

General Plan Annual Progress Report

Year 2021

County of Colusa



**Prepared by Colusa County
Department of Community Development**

February 2, 2022

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I. Introduction

This report has been prepared pursuant to the requirements of Government Code Section 65400. Guidance for preparation of the report is provided by the Governor's Office of Planning and Research (OPR)¹.

The purpose of the document is to report on Colusa County's progress in implementing its General Plan. The document was provided to the Planning Commission and Board of Supervisors for their review on February 2, 2022 and March 15, 2022 respectively, and will be submitted to OPR and the Department of Housing and Community Development in March of 2022 following these reviews.

Background

The County adopted a comprehensive update to the General Plan on July 31, 2012. The planning process for the update took several years, many public hearings and meetings, and substantial effort on the part of staff, the Board of Supervisors, the Planning Commission, local organizations, interest groups, and the general public.

The Plan replaced, reformatted, and updated the County's General Plan in its entirety. In addition to the many working documents, staff reports, and outreach materials, the Plan resulted in the following major documents that are utilized on a day-to-day basis in the County's planning processes:

- Background Report
- Issues and Opportunities Report
- Land Use and Circulation Diagrams
- Environmental Impact Report (EIR)

The policy document and diagrams are available on the County's website at the following link: <https://www.countyofcolusa.org/index.aspx?NID=137>.

Informational Document

This document is a reporting document, and does not create or alter policy. The content is provided for informational purposes only, and is exempt from the requirements of the California Environmental Quality Act (CEQA) per Guidelines Section 15306, Information Collection.

¹ General Plan Annual Progress Report Guidance. State of California, Governor's Office of Planning and Research, State Clearinghouse and Planning Unit. Revised July 11, 2007. Refer to http://opr.ca.gov/docs/GP_APR_Guidance_2007.pdf

Organization

After the previous introductory section, a summary of projects and issues addressed in the last year is provided, and then each General Plan element is addressed. Following these topics, the County's continuing efforts to address minor implementation issues, compliance activities, and changes in state law requiring updates to the General Plan and Zoning Ordinance are addressed. Appendix A includes Government Code Section 65400. Appendix B includes the HCD reporting forms.

II. Plans, Projects, and Accomplishments

During 2021 the County processed numerous projects and participated in a variety of planning programs. The following summaries provide a brief overview of these projects and programs, and are not intended to be exhaustive.

Building Permits

The Building Unit of the Community Development Department received 396 building permit applications in 2021. Total valuation of these projects was some \$29,778,626 which generated nearly \$594,729 in fees. Building permits were issued for 21 new single-family homes (two of which were modular homes) which had a total valuation of \$8,210,419. Permits for 64 home additions were submitted which had a total valuation of nearly \$1,366,664. Applications for 5 new commercial/industrial buildings were submitted with a total valuation of \$7,048,805. In addition, 15 permits for agricultural buildings were applied for with an estimated value of \$2,167,080. In 2021, solar system permits were the greatest number of permit applications submitted. These 107 permits had a value of over \$7,811,199.

Planning Projects

The Planning Unit processed a variety of planning projects during 2021, including Use Permits, Minor Use Permits, Administrative Permits, Tentative Parcel Maps, Lot Line Adjustments, General Plan and Zoning Amendments, Variances and a Special Project for the abandonment of a County Right of Way. The breakdown in applications received is as follows:

- 6 Use Permits
- 3 Minor Use Permits
- 6 Administrative Permits
- 6 Tentative Parcel Maps
- 5 Lot Line Adjustments
- 2 General Plan Amendments
- 5 Zoning Amendments
- 1 Minor Variance
- 3 Variances
- 1 Special Project – Road Abandonment

In addition, 7 zoning violations were logged with 40% of those violations reaching a satisfactory resolution. Please note that these numbers do not include building or environmental health violations.

During the past year, the following planning applications were heard before the Planning Commission:

- 3 Use Permits
- 7 Tentative Parcel Maps
- 2 General Plan Amendments
- 5 Zoning Amendments
- 2 Variances
- 1 Special Project – Road Abandonment

Of the projects heard by the Planning Commission, the General Plan and Zoning Amendments are sent to the Board of Supervisors with a recommendation of approval for the Board to consider the applications.

Projects Reviewed During 2021

The following applications were reviewed by the Planning Commission and/or Board of Supervisors during the past year:

Tentative Parcel Map #20-08, Morris Family Trust – Application for a Tentative Parcel Map to divide a 369.7 ± acre property into six parcels: Parcel 1 - 63.9± acres, Parcel 2 - 49.5± acres, Parcel 3 - 48.8± acres, Parcel 4 - 127.3± acres, Parcel 5 - 40.1± acres, and Parcel 6 - 40.1± acres. The property is zoned Exclusive Agriculture (E-A). The project site is located on State Route 45 approximately 4,500-feet southeast of the intersection of State Route 45 and Dry Slough Road and approximately 2.3 miles northwest of the Community of Grimes. This application was submitted in the 2020 and approved 2021

Result: The Planning Commission approved the Tentative Subdivision Map with findings and conditions.

