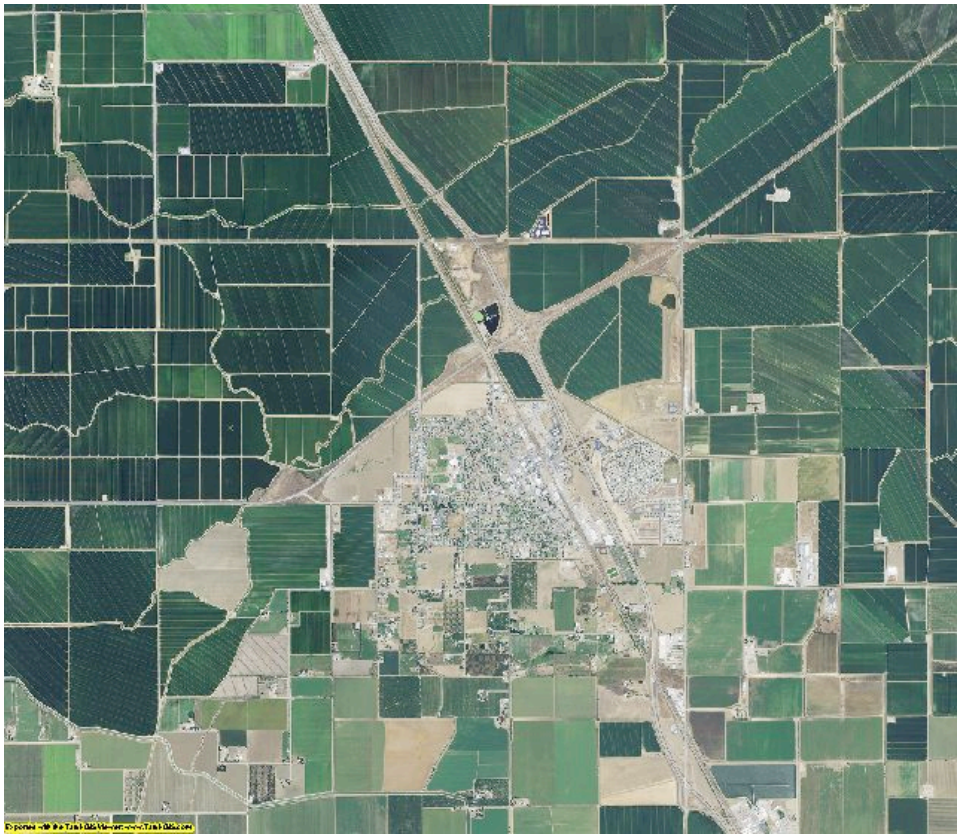
8. LAND USE ELEMENT



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

State law requires the Land Use Element to address:

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

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

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

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

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

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

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

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

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

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

Agriculture General

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

Agriculture Transition

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

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

Agriculture Upland

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

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

Commercial

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

Designated Floodway

The Designated Floodway (DF) designation is applied to lands that have been designated as floodways by the 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.

Forest Lands

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

Industrial

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

Mixed Use

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

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

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

Parks and Recreation

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

Public/Semi-Public Services

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

Resource Conservation

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

Rural Residential

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

Rural Service Center

The Rural Service Center (RSC) designation identifies areas suitable to provide necessary housing and services to the rural communities of Delevan, Sites, and Lodoga. These areas are very small, predominantly residential settlements. Growth potential in these areas is severely limited by the lack of urban services. However, all three communities contain a large number of existing vacant lots that are potentially buildable. The Rural Service Center designation anticipates multiple land uses on any given lot, consistent with and supportive of a higher intensity of development in the community area core that will contribute to a prosperous economy and higher quality of life in each of these rural centers. Subdivision or lot splitting into parcels smaller than two acres is prohibited, unless community water and septic/sewer systems can be provided to serve lots smaller than two acres.

Tribal Lands

The Tribal Lands (TL) designation may be applied to lands owned by a federally recognized tribe or tribal-sponsored organization. This designation acknowledges that a wide range of uses may occur on Tribal Lands. The TL designation is intended to encourage coordination and cooperation between the County, the tribe, and Bureau of Indian Affairs to ensure that impacts to land use plans, nearby uses, and facilities that are associated with development of Tribal Lands are identified and mitigated through detailed planning and environmental analysis. This designation assists the County in planning for nearby land uses to ensure compatibility between uses planned for Tribal Lands and nearby uses and facilities that are under the County's jurisdiction.

Urban Reserve Area

The Urban Reserve Area (URA) designation serves as a placeholder for future urban development. Properties shall remain zoned for agriculture or open space use until such a time as conversion to urban uses is deemed appropriate. Agricultural uses are an acceptable and encouraged interim use. Lands designated Urban Reserve Area are not intended to be extensively subdivided or developed with large-scale or intensive uses until it is appropriate to develop the lands with urban levels of residential, commercial, parks and recreation, and public/semi-public uses to meet the needs of the County. Intensive uses, such as industrial, alternative energy, and agricultural commercial/industrial uses that may conflict with future urbanization of the area are not allowed. Lands designated Urban Reserve Area shall not be amended to urban land use designations (e.g., residential, commercial, parks and recreation, and public/semi-public uses) in a piecemeal fashion. It is anticipated that most of these parcels will be redesignated under future General Plans when additional lands are needed to accommodate growth.

Urban Residential

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

TABLE LU-1: GENERAL PLAN LAND USE DESIGNATIONS

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

TABLE LU-1: GENERAL PLAN LAND USE DESIGNATIONS

LAND USE DESIGNATION	MINIMUM PARCEL SIZE [1]	MAXIMUM DWELLING DENSITY [2]	ALLOWED USES [3]
Agriculture Upland	80 acres	One dwelling unit per 80 acres	*Cultivated Agriculture:* irrigated crop production, row crops, orchards, vineyards, dryland farming, livestock grazing, forest products, horticulture, and floriculture *Livestock and Animal Keeping:* livestock grazing, animal husbandry, apiaries, confined animal facilities, and equestrian facilities *Agricultural Industrial:* 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 *Agricultural Commercial:* commercial uses that directly support agricultural operations, including roadside stands, wholesale and retail agricultural sales, and wineries *Agricultural-based Tourism:* self-pick farms, dude ranches, lodging, horseshows, rodeos, crop-based seasonal events, and ancillary restaurants and/or stores *Low-Intensity Recreation:* hunting, fishing, target shooting, riding, hiking, boating, and the exhibition of working farms or ranches *Resource production:* timber, mining *Energy Production:* solar, cogeneration, and biomass energy production *Single Family Residential:* One residence per agricultural parcel, one second dwelling unit for relative, caretaker, or employee per agricultural parcel *Farmworker Housing:* as allowed under state law
Commercial	1 acre outside of water and sewer district service areas or no minimum within water and sewer district service areas.	20 dwelling units per acre (10 dwelling unit per acre minimum)	*General Commercial:* 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 *Neighborhood Commercial:* 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) *Tourist and Recreation Commercial:* golf courses, shooting ranges, archery ranges, restaurants, gas stations, lodging, eating and drinking establishments, food and beverage sales, wedding facilities, gasoline service stations, public buildings, hotels and motels, offices, owner-occupied seasonal residences, RV parks, resorts, and vacation cabins

