

Planning Commission

Dave McCullough, District 1
Heath Krug, District 2
John Troughton, Jr., District 3
Kirk Pendleton, District 4,
Vice-Chair
Elizabeth Yerxa, District 5



Community Development Department

Greg Plucker,
Secretary to the Planning Commission
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COLUSA COUNTY Planning Commission Agenda February 2, 2022

**Board Chambers
546 Jay Street, Suite 108
Colusa, CA 95932**

Welcome to a meeting of the Colusa County Planning Commission. If you are scheduled to address the Commission, please state your full name for the record. Regularly numbered items may be considered at any time during the meeting. All items are listed in accordance with the Ralph M. Brown Act. We invite all members of the public to attend.

9:00 a.m. CALL TO ORDER

- Pledge of Allegiance

I. APPROVAL OF MINUTES

1. Minutes Approval
Planning Commission – Regular Meetings – January 5, 2022.

II. PUBLIC COMMENT

III. PUBLIC HEARING

GRIMES COMMUNITY CHURCH (MARTY DECKER)

1. Public Hearing and adoption of a Resolution approving Categorical Exemption and a Use Permit (PD-21-34) to allow expansion of an existing religious facility.

IV. COMMUNITY DEVELOPMENT DEPARTMENT

1. Update on the General Plan Annual Progress Report for 2021.

V. ADMINISTRATION

1. Approve the Colusa County Planning Commission meeting schedule for Calendar Year 2022.
2. Nomination and election of the 2022 Planning Commission Chair.
3. Nomination and election of the 2022 Planning Commission Vice-Chair.

VI. PLANNING DIRECTOR COMMENTS/REPORTSVII. PLANNING COMMISSIONER'S COMMENTS/REPORTS**ADJOURN**

ADA COMPLIANCE: Upon request, Agendas will be made available in alternative formats to accommodate persons with disabilities. In addition, any person with a disability who requires a modification or accommodation to participate or attend this meeting may request necessary accommodation. Please make your request to the County Board Clerk, specifying your disability, the format in which you would like to receive this Agenda, and any other accommodation required no later than 24 hours prior to the start of the meeting.

PERIOD OF PUBLIC COMMENT: Any person may speak about any subject of concern, provided it is within the purview of the Planning Commission and is not already on today's agenda. The total amount of time allotted for receiving such public communication shall be limited to a total of **15 minutes per issue** and each individual or group will be limited to no more than **5 minutes each**. **Note:** No Commission action shall be taken on comments received.

Anyone wishing to appeal a decision of the Planning Commission may do so within 10 calendar days after the decision. Anyone wishing to appeal a decision must submit a letter of appeal and pay the required fee of \$750.00 to the Clerk of the Board of Supervisors at 547 Market Street, Ste. 102, Colusa, CA, 95932

All supporting documentation is available for public inspection and review in the Office of the Board Clerk, 547 Market Street, Suite 102, Colusa, CA 95932 during regular business hours 8:30 a.m. to 5:00 p.m., Monday through Friday.

Planning Commission

Dave McCullough, District 1
 Barry Morrell, District 2, Chair
 John Troughton, Jr., District 3
 Kirk Pendleton, District 4,
 Vice-Chair
 Gail Beduhn, District 5

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COLUSA COUNTY
Planning Commission
Minutes

January 5, 2022

Board Chambers
546 Jay Street, Suite 108
Colusa, CA 95932

The Colusa County Planning Commission meets in Regular Session this 5th day of January 2022 at the hour of 9:00 a.m. Present: Commissioners John Troughton, Jr., Dave McCullough and Barry Morrell. Absent: Commissioners Gail Beduhn and Kirk Pendleton.

Pledge of Allegiance

I. APPROVAL OF MINUTES

1. Minutes Approval
 Planning Commission – Regular Meetings – December 1, 2021.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Troughton, Jr.
SECONDER:	McCullough
AYES:	Morrell, Troughton, Jr., McCullough
ABSENT:	Beduhn, Pendleton

II. PUBLIC COMMENT

None.

III. PUBLIC HEARINGS

Chair Morrell makes time for a Public Hearing and approval of a Resolution adopting a Categorical Exemption and approving Use Permit (PD-21-27) for a change or expansion of a legal non-conforming use.

