportunities.

Policy ED 1-14: Assist efforts to attract new industries and businesses that develop new products and expand markets, particularly those that involve research and development of agricultural and food products.

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

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

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

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

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

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

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

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

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Economic Development – Goals, Objectives, Policies, and Actions

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

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

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

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

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

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

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

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

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Economic Development – Goals, Objectives, Policies, and Actions

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

Action ED 1-H: Coordinate a unified economic development program with the Chamber of Commerce, cities of Colusa and Williams, grower associations, and other business associations to prepare marketing materials that identify benefits of locating in Colusa County, lands designated for industrial and commercial development, and commercial and industrial space that is available for sale or rent. This program should include branding the County as “business friendly,” provide technical assistance and training to local businesses, and preparation and dissemination of marketing materials that present the benefits of conducting business in Colusa County.

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

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

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

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

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

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

Policy ED 2-3: Support creation of a Redevelopment Agency and establishment of redevelopment areas in order to encourage private investment in distressed areas of the County and communities and to provide a method and funding source for increasing funding for commercial and industrial development, downtown improvements, rehabilitation of existing businesses, and expansion of public services and amenities.

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

Action ED 2-A: Create the Colusa County Redevelopment Agency. Following the formation of the Colusa County Redevelopment Agency, the Redevelopment Agency will:

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- 1) Conduct a Redevelopment Study to survey potential areas for redevelopment potential and suggest boundaries of potential redevelopment project areas. It is recommended that the study address the redevelopment potential for the unincorporated area adjacent Colusa, the community of Arbuckle and nearby industrial areas, and the community of Maxwell and nearby industrial areas.
- 2) Adopt Redevelopment Project Area(s).
- 3) Prepare a Redevelopment Plan and Five-Year Implementation Plan.

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

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

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

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

Agriculture

Goals, Objectives, Policies, and Actions

Goal AG-1: Preserve and Protect Agricultural Land

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

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

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

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

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

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

Policy AG 1-5: Work with property owners of parcels that do not meet the minimum agricultural land use parcel sizes to encourage lot mergers to meet minimum parcel size standards.

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

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

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

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

Policy AG 1-9: Encourage the conservation of agricultural lands using available programs that provide benefit to the County and/or farmers, including the Williamson Act, Farmland Preservation Zones (implemented through the Williamson Act), and conservation easements. Conservation easements should not be placed on agricultural lands in urban or urban reserve areas.

Policy AG 1-10: Encourage the coordinated acquisition of agricultural conservation easements from willing sellers or donors by local, State and federal agencies and private conservation organizations with established records of responsible stewardship to conserve agricultural lands located outside of urban areas or urban reserve areas.

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

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

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

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

Policy AG 1-11: Maintain clearly designated locations for future growth around existing communities through application of the Urban Reserve Area (URA).

Policy AG 1-12: Require the use of buffers to separate residential and other sensitive land uses, such as schools, parks and hospitals from agricultural lands and agricultural operations. Lands designated Agricultural Transition are considered an appropriate buffer between urban or sensitive land uses and agricultural lands designated Agricultural General and Agricultural Upland.

Policy AG 1-13: Agricultural uses shall continue to be protected through on-going adherence to and implementation of the County’s right to farm ordinance (Colusa County Code Chapter 34, Farming Practices).

Policy AG 1-14: Urban development shall not adversely impact the financial sustainability of agricultural operations.

Policy AG 1-15: Resource conservation activities such as habitat creation and active habitat or species management on lands designated for agricultural uses shall require a General Plan Amendment to Resource Conservation unless the following conditions are met:

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

If the above conditions are met, the resource conservation activities shall require a Conditional Use Permit.

Policy AG 1-16: Habitat management without active and ongoing agricultural activities is not considered an agricultural use, and shall require a General Plan Amendment to designate such lands Resource Conservation (RC).

Action AG 1-D: Amend the zoning ordinance to include specific agricultural buffer requirements for residential and sensitive land uses (such as schools, day care facilities,

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and medical facilities) that are proposed within 500 feet of agricultural lands in order to protect existing agricultural operations from encroachment by incompatible uses. Buffers shall generally be defined as a physical separation of 100 to 200 feet and/or may be, or include, a topographic feature, roadway, bike/pedestrian path, a substantial tree stand, water course or similar feature. In some circumstances a landscaped berm may provide the buffer. The buffer shall occur on the parcel for which a permit is sought and shall favor protection of the maximum amount of agricultural land.

Action AG 1-E: Amend the zoning ordinance to:

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

Goal AG-2: Maintain and Enhance Agriculture as the County’s Most Critical Land Use, Economic Sector and Resource

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

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

- 1) The use provides a needed service to the surrounding agricultural area which cannot be provided more efficiently within designated industrial or commercial areas or which requires location in a non-urban area because of unusual site requirements, operational characteristics, or proximity to agricultural goods and products.
- 2) If the use is sited on prime agricultural lands, non-prime farmlands or other types of lands are not available in the vicinity.
- 3) If the use is sited on productive agricultural lands, less productive agricultural lands are not available in the vicinity.

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- 4) The operational or physical characteristics of the use will not have a significant adverse impact on water resources or the use or management of surrounding agricultural properties within at least a one-quarter (1/4) mile radius.
- 5) The use supports local agricultural production.
- 6) The use is compatible with existing uses in the area.
- 7) The use will not adversely affect agricultural production in the area.
- 8) The use will not result in significant adverse traffic or air quality impacts.
- 9) The use will not be detrimental to the rural character of the area.