TABLE LU-1: GENERAL PLAN LAND USE DESIGNATIONS

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

TABLE LU-1: GENERAL PLAN LAND USE DESIGNATIONS

LAND USE DESIGNATION	MINIMUM PARCEL SIZE [1]	MAXIMUM DWELLING DENSITY [2]	ALLOWED USES [3]
Industrial	1 acre outside of water and sewer district service areas or no minimum within water and sewer district service areas.	None	*Light industrial:* manufacturing, processing, repair, large equipment or vehicle storage *Heavy industrial:* 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 *Support commercial uses:* retail, eating, and other commercial establishments that support adjacent industrial uses and employees *Research and development:* High and advanced technology; research and development; laboratories, including university-based research; and facilities used for testing and analysis of products or uses
Mixed Use	6,000 sq-ft	20 dwelling units per acre (10 dwelling unit per acre minimum if no commercial component)	*Neighborhood Commercial:* 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) *Tourist and Recreation Commercial:* restaurants, lodging, eating and drinking establishments, food and beverage sales, wedding facilities, public buildings, hotels and motels, offices *Residential:* high density residential of 10 to 20 dwelling units per acre
Parks and Recreation	0.5 acre (21,870 square feet)	One caretaker or employee dwelling unit per parcel	*Park facilities*: regional, community and neighborhood parks, tot lots, sports fields, public pools *Recreation facilities:* golf courses, fair grounds, boat ramps, marinas, off-highway vehicle parks, shooting ranges, archery ranges, RV parks
Public/Semi-Public Services	1 acre or 6,000 sq-ft within water and sewer district service areas.	One caretaker or employee dwelling unit per parcel	*Public Services:* Governmental offices, schools, civic centers, fire stations, sheriff stations, liquid and solid waste disposal sites, recycling facilities, cemeteries, airports, medical facilities *Utilities and Infrastructure:* infrastructure, utilities, landfills, stormwater detention basins utilities, municipal wells, water treatment facilities, wastewater treatment facilities, energy facilities, power substations *Public and Semi-public Uses:* churches, hospitals, private schools, museums, institutional uses

TABLE LU-1: GENERAL PLAN LAND USE DESIGNATIONS

LAND USE DESIGNATION	MINIMUM PARCEL SIZE [1]	MAXIMUM DWELLING DENSITY [2]	ALLOWED USES [3]
Resource Conservation	160 acres (40 acres if contiguous to existing wildlife refuge)	One caretaker or employee dwelling unit per parcel	*Cultivated Agriculture*: irrigated crop production, row crops, orchards, vineyards, dryland farming, forest products, horticulture, and floriculture *Livestock Grazing:* livestock grazing *Resource production and utilization:* forestry, timber, mining *Natural, wilderness, and study areas* *Recreation uses:* non-intensive uses, including hunting and fishing clubs *Tourist-oriented commercial:* non-intensive uses, including seasonal housing not intended for permanent occupation and guest ranches *Single Family Residential:* caretaker or employee residence
Rural Residential	2 acres	One dwelling unit per 2 acres	*Residential:* Single family and second units *Agricultural activities:* Small-scale irrigated crop production, row crops, orchards, vineyards, dryland farming, livestock grazing, horticulture, and floriculture *Public facilities:* Schools, fire stations, wells
Rural Service Center (Delevan, Sites, and Lodoga areas)	2 acres or 12,000 sq-ft within water or sewer district service areas	Two dwelling units per parcel	*Residential:* single family residential, duplexes, second units *Neighborhood Commercial:* 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) *Tourist and Recreation Commercial:* 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 *Public/Semi-Public:* all uses allowed under Public/Semi-public *Parks and Recreation:* all uses allowed under Parks and Recreation
Tribal Lands	None	None	Land use planning on Tribal Lands is not governed by Colusa County. The County promotes and encourages collaboration and communication with Federally-recognized tribes to ensure compatibility with land uses on adjacent parcels and that impacts to County facilities and infrastructure are identified and mitigated.

TABLE LU-1: GENERAL PLAN LAND USE DESIGNATIONS

LAND USE DESIGNATION	MINIMUM PARCEL SIZE [1]	MAXIMUM DWELLING DENSITY [2]	ALLOWED USES [3]
Urban Reserve Area	40 acres	One primary dwelling per 40 acres	<u>*NOTE:* Uses identified with an asterisk (*) are allowed to the extent that the use will not be incompatible with future urban residential uses and densities</u> *Cultivated Agriculture:* irrigated crop production, row crops, orchards, vineyards, dryland farming, livestock grazing, forest products, horticulture, and floriculture *Livestock and Animal Keeping*:* livestock grazing, animal husbandry, apiaries, confined animal facilities, and equestrian facilities *Agricultural Industrial*:* 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 *Agricultural Commercial*:* commercial uses that directly support agricultural operations, including roadside stands, wholesale and retail agricultural sales, and wineries *Agricultural-based Tourism*:* self-pick farms, dude ranches, lodging, horseshows, rodeos, crop-based seasonal events, and ancillary restaurants and/or stores *Energy Production*:* solar, cogeneration, and biomass energy production *Residential:* 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
Urban Residential	6,000 sq-ft	20 dwelling units per acre	*Single Family Residential:* single family residences, second units *Multi-family Residential:* duplex, triplex, apartments, condominiums, townhomes *Community and Residential Support Facilities:* Schools, parks, libraries, fire and law enforcement stations, wells, water treatment facilities, detention basins, landscaped/maintained buffers between residential and agricultural uses *Cultivated Agriculture:* irrigated crop production, row crops, orchards, vineyards, dryland farming, forest products, horticulture, and floriculture

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

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

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

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

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

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

Agriculture

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

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

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
		Recreation (FMR)
Industrial (I)	Light or Heavy Industrial (M) Development Standards Combining Zone (-DS) when applied to any industrial zoning district	Light Industrial (M-1) Heavy Industrial (M-2) Research and Development (RD) Energy Park Combining Zone (-E)
Mixed Use		Mixed Use (MU) Commercial (C) Light Industrial (M-1)
Parks and Recreation (PR)	General Recreation (G-R) Public Facilities (P-F)	Commercial Resort (C-R)
Public/Semi-Public Services (PS)	Airport (A-V) Public Facilities (P-F)	
Resource Conservation (RC)	Open Space (O-S)	Resource Conservation (R-C)
Rural Residential	Rural Residential (R-R)	Rural Residential, 2-acre minimum (RR-2) Rural Residential, 5-acre minimum (RR-5)
Rural Service Center (RSC)	Rural Residential (R-R) Neighborhood Commercial (C-1) Community Commercial (C-2) Industrial (M)	Mixed Use (MU) Light Industrial (M-1) Rural Services (RSC)
Tribal Lands (TL)	Not subject to County zoning	
Urban Reserve Area (URA)	Agriculture Preserve (A-P) Exclusive Agriculture (E-A)	
Urban Residential	Residential One-Family (R-1) Residential Two-Family (R-2) Residential Multifamily (R-3) Residential Multifamily/Professional (R-4) General Recreation (G-R) Public Facilities (P-F) Planned Development (P-D) Development Standards Combining Zone (-DS) when applied to any residential zoning district, General Recreation, and Public Facilities	Mixed Use (MU)

TABLE LU-2: GENERAL PLAN LAND USE DESIGNATION AND ZONING DISTRICTS / COMBINING ZONES COMPATIBILITY		
GENERAL PLAN LAND USE DESIGNATION	EXISTING ZONING DISTRICTS AND SPECIAL OR COMBINING ZONES	FUTURE ZONING DISTRICTS AND SPECIAL OR COMBINING ZONES
Sites Planning Area Overlay	Agriculture Preserve (A-P) Exclusive Agriculture (E-A) Agriculture Combining Zone (-A) when applied to the Open Space, Floodway, or Floodplain Districts	Commercial Resort (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 encourage housing to stay balanced with job creation through buildout of the area. At the discretion of the Department of Planning and Building, significant new residential development proposals may be required to demonstrate that project approval would not result in a jobs-housing imbalance.