Tentative Subdivision #20-01, Colusa Industrial Properties – Application for a Tentative Subdivision Map dividing 211.17± acres into 16 parcels and designated remainder (Parcel 1 – 5.00 acres, Parcel 2 – 5.00 acres, Parcel 3 – 4.00 acres, Parcel 4 – 2.00 acres, Parcel 5 – 19.52 acres, Parcel 6 – 9.45 acres, Parcel 7 – 6.33 acres, Parcel 8 – 19.34 acres, Parcel 9 – 10.92 acres, Parcel 10 – 1.37 acres, Parcel 11 – 14.75 acres, Parcel 12 – 9.53 acres, Parcel 13 – 13.95 acres, and a Designated Remainder – 74.69 acres) for existing and future development and (Parcel A – 7.77 acres, Parcel B – 4.69 acres and Parcel C – 2.86 acres) for existing and proposed infrastructure. The property is zoned Heavy Industrial (M-2), located at 2855 Niagara Avenue approximately 2,700 feet northwest of the intersection of State Route 20 and Niagara Avenue. This application was submitted in the 2020 and approved in 2021.

Result: The Planning Commission approved the Tentative Subdivision Map with findings and conditions. The project site has subsequently been annexed to the City of Colusa.

Variance #20-02, Butte Lodge Outing Club – Application for a Variance that would allow an addition to an existing cabin in an approved hunting club. The proposed addition exceeded the maximum number of bedrooms of two, by one and the total square footage of 1,500 square feet by twelve (12) square feet as required by the Colusa County Code. The project site is located at 7600 Laux Road approximately 2-miles east of the intersection of Laux Road and River Road in the Butte Sink area of Colusa County. This application was submitted in the 2020 and approved in 2021.

Result: The Planning Commission approved the Variance with findings and conditions.

Tentative Parcel Map #21-01, Rick Louie - A Tentative Parcel Map dividing a 35,376 square foot parcel into three parcels (Parcel 1 - 8,040 square feet, Parcel 2 - 9,916 square feet, and Parcel 3 - 17,420 - square feet) on property zoned Residential Single Family (R-1-6). The project site is located at 314 North Pacific Street between Olive Street and North Street in the community of Maxwell.

Result: The Planning Commission approved the Tentative Parcel Map with findings and conditions.

Zoning Amendment PD-21-03 – Tiny Homes – A county initiated zoning text amendment to allow the use of Tiny Homes or Park Trailers as accessory dwelling units. A Tiny Home is a structure that meets the definition of a Tiny House in Appendix “Q” of the 2019 California Residential Code. A Tiny Home (Park Trailer) located outside of a County and State approved Mobile Home and/or Special Occupancy Parks is now considered an approved type of accessory dwelling unit if specific county criteria are met. The amendment affecting all zones in which accessory dwelling units are permitted

Result: The Planning Commission recommended approval to the Board of Supervisors. The Board of Supervisors followed the Planning Commission’s recommendation and approved the Zoning Amendment with findings and conditions.

General Plan Amendment #21-01 and Zoning Amendment #21-01, Colusa County – A County initiated project to correct mapping errors by establishing a General Plan land use designation of Commercial (C) and Zoning land use designation of Community Commercial (C-2) on 3.45 acres of property located at the southeast corner of Oak Street and Old Highway 99 West identified as 113 Old Highway 99 West in the community of Maxwell. The project also amended the General Plan land use designation from Commercial (C) to Urban Residential (UR) and amend the Zoning land use designation from Highway Service Commercial (C-H) to Residential Single Family (R-1-8) on five properties totaling 1.91 acres located between Theater Road and J Street approximately 700 feet west of Old Highway 99 West in the community of Williams, and also amended the General Plan land use designation from to Urban Residential (UR) to Commercial (C) and amend the Zoning land use

designation from Residential Single Family (R-1-8) to Highway Service Commercial (C-H) on one property 0.44 acres in size in the same location of the community of Williams,

Result: The Planning Commission recommended approval to the Board of Supervisors. The Board of Supervisors followed the Planning Commission's recommendation and approved the General Plan Amendment and Zoning Amendment with findings and conditions.

Variance #20-01, Javier Martinez - Application for a Variance to the front yard setback to allow the permitting of an existing 440 square foot enclosed metal garage. The project site is zoned Residential Single Family (R-1-6). The project site is located at 206 3rd Street in the Community of Arbuckle,

Result: The Planning Commission approved the Variance with findings and conditions.

Tentative Parcel Map #21-02, Union Pacific Railroad Company – Application for a Tentative Parcel Map to divide 3.45 acres (Parcel 1) of Union Pacific Railroad property which is zoned Community Commercial (C-2). The project site is located at 113 North Old Highway 99 West on the Southeast Corner of Oak Street and Old Highway 99 West in the community of Maxwell.

Result: The Planning Commission approved the Tentative Parcel Map with findings and conditions.