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

- 1) Hours of operation
- 2) Maximum noise levels
- 3) Maximum daily trips
- 4) Setbacks
- 5) Lighting
- 6) Water and sewer demand

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

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

- 1) The use promotes and markets only agricultural products grown or processed in the local area.
- 2) The use is compatible with and secondary and incidental to agricultural production activities in the area.
- 3) The use will not require the extension of sewer and water service.
- 4) The use is compatible with existing uses in the area.
- 5) The use will not adversely affect agricultural production in the area.
- 6) The use will not result in significant adverse traffic or air quality impacts.
- 7) The use will not be detrimental to the rural character of the area.

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

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

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

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

- 1) Hours of operation
- 2) Maximum noise levels
- 3) Maximum daily trips
- 4) Setbacks
- 5) Lighting
- 6) Water and sewer demand
- 7) Flood management
- 8) Landscaping
- 9) Drainage infrastructure
- 10) Roadway and access improvements
- 11) Fire protection

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

- 1) Hours of operation
- 2) Maximum noise levels
- 3) Maximum daily trips
- 4) Setbacks
- 5) Lighting

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- 6) Water and sewer demand
- 7) Flood management
- 8) Landscaping
- 9) Drainage infrastructure
- 10) Roadway and access improvements
- 11) Fire protection

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

- 1) Hours of operation
- 2) Maximum noise levels
- 3) Maximum daily trips
- 4) Setbacks
- 5) Lighting
- 6) Water and sewer demand
- 7) Flood management
- 8) Landscaping
- 9) Drainage infrastructure
- 10) Roadway and access improvements
- 11) Fire protection

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

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

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

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

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

Policy AG 2-9: Support the procurement of expanded and additional water rights for agricultural use by land owners and non-profit coalitions.

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

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

Policy AG 2-12: Within conservation easements and habitat conservation lands, preclude the practice of fallowing fields for the purpose of water export. Fallowing as a part of normal crop rotation is not subject to this policy.

Policy AG 2-13: Participate with wastewater districts and wastewater generators to establish programs for agricultural reuse of recycled water in a manner which would be economically beneficial to agriculture and which would assure that the quantity and quality of the recycled water is appropriate for the intended use.

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

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

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

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

Action AG 2-G: Consider the establishment of wastewater irrigation districts in order to encourage the use of recycled water.

Open Space and Recreation

Goals, Objectives, Policies, and Actions

Goal OSR-1: Preserve and Protect the Natural Resources and Scenic Beauty of the County

Objective OSR 1-A: Provide a Diverse and Accessible Range of Open Space Lands

Policy OSR 1-1: The following General Plan Land Use designations shall be considered Open Space uses: Resource Conservation (RC), Designated Floodway (DF), Parks and Recreation (PR), Agricultural General (AG), Agricultural Upland (AU), and Upland Transition (UT).

Policy OSR 1-2: Support regional and local natural resource preservation plans of public agencies that retain and protect open space within the County, including: the Mendocino National Forest Plan, the Colusa National Wildlife Refuge Complex, the Delevan National Wildlife Refuge, the Sacramento National Wildlife Refuge, the Willow Creek-Lurline Management Area and the North Central Valley Wildlife Management Area.

Policy OSR 1-3: Support the preservation of open space consistent with this General Plan, via acquisition of fee title or easements by land trusts, government agencies, and conservancies from willing landowners, subject to the standards identified in Policy OSR 1-4.

Policy OSR 1-4: Out-of-County mitigation easements in Colusa County for the loss of open space, agriculture, or habitat in other jurisdictions will not be recognized and are not acceptable unless the easement meets all of the following criteria:

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

Policy OSR 1-5: Open space that is actively managed or placed under conservation easement for habitat, wetlands, or species preservation or conservation shall be restricted to lands designated Resource Conservation (RC).

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Policy OSR 1-6: The National Wildlife Refuges in the County should remain in their present use and any significant expansion or alterations shall be subject to the same criteria listed in Policy OSR 1-4.

Policy OSR 1-7: New development should be designed and constructed to preserve open space features such as scenic corridors, wetlands, riparian vegetation, native vegetation, trees and natural resource areas to the greatest extent feasible.

Policy OSR 1-8: Publicly owned lands currently used for recreational purposes or as undeveloped open space should be retained in their present use, unless designated for an alternative use by the General Plan Land Use Map.

Action OSR 1-A: Adopt regulations for Out-of County mitigation easements, conservation easements, and open space banking operations, including any significant alterations and/or expansions. These regulations shall include, but are not limited to, the criteria identified in Policy OSR 1-4.

Objective OSR 1-B: Balance Open Space Preservation with Economic Development Needs

Policy OSR 1-8: Open space near transportation infrastructure, such as I-5, SR 20 and existing railroads shall be given consideration for conversion to industrial, commercial, and other job-creating uses if there is a demonstrated need for such uses and there is not a viable alternative location already designated for urban uses.

Policy OSR 1-9: Conversion of open space to developed commercial, industrial or other non-residential job-generating uses may be allowed if needed to support economic development.

Policy OSR 1-10: Maintain open space for future water and drainage projects.

Objective OSR 1-C: Maintain and Enhance the Quality of the County's Scenic and Visual Resources

Policy OSR 1-11: Maintain views of the County's scenic resources, including water bodies, the Sutter Buttes, Snow Mountain, St. John Mountain, Goat Mountain, unique geologic features, and wildlife habitat areas.

Policy OSR 1-12: To the maximum extent feasible, the significant open space resources in the County, such as the western foothills, Indian Valley, and Bear Valley should remain visually undisturbed.

Policy OSR 1-13: Limit ridgeline development near scenic resources in order to minimize visual impacts.

Policy OSR 1-14: Visual impacts to scenic resources, such as regional focal points, from new development or resource extraction activities shall be adequately mitigated through the CEQA review process.

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Policy OSR 1-15: Reduce light and glare from artificial lighting within open space and agricultural areas to the extent that it does not adversely interfere with agricultural operations.