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

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

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

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

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

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

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

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

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

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

Policy LU 1-11: Make land use decisions that promote compact communities, generally filling in gaps of vacant 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 areas 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.

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

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

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

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

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

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

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

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

Policy LU 1-24: 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 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 land use and development proposals for proposed projects that are either located within the sphere of influence or within one mile of the respective city boundary of Colusa or Williams to the appropriate city's Planning Department for review and comment.

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

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

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

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

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

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

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

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

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

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

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

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

Policy LU 2-5: Require lands designated Agriculture General, Agriculture Transition or Agriculture Upland to remain 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 minimize conflicts with agricultural uses and farming activities. Enforce land use compatibility provisions of the Williamson Act when such activities impact contracted lands.

Policy LU 2-11: Provide a permitting process for the development of large-scale energy production, including solar, on agricultural parcels for off-site, commercial purposes. Such projects shall require the following:

- An energy park overlay zone.
- Detailed and rigorous site planning and development standards as outlined in Action AG 2-D, including criteria that address:
  - Facility size (acres and amount of energy produced);
  - Conversion of agricultural lands taking into account whether the land is classified as Important Farmlands in the State Farmland Mapping & Monitoring Program and/or is under a Williamson Act or Farmland Security Zone contract; and
  - Potential adverse effects on productive farmlands.

Action LU 2-A: When preparing a second unit ordinance in accordance with Housing Element Program 3-5, identify maximum unit size, location, and minimum parcel size (consistent with the land use designation requirements) limitations for second units on agricultural (A-G, A-T, A-U, U-T) parcels to ensure that the second unit does not encourage a future parcel split or reduce the area of land available for agricultural and farming use. The ordinance shall require that second units connect to the water and wastewater/septic system serving the primary residence (e.g., no new wells or septic systems shall be created to serve the second unit.) The applicant shall demonstrate that the existing water and wastewater systems have adequate capacity to serve the second unit.

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

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

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

b. Protection of natural resources, including sensitive habitat, riparian areas, wetlands, and scenic viewsheds.

c. *Setbacks from adjacent parcels to minimize or reduce land use conflicts.*

d. *Adequate parking and circulation network improvements.*

e. *Security and site access controls.*

f. *Nighttime lighting.*

g. *Noise, odors and other nuisances.*

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

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

Urban Residential and Rural Residential Policies

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

Rural Residential

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

Urban Residential

- The community utility systems, including water, drainage, and sewer, if available, can accommodate the additional demand.
- The area has access to a major transportation route.
- The impact of the development on local streets can be mitigated to acceptable levels.

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

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

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

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

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

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

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

Specific Plan Areas

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

- Components and plans to provide water and waste water services that will be available to the entire community of College City prior to the approval of any residential development on this parcel. This requirement to provide water and wastewater services to the entire community is consistent with the landowner's expressed

intentions as stated in the property owner's parcel change request submitted during the update of this General Plan. The designation of Urban Residential for this parcel is contingent upon providing water and waste water services as described in this policy and the land use change request.

- A circulation network consisting of streets oriented in a grid system that provides connectivity to other areas of the community.
- Parks shall be integrated into the site plan.
- Adequate setbacks from adjacent agricultural and industrial lands.

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

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

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

- Demonstration of adequate water and wastewater capacity to serve the Specific Plan Area.
- Ensure that off-site infrastructure improvements are adequately sized to meet the needs of the community.
- A circulation network consisting of streets oriented in a grid system that provides connectivity to other areas of the community.

- Parks shall be integrated into the site plan.
- The area to the west of State Route 45 shall include community-serving retail components at the intersection of SR 45 and Spencer Road.

Urban Reserve Area

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

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

Tribal Lands

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

Policy LU 3-13: Encourage collaboration and communication with Federally Recognized Tribes, Tribal-Sponsored Organizations, and the Bureau of Indian Affairs prior to the approval of new development on Tribal Lands. The County should encourage Federally Recognized Tribes or Tribal-Sponsored Organizations to prepare detailed planning and environmental analysis of land use or development proposals to address potential impacts to surrounding parcels, nearby land uses, infrastructure, and public facilities and services.

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

Commercial and Mixed Use Policies

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

- The area can be readily hooked up to public water facilities.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Industrial Policies

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

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

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

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

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

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

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

Action LU 3-E: Revise the Zoning Ordinance to create zoning districts that distinguish light industrial from heavy industrial uses and that accommodate research and development uses exclusively. Such revisions may include Light Industrial (M-1), Heavy Industrial (M-2),

and Research and Development (RD) districts. The intent is to accommodate light industrial and research and development uses in locations where heavy industrial development may not be compatible with nearby residences or sensitive uses. The light industrial zone will also allow highway commercial uses.

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

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

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

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

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

Public Uses

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

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

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

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

Objective LU-3E: Ensure Appropriate Land and Standards to Provide Adequate Open Space and Conservation Areas

Open Space and Resource Conservation Policies

Policy LU 3-34: Designate lands as resource conservation in rough, forested, or mountainous areas where access and services are minimal and good conservation practices are essential.

Policy LU 3-35: Allow multiple uses (grazing, forestry, and recreation) on conservation lands so long as environmental resources are protected.

Policy LU 3-36: Protect public lands in the National Forest and Wildlife Refuges from encroachment by activities on adjacent lands that could damage environmental quality. Agriculture, in kind, should be protected from encroachment by activities on adjacent National Forest and Wildlife Refuge lands.

Policy LU 3-37: Require a minimum parcel size of 160 acres in upland areas, including Resource Conservation and Agriculture-Upland designations, where appropriate due to limited access, steep slopes, drainage features, and other factors that limit the developability of the site and identify the site as appropriate for conservation in larger parcels.

Policy LU 3-38: Low intensity development that supports the management and conservation intent of Resource Conservation lands is allowed: 1) when designed with naturalized features, native landscaping, and public access, 2) when clustered and placed, to the maximum extent feasible, proximate existing access roads and infrastructure, 3) when compatible with existing and allowed adjacent uses, particularly agriculture and industrial, and 4) when the development would not detract from the area's value for habitat, open space, or research.

Action LU 3-G: Amend the Zoning Ordinance to include a hillside combining zone that addresses the minimum allowable lot size in the upland parts of the County based on limiting factors such as consider topography, geology, soils, vegetation, wildlife, water supply, recharge, and movement of groundwater, septic tank limitations, fire hazards, access, and circulation.

Action LU 3-H: Revise the Zoning Ordinance to create a Resource Conservation or Habitat Management zoning district that accommodates active habitat conservation and management and incorporates the standards established by Policy OSR 1-4.

Forest Lands Policies

Policy LU 3-39: The Forest Lands designation shall be applied to lands within the Mendocino National Forest.

Policy LU 3-40: Encourage active public use of the Mendocino National Forest, through provision of access points and routes, directional signage, and a variety of recreational activities.

Policy LU 3-41: Encourage managed production and use of forest resources, including timber production and processing.

Policy LU 3-42: Support residential use of privately owned lands where there is adequate access, fire protection, water supply, and septic capability.

Action LU 3-I: Coordinate with the U.S. Forest Service to encourage increased public use of the Mendocino National Forest through planning for recreation uses, forest management, and residential uses.

Action LU 3-J: In conjunction with Action LU 3-E, revise the Zoning Ordinance to create a Forest Management and Recreation zone that accommodates a range of forest resource production (timber, mining, grazing, etc.) activities and recreation activities.

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

Objective LU-4A: Provide for Orderly, Well-planned, and Compatible Growth associated with the Proposed Sites Reservoir and Surrounding Area

Policy LU 4-1: Support the creation of Sites Reservoir.