Zoning Amendment PD-21-01 and Tentative Parcel Map PD-21-01, Stacey Harrington– Application for a Zoning Amendment rezoning 6.2± acres from Exclusive Agriculture (E-A) to Airport (A-V) and approval of a Tentative Parcel Map dividing a 118.9± acres into three parcels (Parcel 1 – 47.5± acres, Parcel 2 – 65.2± acres, and Parcel 3 – 6.2± - acres) on property zoned Exclusive Agriculture (E-A) and Airport (A-V). The project site is located at 1707 Lone Star Road, in the Williams area.

Result: The Planning Commission recommended approval of the Zoning Amendment to the Board of Supervisors and approved the Tentative Parcel Map with findings and conditions contingent upon the Boards approval of the Zoning Amendment. The Board approved the Zoning Amendment which completed the project approval.

Use Permit PD-21-07, Morning Star – Application for a Use Permit to establish a composting facility. The composting facility will be able to handle the Morning Star processing plant's tomato wet waste. In addition to the tomato wet waste, the composting facility will utilize mushrooms, rice hulls, and almond shells in the compost mixture. The composting facility will be capable of handling 25,000 cubic yards of compost at any one time. The 25,000 cubic yards will include, raw feed stocks, active and inactive compost. The facility will operate from approximately June 1 to November 30 each year. The project site is located approximately one mile east of Interstate 5 and 0.5 miles north of Ware Road in the Williams area.

Result: The Planning Commission approved the Use Permit with findings and conditions.

Tentative Parcel Map PD-21-09, Hillary Reinhard (Susan Driver) – Application for a Tentative Parcel Map dividing an existing 1,135.59± property resulting in seven lots (Parcel 1 - 167.80± acres, Parcel 2 - 160.96± acres, Parcel 3 – 160.88± acres, Parcel 4 -161.52±, Parcel 5 – 161.52± acres, Parcel 6 - 161.47± acres, and Parcel 7 - 161.44± acres). The project site is located approximately 0.5 miles west of the intersection of State Route 45 and White Road and approximately 5.25 miles southeast of the Community of College City.

Result: The Planning Commission approved the Tentative Parcel Map with findings and conditions.

Tentative Parcel Map PD-21-15, Charles and Lorraine Marsh - Application for a Tentative Parcel Map to divide an existing 257.9± acre property resulting in four parcels (Parcel 1 - 52.0± acres, Parcel 2 - 71.5± acres, Parcel 3 - 73.1± acres, and Parcel 4 - 61.3± acres). The project site is located at 7093 Grimes Arbuckle Road north of the intersection of Hahn Road and Grimes - Arbuckle Road approximately 3 miles northeast of the Community of Arbuckle.

Result: The Planning Commission approved the Tentative Parcel Map with findings and conditions.

Abandonment Request PD-21-23, Princeton Joint Unified School District. Application for the abandonment of approximately 70 feet of County Right of Way (State Street) in the Community of Princeton. The Princeton school facilities are located to the south and River Branch Canal is located to the west and Portuguese Hall located to the north. The improved portion of State Street is located to the east. This portion of Right of Way has never been used for County.

Result: The Planning Commission found that the abandonment would not negatively impact the Circulation Element of the Colusa County General Plan and project will be considered by the Board in 2022.

Zoning Amendment PD-21-26, Colusa County – Application for a Zoning Amendment to amend the performance standards in the Agricultural, Commercial and Industrial zoning classifications to clarify that the traffic volume limits apply to new traffic.

Result: The Planning Commission recommended approval to the Board of Supervisors. The Board of Supervisors followed the Planning Commission's recommendation and approved the Zoning Amendment with findings and conditions.

Tentative Parcel Map PD-21-10, L&M Rice Farm - Application for a Tentative Parcel Map to divide an existing 120.3± acre property into two parcels (Parcel 1 - 40.1± acres and Parcel 2 - 80.2± acres) on property zoned Exclusive Agriculture (E-A). The project site is located at 4991 Four Mile Road approximately one mile northeast of the intersection Two Mile Road and Delevan Road approximately 6.5 miles northeast of the Community of Maxwell.

Result: The Planning Commission approved the Tentative Parcel Map with findings and conditions.

Use Permit PD-21-29 E Center – Application for a Use Permit to allow expansion of an existing child care facility (legal non-conforming use). The expansion consists of the placement of a 1,728 square modular classroom. The project site is zoned Highway Service Commercial (C-H). The project site is located at 4762 Grime Arbuckle Road approximately 240 feet south of the intersection of Grimes - Arbuckle Road and First Street in the southern portion of the Community of Arbuckle,

Result: The Planning Commission approved the Use Permit with findings and conditions.

General Plan Amendment PD-21-14 and Zoning Amendment 21-14, Mario Galvan – Application for a General Plan Amendment and Zoning Amendment to change the General Plan land use designation from to Urban Residential (UR) to Commercial (C) and amend the Zoning land use designation from Residential Single Family (R-1-8) to Highway Service Commercial (H-C) on two properties totaling 21.5 acres. The project site is located at 2437 and 2641 Old Highway 99 West approximately 400 feet southeast of the intersection of Crawford Road and Old Highway 99 West, in the Williams area.

Result: The Planning Commission recommended approval to the Board of Supervisors. The Board of Supervisors will address the project in 2022.