Policy OSR 1-16: Protect roadway viewsheds with high scenic value and “rural flavor”.

Policy OSR-1.17: The following features shall be protected and preserved along designated scenic roadways, except where there are health and safety concerns:

- Trees, wildflowers, and other natural or unique vegetation
- Landforms and natural or unique features
- Views and vistas, including expansive views of open space and agricultural lands
- Historic structures (where feasible), including buildings, bridges, and signs

Action OSR 1-B: Revise Article 8 (Development Standards) of the Zoning Ordinance to require that light fixtures be designed and sited so as to minimize light pollution, light spillage, and glare into adjoining properties and the night sky. Consider amending the Public Nuisance Abatement Code to include light glare impacts to the extent that it does not adversely interfere with agricultural operations.

Action OSR 1-C: Develop a local scenic roadway program that protects roadways with viewsheds with high scenic value and rural flavor. Designate scenic roadways only after careful consideration of the following:

- Scenic characteristics, including vista points, geologic resources, native plant and animal species, waterways, historic sites, cultural resources, and agricultural, timber and recreational uses.
- Government policies, including public lands, eligibility for State scenic highway designation, and consistency with other County General Plan policies.
- Safety characteristics, including road surface and alignment, shoulder width, traffic levels, number of intersections, access points, turnouts, and rest areas.
- Economic impacts on properties affected by a scenic highway designation.

Objective OSR 1-D: *Retain and Preserve Expansive Open spaces, Uninterrupted by Urban Development, both in the Valley Floor and in Upland Valleys*

Policy OSR 1-18: Retain areas of permanent open space between existing communities.

Policy OSR 1-19: Ensure that open space buffers such as drainage features, parks, development setbacks, or other features are provided between new urban development and sensitive open space uses, such as agriculture and wildlife habitat.

Action OSR 1-C: Revise the Zoning Ordinance to include specific development standards for the preservation of on-site open space and scenic resources including sensitive habitat, wetlands, trees, and scenic resources.

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Goal OSR-2: Increase Opportunities for Recreational Activities in Open Space

Objective OSR 2-A: Ensure Adequate and Increased Public Access is Available to Open Space Recreation Areas

Policy OSR 2-1: Develop “gateways” or trailheads that provide access for the public to recreation areas, including County, State and Federal lands. Where located on private land, gateways shall be developed by working with willing landowners.

Policy OSR 2-2: Require a clear, coordinated system of signage for any new equestrian, hiking, or bicycling trail or modification of an existing trail, with priority given to well-used or linked trail systems.

Policy OSR 2-3: Encourage the expansion of public access and recreation facilities along the Sacramento River, East Park Reservoir, and the Mendocino National Forest.

Policy OSR 2-4: Support efforts of citizens and non-profit groups to establish trails or to improve access and recreational amenities within public and private open space areas.

Policy OSR 2-5: Public access to the water and shoreline areas of lakes, reservoirs, rivers and streams, should be provided where appropriate.

Policy OSR 2-6: Prohibit the use of off-road vehicles on bicycling, hiking and horseback riding trails.

Policy OSR 2-7: Require the development of open space corridors, bicycle paths and trails providing access and connectivity to waterways, scenic areas, parks, and other outdoor recreation areas in collaboration with affected landowners as a part of project approval. The intent is to provide trails and corridors that connect each community and city to special places and recreation opportunities, throughout the County.

Policy OSR 2-8: Require dedication of public access by fee or easement from a public roadway to a navigable stream, public lakes, and major reservoirs as a condition of approval for major subdivisions if: 1) the project blocks an existing public access point or it results in the need for additional access, and 2) other reasonable access is not available.

Action OSR 2-A: Develop a countywide outdoor recreation plan to link various outdoor recreation areas, including waterways, lakes, reservoirs, parks, wildlife refuges, and the Mendocino National Forest, to communities as well as to specific access points proximate to major roadways. The plan should address the following:

- Existing and potential recreation areas;
- Existing and potential routes for walking, hiking, horseback riding, and mountain biking opportunities and specify access points to each outdoor recreational area;
- Trail linkages between established communities, such as Arbuckle, Maxwell, Grimes, Princeton, College City and the cities of Colusa and Williams;

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- Connections to the various recreation areas where feasible;
- Unified Countywide signage to identify recreation areas and equestrian, hiking, or bicycling trails.

The outdoor recreation plan will serve as a plan for securing lands for a countywide recreation and trail system and funding the acquisition and maintenance of recreation areas and trails. This plan shall be developed in conjunction with the Bicycle and Pedestrian Master Plan (**Policy CI X-X**).

Action OSR 2-B: Coordinate with park districts, other special districts, parks and recreation interests and related Federal and State agencies for the implementation of a unified directory sign program for equestrian, hiking, or bicycling trails.

Action OSR 2-C: Acquire voluntary easements to provide connectivity through open space and agricultural properties to the Sacramento River and other public recreation amenities.

Objective OSR 2-B: Increase Opportunities for County Residents and Visitors to Engage in a Broad Variety of Outdoor Recreation Activities

Policy OSR 2-10: Ensure private landowners continue to have the right to offer hunters access to their land during hunting seasons.

Policy OSR 2-11: Discourage the conversion of existing privately operated outdoor recreational facilities, such as hunting camps and organizational camps, into year-round residential or commercial developments.

Policy OSR 2-12: Support development of a new off-highway vehicle (OHV) park at an appropriate location.

Policy OSR 2-13: Enhance parking and public facilities at the Sacramento River, East Park Reservoir, Mendocino National Forest, and other open space and waterway recreation areas. Encourage the use of alternative transportation by providing bike racks and other appropriate facilities.