Policy LU 4-2: Participate in state and regional planning efforts related to the creation of Sites Reservoir to the greatest extent feasible.

Policy LU 4-3: Ensure that future land use decisions regarding Sites Reservoir and the surrounding area recognize the needs of the County and existing property owners to address adequate access for existing landowners and persons who travel beyond the area, noise, habitat for displaced species, and recreation and tourist opportunities that are compatible with the surrounding region.

Policy LU 4-4: Support the efforts of the Sites Reservoir Joint Powers Authority, with particular emphasis on landowner relocation assistance and ensuring financial compensation for landowners adversely impacted by the creation of Sites Reservoir.

Policy LU 4-5: Future land use and zoning designations in the Sites Reservoir Planning Area (see Figure LU-1) should emphasize natural resource and wildlife habitat protection, recreational opportunities, open space preservation, and limited commercial development to support recreation and tourism. Year-round housing in the vicinity of Sites Reservoir should be discouraged.

Action LU 4-A: When the final boundaries for the proposed Sites Reservoir are determined and approved by the California Department of Water Resources, develop a Sites Area Plan to guide land uses in the Sites Reservoir Area. The plan shall include policies and actions to promote the economic and social sustainability of the area and shall designate a variety of land uses. Land uses in the plan shall include provisions for active and passive recreation, limited commercial uses oriented toward recreation and tourism, viewing points of the main scenic areas of the reservoir and any bridges, and seasonal housing and campgrounds in the areas immediately adjacent the reservoir. Additionally, the plan shall accommodate agricultural land to accommodate the needs of existing landowners and

farmers and habitat land for displaced species. Access, noise, water, wastewater, and emergency services shall be considered in the designation of land uses.

Action LU 4-B: Actively participate in the Sites Project Joint Powers Authority, and any other state and regional entities formed to plan and develop the Sites Reservoir. Ensure that the County's needs for a range of land uses, adequate and convenient access to existing parcels, habitat for plants, wildlife, and special-status species, adequate and convenient access to communities (Lodoga, Stonyford, etc.), and recreation and tourist opportunities are addressed and that measures to promote the economic and social 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.

Figure LU-1
Draft General Plan Land Use Map

- URA - Urban Reserve Area
- AG - Agricultural General
- AU - Agricultural Upland
- AT - Agricultural Transition
- PR - Parks & Recreation
- RSC - Rural Service Center
- PS - Public/Semi-Public Services
- C - Commercial
- DF - Designated Floodway
- I - Industrial
- RC - Resource Conservation
- TL - Tribal Lands
- FL - Forest Lands
- RR - Rural Residential
- UR - Urban Residential
- MU - Mixed Use

- State, Federal, or Other Agency Lands
- Specific Plan Areas
- City Boundaries
- Spheres of Influence
- Bureau of Reclamation Lands
- Wildlife Refuges
- County Boundaries
- Bodies of Water

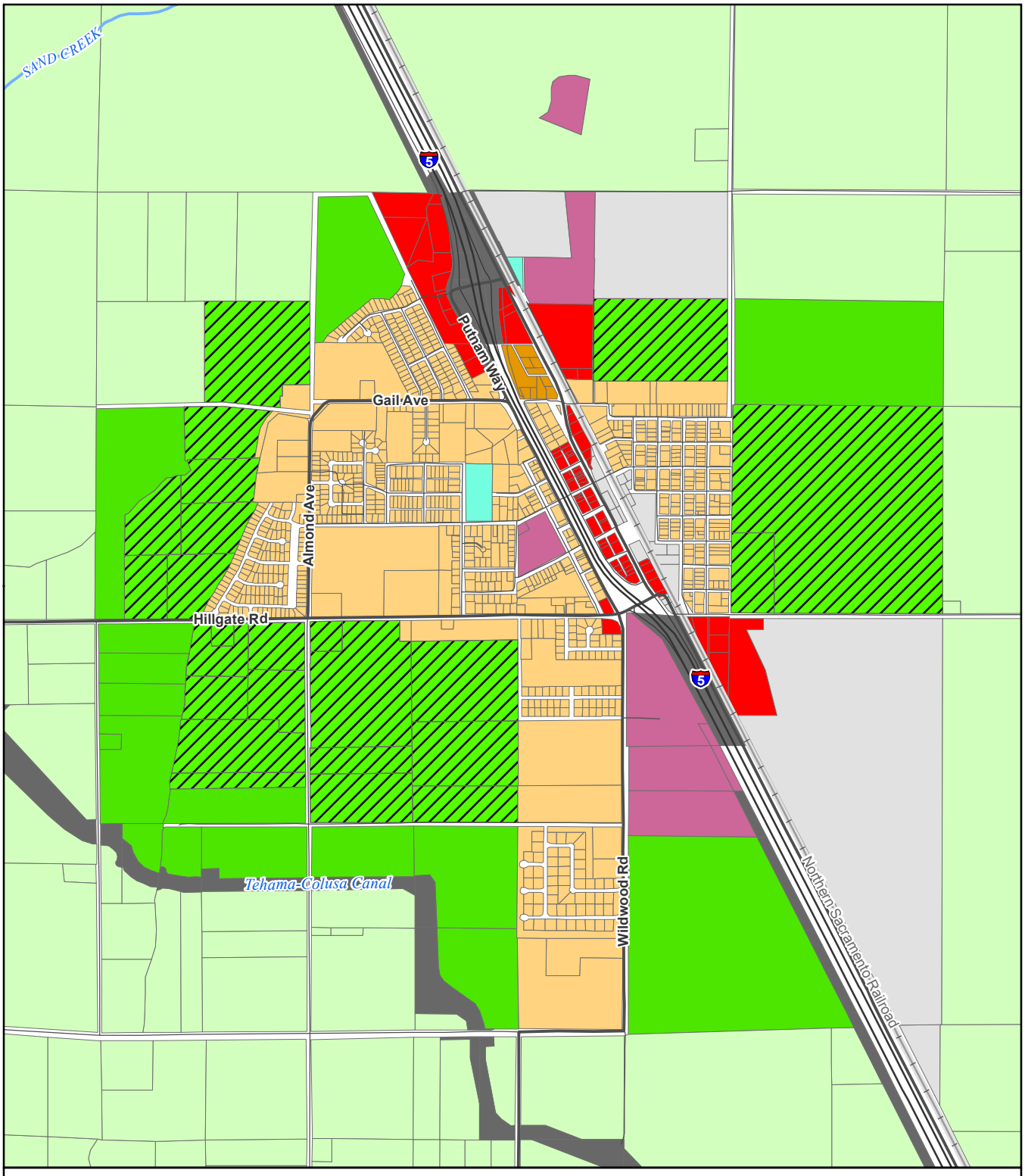
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General plan and parcel boundary data developed by the Geographical Information Center, California State University, Chico, for the DeNovo Planning Group and Colusa County. Wildlife refuge data from Colusa County GIS. Road data from ESRI StreetMap North America. Mendocino National Forest Boundary from US Forest Service. Map date: May 5, 2011. Resized: August 26, 2011.