Variance PD-21-28, Gilberto Chavez - Application for a Variance to reduce the residential building rear yard setback from 20 feet to 4.3 feet and the side yard setback from 6 feet to 4.3 feet. This would allow for the applicant to obtain a building permit to convert an existing garage to a single family residence, with an addition of living space. The project site is zoned Residential Single Family (R-1-8). The project site is located at 302 11th Street in the Community of College City,

Result: The Planning Commission approved the Variance with findings and conditions.

Use Permit PD-21-19, California Renewable Carbon – Application for a Use Permit to repurpose the former Olam tomato processing facility. The proposed use will convert sustainably sourced biomass into renewable biocarbon products. The production process will be net carbon negative on a lifecycle basis. The facility also will reduce regional air emissions by converting biomass, such as orchard rotations and trimmings, into renewable biocarbon products. The proposed facility will use self-generated renewable biogas for process energy as well as generate and export renewable electricity to the grid. Upgrades to existing PG&E infrastructure from the project site to the PG&E Williams Generating Station are also proposed. The project site is zoned Heavy Industrial (M-2) and is approximately 49 acres in size. The project is located at 6229 Myers Road in Colusa County, approximately 1.4 miles south of the City of Williams at the northeast corner of the intersection of Myers Road and Old Highway 99 West.

Result: The Planning Commission approved the Use Permit with findings and conditions.

Other Plans and Projects

The following discussion summarizes other projects that involved significant efforts from the Community Development Department, Planning Unit staff in 2021.

In conjunction with the Geographical Information Systems Division of the Public Works Department staff is updating and maintaining planning shapefiles, layers, and maps on a continuous and as needed basis. This provides staff as well as the public an effective planning tool.

Colusa Industrial Properties filed an application with the Colusa County Local Agency Formation Commission (LAFCo) for the annexation of the remaining unincorporated portion of the Colusa Industrial Park into the City of Colusa. A Tax Share Agreement for this project with the City of was agreed to by both parties. The annexation was completed in 2021.

County staff has also been working to update the County's Development Impact Fee schedule. Recognizing issues with the previously adopted Impact Fee Study (2006), in regards to growth assumptions and the amount of fees, the Board temporarily amended the existing fee schedule to help facilitate commercial and industrial development. In 2020, an update to the County's Development Impact Fee schedule was being developed this effort continued into 2021 and was adopted by the Board of Supervisors in December of 2021 and will become effective in February 2022. Staff will begin addressing the Community Development Department application fee schedule in 2022.

The County received \$160,000 grant from the Housing and Job Act (SB 2). The funds were utilized to contract with OpenGov on a permitting software system to assist various departments in the County in streamlining and modernizing their permitting processes. Customers will be able to apply remotely. The software also analyzes data and produces reports. The software will improve customer service and record keeping. The new on line portal software system was made available to the public on April 1, 2021. However, grant funds for have yet to be utilized for hardware and implementation of the hardware, so work on the project will continue through 2022.

The County has secured funding through the Local Early Action Planning (LEAP) Grants Program in the amount of \$65,000. The LEAP funding would be used to hire a consultant to conduct income surveys throughout the unincorporated communities in the County. The income surveys will the utilized to apply for Regional Early Action Planning (REAP) funds up to a maximum of \$182,275 to be used to identify infrastructure constraints and develop infrastructure plans to address these constraints. The over-arching goal of the program is to accelerate housing production. These studies are planned for 2022.

The County received emergency drought relief funding from Department of Water Resources

Small Community Drought Relief Program to provide water tanks for County Citizens whose wells had been impacted by the drought in the amount of \$718,750.00

III. General Plan Elements

The General Plan details the County’s guiding principles for a variety of planning topics and is the constitution for future development. California Government Code Section 65300 et seq. provides direction and specifications for the content of the General Plan. The following seven elements are required:

- Land Use
- Circulation
- Conservation
- Open Space
- Noise
- Safety
- Housing

The elements may be combined or renamed, but basic requirements must be included. An agency may adopt any type of optional element, such as an Economic Element, at its discretion. Only the Housing Element must be certified by another agency (i.e., HCD).

The Colusa County General Plan consists of the following Elements:

- Agriculture Element (optional)
- Circulation Element
- Community Character Element (optional)
- Conservation Element
- Economic Development Element (optional)
- Housing Element
- Land Use Element
- Noise Element
- Open Space and Recreation Element
- Public Services and Facilities Element (optional)
- Safety Element

Subtopics are included in the elements to meet California’s requirements. Based upon the County’s adoption of an updated Housing Element in 2020, some updates to other elements of the General Plan, such as the Safety Element, may be required over the course of the next few years. Staff is planning to begin this effort in 2022.

Agriculture Element

Agriculture and the related agricultural industries help define the character of Colusa County and are essential to Colusa County’s economy. The Agriculture Element sets goals, objectives and

policies for the protection of agricultural lands, the expansion of agricultural operations, and to minimize conflicts between agricultural and non-agricultural land uses.

The policies in the Agriculture Element seek to preserve and protect agricultural land and maintain agriculture as the County's most critical land use and resource. By monitoring the conversion of agricultural lands located outside of urban and urban reserve areas to non-agricultural uses utilizing the policies in this element the County is able to ensure the protection of the County's greatest natural asset, its agricultural lands.