Comments received by Mr. Johanns.

9:05 a.m. Chair Morrell opens the Public Hearing and calls for public comment. Hearing none, Chair Morrell closes the Public Hearing.

Minutes Acceptance: Minutes of Jan 5, 2022 9:00 AM (APPROVAL OF MINUTES)

COMMUNITY DEVELOPMENT DEPARTMENT/WILLIAM SCHWARTZ

1. Approve **Resolution No. 20-001** adopting a Categorical Exemption and approving Use Permit (PD-21-27), for a change or expansion of a legal non-conforming use.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Troughton, Jr.
SECONDER:	McCullough
AYES:	Morrell, Troughton, Jr., McCullough
ABSENT:	Beduhn, Pendleton

Chair Morrell makes time for a Public Hearing and adoption of a Resolution approving a variance to reduce the attached residential accessory building side yard setback from 3 Feet to 0 Feet.

Comments received by Mr. Johanns.

9:09 a.m. Chair Morrell opens the Public Hearing and calls for public comment. Hearing none, Chair Morrell closes the Public Hearing.

COMMUNITY DEVELOPMENT DEPARTMENT/JOE CHENEY (WILSON)

2. Adopt **Resolution No. 20-002** approving a variance to reduce the attached residential accessory building side yard setback from 3 Feet to 0 Feet.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	McCullough
SECONDER:	Troughton, Jr.
AYES:	Morrell, Troughton, Jr., McCullough
ABSENT:	Beduhn, Pendleton

IV. PLANNING DIRECTOR COMMENTS/REPORTS
None.

V. PLANNING COMMISSIONER'S COMMENTS/REPORTS
Commissioner Troughton states he has been contacted in regards to the Spring Valley project and he would like to see any public comments received.

Mr. Johanns states he will provide that information when it's received.

Chair Morrell thanks everyone and states it's his last meeting.

Chair Morrell adjourned the meeting at 9:16 a.m. to reconvene in Regular Session on February 2, 2022 at the hour of 9:00 a.m.

Respectfully submitted,
Greg Plucker, Secretary to the
Planning Commission

Barry Morrell, Chair

By: _____
Melissa Kitts, Deputy Clerk

Minutes Acceptance: Minutes of Jan 5, 2022 9:00 AM (APPROVAL OF MINUTES)



Planning Commission

546 Jay Street, Suite 108
Colusa, CA 95932

SCHEDULED

PLANNING COMMISSION (ID # 8143)

Meeting: 02/02/22 09:00 AM
Department: Community Development Department
Category: Public Hearing
Prepared By: Kent Johanns
Initiator: Kent Johanns
Sponsors:
DOC ID: 8143

Detail

Applicant: Grimes Community Church
Marty Decker)
General Plan: Urban Residential (UR)
File: PD-21-34 (Grimes Community Church (Marty Decker)
Zoning: Residential Single Family (R-1-8)

Formal Title / Summary

Resolution Approving a Use Permit (PD 21-34) for the Grimes Community Church (Marty Decker)

Action Requested

Public Hearing and adoption of a Resolution approving Categorical Exemption and a Use Permit (PD-21-34) to allow expansion of an existing religious facility.

DETAILED DESCRIPTION/BACKGROUND OF REQUEST

The project applicant has requested approval of a Use Permit (PD-21-34) to allow the expansion of an religious facility with addition of a 1,181 square foot fellowship hall to the existing Sunday School and Church Office Building (formerly a single family residence).

APNs:

019-053-005 & 019-053-006

LOCATION

The project site is located at 350 State Route 45 approximately 130 feet southeast of the intersection of State Route 45 and Fourth Street in the Community of Grimes.

PROJECT AND SITE DESCRIPTION:

The project consists of the approval of a Use Permit to allow expansion of an existing religious facility. The expansion consists of the construction of a 1,181 square foot fellowship hall addition to the existing 1,163 square foot former residence to better serve the existing church congregation of 20 to 30 members by creating an indoor gathering space. The former residence houses two offices, several storage areas, commercial kitchen and bathroom facilities. The project also includes ADA upgrades for the bathroom facilities. Sunday school classes are also held in the existing building for approximately 5 children with several teachers being present.