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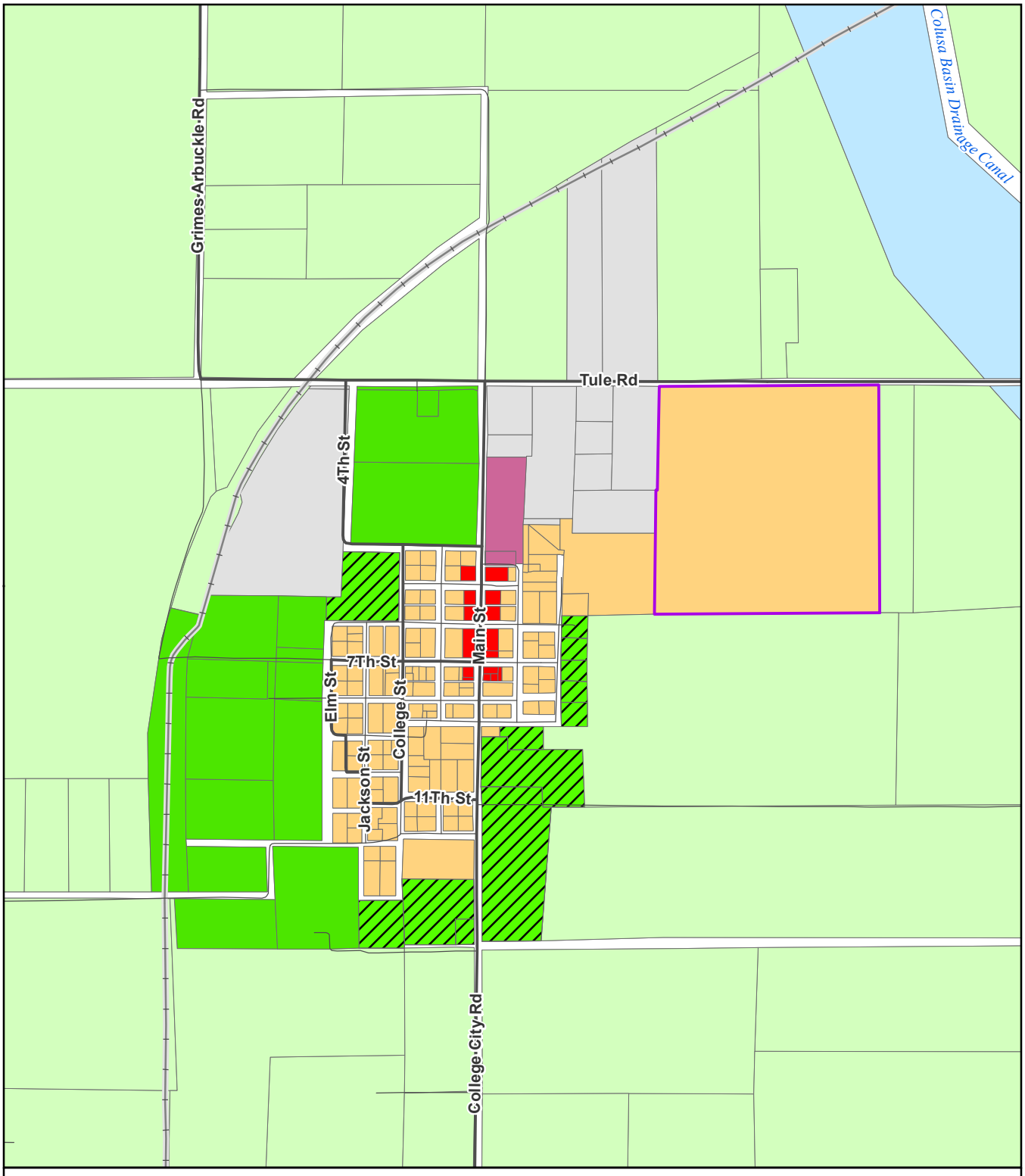
Figure LU-2
Draft General Plan Land Use Map
Arbuckle

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- Specific Plan Area
- State, Federal, Other Agency Lands
- URA - Urban Reserve Area
- AG - Agricultural General
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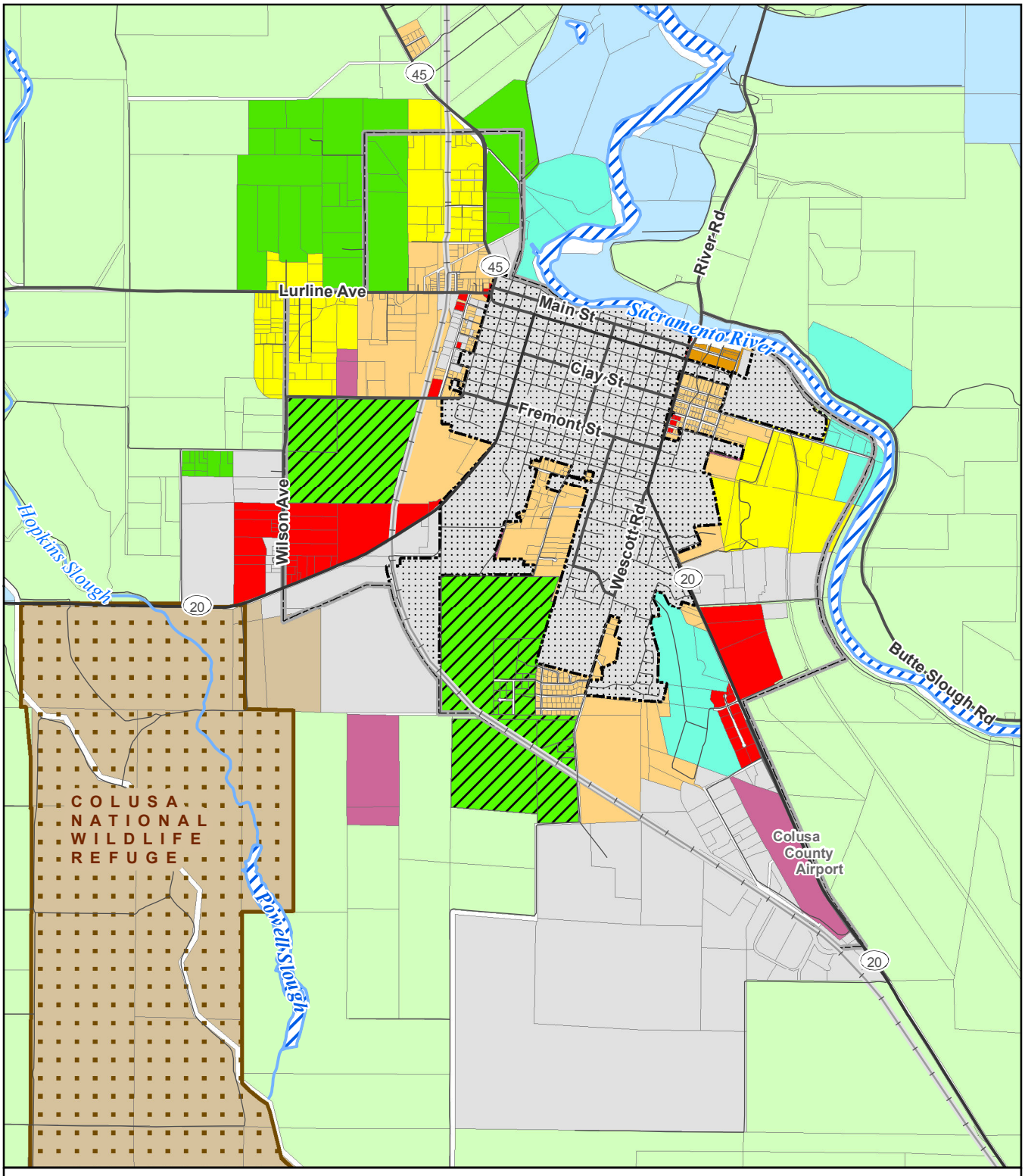
Figure LU-3
Draft General Plan Land Use Map
College City

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State, Federal, Other Agency Lands
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C - Commercial
City Area