The Board of Supervisors has formed an Ad Hoc committee to review the County's existing Williamson Act requirements. It is anticipated that recommendations will be developed for the entire Board's consideration in 2022.

Circulation Element

Colusa County's preservation of agricultural land and the concentration of growth within established urban areas have created a unique transportation system. Most travel in the County is by automobile on the rural roadway network and mainly serves the small communities and agricultural uses.

The Circulation Element provides policies for decisions concerning the countywide transportation system. This element is closely correlated with the Land Use, Housing, Open Space, Noise, and Safety Elements as well as the Colusa County Regional Transportation Plan.

Projects are reviewed to minimize impacts, provide for parking, and optimize transportation access. When applicable, implementation of appropriate transportation control measures to reduce vehicle miles traveled and traffic congestion are required.

As a Regional Transportation Planning Agency, the Colusa County Transportation Commission continues to work with the cities of Colusa and Williams as well as CalTrans and the US Forest Service to provide and sustain a viable rural public transportation system and is currently in the process of updating its Regional Transportation Plan. The Colusa County Transit Agency continues to provide transit services throughout the County and beyond.

Community Character Element

The rural character, small-town feel, and quality of life that distinguish the individual unincorporated communities are unique to Colusa County. The Community Character Element builds on the Land Use Element and identifies design characteristics and desired mix of uses with the County's individual communities by identifying the relationship between its residents and the built environment.

The policies in this element ensure the protection of the rural qualities that make Colusa County's communities unique by conserving and enhancing these qualities. Each development project is reviewed to ensure the needs, challenges, and opportunities unique to the individual community are addressed.

With the Sites Reservoir project moving forward General Plan policies are in place that will ensure the community of Maxwell will be able to capitalize on economic development opportunities created by increased visitors to the area, while maintaining the character of the community. By emphasizing aesthetic and design standards, the historic character of Maxwell will be maintained while also being the gateway to recreation opportunities in the western portion of the County.

Conservation Element

Colusa County is home to a wide array of natural resources, waterways, wildlife habitat and historical resources. The Conservation Element addresses the conservation, development and utilization of natural resources which includes forests, soils, rivers and other waters, wildlife, and minerals. Energy conservation, air quality, and the preservation of cultural and historical resources are addressed. Potential impacts on biological, cultural, and visual resources are analyzed for projects and programs through environmental review processes.

Mineral resource development is encouraged. The County reviews projects to ensure compliance with the Surface Mining and Reclamation Act (SMARA) and other regulations providing oversight for reclamation plans. Staff inspected two active mines in 2021, Brownstone Quarry and Lovelady Ranch. The Use Permit process for establishment of natural gas wells in the County allows for the review needed to make sure that wildlife, water, agriculture, and other environmental factors are not adversely affected. These policies ensure the protection of mineral and natural gas resources while avoiding land use conflicts from mining and resource extraction activities. The County continues to work with State and Federal agencies to encourage appropriate mineral production.

The Environmental Health Division provides oversight and permitting for potable water and wastewater treatment systems in order to ensure a sustainable and long-term supply of safe and reliable water that supports the needs of County residents, businesses, and agricultural operations. Individual projects are reviewed to ensure that they do not adversely impact groundwater quality or quantity.

The County continues to consult with tribal intergovernmental representatives to conserve and protect cultural and historical resources. Cooperation with the two incorporated cities, special districts, and State and Federal agencies continues to preserve the County's cultural heritage, historical and archaeological structures, sites, and landmarks.

Economic Development Element

Colusa County recognizes the importance of supporting existing and local business while broadening the economy to meet the needs of a growing population. The Economic Development Element supports the County's agricultural heritage while encouraging development of new businesses, such as distribution, production, and packaging that are related to the agricultural and farm operations prevalent in Colusa County.

Through the Community Development Block Grant and other funding sources economic development funds allow the County to assist businesses and interested parties in establishing and maintaining viable businesses in the County while providing a diverse selection of job opportunities. The County's CDBG program is now administered by the Community Development Department's Community and Economic Development Unit. The Community and Economic Development Unit is currently working with the Community Development Block Grant (CDBG) Committee on updates/revisions to the County's existing CDBG programs. In addition, the County continues to partner with the Chamber of Commerce as a collaborative economic development entity to capitalize on economic development resources to continue to attract business and development.

Housing Element

Meeting the housing needs of Colusa County's residents as well as accommodating the unincorporated County's share of regional housing needs in an important goal for the County.

The Housing Element works to provide housing for all of the community, and addresses the needs of specified populations. The current Housing Element was adopted in 2020, which was certified by HCD the next update being due in 2028. 21 new dwelling units were permitted in 2021 in Colusa County. The County continually strives to support access to safe and decent housing for all income groups.

The County continues to work with service providers to provide for the needs of lower-income households, the disabled, and other special needs populations, per the direction provided in the Housing Element.

Land Use Element

Colusa County has a 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.