The church grounds consist of two parcels totaling .5± acres. The actual church (constructed in 1948) located on APN 019-53-006, which is 10,455 square feet in size. No construction is planned for this parcel. The Sunday school/office building is located on APN 019-053-005, which will be enlarged to include the fellowship hall. The addition will be located on the northwest side of the building. This parcel is 11,325 square feet in size. The project site is served by the Grimes water system and utilizes onsite septic for sewage disposal. The septic system is located to the southwest of the existing structure so it will not be impacted by construction. No increase in the number church members is anticipated so the existing system is considered to be adequate and full replacement area is available.

ANALYSIS:

General Plan and Zoning

The project site has a General Plan Designation of Urban Residential (UR) and is zoned Residential Single Family (R-1-8). The R-1-8 zone does not allow for religious facilities; however, similar uses such as care facilities and schools are allowed with approval a use permit. The existing properties have been in use as religious facilities since before 1960; with the church dating back to before the 1900's. The County adopted its first Zoning Code in 1966 and, as such, the use of the properties is considered a legal non-conforming use. Section 44-1.120.050 of the Zoning Code allows for the expansion of non-conforming uses with approval of a Use Permit by the Planning Commission. The use permit process allows the County to condition a project to ensure compatibility with surrounding land use and address any issues that may be identified. Staff did not identify any issues with the expansion of the facility that required any special conditions other than Americans with Disabilities Act (ADA) compliance. The facility provides a desired service to the public and is considered to be an asset to the community.

Processing of the Use Permit for the expansion of the facility, which includes new building square footage, triggers a review of the parking requirements. Staff analyzed the addition of the 1,181 square feet, which requires 4 additional spaces (1 for 300 feet of office space), the existing church can seat up to 70 people which would require 11 parking spaces (1 for every 6 seats). The existing building has approximately 300 square feet of office space which requires 1 parking space. These numbers are based on the requirements found in Section 4-3.20.020, On-Site Parking Requirements, of the Zoning Code. As a result the facility is required to have 16 parking spaces. As per the above referenced code section parking spaces are required to be 9 by 19 (171 square feet), the facility has approximately 2,800 square foot gravel area in the front and along State Route 45 and along the northeast side of the church. This area has the capacity to yield the required 16 parking spaces since the County is not requiring paving or stripping. However, the project parking was further analyzed for ADA compliance. Based upon Table 11B-208.2 of the California Building Code the project is required to have 1 ADA compliant parking space which is van accessible. A condition of approval has been developed to address this issue.

Surrounding Land Use and Compatibility

The project site is bordered by residential uses on all sides. The proposed expansion of the religious facility is considered compatible with surrounding land use with the implementation of the Zoning Code development standards and conditions of approval. The surrounding neighbors were sent public hearing notices and as of the writing of this staff report, staff had not received any public comments.

Issues and Concerns

ADA compliance was the only potential issue identified during processing and has been addressed in the conditions of approval.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

The project consists of approving a use permit to allow expansion of a religious facility, a legal non-conforming use, on a developed parcel. As such, the Use Permit is Categorically Exempt from CEQA pursuant to Section 15303(c) New Construction or Conversion of Small Structures because the commercial construction is less than 10,000 square feet, in an urbanized area and appropriately zoned with approval of the Use Permit.

SUMMARY

Staff believes that the proposed project will not negatively impact the community as conditioned. No significant impacts to the environment are anticipated. Based upon the totality of the record, staff is recommending the Planning Commission approve Use Permit (PD-21-34).

RESOLUTION NO. 22-____

RESOLUTION OF THE COLUSA COUNTY PLANNING COMMISSION ADOPTING A CATEGORICAL EXEMPTION AND APPROVING USE PERMIT (PD-21-34) FOR THE GRIMES COMMUNITY CHURCH (MARTY DECKER)

WHEREAS, The Grimes Community Church (Marty Decker) has applied for a Use Permit to obtain zoning compliance for the project described in Exhibit “A”; and

WHEREAS, the County of Colusa is considered a Lead Agency under the California Environmental Quality Act (CEQA) for this proposed project and it has determined that a Categorical Exemption is appropriate pursuant to CEQA for the proposed Use Permit; and

WHEREAS, a Notice of Public Hearing for consideration of the proposed Use Permit was published in accordance with all applicable requirements; and

WHEREAS, the Planning Commission held a Public Hearing regarding the proposed Environmental Document and Use Permit on February 2, 2022.

NOW, THEREFORE, BE IT RESOLVED that the Colusa County Planning Commission based on facts in the Staff Report, and the written and oral testimony, and exhibits presented at the public hearing, takes the following action:

- I. Adopts a Categorical Exemption, specifically the project is considered exempt from CEQA under pursuant to Section 15301(c) Existing Facilities
 - A. Find that the proposed Categorical Exemption is adequate and reflects the independent judgment and analysis of the County, which is the lead agency.
- II. Approves the Use Permit subject to the conditions of approval as attached in Exhibit “B”, for the project described in Exhibit “A” and makes the following findings:
 - A. The proposed project will not impair the integrity and character of the zone in which the land lies, and that the use would not be injurious or detrimental to the health, safety and general welfare of the persons residing or working in the neighborhood, or to the general health, welfare and safety of the County.
 1. The project would not be incompatible with surrounding land uses with the incorporation of conditions identified in Agenda Report.
 2. The project is in a zoning classification conditionally, suitable for the proposed use.

3. The configuration of the parcels and improvement of the property will not conflict with easements, access through or use of the property.
 4. Approval of this project will not be detrimental to the public health, safety and welfare with compliance of the required conditions.
- B. The project is consistent with the Colusa County General Plan Land Use Element goals and policies for the Urban Residential (UR) land use designation.
 - C. The project is consistent with the Residential Single Family (R-1-8) zoning designation.
 - D. The project is consistent with Section 44-1.120.050, Change or Expansion of Legal Nonconforming Use, of the Zoning Code.

PASSED AND ADOPTED this 2nd day of February, 2022 by the following vote:

AYES:

NOES:

ABSENT:

, Chair Planning Commission

ATTEST: Greg Plucker, Secretary to the
Colusa County Planning Commission

Melissa Kitts, Deputy

APPROVED AS TO FORM

Jennifer Sutton, Sr. Deputy County Counsel

EXHIBIT "A"
GRIMES COMMUNITY CHURCH (MARTY DECKER) USE PERMIT
(PD-21-34)
COLUSA COUNTY PLANNING COMMISSION
FEBRUARY 2, 2022

Decker Use Permit Project Site & Description

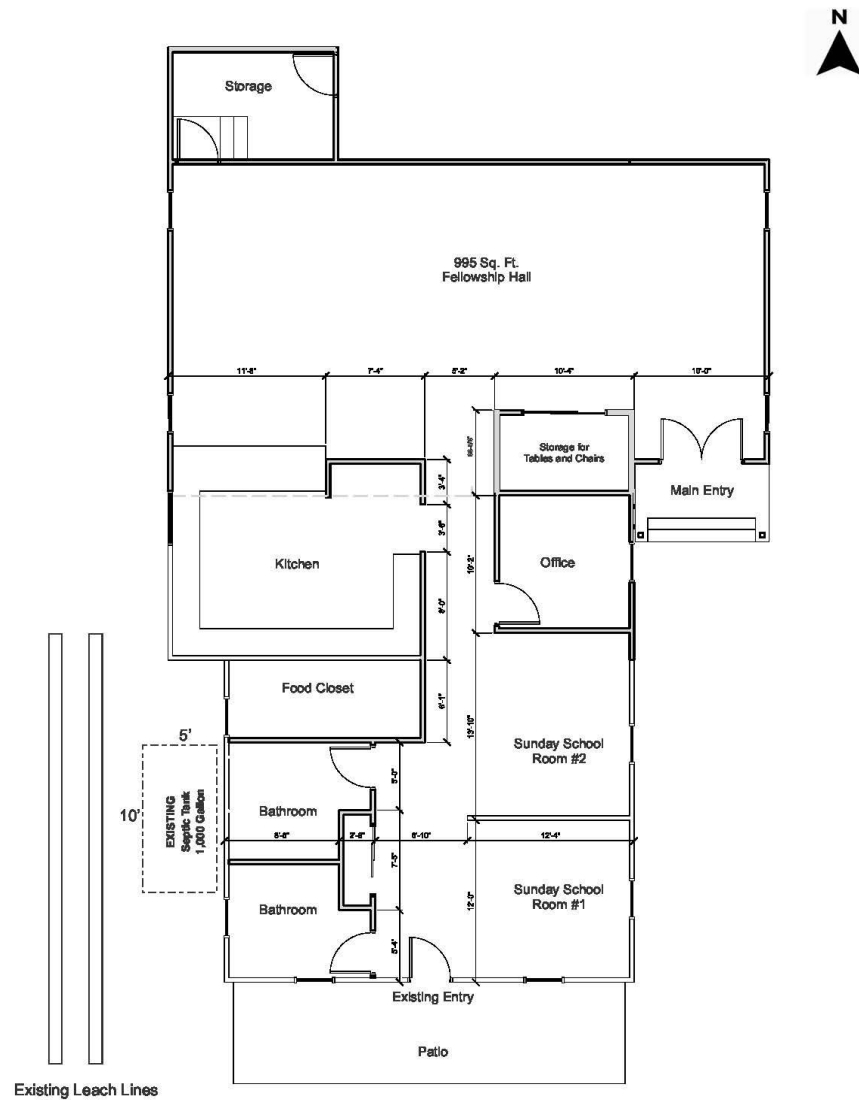


Project Description: The project consists of approval of a Use Permit to allow the expansion of a legal non-conforming use at the Grimes Community Church. The expansion consists of the construction of a 1,181 square foot fellowship hall addition to the existing 1,163 square office and Sunday school building. The fellowship hall will provide a space for indoor gatherings. The project is approved subject to the design below and the conditions of approval found in Exhibit B

Attachment: Exhibit A Project Description Grimes Community Church Use Permit (PD-21-34) (8143 :

Existing Septic System

The Environmental Health Division has reviewed the project and determined that there is adequate room for full replacement of the septic system.



**EXHIBIT “B”
GRIMES COMMUNITY CHURCH (MARTY DECKER) USE PERMIT (PD-21-34)
COLUSA COUNTY PLANNING COMMISSION**

February 2, 2022

DATE

PD-21-34

PERMIT NO.

019-053-005 & 019-053-006

ASSESSORS PARCEL NO.

Pursuant to the provisions of the Zoning Ordinance of the County of Colusa and the special conditions set forth below, the Grimes Community Church is hereby granted Use Permit (PD-21-34) in accordance with the application filed to expand a legal non-conforming use (religious facility) at 350 State Route 45 in the Community of Grimes, identified on APNs 019-053-005 & 019-053-006 s subject to all of the Conditions of Approval

CONDITIONS OF APPROVAL.

I. General

- A. Failure to comply with the conditions specified herein as the basis for approval of application and issuance of the Use Permit constitutes cause for the revocation of said permit in accordance with the procedures set forth in the Colusa County Code and Zoning Ordinance.
- B. Unless otherwise provided for in a special condition to this Use Permit, all conditions must be completed prior to or concurrently with the establishment of the granted use.
- C. The use shall be limited to the project described in Exhibit “A” as approved by the Planning Commission. Minor changes may be approved by the Zoning Administrator pursuant to Section 44-1.80.030 of the County Code. Changes deemed to be major or significant in nature shall require a formal application or amendment as determined by the Community Development Director.
- D. The use granted by this permit must be established within 24 months per the County Code. Upon written request by the applicant, the original review authority for the permit may extend the time limit for the permit per the County Code.
- E. The terms and conditions of this permit shall run with the land and shall be binding upon and be to the benefit of the heirs, legal representatives, successors and assigns of the Permittee.

CONDITIONS OF APPROVAL

II. Planning and Building

- A. The applicant agrees, as a condition of issuance and use of this entitlement, to indemnify and defend the County, at applicant's sole cost and expense, in any claim, action, or proceeding brought against the County within 180-days after the issuance of this entitlement because of, or resulting from, any preliminary approval or actual issuance of this entitlement, or, in the alternative, to relinquish such entitlement. Applicant will reimburse the County for any damages, court costs and attorney fees which the County may be required by a court to pay as a result of such claim, action or proceeding. The County shall promptly notify the applicant of any such claim, action, or proceeding and will cooperate in its defense. The County may also, at its sole discretion, participate in the defense of any such claim, action, or proceeding but such participation shall not relieve applicant of its obligations under this condition.
- B. The applicant shall comply with all other applicable federal, state, and local laws, statutes, ordinances and regulations.
- C. The applicant shall maintain the facility in a manner as to not create a public nuisance (e.g. accumulations of garbage and debris) as defined by Chapter 42 of the Colusa Code.
- D. Any expansion of the facility beyond what is detailed in the application will require an application for an Amendment to PD-21-34.
- E. The applicant shall connect to Grimes Water District for water service.
- F. In conjunction with the building permit plan submittal the details of providing one ADA handicap parking stall and path of travel and any necessary ADA improvements to the existing facility (bathrooms, hallways, etc.) shall be submitted for review and approval by the County Building Official.
- G. Prior to issuance of the Certificate of Occupancy, all required ADA improvements shall be installed to the satisfaction of the County Building Official.

EMPLOYMENT

3.1.d

COUNTY OF COLUSA NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Colusa County Planning Commission will conduct a Public Hearing February 2, 2022 at 9:00 a.m. in the Board of Supervisors Chambers located at 546 Jay Street, Suite 108, Colusa, CA, to consider the following:

Use Permit for the Grimes Community Church (PD 21-34) - Proposed Resolution of the Planning Commission to adopt a CEQA Exemption and approve a Use Permit. The project consists of the approval of a Use Permit to allow expansion of an existing religious facility. The expansion consists of the construction of a 1,181 square foot fellowship hall addition to the existing 1,163 square foot former residence to better serve the existing church congregation of 20 to 30 members. The existing building houses two offices, several storage areas, A commercial kitchen and bathroom facilities. The project also includes ADA upgrades. The project site is zoned Residential Single Family (R-1-8).

The Planning Commission will consider an exemption from CEQA pursuant to Title 14, Article 19 of the California Code of Regulations and Adopt a Categorical Exemption, because the project is considered exempt from CEQA pursuant to Section 15303(c) New Construction or Conversion of Small Structures because the commercial construction is less than 10,000 square feet, in an urbanized area and appropriately zoned with approval of the Use Permit.

Documentation and information regarding the project may be obtained at the Community Development Department, 220 12th Street, Colusa, CA (530) 458-0480. If you have questions or concerns regarding this matter, or would like to submit comments you may do so to the following: Secretary to the Planning Commission, 220 12th Street, Colusa, CA (530)458-0480, or by e-mail at kjohanns@countyofcolusa.org. Additional documentation is available for review in accordance with Agenda Scheduling Deadlines at the Office of the Clerk of the Board, 547 Market Street, Ste. 102, Colusa, CA (530)458-0508. All persons are invited to attend and be heard.

If you challenge the proposed project or environmental determination in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered at, or prior to, the public hearing.

Dated: January 14, 2022

/s/ Ann Nordyke, Chief Deputy Clerk

01/20/2022 - CCPR #2022-0048

Attachment: 02-02-22 Notice of Public Hearing (8143 : Grimes Community Church (Marty Decker) Use Permit PD-21-34)



Planning Commission

546 Jay Street, Suite 108
Colusa, CA 95932

SCHEDULED

PLANNING COMMISSION (ID # 8142)

Meeting: 02/02/22 09:00 AM

Department: Community Development Department

Category: Report

Prepared By: Kent Johanns

Initiator: Kent Johanns

Sponsors:

DOC ID: 8142

Detail

Applicant: County of Colusa
General Plan: Agriculture General (AG), Agriculture Transition (AT), Agriculture Upland (AU), Commercial (C), Designated Floodway (DF), Forest Lands (FL), Industrial (I), Mixed Use (MU), Parks and Recreation (PR), Public/Semi-Public Services (PS), Resource Conservation (RC), Rural Residential (RR), Rural Service Center (RSC), Tribal Lands (TL), Urban Reserve Area (URA), Urban Residential (UR), Sites Planning Overlay

File: N/A
Zoning: Agricultural Transition (A-T), Rural Services (R-S), Commercial Resort (C-R), Mixed Use (MU), Light Industrial (M-1), Heavy Industrial (M-2), Research and Development (RD), Forest Residential (F-R), Forest Management and Recreation (FMR), Resource Management (R-M), Energy Production (EP), Foothill Agriculture (F-A), Exclusive Agriculture (E-A), Upland Conservation (U-C), Upland Transition (U-T), Rural Residential (R-R), Residential Single Family (R-1-6), Residential Single Family (R-1-8), Residential Two Family (R-2), Residential Multiple Family (R-3), Apartment Professional (R-4), Neighborhood Commercial (C-1), Community Commercial (C-2), Highway Service Commercial (C-H), River Frontage (R-F), Flood Management (F-M), General Recreation (G-R), Airport (A-V), Public Facilities (P-F), Planned Development (PD)

Formal Title / Summary

General Plan Annual Progress Report for 2021

Action Requested

Update on the General Plan Annual Progress Report for 2021.

BACKGROUND

Pursuant to California Government Code section 65400, the County is required to prepare an Annual Progress Report to its legislative body on the status of the General Plan and progress on its implementation. The law also requires that a copy of the General Plan Annual Progress Report be submitted to the Governor's Office of Planning and Research (OPR) and the California Department of Housing and Community Development (HCD). While the law only requires submittal to the County's legislative body (the Board of Supervisors), staff is also presenting the report of the Planning Commission for its information. The Community Development Department will send the report to the OPR and HCD and post the document on the County's website upon review and acceptance by the Planning Commission and Board of Supervisors.

DISCUSSION

Colusa County adopted an update of its General Plan in July of 2012. The County's updated Housing Element was certified by the State in 2014. County staff updated the Housing Element in 2020, which was approved by the Board of Supervisors and the State Department of Housing and Community Development in 2020 as well. Based upon this approval staff will be bringing forward multiple zoning amendments over the next few years to implement the programs in the updated Housing Element.

The format and content of the Annual Progress Report has been prepared in accordance with the State's submittal requirements. The report includes a summary of plans, projects and accomplishments which occurred over the last year. The report also identifies each of the 11 General Plan elements and is accompanied by a brief summary of important goals and objectives. Finally, the report contains a description of County activities to maintain the General Plan over the last calendar year. In summary, the report describes various development and project approvals, the General Plan itself, and policy and regulatory actions by the County. Attached to the report are the relevant tables required by HCD for reporting purposes.

POLICY CONSISTENCY

As a requirement of Government Code Section 65400(a)(2), the Progress Report serves as evidence of implementation of the County's General Plan policies and goals. By submitting the Progress Report to OPR and HCD, the County fulfills statutory requirements to report certain housing information which shows progress in the local agency's efforts in meeting its share of regional housing needs and local efforts. The Progress Report is also a tool for understanding where General Plan implementation work remains and how related resources may need to be focused to address General Plan policy issues.

General Plan Annual Progress Report

Year 2021

County of Colusa



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

February 2, 2022

Table of Contents

	Page
I. Introduction	2
II. Plans, Projects, and Accomplishments	3
III. General Plan Elements	10
Agriculture Element	10
Circulation Element	11
Community Character Element	11
Conservation Element	12
Economic Development Element	12
Housing Element	13
Land Use Element	13
Noise Element	14
Open Space and Recreation Element	14
Public Service and Facilities Element	14
Safety Element	15
IV. General Plan and Zoning Code Updates	15
V. Conclusion	15
Appendix A Government Code Section 65400	
Appendix B Housing and Community Development Annual Housing Element Progress Report Forms (Attached)	

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 Fiber – 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.

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

Appendix B

4.1.c

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
Summary Row: Start Data Entry Below				000													

Attachment: Appendix B (8142 : General Plan Annual Progress Report 2021)

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 Demolish ed/Destro yed Units	Demolished or Destroyed Units	Demolish ed/Destro yed 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			

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	Demolished/Destroyed 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

4.1.c

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.

Attachment: Appendix B (8142 : General Plan Annual Progress Report 2021)

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

4.1.c

Attachment: Appendix B (8142 : General Plan Annual Progress Report 2021)

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

Attachment: Appendix B (8142 : General Plan Annual Progress Report 2021)



Planning Commission

546 Jay Street, Suite 108
Colusa, CA 95932

SCHEDULED

PLANNING COMMISSION (ID # 8165)

Meeting: 02/02/22 09:00 AM
Department: Planning Commission
Category: Other
Prepared By: Melissa Kitts
Initiator: Melissa Kitts
Sponsors:
DOC ID: 8165

Detail

Applicant:

General Plan:

File:

Zoning:

Formal Title / Summary

Planning Commission Meeting Schedule for 2022

Action Requested

Approve the Colusa County Planning Commission meeting schedule for Calendar Year 2022.

DETAILED DESCRIPTION/BACKGROUND OF REQUEST

Attached is a draft of the 2022 Planning Commission meeting schedule. The Commission is being asked to review the calendar and make any appropriate changes prior to adopting the 2022 meeting calendar.

ACTIONS FOR CONSIDERATION:

Approve attached 2022 Calendar.

PROJECT AND SITE DESCRIPTION:

N/A

ANALYSIS:

N/A

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

N/A

**2022 MEETING SCHEDULE
PLANNING COMMISSION**

HOLIDAY
CUT OFF DATE
MEETING DATE

2022 CALENDAR YEAR

JANUARY						
S	M	T	W	Th	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

FEBRUARY						
S	M	T	W	Th	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28					

MARCH						
S	M	T	W	Th	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

APRIL						
S	M	T	W	Th	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

MAY						
S	M	T	W	Th	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

JUNE						
S	M	T	W	Th	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

JULY						
S	M	T	W	Th	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

AUGUST						
S	M	T	W	Th	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

SEPTEMBER						
S	M	T	W	Th	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

OCTOBER						
S	M	T	W	Th	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

NOVEMBER						
S	M	T	W	Th	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

DECEMBER						
S	M	T	W	Th	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

<u>Cut Off Dates</u>	<u>Meeting Dates</u>
17 DECEMBER	5 JANUARY
14 JANUARY	2 FEBRUARY
10 FEBRUARY	2 MARCH
18 MARCH	6 APRIL
15 APRIL	4 MAY
13 MAY	1 JUNE
17 JUNE	6 JULY
15 JULY	3 AUGUST
19 AUGUST	7 SEPTEMBER
16 SEPTEMBER	5 OCTOBER
14 OCTOBER	2 NOVEMBER
18 NOVEMBER	7 DECEMBER
16 DECEMBER	4 JANUARY



Planning Commission

546 Jay Street, Suite 108
Colusa, CA 95932

SCHEDULED

PLANNING COMMISSION (ID # 8166)

Meeting: 02/02/22 09:00 AM
Department: Planning Commission
Category: Appointment
Prepared By: Melissa Kitts
Initiator: Melissa Kitts
Sponsors:
DOC ID: 8166

Detail

Applicant:

General Plan:

File:

Zoning:

Formal Title / Summary

Election of Commission Chair for 2022

Action Requested

Nomination and election of the 2022 Planning Commission Chair.

DETAILED DESCRIPTION/BACKGROUND OF REQUEST

At the first meeting following appointments, the Planning Commission elects a new Chair for the current year.

In 2021, Barry Morrell was elected Chair.

APN:

N/A

LOCATION:

N/A

ACTIONS FOR CONSIDERATION:

Elect 2022 Planning Commission Chair.

PROJECT AND SITE DESCRIPTION:

N/A

ANALYSIS:

N/A

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

N/A



Planning Commission

546 Jay Street, Suite 108
Colusa, CA 95932

SCHEDULED

PLANNING COMMISSION (ID # 8167)

Meeting: 02/02/22 09:00 AM
Department: Planning Commission
Category: Appointment
Prepared By: Melissa Kitts
Initiator: Melissa Kitts
Sponsors:
DOC ID: 8167

Detail

Applicant:
General Plan:

File:
Zoning:

Formal Title / Summary

Election of Commission Vice-Chair for 2022

Action Requested

Nomination and election of the 2022 Planning Commission Vice-Chair.

DETAILED DESCRIPTION/BACKGROUND OF REQUEST

At the first meeting after appointments are made, the Planning Commission elects a new Vice-Chair for the current year.

In 2021, Commissioner Pendleton was elected Vice-Chair.

APN:

N/A

LOCATION:

N/A

ACTIONS FOR CONSIDERATION:

Elect 2022 Planning Commission Vice-Chair.

PROJECT AND SITE DESCRIPTION:

N/A

ANALYSIS:

N/A

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

N/A