DF - Designated Floodway
I - Industrial
RC - Resource Conservation
TL - Tribal Lands
FL - Forest Lands
RR - Rural Residential
UR - Urban Residential
MU - Mixed Use
Sphere of Influence

Figure LU-4
Draft General Plan Land Use Map
Colusa Area

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Figure LU-1
Draft General Plan Land Use Map

- URA - Urban Reserve Area
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- State, Federal, or Other Agency Lands
- Specific Plan Areas
- City Boundaries
- Spheres of Influence
- Bureau of Reclamation Lands
- Wildlife Refuges
- County Boundaries
- Bodies of Water

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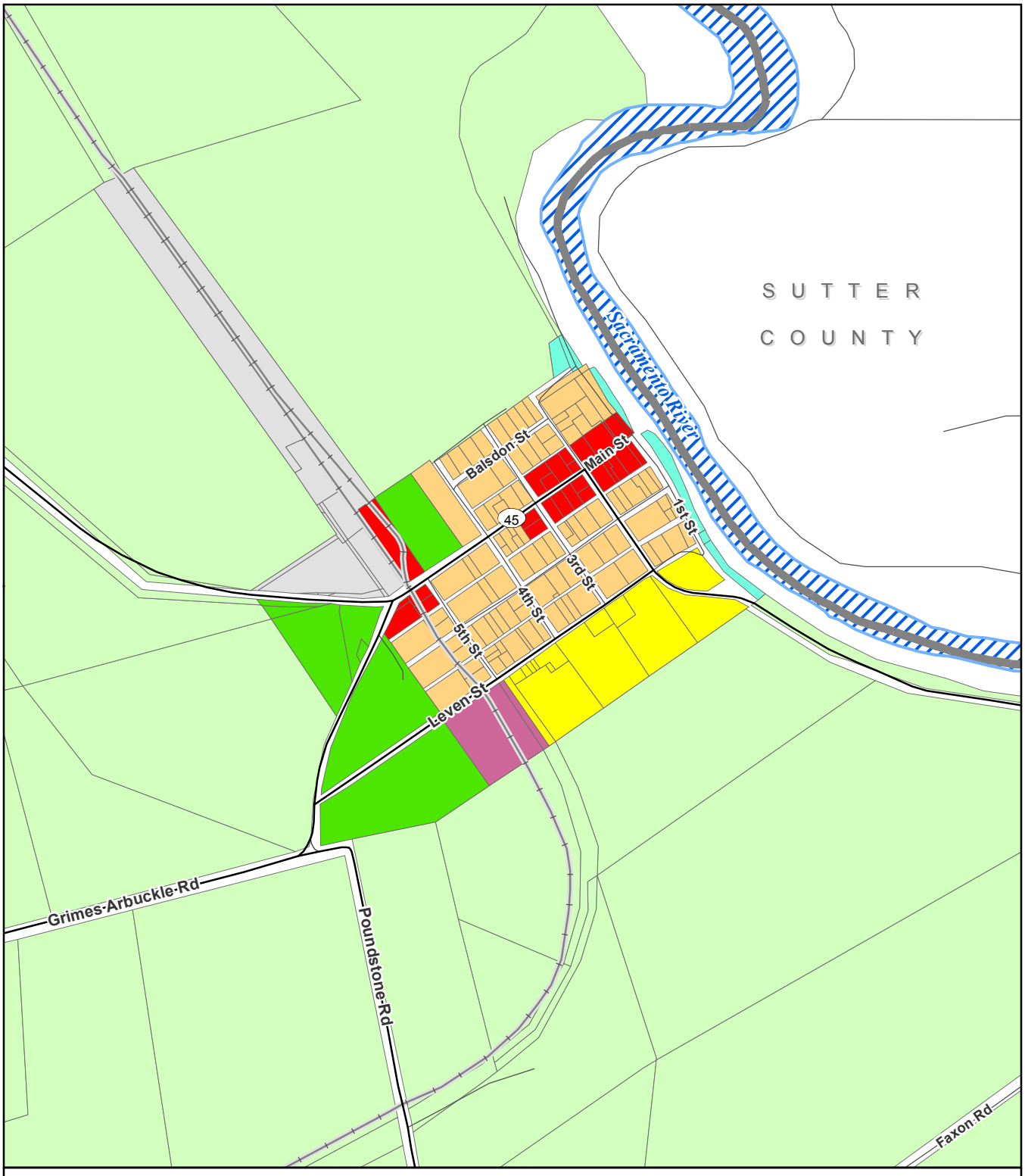
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GLENN COUNTY
BUTTE COUNTY
SUTTER COUNTY
LAKE COUNTY
YOLO COUNTY
Stonyford
Century Ranch
Lodoga
Leesville
East Park Reservoir
Sites
Sites Planning Area
Princeton
Delevan
Sacramento Nat'l Wildlife Refuge
Delevan Nat'l Wildlife Refuge
Maxwell
Colusa
Colusa Nat'l Wildlife Refuge
Williams
Arbuckle
College City
Grimes
CR 306
Co.Rd.68
Norman Rd.
Co.Rd.69
Co.Rd.X
Co.Rd.Z
Colusa Hwy
Gridley Rd
Butte Rd
Remington Rd
Sites-Lodoga Rd
Delevan Rd
Maxwell Sites Rd
Maxwell Rd
Mcdermott Rd
Dunnigan Creek
Funks Creek
Logan Creek
Sycamore Slough
Freshwater Rd
Schaad Rd
Abel Rd
Lone Star Rd
Walnut Dr
Zumwalt Rd
Myers Rd
Cortina School Rd
Cortina Creek
Hahn Rd
Grimes-Arbuckle Rd
Hillgate Rd
Whiskey Creek Rd
Sand Creek Rd
Boles Rd
Wyer Rd
Wildwood Rd
College City Rd
Johns School Rd
Wisconsin Ave
Yolo County Line Rd
Co.Rd.84
Co.Rd.2
Ludlow Ave
Butte Slough Rd
Marty Rd
Pass Rd
Butte
Central St
Meridian Rd
Hagemann Rd
Wood Rd
Moroni Rd
Mcgarth Rd
Oswald Rd
Progress Rd
Garmire Rd
Cranmore Rd
Tule Rd
Bourdstone Rd
White Rd
Brim Rd
Bear Valley Rd
Stonyford-Lodoga Rd
Leesville-Lodoga Rd
Salt Creek
Little Stony Creek
Stony Creek
Hunters Creek
Funks Creek
Logan Creek
Dunnigan Creek
Colusa Basin Drain
Sycamore Slough
Cortina Creek
Sand Creek
Freshwater Creek
Walker Creek
Arbuckle Main Canal
Glenn-Colusa Irrigation Canal
Princeton-Codora-Glenn Irrigation District
Sacramento River
Butte Slough
Knights Landing Ridge Cut
Tule Canal
Willow Slough
Spring Creek
Cache Creek



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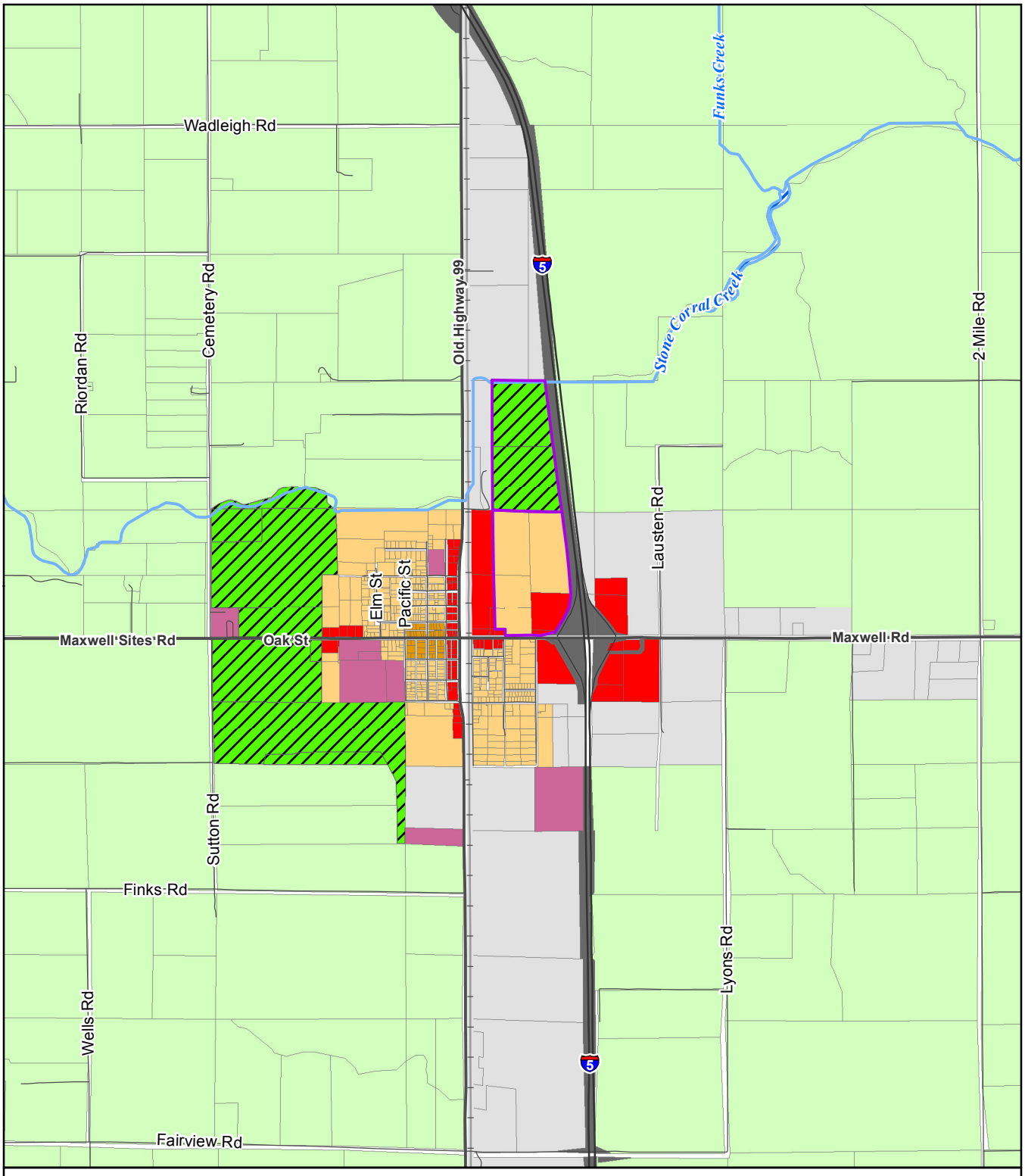
Figure LU-5
Draft General Plan Land Use Map
Grimes

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- Specific Plan Area

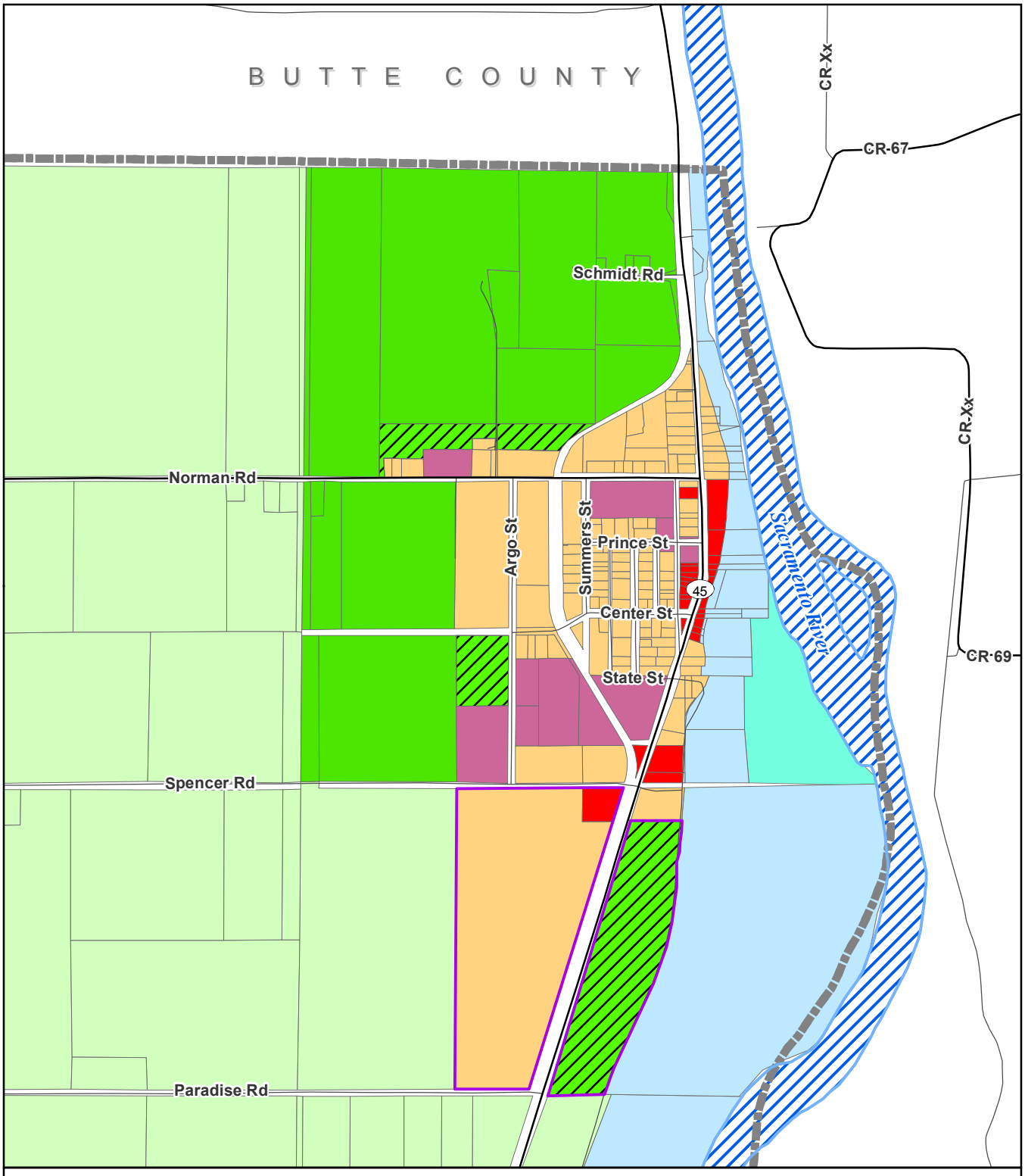
LU-6
Draft General Plan Land Use Map
Maxwell