The Land Use Element provides for the preservation of 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. Residential and commercial growth is focused in and around existing communities. Industrial uses will occur near the primary transportation corridors and on agricultural lands, when the uses directly relate to agricultural activities.

Land use designations are specified, defined, and mapped in the Land Use Maps. The land use designations correspond to the County's zoning districts. Public services and utilities are also addressed in the Land Use Element. Development in and around existing towns is encouraged, which is where most building permits are issued. Potential impacts from new development are assessed under CEQA.

The County actively participates in the Sites Project Joint Powers Authority to plan and develop the Sites Reservoir. With the continued momentum of the Sites Reservoir Project the Land Use

Element contains Goals, Objectives, and Policies to provide for orderly, well-planned, and compatible growth associated with the Sites Reservoir and surrounding area. When the final boundaries for the Sites Reservoir are determined a Site's Area Plan will be developed to guide land uses for that area.

Noise Element

Noise in Colusa County is generated by a variety of sources such as; vehicle traffic, airport operations, agricultural activities, and industrial operations. Colusa County aims to protect its residents and visitors from the harmful and annoying effects of exposure to excessive noise.

The Noise Element contains goals and policies that seek to reduce community exposure to excessive noise levels through the establishment of noise level standards for a variety of land uses. Table N-1 and Table N-2 of the Noise Element provide performance standards and maximum allowable noise exposure levels for the County. Through the review of development projects and the CEQA process Colusa County prevents incompatible land uses from encroaching upon existing or planned noise-producing agriculture, industries, airports and other sources.

Open Space and Recreation Element

Colusa County's greatest assets are its rural atmosphere, open space, wildlife refuges, rivers and scenic vistas. Representing over 75 percent of the land base, agriculture vastly contributes to the County's open space character. There is a great many opportunities for outdoor recreational activities in Colusa County including; hunting, fishing, camping, OHV use, bicycling, hiking, bird watching, and boating to name just a few.

Park facilities and recreational opportunities cannot exist without open space. The Open Space and Recreation Element provides goals and policies addressing parks and recreation issues. This element works hand in hand with the Agricultural Element which is a critical part of preserving the County's vast open space agricultural land base. This ensures a balance between open space preservation with the economic needs of the County.

The County continues to encourage the expansion of access to the Sacramento River, the Mendocino National Forest, and East Park Reservoir. East Park Reservoir is operated and maintained by the Public Works Department. Public Works staff continues to market East Park Reservoir through social media and other outlets promoting its recreational possibilities and thereby increasing its popularity and usage. The Lights Lantern Fest was held in April of 2021. Unfortunately recreation at the facilities was limited by the severe drought during the summer.

Public Services and Facilities Element

Colusa County has various local public agencies and special districts that provide a range of utilities and public services that are an important part in maintaining the high quality of life in the County. These services include water supply, wastewater disposal service, solid waste services, fire protection and emergency medical services, law enforcement, schools libraries and

museums, and county government services. The Public Services and Facilities Element provides goals and policies addressing these special districts and services in order to facilitate the expansion and the efficiency of the services they provide.

Safety Element

The Safety Element works to reduce hazards regarding air quality, floods, wildfires, geology and seismicity, noise, and airport operations. The County evaluates air quality issues for major discretionary projects consulting with the Colusa County Air Pollution Control District. Building permits and other development proposals are reviewed for flooding, fire, and faulting hazards. As part of the development review process, new development and expansion proposals near the Colusa County Airport as well as private airstrips are 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. FEMA Flood Maps for the Maxwell area, Williams area, and Arbuckle area were updated in 2015. DWR and FEMA Conducted a community assistance audit in 2021. As a result, the County will update the Flood Damage Prevention Ordinance. The FEMA Flood Maps for the rest of the County were updated in 2003. These are being used to evaluate whether projects are in potential flood zones. Noise issues are addressed through environmental review.

IV. General Plan and Zoning Code Updates

The County comprehensively updated its General Plan on July 31, 2012. One of the follow-up actions was to update the County's Zoning Code per the direction provided in the General Plan. The County adopted a revised Zoning Code on August 26, 2014. Staff completed the update of the Housing Element in 2020.

In 2021 County staff continued to identify and address minor implementation issues based on specific projects, compliance activities, and changes in state law that affect these land use documents. Amendments to the Zoning Code were completed addressing these issues. This update approach will be repeated on an as-needed basis.

V. Conclusion

The General Plan is the County's constitution and guiding vision. Upkeep and maintenance of the General Plan is a continuous process. The County implements the General Plan's vision on a day-to-day basis in its many planning projects, and strives to include the public in the decision-making process. The County has and continues to find opportunities for its citizens to be recognized in state and federal planning efforts.

The County participated in many planning activities in 2021, as identified in this report, and continued its project review responsibilities to further the General Plan's goals, policies, programs, and implementation measures. Updates to the remainder of the General Plan and the zoning ordinance are expected to continue to move forward in 2022.