Policy OSR 2-14: Encourage recreational uses that emphasize use of the waterways in locations directly on the Sacramento River, East Park Reservoir, and the future Sites Reservoir. Examples include fishing, canoeing, boating, and nature observation. With the exception of boat launches and docks, more active uses, such as parking, restrooms, and picnic areas, shall be located in areas away from the river and sensitive riparian habitat.

Policy OSR 2-15: Encourage recreational uses that emphasize a range of outdoor activities, such as hiking, drive-in camping, hike-in camping, picnics, off-highway vehicle use, and nature observation, at the Mendocino National Forest, East Park Reservoir, future Sites Reservoir, Sacramento River, and other outdoor recreation areas.

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Policy OSR 2-16: Support the location and creation of Sites Reservoir in Colusa County. (See Policy LU X-X.)

Policy OSR 2-16: Require future water development projects, including reservoirs, marinas, and water-front developments, to include provisions for public access to the water and shoreline areas.

Policy OSR 2-17: Require future forest recreation projects to include provisions for public access and a range of amenities, including off-highway vehicles, hiking trails, drive-in campgrounds, and hike-in campgrounds, to serve a variety of visitors.

Action OSR 2-D: Amend the Zoning Ordinance to create a new zoning district for Resort Commercial uses. This designation shall allow for a mix of commercial uses oriented towards tourists and other visitors to the County, including but not limited to, agriculturally based tourism, sports fishing, hunting, and other related uses. Allowable uses may include, but are not limited to, marinas, hotels, entertainment services, restaurants, and other visitor serving uses. The district would provide flexible use and development standards including a set of performance standards that:

- Allows, as a priority, the development of boating facilities, such as docks and boat launching ramps along the Sacramento River and other water way recreation areas.
- Achieves commercial development which is sensitive to the scale and character of the surroundings;
- Ensures that commercial development places the most minimal possible economic and natural resource demands on the area and on public services;
- Controls sprawl and strip commercial development, and provides for the effective control of commercial signs;
- Avoids significant residential development; and
- Encourages the continuation of surrounding farming and ranching uses to minimize the disruption of agriculture by new development.

Action OSR 2-E: Consider formation of a self-supporting parks and recreation system by employing user fees (where appropriate), concessionaire revenues, soliciting grants and private contributions, requesting volunteer help, and by other means that further cost-effective park operations.

Action OSR 2-F: Assist Off Highway Vehicle (OHV) interests in identifying location(s) for a future OHV areas and facilitate development of these facilities.

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NOTE: The following goal/policy framework for community parks may be moved to the Land Use Element.

Goal OSR-3: Support the Creation and Expansion of Recreational Opportunities In and Around Existing Communities

Objective OSR 3-A: Ensure Adequate Parks and Active Recreational Facilities are Available to County Residents

Policy OSR 3-1: Pursue partnerships with the private sector and non-governmental organizations to provide services and/or maintain all or components of park facilities, wherever practical.

Policy OSR 3-2: Encourage the joint-use of parks and recreation facilities owned and operated by school districts.

Policy OSR 3-3: Ensure that community parks and recreational facilities have stable and self-sufficient funding resources, paid by those who derive benefit from these facilities.

Policy OSR 3-4: Support the efforts of existing parks and recreation districts to provide facilities within and around communities. The County should also support the creation of new parks and recreation districts in communities that are not already served by one.

Policy OSR 3-5: Ensure that a mechanism is in place to develop parks and recreation facilities, at a rate of five acres of park land for each 1,000 residents, as new residential development occurs.

Policy OSR 3-6: New parks and park rehabilitation projects should incorporate sustainable design and construction measures such as providing recycling and composting facilities, and use of local native plants and local materials.

Policy OSR 3-7: Ensure access for disabled people is provided for park and recreation areas and facilities as appropriate.

Policy OSR 3-8: Incorporate security measures into park design and recreation facilities to ensure public health and safety.

Action OSR 3-A: Consider adoption of a parks and recreation ordinance that would apply to new residential development. The ordinance should establish a parkland dedication requirement based on five acres of parkland per 1,000 residents. The program would require dedication of parkland and/or payment of in lieu fees, consistent with the requirements of the Quimby Act, based upon the residential density, park land cost, and other factors. The County shall collect these fees and either distribute to the applicable park district (contingent on the district's use of these funds towards new parks or park expansions) or provide facilities that serve the local and regional needs of the County. Public land dedicated and/or fees collected pursuant to the Quimby Act

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may only be used for the purpose of developing new or rehabilitating existing park or recreational facilities.

Action OSR 3-B: Collaborate with park districts and community groups to develop an inventory of sites for potential park development and park expansion. Every five years, review the inventory to determine whether there is sufficient land to serve the County’s needs for parks and recreation. This Action should be implemented in conjunction with Action OSR 2-A.

Safety

Goals, Objectives, Policies and Actions

Goal SA 1: Ensure the Safety of County Residents, Businesses, and Visitors to Protect the County from Hazardous Conditions, including Natural Catastrophes and Human-Caused Emergencies

Objective SA-1A: Ensure that Colusa County is Prepared to Provide an Organized Response to Natural and Human-Caused Emergencies.

Advanced emergency planning and preparedness can greatly assist in responding to natural disasters such as earthquakes, fires and floods, as well as human-caused disasters such as hazardous materials releases.

Policy SA 1-1: Ensure that during natural catastrophes and emergency situations, the County can continue to provide essential emergency services.

Policy SA 1-2: Update emergency management and response plans regularly to improve emergency response for all areas of the County.

Policy SA 1-3: Keep emergency access routes free of traffic impediments.

Policy SA 1-4: Coordinate with the California Office of Emergency Services to ensure coordinated local and state-level responses in the event of an emergency.

Policy SA 1-5: Ensure that all areas of the County are accessible to emergency response providers.

Policy SA 1-6: Site locations for new emergency response facilities such as sheriff's stations, fire stations in areas that are not subject to high levels of risk from flooding, wildland fires, or seismic effects.

Action SA 1-A: Every three to five years, review and update coordinated emergency response plans collaboratively with agencies that provide services for police protection, fire, public works, flood control, and other emergency services. Plans should include information regarding emergency access routes for major flood or fire events, measures to ensure adequate access for emergency vehicles on designated emergency routes, and the location of emergency shelters and evacuation areas.

Action SA 1-B: Periodically review, maintain and repair County roadways and emergency access routes and provide signage, where necessary, to clearly identify emergency access routes.

Action SA 1-C: Seek funding from State, Federal, and other sources to assist in emergency management planning, including community education and outreach

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describing public procedures and evacuation routes in the event of an emergency or natural disaster.

Action SA 1-D: Annually update the emergency contact list and emergency response information on the County’s website. The information should include emergency access routes, evacuation center locations, available emergency resources and contact information for emergency responders.

Action SA 1-E: Locate new important community safety facilities, such as hospitals, health care centers, emergency shelters, fire and police stations, and central communication centers outside of identified flood, geologic and fire hazard areas.

Objective SA-1B: Ensure that Planning and Development Procedures Identify and Mitigate Potential Hazards

Policy SA 1-7: Permit development only in areas where the potential danger to the health and safety of people and property can be mitigated to an acceptable level.

Policy SA 1-8: Designate areas with a potential for significant hazardous conditions for low intensity uses that do not attract significant numbers of residents, visitors, or employees.

Policy SA 1-9: Except as otherwise allowed by Federal or State law, require new buildings intended for human use to be designed in compliance with the latest edition of the California Building Standards Code, California Fire Code, and other adopted standards based on potential risks.

Policy SA 1-10: Promote awareness among residents and businesses regarding possible natural hazards, including earthquakes, flooding, fire hazards, and emergency procedures.

Policy SA 1-11: Promote public safety programs, including neighborhood watch programs, child identification and fingerprinting, public awareness and prevention of fire hazards, and other health and safety public education efforts.

Policy SA 1-12: Require, where feasible, new road networks (public and private) to provide adequate access for emergency equipment and provide alternate routes for evacuation.

Policy SA 1-13: Require site investigations in areas planned for new development to determine susceptibility to landslides, subsidence/settlement, contamination, fire, and/or flooding.

Objective SA-1C: Reduce Risks to Human Life and Property from Seismic and Geological Hazards

Seismic and geologic hazards in Colusa County include those related to earthquakes, steep slopes and landslides, erosion, and soil subsidence. Detailed background materials related to these topics is located in Section 4.1 of the Colusa County General Plan Background Report.

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Policy SA 1-14: Require new land development proposals to avoid unreasonable exposure to geologic hazards, including earthquake damage, subsidence, liquefaction and expansive soils.

Policy SA 1-15: All development and construction proposals shall be reviewed by the County to ensure conformance with applicable building standards.

Policy SA 1-16: No development shall take place on or immediately adjacent to an existing landslide unless a geotechnical investigation has been performed and mitigation measures to reduce risks have been implemented. This investigation shall define slide activity and slide limits, and contain specific recommendations regarding avoidance, removal or repair.

Policy SA 1-17: Limit construction and grading on slopes in excess of 30 percent.

Policy SA 1-18: Permit development on soils sensitive to seismic activity only after adequate site analysis, including appropriate siting, design of structure, and foundation integrity.

Policy SA 1-19: Address seismic standards of dam safety, including those promulgated by the State Division of Safety of Dams, for all new and existing dam structures.

Policy SA 1-20: Geotechnical investigations shall be completed prior to approval of any schools, hospitals, fire stations, and sheriff stations, as a means to ensure that these critical facilities are constructed in a way that mitigates site-specific seismic and/or geological hazards.

Policy SA 1-21: All projects subject to CEQA review shall address seismic safety issues and provide adequate mitigation for existing and potential hazards identified.

Action SA 1-F: The County shall rely upon the most current and comprehensive geological hazard mapping available in the evaluation of potential seismic and geologic hazards associated with proposed new development.

Action SA-1-G: Maintain a map showing the general location of existing landslides for reference by development applicants. Note: The identification of the location of a landslide relative to a proposed development and the preparation of any geotechnical report shall be the responsibility of the development applicant.

Action SA 1-H: Require a geotechnical analysis for construction in areas with potential geological hazards and require that recommendations from the geotechnical analysis are incorporated into the project's design and engineering.

Action SA 1-I: The County shall seek State and Federal financial assistance to fund seismic upgrades and safety measures for existing County buildings and structures.

Action SA 1-J: Annually review revisions to the California Building Standards Code (CBSC) and consider adoption of updates to the CBSC that include new or revised measures to avoid or reduce the potential for damage to structures and facilities caused by groundshaking and other geologic hazards.

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Action SA 1-K: Update the County’s development project application materials to require new development projects to submit a preliminary geotechnical investigation. The preliminary geotechnical investigation shall:

- Identify potential geologic issues, including potential hazards associated with unstable soils (soils with moderate to severe potential for erosion, shrink-swell, or expansiveness) or underlying geology, and potential hazards associated with steep slopes; and
- Identify appropriate mitigation to ensure the safety of future users of the project site. In areas where hillsides slope are at or around 30 percent, the mitigation shall include the layout of proposed improvements including roadways and structures to allow for enough adjacent useable space to help ensure that all cut and fill slopes would be no steeper than “2” feet horizontal to “1” foot vertical. All slopes should also be properly keyed in accordance to the California Building Standards Code. Also, characteristics of cut/fill areas to be located on tops and sides of hills should be designed by a professional engineer. This condition implies that use of a soils engineering report during the design of the project grading plan would be necessary to help ensure the project’s design is compatible with the engineering characteristics of underlying soils.

Action SA 1-L: Update Section 9-2 of the Colusa County Code to require compliance with the County’s grading review and permitting provisions for all projects of one or more acres.

Objective SA-1D: Take Appropriate Steps to Reduce the Risks to Life, Property, and Public Services Associated with Flooding.

As with most Sacramento Valley counties, Colusa County is subject to flooding problems in its poorly-drained valley floor. Although Colusa County’s foothill and upland areas generally do not experience severe flooding, drainage problems can occur in the western portion of the County. Much of the eastern areas of Colusa County, between the Sacramento River and the Interstate 5 corridor, are within the FEMA designated 100-year floodplain. The 100-year floodplain in Colusa County affects portions of the City of Colusa, the City of Williams, Arbuckle, Maxwell, Princeton and Grimes. Flooding problems in the County can also be exacerbated by farming practices such as the intentionally flooding of rice fields, which can lead to offsite runoff and strain existing stormwater conveyance facilities in the County.

Five dams which retain water from tributaries of the Sacramento River could cause damage in Colusa County if their dams were to fail: Lake Oroville, Lake Shasta, Whiskeytown Lake, Black Butte Lake and East Park Reservoir. In the event of a major dam failure, much of eastern Colusa County could become inundated. A major earthquake centered close to a dam would be the most likely cause of failure.

Detailed background materials related to this topic, including maps of the 100-year floodplain, are located in Section 4.3 of the Colusa County General Plan Background Report.

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Policy SA 1-22: Maintain designated floodways as open space and limit uses to low intensity uses such as agriculture, passive recreation, preservation of vegetation and wildlife habitat, and scenery.

Policy SA 1-23: Support and participate in planning efforts undertaken at the regional, state and federal level to improve flood management facilities throughout the County, particularly along the western banks of the Sacramento River.

Policy SA 1-24: Monitor and participate in efforts currently underway by the Central Valley Flood Protection Board for preparation of the Central Valley Flood Protection Plan (CVFPP).

Policy SA 1-25: Support and encourage the efforts of public agencies and private landowners to maintain and improve existing flood management facilities.

Policy SA 1-26: Provide ongoing maintenance of bridges, culverts, railroad trellis structures, and other flood control and storm water conveyance infrastructure to provide for adequate storm water flows.

Policy SA 1-27: Maintain adequate lands that can be used for groundwater recharge and storm water management. These lands may include parcels designated Agriculture (AG), Designated Floodway (DF), and Resource Conservation (RC).

Policy SA1-28: Coordinate with the Cities of Colusa and Williams to develop a Flood Emergency Plan. This may be included as a subcomponent of a County-wide Emergency Management Plan.

Policy SA 1-29: Require new development projects to demonstrate how storm water runoff will be detained or retained on-site and/or conveyed to the nearest drainage facility as part of the development review process. Project applicants shall demonstrate that project implementation would not result in increases in the peak flow runoff to adjacent lands or drainage facilities.

Policy SA 1-30: Ensure that construction activities will not result in adverse impacts to existing flood control and drainage structures.

Policy SA 1-31: Require project proponents to pay their fair share for construction of off-site drainage or flood control infrastructure improvements necessitated by their projects.

Policy SA 1-32: For properties located within a flood hazard zone, as identified on the most recent FEMA 100-year floodplain map or identified by the California Department of Water Resources, the County shall not enter into a development agreement, approve any discretionary entitlement, tentative parcel map, parcel map, or any ministerial permit that would result in the construction of a new residence unless flood protection findings consistent with the requirements of California Government Code Sections 65865.5, 65962, 66474.5 can be made and documented.

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Policy SA 1-33: Monitor ongoing efforts by FEMA and the California Department of Water Resources to update flood hazard maps within Colusa County.

Policy SA 1-34: Require new structures to be located outside of the 100-year floodplain to the greatest extent feasible.

Policy SA 1-35: Encourage and accommodate multipurpose flood control projects that incorporate recreation, resource conservation, preservation of natural riparian habitat, and scenic values of the County's streams, creeks and lakes. Where appropriate and feasible, the County shall also encourage the use of flood and/or stormwater retention facilities for use as groundwater recharge facilities.

Policy SA 1-36: Encourage flood control measures that respect natural drainage features, vegetation and natural waterways, while still providing for adequate flood control and protection.

Policy SA 1-37: Require a minimum of 100-year flood protection for new construction, and strive to achieve 200-year flood protection for unincorporated communities.

Action SA 1-M: Develop a Drainage Master Plan that addresses the following, at a minimum:

- Storm water and drainage improvements for each community that are needed to accommodate planned growth;
- Standards for agricultural operations to ensure that on-site activities do not result in adverse off-site flooding and drainage impacts;
- Coordination with irrigation districts, cities and other flood control agencies throughout the County to develop uniform standards for irrigation and storm water conveyance infrastructure; and,
- Standard measures to be used by new development to address localized flooding impacts.

Action SA 1-N: Develop a public flooding awareness program that:

- Informs the public about the specific risks of living in areas at risk of flooding;
- Notifies landowners and tenants of their property's flood designation status,
- Provides information on steps that property owners can take to reduce their exposure to flood damages;
- Encourages landowners within the 100- and 200- year floodplain, and/or within areas protected by levees, to purchase and maintain flood insurance;
- Provides information regarding evacuation plans, flood protection programs, local flood protection agencies, and other relevant information; and
- Informs property owners of potential changes in flood insurance requirements and rates as a result of future changes to designated flood hazard areas.

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Action SA 1-O: Annually review areas subject to flooding, levee failure, and dam inundation, including any relevant information developed by FEMA, the California Department of Water Resources, and other agencies, and update County-wide flood risk maps accordingly in compliance with AB 162.

Action SA 1-P: During preparation of the Capital Improvement Program, review the conditions of bridges, culverts, railroad trellis structures, and other flood control and storm water conveyance infrastructure and include necessary improvements on the CIP to ensure safety of persons in the County and adequate conveyance of flood waters.

Action SA 1-Q: In accordance with California Government Code Sections 65302.9 and 65860.1, once the Central Valley Flood Protection Plan (CVFPP) has been adopted, the County shall review, and if necessary amend, the Safety Element of the General Plan and the Zoning Ordinance, to ensure that these documents are consistent with the requirements of the CVFPP. Adoption of the CVFPP is anticipated to occur in July 2012.

Action SA 1-R: Seek State and Federal funding for improvements to existing flood control and drainage infrastructure.

Action SA 1-S: Review the County Code, including Chapter 33- Flood Damage Prevention, and revise as necessary to ensure that development standards are consistent with the requirements of state law, including Government Code Section 65007. Development and building standards shall require the following:

- New structures proposed for location within the 100-year floodplain shall be elevated one (1) foot or more above the 100-year flood elevation.
- Within urban, or urbanizing areas, as defined in California Government Code Section 65007, the lowest floor of any new construction or substantial improvements to existing structures shall be elevated a minimum of one (1) foot above the 200-year flood elevation.
- New construction in the 100-year floodplain shall be designed and constructed so that they do not contribute to cumulative flooding problems that could pose a hazard to surrounding landowners or the public.
- Discourage extensive areas of impermeable surfaces and promote the use of permeable materials for surfaces such as driveways and parking lots.

Action SA 1-T: Review the Safety Element concurrently with the periodically updated Housing Element to update any new information regarding floodplain mapping and/or regulations to ensure consistency with Federal and State requirements.

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Objective SA-1E: *Strive to Maintain an Adequate System of Levees that Provide Flood Protection to Areas Throughout the County.*

Policy SA 1-38: Support coordinated efforts to maintain levees along the Sacramento River and adjacent to canals and waterways throughout the County.

Policy SA 1-39: Support the efforts of levee owners and agencies to redesign and repair levees that do not meet flood protection standards in compliance with adopted State and/or Federal standards.

Policy SA 1-40: Require new development proposals in levee inundation areas to conduct an analysis of risk from failure of levees.

Action SA 1-U: Ensure that the construction of new levees or improvements made to existing levees demonstrates that it will not adversely divert flood water or increase flooding.

Action SA 1-V: Ensure that the construction of new levees or improvements made to existing levees does not impede the deliver of water supplies used for domestic or agricultural purposes.

Action SA 1-W: Support the efforts of levee maintenance districts with efforts to secure State and Federal funding for geotechnical studies of levees and implementation of associated improvements.

Objective SA-1F: *Reduce Risks to Life and Property from Dam Inundation*

Policy SA 1-41: Require new development proposals in dam inundation areas, as identified in Background Report Figure 4.3-2 or the most current available mapping, to consider risks from failure of these dams.

Action SA 1-X: Address emergency evacuation and disaster preparedness in the event of dam failure as part of the emergency response planning efforts identified in Actions SA 1-A and SA 1-B.

Objective SA-1G: *Minimize Risks to Human Life and Property from Fire in both Developed and Undeveloped Areas of the County*

Wildfires are a potential hazard to development and land uses located in the foothill and mountain areas of the County. The severity of wildfire problems depends on a combination of vegetation, climate, slope and people. The grassland, chaparral, woodland, and forest vegetation found in areas of Colusa County, coupled with hot, dry summers, present extreme fire hazards during critical fire periods for approximately 50 percent of the County. In addition to natural factors such as lightning, human activity is a primary factor contributing to the incidence of wildfires. Campfires, smoking, debris burning, arson and equipment use are common human-related causes of wildfires.

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Detailed background materials related to this topic are located in Section 4.2 of the Colusa County General Plan Background Report.

Policy SA 1-42: Reduce potential fire hazards through management and conservation of forested lands and fuel management in wildland areas.

Policy SA 1-43: Facilitate clear and organized communication and coordination between County departments and fire protection agencies.

Policy SA 1-44: Require identification of an adequate water source and supply system, including adequate fire flows, prior to development in very high, high or moderate Fire Hazard Severity Zones. Major industrial and other large-scale developments may be required to provide and maintain water storage facilities to ensure adequate water supply.

Policy SA 1-45: Require new residential developments to demonstrate adequate fire flow availability (water pressure and water quantity) prior to project approval.

Policy SA 1-46: Development projects adjacent to significant wildland, forest, or open space areas with high fuel loads shall prepare and implement wildland fire management plans.

Action SA 1-Y: Revise the Development Standards to require fire protection methods, including fuels management and adequate water supply, for new development and expansion projects in areas of high and very high Fire Hazard Severity Zones, as shown in Figure 4.2-1 of the Background Report. Fire protection methods may consist of the establishment of “defensible space” around structures, using fire resistant ground cover, building with fire-resistant roofing materials, fuel load reductions, and other appropriate measures.

Action SA 1-Z: Revise the County’s road standards to require new roads in high and very high Fire Hazards Severity Zones to be of sufficient grade, radius and width to allow access by fire-fighting vehicles. The applicable fire protection agency shall be consulted as part of the development review process regarding fire protection and the design of new roads in these Fire Hazard Severity Zones.

Action SA 1-AA: Consult with the applicable fire protection agency during the review of development applications for projects within high and very high Fire Hazard Severity Zones.

Action SA 1-BB: Implement state recommendations for fire prevention in Fire Hazard Severity Zones.

Action SA 1-CC: Create a public outreach and awareness program to promote the development of “defensible space” around structures using areas free of fuel loads, fire resistant landscaping and fire resistant building materials.

Colusa County General Plan Update Safety – Goals, Objectives, Policies, and Actions

Hazardous Materials

A hazardous material is a substance or combination of substances which, because of its quantity, concentration, or physical, chemical, or infectious characteristics, may either (1) cause or significantly contribute to an increase in mortality or an increase in serious, irreversible, or incapacitating irreversible illness; or (2) pose a substantial present or potential hazard to human health and safety, or the environment when improperly treated, stored, transported, or disposed of. Hazardous materials are mainly present because of industries involving chemical byproducts from manufacturing, petrochemicals, and hazardous building materials. There are also naturally occurring hazardous materials in Colusa County such as asbestos and heavy metals.

Hazardous waste is the subset of hazardous materials that has been abandoned, discarded, or recycled and is not properly contained, including contaminated soil or groundwater with concentrations of chemicals, infectious agents, or toxic elements sufficiently high to increase human mortality or to destroy the ecological environment. If a hazardous material is spilled and cannot be effectively picked up and used as a product, it is considered to be hazardous waste. If a hazardous material site is unused, and it is obvious there is no realistic intent to use the material, it is also considered to be a hazardous waste. Examples of hazardous materials include flammable and combustible materials, corrosives, explosives, oxidizers, poisons, materials that react violently with water, radioactive materials, and chemicals.

Detailed background materials related to this topic are located in Section 4.5 of the Colusa County General Plan Background Report.

Objective SA-1H: Minimize Risks to Residents and the Environmental from Hazardous Materials and Waste

Policy SA 1-47: Require businesses and agricultural operations to comply with all applicable local, state and federal regulations regarding the use, transport, storage and disposal of hazardous waste and hazardous materials.

Policy SA 1-48: Utilize the development review process to reduce the risk of community exposure to hazardous materials.

Policy SA 1-49: Require proponents of projects that would involve the use, storage, transport or disposal of hazardous materials or hazardous waste to demonstrate full compliance with all applicable local, state and federal regulations related to hazardous materials and waste. Any significant adverse environmental impacts associated with exposure to hazardous materials should be mitigated to a less than significant impact prior to approval of the project.

Policy SA 1-50: Encourage farming practices that utilize non-hazardous materials for fertilizers and pesticides.

Policy SA 1-51: Agricultural crop dusting operations shall not occur during periods of high wind.

Colusa County General Plan Update Safety – Goals, Objectives, Policies, and Actions

Action SA 1-DD: Require new residential development and development of uses that include sensitive receptors, to be located a safe distance from existing and planned sources of hazardous materials associated with industrial and agricultural operations. Sensitive receptors include schools, hospitals, nursing/convalescent homes, day care centers, and neighborhood parks.

Action SA 1-EE: New development and redevelopment in areas previously used for agricultural, commercial or industrial uses shall be required to demonstrate that soils, groundwater and structures affected by hazardous materials associated with previous land use activities will not pose a threat or health risk to the new development, future land users, or the environment. Project proponents shall be required to complete a Phase I Environmental Site Assessment (ESA) that meets the requirements and standards of the American Society for Testing and Materials (ASTM) prior to project approval on lands where there is a risk of exposure to hazardous materials or substances and to complete a Phase II ESA if necessary.

Action SA 1-FF: Support the creation of a public information program regarding the safe disposal of household hazardous wastes, such as motor oil, used appliances containing mercury or Freon, fluorescent light bulbs, batteries, and medical waste such as used syringes.

Airport Operations

The Colusa County Airport is the only public airport located in the County. The Federal Aviation Administration also identifies eight (8) private airstrips in the County in addition to numerous airstrips used for agricultural spraying operations.

The County Airport is located just west of SR 45/SR 20, about two miles south of the City of Colusa. The airport, which is located on ±80 acres, is home to a single paved runway that measures 3,000 feet long. The operations estimate for the airport is approximately 30,000 flights per year. Less than half of the airport's operations consist of general aviation, as the majority of the annual flights are related to agricultural aerial applications.

Land uses surrounding airports and airstrips can result in ground hazards associated with aircraft accidents, community exposure to noise, and hazards to aircraft. Detailed background materials related to this topic are located in Section 4.4 of the Colusa County General Plan Background Report.

Objective SA-1I: Protect Lives and Property from Hazards Associated with Airport Operations

Policy SA 1-52: Ensure that land uses within the vicinity of airports and airstrips are compatible with airport restrictions and operations.

Policy SA 1-53: Ensure that all development proposals in the vicinity of the Colusa County Airport are consistent with the restrictions and requirements contained in the Colusa Airport Comprehensive Land Use Plan (CLUP).

Colusa County General Plan Update

Safety – Goals, Objectives, Policies, and Actions

Policy SA 1-54: The County shall ensure that new development proposals do not result in encroachments into future airport expansion areas and do not result in adverse economic impacts to airport operations.

Policy SA 1-55: Work cooperatively with the Airport Land Use Commission to ensure continued airport operations in a safe and cost-effective manner, consistent with the public’s needs and Federal Aviation Authority regulations.

Action SA 1-GG: As part of the development review process, new development and expansion proposals near the Colusa County airport and public and private airstrips shall be:

- Reviewed for consistency with setbacks, land use restrictions, and height as determined by the Federal Aviation Administration (FAA) and the Colusa County Airport Land Use Commission;
- Provided to the Airport Land Use Commission for Review

Action SA 1-HH: As part of future planning efforts, the Department of Planning and Building shall review and provide input into updates to the Comprehensive Airport Land Use Plan to ensure that new development within the Colusa County Airport Safety Zone is compatible with existing airport operations, and that any changes or improvements to the airport facility or operations are compatible with land uses within this zone.