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Specific Plan Area

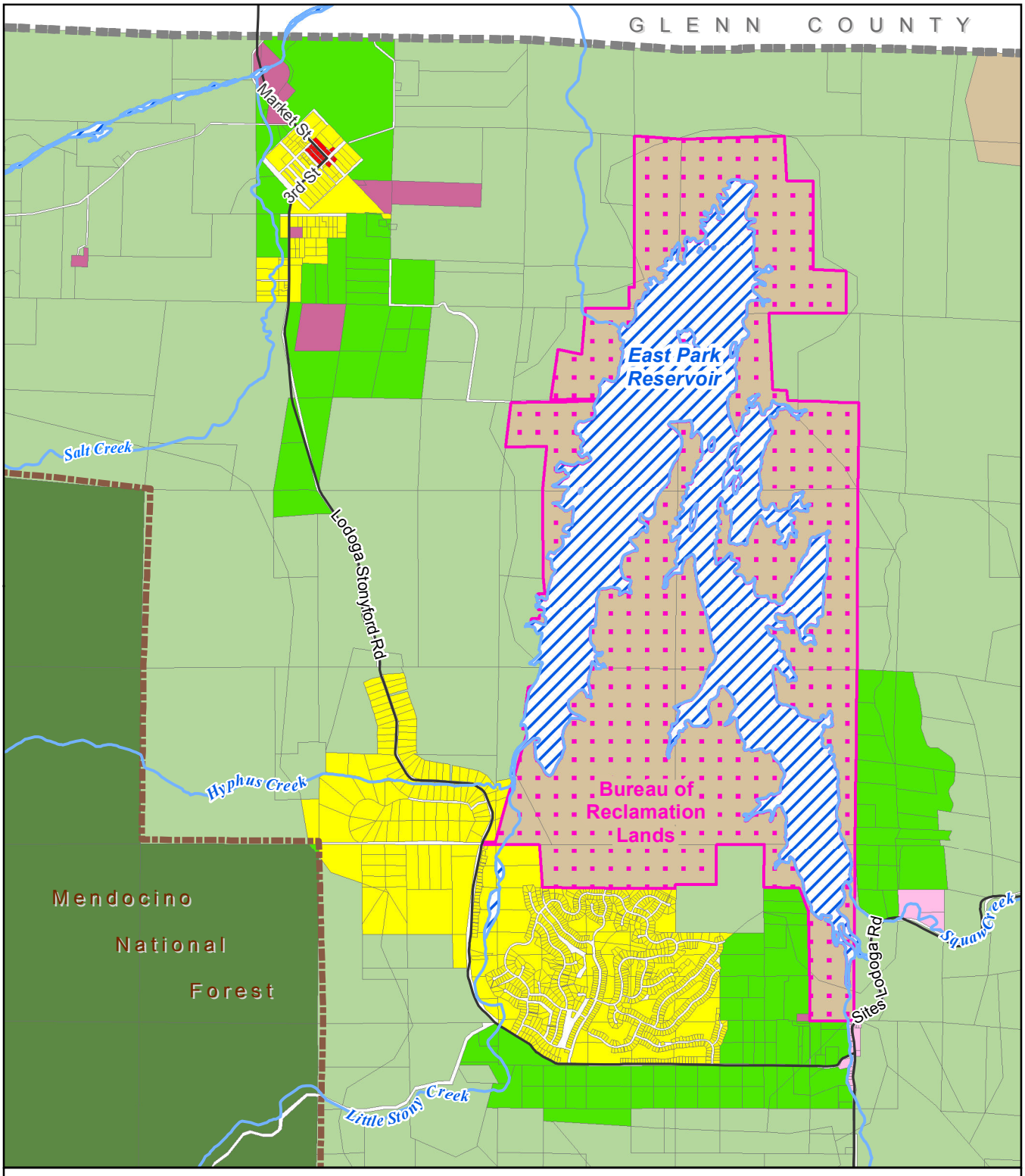
Figure LU-7
Draft General Plan Land Use Map
Princeton

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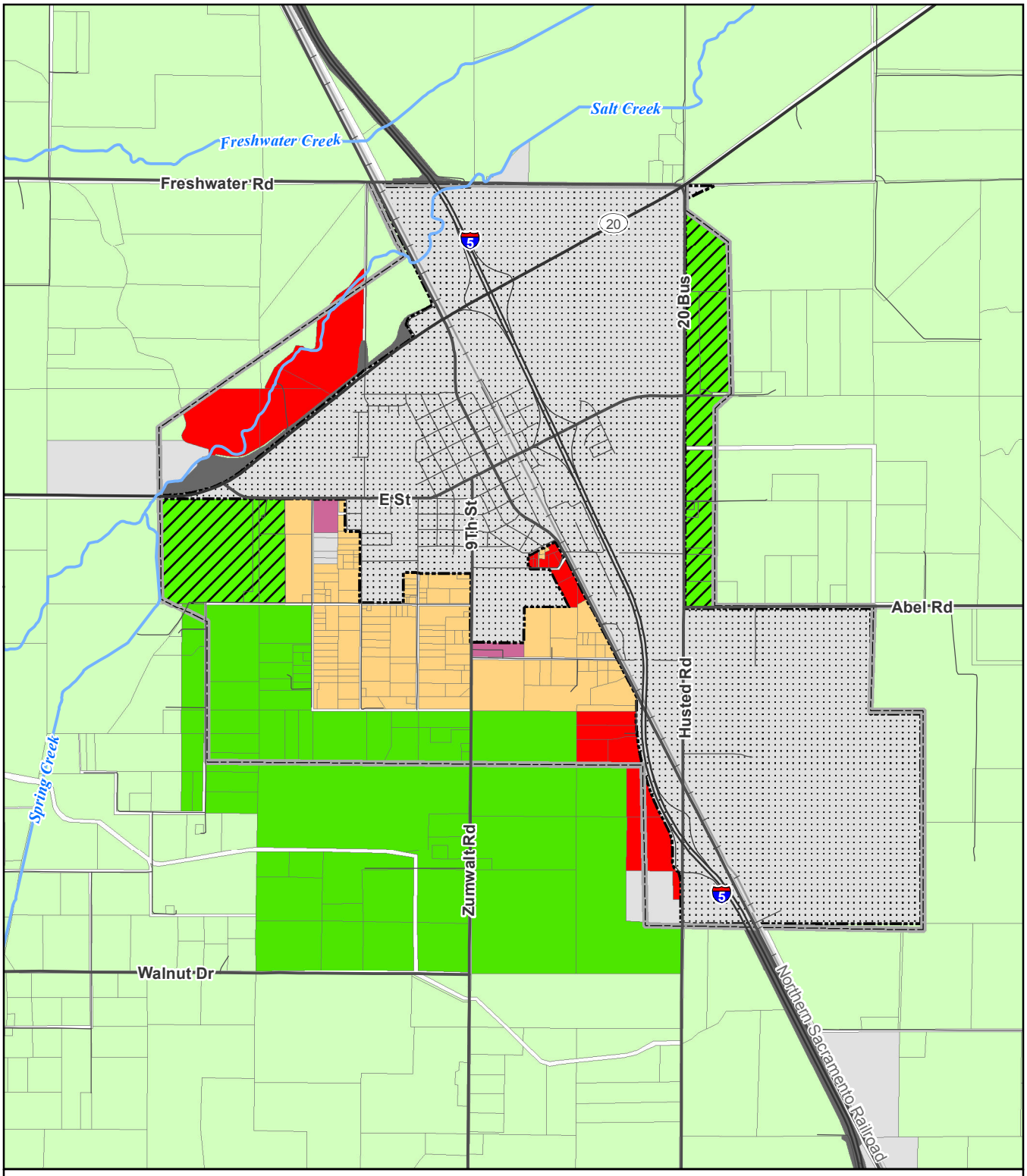
Figure LU-8
Draft General Plan Land Use Map
Stonyford-Lodoga-Century Ranch

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C - Commercial
City Area

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TL - Tribal Lands
FL - Forest Lands
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UR - Urban Residential
MU - Mixed Use
Sphere of Influence

Figure LU-9
Draft General Plan Land Use Map
Williams Area

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