Appendix A

Government Code Section 65400

- (a) After the legislative body has adopted all or part of a general plan, the planning agency shall do both of the following:
 - (1) Investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the general plan or element of the general plan, so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open- space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan.
 - (2) Provide by April 1 of each year an annual report to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development that includes all of the following:
 - (A) The status of the plan and progress in its implementation. (B)

The progress in meeting its share of regional housing needs determined pursuant to Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to paragraph (3) of subdivision (c) of Section 65583. The housing element portion of the annual report, as required by this paragraph, shall be prepared through the use of forms and definitions adopted by the Department of Housing and Community Development pursuant to the rulemaking provisions of the Administrative Procedure Act (Chapter 3.5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2). Prior to and after adoption of the forms, the housing element portion of the annual report shall include a section that describes the actions taken by the local government towards completion of the programs and status of the local government's compliance with the deadlines in its housing element. That report shall be considered at an annual public meeting before the legislative body where members of the public shall be allowed to provide oral testimony and written comments.
 - (C) The degree to which its approved general plan complies with the guidelines developed and adopted pursuant to Section 65040.2 and the date of the last revision to the general plan.
- (b) If a court finds, upon a motion to that effect, that a city, county, or city and county failed to submit, within 60 days of the deadline established in this section, the housing element portion of the report required pursuant to subparagraph (B) of paragraph (2) of subdivision (a) that substantially complies with the requirements of this

section, the court shall issue an order or judgment compelling compliance with this section within 60 days. If the city, county, or city and county fails to comply with the court's order within 60 days, the plaintiff or petitioner may move for sanctions, and the court may, upon that motion, grant appropriate sanctions. The court shall retain jurisdiction to ensure that its order or judgment is carried out. If the court determines that its order or judgment is not carried out within 60 days, the court may issue further orders as provided by law to ensure that the purposes and policies of this section are fulfilled. This subdivision applies to proceedings initiated on or after the first day of October following the adoption of forms and definitions by the Department of Housing and Community Development pursuant to paragraph (2) of subdivision (a), but no sooner than six months following that adoption.

Appendix B

Draft Housing and Community Development Annual Housing Element Progress
Report Forms (Attached)

Appendix B

Project Identifier					Unit Types		Affordability by Household Incomes - Building Permits								Demolished/Destroyed Units				
1					2	3	7							8	20				
Prior APN ⁺	Current APN	Street Address	Project Name ⁺	Local Jurisdicti on Tracking ID ⁺	Unit Category (SFA,SFD ,2 to 4,5+,ADU, MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricte d	Very Low-Income Non Deed Restricte d	Low-Income Deed Restricte d	Low-Income Non Deed Restricte d	Moderate-Income Deed Restricte d	Moderate-Income Non Deed Restricte d	Above Moderate-Income	Building Permits <u>Date Issued</u>	Number of Demolish ed/Destro yed Units	Demolished or Destroyed Units	Demolish ed/Destro yed Units Owner or Renter		
Summary Row: Start Data Entry Below				0							0	0	0	0	0	0	2		0
	010-280-005-000	4481 Sites Lodoga Rd, , Stonyford CA 95979	Bircher	BP-20709	SFD	O							1	7/12/2021	1	Demolished	O		
	015-171-009-000	210 East Oak Street Colusa CA 95932	Simmons	BP-20762	SFD	O							1	7/12/2021	1	Demolished	O		
	022-150-086-000	664 Perkins Rd, , Arbuckle CA 95912	Traynham	BP-20790	SFD	O							1	44558					
	020-290-029-000	1105 Smokey Hollow Dr, , Arbuckle CA 95912	Neighbor Works	BP-20991	SFD	O				1				4/1/2021					
	020-290-027-000	110 Willow Wood Ct, , Arbuckle CA 95912	Neighbor Works	BP-20993	SFD	O				1				4/1/2021					
	020-290-007-000	1126 Smokey Hollow Dr, , Arbuckle CA 95912	Neighbor Works	BP-20994	SFD	O				1				4/1/2021					
	020-290-005-000	1116 Smokey Hollow Dr, , Arbuckle CA 95912	Neighbor Works	BP-20995	SFD	O				1				4/1/2021					

Appendix B

Residential Building Permit Data

Project Identifier					Unit Types		Affordability by Household Incomes - Building Permits								Demolished/Destroyed Units		
1					2	3	7							8	20		
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD ,2 to 4,5+,ADU, MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restrictd	Very Low-Income Non Deed Restrictd	Low-Income Deed Restrictd	Low-Income Non Deed Restrictd	Moderate-Income Deed Restrictd	Moderate-Income Non Deed Restrictd	Above Moderate-Income	Building Permits <u>Date Issued</u>	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter
	020-290-004-000	1112 Smokey Hollow Dr, , Arbuckle CA 95912	Neighbor Works	BP- 20996	SFD	O				1				4/1/2021			
	020-290-003-000	1108 Smokey Hollow Dr, , Arbuckle CA 95912	Neighbor Works	BP-20997	SFD	O				1				4/1/2021			
	020-290-002-000	1104 Smokey Hollow Dr, , Arbuckle CA 95912	Neighbor Works	BB--20998	SFD	O				1				4/1/2021			
	020-290-030-000	987 Wildwood Rd, , Arbuckle CA 95912	Neighbor Works	BP-20999	SFD	O				1				4/1/2021			
	016-300-040-000	5556 Walnut Dr, , Williams CA 95987	Kalfsbeek	BP-21009	ADU	O							1	4/1/2021			
	017-080-099-000	7681 Sycamore Slough Rd, , Colusa CA 95932	Neighbor Works	BP-21050	SFD	O				1				12/14/2021			
	020-290-006-000	1122 Smokey Hollow Drive Arbuckle CA 95912	Neighbor Works	PB-20582	SFD	O							1	3/30/2021			

Appendix B

Residential Building Permit Data

Project Identifier					Unit Types		Affordability by Household Incomes - Building Permits								Demolished/Destroyed Units		
1					2	3	7							8	20		
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD ,2 to 4,5+,ADU, MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restrictd	Very Low-Income Non Deed Restrictd	Low-Income Deed Restrictd	Low-Income Non Deed Restrictd	Moderate-Income Deed Restrictd	Moderate-Income Non Deed Restrictd	Above Moderate-Income	Building Permits Date Issued	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolish ed/Destroy ed Units Owner or Renter
	020-290-028-000	1109 Smokey Hollow Drive Arbuckle CA 95912	Neighbor Works	BP-20595	SFD	O							1	3/30/2021			
	030-590-003-000	2684 Stonyford Lodoga Road Stonyford CA 95979	Dudley	BP-20611	MH	O			1					3/30/2021			
	020-290-031-000	911 Wilwood Ave Arbuckle CA 95912	Neighbor Works	BP-20620	SFD	O							1	4/1/2021			
	020-290-001-000	1101 Smokey Hollow Arbuckle CA 95912	Neighbor Works	BP-20621	SFD	O							1	4/1/2021			
	016-120-036-000	4789 King Road Williams CA 95987	Dolbow	BP20633	SFD	O							1	4/1/2021			
	015-070-127-000	3663 River Road Colusa CA 95932	Campbell	BP-20637	SFD	O							1	4/1/2021			
	011-060-006-000	4991 Four Mile Road Maxwell CA 95955	Luchetti	BP-20579	MH	O		1						4/1/2021			

Appendix B

Jurisdiction	Colusa County - Unincorporated	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/31/2020 - 12/31/2028

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2								3	4	
Income Level		RHNA Allocation by Income Level	2020	2021	2022	2023	2024	2025	2026	2027	2028	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	114	-	-	-	-	-	-	-	-	-	1	113
	Non-Deed Restricted		-	1	-	-	-	-	-	-	-		
Low	Deed Restricted	91	-	1	-	-	-	-	-	-	-	10	81
	Non-Deed Restricted		-	9	-	-	-	-	-	-	-		
Moderate	Deed Restricted	110	-	-	-	-	-	-	-	-	-	-	110
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-		
Above Moderate		211	-	10	-	-	-	-	-	-	-	10	201
Total RHNA		526											
Total Units			-	21	-	-	-	-	-	-	-	21	505

Note: units serving extremely low-income households are included in the very low-income permitted units totals and must be reported as very low-income units.

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will include units that were permitted since the start of the planning period.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Appendix B

Jurisdiction		Colusa County - Unincorporated	
Reporting Year		2021	(Jan. 1 - Dec. 31)
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program HO 1-1	Housing Assistance and Home Ownership Programs	on going	outreach/application review
Program HO 1-2	Non-Profit and Agency Coordination	on going	outreach
Program HO 1-3	Preservation of Affordable Units	on going	outreach
Program HO 1-4	Housing Inspection and Code Enforcement	on going	on going
Program HO 2-1	Adequate Residential Sites	on going	periodic review
Program HO 2-2	Inventory of Residential Sites	on going	completed/bi annual review
Program HO 2-3	Small Lot Consolidation and Development	on going	application review
Program HO 2-4	Provision of Public Services	on going	outreach
Program HO 2-5	Municipal Service Review	one year/on going	Contact LAFCO
Program HO 2-6	Coordination with Cities	on going	outreach
Program HO 2-7	Annexations	on going	review LAFCO agnedas
Program HO 3-1	Local Agency Accessory Dwelling Units	one year	zoning amendment
Program HO 3-2	Supportive Housing (Low Barrier Navigation) AB 101	one year	zoning amendment
Program HO 3-3	Supportive Housing AB 2162	one year	zoning amendment
Program HO 3-4	Affordable Housing Streamlined Process Requirements SB 35	one year	zoning amendment
Program HO 3-5	Affordable and Special Needs Housing Resources	one year	outreach
Program HO 3-6	Section 8	one year	zoning amendment
Program HO 3-7	Reasonable Accommodations	on going	zoning amendment

Appendix B

[illegible]

Appendix B

Summary Table

Jurisdiction	sa County - Unincorporated	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/31/2020 - 12/31/2028

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	1
Low	Deed Restricted	1
	Non-Deed Restricted	9
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		10
Total Units		21

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	0	0
SFD	0	18	0
2 to 4	0	0	0
5 +	0	0	0
ADU	0	1	0
MH	0	2	0
Total	0	21	0

Housing Applications Summary	
Total Housing Applications Submitted:	0
Number of Proposed Units in All Applications Received:	0
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas