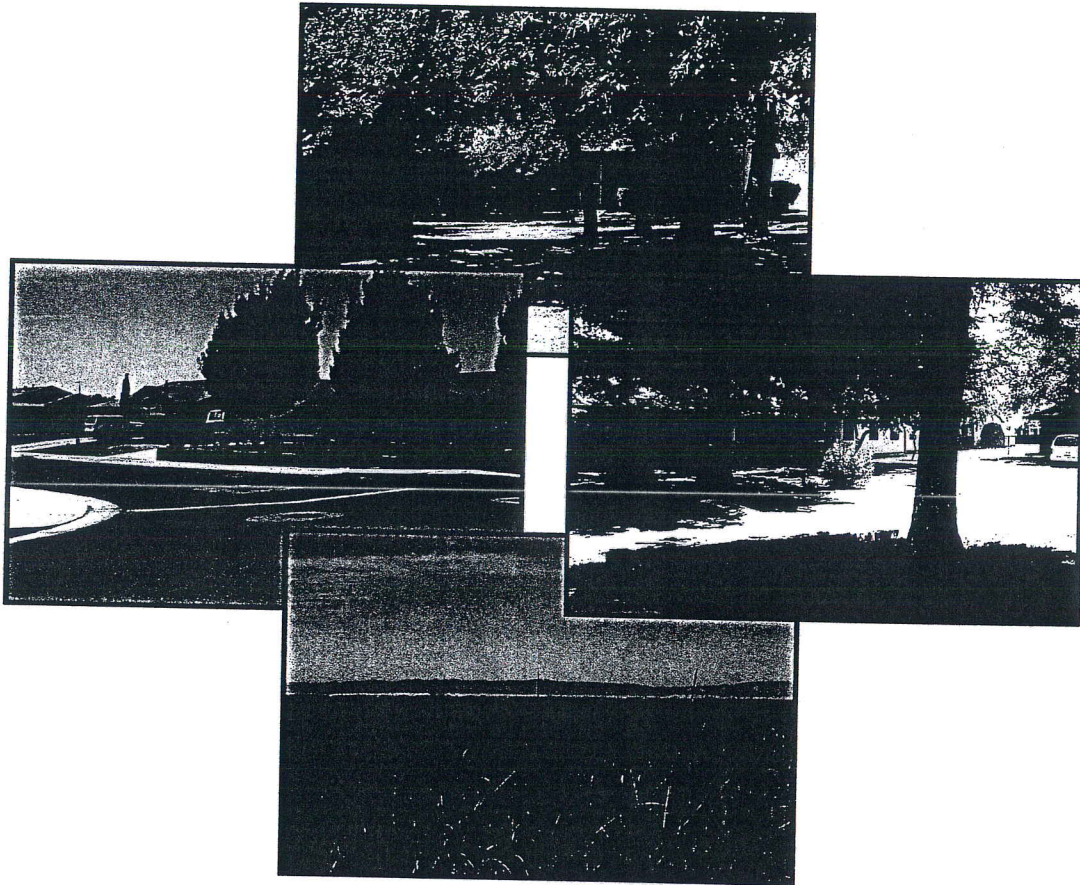


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# COUNTY OF COLUSA

## HOUSING ELEMENT



Adopted by Colusa County  
Board of Supervisors  
December 16, 2003  
Revised August 2004  
Revised and Readopted November 2004



Quad Knopf

and state programs, will move toward attainment of the state housing goal.

- (c) To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the state housing goal, provided such a determination is compatible with the state housing goal and regional housing needs.
- (d) To ensure that each local government cooperates with other local governments in order to address regional housing needs.

### ***Current State Housing Element Law***

State law recognizes the vital role local governments play in the supply and affordability of housing. Each governing body (City Council or Board of Supervisors) of a local government in California is required to adopt a comprehensive, long-term general plan for the physical development of the city, city and county, or county. The housing element is one of the seven mandated elements of the local general plan. Housing element law, enacted in 1969, mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the county. The law acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems which provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy in the State rests largely upon the effective implementation of local general plans and, in particular, local housing elements. Housing element law also requires elements to be in compliance with State law and to report its written findings to the local government.

Current state law delineating Housing Element requirements, is found in California Government Code Sections 65580 through 65589.8, Chapter 1143, Article 10.6. The law is administered by the State Department of Housing and Community Development (HCD).

Section 65583 states, "The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites

for housing, including rental housing, factory-built housing, and mobile homes, and shall make adequate provision for the existing and projected needs of all economic segments of the community". The Housing Element shall contain the following:

- (a) An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. The assessment and inventory shall include all of the following:
  - (1) An analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels. These existing and projected needs shall include the locality's share of the regional housing needs in accordance with Section 65584.
  - (2) An analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.
  - (3) An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.
  - (4) An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities as identified in the analysis pursuant to paragraph (6), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Section 65584 and from meeting the need for housing for persons with disabilities identified pursuant to paragraph (6).

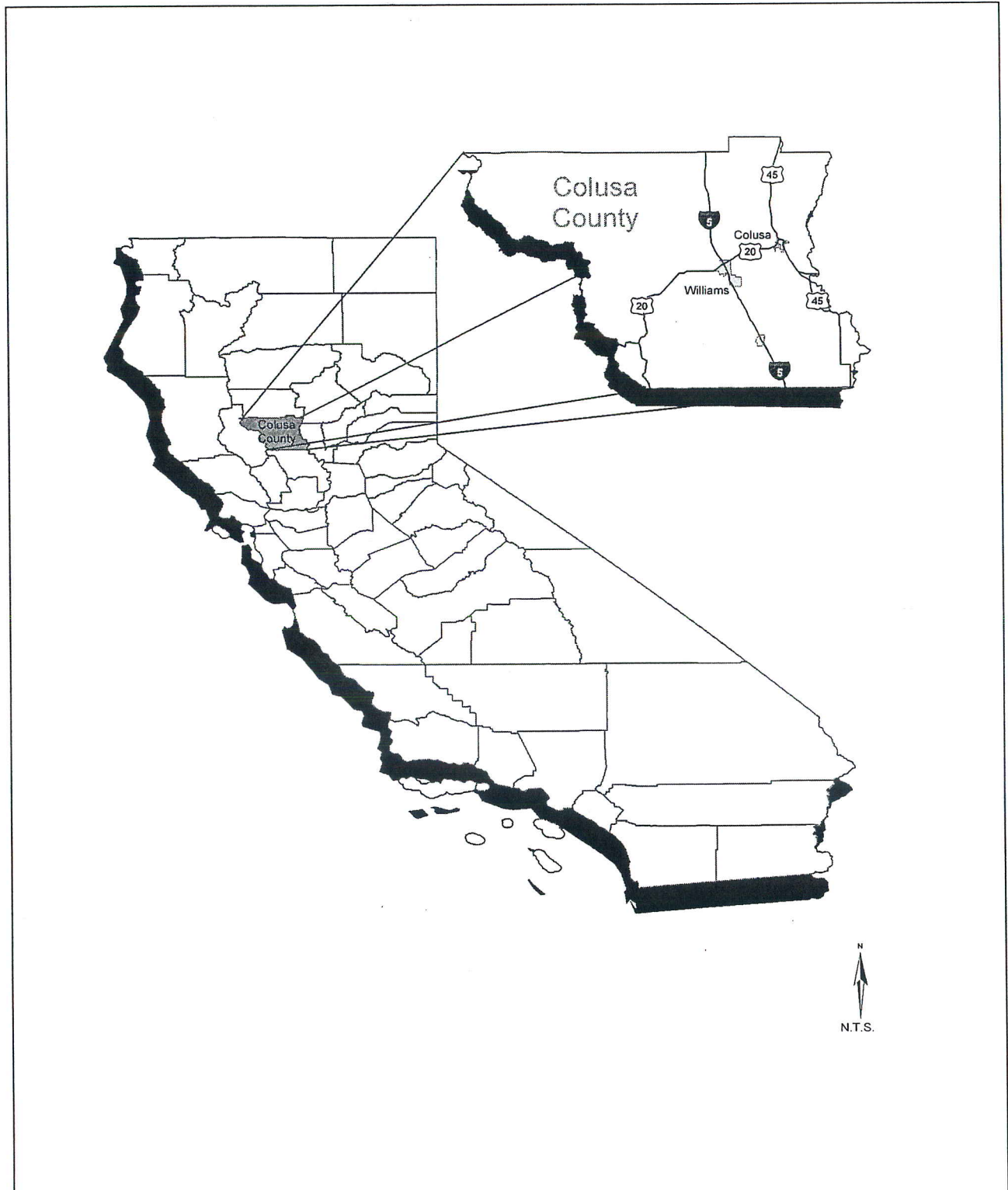
- (5) An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.
- (6) An analysis of any special housing needs, such as those of the elderly, persons with disabilities, large families, farm workers, families with female heads of households, and families and persons in need of emergency shelter.
- (7) An analysis of opportunities for energy conservation with respect to residential development.
- (8) An analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. "Assisted housing developments," for the purpose of this section, shall mean multifamily rental housing that receives governmental assistance under federal programs listed in subdivision (a) of Section 65863.10, state and local multifamily revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees. "Assisted housing developments" shall also include multifamily rental housing units that were developed pursuant to a local inclusionary housing program or used to qualify for a density bonus pursuant to Section 65916.

***State Required Local Program Strategy***

Housing program requirements call for development of a local housing program strategy consisting of two primary components; a statement of goals, policies and programs, and a plan for implementation. This program must reflect the commitment of the locality to address a range of housing needs, including those for affordable housing.

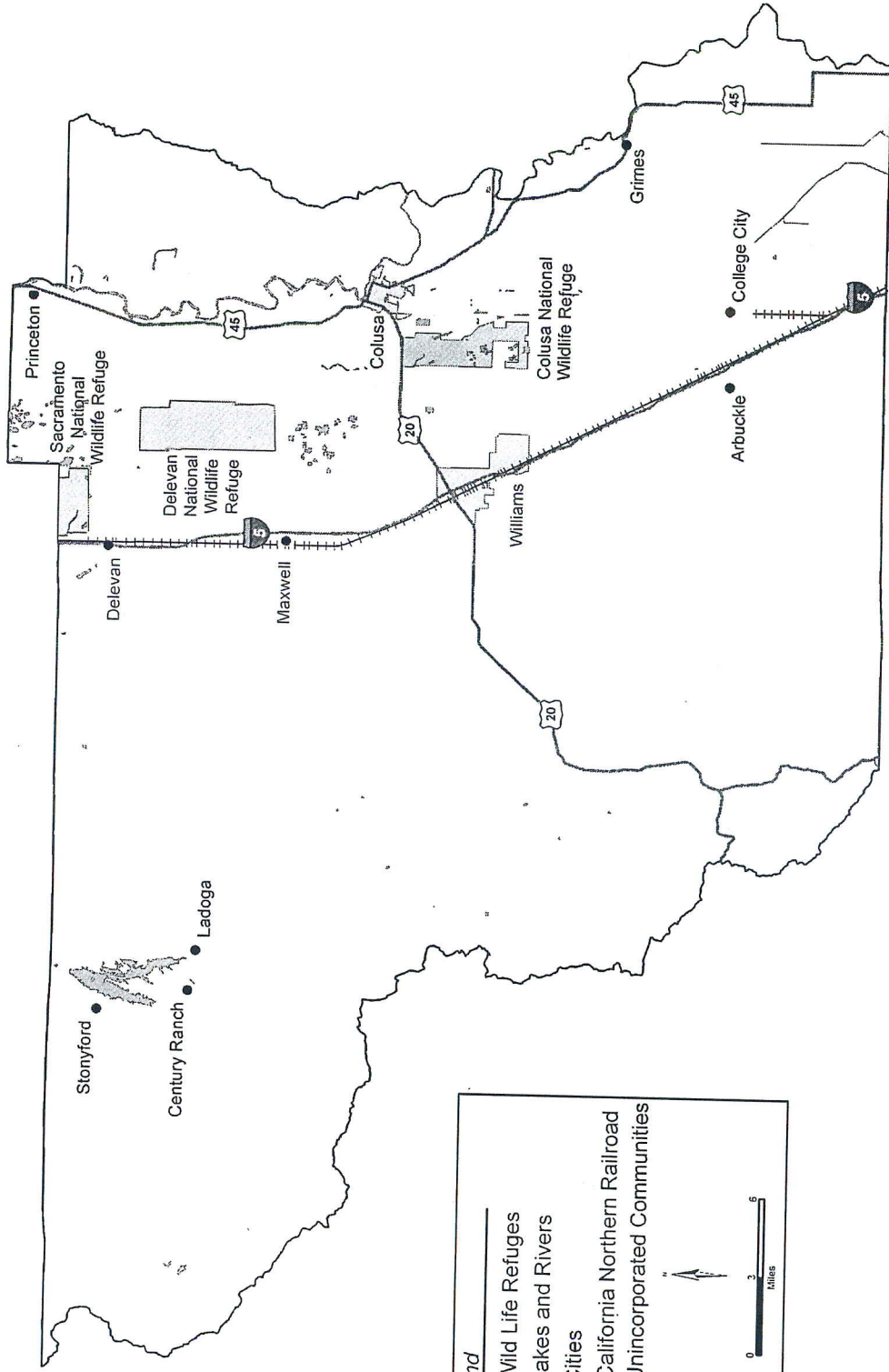
***Scope - Description of Geographic Area***

The County of Colusa is located approximately 40 miles north of Sacramento and 90 miles northeast of San Francisco, in the Sacramento Valley of California (reference Figures 1-1 and 1-2). Colusa County is situated



REGIONAL LOCATION MAP  
FINAL HOUSING ELEMENT

Figure  
1 - 1



**Legend**

- Wildlife Refuges
- Lakes and Rivers
- Cities
- California Northern Railroad
- Unincorporated Communities

0 2 5  
miles



**COLUSA COUNTY  
FINAL HOUSING ELEMENT**

**Figure  
1-2**

within the central section of Northern California and bounded by Glenn, Sutter, Yolo, Butte and Lake Counties. Colusa County was one of the original 27 counties created by the state legislature in 1850. Principal highway access to Colusa County is via Interstate 5, which runs through the central portion of the county in a general north/south direction, and State Highway 20 which runs in an east/west direction.

The topography of the County is varied, from flat agricultural land to the east and west of I-5 to the Coastal Range in the west where the highest point in the County is over 7,000 feet. The local climate is typical of the Sacramento Valley. Average daily temperatures are 40 degrees in January to 97 degrees in July. The summer months are typically dry and hot and the winter months are typically cool with occasional fog. Average annual rainfall is 21 inches, January being the wettest month of the year with three inches of precipitation.

Colusa County is bounded by Glenn County to the north, Butte County to the northeast, Sutter County to the east, Yolo County to the south and Lake County to the west.

### ***History of Colusa County***

Colusa County existed as a legal entity for only a few years after its creation in 1850. It was named after two Mexican land grants; Coluses (1844) and Colus (1845). The name of the County in the original state legislative act was spelled Colusi, and often in newspapers was spelled Coluse. The word is derived from the name of an Indian tribe living on the west side of the Sacramento River. Its name soon changed. Colusi became Colusa on legal documents in 1854 when the county seat moved from Monroeville to Colusa. Two years later the upper third of its territory, along with land from Shasta County on the north, and Butte County on the east, became Tehama County. Red Bluff soon replaced Tehama as the County seat. In 1891, the northern half of Colusa County became Glenn County with Willows as its seat of county government.

American settlement in Colusa County began very slowly in the 1840's under Mexican rule. The hordes attracted by the discovery of gold bypassed this area. As the work of mining gold increased, disgruntled miners sought other means of support. Some came to Colusa County and took

up land along the River or in the foothills of the Coast Range Mountains. Small farms and ranches became common. Settlements became towns. The raising of cattle and sheep gave way to fields of barley and wheat. Steamboats on the Sacramento River brought cargo and passengers to Colusa. Oxen or mule drawn wagons carried supplies and food from there to the mines of Shasta and Trinity Counties.

In 1875, the railroad began its slow advance from Woodland up the treeless, grassy plains, about halfway between the foothills of the Coast Range Mountains and the Sacramento River. It took a half dozen years to reach Red Bluff. As it progressed, it started several towns: Arbuckle, Williams, Maxwell, Willows, and Orland.

The railroad brought people, including Civil War veterans of both the Union and the Confederacy, immigrants from Europe and families from the Mid-west came and found a home in Colusa County. Often they purchased a small farm or orchard: almonds in Arbuckle, oranges in Orland, prunes in Colusa, or olives in Corning. Farming changed and rice and tomatoes surpassed the production of cattle and wheat.

The rapid proliferation of autos that began early in the Twentieth Century made paved roads and highways a necessity. Eventually the building of Interstate 5 parallel to the railroad forged another bond between the counties of Colusa, Glenn and Tehama.

### ***Scope of Research and Analysis***

Housing elements are generally made up of two components. The first consists of an evaluation of the housing needs and opportunities of the county. In preparing this component of the element several different types of data are examined. First, basic socioeconomic data is analyzed to describe the people of the county and their housing needs. Special emphasis is given in the analysis to groups with unique housing needs: handicapped, the elderly, large families, farm workers, families with female heads of households, and families and persons in need of emergency shelter. Next, the existing housing stock of the county is examined. Included is an analysis of the condition of the county's housing stock, the availability of units to serve all types of families and the availability of units to serve all income levels. The third section is a study of the potential for development of new



housing within the county. This includes data on vacant or underutilized residentially zoned property, potential for redevelopment, and potential housing development on other types of property. Next, an analysis of the factors which constrain the development of new housing is carried out. Included are governmental constraints (land use controls, building codes, development application procedures and fees, infrastructure availability) and nongovernmental constraints (availability of financing, price of land, and cost of construction). In addition, the state requires all jurisdictions to address opportunities for energy conservation in this component of the housing element.

The second component of the housing element is a course of action which includes a description of the programs the jurisdiction anticipates undertaking to provide for its housing needs. Usually, this component includes a quantified assessment of the county's housing needs. Once those needs have been identified housing goals and policies are set. Each jurisdiction is required to include a housing program which does the following:

1. Identify adequate sites to meet housing needs
2. Assist development of low- and moderate-income housing
3. Address identified and potential governmental and nongovernmental constraints
4. Conserve and improve the existing housing stock
5. Promote equal housing opportunities
6. Provide programs to meet other identified housing needs

The housing program must include quantified objectives, identify the individuals or agencies responsible for carrying out the program and propose an implementation schedule. This element also includes potential funding resources in support of implementation.

### ***Organization of the Housing Element***

Chapter 1 states the relationship of the General Plan Housing Element to California State Law. It also states the overall intent of the Housing Element, establishes the

geographic boundaries of the project area and provides an overview of the organization of the 2003 Housing Element.

Chapter 2 reviews and evaluates the previous Housing Element's goals, objectives, policies and programs related to the effectiveness of the Element, appropriateness of the goals, objectives and policies, and the progress in implementing the programs. Determinations are made where the previous Housing Element met, exceeded, or fell short of what was anticipated. Recommendations are made for inclusion in the 2003 Element.

Chapter 3 discusses changes in population characteristics, housing stock, describes and quantifies priority housing needs, and identifies types of housing products to meet those needs.

Chapter 4 discusses land that is available for housing development and the county infrastructure capacity.

Chapter 5 describes market, governmental and non-governmental constraints that may limit adequate housing development or availability at an affordable cost.

Chapter 6 identifies goals, policies and programs relative to the housing needs identified in previous chapters that will comprise the Implementation Plan for the 2003-2008 Housing Element, and provides a financial analysis of recommended programs.

Chapter 7 discusses the public participation process, the public meetings, the participants, and the matters discussed.

### ***Relationship of the Housing Element to Other Plans***

Several plans exist in addition to the Housing Element which affect either directly or indirectly the development of housing. These include the other elements of the county's general plan. The following section describes the relationship between the Housing Element and other plans. Consistency will be maintained with this Housing Element by a careful review of policies and programs of the following elements by the Planning Commission and Board of Supervisors. This will take place before the Housing Element is adopted.

**THE COLUSA COUNTY  
GENERAL PLAN**

The Colusa County General Plan was comprehensively revised and updated in 1989, with a planning horizon year of 2010. It provides the basis for decisions regarding growth and land development, and is the County's official statement of public policy for the use of private and public land. The Plan provides a framework for encouraging economic development while managing growth, conserving agricultural lands, protecting the environment, and preserving the qualities that make Colusa County unique. It also governs the location and intensity of land uses, providing the foundation for evaluating proposed developments.

***Land Use***

The Housing Element is most affected by development policies contained in the Land Use Element of the General Plan. The Land Use Element establishes the location, type, intensity, and distribution of land uses throughout the County. As such, the Land Use Element sets the upper limit of acreage which will be used for housing. The standards set in the Land Use Element determine the density to which residential areas can be developed and so sets the upper limit for the number of housing units which can be developed in the County. The Land Use Element also addresses the development of other land uses such as industrial, commercial and professional offices which create demand for housing in the County. Finally, the Land Use Element must also identify areas subject to flooding.

***Circulation Element***

The Circulation Element describes the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities. The purposes of the Circulation Element are to coordinate the transportation and circulation system with planned land uses; promote the efficient transport of goods and the safe, effective movement of all segments of the population; make efficient use of existing transportation facilities; and promote and protect environmental quality and the wise and equitable use of economic and natural resources. In carrying out these purposes the Circulation Element attempts to create a convenient living environment for residents of Colusa County.

***Conservation Element***

The Conservation Element focuses on the method by which water, soils, rivers, beaches and mineral resources may be used and preserved. The purposes of the Conservation

Element are as follows: To promote the protection, maintenance and use of the community's natural resources, with special emphasis on scarce resources and those that require special control and management; prevent the wasteful exploitation, destruction, and neglect of natural resources; and, recognize that the natural resources of the community should be maintained for their ecological value as well as for their direct benefit to people. The Conservation Element should maintain and enhance the natural living environment of the people of Colusa County. In addition, it provides means to help determine those areas which should not be developed for housing or other land uses but should be preserved as a natural resource.

### ***Open Space***

The Open Space Element is in many ways similar to the Conservation Element. The purposes of the Open Space Element are to: assure that open space be recognized as a scarce resource to be preserved; discourage "leapfrog" development and thereby eliminate or discourage unnecessary increases in the cost of community services; coordinate state and regional conservation plans at the local level; preserve unique or strategic natural resources for future generations; and, preserve land uniquely suited to the production of food and fiber. The interrelationship between the Open Space Element and other elements of the General Plan is one of the clearest. Among other things, state law specifies that building permits, subdivision maps or other projects may not be approved if they are not consistent with the Open Space Element. In addition, the Open Space Element can also require dedication of land or payment of in-lieu fees to provide needed open space. These policies can both decrease the availability of housing and increase the cost of residential development.

### ***Noise***

The purpose of the Noise Element is to identify the location and relative intensity of noise in the environment and to identify land use policies and other controls to restrict the exposure of sensitive receptors to excessive levels of ambient noise. Policies exist in the Noise Element which limit the development of residential land uses to areas of existing or projected noise level less than 65 dB(A). In areas where this is not possible, proposed residential uses are required to include noise attenuation features which reduce the level of interior ambient noise to a maximum of 45 dB(A). These policies will mitigate the impact of noise sources on residential development and create a more

pleasant living environment in the County. However, they also decrease the land available for residential development and increase the cost of construction.

***Safety Element***

The Safety Element of the General Plan identifies hazards to the public safety and appropriate mitigation measures to mitigate, to the fullest degree possible, the loss of property and life resulting therefrom. The Safety Element identifies hazards related to fire, geologic hazards, crime and storage of hazardous materials. The Safety Element identifies hazards resulting from earthquake activity, and appropriate mitigation measures. The affect of the Safety Element on the Housing Element is an indirect one related to the increase in cost of housing due to the required mitigation measures.

***Application and Flexibility of the Document***

This Housing Element is a dynamic document that may be subject to change as a result of significant shifts in demographics and/or housing needs during the planning period. It is the intent of the County of Colusa to achieve the fair share allocation and estimated quantified objectives through the implementation of some or all of the Housing Element programs, as deemed appropriate by County staff and the Board of Supervisors. The County will monitor implementation on an annual basis and make appropriate adjustments over the next five years. Specific possible programs are identified that would achieve the desired objectives; however, the County recognizes that funding and resource allocations may change over the planning period and other options may need to be explored to achieve the identified goals.

***Public Participation***

A broad commitment is essential to the County's ability to establish and carry out programs addressing local housing issues. Accordingly, a key objective of the Housing Element is to increase the public's awareness of the specific housing related needs and problems of the County, as well as programs and projects which will effectively meet those needs. The adoption of this Housing Element is only one step towards ensuring the provision of suitable housing for all residents of Colusa County. Continued pursuit of the programs and projects set forth in this Element must take the form of active participation by both the public and private sectors in a variety of projects addressing local housing needs.

Section 65583(c)(6)(B) of the Government Code states that “The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element, and the program shall describe this effort.”

Preparation of the Housing Element included a Housing Task Force Committee that included special housing interest groups, Planning Commission and Board of Supervisor members, and the general public. The Housing Task Force Committee held four public meetings from May to July 2003, at the Industrial Park Conference Center and the previous Housing Element was reviewed. The Housing Task Force Committee included representatives of the Cities of Williams and Colusa, various rural areas and unincorporated urban communities, low-income residents, non-migrant homeless, public safety, planning, developers, realtors and concerned citizens. Appropriateness and effectiveness of the existing goals and policies along with progress in implementation was discussed. Recommendations were made to keep, eliminate or modify various goals, policies and housing programs. Opportunities and constraints were discussed and special housing needs in the county were identified.

The public had an opportunity to review the draft document and make comments to ensure all housing concerns in the community were included and addressed. The Housing Element Task Force Committee reviewed the 2003 Housing Element and made a formal recommendation of approval to the Planning Commission and Board of Supervisors. Public Hearings were held before both the Planning Commission and the Board of Supervisors.

### ***Sources of Information***

Several sources of information have been used to document recent demographic and housing trends in Colusa County. Data from the 1990 and 2000 U.S. Census were used for comparative purposes for many of the tables in this report. Other sources of data include the State Department of Finance (DOF), Employment Development Department (EDD), the Colusa County General Plan, the Colusa County Economic and Demographic Profile, 1999, and other Colusa County documents.

## CHAPTER TWO – EVALUATION OF THE 1993 HOUSING ELEMENT

The County of Colusa has reviewed and evaluated the 1993 Housing Element pursuant to Government Code Section 65588, which states that each local government shall review its housing element as frequently as appropriate to evaluate all of the following:

Section 65588 (a) (1): “Appropriateness of goals, objectives and policies in contributing to the attainment of the state housing goal” – Based on the above analysis, a determination has been made to keep the program as is, modify or eliminate the program. A description is given regarding the changes or modifications to the program that are being made in this 2003 Housing Element.

Section 65588 (a) (2): “Effectiveness of the housing element in attainment of the community’s housing goals and objectives” – The County of Colusa has reviewed the results of the previous element’s goals, objectives, policies and programs. The results are quantified and/or qualified when possible.

Section 65588 (a)(3): “Progress of the City/County in implementation of the housing element”- The County of Colusa has compared what was projected or planned in the previous element and made a determination on whether the program has been successful, unsuccessful or neutral in achieving the previous element’s stated goals, objectives and policies.

### ***Effectiveness of the Previous Housing Element***

The 1993 Housing Element strategy focused on the accomplishment of policies and programs in the following six goal categories:

#### Goals

##### Goal 1:

Development, through public and private resources, of sufficient new housing to ensure the availability of safe, affordable housing for all households in the Colusa County unincorporated area.

##### Goal 2:

Assurance of choice of housing location for all residents of the Colusa County unincorporated area.

Goal 3:

Maintenance and improvement of the quality and affordability of the existing housing stock and the neighborhoods in which it is located.

Goal 4:

Equal access to safe and decent housing for all income groups.

Goal 5:

Promotion of energy conservation activities in all residential areas.

Goal 6:

Increased opportunities for special needs groups (elderly, large families, families with female heads of household, farm workers, disabled and homeless) to obtain adequate housing.

To implement these goals the County of Colusa Housing Element contained six goals, 27 policies, and 37 programs. These goals, policies, and programs are listed in Table 2-1. The table identifies the Agency responsible for implementing defined programs, and lists specific accomplishments since 1993.

The Task Force Committee and general public reviewed the goals and evaluated the accomplishments. The Committee then determined whether or not the program had been successful, and made recommendations on keeping the program as-is, eliminating the program, or modifying the program for the 2003 Housing Element. Recommended modifications are listed in the right column, and will be incorporated in the 2003 Housing Element Goals, Policies and Programs contained in Chapter 6 of this Element.

In the 1993 Element, quantified objectives were general in nature without assignment of specific responsibility and consequently accomplishments were neither collected or monitored.

Some of the 1993 Policies are adaptable to definitive programs and notations resulting from that evaluation are contained on pages 2-8 through 2-10. These comments and findings were considered during the preparation of programs in the 2003 update.



**Table 2-1**  
**Existing Housing Policies and Programs and**  
**Recommended Changes**

**COLUSA COUNTY 1993 HOUSING ELEMENT**

**GOAL 1:**

Development, through public and private resources, of sufficient new housing to ensure the availability of safe, affordable housing for all households in the Colusa County unincorporated area.

**Quantified Objective:**

Construction of 535 dwelling units by 1997 (to include 114 dwellings for very low income category, 96 dwellings for low-income category, 112 dwellings for moderate income category, and 213 dwellings for above-moderate income category); which equals Colusa County's regional share.

**Policies:**

- HO-1      Designate a sufficient amount of residential land in the County General Plan to support the housing needs identified in this element. Revise the zoning maps of the county accordingly to ensure that all sites planned for residential use are appropriately zoned.
  
- HO-2      Use a range of zoning designations within those areas shown in the Land Use Element as "Urban Residential" in Arbuckle, Maxwell, and the unincorporated area around the cities of Colusa and Williams to encourage a mixture of residential densities. Provide additional sites for multi-family housing using these designations within each of the communities listed above.
  
- HO-3      Encourage the construction of self-help and owner-built housing to increase the supply of housing affordable to low and moderate-income residents.
  
- HO-4      Continue to be actively involved in federal and state housing assistance programs directed towards new construction. Emphasis should be placed on programs where the probability of securing funds is highest.
  
- HO-5      Encourage the construction of housing by nonprofit corporations and assist such corporations in their applications for state and federal funds.
  
- HO-6      Encourage the use of federal and state housing assistance programs by the private sector for the purpose of expanding housing opportunities for persons of low and moderate income, including programs incorporating the "self-help" concept.

- HO-7 Encourage the construction of self-help and owner-built housing to increase the supply of housing affordable to low and moderate-income residents.
- HO-8 Undertake a survey of County-owned lands to determine which sites, if any, may be suitable for low and moderate-income housing.
- HO-9 Accommodate the level of housing construction determined to be necessary according to this element in short-range plans for public infrastructure, especially sewer, water, and drainage facilities. Support the cities in their efforts to obtain State and federal funding for improvements to their infrastructure that impact development in the unincorporated area adjacent to the cities.

**GOAL 2:**

Assurance of choice of housing location for all residents of the Colusa County unincorporated area.

**Quantified Objective:**

Designation of sufficient land for residential development to accommodate the land required for new development through 1997.

**Policies:**

- HO-10 Maintain a sufficient inventory of developable land to accommodate timely development of needed new housing.
- HO-11 Accommodate and encourage development of a full range of housing types in Colusa County.
- HO-12 Recognize manufactured housing in the communities of Colusa County as a more affordable alternative to the single family detached home. Design land use regulations to not place undue restrictions on the siting of manufactured homes, but to include design standards which ensure that they are compatible in character with the surrounding community.
- HO-13 Permit second housing units or "granny flats" where appropriate. Recognize such housing as a potentially important component of the affordable housing supply in Colusa County, particularly for low-income renters.
- HO-14 Encourage additional opportunities for market-rate and luxury housing within Colusa County.
- HO-15 Encourage new mobile home parks in R-3 and R-4 areas. In accordance with Policy HO-2, designate additional R-3 and R-4 areas in Arbuckle and the unincorporated areas adjacent to the cities of Williams and Colusa.

HO-16 Modify residential density standards where appropriate to permit zero lot line or patio home developments. Specify setback, open space, design, and parking requirements, and minimum lot sizes that are smaller than 6,000 and 8,000 square feet in such modifications.

**GOAL 3:**

Maintenance and improvement of the quality and affordability of the existing housing stock and the neighborhoods in which it is located.

**Quantified Objective:**

Rehabilitation of an annual average of 6 dwellings for very low, low and moderate-income households through 1997 (4 very low, 1 low and 1 moderate income households).

Conservation or replacement of an annual average of 12 dwelling units (6 very low, 3 low and 3 moderate income households).

**Policies:**

HO-17 Encourage rehabilitation of homes in deteriorated condition by continued participation in rural community development block grant programs, focusing on identified target areas in unincorporated communities.

HO-18 Protect the quality of existing neighborhoods in Colusa County from intrusion by incompatible uses. Encourage programs which enhance the health, safety and visual quality of existing neighborhoods.

HO-19 Require and enforce conformance with local building codes to ensure that housing is safe and sanitary and to minimize hazards to public health and safety.

HO-20 Encourage the protection of the existing rental housing supply.

HO-21 Encourage proper maintenance of essential public services and facilities in residential developments.

HO-22 Facilitate maximum use of federal and State programs that can assist lower-income homeowners to properly maintain their dwelling units.

HO-23 Monitor units at risk and facilitate conservation or replacement of any federally-assisted housing units that are planned for conversion to market rate rents.

**GOAL 4:**

Equal access to safe and decent housing for all income groups.

**Quantified Objective:**

Provide referral services for housing discrimination complaints to appropriate State and federal agencies through 1997.

**Policies:**

- HO-24 Support measures to eliminate housing discrimination on the basis of race, age, sex, marital status, ancestry and national origin.
- HO-25 Encourage enforcement of fair housing laws throughout the county.
- HO-26 Support programs that increase employment and economic opportunities.

**GOAL 5:**

Promotion of energy conservation activities in all residential areas.

**Quantified Objective:**

Development of public policies and regulations that achieve a high level of energy conservation in all new and rehabilitated housing units.

**Policies:**

- HO-27 Promote housing construction close to planned employment centers to reduce gasoline consumption.
- HO-28 Promote the expenditure of state and federal housing rehabilitation funds on weatherization and insulation of existing homes.
- HO-29 Maintain zoning and building code regulations which permit energy-efficient architectural and subdivision design and the use of solar energy.

**GOAL 6:**

Increased opportunities for special needs groups (elderly, large families, families with female heads of household, farm workers, disabled and homeless) to obtain adequate housing.

**Quantified Objective:**

Rental assistance to an annual average of 7 very low, low and moderate income renter households and homeowner assistance to an annual average of 3 very low, low and moderate income owner households through 1997.

**Policies:**

- HO-30 Encourage residential builders and developers to provide for the inclusion of dwelling units suitable for sale or rent to low and moderate-income households within their projects.
- HO-31 Encourage the provision of migrant farm worker housing by the private sector, and compliance of such housing with building code requirements established by the State Department of Housing and Community Development. Advise and support farm worker employers proposing to build such housing.
- HO-32 Encourage full use of federal and State housing assistance programs that can enable persons with unmet housing needs to obtain decent housing at prices they can afford.
- HO-33 Support the development of housing plans and programs, including new publicly-subsidized housing that maximize housing choice for special needs groups and lower-income households commensurate with need.
- HO-34 Fully provide for the housing needs of displaced persons in conjunction with any State or federal project - such as a reservoir or interstate highway improvement - which requires the relocation of existing housing.
- HO-35 Encourage the local building industry to present written and oral input to the County to recommend measures which may be taken to meet the housing needs of the local population.

| POLICY/<br>ACTION # | POLICY/ACTION  | RESPONSIBLE<br>AGENCY                      | ACCOMP-<br>LISHMENTS<br>SINCE 1993 | HAS THIS BEEN A<br>SUCCESSFUL<br>ACTION/POLICY FROM<br>1993-2000 - WHY?   | KEEP, ELIMINATE OR<br>MODIFY THE<br>ACTION/POLICY FOR THE<br>NEW HOUSING ELEMENT?  | HOW WOULD YOU EDIT<br>THE ACTION/POLICY<br>TO MAKE IT MORE<br>SUCCESSFUL?<br>(EXAMPLES)  |
|---------------------|--|--|------------------------------------|---|--|--|
| Program 1.          | Continue to update the Land Use Element of the General Plan as necessary to provide for sufficient land area, circulation system and County services to meet future residential needs through 1997.  | Colusa County<br>Planning<br>Department    |                                    | <input type="checkbox"/> Successful<br><input type="checkbox"/> Unsuccessful<br><input checked="" type="checkbox"/> Neutral<br>Why? | <input type="checkbox"/> Keep Policy<br><input type="checkbox"/> Eliminate Policy<br><input checked="" type="checkbox"/> Modify Policy | <ul style="list-style-type: none"> <li>▪ Has not been accomplished; much is still true but updating still needed</li> <li>▪ Modify to also provide for sufficient infrastructure</li> <li>▪ Change to reference "planning period"</li> </ul> |
| Program 2.          | Continue to provide local developers and nonprofits with information and referral, contacts and guidance regarding available federal, State and local housing programs, with particular emphasis on the communities of Arbuckle, Grimes, Maxwell and Princeton.  | Colusa<br>County<br>Planning<br>Department |                                    | <input checked="" type="checkbox"/> Successful<br><input type="checkbox"/> Unsuccessful<br><input type="checkbox"/> Neutral<br>Why? | <input type="checkbox"/> Keep Policy<br><input type="checkbox"/> Eliminate Policy<br><input checked="" type="checkbox"/> Modify Policy | <ul style="list-style-type: none"> <li>▪ Add to coordinate, when appropriate, with Cities of Colusa and Williams</li> </ul>  |
| Program 3.          | Develop and maintain an inventory of publicly-owned land within the communities of Arbuckle, Maxwell, Grimes, and Princeton and analyze that land for potential housing sites. If appropriate sites are identified, the County will approach developers and funding agencies to facilitate development of the sites with assisted housing. | Colusa<br>County<br>Planning<br>Department |                                    | <input type="checkbox"/> Successful<br><input checked="" type="checkbox"/> Unsuccessful<br><input type="checkbox"/> Neutral<br>Why? | <input type="checkbox"/> Keep Policy<br><input checked="" type="checkbox"/> Eliminate Policy<br><input type="checkbox"/> Modify Policy | <ul style="list-style-type: none"> <li>▪ Was not inventoried per se. Searched for publicly-owned land sites during planning period and found no properties suitable for residential development</li> </ul>                                   |
| Program 4.          | Investigate formation of a redevelopment agency and adoption of a redevelopment plan for blighted area(s) of the county to address critical housing needs.   |  | Agency<br>formed<br>not            | <input type="checkbox"/> Successful<br><input checked="" type="checkbox"/> Unsuccessful<br><input type="checkbox"/> Neutral<br>Why? | <input checked="" type="checkbox"/> Keep Policy<br><input type="checkbox"/> Eliminate Policy<br><input type="checkbox"/> Modify Policy | <ul style="list-style-type: none"> <li>▪ Not accomplished</li> <li>▪ Keep policy to address this planning period</li> </ul>  |

| POLICY/<br>ACTION # | POLICY/ACTION  | RESPONSIBLE<br>AGENCY                          | ACCOMP-<br>LISHMENTS<br>SINCE 1993 | HAS THIS BEEN A<br>SUCCESSFUL<br>ACTION/POLICY FROM<br>1993-2000 – WHY?   | KEEP, ELIMINATE OR<br>MODIFY THE<br>ACTION/POLICY FOR THE<br>NEW HOUSING ELEMENT?  | HOW WOULD YOU EDIT<br>THE ACTION/POLICY<br>TO MAKE IT MORE<br>SUCCESSFUL?<br>(EXAMPLES)  |
|---------------------|--|--|------------------------------------|---|--|--|
| Program 5.          | Allocate a portion of any future redevelopment housing set-aside funds for the purchase of sites for low- and moderate-income housing, to be land-banked or used for the development of assisted housing; and to identify suitable sites for assisted housing, and assist in providing for infrastructure improvements to serve those sites.   |  |                                    | <input type="checkbox"/> Successful<br><input checked="" type="checkbox"/> Unsuccessful<br><input type="checkbox"/> Neutral<br>Why? | <input checked="" type="checkbox"/> Keep Policy<br><input type="checkbox"/> Eliminate Policy<br><input type="checkbox"/> Modify Policy | <ul style="list-style-type: none"> <li>▪ Agency was not formed; no tax increment earned.</li> </ul>  |
| Program 6.          | Continue to work with RCHC or other nonprofit agency to prepare and submit applications for Community Development Block Grant funds to provide housing rehabilitation assistance and infrastructure improvements, focusing on the following target communities: College City, Grimes, Princeton and/or Stonyford.  | Colusa<br>Planning<br>Department<br><br>County |                                    | <input checked="" type="checkbox"/> Successful<br><input type="checkbox"/> Unsuccessful<br><input type="checkbox"/> Neutral<br>Why? | <input type="checkbox"/> Keep Policy<br><input type="checkbox"/> Eliminate Policy<br><input checked="" type="checkbox"/> Modify Policy | <ul style="list-style-type: none"> <li>▪ RCHC now Mercy Housing</li> <li>▪ Open to general non-profit housing providers</li> <li>▪ Eliminate targeting of certain communities</li> </ul> |
| Program 7.          | Monitor the status of federally-assisted projects within the Colusa County unincorporated area, review any plans of action submitted for LJHPRHA eligible projects, assist in providing community and tenant education about the issue, available assistance and options, and facilitate transition to nonprofit or public ownership. Monitoring shall consist of annually contacting HUD representatives regarding filing of Notices of Intent. The County Planning Director will review any plans of | Colusa County<br>Planning<br>Department        |                                    | <input type="checkbox"/> Successful<br><input type="checkbox"/> Unsuccessful<br><input checked="" type="checkbox"/> Neutral<br>Why? | <input type="checkbox"/> Keep Policy<br><input type="checkbox"/> Eliminate Policy<br><input checked="" type="checkbox"/> Modify Policy | <ul style="list-style-type: none"> <li>▪ Remove public ownership reference</li> <li>▪ Rewrite for clarity, succinctness</li> </ul>   |

| POLICY/<br>ACTION # | <i>POLICY/ACTION</i>  | RESPONSIBLE<br>AGENCY                   | ACCOMPLISHMENTS<br>SINCE 1993 | HAS THIS BEEN A<br>SUCCESSFUL<br>ACTION/POLICY FROM<br>1993-2000 - WHY?   | KEEP, ELIMINATE OR<br>MODIFY THE<br>ACTION/POLICY FOR THE<br>NEW HOUSING ELEMENT?  | HOW WOULD YOU EDIT<br>THE ACTION/POLICY<br>TO MAKE IT MORE<br>SUCCESSFUL?<br>(EXAMPLES)  |
|---------------------|---|---|-------------------------------|---|--|--|
| Program 8.          | <p>action with the Planning Commission and Board of Supervisors, assist in providing appropriate notices to tenants and other interested members of the community, and assist interested groups in providing educational workshops and identifying sources of funding for acquisition by tenants, nonprofit groups, or public agencies.</p> <p>Provide assistance in referring and reporting housing discrimination complaints to the State Department of Fair Employment and Housing. Provide access to a County telephone and provide brochures to residents reporting complaints to County offices. Publicize this service through the local media, schools, library, the post office and local housing advocacy groups.</p> | Colusa County<br>Planning<br>Department |                               | <input checked="" type="checkbox"/> Successful<br><input type="checkbox"/> Unsuccessful<br><input type="checkbox"/> Neutral<br>Why? | <input checked="" type="checkbox"/> Keep Policy<br><input type="checkbox"/> Eliminate Policy<br><input type="checkbox"/> Modify Policy |  |
| Program 9.          | <p>Modify County land use regulations to permit at least two of the following four options:</p> <p>(1) Inclusionary zoning (requiring developers to set aside a certain percentage of units in their projects for affordable housing)</p> <p>(2) Streamlined permitting and processing</p> <p>(3) Density bonuses for projects with low- to moderate-income</p>   | Colusa County<br>Planning<br>Department |                               | <input checked="" type="checkbox"/> Successful<br><input type="checkbox"/> Unsuccessful<br><input type="checkbox"/> Neutral<br>Why? | <input type="checkbox"/> Keep Policy<br><input type="checkbox"/> Eliminate Policy<br><input checked="" type="checkbox"/> Modify Policy | <ul style="list-style-type: none"> <li>▪ Remove item 4. County only charges what is needed to provide increased services.</li> </ul> |



| POLICY/<br>ACTION # | <i>POLICY/ACTION</i>   | RESPONSIBLE<br>AGENCY                   | ACCOMP-<br>LISHMENTS<br>SINCE 1993   | HAS THIS BEEN A<br>SUCCESSFUL<br>ACTION/POLICY FROM<br>1993-2000 – WHY?   | KEEP, ELIMINATE OR<br>MODIFY THE<br>ACTION/POLICY FOR THE<br>NEW HOUSING ELEMENT?  | HOW WOULD YOU EDIT<br>THE ACTION/POLICY<br>TO MAKE IT MORE<br>SUCCESSFUL?<br>(EXAMPLES)                          |
|---------------------|--|---|--|---|--|--|
|                     | units (permitting developers to build more homes than would be permitted under the Zoning Ordinance)<br>(4) Selected waiving of development fees for projects with low- to moderate-income units   |   |  |   |  |  |
| Program<br>10.      | Continue to encourage the local building and real estate industry to present written and oral input to the County as to measures that may be taken to meet local housing needs. Invite local building contractors and realtors to address the Board of Supervisors on this subject on an annual basis. |   | This activity has taken place on occasion. All invited to Advisory Committee | <input checked="" type="checkbox"/> Successful<br><input type="checkbox"/> Unsuccessful<br><input type="checkbox"/> Neutral<br>Why? | <input type="checkbox"/> Keep Policy<br><input type="checkbox"/> Eliminate Policy<br><input checked="" type="checkbox"/> Modify Policy |  |
| Program<br>11.      | Inspect housing units upon receiving complaints regarding health and safety problems, and require compliance with applicable building and housing codes. Require demolition of vacant dilapidated dwellings that are not economically feasible to improve to code standards.                           |   |  | <input checked="" type="checkbox"/> Successful<br><input type="checkbox"/> Unsuccessful<br><input type="checkbox"/> Neutral<br>Why? | <input type="checkbox"/> Keep Policy<br><input type="checkbox"/> Eliminate Policy<br><input checked="" type="checkbox"/> Modify Policy | <ul style="list-style-type: none"> <li>▪ Reference California Building Standards Code.</li> </ul>                |
| Program<br>12.      | Continue to work in close cooperation with other Tri-County governments to ensure orderly development of unincorporated lands adjacent to the cities of Colusa and Williams, and the consistency of land use policies and development standards in those areas.  | Colusa County<br>Planning<br>Department |  | <input checked="" type="checkbox"/> Successful<br><input type="checkbox"/> Unsuccessful<br><input type="checkbox"/> Neutral<br>Why? | <input type="checkbox"/> Keep Policy<br><input type="checkbox"/> Eliminate Policy<br><input checked="" type="checkbox"/> Modify Policy | <ul style="list-style-type: none"> <li>▪ Reference Cities of Colusa and Williams and County of Colusa</li> </ul> |

| POLICY/<br>ACTION # | POLICY/ACTION  | RESPONSIBLE<br>AGENCY                   | ACCOMPLISHMENTS<br>SINCE 1993 | HAS THIS BEEN A<br>SUCCESSFUL<br>ACTION/POLICY FROM<br>1993-2000 - WHY?   | KEEP, ELIMINATE OR<br>MODIFY THE<br>ACTION/POLICY FOR THE<br>NEW HOUSING ELEMENT?  | HOW WOULD YOU EDIT<br>THE ACTION/POLICY<br>TO MAKE IT MORE<br>SUCCESSFUL?<br>(EXAMPLES)  |
|---------------------|--|---|-------------------------------|---|--|--|
| Program<br>13.      | Support economic development programs and strategies, including the Tri-County EDC.  |   |                               | <input type="checkbox"/> Successful<br><input type="checkbox"/> Unsuccessful<br><input checked="" type="checkbox"/> Neutral<br>Why? | <input type="checkbox"/> Keep Policy<br><input type="checkbox"/> Eliminate Policy<br><input checked="" type="checkbox"/> Modify Policy | <ul style="list-style-type: none"> <li>▪ Tri-County reference no longer includes Colusa County</li> <li>▪ New Colusa County EDC</li> <li>▪ Add reference and consistency with County Jobs-Housing Balance policies.</li> </ul> |
| Program<br>14.      | Assist private and/or nonprofit developers in identifying available sites in the Colusa County unincorporated area that could be utilized for farm worker housing. Encourage RCHC and other potential developers to pursue funding for self-help housing and farm worker housing at selected locations. Provide expedited permit processing and technical assistance to developers for the permit process. | Colusa County<br>Planning<br>Department |                               | <input type="checkbox"/> Successful<br><input type="checkbox"/> Unsuccessful<br><input checked="" type="checkbox"/> Neutral<br>Why? | <input type="checkbox"/> Keep Policy<br><input type="checkbox"/> Eliminate Policy<br><input checked="" type="checkbox"/> Modify Policy | <ul style="list-style-type: none"> <li>▪ Remove RCHC; no longer exists</li> <li>▪ Reference all of Colusa County</li> </ul>  |
| Program<br>15.      | Allow room additions for overcrowded owner households in accordance with zoning regulations, and provide an incentive for developers to provide multiple family units with three or more bedrooms. The incentives shall consist of a density bonus, in accordance with the provisions of State law.  | Colusa County<br>Planning<br>Department |                               | <input checked="" type="checkbox"/> Successful<br><input type="checkbox"/> Unsuccessful<br><input type="checkbox"/> Neutral<br>Why? | <input checked="" type="checkbox"/> Keep Policy<br><input type="checkbox"/> Eliminate Policy<br><input type="checkbox"/> Modify Policy | <ul style="list-style-type: none"> <li>▪ Update Zoning Ordinance to bring into compliance with State law, including second units.</li> </ul>   |
| Program<br>16.      | Rezone the communities of Arbutle, Grimes and Princeton and the Lurline area to ensure an adequate supply of sites for   | Colusa County<br>Planning<br>Department |                               | <input type="checkbox"/> Successful<br><input checked="" type="checkbox"/> Unsuccessful<br><input type="checkbox"/> Neutral<br>Why? | <input type="checkbox"/> Keep Policy<br><input type="checkbox"/> Eliminate Policy<br><input checked="" type="checkbox"/> Modify Policy | <ul style="list-style-type: none"> <li>▪ Identify appropriate lands in all unincorporated area.</li> </ul>   |

| POLICY/<br>ACTION # | <i>POLICY/ACTION</i>  | RESPONSIBLE<br>AGENCY                   | ACCOMP-<br>LISHMENTS<br>SINCE 1993 | HAS THIS BEEN A<br>SUCCESSFUL<br>ACTION/POLICY FROM<br>1993-2000 - WHY?   | KEEP, ELIMINATE OR<br>MODIFY THE<br>ACTION/POLICY FOR THE<br>NEW HOUSING ELEMENT?  | HOW WOULD YOU EDIT<br>THE ACTION/POLICY<br>TO MAKE IT MORE<br>SUCCESSFUL?<br>(EXAMPLES)  |
|---------------------|---|---|------------------------------------|---|--|--|
|                     | multi-family housing and mobile home parks.   |   |                                    |   |  | <ul style="list-style-type: none"> <li>▪ Assist LI Mobile Home park residents to purchase, if desired so by pursuing available grant funding.</li> </ul>                               |
| Program<br>17.      | Work with special districts and the cities of Williams and Colusa to assure that sewer and water systems are improved to assure that construction of new dwelling units in accordance with the quantified objectives of this Housing Element can be accommodated. Encourage the cities and districts to apply for available State and federal grants and loans to finance construction of necessary improvements. | Colusa County<br>Planning<br>Department |                                    | <input type="checkbox"/> Successful<br><input type="checkbox"/> Unsuccessful<br><input checked="" type="checkbox"/> Neutral<br>Why? | <input type="checkbox"/> Keep Policy<br><input type="checkbox"/> Eliminate Policy<br><input checked="" type="checkbox"/> Modify Policy | <ul style="list-style-type: none"> <li>▪ Remove "encourage".</li> <li>▪ Change to "Assist" with background information, documented need, staff assistance.</li> </ul>                  |
| Program<br>18.      | Request the Local Agency Formation Commission to amend Spheres of Influence for the cities of Colusa and Williams and for utility districts in Maxwell and Princeton to correspond to planning boundaries contained in the Colusa County General Plan, to assure that adequate sites are available to accommodate new residential development.  |   |                                    | <input type="checkbox"/> Successful<br><input type="checkbox"/> Unsuccessful<br><input checked="" type="checkbox"/> Neutral<br>Why? | <input type="checkbox"/> Keep Policy<br><input type="checkbox"/> Eliminate Policy<br><input checked="" type="checkbox"/> Modify Policy | <ul style="list-style-type: none"> <li>▪ Change "amend" to "update" pursuant to required Municipal Service Review.</li> <li>▪ Add special districts</li> <li>▪ Add Arbuckle</li> </ul> |
| Program<br>19.      | If park and recreation fees are proposed for new residential development, consider the impact on low and moderate income housing in the fee study.  | Colusa County<br>Planning<br>Department | Has not been an issue              | <input type="checkbox"/> Successful<br><input type="checkbox"/> Unsuccessful<br><input checked="" type="checkbox"/> Neutral<br>Why? | <input checked="" type="checkbox"/> Keep Policy<br><input type="checkbox"/> Eliminate Policy<br><input type="checkbox"/> Modify Policy |  |

| POLICY/<br>ACTION # | <i>POLICY/ACTION</i>  | RESPONSIBLE<br>AGENCY | ACCOMP-<br>LISHMENTS<br>SINCE 1993   | HAS THIS BEEN A<br>SUCCESSFUL<br>ACTION/POLICY FROM<br>1993-2000 - WHY?   | KEEP, ELIMINATE OR<br>MODIFY THE<br>ACTION/POLICY FOR THE<br>NEW HOUSING ELEMENT?  | HOW WOULD YOU EDIT<br>THE ACTION/POLICY<br>TO MAKE IT MORE<br>SUCCESSFUL?<br>(EXAMPLES)                    |
|---------------------|---|-----------------------|--|---|--|--|
| Program<br>20.      | Study the feasibility of<br>development of a sewer system<br>for the communities of Grimes<br>and College City. |                       | <ul style="list-style-type: none"> <li>▪ College City does not have water system</li> <li>▪ Study not conducted</li> </ul> | <input type="checkbox"/> Successful<br><input checked="" type="checkbox"/> Unsuccessful<br><input type="checkbox"/> Neutral<br>Why? | <input type="checkbox"/> Keep Policy<br><input checked="" type="checkbox"/> Eliminate Policy<br><input type="checkbox"/> Modify Policy | <ul style="list-style-type: none"> <li>▪ Discussion elicited high opposition to potential rates</li> </ul> |

## CHAPTER THREE – POPULATION AND HOUSING DATA

To adequately plan for any occurrence, change, or improvements, it is necessary to fully understand present conditions and the past trends that led to the current environment. The same holds true for housing - a successful strategy must be preceded by an adequate assessment of the County and regional environment. This section discusses the components of housing need, which include the trends between 1990 and 2000 in Colusa County's population, households, employment base and the type of housing units available. In some instances, both incorporated cities (Williams and Colusa) and countywide data is included for comparative analysis.

The analysis that follows is divided into four major subsections. **Population Characteristics** examines the County in terms of individual persons and identifies population trends that may affect future housing needs. **Household Characteristics** explores the County by families, households, or living groups, to see how past and expected household changes will affect housing needs. **Employment** denotes primary income sources and levels by occupation. A review of the **Housing Stock** discloses the housing environment in Colusa County as a whole and details availability, affordability, and condition. Such information is invaluable to help identify needed programs that ensure that existing and future housing stock meets the shelter needs of every segment of the County's population. Analysis in each of these subsections provides a database upon which decisions concerning programs and policies for the provision of adequate housing in the County are made.

### ***Population Characteristics***

To effectively address and identify existing and future housing needs for the County of Colusa, population variables such as demographic and socioeconomic characteristics and trends must be analyzed. The resulting community profile is based on available data from the U.S. Census Bureau, Department of Finance (DOF), State of California, Employment Development Department (EDD) and various other informational sources.

### **POPULATION TRENDS**

The County of Colusa was established in 1850 when the State Legislature created the original 27 counties. Since then, the County has grown to a total population of 18,804 as reported in the 2000 U.S. Census. In 1980, the

population of Colusa County was 12,791, with an unincorporated population of 7,061, and by 1990 the population had increased to 16,275 with an unincorporated population of 9,044 (reference Table 3-1). This was an increase of approximately 27 percent for the County and an increase of 28 percent for the unincorporated areas of the County.

**Table 3-1  
Population Growth, 1980-2000  
Colusa County**

| Jurisdiction        | 1980<br>Population | 1990<br>Population | Percent Change<br>1980 to 1990 | 2000<br>Population | Percent Change<br>1990 to 2000 |
|---------------------|--------------------|--------------------|--------------------------------|--------------------|--------------------------------|
| Colusa              | 4,075              | 4,934              | 21                             | 5,402              | 9.5                            |
| Williams            | 1,655              | 2,297              | 38.8                           | 3,670              | 59.8                           |
| Unincorporated      | 7,061              | 9,044              | 28.1                           | 9,732              | 7.6                            |
| Total Colusa County | 12,791             | 16,275             | 27.2                           | 18,804             | 15.5                           |
| Lake County         | 36,366             | 50,631             | 39.2                           | 58,309             | 15.2                           |
| Glenn County        | 21,350             | 24,798             | 16.2                           | 26,453             | 7.6                            |
| California          | 23,668,862         | 29,760,021         | 25.7                           | 33,871,648         | 13.8                           |

Source: 1980, 1990, and 2000 U.S. Census

This was slightly higher than California's increase in population for the same time period. From 1990 to 2000, the County's population increased 15.5 percent to total 18,804 and the unincorporated areas of the County increased 7.6 percent to total 9,732. Unincorporated Colusa County's population increase from 1990 to 2000 was considerably lower than the total County for the same time period, however equal to neighboring Glenn County.

*Colusa County's unincorporated population rose 8% in the last decade – at slightly more than one-half the rate of state growth.*

Table 3-2 shows population Estimates and Projections for unincorporated Colusa County for the years 2000 through 2020. Using the same percentage growth from 1990 to 2000 the estimated number of persons by 2005 is 10,471 in the unincorporated area. By 2010, the unincorporated County is projected to have a population of 11,267 persons and by 2020 the unincorporated County is projected to have a population of 13,044 persons. This is 34 percent higher than the current population.

**Table 3-2  
Population Estimate and Projections  
2000-2020**

|                                 | 2000 <sup>1</sup> | 2005   | 2010   | 2015   | 2020   |
|---------------------------------|-------------------|--------|--------|--------|--------|
| Unincorporated<br>Colusa County | 9,732             | 10,471 | 11,267 | 12,123 | 13,044 |

Source: <sup>1</sup>2000 U.S. Census, Department of Finance, Interim County Population Projections, July 1, 2000

Table 3-3 shows unincorporated Colusa County's population trends from 1970 to 2000. In 1970 the unincorporated County's population was 7,017, which is 38.7 percent less than the current population is. The County has experienced more growth in the last two decades (2,671 persons) than in any other decade. Most of this growth has occurred in the unincorporated communities such as Arbuckle, primarily due to outgrowth from the Sacramento region and Arbuckle's proximity to the I-5 freeway.

**Table 3-3  
Population Trends, 1970-2000  
Colusa County**

| Year | Population | Increase or<br>Decrease | Percent Change |
|------|------------|-------------------------|----------------|
| 1970 | 7,017      | -                       | -              |
| 1980 | 7,061      | +44                     | 0.6            |
| 1990 | 9,044      | +1,983                  | 28.1           |
| 2000 | 9,732      | +688                    | 7.6            |

Source: 1989 Housing Element, 1990 and 2000 U.S. Census

**AGE CHARACTERISTICS**

*Senior population is growing moderately – percentage of total has decreased since 1990.*

Age group changes in the local population provide indicators to future housing needs. Table 3-4 compares age group changes from 1990 to 2000 for the unincorporated areas of Colusa County. The percentage of children under 10 years of age decreased slightly from 16.6 percent of the population in 1990 to 15.9 percent of the population in 2000. The 10-19 age group increased from 16.5 percent of the population in 1990 to 18.8 percent of the population in 2000. The 20-34 age group decreased from 20.0 percent of the population in 1990 to 17.2 percent in 2000. The 35-54 age group increased from 24.4 percent of the population in 1990 to 27.1 percent in 2000. The 55 and over age group decreased from 22.6 percent in 1990 to 20.9 percent in 2000. The most significant

changes (by 2 or more percentage points) were in age ranges 25-34 (decreased by 2.6%) and 45-54 (increased by 2.7 percent). The primary age group for purchasing homes is the 30-45 age group, which overall has decreased slightly since 1990.

**Table 3-4  
Age Distribution, 1990-2000  
Unincorporated Colusa County**

| Age Range     | 1990         |              | 2000         |              |
|---------------|--------------|--------------|--------------|--------------|
|               | Number       | Percent      | Number       | Percent      |
| Under 5 Years | 714          | 7.9          | 740          | 7.6          |
| 5 to 9        | 783          | 8.7          | 811          | 8.3          |
| 10 to 14      | 771          | 8.5          | 874          | 9.0          |
| 15 to 19      | 721          | 8.0          | 955          | 9.8          |
| 20 to 24      | 540          | 6.0          | 569          | 5.8          |
| 25 to 34      | 1,269        | 14.0         | 1,108        | 11.4         |
| 35 to 44      | 1,312        | 14.5         | 1,409        | 14.5         |
| 45 to 54      | 892          | 9.9          | 1,224        | 12.6         |
| 55 to 59      | 400          | 4.4          | 470          | 4.8          |
| 60 to 64      | 450          | 5.0          | 394          | 4.0          |
| 65 to 74      | 733          | 8.1          | 641          | 6.6          |
| 75 to 84      | 376          | 4.2          | 409          | 4.2          |
| 85 and Over   | 83           | 0.9          | 128          | 1.3          |
| <b>Total</b>  | <b>9,044</b> | <b>100.0</b> | <b>9,732</b> | <b>100.0</b> |

Source: 1990 and 2000 U.S. Census

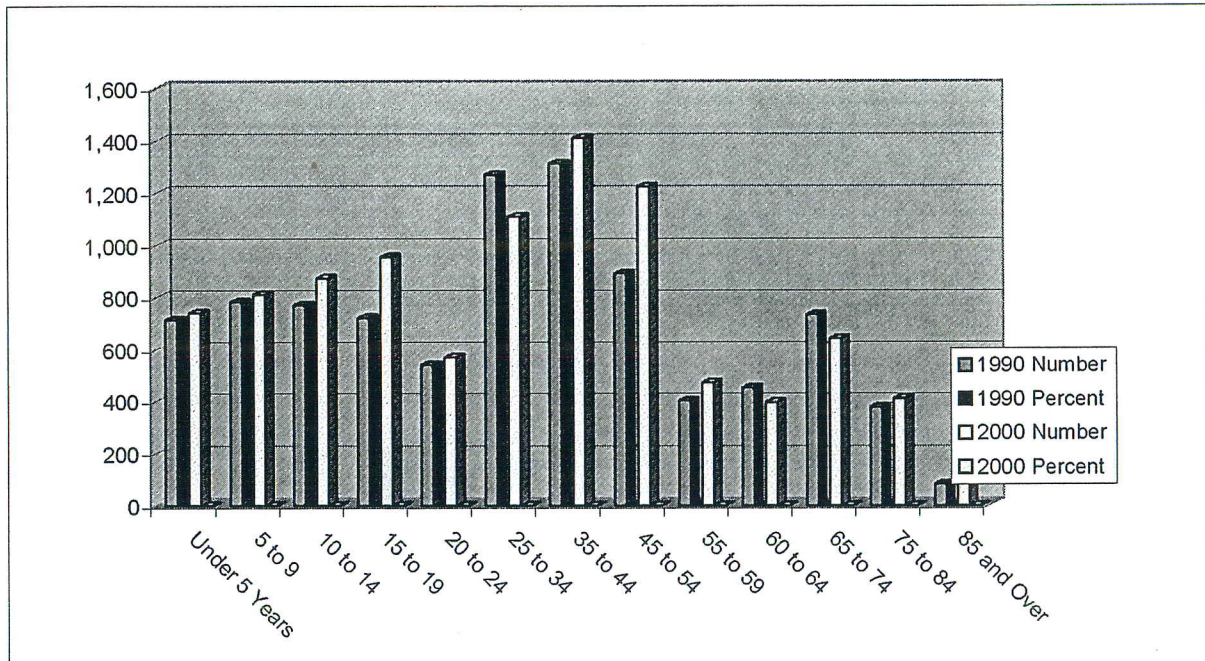
As Figure 3-1 clearly illustrates, population growth has occurred more intensely in the last decade in residents between 35 and 54 years of age.

**RACE/ETHNICITY  
CHARACTERISTICS**

Table 3-5 and Figure 3-2 show the ethnic composition of the unincorporated Colusa County population. Between 1990 and 2000, the number and percentage of the White population decreased from 76.3 percent of the total population to 69.0 percent. The Black or African American population remained almost unchanged at 0.7 percent of the population in 2000 and 0.8 percent in 1990.



**Figure 3-1  
Age Distribution  
Unincorporated Colusa County**

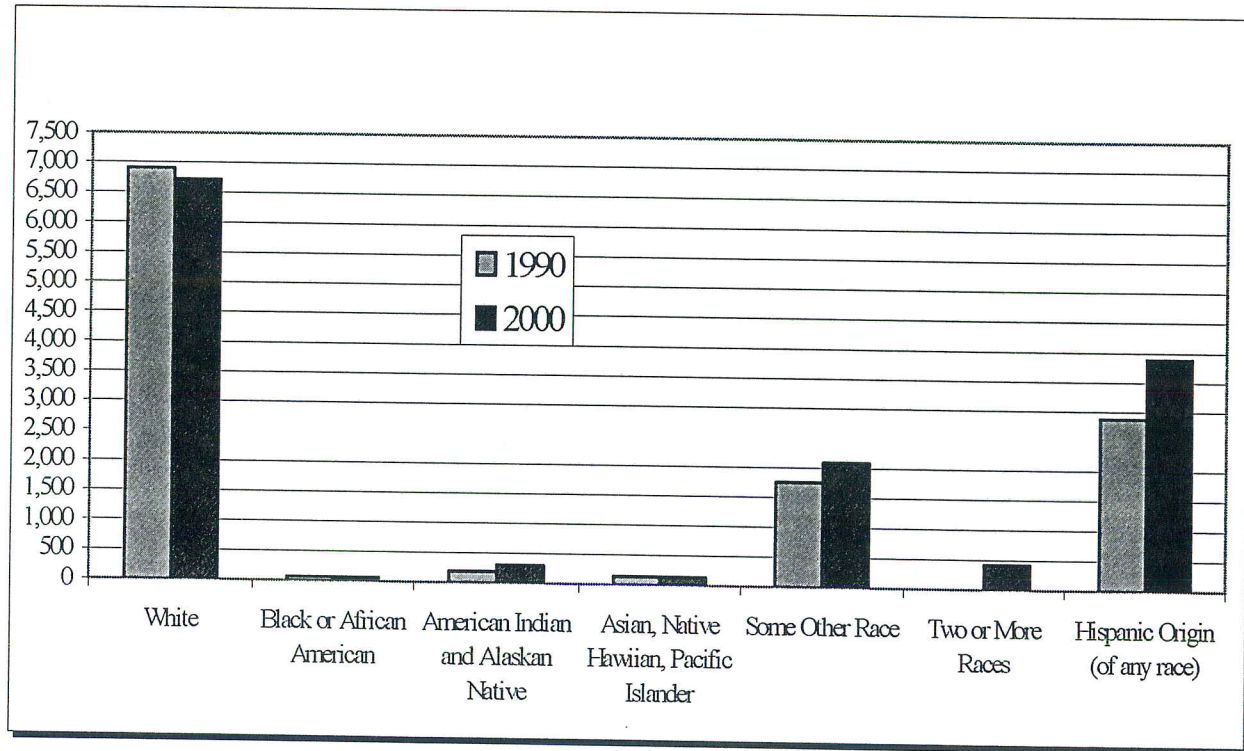


**Table 3-5  
Race and Ethnicity, 1990-2000  
Unincorporated Colusa County**

|  | 1990   |         | 2000   |         |
|--|--------|---------|--------|---------|
|  | Number | Percent | Number | Percent |
| White                                    | 6,902  | 76.3    | 6,713  | 69.0    |
| Black or African American                | 68     | 0.8     | 69     | 0.7     |
| American Indian and Alaskan Native       | 185    | 2.0     | 302    | 3.1     |
| Asian, Native Hawaiian, Pacific Islander | 136    | 1.5     | 139    | 1.4     |
| Some Other Race                          | 1,753  | 19.4    | 2,089  | 21.5    |
| Two or More Races                        | N/A    | N/A     | 420    | 4.3     |
| Total                                    | 9,044  | 100.0   | 9,732  | 100.0   |
| Hispanic Origin (of any race)            | 2,874  | 31.8    | 3,886  | 39.9    |

Source: 1990 and 2000 U.S. Census

**Figure 3-2  
Race and Ethnicity  
Unincorporated Colusa County**



The declines in percentage of total population of some ethnic groups are true throughout California and the southwest due to ongoing immigration and increases in family sizes, and may be somewhat attributable to the variation of Race and Ethnic data collection in the 2000 Census. The Hispanic or Latino (of any race) population was 31.8 percent of the population in 1990 and increased to 39.9 percent of the population in 2000. Persons of Hispanic origin are not included in the above racial categories because Hispanic origin may apply to any of the categories listed above. The percentage of American Indians, Alaskan Natives, and Asians remained basically the same from 1990 to 2000. The Hispanic population is the second largest ethnic group in the County, and has the highest birth rate.

***Household Characteristics***

**HOUSEHOLD TYPE**

Information collected on household type provides a good base for the analysis of the County's housing needs. The U.S. Census Bureau defines a household as all persons who

occupy a housing unit. This may include single persons living alone, families related by blood or marriage, as well as unrelated individuals living together. Persons living in retirement or convalescent homes, dormitories or other group living situations are enumerated separately and are not counted in household population.

Table 3-6 shows household characteristics for the unincorporated areas of Colusa County. As Table 3-6 indicates, Family Households increased in the County from 74.8 percent of total households in 1990 to 75.2 percent in 2000. Non-family Households decreased from 1990 to 2000 by 0.4 percentage points, and Married-Couple Families decreased 1.5 percentage points during the same time period. Householders 65 years and over in unincorporated Colusa County decreased from 11.6 percent in 1990 to 10.1 percent in 2000.

**Table 3-6**  
**Household Type Characteristics, 1990-2000**  
**Unincorporated Colusa County**

|                                    | 1990   |         | 2000   |         |
|------------------------------------|--------|---------|--------|---------|
|                                    | Number | Percent | Number | Percent |
| Total Households                   | 3,105  | 100.0   | 3,276  | 100.0   |
| Family households (families)       | 2,322  | 74.8    | 2,464  | 75.2    |
| Married-couple families            | 1,924  | 62.0    | 1,981  | 60.5    |
| Non-family households              | 783    | 25.2    | 812    | 24.8    |
| Householder living alone           | 688    | 22.2    | 702    | 21.4    |
| Householder 65 years and over      | 359    | 11.6    | 332    | 10.1    |
| Persons Per Household <sup>1</sup> | 2.84   |         | 3.01   |         |
| Total Persons in Households        | 8,871  |         | 9,567  |         |

Source: 1990 and 2000 U.S. Census

<sup>1</sup>Countywide

#### HOUSEHOLD SIZE

Trends in household size can indicate the growth pattern of the County. Average household size will increase if there is an influx of larger families or a rise in the local birth rate such as may be attributed to more children in a single family or teenage parents living at home. Household size will decline where the population is aging, or when there is an immigration of single residents outside childbearing age.

***Colusa County's  
Average Household  
size increased from  
2.84 to 3.01 Persons  
Per Household***

As shown in Table 3-6, Average Household Size in Colusa County was 2.84 Persons Per Household in 1990 and increased to 3.01 Persons Per Household in 2000. The increase in household size indicates a potential demand for large, affordable single family homes in the County.

Persons Per Household Countywide is reported at 3.01. Referencing Table 3-6a, analysis of the Cities of Williams and Colusa and unincorporated Colusa County housing versus population reveals the following:

**Table 3-6a  
Persons Per Household, Colusa County**

|                       | Population | Units | Persons Per Household |
|-----------------------|------------|-------|-----------------------|
| City of Colusa        | 5,402      | 2,016 | 2.7                   |
| City of Williams      | 3,670      | 968   | 3.8                   |
| Unincorporated County | 9,732      | 3,790 | 2.6                   |

**HOUSING UNITS**

Table 3-7 identifies total housing units for the Cities of Colusa and Williams, the unincorporated County and the County as a whole for the years 1990 and 2000. The growth rate of housing units in unincorporated Colusa County is less than all of the other jurisdictions from 1990 to 2000. Between the years 1990 and 2000, a total of 155 housing units (U.S. Census data) were added within unincorporated Colusa County (an increase of 4.3 percent) while the County's percentage of housing units increased 7.6 percent to total 6,774 in 2000.

**Table 3-7  
Total Housing Units, 1990-2000**

|                           | 1990  | 2000  | 1990-2000<br>Increase (%) |
|---------------------------|-------|-------|---------------------------|
| City of Colusa            | 1,896 | 2,016 | 6.3                       |
| City of Williams          | 764   | 968   | 26.7                      |
| Unincorporated Colusa Co. | 3,635 | 3,790 | 4.3                       |
| Colusa County             | 6,295 | 6,774 | 7.6                       |

Source: 1990 and 2000 U.S. Census

**OCCUPIED HOUSING UNITS**

Table 3-8 shows Total Occupied Housing Units and Owner-Occupied and Renter-Occupied Housing Units for 1990 and 2000. The 2000 U.S. Census reported that the total number of occupied housing units in the unincorporated area was 3,276, including 2,110 (64.4 percent) Owner-Occupied Housing Units and 1,166 (35.6 percent) Renter-Occupied Housing Units.

**Table 3-8  
Occupied Housing Units by Tenure, 1990-2000**

|                           | Total<br>Occupied<br>Housing<br>Units | Owner<br>Occupied<br>Housing<br>Units | Owner<br>Occupied<br>Housing<br>Units (%) | Renter<br>Occupied<br>Housing<br>Units | Renter<br>Occupied<br>Housing<br>Units (%) |
|---------------------------|---------------------------------------|---------------------------------------|---|--|--|
| <b>2000</b>               |                                       |                                       |   |  |  |
| Unincorporated Colusa Co. | 3,276                                 | 2,110                                 | 64.4                                      | 1,166                                  | 35.6                                       |
| Colusa County             | 6,097                                 | 3,853                                 | 63.2                                      | 2,244                                  | 36.8                                       |
| <b>1990</b>               |                                       |                                       |   |  |  |
| Unincorporated Colusa Co. | 3,105                                 | 2,050                                 | 66.0                                      | 1,055                                  | 34.0                                       |
| Colusa County             | 5,612                                 | 3,564                                 | 63.5                                      | 2,048                                  | 36.5                                       |

Source: 1990 and 2000 U.S. Census

*Unincorporated  
Owner Occupied  
Housing exceeds  
Renter Occupied  
1.8:1*

The percentage of Owner-Occupied Housing Units decreased 1.6 percentage points from 1990 to 2000, while the percentage of Renter-Occupied Housing Units increased 1.6 percentage points from 1990 to 2000. As Table 3-8 shows, the unincorporated areas of the County have a higher percentage of Owner Occupied Housing Units than the County overall.

**HOUSING UNITS BY TYPE**

Referencing Table 3-9, the majority of units built between 1990 and 2000 were Single Family. The percentage of Single Family Housing Units (both attached and detached) remained the same at 77.7 percent for both 1990 and 2000. The percentage of duplexes decreased from 1.0 percent in 1990 to 0.4 percent in 2000, and the percentage of Multiple Family Housing Units increased 1.8 percentage points for the same period. The number and percentage of mobile homes decreased from 1990 to 2000 to total 14.8 percent (557 mobile homes) in 2000.

More higher density units are located in the incorporated and unincorporated communities than in the rural areas of the County. Their location inside the cities and

communities corresponds to the availability of sewer and/or water systems that are equipped to serve higher density developments.

**Table 3-9  
Housing Inventory Trends by Unit Type, 1990-2000  
Unincorporated Colusa County**

|                     | 1990  |                  | 2000  |                  |
|---------------------|-------|------------------|-------|------------------|
|                     | Units | Percent of Total | Units | Percent of Total |
| Total Housing Units | 3,631 | 100.0            | 3,766 | 100.0            |
| 1-Unit Detached     | 2,776 | 76.5             | 2,818 | 74.8             |
| 1-Unit Attached     | 45    | 1.2              | 111   | 2.9              |
| 2 Units             | 38    | 1.0              | 15    | 0.4              |
| 3 or 4 Units        | 86    | 2.4              | 107   | 2.8              |
| 5 to 9 Units        | 13    | 0.4              | 34    | 0.9              |
| 10 to 19 Units      | 42    | 1.2              | 12    | 0.3              |
| 20 Units or More    | 0     | 0.0              | 67    | 1.8              |
| Mobile Home         | 572   | 15.8             | 557   | 14.8             |
| Boat, RV, Van, etc. | 59    | 1.6              | 45    | 1.2              |

Source: 1990 and 2000 U.S. Census

### VACANCY RATES

The vacancy rate in the County indicates the percentage of units that are vacant and for rent/sale at any one time. It is desirable to have a vacancy rate that offers a balance between a buyer and a seller. The state uses five percent as a rule-of-thumb for a desirable total vacancy rate.

A total vacancy rate of less than four percent could represent a shortage of housing units. This is not the case in Colusa County.

In 2000, unincorporated Colusa County's total vacancy rate was 514 units, or 13.6 percent (reference Table 3-10) compared to 14.6 percent (530 units) in 1990. Of the total vacant units in 2000, 38 were for rent, 60 were for sale, 21 were rented or sold but not yet occupied, 272 were for seasonal, recreational, or occasional use, 16 were for migratory workers, and 106 were classified as other vacant. The unincorporated County's vacancy rate is high because of the 272 vacant units for seasonal, recreational, or occasional use. (It is noted that duck hunting and other

recreational activity is seasonal and very popular in Colusa County.) When discounting this group, the vacancy rate for the unincorporated area would be 6.4 percent. Realtors on the Committee stated however that this is not an accurate picture of rental property availability, which they estimate at less than 1 percent.

**Table 3-10  
Number of Housing Units, Occupied and Vacant, 2000  
Unincorporated Colusa County**

|   | 1990  |                  | 2000  |                  |
|---|-------|------------------|-------|------------------|
|   | Units | Percent of Total | Units | Percent of Total |
| Total Housing Units                           | 3,635 | 100.0            | 3,790 | 100.0            |
| Occupied Housing Units                        | 3,105 | 85.4             | 3,276 | 86.4             |
| Total Vacant Units                            | 530   | 14.6             | 514   | 13.6             |
| For rent                                      | 40    | 7.5              | 38    | 1.0              |
| For sale only                                 | 20    | 3.8              | 60    | 1.6              |
| Rented or sold, not occupied                  | 15    | 2.8              | 21    | 0.6              |
| For seasonal, recreational, or occasional use | 243   | 45.8             | 272   | 7.2              |
| For migratory workers                         | 28    | 5.3              | 16    | 0.4              |
| Other vacant                                  | 184   | 34.7             | 106   | 2.8              |

Source: 1990 and 2000 U.S. Census

**AGE OF HOUSING STOCK**

As illustrated in Table 3-11 in 2000, 49.4 percent of the unincorporated County's housing stock was built prior to 1970. By 2010, approximately 66 percent (2,500 units) of the unincorporated County's current housing stock will be over 30 years old.

**Table 3-11  
Age of Housing Stock  
Unincorporated Colusa County**

| Year Structure Built | Number of Units | Percent of Total |
|----------------------|-----------------|------------------|
| 1990 to March 2000   | 680             | 18.1             |
| 1980 to 1989         | 586             | 15.6             |
| 1970 to 1979         | 642             | 17.0             |
| 1960 to 1969         | 413             | 11.0             |
| 1940 to 1959         | 844             | 22.4             |
| 1939 or Earlier      | 601             | 16.0             |

Source: 2000 U.S. Census

This indicates the potential need for rehabilitation and continued maintenance of these units and probable necessity of assistance for the lower-income households.

**EMPLOYMENT**

*Unincorporated Colusa County's two largest industries employ 42% of all employed residents.*

One of the factors that can contribute to an increase in demand for housing is expansion of the employment base. The 2000 Census classified 3,786 civilian and non-civilian persons in unincorporated Colusa County's labor force. Table 3-12 shows 2000 Employment by Industry for unincorporated Colusa County and Colusa County. In the heavy agrarian unincorporated County, the "Agriculture, Forestry, Fishing and Hunting, and Mining" is by far the largest industrial base. The second largest employment industry is the "Educational, Health, and Social Services," which employs 15.8 percent of the total employed persons in the unincorporated County. The County's Employment by Industry is similar to that of the unincorporated area for all industries.

**Table 3-12  
Employment by Industry, 2000  
Unincorporated Colusa County and Colusa County**

| Industry  | Unincorporated Colusa County |         | Colusa County |         |
|---|------------------------------|---------|---------------|---------|
|   | Number                       | Percent | Number        | Percent |
| Employed persons 16 years and Over  | 3,786                        | 100.0   | 7,237         | 100.0   |
| Agriculture, Forestry, Fishing and Hunting, and Mining                              | 1,095                        | 28.9    | 1,885         | 26.0    |
| Construction  | 186                          | 4.9     | 320           | 4.4     |
| Manufacturing   | 319                          | 8.4     | 554           | 7.7     |
| Wholesale Trade   | 165                          | 4.4     | 351           | 4.9     |
| Retail Trade  | 278                          | 7.3     | 627           | 8.7     |
| Transportation and Warehousing, and Utilities                                       | 293                          | 7.7     | 394           | 5.4     |
| Information   | 16                           | 0.4     | 35            | 0.5     |
| Finance, Insurance, Real Estate, and Rental and Leasing                             | 94                           | 2.5     | 237           | 3.3     |
| Professional, Scientific, Management, Administrative, and Waste Management Services | 129                          | 3.4     | 331           | 4.6     |
| Educational, Health and Social Services   | 599                          | 15.8    | 1,131         | 15.6    |
| Arts, Entertainment, Recreation, Accommodation, and Food Services                   | 275                          | 7.3     | 614           | 8.5     |
| Other Services (Except Public Administration)                                       | 154                          | 4.1     | 361           | 5.0     |
| Public Administration   | 185                          | 4.9     | 397           | 5.5     |

Source: 2000 U.S. Census



Another aspect of analysis is the number of residents who work out of the County. This is helpful in discerning the causal effect for housing demand in an area rapidly being impacted by a commuting workforce. See Table 3-13.

**Table 3-13  
Place of Work Characteristics, 2000  
Colusa County**

|                                    | Number | Percent |
|------------------------------------|--------|---------|
| Total:                             | 7,052  | 100.0   |
| Worked in State of Residence       | 7,045  | 99.9    |
| Worked in County of Residence      | 5,666  | 80.3    |
| Worked Outside County of Residence | 1,379  | 19.6    |
| Worked Outside State of Residence  | 7      | 0.1     |
| <br>                               |        |         |
| Total:                             | 7,052  | 100.0   |
| Worked in Place of Residence       | 1,837  | 26.0    |
| Worked Outside Place of Residence  | 2,418  | 34.3    |
| Not Living in a Place              | 2,797  | 39.7    |

Source: 2000 U.S. Census

*Colusa County's  
unemployment rate is  
the highest in the State.*

Table 3-13 shows “Place of Work” characteristics for Colusa County in 2000. Of the 7,052 classified workers in the County, 5,666 (80.3 percent) worked in Colusa County and 1,379 (19.6 percent) worked outside of the County. According to the 2000 U.S. Census, 1,837 (26.0 percent) employed persons in Colusa County worked in their place of residence while 2,418 (34.3 percent) worked outside their place of residence.

According to the EDD, as of March 2003, Colusa County had the highest unemployment rate in the state out of 58 counties. The unemployment rate for Colusa County was 21.3 percent, compared to the statewide average of 6.8 percent. The unemployment rate fluctuates widely during the year due to the agricultural economic base, with the times of highest unemployment occurring during the winter months. In 2002, the unemployment rate ranged from a low of 9.5 percent in September to a high of 25.8 percent in March.

**HOUSEHOLD INCOME  
CHARACTERISTICS**

Household income level is probably the most significant factor limiting housing choice. Therefore, income patterns have been examined carefully to assess the extent of housing need. Certain population groups (elderly, female

householders, farmworkers, etc.) fall disproportionately into low-income groups, so they have been given special attention.

Three different income measures are relevant to the analysis. They are median income, lower income, and poverty level income.

## MEDIAN INCOME

*Colusa County  
Median Incomes  
continue to exceed  
neighboring  
counties.*

Median income is the amount that divides the income distribution into two equal groups: one group having incomes above the median, and the other having incomes below. Median family income is different from median household income. Median family income indicates income for those households with two or more related individuals, i.e. families, while median household income indicates the income of all households, including persons living alone or with unrelated individuals. Median family income is, generally speaking, higher than median household income.

The median income data provides a comparison of current income levels in the County of Colusa, the State of California, and the United States. Other data, such as lower income, which is defined as 80 percent of the median income level, and poverty level income, add insight as they relate to families and households in the bottom one-half of the income distribution. Calculations based on these two measures are used to determine eligibility for most housing subsidy programs.

Table 3-14 identifies 1990 and 2000 Median Family and Median Household Income for Colusa County. The neighboring Counties of Glenn and Lake, the State of California, and U.S. median incomes are also indicated for comparison. See also illustrative Figure 3-3.

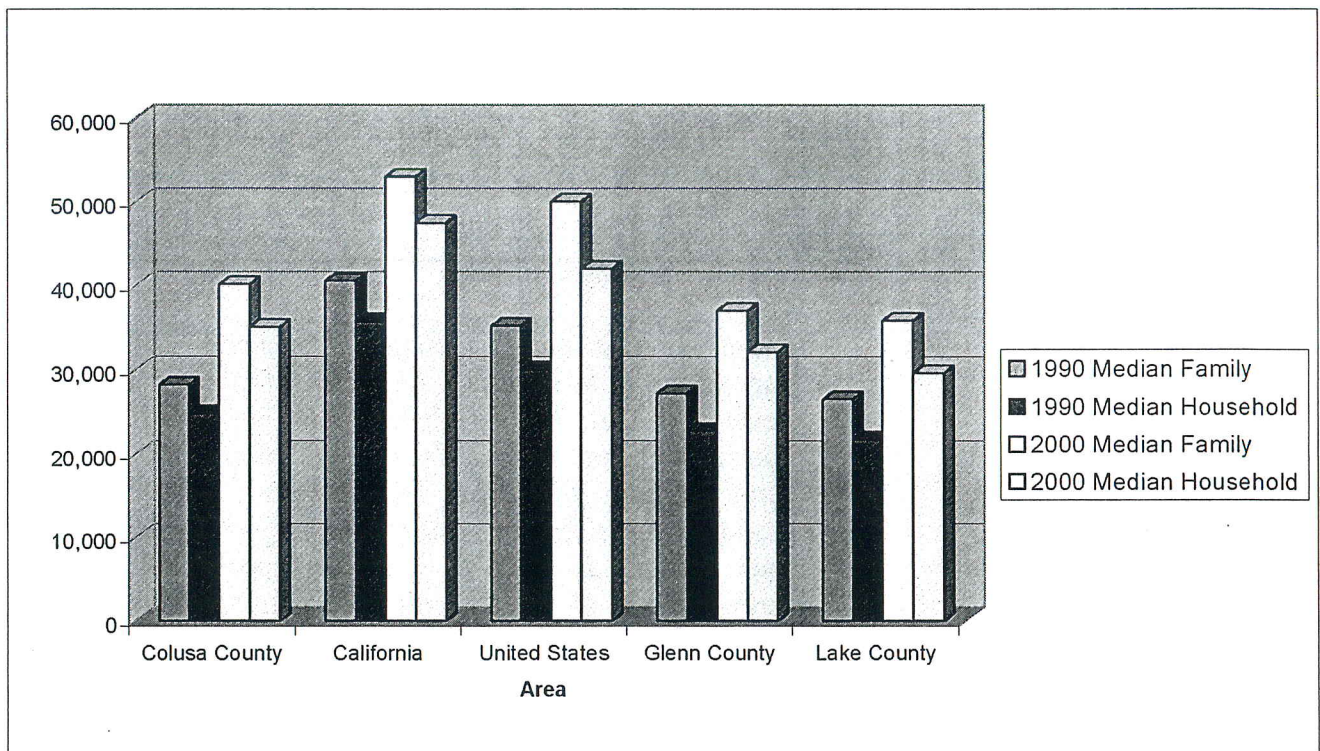
Median Household Income in Colusa County increased 40.7 percent from 1990 to 2000 to total \$35,062. Median Household Income in 2000 in Colusa County was \$5,000 less than Median Family Income in the County. Colusa County's Median Family and Median Household Incomes are consistently lower than the state median incomes by 32 percent or more and the nation by 20 percent or more. How this measures with housing costs is discussed later in this chapter.

**Table 3-14**  
**Median Family and Household Income, 1990-2000**

| Area          | 1990          |                  | 2000          |                  |
|---------------|---------------|------------------|---------------|------------------|
|               | Median Family | Median Household | Median Family | Median Household |
| Colusa County | 28,230        | 24,912           | 40,138        | 35,062           |
| California    | 40,559        | 35,798           | 53,025        | 47,493           |
| United States | 35,225        | 30,056           | 50,046        | 41,994           |
| Glenn County  | 27,216        | 22,831           | 37,023        | 32,107           |
| Lake County   | 26,563        | 21,794           | 35,818        | 29,627           |

Source: U.S. Bureau of the Census, 1990 and 2000 Census of Population and Housing

**Figure 3-3**  
**Median Family and Household Income**



**LOWER INCOME**

An income less than 80 percent of the median, adjusted for family size, is classified as “lower income” by the U.S. Department of Housing and Urban Development.

*Numbers and percentages of Lower-Income and Poverty Level Households and Families both increased in the last*

Using that definition, Table 3-15 identifies the number and

*Adopted December 2003*

percentage of Lower Income Households in Colusa County in 1990 and 2000. In 1990, 35.7 percent of Colusa County households had incomes at 80 percent or less of the median. In 2000, the number of lower income households in Colusa County increased 4.0 percentage points from 1990. Additionally, the percentage of Owner-Occupied Lower Income Households was 19.3 percent of the total number of households, almost equal to the percentage of Renter-Occupied Lower Income Households, which was 20.4 percent.

**Table 3-15**  
**Dispersion of Lower Income Households, 1990-2000**  
**Colusa County**

| 2000                              | Number | Percent | Owner-Occupied           |            | Renter-Occupied |            |
|-----------------------------------|--------|---------|--------------------------|------------|-----------------|------------|
|                                   |        |         | Number                   | % of Total | Number          | % of Total |
| Total Households                  | 6,097  | 100     | 3,853                    | 63.2       | 2,244           | 36.8       |
| Number of Lower Income Households | 2,422  | 39.7    | 1,178                    | 19.3       | 1,244           | 20.4       |
| 1990                              | Number | Percent | Categories Not Available |            |                 |            |
| Total Households                  | 5,612  | 100     |                          |            |                 |            |
| Number of Lower Income Households | 2,003  | 35.7    |                          |            |                 |            |

Source: U.S. Bureau of the Census, 1990 and 2000 Census of Population and Housing

**POVERTY LEVEL INCOME**

Poverty level incomes are computed on a national basis as a part of the U.S. Census. An index of poverty has been developed that, by established and complex formulas, considers factors such as family size, number of children, farm/non-farm residences and income. The definition assumes that a family is classified at poverty level if its total income amounts to less than approximately three times the cost of an economic food plan as determined by the U.S. Department of Agriculture.

Table 3-16 identifies the number of unincorporated Colusa County and Colusa County families and individuals, in 1989 and 1999 with incomes below the poverty level. Families and individuals experiencing the most severe income deficiencies are those with incomes that fall below this poverty level.

**Table 3-16**

## Families and Individuals Below Poverty Level, 1989 and 1999

|                           | Poverty Status in 1999 |      |             |      |
|---------------------------|------------------------|------|-------------|------|
|                           | Families               | %    | Individuals | %    |
| Colusa County             | 594                    | 13.0 | 2,964       | 16.1 |
| Unincorporated Colusa Co. | 291                    | 11.8 | 1,373       | 14.1 |

|                           | Poverty Status in 1989 |      |             |      |
|---------------------------|------------------------|------|-------------|------|
|                           | Families               | %    | Individuals | %    |
| Colusa County             | 430                    | 10.4 | 2,121       | 13.3 |
| Unincorporated Colusa Co. | 227                    | 9.8  | 1,167       | 13.0 |

Source: U.S. Bureau of the Census, 1990 and 2000 Census of Population and Housing

The 2000 U.S. Census indicates that 291 or 11.8 percent of all unincorporated Colusa County families had poverty level incomes or less, while, in 1989, 227 or 9.8 percent had poverty level incomes or less. Approximately 13.0 percent of all Colusa County families were classified at or below the poverty level in 1999 and 10.4 percent were so classified in 1989. The percentage of individuals at or below the poverty level in the unincorporated County in 1999 was 14.1 percent compared to the total County, which had 16.1 percent of individuals at or below poverty level.

### ALTERNATIVES TO TRADITIONAL SINGLE-FAMILY HOUSING

New housing alternatives often evolve into the market when the traditional housing supply cannot meet the needs of all segments of the population. Until the late 1970's, single-family housing had been in demand across the country as an investment, a hedge against inflation, and as a preferable place to raise a family. However, with the changing economy, including high interest rates, moderate and lower income groups and first-time homebuyers were priced out of the traditional single-family housing market in the early 1980's. The interplay of these factors led to a search for alternatives to traditional single-family housing. Condominiums, mobile homes, and manufactured housing are among the alternatives that are present today.

#### *Condominiums*

Condominiums have been offered as a moderately priced, low-maintenance housing alternative for single, retired persons, "empty nesters," and urban professionals. This type of housing has enabled a larger segment of the population to achieve home ownership. However, monthly fees for exterior maintenance, management, and other common services often increase monthly costs, negating some of the savings derived from the relatively lower

selling price of certain condominiums.

According to the 1990 Census there are no condominium units in the County of Colusa, including the incorporated communities of Colusa and Williams. Trends since the mid-1980's are not available because the condominium market has been inactive. 2000 U.S. Census data for condominiums is not available.

#### **Mobile Homes**

*Mobile home housing has decreased.*

Mobile homes are a relatively inexpensive housing alternative. Since mobile homes are prefabricated, they require less on-site labor than construction of a conventional house. Buyers of mobile homes include not only the elderly, but also working families and individuals who choose this alternative over traditional single-family residences.

U.S. Census data shows there were 572 mobile homes and/or trailers, or 15.8 percent of the total housing units within the unincorporated County in 1990. U.S. Census data estimates there were 557 mobile homes in the year 2000, which was 14.8 percent of the total housing units in unincorporated Colusa County.

#### **Manufactured Housing**

Manufactured and factory-built homes offer another option for inexpensive housing. All manufactured homes built since 1976 must conform to the National Manufactured Home Construction and Safety Standards, a national uniform building code commonly called the "HUD Code," and administered by the U.S. Department of Housing and Urban Development.

The HUD code regulates home design and construction, durability, fire resistance, energy efficiency, and the installation and performance of heating, plumbing, air conditioning, thermal and electrical systems.

Many manufactured homes are indistinguishable from their site-built counterparts in construction and appearance. In California, over 60 percent of new manufactured homes sold are sited on lots in urban, suburban or rural neighborhoods. Facilitating this opportunity are state laws (Government Code Sections 65852.3 and 65852.4), which allow manufactured homes to be sited on any residential lot, providing the home meets local development standards.

*Manufactured housing costs at \$45.33 s.f.; site built construction averages \$55.89 s.f.*

Also, pursuant to California Civil Code Section 714.5, covenants, conditions and restrictions adopted on or after January 1, 1998 cannot forbid the siting of a manufactured home on a residential lot, as long as the home can meet the same architectural standards as site-built homes in the neighborhood.

The cost of the average new manufactured home sold during 2001 was \$83,041 without land, with prices ranging from \$19,309 to \$354,457 (Source: California Manufactured Housing Institute). During 2000, construction costs per square foot for a new manufactured home averaged \$45.33 compared to \$55.89 per square foot for a comparable site-built home (state average).

Today's manufactured homes are growing in popularity for local governments and redevelopment agencies for use in urban in-fill and redevelopment projects. Manufactured housing is attractive for this use because of its cost effectiveness and the ability to design a home compatible with the local neighborhood that will fit in any lot with relative ease.

## **EXISTING HOUSING CONDITIONS**

This section of the Housing Element provides a description of existing housing conditions within the unincorporated areas of Colusa County, based on the recently completed 2003 Housing Quality Survey. The Survey was conducted by Quad Knopf and comprised the rating of units randomly selected by County staff to include all areas of the unincorporated County. A total of 479 units were rated to meet HCD minimum sample survey standards of 450.

### ***Housing Quality***

Housing quality is measured by accepted standards of health and safety concerns and issues. Deteriorating conditions left unchecked, allow for the possibility of physical harm to residents and guests. It is important that the County be aware of deferred maintenance conditions for the protection of all, and when cross referenced with income data, such information can help determine potential resources to address the problems.

### ***Survey Criteria***

Structural integrity of area housing stock was surveyed according to accepted protocol of the State Department of Housing and Community Development. A point rating system was assigned to various levels of structural deficiencies pertaining to such items as the foundation,

roofing, siding, windows, and electrical as can be viewed from the street. Points increased with the degree of deficit relating to maintenance and upkeep of the soundness of the housing unit. One of five categories are assigned by the points achieved:

| <b>Points</b> | <b>Rating Category</b>              |
|---------------|-------------------------------------|
| 9 or less     | Sound                               |
| 10-15         | Minor repair needed                 |
| 16-39         | Moderate repair required            |
| 40-55         | Substantial rehabilitation required |
| 56 and over   | Dilapidated and needs replacement   |

The resulting Survey data was tabulated for analysis. Referencing Table 3-17, approximately 82.5 percent of the housing units surveyed were rated sound; 6.5 percent were rated having minor repairs needed; 9 percent were rated as having moderate repairs needed; 1 percent were rated as having substantial repairs needed; and 1 percent were rated as having dilapidated conditions. Overall, the Colusa County unincorporated area existing housing conditions are sound.

**Table 3-17**  
**Existing Housing Conditions Survey**

| Rating      | Number | Percent |
|-------------|--------|---------|
| Sound       | 395    | 82.46   |
| Minor       | 31     | 6.47    |
| Moderate    | 43     | 8.98    |
| Substantial | 5      | 1.04    |
| Dilapidated | 5      | 1.04    |
| Total       | 479    | 100     |

**OVERCROWDED HOUSING UNITS**

Although there is more than one way of defining overcrowded housing units, the definition used in the Housing Element is 1.01 or more persons per room, the same definition used in the 2000 U.S. Census and in the 1990 U.S. Census. It should be noted that kitchenettes, strip or Pullman kitchens, bathrooms, porches, balconies, foyers, halls, half-rooms, utility rooms, unfinished attics, basements, or other space for storage are not defined as rooms for Census purposes.

Overcrowded households are usually a reflection of the

*Overcrowded housing conditions increased by 115 units last decade and included Owner- and Renter-Occupied.*

Con  
Fin

*Adopted December 2003*



lack of affordable housing available. Households that cannot afford housing units suitably sized for their families are often forced to live in housing that is too small for their needs, which may result in poor physical condition of the dwelling unit.

Unincorporated Colusa County contained 413 units of overcrowded housing in 1990 or 13.3 percent of the total Occupied Housing Units (reference Table 3-17). In 2000, overcrowding was 16.3 percent (528 units) of the total Occupied Housing Units. This was a 3.0 percentage point increase from 1990 to 2000.

Table 3-18 also identifies overcrowding by tenure in unincorporated Colusa County in 1990 and 2000. The percentage of overcrowded Owner-Occupied Housing Units in 1990 was 8.1 percent and increased to 10.9 percent in 2000. The percentage of Overcrowded Renter-Occupied Housing Units in 1990 was 23.4 percent and increased to 25.7 percent in 2000. Utilizing the average number of persons per household of 3.01 multiplied by 528 units results in approximately 1,589 persons (17.6 percent) living in overcrowded conditions.

**Table 3-18**  
**Overcrowded Housing Units**  
**Unincorporated Colusa County**

| 2000                   | Number | Percent | Owner-Occupied |         | Renter-Occupied |         |
|------------------------|--------|---------|----------------|---------|-----------------|---------|
|                        |        |         | Number         | Percent | Number          | Percent |
| Occupied Housing Units | 3,251  | 100.0   | 2,081          | 100.0   | 1,170           | 100.0   |
| Occupants Per Room     |        |         |                |         |                 |         |
| 1.00 or Less           | 2,723  | 83.8    | 1,854          | 89.1    | 869             | 74.3    |
| 1.01 to 1.50           | 217    | 6.7     | 88             | 4.2     | 129             | 11.0    |
| 1.51 or More           | 311    | 9.6     | 139            | 6.7     | 172             | 14.7    |
| 1990                   | Number | Percent | Owner-Occupied |         | Renter-Occupied |         |
|                        |        |         | Number         | Percent | Number          | Percent |
| Occupied Housing Units | 3,105  | 100.0   | 2,050          | 100.0   | 1,055           | 100.0   |
| Occupants Per Room     |        |         |                |         |                 |         |
| 1.00 or Less           | 2,692  | 86.7    | 1,884          | 91.9    | 808             | 76.6    |
| 1.01 to 1.50           | 179    | 5.8     | 80             | 3.9     | 99              | 9.4     |
| 1.51 or More           | 234    | 7.5     | 86             | 4.2     | 148             | 14.0    |

Source: 1990 and 2000 U.S. Census

**Housing Costs**

Several types of data are available that can be used to

assess changing housing prices. They include median housing value, rental cost and rental cost in terms of available income. Other types of data include costs of housing production (including land and materials, development costs, County fees, etc.), housing sale prices for new and existing homes, the cost of financing, and financing options.

**Housing Value**

*Housing value estimates by homeowners climbed from 50 to 76 percent.*

Table 3-19 indicates median housing value for owner-occupied housing units for Arbuckle, the Cities of Colusa and Williams, Colusa County and California. Value is defined as the Census respondents' estimate of the amount for which property, including house and lot, would sell if it were on the market at the time of the survey. The data concludes that in Colusa County at the time of the 2000 Census, the median value for owner-occupied units was \$107,500. Colusa County and its incorporated cities and communities have much lower housing values than the state average. California had a significantly higher median at \$211,500. The percentage increase from 1990 to 2000 in Colusa County for Median Value Owner-Occupied Housing was 57.9 percent compared to 8.9 percent for California.

**Table 3-19  
Median Value for Owner-Occupied Housing, 1990-2000**

| Area             | 1990      | 2000      | 1990-2000<br>Increase (%) |
|------------------|-----------|-----------|---------------------------|
| Arbuckle         | \$57,600  | \$101,800 | 76.7                      |
| City of Colusa   | \$69,900  | \$113,500 | 62.4                      |
| City of Williams | \$63,800  | \$96,200  | 50.8                      |
| Colusa County    | \$68,100  | \$107,500 | 57.9                      |
| California       | \$194,300 | \$211,500 | 8.9                       |

Source: U.S. Bureau of the Census, 1990 and 2000 Census

Table 3-20 indicates the value of Specified Owner-Occupied Housing Units within unincorporated Colusa County in 2000. Of the 1,324 Owner-Occupied units, 464 (35.0 percent) were in the \$50,000 to \$99,999 price range, and 423 (31.9 percent) were in the \$100,000 to \$149,999 price range. There were 72 units (5.4 percent) valued at \$50,000 or less, and 148 units (11.2 percent) were valued at \$200,000 or more.

**Table 3-20**

**Value of Specified Owner-Occupied Housing Units, 2000  
Unincorporated Colusa County**

| Total Specified Owner-Occupied Housing Units | 1,324 | Percent |
|--|-------|---------|
| Less than \$50,000                           | 72    | 5.4     |
| \$50,000 to \$99,999                         | 464   | 35.0    |
| \$100,000 to \$149,999                       | 423   | 31.9    |
| \$150,000 to \$199,999                       | 217   | 16.4    |
| \$200,000 to \$299,999                       | 117   | 8.8     |
| \$300,000 to \$499,999                       | 21    | 1.6     |
| \$500,000 to \$999,999                       | 8     | 0.6     |
| \$1,000,000 or More                          | 2     | 0.2     |

Source: U.S. Bureau of the Census, 1990 and 2000 Census

**Homeless**

The federal definition of a homeless person per the McKinney Act, P.L. 100-77, Sec. 193(2), 101 Stat. 485 (1987) is cited as:

*“a person is considered homeless when the person or family lacks a fixed and regular night-time residence, or has a primary night-time residence that is a supervised publicly-operated shelter designated for providing temporary living accommodations or is residing in a public or private place not designated for, or ordinarily used as, a regular sleeping accommodation for human beings.”*

Achieving an accurate count of the homeless has eluded even the most experienced census monitoring agencies. One methodology for calculating a fair estimate has been offered by the Department of Housing and Urban Development (HUD) in *A Report to the Secretary on the Homeless and Emergency Shelters*, which utilized a combination of approaches to accomplish a range for estimating the number of homeless in any given area.

The highest end of the range uses an estimate of 25 homeless persons per 10,000 population and the low end of the range estimates 6.5 persons per 10,000 population. The low estimate for Colusa County would be 12 homeless persons, the high estimate would be 47 homeless persons, and the calculated average would be 30 homeless individuals. Because of the rural nature of Colusa County, the low estimate is used, or approximately 12 persons.

The County of Colusa administers programs to meet the needs of the homeless. All of these programs have criteria that the applicant must meet to qualify for assistance. The County receives funding from the Emergency Shelter Program (ESP) and from the Federal Emergency Management Agency (FEMA) and the First Month's Rent Payment Program (FEMA funds). The Dos Rios Coalition started the Continuum of Care Plan for Colusa County, which helps the County apply for assistance to help the homeless.

The Emergency Motel Vouchers Program provides housing for qualifying homeless clients in local motels for a defined period of time to allow them sufficient time to find permanent housing. The First Month's Rent Payment Program will pay up to \$300.00 for one month's rent for a homeless family to move into permanent housing.

The applicant must meet income criteria to qualify for Emergency shelter. Once the income criteria have been met, a voucher for a motel is issued. If funds are available, families are housed in a room with a kitchenette. These funds are generally available for two to three weeks. The assistance is dependent on the efforts of the people to help themselves. For example, assistance can be extended until a paycheck is received from a new job to meet the housing payment.

**General Plan and Zoning Analysis for the Provision of Housing for the Homeless.** Areas are planned for residential use within each of the County's unincorporated communities. These areas are zoned for residential use. The County's residential zones make various provisions for housing the homeless. The R-1 (Residential Single Family) and R-2 (Residential Two Family) zones allow, as a permitted use, rooming and boarding of not more than two persons not employed on the premises, and allows churches and other private institutions with a use permit. The R-3 (Residential Multiple Family) zone allows dwelling groups as a permitted use, and motels, mobile home parks and rooming and boarding houses, churches and other private institutions with a use permit. The R-4 (Apartment-Professional) zone allows dwelling groups, boarding and rooming houses, hotels and motels as permitted uses, and churches and other private institutions and mobile home parks with a use permit. The C-1 (Neighborhood

Commercial) and C-2 (Community Commercial) zones allow hotels, motels, boarding and rooming houses, and mobile home parks with a use permit. The C-H (Highway Service Commercial) zone allows hotels and motels as permitted uses, and boarding and rooming houses and mobile home parks with a use permit.

Housing for the homeless is allowed in residential and commercial zones as noted in the preceding paragraph under “rooming and boarding” uses. The County does not have any policies or programs that unduly constrain housing for the homeless.

***Rent for Existing Apartment Complexes***

Gross rent is defined as the summation of rent, plus the estimated average monthly cost of utilities and fuels, if these items are paid for by the renter. The 2000 Census estimates that gross rent in Colusa County in 2000 was \$494. Apartment managers reported in May 2003 that rent for a 3-bedroom apartment averaged between \$500 and \$600 per month, and rent for a 2-bedroom apartment averaged between \$400 and \$500 per month. The Federal Register, September 30, 2002 reported Colusa County’s Fair Market Rents for Existing Housing for 3-bedroom units at \$728, 2-bedroom units at \$522, and 1-bedroom units at \$406. Information for the unincorporated County in 2003 is not readily available, although rent is thought to be slightly lower in the unincorporated areas.

***Rent***

As illustrated in Table 3-21, median gross rent in unincorporated Colusa County in 1990 was \$350 and increased to \$458 in 2000 (30.9 percent increase). Arbuckle’s median gross rent in 2000 was \$31 dollars lower than Colusa County’s at \$463. California’s median gross rent in 2000 was significantly higher than all of the other jurisdictions, at \$747. The significant difference in median gross rent between the State of California and unincorporated Colusa County can be attributed to market demands, less inflated wage levels, and lower land costs in the Sacramento Valley compared to the larger urban areas of the state.

**Table 3-21  
Median Gross Rent, 1990-2000**

| Area                         | 1990<br>Rent | 2000<br>Rent | 1990-2000<br>% Increase |
|------------------------------|--------------|--------------|-------------------------|
| Arbuckle                     | \$355        | \$463        | 30.4                    |
| Unincorporated Colusa County | \$350        | \$458        | 30.9                    |
| Colusa County                | \$354        | \$494        | 39.5                    |
| California                   | \$620        | \$747        | 20.5                    |

Source: U.S. Bureau of the Census, 1990 and 2000 U.S. Census

*California's median gross rent is 51% higher than Colusa County's*

Table 3-22 shows Gross Rent by Specified Renter-Occupied Units and price range in unincorporated Colusa County in 2000. The percentage of renters paying between \$300 and \$499 per month in gross rent in the year 2000 was 34.7 percent, and 25.0 percent for those paying between \$500 and \$749 per month in gross rent. Only 3.3 percent of the unincorporated County residents were paying more than \$1,000 per month on gross rent.

**Table 3-22  
Gross Rent by Specified Renter-Occupied Units, 2000  
Unincorporated Colusa County**

| Specified Renter-Occupied Units | 977 | Percent |
|---------------------------------|-----|---------|
| Less than \$200                 | 61  | 6.2     |
| \$200 to \$299                  | 71  | 7.3     |
| \$300 to \$499                  | 339 | 34.7    |
| \$500 to \$749                  | 244 | 25.0    |
| \$750 to \$999                  | 71  | 7.3     |
| \$1,000 \$1,499                 | 22  | 2.3     |
| \$1,500 or More                 | 10  | 1.0     |
| No Cash Rent                    | 159 | 16.3    |

Source: U.S. Bureau of the Census, Census 2000

Further insight is provided through 2000 Census data when reviewing the number of households identified as paying more than 30 percent of their income for rent. Table 3-23 illustrates that a condition of overpayment exists in every age group, most severely affecting the 55 to 75 and Over age group. Of the total 303 renter households falling in the overpayment category, 86 households fall in this age group.

Also affected is the largest renter population (ages 25-34) which comprises 103 Householders.

**Table 3-23**  
**Renters Overpaying by Age Group, 2000**  
**Unincorporated Colusa County**

| Age of Householder | Total Renters | Number Paying Over 30 Percent | Percent of Total |
|--------------------|---------------|-------------------------------|------------------|
| 15-24              | 118           | 41                            | 34.7             |
| 25-34              | 311           | 103                           | 33.1             |
| 35-44              | 231           | 48                            | 20.8             |
| 45-54              | 156           | 25                            | 16.0             |
| 55-64              | 89            | 50                            | 56.2             |
| 65-74              | 34            | 22                            | 64.7             |
| 75 and Over        | 38            | 14                            | 36.8             |

Source: 2000 U.S. Census

Table 3-24 shows the number and percentage of renters paying 30 percent or more of their household income on rent. Of the households making less than \$20,000 per year, more than 60 percent of these households are paying 30 percent or more of their household incomes on rent.

**Table 3-24**  
**Renters Overpaying by Household Income, 2000**  
**Unincorporated Colusa County**

| Household Income     | Total Renters | Number Paying Over 30 Percent | Percent of Total |
|----------------------|---------------|-------------------------------|------------------|
| Less than \$10,000   | 137           | 88                            | 64.2             |
| \$10,000 to \$19,999 | 251           | 153                           | 61.0             |
| \$20,000 to \$34,999 | 315           | 27                            | 18.1             |
| \$35,000 to \$49,999 | 132           | 5                             | 3.8              |
| \$50,000 to \$74,999 | 98            | 0                             | 0.0              |
| \$75,000 and Over    | 44            | 0                             | 0.0              |

Source: 2000 U.S. Census

**HOUSING COST**

U.S. Census data indicates the median value for a Specified Owner-Occupied Unit in 2000 in Colusa County was \$107,500 and in California it was \$211,500. There are very

few new home subdivisions in Colusa County. However, the average price for a new 3-bedroom home in the County (1,500 square feet), is approximately \$180,000. At the time of this report, an existing 3-bedroom home the same size costs between \$150,000 and \$160,000 according to local real estate industry representatives. As with most communities, the location of the home is one of the biggest factors with regard to price. Compared to the rest of the state, housing in Colusa County is still affordable. However, housing is not affordable for all income levels, particularly the very-low and low-income households.

According to the latest Census, 302 Owner-Occupied Households are paying 30 percent or more of their income toward the mortgage and other ownership expenses such as taxes and insurance. Table 3-25 shows that the most affected age groups (percentage) are the 15 to 34 age group, and the largest number of households in this situation are in the 55 to 64 age group.

**Table 3-25**  
**Homeowners Overpaying by Age Group, 2000**  
**Unincorporated Colusa County**

| Age of Householder | Total Owner-Occupied Households | Number Paying Over 30 Percent | Percent of Total |
|--------------------|---------------------------------|-------------------------------|------------------|
| 15-24              | 5                               | 2                             | 40.0             |
| 25-34              | 149                             | 45                            | 30.2             |
| 35-44              | 231                             | 61                            | 26.4             |
| 45-54              | 283                             | 69                            | 24.4             |
| 55-64              | 286                             | 72                            | 25.2             |
| 65-74              | 199                             | 14                            | 7.0              |
| 75 plus            | 171                             | 39                            | 22.8             |

Source: 2000 U.S. Census

Table 3-26 shows that the majority of Owner-Occupied Households paying more than 30 percent of their income on owner-costs earn less than \$35,000 annually. The median household income in 2000 for Colusa County was \$35,062.



**Table 3-26**  
**Homeowners Overpaying by Household Income, 2000**  
**Unincorporated Colusa County**

| Household Income    | Total Owner-Occupied Households | Number Paying Over 30 Percent | Percent of Total |
|---------------------|---------------------------------|-------------------------------|------------------|
| Less than \$10,000  | 86                              | 46                            | 53.3             |
| \$10,000 - \$19,999 | 153                             | 69                            | 45.1             |
| \$20,000 - \$34,999 | 289                             | 111                           | 38.4             |
| \$35,000 - \$49,999 | 271                             | 42                            | 15.5             |
| \$50,000 - \$74,999 | 255                             | 34                            | 13.3             |
| \$75,000 - \$99,999 | 270                             | 0                             | 0.0              |

Source: 2000 U.S. Census

**SPECIAL HOUSING NEEDS OF OTHER GROUPS**

**Elderly**

Various portions of the Housing Element must describe characteristics of the elderly population, the extent of their needs for subsidized housing, complexes developed especially for that group, and provisions to accommodate their need. According to Table 3-27, the number of Householders 65 Years and Over in unincorporated Colusa County in 1990 was 813 (26.2 percent) and 774 (23.6 percent) in 2000.

**Table 3-27**  
**Elderly Householders by Owner and Renter, 1990-2000**  
**Unincorporated Colusa County and Colusa County**

|                   | Age 65+ Householders | Owner Occupied Age 65+ Householders | Percent of Age 65+ Householders | Renter Occupied Age 65+ Householders | Percent of Age 65+ Householders |
|-------------------|----------------------|-------------------------------------|---------------------------------|--------------------------------------|---------------------------------|
| <b>2000</b>       |                      |                                     |                                 |                                      |                                 |
| Uninc. Colusa Co. | 774                  | 644                                 | 83.2                            | 130                                  | 16.8                            |
| Colusa County     | 1,375                | 1,118                               | 81.3                            | 257                                  | 18.7                            |
| <b>1990</b>       |                      |                                     |                                 |                                      |                                 |
| Uninc. Colusa Co. | 813                  | 700                                 | 86.1                            | 113                                  | 13.9                            |
| Colusa County     | 1,396                | 1,153                               | 82.6                            | 243                                  | 17.4                            |

Source: U.S. Bureau of the Census, 1990 and 2000 Census of Population and Housing

Referencing Table 3-27, in 2000 there were approximately 644 Owner-Occupied Elderly Householders age 65 or older within the unincorporated County area (83.2 percent of all age 65 or older householders) compared to 1990's 700 Elderly Householders (86.1 percent of all age 65 and older householders). The percentage of Renter-Occupied Elderly Householders 65 years and over in the unincorporated County area was 16.8 percent in 2000 and 13.9 percent in 1990.

Colusa County, including its cities, has a slightly lower percentage of Owner-Occupied and a higher percentage of Renter-Occupied Elderly Householders in 2000 than does the unincorporated County. The elderly tend to prefer affordable units in smaller single-story structures, close to health facilities, services, transportation and entertainment.

**Large Families**

Large Families are defined as those families containing five or more persons. Income is a major factor that constrains the ability of families to obtain adequate housing. Larger units are more expensive and most of the units with more than three bedrooms are single-family homes, instead of multi-family rental units, and not usually abundantly available.

Table 3-28 provides 1990 and 2000 comparative information on the number and percentage of Large Families within Unincorporated Colusa and Colusa County.

**Table 3-28  
Large Families, 1990-2000**

|                              | 1990<br>Number of<br>Large Families | 1990<br>Percent of<br>Total Families | 2000<br>Number of<br>Large Families | 2000<br>Percent of<br>Total Families |
|------------------------------|-------------------------------------|--------------------------------------|-------------------------------------|--------------------------------------|
| Unincorporated Colusa County | 484                                 | 20.8                                 | 567                                 | 23.0                                 |
| Colusa County                | 859                                 | 20.6                                 | 1,140                               | 25.0                                 |

Source: U.S. Census Bureau, 1990 and 2000 Census

Between 1990 and 2000, the number and percentage of Large Families in the County and unincorporated area increased. In 1990, there were 484 (20.8 percent) Large Families in the unincorporated County area and by 2000, the number of Large Families increased to 567 (23.0 percent). The County as a whole, had a lower percentage

of Large Families in 1990 and a higher percentage of Large Families in 2000 than did the unincorporated area.

**Number of Bedrooms**

Table 3-29 shows housing units in unincorporated Colusa County by the number of bedrooms. Three bedroom homes are the most common at 38.6 percent. The percentage of housing units with four bedrooms is 7.2 percent of the total, or 271 units, and the percentage of housing units with five bedrooms or more is 1.9 percent (71 units) of the total.

**Table 3-29  
Number of Bedrooms Per Housing Unit, 2000  
Unincorporated Colusa County**

| Bedrooms           | Total | Percent |
|--------------------|-------|---------|
| No bedroom         | 132   | 3.5     |
| 1 bedroom          | 563   | 14.9    |
| 2 bedrooms         | 1,276 | 33.9    |
| 3 bedrooms         | 1,453 | 38.6    |
| 4 bedrooms         | 271   | 7.2     |
| 5 or more bedrooms | 71    | 1.9     |

Source: 2000 U.S. Census

With 528 overcrowded housing units, and 567 Large Families reported in the 2000 Census, it is evident that further efforts are required to provide more 4 and 5 bedroom units.

**Single Parent Households**

Female-Headed Households. According to the McAuley Institute, nationally (2002), women’s median earnings still are only 76 percent of men’s, and the wage gap for Latinas was 56 percent. Wage and other inequities translate into higher poverty rates for women. The starkest statistic is the poverty rate for families with children. For families with children under five it is 17 percent according to the 2000 census. For families with children under five headed by a woman, the rate was 46.4 percent; nearly one in every two families with pre-kindergarten children. For women with children under 18, the rate was 34.3 percent. Table 3-30 identifies Total Households in unincorporated Colusa County and Colusa County, Female-Headed Households with No Husband Present, and Female-Headed Households with Own Children Under 18, No Husband Present. Of the 3,276 households in the unincorporated County area, 280 (8.5 percent of the Total Households) are Female-Headed

with No Husband present and 168 (5.1 percent of the Total Households) are Female-Headed with Own Children and No Husband present.

**Table 3-30**  
**Female-Headed Households, 2000**  
**Unincorporated Colusa County and Colusa County**

|                              | Total      | Female             |                   | Female Headed                |                   |
|------------------------------|------------|--------------------|-------------------|------------------------------|-------------------|
|                              |            | Householder        | Percent           | Households                   | Percent           |
| 2000                         | Households | No Husband Present | of all Households | Under 18, No Husband Present | of all Households |
| Unincorporated Colusa County | 3,276      | 280                | 8.5               | 168                          | 5.1               |
| Colusa County                | 6,097      | 584                | 9.6               | 366                          | 6.0               |

Source: U.S. Bureau of the Census, 2000 Census

Male-Headed Households. Table 3-31 indicates Male-Headed Households with and without children within unincorporated Colusa County and Colusa County in 2000. Male-Headed Households in the unincorporated County with No Wife Present totaled 203 (6.2 percent), and Male-Headed Households with their Own Children and No Wife Present totaled 103 (3.1 percent). Colusa County's percentage of Male-Headed Households with or without children was less than the unincorporated County. Although the housing needs of Female-Headed Households are usually greater than those of Male-Headed Households, it is important to recognize the housing needs of both groups because Male-Headed Households also have only one income. A larger percentage of Female-Headed Households have children and females typically have lower incomes than males.

With a total of 483 Single Parent Households assumably with single incomes in the unincorporated County area, daycare facilities near multi-family complexes with low-income units may address some needs specific to this population.

**Table 3-31**  
**Male-Headed Households, 2000**  
**Unincorporated Colusa County and Colusa County**

| 2000                         | Total Households | Male Headed Households |                           | Male Headed Households                      |                           |
|------------------------------|------------------|------------------------|---------------------------|---|---------------------------|
|                              |                  | No Wife Present        | Percent of all Households | With Own Children Under 18, No Wife Present | Percent of all Households |
| Unincorporated Colusa County | 3,276            | 203                    | 6.2                       | 103   | 3.1                       |
| Colusa County                | 6,097            | 361                    | 5.9                       | 188   | 3.1                       |

Source: U.S. Bureau of the Census, 2000 Census

***Farm Workers***

The State of California Employment Development Department (EDD) reported that in 2002, 2,160 persons were directly employed in agriculture in Colusa County. This figure includes farmers and unpaid family members and does not include a breakdown of the permanent and seasonal workforce or a figure for incorporated cities. The State of California defines seasonal employees as those who are employed fewer than 150 consecutive days by the same employer. Seasonal workers may be migratory or they may be persons or family members who are temporarily employed but permanently located in Colusa County. The State defines a local worker as a seasonal laborer who resides close enough to the job site to return home each night.

The 2000 Census reported that there were 1,095 persons employed in farming, forestry, fishing and hunting and mining occupations in the unincorporated area. This figure also includes more than farm workers, and does not indicate whether the employment is seasonal or permanent. Data from the 2000 Census indicates that there were 16 vacant housing units in the unincorporated area for use by migrant workers, and that there were seven persons in non-institutional group quarters, which could consist of workers living in farm labor camps. The City of Williams has 159 persons in non-institutional group quarters.

Farm worker and migrant worker housing needs are one of the more important housing issues in Colusa County because of the County's agriculture-based economy. According to the County's previous Housing Element, although the number of migrant farm workers in the County has

diminished with the mechanization of farming, there is still a seasonal labor force in excess of 1,000 persons with special housing needs.

There are four registered private farm labor camps in Colusa County, with a capacity of 70 persons. There is also a 100-unit State-operated camp outside the City of Williams that houses 250 people on a seasonal basis. There are presently no plans to enlarge the Williams Camp, although there is an adjoining County-owned site equivalent in size to the developed site. The Committee reported at the time this report was written, the Migrant Farmworker Center was housing 100 families (capacity) and there were 45 on the waiting list. There are plans to expand the Migrant Center by 60 units, 50 of which will be for permanent residents.

Because State funds for the construction of new seasonal farm labor camps are scarce, other avenues will be needed to initiate most new projects built in the County. Farmworker housing is allowed by right in the R-4 zone, and with a Use Permit in the R-3, C-1, C-2 and C-3 zones.

#### ***Disabled Population***

U.S. Census data for 2000 indicated that for individuals between the ages of 21 and 64, approximately 18.8 percent of the total population of unincorporated Colusa County had some form or type of disability that may impede their ability to earn an adequate income or find suitable housing accommodations to meet their special needs. Therefore, many in this group may be in need of housing assistance. Households containing handicapped persons may also need housing with special features to allow better physical mobility for occupants.

***2000 Census, with questions varying from 1990, indicates disabled population has doubled.***

The number and percent of the Disabled Population in unincorporated Colusa County between 21 and 64 years of age in 2000 was 968 (18.8 percent) (reference Table 3-32). The percent of the disabled population in Colusa County between 21 and 64 years of age in 2000 was 21.2 percent of the County's total population between the ages of 21 and 64. The percentage of the total 1990 population in the unincorporated area (age 16 to 64 years of age) with a work disability was 9.5 percent compared to 9.3 percent for the County.

**Table 3-32**  
**Disabled Population, 1990-2000**  
**Unincorporated Colusa County and Colusa County**

|                              | 1990  |         | 2000  |         |
|------------------------------|---|---------|---|---------|
|                              | Non-institutionalized Persons<br>With a Work Disability Age<br>16 to 64 Years |         | Non-institutionalized Persons<br>With a Work Disability Age<br>21 to 64 Years |         |
|                              | Number  | Percent | Number  | Percent |
| Unincorporated Colusa County | 515   | 9.5     | 968   | 18.8    |
| Colusa County                | 891   | 9.3     | 2,078   | 21.2    |

Source: 1990 and 2000 U.S. Census.

\*Note: 2000 U.S. Census uses 21 to 64 years of age instead of 16 to 64.

It is not possible to discern whether the area has attracted the increase in the disabled population or whether there has been an increase because the questions asked in the 2000 Census were different than the 1990 Census.

The 1990 Census asked people if they were prevented from working or limited in the amount or kind of work that they could do, if they had difficulties taking care of their personal needs -dressing, bathing, and so forth - and if they had a mobility problem. The 2000 Census asked whether people have blindness, deafness, or severe vision or hearing impairment, which does not always translate into a work disability. The 2000 Census also asked about substantial limitations in physical activities, such as lifting things, getting around, difficulty learning, remembering or concentrating, and difficulty working at a job.

Social Security Disability Insurance (SSDI) family income equates to approximately two-thirds of their recorded highest earnings. A disabled family person who earned \$30,000 a year receives \$21,204 annually from SSDI. The same earned income entitles a single disabled person to \$11,271 annually. Either scenario places the household in a lower-income category.

The General Plan and Zoning analysis discussed on page 3-25 explains in detail the provisions for group homes in the unincorporated County area and that assist the disabled as well.

#### FINANCING COSTS

Another significant factor related to the provision of adequate housing for all segments of the population is the

availability of affordable financing. Effective mortgage interest rates for the years 1990 through 2002 can be found in Table 3-33. Throughout the 1990s, interest rates were less than nine percent on 30-year fixed-rate mortgages, in 2001 and 2002 they were lower than seven percent, and in 2003 thus far interest rates have been at six percent or lower.

**Table 3-33**  
**Effective Rate on Conventional Home**  
**Mortgage Loans, Annual Averages, 1990-2002**

| Year | Annual Average |
|------|----------------|
| 1990 | 10.13          |
| 1991 | 9.25           |
| 1992 | 8.39           |
| 1993 | 7.31           |
| 1994 | 8.38           |
| 1995 | 7.93           |
| 1996 | 7.81           |
| 1997 | 7.6            |
| 1998 | 6.94           |
| 1999 | 7.44           |
| 2000 | 8.05           |
| 2001 | 6.97           |
| 2002 | 6.54           |

Source: Freddie Mac, Monthly Average Commitment Rate and Points on 30-Year Fixed-Rate Mortgages

As of January 2000, a household with a median monthly income of \$2,921 could theoretically afford a monthly housing payment of \$974 at the three-to-one income-to-payment ratio, an amount exceeding the \$596 payment required for the purchase of a median priced home valued at \$107,500 (2000 median sales price for existing homes in Colusa County) and financed at 5.75 percent interest with a five percent down payment. When interest rates are raised to 10.0 percent, the monthly housing payment would increase to \$896.

The annual average interest rate has been below 9.25 percent since 1991 and now stands at approximately 5.59 percent. The National Association of Homebuilders has forecast a fixed-rate interest of 6.3 percent for 2003.



**MORTGAGE LENDING TRENDS  
IN CALIFORNIA**

Currently, the mortgage lending market is enjoying a boom in refinancing, the biggest since 1998, which encourages some to predict that lower housing costs will free up consumer dollars for other uses, including remodeling.

Some economists believe that lowered consumer confidence will cause some buyers to shy away from purchasing a home, while others believe that the low interest rates promised by the shaky economy will prove to be too irresistible not to buy and, in some instances, as affordable as rent.

As of May 2003, the national average first-year interest rate on adjustable rate mortgages or ARMs, stood at approximately 3.74 percent. That was approximately 52 percent below the average rate of 5.70 percent on a 30-year fixed-rate loan. The ARM has an advantage over the fixed rate: it could stay below the lifetime cap. But the hope of saving money with an ARM often does not compensate for the risk of defaulting, should interest rates rise. The guiding principle in using ARMs prudently is to ensure that borrowers can afford the worst-case interest rate or cap.

**TYPICAL LOAN**

- Loan Amount           ▪ \$125,000 to \$150,000
  
- Down Payment       ▪ Ten percent or more/10,000 on a 150,000 loan.
  
- Average Interest Rate   ▪ Five and three quarters percent
  
- Average Loan Fees     ▪ One and a half percent plus one point. Loan fees and points are typically paid by the buyer.
  
- Monthly Payment       ▪ \$788 a month on a \$150,000 house with 10 percent down, and a 30-year loan (not including insurance and property tax).

The monthly payment on a \$150,000 house with a five percent down payment and 30-year loan would be \$832 per month (not including insurance and taxes).

## **Energy Conservation**

Energy conservation improvements offer the most viable means of addressing high-energy costs. The objective of energy conservation efforts directed towards new development should be the maximum feasible use of passive or natural cooling and lighting. This might be achieved by encouraging the incorporation of solar access. Examples of passive cooling opportunities include the design of lots to allow the proper orientation of a structure to take advantage of prevailing breezes or available shade. Passive heating opportunities include the design of lots to allow structures to be aligned in an east-west direction for southern exposure.

## **ENERGY STANDARDS**

In Colusa County, all new residential buildings are required to meet the California Energy Commission's 2001 energy efficiency standards. The standards apply to all new low-rise residential buildings and additions, and are enforced through the County's building permit processes.

## **RETROFIT**

There are a number of methods available to improve conditions of existing structures and to decrease their energy demand, all of which fall under the general label of "retrofit." Among the most common techniques for increasing building efficiency are: insulation of ceilings, heating-ventilating air conditioning ducts and hot water heaters; weather stripping and caulking; night setback thermostats; spark ignited pilot lights; low-flow shower heads; window treatment to provide shade; and furnace efficiency modifications.

The U.S. Department of Housing and Urban Development (HUD) offers grants or subsidized loans to owners and tenants in residential, commercial and agricultural buildings for the purchase and installation of conservation and solar measures. These funds are disbursed through the state and provide financial assistance to consumers for solar and energy conservation improvements.

Weatherization in existing dwellings can greatly cut down heating and cooling costs. Weatherization is generally done by performing or improving attic insulation, caulking, weather stripping and storm windows, furnace efficiency modifications, and certain mechanical measures to heating and cooling systems. The U.S. Department of Energy allocates money to States for disbursement to community-based organizations.

Other means of energy conservation in residential structures includes proper design and location of windows, window shades, orientation of the dwelling in relation to sun and wind direction, and roof overhang to let the winter sun in and block the summer sun out.

On September 6, 2000, the Legislature responded to the California Energy Crisis by passing AB970. The statute known as the California Energy and Reliability Act of 2000, found that there has been significant growth in the demand for electricity and that new power plant construction and energy conservation have seriously lagged. The Act provides significant investment in conservation and demand-side management programs.

One more avenue of assistance is through the State Department of Community Services and Development's Low-Income Home Energy Assistance Program (LIHEAP). This funding program is designed to help low-income residents pay delinquent energy bills to avoid interruption of service.

## CHAPTER FOUR – LAND FOR HOUSING

This chapter responds to the requirements of Government Code Section 65583, which relates to the inventory/identification of available housing sites and opportunities for the provision of housing to all income segments within the county. The statute requires that a comprehensive review be undertaken by governmental and regulatory agencies of the county to inventory available sites, and to assess service and infrastructure capacities.

The County's ability to provide suitable housing that meets the needs of residents from all economic segments is largely dependent on opportunities within the county. These opportunities are determined primarily by the availability of sites that can accommodate a range of housing unit types. Housing opportunities are often tempered by constraints imposed by both the private and the public sectors. Land use controls and market conditions are addressed in Chapter Five.

### ***Land Availability***

Colusa County follows established standards for the development of housing within its boundaries. Criteria for assessing the suitability of housing sites are outlined below. These requirements are sometimes based on, or are a result of criteria set forth by public agencies such as the Department of Housing and Urban Development (HUD) or the Farmers Home Administration (FmHA).

The Inventory of Available Land, Tables 4-1 and Table 4-1a through 4-1g, identify the amount of planned land for residential development within the unincorporated areas of the County, including vacant sites.

The amount of land available for the development of housing is crucial in considering methods of meeting housing need. There must be sufficient vacant, residentially zoned land within the County or areas to be annexed that meets the projected housing needs through 2008. A determination of land availability was made from a careful review of the County's Land Use Element. This compilation resulted in an estimate of the amount of vacant land available for residential development. The projected housing construction need for Colusa County through June 2008 is 631 units (reference Table 4-2).

**Table 4-1  
Inventory of Available Land for Residential Development, 2003  
Unincorporated Colusa County**

| Zoning | Vacant Acres | Under Utilized/ Acres | Average Dwelling Units/Acre | Min/Max Dwelling Units/Acre | Arbuckle (Units) | College City (Units) | Grimes (Units) | Maxwell (Units) | Princeton (Units) | Unincorporated Area Surrounding Colusa (City) In SOI (Units) | Unincorporated Area Surrounding Williams In SOI (Units) | Total Dwelling Units |
|--------|--------------|-----------------------|-----------------------------|-----------------------------|------------------|----------------------|----------------|-----------------|-------------------|--|---|----------------------|
| I-6    | 26.5         | 11.35                 | 5.8                         | 1/7.3                       | 158              |                      |                | 116             |                   |  |   | 274                  |
| R-1-8  | 640.6        | 362.25                | 4.4                         | 1/5.4                       | 564              |                      | 70             | 1,697           | 153               | 824  | 2,145   | 5,453                |
| PD     | 216.4        | 15.53                 | *                           | 1/9.3                       |                  |                      |                |                 |                   |  |   | *                    |
| R      | 1,055.5      | 770.23                | 1.0                         | 1/1                         | 161              | 17                   | 18             | 875             |                   | 363  | 390   | 1,824                |
| R-2    | 71.0         | 1.75                  | 9.3                         | 1/10.8                      |                  |                      |                | 762             | 5                 | 24   |   | 791                  |
| R-3    | 34.3         | 3.00                  | 9.3                         | 1/10.8-19**                 | 90               |                      |                |                 | 10                |  |   | 100                  |
| R-4    | 44.0         | 8.50                  | 9.3                         | 1/10.8-19**                 |                  |                      |                | 836             |                   | 161  |   | 997                  |
| Total  | 2,088.3      | 1172.61               | -                           |                             | 973              | 17                   | 88             | 4,286           | 168               | 1,372  | 2,535   | 9,439                |

Vacant residential zoned land amenities:

|                        |     |      |     |        |     |     |     |
|------------------------|-----|------|-----|--------|-----|-----|-----|
| Flood Zone (Acres)     | 188 | 17   | All | 51.5   | All | All | 33  |
| Wells & Septic (Acres) | 61  | 13.5 | 18  | 1260.5 | 0   | 165 | 258 |

There are no other development constraints known with regard to the vacant or underutilized land identified in the inventory.  
Source: Colusa County Zoning Ordinance. Colusa County Planning & Building Department., Colusa County General Plan.

Definitions of terms and zones are as follows:

- R-R = Rural Residential: large lot development, single-family, septic system, well onsite; 1-acre minimum.
- R-1-6 = Residential Single-Family: one single-family unit per parcel, with public sewer and water services; 6,000 sq. ft. minimum sized parcel.
- R-1-8 = Residential Single-Family: one single-family unit per parcel, with public sewer and water services; 8,000 sq. ft. minimum sized parcel.
- R-2 = Residential Two-Family: two families on each building lot.
- R-3 = Residential Multiple Family: low-density apartment development; not more than four families per building lot.
- R-4 = Apartment-Professional: areas for higher density residential uses.
- PD = Planned Development: provide greater flexibility for developments than is possible through the strict application of zoning district regulations. Permits cluster developments.

Underutilized = acreage with dwelling units less than the full potential allowed in that zoning classification.

Notes: "du"=dwelling unit

\*Dependent upon PD approval (1.0 to 9.3 du/acre).

\*\*2/du per 8,000 square feet + add. du per 2,000 sq. ft. w/ public water & sewer.

**Table 4-1a  
Arbuckle  
Number of Parcels by Zone**

|                              | R-R zone      | R-1-6 zone                                | R-1-8 zone                                      | R-3 zone  | R-4 zone  | PD                       |
|------------------------------|---------------|---|---|---|---|--------------------------|
| Total Acres                  | 161.98        | 21.85                                     | 103.75  | 34.25   | -----   | 191.9                    |
| # of parcels                 | 15            | 14-                                       | 20  |   | -----   | 4                        |
| Density of development       | 1/du per acre | 1/du per 6,000 sq ft w/public water/sewer | 1/du per 8,000 square foot w/public water/sewer | 2/du per 8,000 square foot w/public water/sewer | 2/du per 8,000 sq ft + add. du per 2,000 sq ft w/public water & sewer | Depends upon PD approval |
| Potential maximum # of units | 161 du        | 158 du                                    | 564 du  | 90 du   | -----   | Depends upon PD approval |
| # of parcels vacant          | 6             | 10  | 14  | 11  | -----   | 3                        |
| Vacant acreage               | 77            | 19.5                                      | 84.25   | 34.25   | -----   | 176.37                   |
| # of parcels: under-utilized | 9             | 4   | 7   | 0   | -----   | 1                        |
| Under-utilized acreage       | 84.98         | 2.35                                      | 19.5  | 0   | -----   | 15.53                    |

**Table 4-1b**  
**College City**  
**Number of Parcels by Zone**

|                              | R-R zone      | R-1-6 zone                                | R-1-8 zone                                      | R-2 zone  | R-3 zone  | PD                       |
|------------------------------|---------------|---|---|---|---|--------------------------|
| TOTAL ACRES                  | 17.5          | -----                                     | -----   | -----   | -----   | -----                    |
| # of parcels                 | 38            | -----                                     | -----   | -----   | -----   | -----                    |
| Density of development       | 1/du per acre | 1/du per 6,000 sq ft w/public water/sewer | 1/du per 8,000 square foot w/public water/sewer | 2/du per 8,000 square foot w/public water/sewer | 2/du per 8,000 sq ft + add. du per 2,000 sq ft w/public water & sewer | Depends upon PD approval |
| Potential maximum # of units | 17 du         | -----                                     | -----   | -----   | -----   | -----                    |
| # of parcels vacant          | 37            | -----                                     | -----   | -----   | -----   | -----                    |
| Vacant acreage               | 13.5          | -----                                     | -----   | -----   | -----   | -----                    |
| # of parcels: under-utilized | 1             | -----                                     | -----   | -----   | -----   | -----                    |
| Under-utilized acreage       | 4             | -----                                     | -----   | -----   | -----   | -----                    |

**Table 4-1c  
Colusa Surrounding Area  
Number of Parcels by Zone**

|                              | R-R zone      | R-1-6 zone                                | R-1-8 zone                                      | R-2 zone  | R-4 zone  | PD                       |
|------------------------------|---------------|---|---|---|---|--------------------------|
| Total Acres                  | 363.25        | -----                                     | 151.4   | 2.25  | 8.5   | -----                    |
| # of parcels                 | 43            | -----                                     | 19  | 2   | 5   | -----                    |
| Density of development       | 1/du per acre | 1/du per 6,000 sq ft w/public water/sewer | 1/du per 8,000 square foot w/public water/sewer | 2/du per 8,000 square foot w/public water/sewer | 2/du per 8,000 sq ft + add. du per 2,000 sq ft w/public water & sewer | Depends upon PD approval |
| Potential maximum # of units | 363 du        | -----                                     | 824 du  | 24 du   | 161 du  | -----                    |
| # of parcels vacant          | 31            | -----                                     | 12  | 1   | 0   | -----                    |
| Vacant acreage               | 165           | -----                                     | 81.1  | 0.5   | 0   | -----                    |
| # of parcels: under-utilized | 12            | -----                                     | 7   | 1   | 5   | -----                    |
| Under-utilized acreage       | 198.25        | -----                                     | 70.25   | 1.75  | 8.5   | -----                    |

Note: Two parcels originally included, were in fact annexed into the City of Colusa. They have been removed from the County's land inventory.

\* The 8.5 under-utilized acres of R-4 zoned property consist of the following parcels and acreage: APN 15-08-053 = 2.64 acres; APN 15-08-016 = 2.80 acres; APN 15-08-026 = 1.39 acres; APN 15-19-001 = 0.835 acres; and APN 15-19-002 = 0.835 acres. These parcels have current active uses (existing single-family dwellings).



**Table 4-1d**  
**Grimes**  
**Number of Parcels by Zone**

|                              | R-R zone      | R-1-6 zone                                | R-1-8 zone                                      | R-2 zone  | R-3 zone  | PD                       |
|------------------------------|---------------|---|---|---|---|--------------------------|
| Total Acres                  | 18            | -----                                     | 13  | -----   | -----   | -----                    |
| # of parcels                 | 6             | -----                                     | 15  | -----   | -----   | -----                    |
| Density of development       | 1/du per acre | 1/du per 6,000 sq ft w/public water/sewer | 1/du per 8,000 square foot w/public water/sewer | 2/du per 8,000 square foot w/public water/sewer | 2/du per 8,000 sq ft + add. du per 2,000 sq ft w/public water & sewer | Depends upon PD approval |
| Potential maximum # of units | 18 du         | -----                                     | 70 du   | -----   | -----   | -----                    |
| # of parcels vacant          | 4             | -----                                     | 11  | -----   | -----   | -----                    |
| Vacant acreage               | 12            | -----                                     | 5   | -----   | -----   | -----                    |
| # of parcels: under-utilized | 2             | -----                                     | 4   | -----   | -----   | -----                    |
| Under-utilized acreage       | 6             | -----                                     | 8   | -----   | -----   | -----                    |

**Table 4-1e**  
**Maxwell**  
**Number of Parcels by Zone**

|                              | <b>R-R zone</b> | <b>R-1-6 zone</b>                         | <b>R-1-8 zone</b>                               | <b>R-2 zone</b>                                 | <b>R-4 zone</b>   | <b>PD</b>                |
|------------------------------|-----------------|---|---|---|---|--------------------------|
| Total Acres                  | 875             | 16  | 312.5   | 70  | 44  | 40                       |
| # of parcels                 | 16              | 23  | 19  | 2   | 1   | 2                        |
| Density of development       | 1/du per acre   | 1/du per 6,000 sq ft w/public water/sewer | 1/du per 8,000 square foot w/public water/sewer | 2/du per 8,000 square foot w/public water/sewer | 2/du per 8,000 sq ft + add. du per 2,000 sq ft w/public water & sewer | Depends upon PD approval |
| Potential maximum # of units | 875 du          | 116 du                                    | 1,701 du  | 762 du  | 836 du  | 0                        |
| # of parcels vacant          | 11              | 19  | 17  | 2   | 1   | 2                        |
| Vacant acreage               | 530             | 7   | 307   | 70  | 44  | 40                       |
| # of parcels: under-utilized | 5               | 4   | 2   | 0   | 0   | 0                        |
| Under-utilized acreage       | 345             | 9   | 5.5   | 0   | 0   | 0                        |

**Table 4-1f  
Princeton  
Number of Parcels by Zone**

|                              | <b>R-R<br/>zone</b> | <b>R-1-6<br/>zone</b>                     | <b>R-1-8<br/>zone</b>                           | <b>R-2 zone</b>                                 | <b>R-3<br/>zone</b>   | <b>PD</b>                |
|------------------------------|---------------------|---|---|---|---|--------------------------|
| Total Acres                  | -----               | -----                                     | 28.17   | 0.5   | 3   | -----                    |
| # of parcels                 | -----               | -----                                     | 13  | 1   | 1   | -----                    |
| Density of development       | 1/du per acre       | 1/du per 6,000 sq ft w/public water/sewer | 1/du per 8,000 square foot w/public water/sewer | 2/du per 8,000 square foot w/public water/sewer | 2/du per 8,000 sq ft + add. du per 2,000 sq ft w/public water & sewer | Depends upon PD approval |
| Potential maximum # of units | -----               | -----                                     | 153 du  | 5 du  | 32 du   | -----                    |
| # of parcels vacant          | -----               | -----                                     | 11  | 1   | 0   | -----                    |
| Vacant acreage               | -----               | -----                                     | 26.17   | 0.5   | 0   | -----                    |
| # of parcels: under-utilized | -----               | -----                                     | 2   | 0   | 1   | -----                    |
| Under-utilized acreage       | -----               | -----                                     | 2   | 0   | 3   | -----                    |

**Table 4-1g  
Williams Surrounding Area  
Number of Parcels by Zone**

|                              | R-R zone      | R-1-6 zone                                | R-1-8 zone                                      | R-3 zone  | R-4 zone  | PD                       |
|------------------------------|---------------|---|---|---|---|--------------------------|
| Total Acres                  | 390           | -----                                     | 394   | -----   | -----   | -----                    |
| # of parcels                 | 25            | -----                                     | 53  | -----   | -----   | -----                    |
| Density of development       | 1/du per acre | 1/du per 6,000 sq ft w/public water/sewer | 1/du per 8,000 square foot w/public water/sewer | 2/du per 8,000 square foot + 2000 square foot @ for 2 add. du | 2/du per 8,000 sq ft + add. du per 2,000 sq ft w/public water & sewer | Depends upon PD approval |
| Potential maximum # of units | 390 du        | -----                                     | 2,145 du  | -----   | -----   | -----                    |
| # of parcels vacant          | 15            | -----                                     | 25  | -----   | -----   | -----                    |
| Vacant acreage               | 258           | -----                                     | 137   | -----   | -----   | -----                    |
| # of parcels under-utilized  | 10            | -----                                     | 28  | -----   | -----   | -----                    |
| Under-utilized acreage       | 132           | -----                                     | 257   | -----   | -----   | -----                    |

**Table 4-2  
Regional Housing Need Allocation by Income Group  
1/1/02 through 6/30/08  
Unincorporated Colusa County**

| Income Group   | Number | Percent |
|----------------|--------|---------|
| Very Low       | 137    | 21.7    |
| Low            | 104    | 16.5    |
| Moderate       | 120    | 19.0    |
| Above Moderate | 270    | 42.8    |
| Total          | 631    | 100.0   |

Source: Draft Regional Housing Needs Plan, Colusa County, July 17, 2002

At an average of 6.5 units per acre, 97 acres are needed. The County has 2,088 acres of planned residential vacant land in unincorporated areas for development.

Table 4-1 shows dwelling unit potential by zoning classification within unincorporated areas of the County. The vacant land designated for residential uses within the County could accommodate approximately 9,439 additional units. The estimated housing construction need from June 1, 2002 through June 30, 2008, is 631 units.

Table 4-1 also shows the dwelling unit potential for each unincorporated community in the County and unincorporated land surrounding the cities of Colusa and Williams. Ample vacant land is available in various zones for each of the communities in the County with the exception of College City which only has 17 units of vacant R-R land available. College City, however, is very small, slow growing and had a 1990 Census population of only 185. Housing for very low and low income households can be accommodated in most of the County's zoning districts because of Colusa County's affordability.

Table 4-2 shows the projected housing construction need for unincorporated Colusa County from June 1, 2002 through June 30, 2008. According to the Draft Regional Housing Needs Plan, the estimated housing construction need is 1,262 units countywide and 631 units for the unincorporated area. The breakdown by income group for the unincorporated area is as follows: very low 137 units (22 percent), low 104 units (16 percent), moderate 120 units (19 percent), and above moderate 270 units (43 percent).

Table 4-3 shows the affordable income level by zoning district within the unincorporated County by median price and rent. In the R-1-6 and R-1-PD zones, a household making more than \$16,884 per year could afford a home priced at \$86,000 (2003 price). Fifty percent of the median household income is \$17,531. Therefore, households in the very-low income (50 percent of median) can afford a home in the R-1-6 and R-1-PD zone, and multi-family rental units in the R-3 and R-4 zones.

Table 4-4 shows the vacant residentially zoned land in the 100-year flood zone within the County. All of the vacant residentially zoned unincorporated land surrounding Colusa, Princeton and Grimes are within the 100-year flood zone. Residential uses in the Flood Plain (F-P) zone require a use permit.

**Table 4-3  
Affordability by Zoning District, 2003  
Unincorporated Colusa County**

| Zone                              | Median Price or Rent | Affordable <sup>1</sup> Income Level | Affordable to                   |
|-----------------------------------|----------------------|--------------------------------------|---------------------------------|
| R-1-6 (Residential Single Family) | 86,000 to 129,000    | 16,884 to 25,308                     | Very Low and Above              |
| R-1-8 (Residential Single Family) | 102,000 to 153,000   | 20,016 to 30,024                     | Low and Above                   |
| R-1-PD (Planned Development)      | 86,000 to 129,000    | 16,884 to 25,308                     | Very Low and Above              |
| R-2 (Residential Two-Family)      | 75,000 to 120,000    | 14,724 to 23,544                     | Very Low and Above              |
| RR (Rural Residential)            | 102,000 to 153,000   | 20,016 to 30,024                     | Low and Above                   |
| R-3 (Residential Multi-Family)    | 494/Mo.              | 17,784                               | Very Low <sup>2</sup> and Above |
| R-4 (Apartment-Professional)      | 494/Mo.              | 17,784                               | Very Low <sup>2</sup> and Above |

Source: 2000 U.S. Census

<sup>1</sup>Assumes a down payment of 7.5% for 30 years and an annual interest rate of 5.84%.

<sup>2</sup>Families earning 50 percent of County median would be expending 29.5 percent of total income; households 33.8 percent.

**Table 4-4  
Vacant Residential Zoned Land  
in the 100-Year Flood Zone**

| Area         | Flood Zone       |
|--------------|------------------|
| Colusa       | All of Colusa    |
| Williams     | 33 Acres         |
| Arbuckle     | 188 Acres        |
| College City | 35 Acres         |
| Princeton    | All of Princeton |
| Grimes       | All of Grimes    |
| Maxwell      | 51.5 Acres       |

Source: Colusa County Planning & Building Department

Comparing Tables 4-1 (Available Land) and 4-3 (Affordability by Zone) shows that land zoned for housing affordable to income levels of low and above are available in all communities. Of that land, housing affordable to the very low income population is available in the quantities shown in Table 4-4a.

**Table 4-4a  
Unincorporated Unit Potential**

| Zone  | Unit Potential | Areas                               |
|-------|----------------|-------------------------------------|
| R-1-6 | 274            | Arbuckle, Maxwell                   |
| PD    | Varying        | Any unincorporated areas            |
| R-2   | 791            | Maxwell, Princeton, Colusa City SOI |
| R-3   | 100            | Arbuckle, Princeton                 |
| R-4   | 997            | Maxwell, Colusa City SOI            |

The smaller lot size (minimum square footage of 6,000) of R-1-6 zoning and the allowance of multi-family development in R-2, R-3, R-4, and PD indicate these are the areas most likely to provide affordable housing for the lower income residents.

There are no prezoned areas of available land allowing this type of housing in the unincorporated areas of College City or Grimes, or within the Sphere of Influence (SOI) of the City of Williams.

College City and Grimes are unincorporated rural communities, approximately 3 and 10 miles from Interstate 5. Although these communities are not receiving the same level of housing development attention from the State Capitol region as those on Interstate 5, preparation will be made by the County to provide for a more diverse choice and availability of residential zoning. The unincorporated area surrounding the City of Williams, which is traversed by Interstate 5, will also be reviewed by the County in consultation with city planners and leadership to address potential single-family and multi-family residential zoning near important City services.

There are flooding zone concerns in some parts of Colusa County as exhibited by Table 4-4. However, the land is still relatively inexpensive and state elevation standards necessary to obtain building permits aid in the prevention of flood damage.

The County staff has already enrolled, as one of its Housing Element programs, to be a more active participant in the Army Corp of Engineer's Study to reduce the threat of flood damage within the San Joaquin and Sacramento River basins. See Constraints, Chapter Five.

Many of the communities in Colusa County are on septic systems and wells for wastewater and water due to the inefficient costs of public systems for smaller, sprawling residential development concentrations. The following lists the amount of acreage by community on septic and wells:

|              |                                  |
|--------------|----------------------------------|
| Colusa       | 165 acres;                       |
| Williams     | 258 acres;                       |
| Arbuckle     | 61 acres;                        |
| College City | 13.5 acres (vacant);             |
| Princeton    | (none; all of Princeton in PUD); |
| Grimes       | 18 acres;                        |
| Maxwell      | 1,261 acres.                     |

Source: County of Colusa

### ***Utilities and Services***

The ability of the county to provide adequate infrastructure and services (roads, water, sewer, etc.) to new housing developments is an important element in meeting future housing needs. Requirements that are placed on the developer to provide utilities and municipal services may prove restrictive when weighed with other construction/property costs and the return on housing investments in today's market. The section below provides an assessment of these utilities and public services, any limitations they may have, as well as a forecast for future development. This data was obtained primarily through interviews with local government and utility officials.

### **WATER**

Water supplied to Colusa County comes from two sources, groundwater and surface water. All domestic systems in the County are supplied with groundwater, while most irrigation systems are supplied with surface water from the Tehama-Colusa or Glenn-Colusa Canals, the Colusa Drain, or the Sacramento River.

There are 54 water systems registered with the County Environmental Health Department. Most of these systems belong to roadside commercial establishments, hunting clubs or lodges, trailer courts, agricultural industries, labor camps, or isolated residential areas. Two of the larger residential systems serve Stonyford and Century Ranch. These systems have limited expansion potential and are a major limitation to growth in these areas. A description of the unincorporated community water systems is provided below.



Arbuckle. The Arbuckle Public Utility District provides domestic water to approximately 780 customers. Water is pumped from three wells and pressure tanks of 7,000, 5,000 and 2,000 gallon capacity. Total pumping capacity is 2 million gallons per day (gpd), with consumption averaging 610,000 gpd. During July, the peak use month, consumption may be as high as 1.2 million gpd. Water demand is low enough that only one well at a time is used most of the year; water is drawn from alternating wells throughout the year (per phone conversation as of June 2003). The wells are equipped for chlorination, and water quality is checked weekly as specified by state regulations.

Water supply is not an immediate constraint to Arbuckle's development. If the town grows as expected, additional wells will be required by the year 2010. A proposed 74-unit subdivision (Crosscreek) will include the drilling of one new well for future use.

Grimes. The Grimes Utility District provides water service to about 100 customers. The town was served by individual wells until the late 1960's. The new water system alleviated a water quality problem that had resulted from septic systems sited too close to individual wells, however, the current water quality does not meet proposed Federal standards for arsenic. The system presently has two wells with a combined pumping capacity of 1700 gpm and a 5,000 gallon pressurized water storage tank. At this time, there appears to be adequate capacity to support the amount of growth shown in the year 2010 Community Plan for Grimes.

Maxwell. The Maxwell Public Utility District provides water service to about 375 commercial and residential customers. The District operates a 100,000-gallon water storage tank and three wells with pumping capacities of 500, 800, and 1,100 gallons per minute. Water is chlorinated at the wellhead. Only about 50 percent of the system's capacity is actually used as of June 2003.

Princeton. The Princeton Utility District provides water service to about 125 residential and commercial customers. The District operates a primary well with an average pumping capacity of 200 gpm and a secondary well with a capacity of 150 gpm. Each well has an 1,800 gallon storage tank. The District supplies about 60,000 gpd. The

distribution system was reconstructed in 1984 and consists of asbestos-cement pipe. Neither the water supply or distribution systems pose a constraint to development.

Stonyford. The Stonyford Water District (County Service Area) supplies water from one well which pumps from a large gravel strata. The system includes a 1,000-gallon storage tank and has no back-up storage tanks. Nearby, the Century Ranch Water system draws water from infiltration galleries on Little Stony Creek. Water in both systems must be chlorinated before distribution.

## WASTEWATER

Wastewater is treated and returned to the natural environment using one of several methods. In Colusa County, the primary methods are on-site disposal and centralized disposal. Five communities in the county—encompassing about 65 percent of the population—are served by centralized systems. The areas served by on-site systems are generally rural or agricultural. Although most on-site systems serve an individual dwelling or commercial establishment, some serve groups of homes or businesses.

Community treatment facilities serve the communities of Arbuckle, Maxwell, and Princeton, and the cities of Colusa and Williams. Community systems consist of a network of collection lines, a treatment facility, and a disposal system. Treated wastewater is typically disposed through a combination of evaporation ponds and discharge to a stream or drainage channel.

As of June 2003, the unincorporated communities of Arbuckle, Maxwell and Princeton are all at roughly one-half capacity or less and should be sufficient to meet each of the town's needs through 2008 and beyond.

## STREETS AND ROADS

Colusa County's roadways are uncongested with no traffic jams or gridlock conditions unlike many of the state's urban and resort areas. However, many segments of the road system are in poor condition.

Despite its relatively low traffic volumes, Colusa County's road system faces serious maintenance problems according to County staff. Financial constraints brought about by increasing travel demand, soaring construction costs, and decreasing state and federal funds has prevented the County from expanding its transportation system. More

significantly, maintenance of the existing system has been deferred, reducing the capacity of the system as well as hindering its expansion.

Maintenance of the County's roadways is more than just a local concern; the County's road system furnishes mobility to agricultural and timber vehicles which serve state and even national markets. About 2 million tons of field crops and up to 1 million board feet of lumber are transported on county roads each year. Many of the heavy vehicles traversing Colusa County roads—farm trucks, lumber trucks, and recreational trailers—have origination and destination points outside the County jurisdiction.

Because road improvement needs far exceed local financial resources, a greater emphasis has been placed on making the most efficient use of existing transportation systems rather than expanding or building new systems. The most conventional method is to encourage the use of public transit, to improve provisions for pedestrians and bicyclists, and to establish ridesharing and carpooling programs. Best suited to urban settings, these approaches achieve limited success in a rural area like Colusa County.

In Colusa County, the most effective method to reduce future traffic problems is to encourage a community-centered land use pattern in which people travel relatively short distances between their homes, work places, shopping places, schools, and recreational areas. Each community's land use plan should encourage some degree of self-sufficiency. The land use plan should also consider the capacity of the existing transportation system and should locate future development in those areas where road improvements can be managed.

## CHAPTER FIVE – CONSTRAINTS TO HOUSING

The development industry is faced with a variety of constraints in the construction of new housing. These constraints limit the number and increase the cost of housing units, which are constructed and may be loosely classified as governmental and non-governmental, although there is a strong interrelationship between these factors.

Chapter 4 discussed infrastructure availability and as discussed previously, the projected growth will not have a significant impact on sewer, water, or road systems in the County. Specific constraints are discussed in more detail in the following paragraphs.

### ***Governmental Constraints***

Governmental constraints are potential and actual policies, standards, requirements, fees, or actions imposed by the various levels of government on development, which serve to ensure public safety and welfare with respect to housing construction and land use issues. Federal and state programs and agencies play a role in the imposition of non-local governmental constraints and are beyond the influence of local government, and therefore cannot be effectively addressed in this document.

For example, Senate Bill 975 will have an impact on the construction or rehabilitation of affordable housing units for low or moderate-income persons. This bill requires public works and affordable housing financed through the assistance of public funds, or any deferment or reduction of public fees, to pay prevailing wages. Previous law generally defined “public works” to include construction, alteration, demolition or repair work done under contract and paid for in whole or in part out of public funds. This bill redefines “public works” to include any improvements that are “paid for in whole or in part with public funds” including payments, transfers, credits, reductions, waivers, and performances of work, but does not include the rehabilitation of certain qualifying affordable housing units for low or moderate-income persons, as specified. Senate Bill 972 (SB972) provides for some exemption from prevailing wage requirements for the construction or rehabilitation of privately-owned residential projects. This bill passed into law in September 2002. Analysis of potential local governmental constraints is contained in the following pages.

## LAND USE CONTROLS

Land use controls are minimum standards included within County Zoning and Subdivision Ordinances. Zoning is a means of ensuring that the land uses in the County are properly situated in relation to one another and provide adequate space for each type of development. Zoning regulations also control such features as height and bulk of buildings, lot area, yard setbacks, population density, building use, etc. If zoning standards are significantly more rigid than private sector design standards and do not allow sufficient land use flexibility, development cost increases and housing production decreases.

The Colusa County Zoning Ordinance provides for a range of residential building types and densities in various areas of the County. Densities will range from 1.0 unit per acre for Rural Residential, to 10.8 units per acre for multi-family developments, which is consistent with housing law.

The current Zoning Ordinance for the County of Colusa contains a Planned Development (P-D) Zoning District overlay zone that allows greater design flexibility and planning than the strict application of conventional single-family land use and development criteria. The P-D zone enables clustering of units (i.e. developing less land while allowing the same number of housing units that would be permitted under conventional subdivision ordinances), mixing of uses and building types (i.e. multiple housing mixed with commercial and professional uses for example), as well as establishment of special development standards and criteria, which respond to the particular features of a site. This flexibility allows for more efficient infrastructure cost per unit for development projects. The amount of cost experienced in other areas suggests that savings of approximately 25 percent per unit can be achieved. The clustering approach, coupled with density bonuses, enhance the County's role as an affordable housing resource, and is beneficial in meeting the housing needs of special groups (seniors, disabled, etc.).

Development standards in the P-D zone are as follows:

When a P-D zoning district abuts a residential zone, the setback requirements of the adjacent residential zone shall apply to the portion of the P-D along the common boundary or the setback required in the district with which the P-D district is combined, whichever is greater; all uses shall

conform to the height, area, width, depth, ground coverage and yard regulations normally required for such uses, except where the over-all planned development will be improved by Development Standards as set forth in Article 8 of the Zoning Ordinance. In all cases each structure shall conform to the specific development plan, which shall be a part of the approved Use Permit. There are no added or increased standards, but rather the potential of increased development flexibility.

Table 5-1 shows development standards by zoning district for Colusa County. As previously stated, the County's various development standards established by zone provides for flexibility in design and allows dwelling types from small unit, multi-family to larger custom home development on one- to ten-acre parcels.

## LAND USE/ZONING CONSTRAINTS

The structure within the Zoning Ordinance has embedded within it a number of development constraints, especially when addressing affordable housing. Starting with the definitions of each residential category, listing of "permitted uses" and "uses requiring a use permit," to the applicable development standards for the different types of residential uses – there are multiple constraints identified in the Zoning Ordinance as discussed later in this Chapter.

### 2003 Housing Element

The 2003 County of Colusa General Plan Housing Element sets forth goals and policies that guide new residential development. To implement the policies, the Housing Element includes Action Programs that provide timeframes, funding sources, and quantifiers (studies, mapping, sources for processing, specific actions). These goals, policies, and action programs of the Housing Element, along with the existing zoning regulations, serve to control the amount and distribution of land allocated for difference uses within the County.

### 1991 Zoning Code

The single family and multiple family residential land use classifications established by the zoning regulations and listed in the Housing Element are detailed in and following Table 5-1. There are three single family residential zoning classifications, three multiple family residential zoning

classifications, and one project-specific zoning category, Planned Development, that provides greater flexibility for residential development than is possible through the strict application of a zoning district's regulations. There are a total of seven different residential zoning classifications. The zoning classifications provide for a range of development densities, ranging from rural residential (1 du/1-acre) to multiple family residential medium/high densities (10-19 du/1-acre).

### **Residential Development Standards**

The type, location, and density of residential development in Colusa County is primarily regulated through the Colusa County Code. The zoning regulations contained in the County Code serve to protect and promote the health, safety, and welfare of the residents of the County while also serving to implement the goals and policies of the general plan. Table 5-1 summarizes the most pertinent residential standards for single family residential and multiple family residential zoning districts. All single family residential and multiple family residential districts have established development standards for minimum lots area, building setbacks, lot width and depth, and for building height.

### **Parking as a Constraint**

The County's parking requirements for residential projects do not vary by housing type. All residential development, both single family and multiple family, require two covered spaces per residential unit. The County's parking requirements pose a potential constraint on housing development. There is no flexibility in consideration for density of development, for guest housing, for second dwelling units, for distinction between studio units to 5-bedroom residences. There is no flexibility in the parking standards distinguishing between expensive large lot single residential development and senior citizen or other affordable housing projects. While second units are allowed in all residential zones, with a use permit, there is no language in the zoning code allowing flexibility in the two covered parking spaces per unit requirement.

**Table 5-1**  
**Single Family & Multiple Family Residential**  
**Development Standards**  
**By**  
**Zoning Districts**

| <b>Development Standards</b>     | <b>Rural Residential R-R</b> | <b>Single Family Residential R-1-6</b> | <b>Single Family Residential R-1-8</b> | <b>Residential Two-Family R-2</b>           | <b>Residential Multi-Family R-3</b>   | <b>Residential Apartment R-4</b>            | <b>Planned Development PD</b> |
|----------------------------------|------------------------------|--|--|---|---------------------------------------|---|-------------------------------|
| Maximum Density (du/ac)          | 1.0                          | 7.3                                    | 5.4                                    | 10.8  | 10.8-19                               | 10.8-19                                     | varies                        |
| Minimum Lot Area (sq ft)         | 43,560                       | 6,000                                  | 8,000                                  | 8,000                                       | 8,000/2,000                           | 8,000/ 2,000                                | varies                        |
| Minimum Lot Width (ft)           | 100                          | 60                                     | 80                                     | 80  | 80                                    | 80  | varies                        |
| Minimum Lot Depth (ft)           | 200                          | 100                                    | 100                                    | 100   | 100                                   | 100   | varies                        |
| Minimum Front Yard Setback-ft    | 25                           | 25                                     | 25                                     | 25  | 25                                    | 25  | varies                        |
| Minimum Side Yard Setback-ft     | 8-12<br>10%-lotwidth         | 6-12<br>10% lotwidth<br>15-corner lot  | 6-12<br>10% lotwidth<br>15-corner lot  | 6-12<br>10%<br>lotwidth<br>15-corner<br>lot | 6-12<br>10% lotwidth<br>15-corner lot | 6-12<br>10%<br>lotwidth<br>15-corner<br>lot | varies                        |
| Minimum Rear Yard Setback-ft     | 25                           | 20                                     | 20                                     | 25  | 25                                    | 25  | varies                        |
| Maximum Bldg Height (stories/ft) | 2-stories/<br>30             | 2-stories/<br>30                       | 2-stories/<br>30                       | 2-stories/<br>30                            | 3-stories/<br>40                      | 3-stories<br>40                             | varies                        |
| Max. Ground Coverage             | -----                        | 40 %                                   | 40 %                                   | 40 %  | 50 %                                  | 50 %  | varies                        |
| Onsite Parking Req'd(# spaces)   | 2 - covered                  | 2 - covered                            | 2 - covered                            | 2-covered/<br>per unit                      | 2 – covered<br>per unit               | 2 – covered<br>per unit                     | varies                        |

Footnote: Development criteria for projects processed under the Planned Development (PD) District are established as project specific development criteria. Any residentially-zoned property may be considered for PD overlay zoning and takes on set backs of abutting residential zone or that of the District with which it is combined, whichever is greater..

Source: Colusa County Code, October 1991

**Program Response:**

The County should consider revising its Zoning Code to provide flexibility and consideration for senior housing, second units, and group homes as an incentive toward meeting its affordable housing goals. An example is that residential lots containing



second units could have three parking spaces in order to meet the parking needs for the primary residence and to provide one additional parking space for the second unit. Perhaps uncovered parking could be used for the parking requirements of the second unit.

The Subdivision Ordinance governs the process of converting raw land into building sites. It allows the County to control the internal design of each new subdivision so that its pattern of streets, lots, public utilities, etc. will be safe, pleasant and economical to maintain. Overly restrictive standards will result in greater land development costs and/or lack of development interest.

The Subdivision Ordinance requires on- and off-site improvements that are similar to the requirements of other cities and counties, and provides for the health and safety of the area citizenry. The County's Housing Element Programs, however, include the channeling of awarded grant funds to offset the cost of such improvements for affordable housing unit development annually for the planning period. General Subdivision requirements include streets, alleys, sidewalks, curbs, gutters, pavements, sanitary sewer lines, sewer pumping stations, water supply systems, gas systems, fire hydrants, fire alarms, culverts, street name signs, street lights and drainage structures. Open space and landscaping regulations and development standards for the County can be found in Appendix G. The Subdivision Ordinance does not create any undue obstacles or constraints in the provision of any housing type.

### **Planned Development (PD) Overlay Zone**

Flexibility with regard to development standards is available in Colusa County through use of the following three mechanisms: use of the Planned Development (PD) overlay zone, mixed use development, and use of density bonuses. While the PD zoning district has not been used frequently, it remains a viable means of bringing flexibility into the development standards. Colusa County has not experienced much growth since the adoption of the 1993 Housing Element. With more development, the PD zoning district is likely to be used more frequently.

**Planned Development defined.** The purpose of Colusa County's PD overlay zone is to permit flexibility in design and use of an individual property or a group of individually owned properties; permit cluster developments in appropriate locations;

and allow certain uses not otherwise permitted in the zone under controlled circumstances. All uses and regulations of the underlying zone shall apply in the combined zone, except where such uses are modified or augmented by the uses and regulations set forth in the PD overlay zone.

**Planned Development approval process.** Colusa County's Zoning Code describes the steps required in processing applications from submittal of applications to approval by the Planning Commission. The Zoning Code section(s) describing the Planned Development process is overly cumbersome, difficult for planning professionals to understand as well as the public.

**Planned Development – Development Standards.** The Zoning Code does not provide for any clear set of Standards. Aside from noting that the PD shall abide by the setback requirements of any adjoining residential zoned property (Section 5.07.A.), the Zoning Code goes on to note that all uses shall conform to the height, area, width, depth, ground coverage, and so forth, as normally required for such uses, except where the over-all planned development will be improved by Development Standards set forth in Article 8 of the Zoning Ordinance. There are no Development Standards set forth in Article 8 for Planned Developments. This needs to be addressed and corrected.

**Constraints in the Zoning Code for Planned Development.** The Zoning Code section addressing Planned Development as an overlay zone, or combining zone, is a constraint on housing development, and especially so for affordable housing. The section is ambiguous, lacking in well defined purpose and intent, describes an inappropriate approval process, and is lacking in any well-defined development standards.

**Program Response:**

The County should consider amending the Planned Development section of the Zoning Code—Article 5, Section 5.01-5.07--to provide clear, unambiguous language in defining the purpose and intent of the overlay zone; to provide development standards; and to streamline the processing of Planned Development applications by providing easily understood steps in processing; and identify the appropriate approval authority. Clearly defined standards and streamlined processing timelines to encourage affordable housing applications should be provided in the amended Zoning Ordinance.

## Residential Development – History

Residential development has been minimal in Colusa County over the past 5-to-10 years. Table 5-2 shows the number of building permits issued over a period of the past 5-years preceding the updated Housing Element. If Colusa County has not met its 1993 Housing Element goals, it has been because there has been very little demand for housing construction in the County. While counties such as San Diego, Riverside, San Bernardino, and other *metropolitan* counties have experienced explosive housing growth, Colusa County has remained a small, rural county, with a small population (approximately 19,000 total), including the two incorporated cities of Colusa (approximately 5,700) and Williams (approximately 3,700).

Table 5-2 shows the number and kind of residential development in Colusa County for the past five years, 1999 through 2003.

**Table 5-2**  
**Residential Development (Single Family), 1999 – 2003**

| <b>Year</b>               | <b>For Sale<br/>(Speculation Houses)</b> | <b>Owner/Builder<br/>(Property owner building<br/>own single house)</b> |
|---------------------------|--|---|
| 1999                      | 0  | 25 single family residences   |
| 2000                      | 1 For Sale (Spec house)                  | 16 single family residences   |
| 2001                      | 5 For Sale (Spec houses)                 | 14 single family residences   |
| 2002                      | 1 For Sale (Spec house)                  | 11 single family residences   |
| 2003                      | 0  | 27 single family residences   |
| <b>Total houses built</b> | <b>7 For Sale (Spec houses)</b>          | <b>93 individual houses built</b>                                       |

Source: Colusa County Department of Planning & Building, 2004

No building permits were issued for residential subdivisions during the five-year period, 1999 through 2003. Three individual builders took out permits to construct seven (7) “Spec houses,” or “For Sale” houses in the Arbuckle, College City, and Colusa areas during this five year period. All other residential development consisted of individual property owners obtaining building permits to construct a single family dwelling for their personal use.

## Residential Development – Present

The County, in the year 2004, is witnessing a number of subdivision applications being submitted. One Map, nearly ten years old, has recently been finalized, and construction has begun.

A second tentative map, also nearly ten years old, is in escrow and *may* be finalized and recorded in the near future. A recent subdivision map for 54-single family units, submitted in 2003, has recently been finalized and recorded. While the subdivision activity described, consisting of approximately 260-units, is minimal by larger counties' standards, the activity is the most that the unincorporated portion of Colusa County has experienced.

Table 5-3 shows the value of "For Sale" single family houses constructed between 1997 – 2004.

**Table 5-3  
Construction Value of (For Sale) Single Family Homes, 1997-2004**

| Month/Year     | Location                                | Construction Value |
|----------------|---|--------------------|
| January 1997   | Arbuckle-College City                   | \$ 84,295          |
| June 2001      | unincorporated area near city of Colusa | \$208,080          |
| May 2002       | unincorporated area near city of Colusa | \$193,086          |
| April 2003     | Arbuckle-College City                   | \$121,380          |
| September 2003 | Arbuckle-College City                   | \$ 84,295          |
| September 2003 | Arbuckle-College City                   | \$163,200          |
| February 2004  | Arbuckle                                | \$ 84,366          |
| April 2004     | Arbuckle                                | \$ 91,800          |

Note: The "Construction Value" figures are the dollar value figures provided for building permit fee assessments.  
Source: Colusa County Assessor's Office, 2004

### **Residential Development – Future**

Recent, exponential advances in housing prices in nearby metropolitan areas indicate that residential development in Colusa County is likely to increase greatly over the life of the new Housing Element, 2003-2008. The reasons for the increase in interest in Colusa County includes:

- The availability of land;
- The price of undeveloped land in the County;
- The availability of land zoned for residential use;
- The availability of water and wastewater services provided by public utility districts;
- Low processing fees;
- Low development impact fees; and
- The driving distance/time from downtown Sacramento.

The lack of these features, as listed above, in the Sacramento region and elsewhere, make Colusa County an even more attractive place for future housing development. The Department

of Planning & Building staff is of the opinion that the County is on the verge of experiencing an immense amount of potential housing development. The operative question is whether or not the County is ready for the amount of potential housing development projected. Does the County have mechanisms in place to assure that affordable housing is part of any development mix? The County's new Housing Element incorporates new policies and programs to encourage and require a portion of any housing development to include an affordable housing component. Additional work by the County needs to be done in its Zoning Code, to encourage and provide for affordable housing in order to meet its RHNA numbers.

**Program Response:**

The County needs to revise its Zoning Code to provide for:

- Residential zoning classifications to incorporate affordable housing language in the following sections: Purpose & Intent; Permitted Uses; and Use Permit;
- Revise the "Other Regulations" section in all Residential zoning classifications to lessen the constraints in standards such as lot size, lot depth, lot width, ground coverage; property setbacks, and so forth;
- Revise the Development Standards section of the Zoning Code as found in Article 8 to include the following:
  - Provide Development Standards designed and structured to encourage affordable housing development;
  - Revise Development Standards for the Residential zoning classifications which provide for and encourage an affordable housing component in each zone. Such a component may include the following:
    - Second dwelling units;
    - Transitory housing;
    - Senior Citizen housing facilities; and
    - Special needs housing: mentally infirm; group homes; and so forth.
- Provide flexible Development Standards for Planned Development projects for affordable housing.

Additionally, the County should revise its Zoning Code to identify and revise those areas that inhibit and discourage providing for affordable housing. Such constraints as conditional use permit requirements, parking standards, lot size standards, density requirements, and permitted uses in specific zoning classifications, are a few of the areas where existing constraints need to be revised. The permitting process of subdivision maps

which do provide elements for affordable housing should be streamlined.

### **Flexibility in Development Standards**

While revising and updating the Zoning Code needs to be a high priority, some additional tools should be considered in the Code which will help alleviate some of the constraints to a diverse community:

**Mixed Use Development.** Mixed use development is a viable planning tool. There is no zoning classification which specifically provides for mixed use development. The Department of Planning & Building has not had any development interest or pressure expressed by the development community during the life of the previous Housing Element, 1993-2003, that calls for such development. Even so, with the potential for residential/commercial development unprecedented in the County, it would be in the interest of the County to provide for mixed use through its Zoning Code.

### **Program Response:**

The County should consider amending its Zoning Code and provide for a Mixed Use zoning classification for those areas in the County which meet certain criteria, such as: proximity to an established community; proximity to a major highway, State Route, or I-5; located inside the boundary or sphere-of-influence of a public utility district. Such an ordinance in place may encourage mixed uses such as combining single family/multi-family/commercial development on the same property. Such a zoning classification may be used to encourage the construction and location of affordable housing within a combined commercial component, thereby reducing the need to use an automobile to shop, reduce air emissions, and reduce potential future traffic congestion.

**Density Bonuses.** The County has not had any significant development that could take advantage of “density bonuses” as it is provided for within State Codes, Government Code Section 65915. Colusa County is expecting increased development, and the County sees a greater possibility and opportunity to use density bonuses in order to provide for a richer, more diversely developed community in the unincorporated areas of the County.

### Program Response:

The County should consider amending its Zoning Code and provide for “Density Bonuses” by adopting an ordinance that specifies how the State Code Section 65915 is to be implemented. In exchange for density bonuses, or for other incentives such as reduction in site development standards or modification of the zoning code; approval of mixed use zoning if commercial/office/industrial uses reduce housing costs; or other regulatory incentives or concessions agreed to by both County and the developer which lead to cost reductions – the developer agrees to construct one or more of the following:

- 20% of the total units of housing development for lower income households. Monthly housing costs within these units shall not exceed 80% of area median income.
- 10% of total units of housing development for very low income households. Monthly housing costs within these units shall not exceed 50% of area median income.

### **Flood Zones**

Flood hazards in Colusa County can be attributed to several sources: seasonal overflow of creeks and the Sacramento River, poor drainage in natural basins, and the potential failure of dams on reservoirs impounding the Sacramento River or its tributaries. The County participates in the National Flood Insurance Program of the Federal Insurance Administration, operated under the Federal Emergency Management Agency (FEMA). A 100-year flood zone is defined as an area in which a flood has a probability of occurring once in 100 years, or a 1% chance every year. A 500-year flood zone poses less of a risk, as it is an area with a probability of flooding once in 500 years, or a 0.2% chance every year.

Approximately 219 thousand acres (31 percent of the county’s total acreage) of land in Colusa County is located within the 100-year flood zone according to FEMA flood map data for Colusa County; see Figure 5-1.

Principal permitted uses in the County’s F-W (Floodway) and F-P (Flood plain) zones include: agriculture, public and private parks, golf courses, stables, docks, shooting ranges, etc. Residential uses are not allowed in the F-W zone and are allowed in the F-P zone with a use permit.

Final Flood Elevation Determinations were very recently published in the Federal Register (Vol. 68, No. 87, May 6, 2003,

page 23898. See Appendix H). These determinations are the basis which depict floodplain management measures that must be adopted by the community or show evidence of already being in effect to participate in the National Flood Insurance Program (NFIP). Colusa County already participates in the NFIP. The effects of the modified Base Flood Elevations on residential development will be determined by the Department of Public Works. The Department of Public Works will review all applications for residential development and, if appropriate, will require a Flood Zone Development Permit. This establishes standards, an elevation requirement, as well as other applicable issues, such as fastening down propane tanks, elevating utilities, crawl space venting, and use of flood resistant materials.

The Army Corps of Engineers (ACE) is conducting a comprehensive study of the Sacramento and San Joaquin River Basins and will develop a Plan to reduce flood damage, threats to public health and safety and restore the ecosystem along floodplain corridors. Colusa County Planning staff should be enrolled as an interested party on the ACE website particularly for current information exchange and availability of proposed agency assistance of flood mitigation activity.

A related matter of concern is the cumulating effects of development impacting the groundwater aquifer. In rural areas, wells and septic systems constructed in an area prone to flooding such as a floodplain are susceptible to over filling and contaminating a groundwater aquifer.

The Central Valley includes a number of complex and unique hydrologic and ecologic systems. The Army Corps of Engineers (ACE) study is lead agency for many participating state and federal agencies. The ACE Implementation Plan released to date states potential measures, including mandatory flood insurance for structures subject to residual risk. This would impact residential structures heretofore relieved from mandatory insurance due to structures such as protective levees. However, this revision, if adopted, has been introduced in the event of residual structure risk if, such as the example in this analysis, a levee should fail.

At the time of this writing, residual risk insurance was only a recommendation for more concentrated populations of urban areas, but not necessarily for agricultural or rural areas. Information from the ACE website regarding rural areas states:



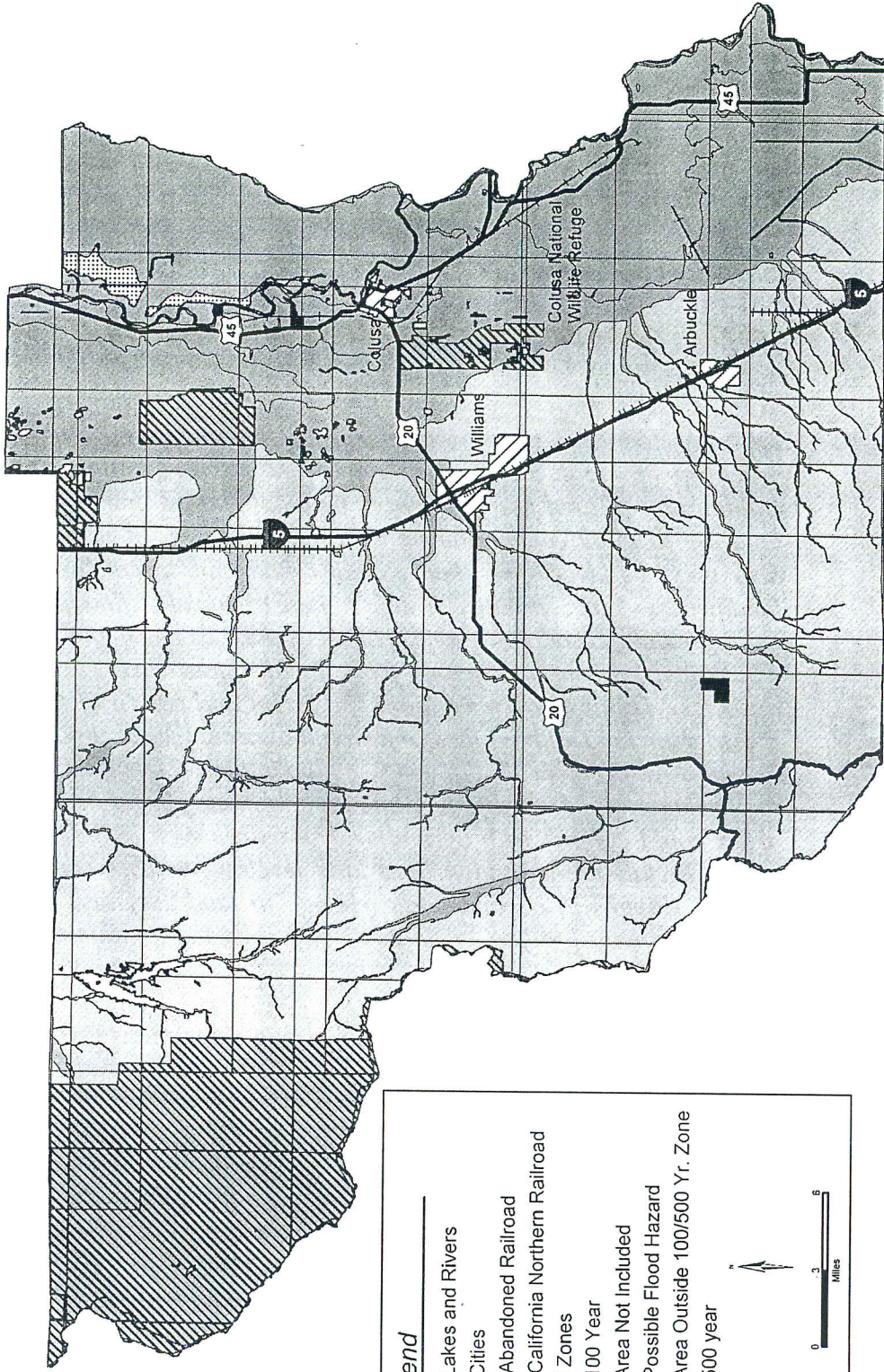
### *Description of Measure*

*Nonstructural floodplain management measures include zoning regulations to control development; flood proofing structures by raising or protecting with dikes; relocating damageable property out of flood-prone areas; acquisition of flowage easements; and installing flood warning systems. Some government agencies include setback levees, back-up levees, reservoir re-operation, bypasses, and transitory storage in the definition of "nonstructural measures."*

### *Physical, Operational, or Institutional Considerations (conflicts and resolutions)*

*The development of nonstructural floodplain management practices in rural areas necessitates the implementation and enforcement of land use ordinances by local entities that restrict land use to those commensurate with the flood risk. A program also must be developed that includes financial incentives for landowners to practice safe nonstructural floodplain management. Floodplains for rural areas must be developed in a way which procures support from local, State and Federal agencies. Landowners must know the extent and nature of flood risk to their land without the confusion that occurs when different agencies promote differing floodplain designations. Implementation of nonstructural floodplain management in rural areas could conflict with agricultural practices such as bedding up fields, fall pre-irrigation, and land leveling; with re-routing natural sloughs to accommodate change in land use; and with existing County grading ordinances and criteria/regulations on land development.*

Discussions with the ACE revealed Guiding Principles regarding local, regional and statewide planning for future floodway and floodplain management. Models developed by ACE have been released but not yet adopted by the State Reclamation Board, the Department of Water Resources (the project managing agency), or FEMA. Nothing from these agencies has either changed current regulation or redefined management of floodway areas as of this writing. The County has been advised the project has been set aside by state agencies for an undetermined time period.



**Legend**

- Lakes and Rivers
- Cities
- Abandoned Railroad
- California Northern Railroad
- Flood Zones**
- 100 Year
- Area Not Included
- Possible Flood Hazard
- Area Outside 100/500 Yr. Zone
- 500 year

0 3 6  
Miles



COLUSA COUNTY FLOOD ZONES  
FINAL HOUSING ELEMENT

Figure  
5 - 1

Groundwater is water that is found underground in cracks and spaces in soil, sand, and rocks. The area where water fills these spaces is called the saturated zone. The water table may be only a foot below the ground surface or it may be hundreds of feet down.

In areas where material above the aquifer, like a floodplain is very permeable, pollutants can sink into the groundwater very rapidly. Groundwater can be polluted by landfills, septic tanks, leaky underground gas tanks, and from overuse of fertilizers and pesticides. If groundwater becomes contaminated, the aquifer becomes useless.

Groundwater is used for drinking water by more than 50% of the people in the United States, including almost everyone who lives in rural areas.

Human contact with sewage is a serious health risk. Drinking water contaminated with sewage can cause health problems such as diarrhea, nausea, and hepatitis.

For at-risk areas, connecting to an adequate public sewer system is generally the best alternative for disposing of domestic sewage from private residences. Misuse of septic sewage systems result not only in water quality problems, but also costly repairs to rehabilitate failing systems.

In other states, legislation has been placed that sets minimum construction, design, and permitting standards for on-site sewage systems. Individual counties have adopted stricter standards than those outlined by the State.

**PERMIT APPROVAL PROCESS**

The development review process can also affect housing costs. Because of interest rates and inflation, the longer it takes for a development proposal to be approved, the higher the development costs.

**SITE PLAN REVIEW**

The Department of Planning & Building performs perfunctory site plan review on all applications for Use Permits, Variances, Tentative Parcel Maps, and Tentative Subdivision Maps. The review basically determines consistency with the General Plan land use designation for the property, and consistency with the zoning classification for the property. This minimal level of review is

essentially the same for all applications. The review is performed by the Associate Planner and takes from less than one hour to 2-3 hours for more complex applications.

If an applicant requires a Use Permit for his/her proposed use, an application with a site plan is required. The site plan should include all existing structures and improvements on the property; distances between the structures, and between the structures and improvements from the property lines; the dimensions of the existing structures and improvements; the location, size, and distance of the proposed new structure and improvements. The Planner will perform a Site Plan review – approximately under one hour to three hours – for purposes of determining that General Plan land use policies and zoning requirements are being met. Such matters as setbacks and access will be addressed, as are the availability of onsite water, existing well, and sewage disposal capability. This is the basic extent of the Site Plan review process for Use Permits. The Site Plan review process for Tentative Parcel Maps and Tentative Subdivision Maps are very similar.

Site Plan review is a function of the Planning Division process for all discretionary permit activities such as Use Permits, Variances, Tentative Parcel Maps, and Tentative Subdivision Maps. The Site Plan process does not pose a constraint to development of housing for any income levels. It is a minimal process that assures the health and safety of uses and location of those uses with other properties. It is a process that assures that no future conflicts or constraints arise between the proposed use and neighboring properties.

#### **PLAN CHECK REVIEW**

Building plans for construction of various types of housing (multi-family and single-family) are subject to standard plan check review. The single family unit will take approximately 2-3 weeks for plan check review. The multi-family unit, depending upon the size, and number and type of units, will take 3-6 weeks for plan check review.

Plan Check review is a function of the Building Division for all administrative permit activities such as building permits for single and multi-family dwelling units. The

Plan Check process is not a constraint to development of housing for any income levels. The process assures that such development meets State Building Standards for structures, mechanical, electrical, foundation, and fire. The process assures the future health and safety of the occupants of the housing project.

If a developer proposes to construct housing in an area that is appropriately zoned for residential use, the developer would not be subject to the Site Plan review process. He/she would be able to submit their building plans to the Building Division so that the Division could begin performing the Plan Check process. Upon completion of the Plan Check process, the developer could pull their building permits and begin construction.

The County currently does not have a Design Review Ordinance. Developers of housing are not subject to any well-defined set of County Design Standards.

The Zoning Code does have Development Standards which are applicable to multiple-family dwellings, condominiums, townhouses, row houses, and cluster developments. The Standards address height regulations, setbacks, open space landscaping, parking and loading facilities, and fire guides as were detailed in Table 5-1. Development application processing has basic time requirements as a result of the County's obligation to evaluate projects adequately, as well as the requirements of State law. These include consistency with the General Plan and Zoning Ordinance, requirements of the Subdivision Map Act, and compliance with the California Environmental Quality Act (CEQA). Processing times for development review vary, based on the size of the project and the extent of environmental review required, and can range from 1 week to more than 6 months if an EIR is required.

Conditional Use Permits required on residential development include: (R-3) motels, mobile home parks, rooming and boarding houses and (R-4) mobile home parks.

Emergency shelter and transitional housing in Colusa County is allowed, although not currently specified in the Zoning Ordinance, and not currently included in any commercial zones. However, pursuant to Action Program

6.5 of this Element, the Zoning Ordinance will be updated this year to include emergency and transitional housing in residential and commercial zones to facilitate permitting of this type of housing. Group homes of up to six persons is allowed in the R-3 and R-4 zones. Duplexes are allowed in the R-2 zone. Multi-family dwellings for not more than four families per building lot are allowed in the R-3 zone and multi-family dwelling groups of any number are allowed in the R-4 zone.

The County of Colusa allows the installation of manufactured housing “by right” provided that they meet the State allowed architectural standards. This provision is set forth in the Colusa County Code.

Typical processing time periods reported hereunder include necessary noticing publication, CEQA initial studies and required comment periods prior to Planning Commission hearings and are as follows:

|   |                                      |
|---|--------------------------------------|
| Discretionary Site Plan Reviews                           | 1 Day                                |
| Conditional Use Permits                                   | 4 Months                             |
| Subdivision Parcel Map (Tentative)<br>Planning Commission | 4 Months                             |
| Subdivision Parcel Map (Final)<br>Board of Supervisors    | 30 days following tentative approval |
| Subdivision Tract Map (Tentative)                         | 4 Months                             |
| Subdivision Tract Map (Final)<br>Board of Supervisors     | 30 days following tentative approval |
| Negative Declaration                                      | 4 Months                             |
| Environmental Impact Report                               | Additional 6 Months or more          |

The process for a typical Single Family permit is as follows:

Plans are reviewed by the County Building Official/Building Inspector. The Building Official, if in doubt, will check with Planning to make sure the proposed structure is an appropriate use in that zoning classification. The Official will also check to ascertain whether any conditions of approval are applicable to any structures on the parcel. This standard processing time is between *two to three weeks*.

Multi family permit processing includes:

Plans are reviewed by the Building Official/Building Inspector, as outlined above. This standard processing time is between *three to four weeks*, depending upon workload requirements.

Typical processing times in Colusa County are as follows:

Discretionary Site Plan Reviews – these are not performed by the Planning Commission. Planning staff performs site plan review of all draft, tentative plans for Use Permit uses, tentative parcel maps, and tentative subdivision maps. Typical time for site plan review is folded within the original 30-day period the California State Permit Streamlining Act and provides for County staff to determine whether a discretionary permit application is complete or not.

Conditional Use Permits – Processing through the approval by the Planning Commission is usually three to four months. The County has a 4-month processing timeline for Conditional Use Permits, Tentative Parcel Maps, Tentative Subdivision Maps, Variances, Tract Maps, and all discretionary permit actions.

Residential development in the R-2 and R-3 zones is permitted subject to Planning Commission review and approval. Planned-Developments are subject to a CUP if the property is not zoned P-D. If the property is zoned P-D a complete application and Planning Commission approval is required. A CUP is subject to Planning Commission review and approval. This process is typical of many communities and is not seen as a constraint to new housing in Colusa County.

The following is an approximation of the procedures the Department of Planning & Building follows in the review processes of Tentative Parcel Maps and Tentative Subdivision Maps.

- The Department accepts the submission of the Tentative Map with the required application forms and fees;
- Staff reviews and determines if the application packet is complete;
- Staff sends applicant either a Letter of Completeness, or a Letter of Incompleteness. If incomplete, staff outlines specific material needed to complete the application, informing the applicant that timelines for processing are suspended until the specific items are provided to staff and a determination is made as to completeness. Once that material is received and a determination of completeness is made, staff sends the applicant a Letter of Completeness;
- A file is set up. Copies of the application packet, with Map, are made and distributed to those departments, agencies, and special districts identified as appropriate recipients on the department's standard Distribution List form. This List, with identifying check marks as to who received copies, is placed in the applicant's file. A cover letter accompanies each application packet copy to the respective recipient, providing an end date to respond to the department with Comments;
- **Initial Review:** The Director and the project planner review the documentation and Map individually and together. In the course of this initial review major potential issues and concerns are identified. The application request is reviewed against the Goals & Policies of the County's General Plan. (e.g. Is the Tentative Subdivision application located in an agriculturally zoned area? If so, is the request consistent with the Policies of the General Plan? Does the application request meet the standards of development for that particular zoning classification.)
- **Design Review:** Department staff will perform an initial design review of the proposal. Such review--using a Subdivision Map as an example--will include evaluating



the proposed numbers of **lots**, the frontage, depth, and square footage; whether the plan includes **fire hydrants**--their number, location, and distance from one another; the **drainage infrastructure**--location and number of drop inlets, and tie-in to the community drainage infrastructure; **street lighting**--location and distancing of street lights, type of lights to be used; location of cul-de-sacs--distance to county maintained roads; **street design**; line-of-sight distancing at access points of the subdivision onto county maintained roads; **flood control/stormwater runoff infrastructure features**--use of detention basins, polymer exfiltrators embedded in landscape design; **emergency access road(s)**; sizing and location of **community water system and/or wastewater treatment plant** if the project is either not in an existing public utility district (PUD) providing such services, or, if the PUD doesn't have the capacity to handle the additional loads; **sidewalks and bike paths**--location, sizing, and cross-sections; **landscaping**--location, numbers, and type of species of trees & plants, entryway statements.

- **Inter-departmental Design Review:** Meet with staff from Public Works, Environmental Health, and Fire to discuss and review proposed project (e.g. residential subdivision). Discuss identified concerns, collect responses and recommendations from those specific departments with expertise in their respective fields, e.g. Public Works' recommendations/requirements for drainage and traffic/roads issues.
- **Pre-Development Conference:** Some projects may be of such complexity that the Department will require the applicant to have a Pre-Development Conference to discuss his proposal in a comprehensive manner before representatives of County, state, and federal agencies that may have an interest in the project.
- Once all the above has taken place, and the applicant has provided all the necessary documents, data, studies, etc. to the County, and any required changes in the map have been provided in a revised map, then staff proceeds to process the application:
- **CEQA Review:** Staff performs an environmental analysis, an Initial Study, and makes a determination as

to whether the project shall require a Negative Declaration, a mitigated Negative Declaration, or an Environmental Impact Report;

- A draft copy of the Initial Study is provided to the applicant, with a cover letter informing the applicant he/she has 14-days to review the Initial Study's conclusion, and mitigation measures, if any, and to respond back to the Department; no response will be taken as an acceptance of the Initial Study's conclusion/mitigation measures;
- A copy of the Initial Study, with a Distribution List, is sent to the State Clearinghouse for distribution to the appropriate state agencies;
- **Staff Report to the Planning Commission:** Once staff has completed the above steps for CEQA requirements, staff writes an Agenda (Staff) Report to the Planning Commission. In the Report, staff includes: a recommendation of approval or denial; a Summary of the project; a Background of the project; an Analysis of the issues and concerns of the various County, state, and federal agencies and departments.

## BUILDING CODES

Building Codes regulate the physical construction of dwellings and include plumbing, electrical and mechanical improvements. The County currently enforces the Uniform Codes, as established by the State, and has little control over these standards.

The Colusa County Department of Planning and Building is responsible for the enforcement of Building Codes in the County. The Building Division provides plan-checks and inspections. Building Code enforcement is basically conducted through scheduled inspections of new construction, remodeling, and rehabilitation projects. Inspections are also conducted in response to public complaints or an inspector's observation that construction is occurring without proper permits. Local enforcement of these codes does not add significantly to the cost of housing in the County and does not pose as a constraint to the development of housing for all income groups.

## SITE IMPROVEMENT

Site improvements are regulated by the Zoning Ordinance and the Tentative Map approval process for specific single-

family development issues. The Site Plan Review process is utilized for multi-family and commercial development in Colusa County. Site improvements include such things as required off-street parking, landscaping, walls, sewer and water systems, etc. To reduce housing costs, the County attempts to require only those typical improvements that are deemed necessary to maintain public health, safety, and welfare and are not found to be a constraint to residential development in Colusa County.

## FEES

Although development fees do contribute to the total cost of housing development, the extent to which these costs are passed on to the consumer depends on price sensitivity of each housing type and the ability of housing developers to absorb such cost increases and still maintain acceptable profit margins. Where increased costs cannot be absorbed by the consumer or developer, housing production will decline. In “price sensitive” markets, such as that for affordable housing, when increased costs cannot be absorbed by the developer, or products modified to compensate the developer, affordable housing is not built.

Up until the end of December, 2001, the State reimbursed developers for school fees as part of the SB50 bond. This in turn reduced costs and was frequently passed directly through to the buyer, reducing debt burden. Its reauthorization is considered important to meet affordable housing needs.

Table 5-4 shows the County’s 2003 Development Impact Fees for a Single Family dwelling, multi-family dwelling 2 to 5 units, multi-family dwelling 5 or more units, and a mobile home or other dwelling. This includes Library, Planning and Building, Public Works, Roads, and Fire District fees. Colusa County development fees are relatively low compared to surrounding urban areas. They are not considered a constraint to development; conversely they are not adequate to satisfactorily provide supporting infrastructure and needed services.

Various fees in the County of Colusa, which may or may not be required, are shown in Table 5-6.

**Table 5-4**  
**Development Impact Fees, Effective 7-10-97**  
**Unincorporated Areas of Colusa County**

| Public Service            | Fee Per Single Family Dwelling | Fee Per Multi-Family Dwelling 2-5 Units | Fee Per Multi-Family Dwelling +5 Units | Fee per Mobile Home or Other Dwelling |
|---------------------------|--------------------------------|---|--|---------------------------------------|
| Library                   | 278                            | 273                                     | 238                                    | 256                                   |
| Social Welfare            | 19                             | 19                                      | 16                                     | 17                                    |
| General Administration    | 96                             | 94                                      | 82                                     | 88                                    |
| Planning & Building       | 59                             | 58                                      | 50                                     | 54                                    |
| Public Works              | 267                            | 263                                     | 228                                    | 246                                   |
| Courts                    | 34                             | 33                                      | 29                                     | 31                                    |
| District Attorney         | 16                             | 16                                      | 14                                     | 15                                    |
| Public Health             | 129                            | 128                                     | 111                                    | 119                                   |
| Probation                 | 11                             | 10                                      | 9                                      | 10                                    |
| Sheriff                   |                                |   |  |                                       |
| Administration            | 32                             | 32                                      | 27                                     | 30                                    |
| Field Services            | 86                             | 85                                      | 74                                     | 80                                    |
| Sheriff Detention         | 592                            | 581                                     | 506                                    | 544                                   |
| Superintendent of Schools | 112                            | 110                                     | 96                                     | 103                                   |
| Roads                     | 261                            | 255                                     | 223                                    | 240                                   |
| Fire Districts            | 404                            | 396                                     | 345                                    | 372                                   |
| <b>Sub-Total</b>          | <b>\$2,396</b>                 | <b>\$2,353</b>                          | <b>\$2,048</b>                         | <b>\$2,205</b>                        |
| Public Administration     | 267                            | 261                                     | 228                                    | 245                                   |
| <b>Total</b>              | <b>\$2,663</b>                 | <b>\$2,614</b>                          | <b>\$2,276</b>                         | <b>\$2,450</b>                        |

Source: County of Colusa. Planning and Building Department.

Other miscellaneous development fees are listed in Table 5-6.

### Specific Analysis of Land Use Constraints to Affordable Housing

A thorough reading of Colusa County's Zoning Code finds a number of constraints to a wide variety of housing types. The following Table 5-5 shows the lack of diversity of housing types offered in all its zones, including its residential zones:

**Table 5-5  
Housing Types Permitted by Zone District**

| Housing Type                  | A-P | E-A | U-C | R-R | R-1 | R-2 | R-3 | R-4 | C-1 | C-2 | C-H | M | F-P | G-R |
|-------------------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|---|-----|-----|
| Singe-Family du               | √   | √   | √   | √   | √   | √   | √   | √   | c   | c   | c   |   | c   | √   |
| Multi-Family du               |     |     |     |     |     | √   | √   | √   | c   | c   | c   |   |     |     |
| Manufactured/MH               | c   | c   |     |     |     |     |     |     | c   | c   | c   |   |     |     |
| Mobile Home Park              |     |     |     |     |     |     | c   | c   | c   | c   | c   |   | c   | c   |
| Residential Facility<br><6    |     |     |     |     |     |     |     |     |     |     |     |   |     |     |
| Residential Facility<br>>6    |     |     |     |     |     |     |     |     |     |     |     |   |     |     |
| Community Care<br>Facility    |     |     |     |     |     |     |     |     |     |     |     |   |     |     |
| Rehabilitation<br>Facility    |     |     |     |     |     |     |     |     |     |     |     |   |     |     |
| Caretaker unit                | c   | c   |     |     |     |     |     |     |     |     |     |   |     |     |
| Guest House                   | √   | √   | √   | √   | √   | √   | √   | √   |     |     |     |   |     | √   |
| 2 <sup>nd</sup> Dwelling Unit | c   | c   |     |     |     |     |     |     |     |     |     |   |     |     |
| Rooming House                 |     |     |     |     | √   | √   | c   | √   | c   | c   | c   |   |     |     |
| Boarding House                |     |     |     |     | √   | √   | c   | √   | c   | c   | c   |   |     |     |
| Emergency Shelter             |     |     |     |     |     |     |     |     |     |     |     |   |     |     |
| Logging Camp                  |     |     |     |     |     |     |     |     |     |     |     |   |     |     |
| Farm Labor Camp               | c   |     |     |     |     |     |     |     |     |     |     |   |     |     |
| Farm Labor<br>Housing         | c   | c   |     |     |     |     |     |     |     |     |     |   |     |     |

Source: Colusa County Zoning Ordinance, June 1991

Note: √ = permitted by right; c = conditionally permitted; du = dwelling unit

Zoning Legend: A-P (Agriculture Preserve); E-A (Exclusive Agriculture); U-C (Upland Conservation);  
R-R (Rural Residential); R-1 (Residential single-Family); R-2 (Residential Two Family);  
R-3 (Residential Multiple Family); R-4 (Apartment-Professional);  
C-1 (Neighborhood Commercial); C-2 (Community Commercial);  
C-H (Highway Service Commercial); M (Industrial); F-P (Flood Plain);  
G-R (General Recreation).

**Program Response:**

The County should revise and update its Zoning Code to provide more diversity in housing types in both its residential zones and in its agricultural zones. The Zoning Code should be updated to meet current requirements of State Code as it applies to Group Homes, Day Care facilities, Farm Labor Housing, Manufactured/Modular Homes, Emergency Shelters/Transitional Housing and so forth.

**Table 5-6  
Miscellaneous County Fees**

|   |                  |                  | Application Fees |  |
|---|------------------|------------------|------------------|--|
| <b>General Plan Amendment:</b>  |                  |                  |                  |  |
| Planning  | \$1,800          |                  |                  |  |
| Environmental Health  | \$150            |                  |                  |  |
| Surveyor  | \$50             | \$275            |                  |  |
| Initial Study (CEQA)  |                  |                  |                  | \$2,275  |
| County Clerk (separate check)   |                  |                  |                  | \$25   |
| <b>Rezone:</b>  |                  |                  |                  |  |
| Planning  | \$1,800          |                  |                  |  |
| Environmental Health  | \$150            |                  |                  |  |
| Surveyor  | \$50             | \$2,000          |                  |  |
| Initial Study (CEQA)  |                  | \$275            |                  | \$2,275  |
| County Clerk (separate check)   |                  |                  |                  | \$25   |
| <b>Planned Development:</b>   |                  |                  | \$2,475          |  |
| Initial Study (CEQA)  |                  | \$275            |                  | \$2,750  |
| County Clerk (separate check)   |                  |                  |                  | \$25   |
| <b>Major Use Permit:</b>  |                  |                  |                  |  |
| Planning  | \$785            |                  |                  |  |
| Environmental Health  | \$225            |                  |                  |  |
| Initial Study (CEQA)  |                  | \$275            |                  | \$1,285  |
| County Clerk (separate check)   |                  | \$               |                  | \$25   |
| <b>Minor Use Permit</b>   |                  |                  |                  |  |
| Planning  | \$375            |                  |                  |  |
| Environmental Health  | \$75             | \$450            |                  |  |
| Categorical Exemption (CEQA)  |                  | \$100            |                  | \$550  |
| <b>Tentative Parcel Map:</b>  |                  |                  |                  |  |
| Planning  | \$800            |                  |                  |  |
| Surveyor  | \$300 + \$10/lot |                  |                  |  |
| Environmental Health  | \$188            |                  |                  |  |
| Assessor  | \$50             | \$1,338+\$10/lot |                  |  |
| Initial Study (CEQA)  |                  | \$275            |                  | \$1,613+\$10/lot   |
| County Clerk (separate check)   |                  |                  |                  | \$25   |
| <b>Tentative Parcel Map Extension</b>   |                  |                  |                  | \$475  |
| <b>Tentative Subdivision Map:</b>   |                  |                  |                  |  |
| Planning  | \$1,225          |                  |                  |  |
| Surveyor  | \$500+\$10/lot   |                  |                  |  |
| Environmental Health  | \$300            |                  |                  |  |
| Assessor  | \$100            | \$2,125+\$10/lot |                  | \$2,400+\$10/lot   |
| Initial Study (CEQA)  |                  | \$275            |                  |  |
| County Clerk (separate check)   |                  |                  |                  | \$25   |
| <b>Tentative Subdivision Map Extension of Time</b>                            |                  |                  |                  | \$475  |
| <b>CEQA:</b>  |                  |                  |                  |  |
| <b>Categorical Exemption</b>  |                  |                  |                  | \$100  |
| <b>Basic Initial Study/Negative Declaration</b>                               |                  |                  |                  | \$275  |
| <b>Review of Special Initial Studies</b><br>(Traffic, noise, hydrology, etc.) |                  |                  |                  | \$375  |
| <b>Environmental Impact Reports</b>   |                  |                  |                  | 10% of the contract<br>or \$2,000 non-<br>refundable deposit,<br>whichever is greater. |
| (Prepared by outside consultant)  |                  |                  |                  |  |
| <b>Environmental Mitigation Monitoring</b>                                    |                  |                  |                  | \$200 per project per<br>year until mitigations<br>are completed.                      |

## ***Non-Governmental Constraints***

Non-governmental constraints are those which are generated by the private sector and which are beyond the control of local governments. Some of the impacts of non-governmental constraints can be offset to a minimal extent by local governmental actions, but usually the effects are very localized and have little influence on the total housing need within the jurisdiction or market area. Non-governmental constraints to affordable housing in Colusa County consist of three major factors: price of land, availability of financing, and cost of construction.

The County has a limited ability to influence these factors. Land costs are impacted by the number of adequate sites that are available. Regional demand also has a great impact on land costs. Construction and financing costs are determined at the regional, state, and national levels by a variety of private and public actions, which are not controlled by the County.

The major barrier to providing housing for all economic segments of the County concerns the nature of the housing market itself. Development costs have risen to the point where building affordable housing is difficult to provide in Colusa County.

## **FINANCING COSTS AND AVAILABILITY**

Financing costs are subject to fluctuations of national economic policies and conditions. The cost of money for site preparation and construction is a very important determinant of the initial cost to the purchaser. Mortgage rates have an even more dramatic effect on the cost of housing to the homebuyer and on the cost of constructing rental units. Interest rates are ultimately passed on to the renter by the apartment owner. Interest rates were low enough between 1994 and 2002 to allow an increase in building activity; however, a significant portion of the population was still precluded from participation in the market. There is always a concern that interest rates will increase again during future years and such increases may result in a slowing of construction activity.

Generally, a fourteen percent (14%) interest rate is the level at which most buyers are expected to drop out of the market. Fluctuating interest rates can have a particularly dramatic effect on the building industry when mortgage rates increase between the start of construction and

completion of a project. It is anticipated that since five and three quarters percent interest rates are currently available, home buying will continue to increase provided other recessionary factors are overcome.

Obtaining permanent financing for qualified low-income homebuyers does not pose irreconcilable constraints, with the availability of various home loan programs requiring zero to five percent down payments. Interest rates on these financing vehicles average just under six percent.

Moderate-income buyers in rural communities have, however, experienced financing gaps, obtaining 60-70% commercial loans, when neighboring urban areas producing higher quantities of housing and loans, offer 80% loans to value.

Also, relatively small financing gaps created through poor or no credit history can be the difference between qualifying or not qualifying for permanent financing. In this instance a program should be developed using HOME funds to offer silent deferred payment seconds through the County's Revolving Loan Fund to help alleviate this constraint.

#### PRICE OF LAND

According to the California Building Industry Association, the cost of land represents an ever-increasing proportion of the total housing development cost. Since the mid-1960's, raw land has cost significantly more in California than in the rest of the United States. However, land costs in Colusa County are significantly less than the rest of California.

Measures available to local government to address land costs include the establishment of redevelopment project areas and the use of redevelopment tax increment to write down land costs, and development of housing by a nonprofit corporation such as a Housing Authority or the Rural California Housing Corporation. Use of surplus government-owned land for housing is an option not often available to a rural county, due to a general lack of suitable publicly-owned land. However, this option should be kept in mind when such an opportunity occurs.

The price of land in Colusa County, both land zoned for residential uses and land zoned for agricultural uses, is well



below the price of land found in urban counties, and other agricultural counties experiencing urban development. See Table 5-7 for approximate recent past land prices. The County's undeveloped land, including land zoned for residential uses, is relatively inexpensive when compared to such counties as Sacramento, El Dorado, Placer, and even Butte, to name a few counties in the north state. Colusa County needs to update and upgrade its processing fee structures, development impact fees, and implement action programs to assure new development complies with General Plan policies requiring affordable housing, thus assuring the County meets its RHNA requirements.

Several of the necessary measures that need to be in place include the following:

- The Development Impact Fee structure for all categories of development needs to be studied and adjusted to meet future demands;
- The Department of Planning & Building needs to perform the appropriate justification studies and adjust its application fees for all legislative and discretionary permits;
- Housing policies and action programs need to be devised and implemented through its Housing Element to meet current and future affordable housing needs.

**Program Response:**

The County needs to perform the following studies and revise its Zoning Code in order to prepare for the growth and development expected to come over the next 3-to-5 and 5-to-10 years:

- A Justification Study must be performed to adjust the County's Development Impact Fees in order to meet and provide services;
- A Justification Study must be performed to adjust the County Department of Planning & Building's application fees;
- Revise/update the County Zoning Code to remove constraints to affordable housing.

**Table 5-7**  
**Approximate Price of Land**  
**(based upon Year 2003 land uses)**

| <b>Residential<br/>Zoned parcels</b>  | <b>\$\$ value per acre</b> |
|---------------------------------------|----------------------------|
| R-R                                   | varies - 7,142 (w/PD)      |
| R-1                                   | 6,000-25,000               |
| R-2                                   | 10,000-15,000              |
| R-3                                   | 12,000-18,000              |
| R-4                                   | 14,000-22,000              |
| P-D                                   | varies                     |
| <b>Commercial Zoned parcels</b>       |                            |
| M                                     | 6,000-25,000               |
| <b>Agricultural<br/>Zoned parcels</b> |                            |
| Rice land                             | 2,400-4,000                |
| Orchard land                          | 7,000-10,000               |
| Row Crops land                        | 4,000-8,000                |
| Grazing land                          | 200                        |
| <b>Conservation Easement land</b>     | <b>2,400</b>               |

Note: Acreage prices are in flux. The prices given are based on historical prices when development interests had little interest in Colusa County. The price of developable land is expected to soar dramatically.

Source: Department of Planning & Building, 2003

The adjustment of the County's development impact fees is significant and necessary for several reasons:

- The degree of potential increased residential growth expected over the next 5-10 years is such that with the current low impact fees -- \$2,663 per single family residence -- such services as fire, sheriff, courts, probation, libraries, roads, and so forth, all will be severely impacted unless necessary adjustments are performed;
- The development impact fees have not been adjusted for nearly eight (8) years;
- The development impact fees are based upon a low level of development that has characterized the County for the past ten (10) years and more;
- Presently, essential County services such as sheriff operations and probation have been reduced due to ongoing budgetary constraints. Without adjustments in development impact fees, services to the new residences expected to move into the County over the next 5-10 years will continue to erode.

Additionally, with very low development impact fees in place there is one less tool available for negotiating with the development community as to the numbers and kind of housing that is to be constructed.

#### **COST OF CONSTRUCTION**

Rising costs of labor and materials have contributed to non-governmental constraints on housing development and improvement. These direct cost items were a substantial part of the increased housing prices during the 1990s. Builders passed those increases along to the homebuyer or renter.

The cost of residential construction in Colusa County is still relatively low. In 2003, a modest tract home approximately 1,750 square feet could be built for approximately \$75 - \$90 per square foot.

Since the passage of Proposition 13, local governments have faced the increasingly difficult task of trying to finance the cost of infrastructure. Infrastructure costs can no longer practically be passed on to the taxpayer through property tax backed general or special obligation bonds by the local jurisdiction. The incremental cost of these facilities has been partially financed through impact fees; however, typically these costs are passed along by increasing the cost of shelter.

Other methods that can be used by jurisdictions to promote the construction of affordable housing include allowing smaller lots, reducing processing fees, and reducing processing time. Lot size and improvement concessions need to consider possible site-specific characteristics such as soil quality and drainage capacity before they are granted. Reducing fees can have a significant effect on housing costs in jurisdictions where the fees represent a large percentage of the overall cost (which is not the case in Colusa County) but also impacts the County's ability to provide services. Programs of expedited processing are being added and continued that are also considered for developers who assure that housing developed with such concessions would be kept affordable to lower income households for long periods of time.

#### **IMPACTED RENTAL COSTS**

As illustrated in Table 3-21 of Chapter Three, the 2000 Median Gross Rent in the unincorporated areas of Colusa

County was \$458. The Median Household Income according to the Census was \$35,062. For Very Low-Income (VLI) households (earning less than 50 percent of median, calculates to a maximum of \$17,531 annual income. Thirty percent of that – the accepted standard for housing costs – is \$5,259 or \$438 month.

Even those at the top of the VLI scale would encounter a shortfall of \$20 per month to pay for rental housing. Existing Section 8 housing is the only means the County has to subsidize families in rental apartments, and its continuation is critical for maintaining subsidized rentals for families.

The State of California, or the County of Colusa, does not own or operate public housing; public housing is administered directly through local Public Housing Authorities (PHAs). For those jurisdictions that do not have a local PHA, the Department of Housing and Community Development (HCD) has a Housing Assistance Program (HAP) that administers the Section 8 program in those counties. HCD acts as the local housing authority for twelve rural counties, including Colusa County.

Eligible families and individuals apply to the State's local subcontracting sponsor agency for rental assistance when the sponsor agency's waiting list is open. The State's subcontractor for Colusa County is the Glenn County Human Resources Agency (HRA). The contact is Ms. Luz Melgarejo, (530) 934-6510, extension 241.

The County of Colusa will assist any shortfall of Section 8 vouchers for residents as described in Program 4.7 in Chapter Six.

## LIFESTYLE

The increase in housing costs during the 1990's was partially due to consumer preference and lifestyle expectations. The size of the typical single-family house increased and the amenities included in the housing package changed, as well as the number of bedrooms and size of living areas. All of these lifestyle choices have costs associated with them. The trends in California emerging now, due to governmental and non-governmental constraints and the resulting increase in housing costs, are towards smaller units, smaller lots, and alternatives to the single family detached dwelling units especially in more heavily populated and urbanized areas. However, in

Colusa County, larger, upscale, single-family units are still the preference.

## TOPOGRAPHY

Colusa County's terrain is describe in the General Plan as follows:

Colusa County's landforms can be broadly assigned to two major types: The alluvial plains of the Central Valley and the foothills, ridges, and valleys of the Coast Ranges. The eastern one third of the County, bordered by the Sacramento River and Butte Creek, is essentially flat with a gently increasing elevation gradient towards the northwest, where the central third of the County is typified by level or gently rolling valley lands. The western boundary lies along high, steep ridges of the Coast Ranges. These mountains run along a north-south axis and are bisected by a series of deep and spectacular alluvial valleys, the most prominent of which include Bear Valley, Indian Valley, and Antelope Valley. Elevations range from about 40 feet above sea level in the eastern portion of the County to 7,056 feet at the summit of Snow Mountain in the northwestern corner of the County.

## *Special Constraints*

### AT RISK HOUSING UNITS

State law requires that each city/county provide an analysis and programs for preserving existing affordable multi-family rental housing units which were developed with public subsidies. The analysis must address units which may potentially be converted to market-rate housing within a ten-year period from July 2000 to July 2010. There is one project in unincorporated Colusa County containing a total of 50 affordable housing units which were developed with federal interest rate and rental subsidies (reference Table 5-6). In exchange for the subsidies, the project developers agreed to retain rental rates affordable to lower income households for a specified number of years.

The assisted multi-family rental development which could potentially lose affordable units by the year 2010 is Alexander Center which has a total of 50 affordable units. Alexander Center is under contract through December 2003. The Apartment Manager indicated that Alexander Center plans on renewing its contract and continuing to provide subsidized units for at least 20 years.

**Table 5-8  
Federally Assisted Multifamily Housing, March 2003  
Unincorporated Colusa County**

| Project Name     | Address                       | Federal Insurance Program | Assisted Units | Sec. & Exp. Date | Risk Assessment* |
|------------------|-------------------------------|---------------------------|----------------|------------------|------------------|
| Alexander Center | 901 Gail Avenue, Arbuckle, CA | Section 515               | 50             | 12/31/2003       | At-Risk          |

Source: U.S. Department of Housing and Development, U.S. Department of Agriculture, California Housing Partnership Corporation  
 \*Risk assessment is a subjective classification developed by CHPC based on available HUD data. Assessments are intended to help target preservation efforts, but are not necessarily a reliable predictor of a project's likelihood of market-rate conversion.

The potential loss of existing affordable housing units is an important issue to the County due to displacement of lower-income tenants and the limited alternative housing for such persons. It is typically less expensive to preserve the affordability of these units than to subsidize construction of new affordable units due to the inflation of land and construction costs which has occurred since the original development of these projects. A program has been added for County staff monitoring affordable unit availability.

**STATE LAW REQUIREMENTS**

In accordance with State Legislation, this Housing Element includes analysis and programs for preserving assisted multi-family rental housing developments. The State legislation was passed in 1989 in response to the potential loss of numerous affordable rental units which have received assistance from Federal, State, and/or local programs.

The State legislation was adopted as Section 1451, Statutes of 1989, which amended Section 65583 of the State of California Government Code. The State law requires that each city and county provide an analysis and program for preserving assisted rental housing developments during a ten-year period. Further, the preservation analysis and programs must be updated every five years, at the same time the other sections of each locality's housing element are updated. For the County of Colusa, the current preservation analysis period is July 1, 2000 to July 1, 2010.

Pursuant to State law, the following components are included in this analysis:

- Inventory of units at risk of losing use restrictions;

- Cost analysis of preserving at-risk units versus replacing them;
- Nonprofit entities capable of acquiring and managing at-risk projects;
- Potential preservation financing sources; and
- Efforts to preserve units at risk of losing use restrictions.

**INVENTORY OF UNITS AT RISK OF LOSING SUBSIDIES**

One multi-family rental project in Arbuckle totaling 50 units was constructed using federal subsidies. In exchange for the subsidies, the developer was required to provide the rental units to low-income residents for a specified period of time. All 50 units could potentially convert to moderate and market-rate housing by the year 2010. The conversion of any low-income apartment would be a significant reduction on the amount of affordable housing available in Colusa County. Existing Section 8 housing is the only means the County has to subsidize families in rental apartments, and its continuation is critical for maintaining subsidized rentals for families.

The following summarizes the existing assisted multi-family rental housing development in Colusa County:

- **Alexander Center.** This development includes 50 units and is affordable and occupied by low-income individuals and is reportedly in good condition. Alexander Center is a recipient of a Section 515 Rural Rental Housing Loan. The earliest date of subsidy termination was December 2003. Although the Risk Assessment for this project is “At Risk” according to the California Housing Partnership Program, management was contacted by the County and indicated that Alexander Center plans on annually renewing its contract and continuing to provide subsidized units well beyond the planning period.

**COST ANALYSIS**

Based on federal and state guidelines, an order of magnitude cost analysis was conducted to compare the cost to replace the development with the cost to preserve the affordability of the project.

The order of magnitude cost analysis indicates that the cost to preserve the units at Alexander Center is less than the cost to replace the units. The cost of construction and land to replace the 50 units is approximately \$3.7 million. Assuming an “equity” investment of 20 percent,

replacement costs would total \$735,000 up front, while ongoing costs would total nearly \$507,000 annually (debt service and operating costs).

The viability of this project as affordable housing is enhanced by resident-based Section 8 certificates and vouchers. Most of the 50 households currently residing in this complex are provided with project-based Section 8 assistance. Section 8 rents in Colusa County are currently similar to market rents. Revenues provided by the Section 8 rents can compensate for the lower rents generated by the units that are not leased by households who receive Section 8 assistance.

### ***Funding Sources***

Finally, Housing Element Law states that the analysis shall identify and consider the use of all federal, state, and local financing and subsidy programs, which can be used to preserve assisted housing developments for lower income households. The following funding sources are available in Colusa County for this purpose as replacement housing becomes necessary:

Community Development Block Grant (CDBG) program. The U.S. Department of Housing and Urban Development (HUD) provides an annual allocation to the County of Colusa for specific projects. These funds can be utilized for the replacement of substandard housing, rehabilitation of lower income owner-occupied and rental-occupied housing units, and other programs that assist households with incomes at or below 80 percent of median income.

Low-Income Housing Tax Credits. Credits can be used to fund the hard and soft costs (excluding land costs) of the acquisition, rehab or new construction of rental housing. Projects not receiving other federal subsidy receive a federal credit of 9 percent per year for 10 years and a state credit of 30 percent over 4 years (high cost areas and qualified census tracts get increased federal credits). Projects with a federal subsidy receive a 4 percent federal credit each year for 10 years and a 13 percent state credit over 4 years.

HOME Program. HOME funds may be used for rehabilitation, acquisition and/or new construction of affordable housing. At least 90 percent of the households assisted must be at or below 60 percent of median income.



Low-Income Housing Preservation and Residential Home Ownership Act (LIHPRHA). LIHPRHA requires that all eligible HUD Section 236 and Section 221(d) projects “at-risk” of conversion to market-rate rental housing through the mortgage prepayment option be subject to LIHPRHA Incentives. The incentives to owners include HUD subsidies which guarantee owners an eight percent annual return on equity. Owners must file a Plan of Action to obtain incentives or offer the project for sale to a) non-profit organizations, b) tenants, or c) public bodies for a 12 month period followed by an additional three-month sale to other purchasers. Only then are owners eligible to prepay the subsidized mortgages.

***Entities Interested in Participating in California's First Right of Refusal Program***

The California Department of Housing and Community Development has listed three entities with possible interests in participating in California's First Right of Refusal Program in Colusa County.

Eskaton Properties Inc.  
5105 Manzanita Avenue  
Carmichael, CA 95608  
(916) 334-0810

Christian Church Homes of Northern California, Inc.  
303 Hegenberger Road, STE 201  
Oakland, CA 94621-1419  
(510) 632-6714

Rural California Housing Corporation  
2125 19<sup>th</sup> St. STE 101  
Sacramento, CA 95818  
(916) 442-4731

***Housing Accessibility for the Disabled***

As of January 1, 2002, in addition to the needs analysis for persons with disabilities, housing elements must analyze potential governmental constraints to the development, improvement, and maintenance of housing for persons with disabilities. In Colusa County, no additional fees, permits, or processing times are required for the development of housing for the disabled.

Accessibility for the physically disabled can be achieved in a number of ways (wheelchair ramps, grab bars, wider halls, elevated electrical outlets, lowered switches, etc.).

Some modifications that can be done can be as simple as adding a tub seat in the bathroom and marking light switches with Braille tape. Other modifications such as wheelchair ramps, removing steps, and widening hallways are more labor intensive and would require a building permit. The permit process would be the same for accessible housing modifications as they would be for modifications to single-family and multi-family units.

## CHAPTER SIX – GOALS, POLICIES AND PROGRAMS

This chapter describes housing goals, policies, and programs for the County of Colusa. A goal is defined as a general statement of the highest aspirations of the community. A policy is a course of action chosen from among many possible alternatives. It guides decision-making and provides a framework around which the housing programs operate. A program is a specific action, which implements the policy and moves the county toward the achievement of its goals. Programs are a part of the County's five-year action plan and constitute the County's local housing strategy.

### ***State Housing Goals***

According to the California Statewide Housing Plan Update, it is the goal of the state to “ensure to all Californians the opportunity to obtain safe, adequate housing in a suitable living environment.” Additionally, the State Department of Housing and Community Development has established the following four primary goals:

- Provision of new housing;
- Preservation of existing housing and neighborhoods;
- Reduction of housing costs; and,
- Improvement of housing conditions for special needs groups.

### ***Housing Element Update***

The County of Colusa General Plan Housing Element is consistent with and addresses these state goals. The goals, policies and programs of this Housing Element reflect and implement state goals and direction at the County level based upon local and regional needs determined through the Housing Element update process.

Policies and programs from the 1993 Housing Element have been either incorporated herein or updated, otherwise modified, or deleted as necessary to reflect accomplished programs and current needs.

Some policies were changed to reflect the more inclusive guiding principles for the decision-making processes. Others were refined into definitive programs with quantified objectives where appropriate.

For various reasons, including but not limited to, a lack of financial resources and staff availability, some of the 1993 programs are carried over to the 2003 Housing Element plan

because the Task Force, residents, Planning Commission and Board of Supervisors believes them to still be valid and worthwhile. The 1993 programs were not deficient except in availability of money and personnel to implement. A recent change in leadership staff and more defined program commitments to applying for outside financial resources are outlined in this document and will aid more successful implementation.

### ***Implementation and Monitoring***

Implementation of programs shall be on a continuous basis unless otherwise noted in the program description. Monitoring will be accomplished on an annual basis primarily through the annual General Plan review process and reported to the Board of Supervisors.

### **COLUSA COUNTY 2003 HOUSING ELEMENT GOALS**

1. Development, through public and private resources, of sufficient new housing to ensure the availability of safe, affordable housing for all households in the Colusa County unincorporated area.
2. Assurance of choice of housing location for all residents of the Colusa County unincorporated area.
3. Maintenance and improvement of the quality and affordability of the existing housing stock and the neighborhoods in which it is located.
4. Equal access to safe and decent housing for all income groups.
5. Promotion of energy conservation activities in all residential areas.
6. Increased opportunities for special needs groups (elderly, large families, families with female heads of household, farm workers, disabled and homeless) to obtain adequate housing.

**GOAL 1: Development, through public and private resources, of sufficient new housing to ensure the availability of safe, affordable housing for all households in the Colusa County unincorporated area.**

**POLICIES**

- HO-1 Designate a sufficient amount of residential land in the County General Plan to support the housing needs identified in this element. Revise the zoning maps of the county accordingly to ensure that all sites planned for residential use are appropriately zoned.
- HO-2 Use a range of zoning designations within those areas shown in the Land Use Element as “Urban Residential” in Arbuckle, Maxwell, and the unincorporated area around the cities of Colusa and Williams to encourage a mixture of residential densities. Provide additional sites for multi-family housing using these designations within each of the communities listed above.
- HO-3 Encourage the construction of self-help and owner-built housing to increase the supply of housing affordable to low and moderate-income residents.
- HO-4 Continue to be actively involved in federal and state housing assistance programs directed towards new construction. Emphasis should be placed on programs where the probability of securing funds is highest.
- HO-5 Encourage the construction of housing by nonprofit corporations and assist such corporations in their applications for state and federal funds.
- HO-6 Encourage the use of federal and state housing assistance programs by the private sector for the purpose of expanding housing opportunities for persons of low and moderate income, including programs incorporating the “self-help” concept.
- HO-7 Accommodate the level of housing construction determined to be necessary according to this element in short-range plans for public infrastructure, especially sewer, water, and drainage facilities. Support the cities in their efforts to obtain State and federal funding for improvements to their infrastructure that impact development in the unincorporated area adjacent to the cities.

HO-8 Implement all policies and programs of the Housing Element with adequate consideration given to the protection of the County's agriculture and groundwater resources, and maintaining consistency with the County's Conservation Element of the General Plan.

**PROGRAMS**

***Action Program 1.1***

Through program 1.7 contacts and brochure development and distribution on First Time Homebuyers Program 4.5, the County will continue to provide local developers and nonprofits with information and referral, contacts and guidance regarding available federal, State and local housing programs, with particular emphasis on the communities of Arbuckle, Grimes, Maxwell and Princeton. Coordination will occur, as appropriate, with the Cities of Williams and Colusa for joint projects addressing the housing needs of each jurisdiction. The County will actively pursue development of affordable housing within new subdivisions by offering assistance of infrastructure subsidized financing through CDBG program funds.

Timeframe: Funding application 2004

Funding Source: CDBG/Program Income

Quantifier: 30 units constructed annually

***Action Program 1.2***

Develop and maintain an inventory of residentially zoned land within the County, providing the information to housing developers.

Timeframe: 2005

Funding Source: CDBG Planning/Technical Assistance Grant

Quantifier: Mapped inventory

***Action Program 1.3***

Conduct initial feasibility study regarding the formation of a redevelopment agency and adoption of a redevelopment plan for blighted area(s) of the County to address critical housing needs.

Timeframe: 2004

Funding Source: CDBG Planning/Technical Assistance Grant

Quantifier: Study completed

***Action Program 1.4***

Contingent on redevelopment project area(s) adoption, allocate a portion of any future redevelopment housing set-aside funds for the purchase of sites in support of assisted housing.

Timeframe: 2005

Funding Source: Potential redevelopment agency

Quantifier: Redevelopment Plan

***Action Program 1.5***

Work with special districts and the cities of Williams and Colusa to assure that sewer and water systems are improved to ensure that construction of new dwelling units can be accommodated in accordance with the quantified objectives of this Housing Element.

Encourage the cities and districts to apply for available State and federal grants and loans to finance construction of necessary improvements.

Timeframe: Upon completion of County MSR for sewer and water, priorities will be determined by LAFCo – 2004. County will assist City or District with top priority for new development with USDA or CDBG funding application - 2005

Funding Source: None required

***Action Program 1.6***

Request the Local Agency Formation Commission to update Spheres of Influence pursuant to the required Municipal Services Review for the cities of Colusa and Williams and for special districts to correspond to planning boundaries contained in the Colusa County General Plan, ensuring adequate site availability to accommodate new residential development.

Timeframe: 2004  
Funding Source: None required  
Quantifier: Request to LAFCo

**Action Program 1.7**

Conduct semi-annual meetings for the Planning Director to meet with representatives of the local building and real estate industry to discuss measures that may be taken to meet local housing needs.

Timeframe: Every six months beginning January 2004  
Funding Source: None required  
Quantifier: Report of comments to Board of Supervisors

**Action Program 1.8**

Enroll in the Army Corps of Engineers: *Sacramento and San Joaquin River Basins Comprehensive Study*. Enroll online at: compstudy@usace.army.mil

Timeframe: August 2003  
Funding Source: Use existing staff / 4-6 Hours  
Quantifier: Study Enrollment

**Action Program 1.9**

Obtain studies recently completed by FEMA for the areas of Maxwell and Arbuckle. Ensure these studies are included within the Army Corps of Engineers: *Sacramento and San Joaquin River Basins Comprehensive Study*.

Timeframe: August 2003  
Funding Source: Use existing staff / 2 Hours per week, September through October  
Quantifier: Studies obtained and included with ACE study

**Action Program 1.10**

The County needs to perform the following studies and revise its Zoning Code in order to prepare for the growth and development expected to come over the next 3-to-5 and 5-to-10 years. CDBG P/TA funds will be applied for to conduct:

- A justification study to adjust the County's Development Impact Fees in order to meet and provide services;



- A justification study to adjust the County Department of Planning & Building's application fees.

Timeframe: 2004-2005

Funding Source: CDBG P/TA

Quantifier: Completed Study

***Action Program 1.11***

Consider Zoning Ordinance amendments to establish buffer between existing agriculture land uses and new development.

Timeframe: 2004

Funding Source: General Plan

Quantifier: Amended Zoning Ordinance or white (analysis) paper of considerations.

**GOAL 2: Assurance of choice of housing location for all residents of the Colusa County unincorporated area.**

**POLICIES**

HO-9 Maintain a sufficient inventory of developable land to accommodate timely development of needed new housing.

HO-10 Accommodate and encourage development of a full range of housing types in Colusa County.

***Action Program 2.1***

Continue to update the Land Use Element of the General Plan as necessary to provide for sufficient land area, circulation system and County services to meet future residential needs. Provide for sufficient infrastructure development through conditioning project approvals and implementing appropriate impact fees.

Timeframe: Immediate and ongoing

Funding Source: General Fund

Quantifier: Annual review of available land following completion of inventory (Program 1.2)

***Action Program 2.2***

Develop flexible land use regulations to not place undue restrictions on the siting of manufactured homes, and design standards which ensure that they are compatible in character with the surrounding community.

Timeframe: 2005

Funding Source: General Fund

Quantifier: Development of design standards

***Action Program 2.3***

Rental housing in the County areas is primarily affordable compared to the majority of county areas in the state, however there is a need for more. The County shall update its Zoning Ordinance to permit second housing units in compliance with AB1866, ministerially permitting second units where appropriate, recognizing such housing as an important component of the affordable housing supply. Affordability is assisted in two ways: Second units are built on previously developed residential land with existing infrastructure; and ministerial permit issuance is less costly and more efficient. The County will design a simplified application form and will make it available in the Planning Office. It is anticipated that a minimum of three affordable rental second unit applications will be processed annually.

Timeframe: 2005

Funding Source: General Fund

Quantifier: Zoning Ordinance update and three processed applications annually

***Action Program 2.4***

Encourage additional opportunities for market-rate and luxury housing within Colusa County during the Land Use Element update, through continued provision of 1 to 10 acre parcels, appropriately zoned, and within close proximity to urban services.

Timeframe: 2005

Funding Source: None required

Quantifier: Land Use update

***Action Program 2.5***

In accordance with Policy HO-2, and following completion of the residential land inventory, the County will consider designation of Planned Development zoning in at least a part of the residential-zoned areas. Prior to PD designation, the County shall amend the Planned Development section of the Zoning Code-Article 5, Section 5.01-5.07—to provide clear,

unambiguous language in defining the purpose and intent of the overlay zone; to provide development standards; and to streamline the processing of Planned Development applications by providing clear, easily understood steps in processing; and identifying the appropriate approval authority. Clearly defined standards and streamlined processing timelines to encourage affordable housing applications will be included in the amended Zoning Ordinance. Planned Developments will be encouraged adjacent to already urbanized areas within the County to assure the availability of services.

Timeframe: 2005

Funding Source: General Fund

Quantifier: Zoning revised

**Action Program 2.6**

Modify County land use regulations to permit the following according to state law:

- (1) Inclusionary zoning (requiring developers to set aside a certain percentage of units in their projects for affordable housing)
- (2) Streamlined permitting and processing
- (3) Greater density bonuses than currently permitted under state law, for projects with low- to moderate-income units (permitting developers to build more homes than would be permitted under the Zoning Ordinance). A Density Bonus Ordinance in accordance with state law will be adopted in 2004 – See Program 4.2.

Timeframe: 2004

Funding Source: General Fund

Quantifier: Track number of affordable units assisted under program in annual report

**Action Program 2.7**

Revise Zoning Ordinance to ensure parcel map or subdivision map approval is dependent on demonstrated ability to provide potable water and meet septic capacity requirements.

Timeframe: 2004

Funding Source: General Fund

Quantifier: Revised Ordinance

**GOAL 3: Maintenance and improvement of the quality and affordability of the existing housing stock and the neighborhoods in which it is located.**

**POLICIES**

- HO-11 Encourage rehabilitation of homes in deteriorated condition by continued participation in rural community development block grant programs, focusing on identified target areas in unincorporated communities.
- HO-12 Protect the quality of existing neighborhoods in Colusa County from intrusion by incompatible uses.
- Encourage programs which enhance the health, safety and visual quality of existing neighborhoods.
- HO-13 Require and enforce conformance with local building codes to ensure that housing is safe and sanitary and to minimize hazards to public health and safety.
- HO-14 Encourage proper maintenance of essential public services and facilities in residential developments.
- HO-15 Facilitate maximum use of federal and State programs that can assist lower-income homeowners to properly maintain their dwelling units.
- HO-16 Monitor units at risk and facilitate conservation or replacement of any federally-assisted housing units that are planned for conversion to market rate rents.

***Action Program 3.1***

Continue to work with nonprofit housing providers to assist in the preparation of supportive housing funds to provide housing rehabilitation assistance and infrastructure improvements. Assistance will be in the form of staff in-kind services of research, state and federal funding access (where County, rather than a non-profit, is eligible applicant) and data collection.

Timeframe: 2004 and annually thereafter

Funding Source: CDBG, HOME, Prop. 46, Farmworker Housing, etc.

Quantifier: Agencies/Applications assisted

***Action Program 3.2***

Monitor the status of publicly-assisted projects within Colusa County that may become “at risk” of loss as affordable housing through personal contact by County staff with property owners at least annually. Provide technical assistance as necessary regarding tenant rights and work with State HCD to identify potential non-profit buyers.

Timeframe: Immediate and ongoing

Funding Source: None required

Quantifier: Include activity in annual report

***Action Program 3.3***

Inspect housing units upon receiving complaints regarding health and safety problems, and require compliance with applicable building and housing codes; distribute housing assistance program brochure to address violation corrections. (See Program 4.6.) Require demolition of vacant dilapidated dwellings that are not economically feasible to improve to code standards.

Timeframe: Immediate and ongoing

Funding Source: General Fund – Code Enforcement/CDBG

Quantifier: Assist rehabilitation of 10 units identified resulting from code enforcement activity

***Action Program 3.4***

Continue to work in close cooperation with the Cities of Colusa and Williams to ensure orderly development of unincorporated lands adjacent to those cities, and the consistency of land use policies and development standards in those areas.

Timeframe: Immediate and ongoing

Funding Source: None required

Quantifier:

**Action Program 3.5**

Should any development impact fees be proposed for new residential development, the impact on low and moderate-income housing is to be considered and addressed for mitigation in the fee study.

Timeframe: Immediate and ongoing

Funding Source: None required

**GOAL 4: Equal access to safe and decent housing for all income groups.**

**POLICIES**

HO-17 Support measures to eliminate housing discrimination on the basis of race, age, sex, marital status, ancestry and national origin.

HO-18 Encourage enforcement of fair housing laws throughout the County.

HO-19 Support programs that increase employment and economic opportunities.

**Action Program 4.1**

Provide assistance in referring and reporting housing discrimination complaints to the State Department of Fair Employment and Housing. Develop or procure a supply of brochures regarding fair housing assistance and agencies. Provide access to a County telephone and provide brochures to residents reporting complaints to County offices. Publicize this service through the local media, schools, library, the post office and local housing advocacy groups.

Timeframe: Immediate and ongoing

Funding Source: General Fund

**Action Program 4.2**

Update Zoning Ordinance to include provisions in accordance with State law.

During the Ordinance update/revision process, the County shall amend the Zoning Code to provide flexibility and consideration for senior housing, second units, and as an incentive toward meeting its affordable housing goals. An example is that residential lots containing second units could

have three parking spaces in order to meet the parking needs for the primary residence and to provide one additional parking space for the second unit. Uncovered parking may also be considered for the parking requirements of the second unit.

The County will review its Zoning Code to identify and revise those areas that inhibit and discourage providing for affordable housing. Such constraints as conditional use permit requirements, parking standards, lot size standards, density requirements, and permitted uses in specific zoning classifications, are a few of the areas where existing constraints need to be revised. The permitting process of subdivision maps which do provide elements affordable housing should be streamlined.

Other areas to be addressed in the County's Zoning Code review are to:

- Revise, restructure all Residential zoning classifications to incorporate affordable housing language in the following sections: Purpose & Intent; Permitted Uses; and Use Permit;
- Revise the "Other Regulations" section in all Residential zoning classifications to lessen the constraints in standards such as lot size, lot depth, lot width, ground coverage; property setbacks, and so forth;
- Revise the Development Standards section of the zoning code as found in Article 8 to include the following:
  - Provide Development Standards designed and structured to encourage affordable housing development;
  - Revise Development Standards for the Residential zoning classifications which provide for and encourage an affordable housing component in each zone. Such a component may include the following:
    - Second dwelling units;
    - Emergency shelter and transitional housing;
    - Senior Citizen housing facilities;
    - Special needs housing: mentally infirm; group homes and so forth.
- Provide flexible Development Standards for Planned Development projects for affordable housing.

The County shall amend its Zoning Code and provide for a Mixed Use classification for those areas in the County which

meet certain criteria, such as: proximity to an established community; proximity to a major highway, State Route, or I-5; located inside the boundary or sphere-of-influence of a public utility district. Such an ordinance in place may encourage mixed uses such as combining single family/multi-family/commercial development on the same property. Such a zoning classification may be used to encourage the construction and location of affordable housing within a combined commercial component, thereby reducing the need to use an automobile to shop, reduce air emissions, and reduce potential future traffic congestion.

The County shall amend its Zoning Code and provide for “Density Bonuses” by adopting an ordinance that specifies how the State Code Section 65915 is to be implemented. Incentives will be considered such as, but not limited to, reduction in site development standards or modification of the zoning code; approval of mixed use zoning if commercial/office/industrial uses reduce housing costs; or other regulatory concessions agreed to by both County and the developer which lead to cost reductions. In exchange for density bonuses, the developer agrees to construct one or more of the following:

- 20% of the total units of housing development for lower income households. Housing within these units shall not exceed standard levels of affordability for households earning less than 80% of area median income.
- 10% of total units of housing development for very low-income households. Housing within these units shall not exceed standard levels of affordability for households earning less than 50% of area median income.

The County shall amend its Zoning Code to provide more diversity in housing types in both its residential and agricultural zones. The Zoning Code will be updated to meet current requirements of State Code as it applies to Group Homes, Day Care facilities, Farm Labor Housing, Manufactured/Modular Homes, Second units, Emergency Shelters/Transitional Housing, and farmworker permanent and seasonal housing.

Timeframe: 2004

Funding Source: General Fund

Quantifier: Zoning Ordinance update



**Action Program 4.3**

The County shall identify a minimum of 30 acres of appropriate land within unincorporated Colusa County to be rezoned to R-4 to ensure an adequate supply of sites for multi-family housing and mobile home parks\*.

Timeframe: 2005

Funding Source: CDBG Planning/Technical Assistance (survey, data collection)

Quantifier: Completion of land inventory analysis, necessary rezoning of a minimum of 30 acres..

\*This will be accomplished following completion of Program 1.2 (mapped land inventory).

**Action Program 4.4**

Support and encourage economic development programs and strategies within the County including the Colusa County EDC, through continued cooperative and collaborative staff assistance when requested and in support of job-housing balancing efforts.

Timeframe: Immediate and ongoing

Funding Source: None required

**Action Program 4.5**

Develop First Time Home Buyers program in cooperation with local banking institutions and/or non-profits like Mercy Housing or other self-help housing groups. Apply for HOME CDBG grants to fund silent second, deferred loans.

Timeframe: 2004

Funding Source: HUD-HOME and/or CDBG

Quantifier: Program Guidelines adopted, funding application submitted.

**Action Program 4.6**

Design brochure covering County's rehabilitation, weatherization and FTHB programs for outreach distribution. Use during code enforcement, distribute through financial institutions, and have available at County and other public offices.

Timeframe: 2004  
Funding Source: Program Income  
Quantifier: Completed brochure

**Action Program 4.7**

Section 8 vouchers are the County's only avenue for residents requiring rental subsidy. The County will support the Glenn County Human Resources Agency (HRA) in any necessary efforts to obtain additional allocations of Section 8 vouchers for Very Low-Income residents. Support may include, but not be limited to, reporting complaints to HRA received by residents unable to obtain assistance due to voucher shortages and/or assistance in lobbying for additional allocation.

Timeframe: Immediate and ongoing  
Funding Source: Not applicable

**GOAL 5: Promotion of energy conservation activities in all residential areas.**

**POLICIES**

- HO-20 Promote housing construction close to planned employment centers to reduce gasoline consumption.
- HO-21 Promote the expenditure of state and federal housing rehabilitation funds on weatherization and insulation of existing homes.
- HO-22 Maintain zoning and building code regulations which permit energy-efficient architectural and subdivision design and the use of solar energy.

**Action Program 5.1**

During Zoning Ordinance update process, the County will encourage residential zoning near employment centers to conserve energy resources. The County will hold workshops and seek input from all residents of the communities.

Timeframe: 2004  
Funding Source: General Fund  
Quantifier: Updated Zoning Ordinance

**Action Program 5.2**

Include in applications for state or federal housing rehabilitation assistance, up to a 5 percent set aside to implement a weatherization grant program for vulnerable, low-income targeted populations.

Timeframe: 2004

Funding Source: Federal or State grants

Quantifier: Funding applications

**GOAL 6: Increased opportunities for special needs groups (elderly, large families, families with female heads of household, farm workers, disabled and homeless) to obtain adequate housing.**

**POLICIES**

- HO-23 Encourage residential builders and developers to provide for the inclusion of dwelling units suitable for sale or rent to low and moderate-income households within their projects.
- HO-24 Encourage the provision of migrant farm worker housing by the private sector, and compliance of such housing with building code requirements established by the State Department of Housing and Community Development. Advise and support farm worker employers proposing to build such housing.
- HO-25 Encourage full use of federal and State housing assistance programs that can enable persons with unmet housing needs to obtain decent housing at prices they can afford.
- HO-26 Support the development of housing plans and programs, including new publicly-subsidized housing that maximize housing choice for special needs groups and lower-income households commensurate with need.
- HO-27 Fully provide for the housing needs of displaced persons in conjunction with any State or federal project - such as a reservoir or interstate highway improvement - which requires the relocation of existing housing.

### ***Action Program 6.1***

Assist private and/or nonprofit developers in identifying available sites in the Colusa County unincorporated area that could be utilized for farm worker housing. Encourage nonprofit and other potential developers to pursue funding for self-help housing and farm worker housing at selected locations. Provide expedited permit processing and technical assistance to developers for the permit process.

The County is going to do the following actions to encourage farmworker housing:

- Revise/update the Zoning Code during Year 2004/2005, to provide the following:
  - Provide for farmworker housing facilities, including mobile homes/ modular homes/manufactured homes, to accommodate up to twelve (12) agricultural workers and their families employed by the owner or operator of the premises or owners or operators of other agricultural lands, as a “Permitted Use” in the E-A (Exclusive Agriculture) zoning classification. No discretionary actions shall be necessary, just submittal of building plans for plan check and application for building permits, but would be subject to state permits.
  - Provide for farmworker housing facilities – as outlined above – to accommodate any number in excess of twelve (12) agricultural workers, i.e., thirteen workers or more, and their families, as a “Use requiring a Use Permit” in the E-A zoning classification. This would require a Use Permit application submitted by the owner or operator of the premises or owners or operators of other agricultural lands. Staff may be able to expedite the permit process with the finding of a state categorical exemption under CEQA.
  - Provide for farmworker housing facilities – as outlined above – to accommodate up to twelve (12) agricultural workers and their families...as an “Accessory Use” to ongoing agricultural activities on land zoned R-R (Rural Residential), or in areas with a general plan land use designation that indicates a ‘transitional’ area near established incorporated and unincorporated areas in the County. Identified as an “accessory use” would not require any discretionary

permit by the applicant, but would be subject to state permits.

- Provide for farmworker housing facilities – as outlined above – to accommodate any number in excess of twelve (12) agricultural workers, and their families, as a “Use requiring a Use Permit” in transitional zoning areas such as R-R zoning. This would require a Use Permit application submitted by the owner or operator of the premises or owners or operators of other agricultural lands. Staff may be able to expedite the permit process with the finding of a state categorical exemption under CEQA.
- Provide for farmworker housing facilities – as outlined above – to accommodate six (6) or fewer agricultural workers in areas zoned R-1 (Residential) as long as the area is being used for agricultural purposes, as a “Permitted Use” subject only to state permit requirements.
- Provide for farmworker housing facilities – as outlined above – to accommodate more than six (6) agricultural workers and their families in areas zone R-1 as long as the area is being used for agricultural purposes, as a “Use Requiring a Use Permit” subject to standard discretionary permit action review and processing.

Timeframe: Immediate and ongoing

Funding Source: General Fund

Quantifier: Site inventory completed

#### **Action Program 6.2**

Assist Dos Rios Coalition (see page 3-24) to develop a Continuum of Care Plan according to HUD guidelines for financing eligibility.

Timeframe: 2004-2005

Funding Source: General Fund

Quantifier: Completed plan

#### **Action Program 6.3**

The Zoning Ordinance will be amended to specify siting requirements for group homes consistent with state law for small group homes and with a conditional use permit for large facilities. Clearly stated requirements for approval of group homes will give greater certainty to an applicant and

remove an impediment to fair housing choice for elderly, disabled or persons with special needs.

Timeframe: 2004

Funding Source: None required

Quantifier: Amended Ordinance

***Action Program 6.4***

The County, during its previously stated Zoning Ordinance amendments shall also develop and adopt a reasonable accommodations program. The County will analyze and determine on an annual basis whether there are constraints on the development, maintenance, and improvement of housing intended for persons with disabilities, consistent with Senate Bill 520, in a report to the Board of Supervisors. The analysis will include an evaluation of existing land use controls, permit and processing procedures and building codes. Regardless of constraints found, the County will initiate actions within six months of the completion of the evaluation to address them, including removing the constraints and amending reasonable accommodation program for housing intended for persons with disabilities, as necessary.

Timeframe: 2005 and annually thereafter ongoing

Funding Source: General Fund

Quantifier: Updated, state compliant Zoning Ordinance

***Action Program 6.5***

Update Zoning Ordinance pursuant to Health & Safety Code 1267.8 and Government Code 65008 to permit intermediate care facilities for the developmentally disabled (6 or fewer) in residential zones and prohibiting discrimination of residential development of emergency shelters. The Zoning Ordinance update will also state in which zones emergency shelters, transitional housing and permanent and seasonal farmworker housing is allowed.

Timeframe: 2004

Funding Source: General Fund

Quantifier: Updated Ordinance

**Action Program 6.6**

State Farmworker housing grants can be matched with HOME or USDA, Rural Development 514 or 516 funds, for which the County is also eligible to apply. The County will assist housing provider agencies to obtain Proposition 46 Farmworker housing grant funds and HOME matching funds for development of farmworker housing.

Timeframe: 2004 and annually as needed

Funding Source: Proposition 46 Joe Serena Farmworker Housing.

Quantifier: Application filed

**Conclusion**

The foregoing programs are considered appropriate and desirable to ensure that the County's 2002-2008 Fair Share Housing Allocation shown in Table 6-1 are met in a timely and cost effective manner. The County has developed quantitative objectives, along with annual targets to ensure that the five-year objectives are met. Additional objectives of rehabilitation and conservation are also shown.

In implementing those objectives, the County will require funding from a variety of sources including, but not limited to, CDBG, HOME and Proposition 46 programs.

**Table 6-1  
Regional Housing Need Allocation by Income Group  
Unincorporated Colusa County, 1/1/02 through 6/30/08**

| Income Group   | New Construction Number | Rehabilitation | Conservation |
|----------------|-------------------------|----------------|--------------|
| Very Low       | 137                     | 60             | 125          |
| Low            | 104                     | 40             | 80           |
| Moderate       | 120                     | 35             | 45           |
| Above Moderate | 270                     | 0              | 0            |
| Total          | 631                     | 135            | 300          |

Tables 6-2 and 6-3 show the annual quantified objectives and funding plan; Table 6-4 illustrates the timeline for program implementation.

**Table 6-2**  
**Quantified Objectives, Costs and Financing**

| Program       | Program Objectives  | Fiscal Year Ending |            |            |            |            | Total      |
|---------------|---|--------------------|------------|------------|------------|------------|------------|
|               |   | 2004               | 2005       | 2006       | 2007       | 2008       |            |
| 1.5, 2.1      | Residential Infrastructure Improvements<br>Housing Rehabilitation | 30                 | 30         | 30         | 30         | 30         | 150        |
| 3.1, 3.3      | Moderate  | 4                  | 4          | 4          | 4          | 4          | 20         |
| 3.1, 3.3      | Substantial   | 2                  | 2          | 2          | 2          | 2          | 10         |
| 3.1, 3.3      | Housing Replacement   | 1                  | 1          | 1          | 1          | 1          | 5          |
| 1.1, 1.2, 4.6 | Information Dissemination   | 50                 | 50         | 50         | 50         | 50         | 250        |
| 3.3           | Code Enforcement  | 10                 | 10         | 10         | 10         | 10         | 50         |
| 4.5           | First Time Homebuyers   | 20                 | 20         | 25         | 25         | 25         | 115        |
| 6.1-6.6       | New Construction-Low Income/Special Needs                         | 20                 | 20         | 20         | 20         | 20         | 100        |
| 6.4           | Special Needs Housing Rehabilitation                              | 6                  | 6          | 6          | 6          | 6          | 30         |
| 5.2           | Weatherization  | 15                 | 15         | 15         | 15         | 15         | 75         |
|               | Other   | -                  | -          | -          | -          | -          | -          |
|               | <b>Total Assisted Units</b>                                       | <b>158</b>         | <b>158</b> | <b>163</b> | <b>163</b> | <b>163</b> | <b>805</b> |

Of the 631 new units required, 270 are projected to be utilized by households in the Above-Moderate income category. Development of this type of housing has historically been market driven and requires no governmental subsidy or assistance. The number of new construction units that may need assistance, and for which programs have been addressed, is 361.

Conservation efforts include some code enforcement activity, information dissemination regarding programs to assist rehabilitation and weatherization.



**Table 6-3  
Costs and Financing**

| Program Costs                             | Fiscal Year Ending |             |             |             |             | Total       |
|---|--------------------|-------------|-------------|-------------|-------------|-------------|
|   | 2004               | 2005        | 2006        | 2007        | 2008        |             |
| Residential Infrastructure Improvements   | \$30,000           | \$30,750    | \$31,519    | \$32,307    | \$33,114    | \$157,690   |
| Housing Rehabilitation                    |                    |             |             |             |             |             |
| Moderate                                  | \$60,000           | \$61,500    | \$63,038    | \$64,613    | \$66,229    | \$315,380   |
| Substantial                               | \$50,000           | \$51,250    | \$52,531    | \$53,845    | \$55,191    | \$262,816   |
| Housing Replacement                       | \$50,000           | \$51,250    | \$52,531    | \$53,845    | \$55,191    | \$262,816   |
| Information Dissemination                 | \$50               | \$50        | \$50        | \$50        | \$50        | \$250       |
| Code Enforcement                          | \$100,000          | \$102,500   | \$105,063   | \$107,689   | \$110,381   | \$525,633   |
| First Time Homebuyers                     | \$300,000          | \$300,000   | \$375,000   | \$375,000   | \$375,000   | \$1,725,000 |
| New Construction-Low Income/Special Needs | \$400,000          | \$400,000   | \$400,000   | \$400,000   | \$400,000   | \$2,000,000 |
| Special Needs Housing/Rehabilitation      | \$9,000            | \$9,000     | \$9,000     | \$9,000     | \$9,000     | \$45,000    |
| Weatherization                            | \$3,750            | \$3,750     | \$3,750     | \$3,750     | \$3,750     | \$18,750    |
| Contingency and Admin                     | \$150,420          | \$151,508   | \$163,872   | \$165,015   | \$166,186   | \$257,782   |
| Total                                     | \$1,153,220        | \$1,161,558 | \$1,256,353 | \$1,265,113 | \$1,274,092 | \$5,571,118 |
| Program Funding                           |                    |             |             |             |             |             |
| CDBG                                      | \$500,000          | \$500,000   | \$500,000   | \$500,000   | \$500,000   | \$2,500,000 |
| HOME                                      | \$400,000          | \$400,000   | \$400,000   | \$400,000   | \$400,000   | \$2,000,000 |
| Joe Serna Farmworker (Prop 46)            | \$500,000          | \$-         | \$500,000   | \$-         | \$-         | \$1,000,000 |
| Program Income                            | \$100,000          | \$105,000   | \$110,250   | \$115,763   | \$121,551   | \$552,563   |
| Total                                     | \$1,500,000        | \$1,005,000 | \$1,510,250 | \$1,015,763 | \$1,021,551 | \$6,052,563 |

**Table 6-4**  
**Timeline for Program Implementation**

| Program  | Program Description  | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 |
|----------|--|------|------|------|------|------|------|
| 1.1      | Developer Funding Guidance   |      | X    |      |      |      |      |
| 1.2      | Info Inventory re: "Available" Residential   |      |      | X    |      |      |      |
| 1.3      | RDA Feasibility Study  |      | X    |      |      |      |      |
| 1.4      | RDA Funded Site Purchases  |      |      | X    |      |      |      |
| 1.5      | Infrastructure Improvements  |      | X    |      |      |      |      |
| 1.6      | SOI's Updated by LAFCO   |      | X    |      |      |      |      |
| 1.7      | Bldg/RE Industry Semi-Annual Meetings  |      | X    | X    | X    | X    | X    |
| 1.8      | Enroll in ACE Study for Flood Control  | X    |      |      |      |      |      |
| 1.9      | Ensure New FEMA Studies Included   | X    |      |      |      |      |      |
| 1.10     | Secure P/TA for Impact Fee Study   |      | X    |      |      |      |      |
| 1.11     | Consider Z0 Amendment to Establish Buffer Between Age and Residential  |      | X    |      |      |      |      |
| 2.1      | Adequate Zone Land & Infrastructure  | X    | X    | X    | X    | X    | X    |
| 2.2      | Manufactured Home Standards  |      |      | X    |      |      |      |
| 2.3, 4.2 | Allow Second Units   |      |      | X    |      |      |      |
| 2.4      | Continue 1-10 Acre Parcels   |      |      | X    |      |      |      |
| 2.5      | Add Density Zoning Near Cities & Arbuckle  |      |      | X    |      |      |      |
| 2.6      | Modify County Land Use Regulations for Affordable Development  |      |      | X    |      |      |      |
| 2.7      | Ordinance to Ensure Parcel or Subdivision Map Approval Dependent on Demonstrated Potable Water and Septic Capacity |      | X    |      |      |      |      |
| 3.1      | Work with Non-Profits, Assist Funding Applications   | X    | X    | X    | X    | X    | X    |
| 3.2      | Monitor 'At Risk'  | X    | X    | X    | X    | X    | X    |
| 3.3      | Code Compliance – Distribute Program Brochure (See 4.6)  | X    | X    | X    | X    | X    | X    |
| 3.4      | City Cooperation for Orderly Fringe Development  | X    | X    | X    | X    | X    | X    |
| 3.5      | Consider Impact Fee Bearing on Low-Income  | X    | X    | X    | X    | X    | X    |
| 4.1      | Assist with Housing Discrimination Complaints  | X    | X    | X    | X    | X    | X    |
| 4.2      | Update 2 <sup>nd</sup> Unit, Density Bonuses, Incentive in Zoning Ordinance for Large Family Developments          |      | X    |      |      |      |      |
| 4.3      | Identify and Rezone Land for MF and Mobile Home Parks  |      |      | X    |      |      |      |
| 4.4      | Support Economic Development Activities  | X    | X    | X    | X    | X    | X    |
| 4.5      | Develop FTHB with Banks – Apply to HOME  |      | X    |      |      |      |      |
| 4.6      | Design Program Brochure for Outreach   |      | X    |      |      |      |      |
| 5.1      | Zone for Housing Near Employment Centers   |      | X    |      |      |      |      |
| 5.2      | Set Aside up to 5% of Rehab Funds for Weatherization Grant Program   |      | X    |      |      |      |      |
| 6.1      | Identify Farmworker Housing Sites, Coordinate with Housing Agencies  | X    | X    | X    | X    | X    | X    |
| 6.2      | Assist Don Rios on Homeless Continuum of Care Plan   |      | X    | X    |      |      |      |
| 6.3      | Amend ZO with Specific Siting of Group Homes   |      | X    |      |      |      |      |
| 6.4      | Annually Determine Constraints to Housing Disabled   | X    | X    | X    | X    | X    | X    |
| 6.5      | Update ZO to Permit Intermediate Care Facilities in Residential Zones  |      | X    |      |      |      |      |
| 6.6      | Assist to Obtain Farmworker Housing Funds  |      | X    |      |      |      |      |

## CHAPTER SEVEN - PUBLIC PARTICIPATION

### ***Housing Element Task Force - 2003***

The County of Colusa extends its earnest appreciation and gratitude to the members of the 2003 Housing Element Task Force Committee. These citizens were integral to the development of the Housing Element and are to be commended for their dedication to community; their names are listed in the front of this document.

The Housing Element Task Force consisted of residents, local business people, representatives of public agencies and non-profit organizations, and representatives of the Planning Commission and City Council. They represented a wide range of personal experience, incomes, special needs and professional knowledge of the housing industry and housing availability in the County. Meetings were well-attended by the majority of Task Force members.

### ***Synopsis of Task Force Meetings***

Meetings were held with the Committee as a whole and several members provided information individually, relative to their fields of expertise and experiences.

At the first meeting held on May 28, 2003 members were provided with an overview of the process, reviewed the policies and programs of the 1993 Housing Element, and began their critique of each program to determine progress or success and the need to continue or adjust various programs.

At the second meeting held on June 11, 2003, the Task Force was provided basic demographic data and discussed local resources, challenges, opportunities and constraints to housing.

The third meeting was held on June 25, 2003 and provided the opportunity to revisit and refine responses to the 1993 programs and make recommendations for the 2003 goals, policies and programs. Again, demographics, land available for housing, constraints and opportunities for housing development were discussed.

The fourth meeting was held on July 28, 2003 and the Task Force reviewed the draft document containing modified and new goals, policies and programs for inclusion in the Housing Element Update.

***Intergovernmental  
Coordination***

The objectives, goals, policies, and use of funding in the Housing Element are not substantially different than those of the General Plan. In conjunction with the General Plan revisions currently underway, the Board of Supervisors will adopt a finding of internal consistency among all County plans, policies, and ordinances. When amendments are made to the existing plans, including the General Plan, the Board of Supervisors must find them to be consistent with the existing General Plan before approving the amendment. This is how the consistency among plans, amendments, and ordinances within the County of Colusa is maintained.

***Environmental Review***

A programmatic environmental review is being conducted and will be circulated for comment during the 60-day public review period for the draft Housing Element. The County anticipates that it will be able to rely upon the environmental review required for this Draft Housing Element pursuant to the California Environmental Quality Act. It is anticipated that a Negative Declaration will be adopted at the time of Housing Element adoption along with appropriate Findings of Consistency.

***Performance Evaluation***

At least annually, the County of Colusa will review the programs of the 2003 Housing Element to track and record progress of implementation. An annual status report will be developed and a mid-program review will be presented to the public and the Board of Supervisors in Fiscal Year 2005-2006.

***Provision For Update***

Integral areas of data collection and updating are included in the Housing Element programs such as latest Census information, 100 percent housing condition database, and the residential land inventory. Should new information elicit the need to adjust programs in order to meet stated goals, said adjustments may be made at that time.

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## Appendix B

### Excerpts of Colusa County Residential Zones

**Sec. 4.04. Rural Residential or R-R zones:**

The Rural Residential or R-R zone is intended to be applied in areas of the county which are particularly suited to large-lot development of single-family homes not normally connected to public sewer and water supply. The following regulations shall apply in all Rural Residential or R-R zones:

**A. Principal permitted uses.**

1. Single-family dwellings and accessory structures
2. Public schools, parks and public buildings.

**B. Uses permitted with a use permit.**

1. Churches and other private institutions.
2. Private recreation facilities.

**C. Other regulations.**

1. Minimum parcel size: One acre.
2. Minimum parcel width: One hundred feet.

3. Minimum parcel depth: Two hundred feet.
4. Minimum yards: Front, twenty-five feet; rear, twenty-five feet; side, ten percent of lot width on each side, except that no side yard may be less than eight feet, or need be more than twelve feet.
5. Maximum building height: Thirty feet.
6. Development Standards as set forth in Article 8.

Sec. 4.05. Residential Single-Family or R-1 zone:

The residential single-family or R-1 zone is intended to be applied in areas of the county in which topography, access, utilities, public services and general conditions make the areas suitable and desirable for development of property with one single-family residence per parcel.

A. Principal permitted uses.

1. Single-family dwellings and accessory structures.
2. Rooming and boarding of not more than two persons not employed on the premises.
3. Public parks, schools and other public buildings.

B. Uses permitted with a Use Permit.

1. Churches and other private institutions.
2. Private recreation facilities

C. Other regulations.

1. Minimum lot size: R-1-6: requires a minimum of 6000 square feet where both public water and sewerage services are provided.
2. Minimum lot size: R-1-8: requires a minimum of 8000 square feet where both public water and sewerage services are provided.
3. Minimum lot widths: R-1-6 = 60 feet  
R-1-8 = 80 feet
4. Minimum lot depths: R-1-6 = 100 feet  
R-1-8 = 100 feet
5. Maximum ground coverage: 40 percent.
6. Minimum yards: front, 25 feet; rear, 20 feet; side 10 percent of lot width on each side, except that no side yard may be less than 6 feet, or need be more than 12 feet; side street setback (corner lots), 15 feet.



7. Maximum building height: 30 feet
8. Development Standards as set forth in Article 8.

Sec. 4.06. Residential Two Family or R-2 zone:

The residential two family or R-2 zone is intended to be applied in areas of the county close to urban centers where all utilities and services are available and where housing demand justifies a density of two families on each building lot. The following regulations shall apply in all residential two-family or R-2 zones.

A. Principal permitted uses.

1. Single-family dwellings.
2. Two-family or duplex dwellings.
3. Rooming and boarding of not more than two (2) persons not employed on the premises.
4. Accessory structures, public schools, parks and public buildings.

B. Uses permitted with a Use Permit.

1. Churches and other private institutions.
2. Private recreation facilities.

C. Other regulations.

1. Minimum lot size: 8,000 square feet where both domestic water and sanitary sewerage are furnished by a public agency.
2. Minimum lot width: 80 feet.
3. Minimum lot depth: 100 feet.
4. Maximum ground coverage: 40%.
5. Minimum yards: front, 25 feet; rear, 20 feet; side, 10% of lot width on each side except that no side yard may be less than 6 feet, or need be more than 12 feet; side street setback (corner lots), 15 feet.
6. Maximum building height (residential): 30 feet.
7. Development Standards as set forth in Article 8.

Sec. 4.07. Residential Multiple Family or R-3 zone:  
The residential multiple family or R-3 zone is intended to apply in areas of the county where it is reasonable to permit and protect low density apartment developments. The following regulations shall apply in all residential multiple family or R-3 zones.

A. Principal permitted uses.

1. Single-family and two-family or duplex dwellings.
2. Dwelling groups and multi-family dwellings for not more than four (4) families per building lot.
3. Accessory structures, public schools, parks and public buildings.

B. Uses permitted with a Use Permit.

1. Churches and other private institutions.
2. Private recreation facilities.
3. Professional offices.
4. Motels, mobile home parks, rooming and boarding houses.

C. Other regulations.

1. Minimum lot size: 8,000 square feet for two dwelling units and 2000 square feet of lot area for each additional unit where both domestic water and sanitary sewerage are furnished by a public agency.
2. Minimum lot width: 80 feet.
3. Minimum lot depth: 100 feet.
4. Maximum ground coverage: 50%
5. Minimum yards: front, 25 feet; rear, 25 feet; side, ten percent of lot width on each side, except that no side yard may be less than 8 feet or need be more than 12 feet; side street setback (corner lots), 15 feet.
6. Special yards for dwelling groups: The distance between separate buildings of a dwelling group shall be not less than 10 feet. The distance between the front of any dwelling unit in the group and any other building shall be not less than 20 feet. The distance between the front of any dwelling unit in the group and any side lot line shall be not less than 12 feet.
7. Maximum building height (residential): 40 feet.

8. Development Standards as set forth in Article 8.

Sec. 4.08. Apartment-Professional or R-4 zone:

The apartment-professional or R-4 zone is intended to apply in areas suitable for higher density residential uses and for professional and business offices and institutional uses. The following regulations shall apply in all apartment-professional or R-4 zones.

A. Principal permitted uses.

1. Single-family, two-family and multiple dwelling and dwelling groups.
2. Professional and business offices.
3. Boarding and rooming houses.
4. Hotels and motels.
5. Accessory structures, public schools, parks and public buildings.

B. Uses permitted with a Use Permit.

1. Churches and other private institutions.
2. Private recreation facilities.
3. Mobile home parks.
4. Social halls, fraternal and social organizations.
5. Noncommercial recreation facilities.
6. Mortuaries.

C. Other regulations.

1. Minimum lot area and width, minimum lot depth, maximum ground coverage and yards shall be the same as those required in residential multiple family or R-3 zones.
2. Maximum building height (residential): 40 feet.
3. Development Standards as set forth in Article 8.

Sec. 4.09. Neighborhood commercial or C-1 zone:

The neighborhood commercial or C-1 zone is intended to provide for neighborhood shopping centers which will provide convenient sales and service facilities to residential areas, without

detracting from the residential desirability of such areas. The following regulations shall apply in all neighborhood commercial or C-1 zones.

A. Principal permitted uses.

1. Social halls, clubs, fraternal and social organizations.
2. Professional and business offices.
3. Retail stores, agencies and services of a light commercial character, conducted entirely within an enclosed building, such as antique shops, art galleries, retail bakeries, banks, barber shops, beauty salons, book stores, clothing and apparel stores, coin-operated dry cleaning and laundries, dry cleaning and laundry agencies, drug stores, florists, food markets, furniture stores, hardware and appliance stores, radio and television sales and services, restaurants, automobile service stations, studios, shoe repair, variety stores.
4. Sales of used and secondhand goods when appurtenant to any of the foregoing.
5. Other retail business when in the opinion of the Director are similar to the foregoing.

B. Uses permitted with a Use Permit:

1. Churches and other private institutions.
2. Private recreation facilities.
3. Dwellings, hotels, motels, boarding and rooming houses, and mobile home parks.
4. Small animal hospitals, completely enclosed within a building.
5. Businesses providing sales and services such as minor automobile repair; new and used automobile, trailer and boat sales, and pet shops.

C. Other regulations

1. Minimum yards: front, none; side, none; rear, 10 feet.
3. Maximum building height: 40 feet
4. Development Standards as set forth in Article 8.

Sec. 4.10. Community Commercial or C-2 zone:

The Community Commercial or C-2 zone is intended to apply to areas where more complete commercial facilities are necessary for community convenience. The following regulations shall apply in all Community Commercial or C-2 zones.

A. Principal permitted uses.

1. All uses permitted as principal permitted uses in neighborhood commercial or C-1 zones.
2. Bowling allies, business colleges, music and dancing studios, blue print shops, theaters, auditorium, lodge halls and social clubs, newspapers and print shops, mortuaries, auto repair garages, oil and gas distributors/services.

B. Uses permitted with a use permit.

1. Churches and other private institutions.
2. Private recreation facilities.
3. Dwellings, hotels, motels, boarding and rooming houses and mobile home parks.
4. Small animal hospitals, completely enclosed within a building.
5. Stores, agencies and services such as carpentry and cabinet-making shops, clothing manufacture, contractors' yards, dry cleaning and laundry plants, handicraft manufacture, enclosed lumber yards, metal-working shops, wholesale outlet stores, painters' and decorators' yards, plumbing shops, printing and lithographing.

C. Other regulations.

1. Minimum lot size, width, depth, and minimum yards: none.
2. Maximum building height: 40 feet.
3. Development Standards as set forth in Article 8.

Sec. 4.11. Highway Service Commercial or C-H zone.

The Highway Service Commercial or C-H zone is intended to provide necessary services and conveniences for the traveling public along main roads and highway frontages at proper intervals and locations in developments designed for safety, convenience and suitable appearance. The following regulations shall apply in all highway service commercial or C-H zones.

4. Warehouses, enclosed storage and distribution facilities.
5. Automotive and farm equipment sales, service, repair and rental facilities; farm and building supplies; truck terminals.
6. Industrial manufacturing uses.

B. Uses Permitted With a Use Permit:

1. Churches and other private institutions.
2. Private recreation facilities.
3. Commercial animal farms, animal hospitals and kennels.
4. Animal products processing plants.
5. Junk yards, garbage dumps, sewage plants.
6. Smelting or reduction of metallic ores.
7. Manufacturing, refining and storage by manufacturers or wholesalers or petroleum or petroleum products, acids, cement, explosives, fireworks, gas, glue, gypsum and inflammable fluids or gasses.
8. Drilling for oil or gas, or commercial excavation of sand, rock, gravel or other natural materials.
9. Manufacture of concrete, pottery or asphaltic paving products.
10. Energy production plants.

C. Other regulations.

1. Minimum lot size, width, depth and minimum yards: none
2. Maximum building height: 50 feet.
3. Development standards as set forth in Article B.

Sec. 4.13. Floodway or F-W zone:

The floodway or F-W zone is intended to be applied to lands which lie within stream or tidal channels and to adjacent areas which are periodically inundated, or which will be inundated by a "design flood".

The regulations set forth in this section are intended to provide for the reasonably unrestricted passage of a "design flood" and

A. Principal permitted uses.

1. Restaurants and appurtenant services.
2. Hotels and motels.
3. Automobile service stations, oil and gas distributors/services.
4. Nurseries and greenhouses, retail fruit and vegetable stands.
5. Amusement parks and commercial recreational facilities

B. Uses permitted with a Use Permit.

1. Churches and private institutions.
2. Private recreation facilities.
3. Small animal hospitals and kennels.
4. Dwellings, boarding & rooming houses and mobile home parks.
5. Repair garages, truck service depots.

C. Other regulations.

1. Minimum yards: front, 15 feet; side 6 feet, rear, 10 feet.
2. Maximum building height: 40 feet.
3. Development Standards as set forth in Article 8.

Sec. 4.12. Industrial or M zone:

The Industrial or M zone is intended to apply to areas devoted to light manufacturing, heavy commercial uses, large administrative facilities and normal operations of industries, subject only to such regulations as are needed to control congestion and protect surrounding areas from significant environmental impacts.

A. Principal Permitted Uses:

1. Food processing plants, fabrication or processing of metal, wood, fiber, plastic or pottery products.
2. Administrative, business and professional offices, editorial, publishing and bookbinding.
3. Manufacturing of electrical and electronic equipment; research and development laboratories.

**HOUSING ELEMENT WORKSHEET**

Section numbers refer to the Government Code Article 10.6. Please provide the information referred to and the element page number(s) where the information is located.

**I. Review and Revision**

|    |  |                        | <b>Page #</b> |
|----|--|------------------------|---------------|
| A. | Evaluation and revision of the previous element according to the criteria of Section 65588(a) and (b).   |                        |               |
| 1. | “Effectiveness of the element” (Section 65588(a)(2)): a review of the actual results of the previous element’s goals, objectives, policies and programs. The results should be quantified where possible (e.g., mitigation of governmental constraints). | 2-1<br>through<br>2-16 |               |
| 2. | “Progress in implementation” (Section 65588(a)(3)): an analysis of the significant difference between what was projected or planned in the previous element and what was achieved.   | 2-1<br>through<br>2-16 |               |
| 3. | “Appropriateness of goals, objectives and policies” (Section 65588(a)(1)): a description of how the goals, objectives, policies and programs of the updated element incorporate what has been learned from the results of the previous element.          | 2-1<br>through<br>2-16 |               |

**II. Housing Needs (65583(a))**

|    |   |              |               | <b>Page #</b> |      |
|----|---|--------------|---------------|---------------|------|
|    |   | <b>Owner</b> | <b>Renter</b> | <b>Total</b>  |      |
| A. | Number of existing households and housing units                   |              |               |               |      |
| 1. | Households  | 2,110        | 1,166         | 3,276         | 3-8  |
| 2. | Housing units   |              |               | 3,790         | 3-9  |
| B. | Lower income households overpaying for housing                    |              |               |               |      |
| 1. | Total number  | 1,178        | 1,244         | 2,422         | 3-16 |
| 2. | Percent lower income  |              |               | 39.7          | 3-16 |
| C. | Special needs housing analyses and estimated number of households |              |               |               |      |
| 1. | Disabled  |              |               | 968           | 3-35 |
| 2. | Senior  | 644          | 130           | 774           | 3-29 |
| 3. | Large households  |              |               | 567           | 3-30 |
| 4. | Farmworkers   |              |               | 1,095         | 3-33 |
| 5. | Families with female head   |              |               | 280           | 3-32 |
| 6. | Homeless  |              |               | 12            | 3-23 |
| 7. | Other   |              |               |               |      |
| D. | Number of overcrowded households                                  | 227          | 301           | 528           | 3-22 |
| E. | Number of units needing rehabilitation                            |              |               | 79            | 3-20 |
| F. | Number of housing units needing replacement                       |              |               | 5             | 3-20 |
| G. | Analysis of existing assisted housing projects at-risk            |              |               | 50            | 5-15 |



## II. Housing Needs (continued)

Page #

4-3

H. Five-year projected new construction needs, including the locality's share of the regional housing needs as determined by COG or HCD. Specify the time frame of the projections (63) and enter the construction need figures in the table below.

| Income Category                   | Five-Year New Construction Needs |
|-----------------------------------|----------------------------------|
| Very low (0-50% of median income) | 137                              |
| Other lower (50% to 80%)          | 104                              |
| Moderate (80-120%)                | 120                              |
| Above Moderate (120%+)            | 270                              |
| <b>Total Units</b>                |                                  |

I. Employment and population trends.

## III. Land Inventory (Sections 65583, 65583(a))

Summarize in the table below the information on sites suitable for residential development within the five-year planning period of the element. List the page(s) where this topic is discussed, including the discussion of availability of services and facilities for the sites identified in the land inventory.

| Zoning/Permitted Housing Type                       | Number of Acres             | Density Range (units/acre) | Availability of services and Facilities (e.g., infrastructure) | Dwelling Unit Capacity | Page # |
|---|-----------------------------|----------------------------|--|------------------------|--------|
| Single Family                                       | 500                         | 1.0 to 5.8                 | Yes  | 2,532                  | 4-2    |
| Multifamily and rental                              | 6.3                         | 9.3                        | Yes  | 59                     | 4-2    |
| Mobilehomes, manufactured housing, mobilehome parks | See Single Family           |                            |  |                        |        |
| Emergency shelter and transitional housing          | See Multi Family and rental |                            |  |                        |        |
| Farmworker housing                                  | See Multi-Family and rental |                            |  |                        |        |

|   |       |            |     |       |     |
|---|-------|------------|-----|-------|-----|
| Sites with residential redevelopment potential and/or mixed use (within timeframe of element) |       |            |     |       |     |
| Currently non-residential   |       |            |     |       |     |
| Other UC-10   | 35.0  | 0.1        | Yes | 4     | 4-2 |
| TOTAL   | 541.3 | 0.1 to 9.3 | Yes | 2,594 | 4-2 |

#### IV. Constraints on Housing (Section 65583(a)(4) and (5))

List pages where the housing constraints listed below are discussed:

|  |  | Page # |
|--|--|--------|
| <b>A. Government Constraints</b>   |  |        |
| 1. Land use controls (e.g. zoning, growth controls, open space requirements)                             |  | 5-2    |
| 2. Codes and enforcement (e.g. any local amendments to UBC, degree or type of enforcement)               |  | 5-8    |
| 3. On/off-site improvements (e.g. curbing requirements, street widths, circulation improvements)         |  | 5-8    |
| 4. Fees and exactions (e.g. permit fees and land dedication or other requirements imposed on developers) |  | 5-9    |
| 5. Processing and permit procedures (e.g. processing times, approval procedures)                         |  | 5-6    |
| 6. Other governmental constraints  |  |        |
| <b>B. Nongovernmental Constraints</b>  |  |        |
| 1. Availability of financing   |  | 5-12   |
| 2. Price of land   |  | 5-13   |
| 3. Cost of construction  |  | 5-14   |
| 4. Other nongovernmental constraints   |  | 5-15   |

#### V. Quantified Objectives (Section 65583(b))

List quantified objectives for the maximum number of housing units (by income level) over the five-year time frame of the element:

|                  | Very Low | Low | Moderate | Above Moderate |
|------------------|----------|-----|----------|----------------|
| A. Constructed   | 137      | 104 | 120      | 270            |
| B. Rehabilitated | 60       | 40  | 35       | 0              |

**VI. Other Topics**

List pages where the following topics are discussed:

|  | <b>Page #</b> |
|--|---------------|
| A. Efforts to achieve public participation of all economic segments of the community in the development of the element (Section 65583(c))  | 7-1           |
| B. Analysis of opportunities for energy conservation in residential development (Section 65583(a)(7))  | 3-38          |
| C. Description of means by which consistency will be achieved with other general plan elements (Section 65583(c))  | 1-10          |
| D. For Coastal Zone localities, list the pages where the required information regarding construction, demolitions and conversions within the coastal zone is provided (Section 65583(c) and (d)) | N/A           |

**VII. Housing Programs (65583(c))**

Summarize the programs in the element:

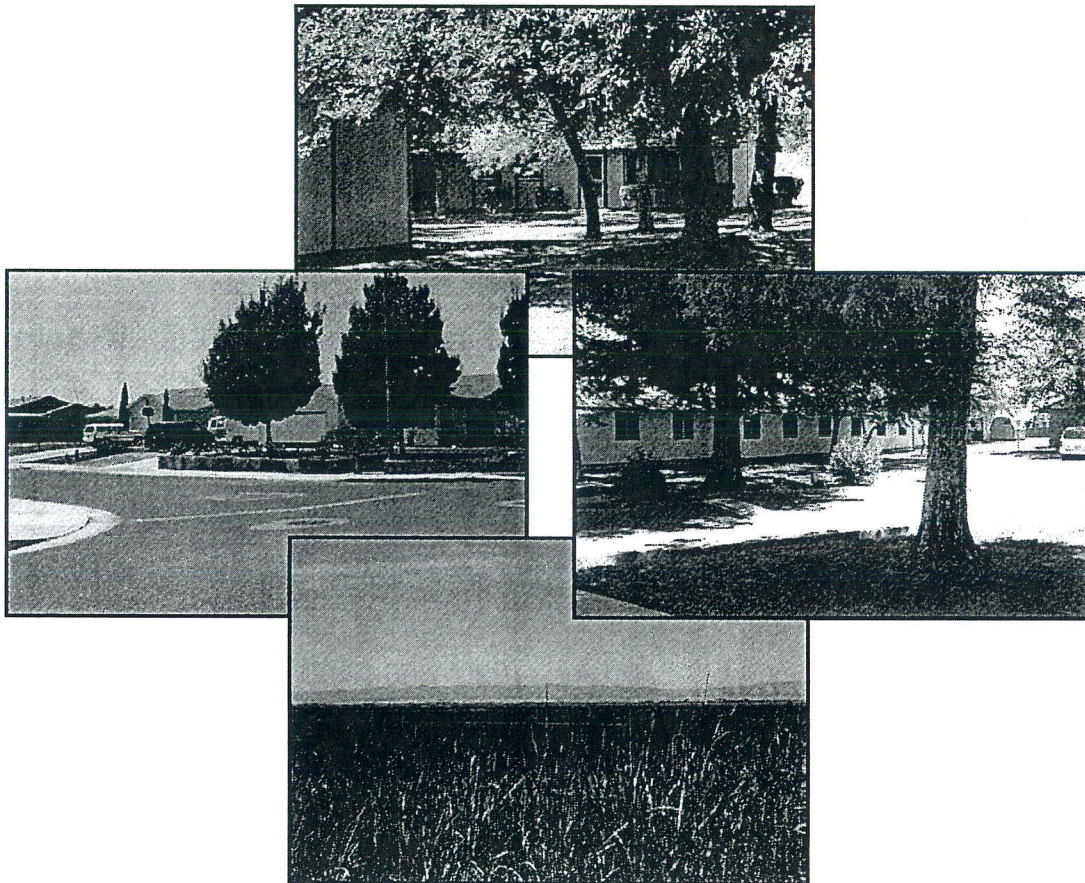
| <b>Program Purpose</b>   | <b>Program Action(s)</b> | <b>Agency Responsible</b> | <b>Timeframe</b> | <b>Page #</b> |
|--|--------------------------|---------------------------|------------------|---------------|
| <i>Provide adequate sites (65583(c)(1))</i><br>1. Ensure total dwelling capacity is equal to new construction need<br>2. Provide sites suitable for a variety of types of housing for all income levels, including rental housing and manufactured housing, homeless shelters and transitional housing, farmworker housing | Action Program 1.2       | Planning                  | 2005             | 6-4           |
|  | Action Program 1.5       |                           | Ongoing          | 6-5           |
|  | Action Program 2.4       |                           | 2005             | 6-8           |
|  | Action Program 2.6       |                           | 2005             | 6-8           |
|  | Action Program 6.1       |                           | Ongoing          | 6-14          |
| <i>Assist in the development of adequate housing to meet the needs of low and moderate income households (65583(c)(2))</i><br>1. Utilize federal and state financing and subsidies<br>2. Provide regulatory concessions and incentives   | Action Program 1.1       |                           | Ongoing          | 6-3           |
|  | Action Program 1.10      |                           | 2004             | 6-6           |
|  | Action Program 3.1       |                           | Ongoing          | 6-10          |
|  |                          |                           |                  |               |
| <i>Address and, where appropriate and legally possible, remove governmental constraints (65583(c)(3))</i><br>1. Land use controls<br>2. Building Codes<br>3. Site improvements<br>4. Fees and exactions<br>5. Processing and permit procedures   | Action Program 1.6       | LAFCo                     | 2004             | 6-5           |
|  | Action Program 6.4       |                           | Ongoing          | 6-15          |
|  |                          |                           |                  |               |
|  |                          |                           |                  |               |
|  |                          |                           |                  |               |

|  |  |          |                 |             |
|--|--|----------|-----------------|-------------|
| <i>Conserve and improve the condition of the existing affordable housing stock (65583(c)(4))</i> | Action Program 1.3<br>Action Program 3.3 | Planning | 2004<br>Ongoing | 6-4<br>6-10 |
| <i>Preserve units at-risk (65583(c)(6))</i>  | Action Program 1.4<br>Action Program 3.2 |          | 2005<br>Ongoing | 6-4<br>6-10 |
| <i>Program to promote equal housing opportunities (65583(c)(5))</i>                              | Action Program 4.1                       |          | Ongoing         | 6-11        |

DRAFT

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**COUNTY OF COLUSA  
INITIAL STUDY AND  
NEGATIVE DECLARATION**



August 2003

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Quad Knopf

# **Draft Initial Study and Negative Declaration**

## **County of Colusa Draft Housing Element**

**August 2003**

**Prepared for:**

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# TABLE OF CONTENTS

|  | <b>Page<br/>No.</b> |
|--|---------------------|
| <b>Chapter One Introduction</b>                                |                     |
| 1.1 Purpose and Authority .....                                | 1-1                 |
| 1.2 Background/CEQA Requirements.....                          | 1-1                 |
| 1.3 Document Organization and Contents .....                   | 1-3                 |
| 1.4 Incorporation by Reference.....                            | 1-4                 |
| <b>Chapter Two Project Summary</b>                             |                     |
| 2.1 Project Location.....                                      | 2-1                 |
| 2.2 Project Description.....                                   | 2-1                 |
| <b>Chapter Three CEQA Environmental Checklist .....</b>        | <b>3-1</b>          |
| <b>Appendix A Housing Element Goals, Policies and Programs</b> |                     |

# LIST OF FIGURES

| <b>Figure<br/>No.</b> | <b>Title</b>       | <b>Page<br/>No.</b> |
|-----------------------|--------------------|---------------------|
| 2-1                   | Regional Map.....  | 2-2                 |
| 2-2                   | Vicinity Map ..... | 2-3                 |

**CHAPTER ONE**  
**INTRODUCTION**



# CHAPTER ONE – INTRODUCTION

## **1.1 Purpose and Authority**

This Negative Declaration is prepared pursuant to the California Environmental Quality Act (CEQA) of 1970, as amended. It assesses the environmental impacts resulting from the adoption of the County of Colusa Draft Housing Element. The purpose and scope of the Housing Element is to establish the policy framework for the long-term evolution and development of residential land uses in Colusa County. Also, to provide citizens and public officials with an understanding of the housing needs in the County, and to act as a tool for coordination between governmental bodies and the local building industry.

The County of Colusa is located approximately 40 miles north of Sacramento and 90 miles northeast of San Francisco, in the Sacramento Valley of California (see figures 2-1 and 2-2). Colusa County is situated within the central section of northern California and bounded by Glenn, Sutter, Yolo, Butte, and Lake Counties. A full project description is included in Chapter 2 of this document.

The County of Colusa is the Lead Agency for the project as defined by CEQA. The Lead Agency is the public agency that has the principal responsibility for carrying out or approving a project that may have significant effects upon the environment.

## **1.2 Background/CEQA Requirements**

The provisions of the CEQA Guidelines and the County of Colusa's guidelines for implementation of CEQA have directed the preparation and processing of this document.

As defined by Section 15063 of the CEQA Guidelines, an Initial Study is prepared primarily to provide the Lead Agency with information to use as the basis for determining whether an Environmental Impact Report (EIR), Negative Declaration, or Mitigated Negative Declaration would be the appropriate form of environmental documentation for a proposed project.

Section 15063 of the CEQA Guidelines requires the Lead Agency to prepare an Initial Study to determine whether a discretionary project will have a significant effect on the environment. The purposes of an Initial Study, as listed under Section 15063[c] of the CEQA Guidelines, are to:

1. Provide the Lead Agency with information to use as the basis for deciding whether to prepare an EIR or a Negative Declaration;
2. Enable an applicant or Lead Agency to modify a project, mitigating adverse impacts before an EIR is prepared, thereby enabling the project to qualify for a Negative Declaration;
3. Assist in the preparation of an EIR, if one is required, by:
  - a. Focusing the EIR on the effects determined to be significant,

- b. Identifying the effects determined not to be significant,
  - c. Explaining the reasons for determining that potentially significant effects would not be significant, and
  - d. Identifying whether a program EIR, tiering, or another appropriate process can be used for analysis of the project's environmental effects.
4. Facilitate environmental assessment early in the design of a project;
  5. Provide documentation of the factual basis for the finding in a Negative Declaration that a project will not have a significant effect on the environment;
  6. Eliminate unnecessary EIRs; and,
  7. Determine whether a previously prepared EIR could be used with the project.

According to Section 15065 of the CEQA Guidelines, an EIR is appropriate for a particular proposal if the following conditions occur:

- The proposal has the potential to substantially degrade the quality of the environment;
- The proposal has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals;
- The proposal has possible environmental effects that are individually limited but cumulatively considerable; and,
- The proposal could cause direct or indirect adverse effects on human beings.

According to Section 15070(b), a Mitigated Negative Declaration is appropriate if it is determined that though a proposal could result in a significant effect, mitigation measures are available to reduce these potentially significant effects to levels that are not significant. These measures must be incorporated as features of the project design.

The Initial Study/Negative Declaration has been prepared in response to the requirements presented above. Regardless of the type of CEQA documents that must be prepared, the overall purposes of the CEQA process are to:

- Assure that the environment and public health and safety are protected in the face of discretionary projects initiated by public agencies or private concerns;
- Provide for full disclosure of the project's environmental effects to the public, the agency decision-makers who will approve or deny the project, and responsible and trustee agencies

charged with managing resources (e.g., wildlife, air quality) that may be affected by the project; and,

- Provide a forum for public participation in the decision-making process with respect to environmental effects.

Through this Initial Study, it has been determined that the project's environmental impacts are less than significant.

When a Lead Agency prepares a Negative Declaration or a Mitigated Negative Declaration for a project, the document is circulated for public review. The document must include a project description, project location, a proposed finding that the project will not have a significant effect on the environment, mitigation measures (if any) included in the project to avoid potentially significant effects, and a copy of the Initial Study. Notice that the Lead Agency proposes to adopt a Negative Declaration must be provided to the public within a reasonable period of time, but not less than 30 days prior to adoption by the Lead Agency.

A 30-day public review period will be established beginning on August 18, 2003 and ending on September 16, 2003. A copy of the Notice of the proposed Negative Declaration will be sent to any responsible agency and trustee agency concerned with the project. The Notice will also be posted with the Office of the Colusa County Clerk.

Prior to approving the proposed project, the decision-making body of the Lead Agency (in this case, the County of Colusa) must consider the proposed Negative Declaration, together with any comments received during the public review process. The County approves the Negative Declaration if it finds, on the basis of the Initial Study and any comments received, that there is no substantial evidence that the project will have a significant effect on the environment.

### **1.3 Document Organization and Contents**

The Initial Study and Negative Declaration is organized as follows:

- Section 1.** The Introduction section identifies the process, scope of environmental review, environmental procedures, and documents incorporated by reference.
- Section 2.** The Project Description describes the proposed project and project design features. Additionally, a description of the overall purposes and objectives of the proposed project are included, together with a description of discretionary approvals and permits required for project implementation.
- Section 3.** The Environmental Checklist Form and Analysis contains the County's Environmental Checklist and Initial Study Form, and the results of the environmental evaluation for the proposed project and issue areas are discussed.

#### **1.4 Incorporation by Reference**

An EIR was prepared to evaluate the potential effects on the physical environment associated with the 1989 General Plan. This existing environmental documentation is still current and a new, comprehensive EIR is not considered necessary.

As permitted in Section 15152 of the CEQA Guidelines, this Negative Declaration is tiered from the following document:

- Final Environmental Impact Report, Final Colusa County General Plan June 1989.

Where appropriate, information from the document is cited in this Negative Declaration. All reference documents for the Negative Declaration are on file and available for review at the County of Colusa, 220 12<sup>th</sup> Street, Colusa, CA 95932.

**CHAPTER TWO**  
**PROJECT SUMMARY**

## CHAPTER TWO - PROJECT SUMMARY

### 2.1 *Project Location*

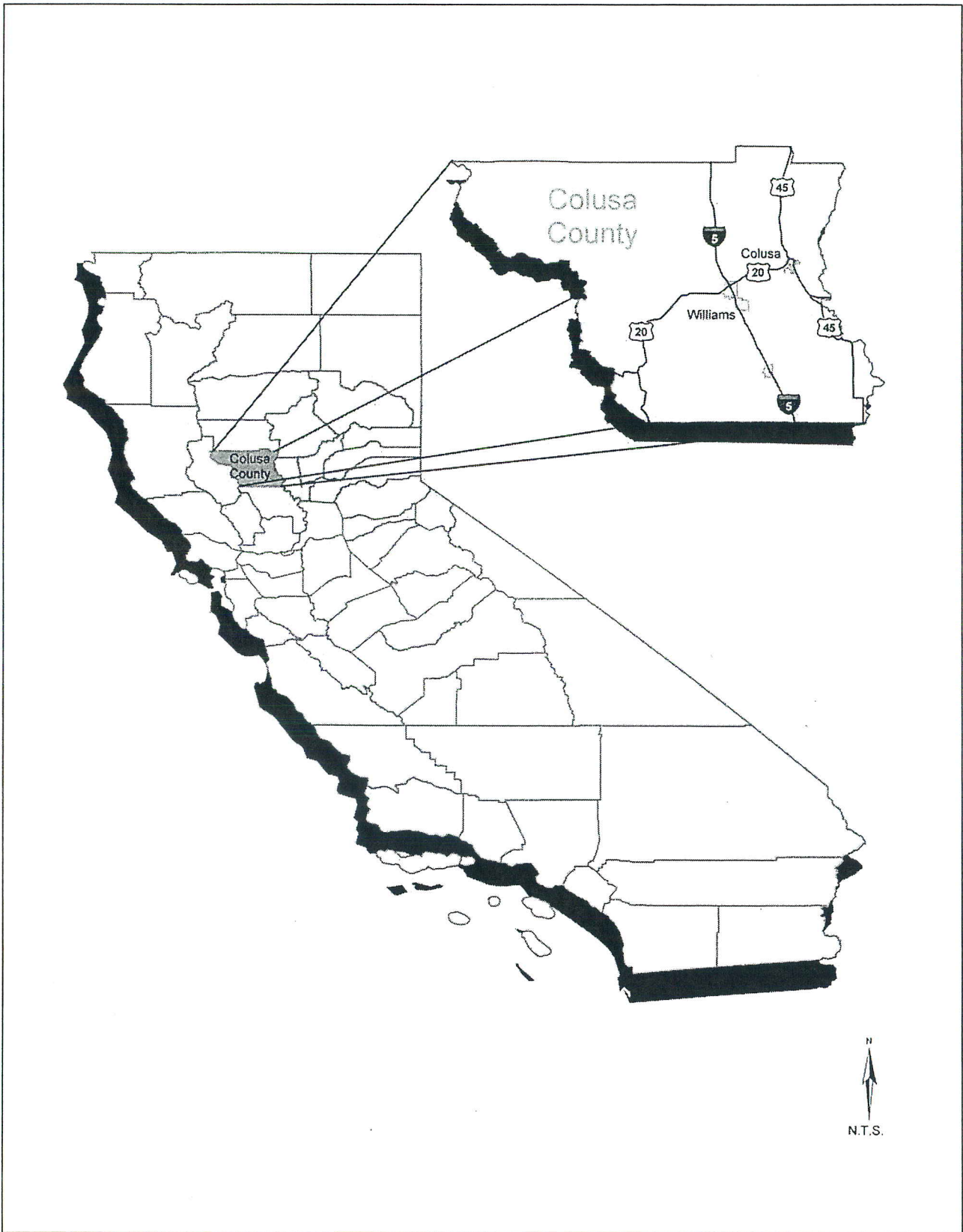
The proposed project is located in Colusa County, California. The geographic area covered by the project includes approximately 739,449 acres, and is approximately 40 miles north of Sacramento and 90 miles northeast of San Francisco, in the Sacramento Valley of California.


Figures 2-1 and 2-2 show Colusa's Regional Location and County Boundaries.

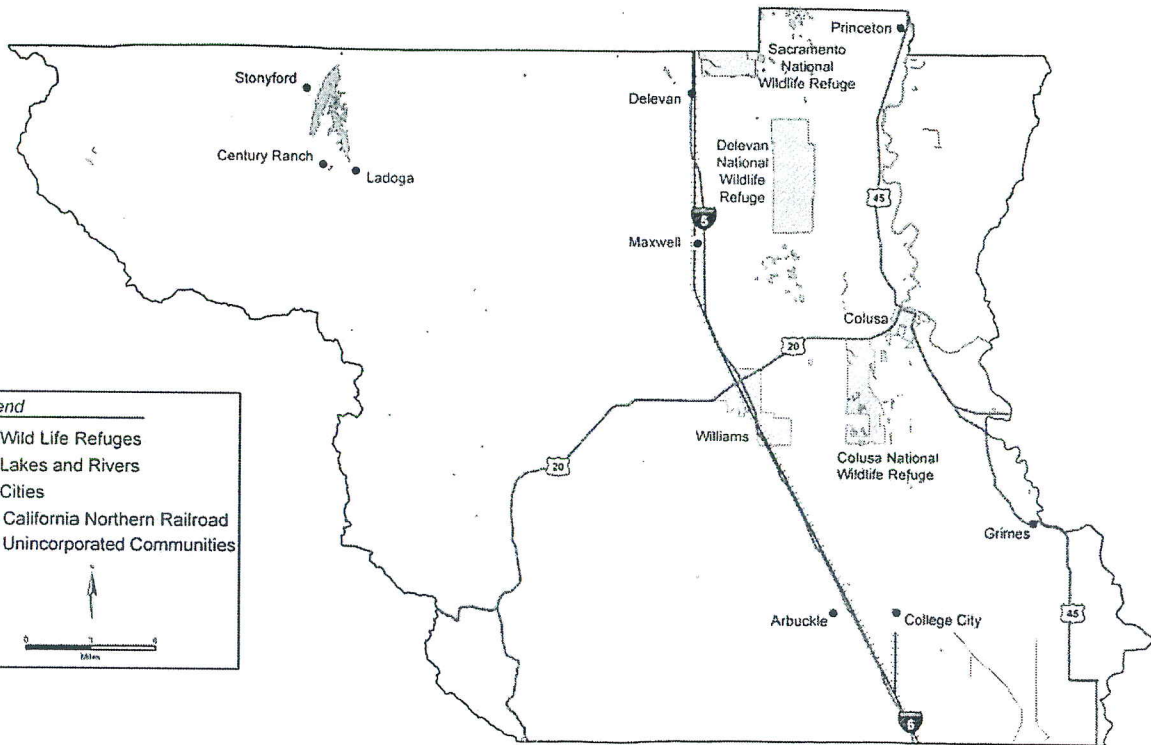
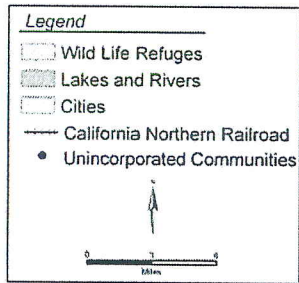
### 2.2 *Project Description*

The Draft County of Colusa Housing Element (Housing Element) is the County's policy document for meeting all of its housing needs, including housing affordable to low and moderate-income families. The County of Colusa Draft Housing Element includes analysis as required pursuant to State law. Following is a summary of each chapter in the document:

1. Chapter One provides an overview of California State Law and is intended to provide citizens and public officials with an understanding of the housing needs in the community. Chapter One defines the geographical boundary of the project area, and provides a brief history of the County of Colusa. This Chapter also identifies the organization and content of the Housing Element, and the relationship of the Housing Element with other General Plan Elements and adopted County policy. The public participation process for the Colusa County Housing Element is summarized, and further details are provided in Chapter Seven of the Element.
2. Chapter Two of the Housing Element contains a review and evaluation of the 1993 Housing Element pursuant to Government Code Section 65588. A review and analysis of the 1993 Housing Element includes:
  - "Appropriateness of goals, objectives and policies in contributing to the attainment of the state housing goal." Based on the above analysis, a determination has been made to keep the program as is, modify or eliminate the program. A brief description is given regarding the changes or modifications to the program that are being made in this 2003 Housing Element;
  - "Effectiveness of the housing element in attainment of the community's housing goals and objectives." The County of Colusa has reviewed the results of the previous Element's goals, objectives, policies and programs. The results are quantified and/or qualified when possible; and,
  - "Progress of the City/County in implementation of the housing element." The County of Colusa has compared what was projected or planned in the previous element and made a determination on whether the program has been successful, unsuccessful or neutral in achieving the previous element's stated goals, objectives, and policies.



|   |   |               |
|---|---|---------------|
| <br>Quad Knopf | Regional Location<br>Initial Study/Negative Declaration | Figure<br>2-1 |
|---|---|---------------|



**City Limits  
Initial Study/Negative Declaration**

**Figure  
2-2**



3. Chapter Three provides a housing needs assessment, including a description of the Regional Housing Needs Assessment (RHNA). It discusses County demographics and the components of housing needs. The components include the growth trends between 1990 and 2000 in Colusa's population, households, employment base and the type of housing units available. Comparisons are made to countywide statistical data where available. The analysis includes four major topics: Population Characteristics, Household Characteristics, Employment and Housing Stock. It provides analysis on local affordability, availability and condition of housing. Analysis in each of these subsections provides a database upon which decisions concerning programs and policies for the provision of adequate housing in the County are made and contained in later Chapters of the Element.

The projected housing construction need for Colusa County from January 1, 2001 through June 30, 2003 are listed in Table 4-2 in the Draft Housing Element. According to the Draft Regional Housing Needs Plan, the estimated housing construction need is 1,262 units County-wide and 631 units for unincorporated areas.

4. Chapter Four provides a description of constraints to meeting development and other housing goals and addresses governmental and non-governmental constraints that limit the number and increase the cost of housing units constructed. Chapter Four discussed infrastructure availability and as discussed previously, the project growth will not have a significant impact on sewer, water, or road systems in the County.
5. Constraints that are analyzed in this Chapter include County Land Use controls including requirements contained in the Zoning Ordinance, Subdivision Ordinance and General Plan. The County permit approval process is described and analyzed to determine if it acts as a significant constraint to the production of housing in the County. Building codes, site improvement standards and fees for typical single-family and multi-family developments are identified.

Other constraints discussed in Chapter Five include lands within the airport flight path, water availability, financing costs, land availability and cost of construction. Special constraints are discussed in regards to the provision of housing units affordable to disabled and lower income persons.

6. Chapter Six discusses housing goals, policies, objectives, and implementation programs. The goals, policies and programs of this Housing Element reflect and implement State goals and give further direction at the community level based upon local and regional needs determined through the Housing Element update process. Policies and programs from the 1993 Housing Element have been either incorporated herein or updated, otherwise modified, or deleted as necessary to reflect accomplished programs and current needs.

The County of Colusa General Plan Housing Element is consistent with and addresses State goals such as provision of new housing, preservation of existing housing and neighborhoods,

containment of housing costs, and improvements of housing conditions for special needs groups.

Key Housing Element strategies contained in Chapter Six include the following:

1. Designate a sufficient amount of residential land in the County General Plan to support the housing needs identified in this element. Revise the zoning maps of the County accordingly to ensure that all sites planned for residential use are appropriately zoned;
2. Use a range of zoning designations within those areas shown in the Land Use Element as "Urban Residential" in Arbuckle, Maxwell, and the unincorporated area around the cities of Colusa and Williams to encourage a mixture of residential densities. Provide additional sites for multi-family housing using these designations within each of the communities listed above;
3. Accommodate the level of housing construction determined to be necessary according to this element in short-range plans for public infrastructure, especially sewer, water, and drainage facilities. Support the cities in their efforts to obtain State and federal funding for improvements to their infrastructure that impact development in the unincorporated area adjacent to the cities.

Some recommendations contained in Chapter Six may require further discretionary action. Environmental impacts of those projects will be evaluated upon receipt of an application for development. In certain instances, it is recommended that the Zoning Ordinance be modified to clarify or include provisions consistent with state law; however, the update of the County Zoning Ordinance is not a part of this project and will be evaluated at a later date. With the exception of the program for second dwelling units, no procedural changes from discretionary action to ministerial action are proposed as a part of this project.

7. Chapter Seven is a detailed account of the public participation that occurred during the compilation of the 2003 Housing Element. Preparation of the Draft Housing Element was guided by a task force comprised of residents, local business people, representatives of public agencies, and non-profit organizations. They represented a wide range of personal experience, incomes, special needs and professional knowledge of the housing industry and housing availability in the County of Colusa and surrounding region.

Four meetings were held with the Task Force as a whole. The Colusa County Planning Commission has scheduled a duly noticed public hearing to review the Draft Housing Element on September 15, 2003.

This document hereby incorporates by reference the County of Colusa General Plan EIR of January 1989. All mitigation measures set forth by the General Plan EIR shall be incorporated into the plans for development under the Housing Element.

**CHAPTER THREE**  
**CEQA – ENVIRONMENTAL CHECKLIST**

## CHAPTER THREE - ENVIRONMENTAL CHECKLIST FORM

1. Project title: County of Colusa, Housing Element of the General Plan
2. Lead agency name and address: County of Colusa  
220 12<sup>th</sup> Street  
Colusa, California, 95932
3. Contact person and phone number: Jerry C. James, Senior Environmental Planner  
(559) 733-0440
4. Project location: The proposed project is located in Colusa County, California. The geographic area covered by the project includes approximately 739,449 acres, and is approximately 40 miles north of Sacramento and 90 miles northeast of San Francisco, in the Sacramento Valley of California.
5. Project sponsor's name and address: County of Colusa  
Stephen Hackney, Director  
Department of Planning and Building  
220 12<sup>th</sup> Street  
Colusa, California 95932
6. General plan designation: State Residential Designation
7. Zoning: State Residential Zoning Designation
8. The proposed project includes the certification and adoption of the 2003 – 2008 County of Colusa's Housing Element of the General Plan. Policies to be adopted under the Housing Element will include those to facilitate the procurement of housing and financing, to improve older areas of the town, to provide assistance for maintenance and construction of housing units, to diversify available housing, promote affordable housing and to encourage the reduction of energy usage (County of Colusa General Plan EIR of January 1989).
9. The County of Colusa is situated within the central section of northern California and bounded by Glenn, Sutter, Yolo, Butte and Lake Counties.

The topography of the community is varied, from flat agricultural land to the east and west of I-5 to the Coastal Range in the west where the highest point in the County is over 7,000 feet. The local climate is typical for Sacramento Valley where average temperatures are 40 degrees in January and 97-degrees in July. The summer months are typically dry and hot. Average annual rainfall is 21 inches, January being the wettest month of the year.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

California Department of Housing and Community Development has listed three entities with possible interest in participating in California First Right of Refusal Program in Colusa County:

1. Eskaton Properties Inc.  
5105 Manzanita Avenue  
Carmichael, CA 95608  
(916) 334-0810
2. Christian Church Homes of Northern California, Inc.  
303 Hegenberger Road, Suite 201  
Oakland, CA 94621-1419  
(510) 632-6714
3. Rural California Housing Corporation  
2125 19<sup>th</sup> St., Suite 101  
Sacramento, CA 95818  
(916) 442-4731

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Aesthetics                    | <input type="checkbox"/> Agriculture Resources              | <input type="checkbox"/> Air Quality            |
| <input type="checkbox"/> Biological Resources          | <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Geology /Soils         |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality          | <input type="checkbox"/> Land Use / Planning    |
| <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Noise                              | <input type="checkbox"/> Population / Housing   |
| <input type="checkbox"/> Public Services               | <input type="checkbox"/> Recreation                         | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities / Service Systems   | <input type="checkbox"/> Mandatory Findings of Significance |   |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

\_\_\_\_\_  
Jerry C. James, Senior Environmental Planner

\_\_\_\_\_  
Date

## EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, “Earlier Analyses,” may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a

previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
  - a) The significance criteria or threshold, if any, used to evaluate each question; and
  - b) The mitigation measure identified, if any, to reduce the impact to less than significance



**Issues:**

|  | <u>Potentially<br/>Significant<br/>Impact</u> | <u>Less Than<br/>Significant<br/>with<br/>Mitigation<br/>Incorporation</u> | <u>Less Than<br/>Significant<br/>Impact</u> | <u>No<br/>Impact</u> |
|--|---|--|---|----------------------|
|--|---|--|---|----------------------|

I. AESTHETICS -- Would the project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect on a scenic vista?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?                                    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

*a), b), c), d) Response:*

*The adoption of the Colusa County General Plan Housing Element will implement plans and policies regarding improvements to existing housing conditions, provision of adequate housing to address identified need, and reductions of energy use. There will be no adverse aesthetic impacts with this project (see Project Description).*

II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Issues:**

|   | <b>Potentially<br/>Significant<br/>Impact</b> | <b>Less Than<br/>Significant<br/>with<br/>Mitigation<br/>Incorporation</b> | <b>Less Than<br/>Significant<br/>Impact</b> | <b><u>No</u><br/><u>Impact</u></b>  |
|---|---|--|---|-------------------------------------|
| maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?                            |   |  |   |                                     |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?  | <input type="checkbox"/>                      | <input type="checkbox"/>   | <input type="checkbox"/>                    | <input checked="" type="checkbox"/> |
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? | <input type="checkbox"/>                      | <input type="checkbox"/>   | <input type="checkbox"/>                    | <input checked="" type="checkbox"/> |

*a), b), c) Response:*

*The adoption of the County's Housing Element will implement policies and programs supporting improvements to housing conditions in the County. It will not result in the conversion of farmland, a conflict with zoning, or the conversion of agricultural land to non-agricultural beyond that analyzed in the adopted General Plan.*

III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

|  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan?                                      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non- | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Issues:**

|   | <b>Potentially<br/>Significant<br/>Impact</b> | <b>Less Than<br/>Significant<br/>with<br/>Mitigation<br/>Incorporation</b> | <b>Less Than<br/>Significant<br/>Impact</b> | <b><u>No</u><br/><u>Impact</u></b>  |
|---|---|--|---|-------------------------------------|
| attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? |   |  |   |                                     |
| d) Expose sensitive receptors to substantial pollutant concentrations?  | <input type="checkbox"/>                      | <input type="checkbox"/>   | <input type="checkbox"/>                    | <input checked="" type="checkbox"/> |
| e) Create objectionable odors affecting a substantial number of people?   | <input type="checkbox"/>                      | <input type="checkbox"/>   | <input type="checkbox"/>                    | <input checked="" type="checkbox"/> |

*a), b), c) Response:*

*The County's Housing Element is consistent with the County's General Plan with respect to the total amount of residential development that could be built, and its adoption will not obstruct the implementation of the region's air quality plan. Individual projects proposed as a result of the Element's adoption will be evaluated for their compliance with applicable air quality plans (Colusa County General Plan, Final EIR, January 1989).*

*d), e), Response:*

*There will be no objectionable odors created as a result of the adoption of the Housing Element. (Project Description).*

**IV. BIOLOGICAL RESOURCES --**

Would the project:

|  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Issues:**

|  | <u>Potentially<br/>Significant<br/>Impact</u> | <u>Less Than<br/>Significant<br/>with<br/>Mitigation<br/>Incorporation</u> | <u>Less Than<br/>Significant<br/>Impact</u> | <u>No<br/>Impact</u>                |
|--|---|--|---|-------------------------------------|
| regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?  |   |  |   |                                     |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/>                      | <input type="checkbox"/>   | <input type="checkbox"/>                    | <input checked="" type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?                                   | <input type="checkbox"/>                      | <input type="checkbox"/>   | <input type="checkbox"/>                    | <input checked="" type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?  | <input type="checkbox"/>                      | <input type="checkbox"/>   | <input type="checkbox"/>                    | <input checked="" type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?   | <input type="checkbox"/>                      | <input type="checkbox"/>   | <input type="checkbox"/>                    | <input checked="" type="checkbox"/> |

*a), b), c), d), e), f) Response:*

*Adoption of the County of Colusa's Housing Element will not have a significant impact on any biological resources. Specific projects proposed after the adoption of the Element will be assessed for their specific potential impacts to biological resources (Colusa County General Plan, Final EIR, January 1989).*

V. CULTURAL RESOURCES -- Would the project:

**Issues:**

|   | <b>Potentially<br/>Significant<br/>Impact</b> | <b>Less Than<br/>Significant<br/>with<br/>Mitigation<br/>Incorporation</b> | <b>Less Than<br/>Significant<br/>Impact</b> | <b>No<br/>Impact</b>                |
|---|---|--|---|-------------------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?    | <input type="checkbox"/>                      | <input type="checkbox"/>   | <input type="checkbox"/>                    | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5? | <input type="checkbox"/>                      | <input type="checkbox"/>   | <input type="checkbox"/>                    | <input checked="" type="checkbox"/> |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?       | <input type="checkbox"/>                      | <input type="checkbox"/>   | <input type="checkbox"/>                    | <input checked="" type="checkbox"/> |
| d) Disturb any human remains, including those interred outside of formal cemeteries?                          | <input type="checkbox"/>                      | <input type="checkbox"/>   | <input checked="" type="checkbox"/>         | <input type="checkbox"/>            |

a), b), c), d) Response:

*Projects proposed after the Housing Element's adoption will be evaluated for potential impacts to cultural resources. With the implementation of the General Plan, it is possible that archaeological resources may be uncovered. This would represent a potentially significant impact associated with the implementation of the General Plan. As required under the General Plan Policy, those proposing development in areas of high archaeological sensitivity shall be required to undertake a reconnaissance survey by a qualified archaeologist.*

*The County shall adopt a policy that would require that where archaeological resources are uncovered during construction, that further disturbance of the area shall be halted until a qualified archaeologist inspects the site thoroughly.*

*Together, these measures are considered adequate to reduce the potential impact to a level of less than significant (Colusa County General Plan, Final EIR, 1989).*

**VI. GEOLOGY AND SOILS -- Would the project:**

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

**Issues:**

|  | <u>Potentially Significant Impact</u> | <u>Less Than Significant with Mitigation Incorporation</u> | <u>Less Than Significant Impact</u> | <u>No Impact</u>                    |
|--|---------------------------------------|--|-------------------------------------|-------------------------------------|
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/>              | <input type="checkbox"/>                                   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| ii) Strong seismic ground shaking?   | <input type="checkbox"/>              | <input type="checkbox"/>                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| iii) Seismic-related ground failure, including liquefaction?   | <input type="checkbox"/>              | <input type="checkbox"/>                                   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| iv) Landslides?  | <input type="checkbox"/>              | <input type="checkbox"/>                                   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil?  | <input type="checkbox"/>              | <input type="checkbox"/>                                   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?   | <input type="checkbox"/>              | <input type="checkbox"/>                                   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?   | <input type="checkbox"/>              | <input type="checkbox"/>                                   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?   | <input type="checkbox"/>              | <input type="checkbox"/>                                   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Issues:**

|  |   |  |   |                      |
|--|---|--|---|----------------------|
|  | <b>Potentially<br/>Significant<br/>Impact</b> | <b>Less Than<br/>Significant<br/>with<br/>Mitigation<br/>Incorporation</b> | <b>Less Than<br/>Significant<br/>Impact</b> | <b>No<br/>Impact</b> |
|--|---|--|---|----------------------|

*a) i - iii) Response:*

*There are no known active faults or any Alquist-Priolo Special Studies Zones within Colusa County Planning area; however, the possibility of a major earthquake on a fault within the County cannot be ruled out. Measures have been put in place and identified in the County's General Plan, and Final EIR, 1989.*

*b), c), d), e) Response:*

*Adoption of the County's Housing Element will have no impact related to geology and soils. As projects are proposed after the Element's adoption, their specific sites will be assessed for potential safety and environmental hazards associated with geology and soils.*

**VII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:**

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?                                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Issues:**

|  | <b>Potentially<br/>Significant<br/>Impact</b> | <b>Less Than<br/>Significant<br/>with<br/>Mitigation<br/>Incorporation</b> | <b>Less Than<br/>Significant<br/>Impact</b> | <b>No<br/>Impact</b>                |
|--|---|--|---|-------------------------------------|
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/>                      | <input type="checkbox"/>   | <input type="checkbox"/>                    | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?  | <input type="checkbox"/>                      | <input type="checkbox"/>   | <input type="checkbox"/>                    | <input checked="" type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?  | <input type="checkbox"/>                      | <input type="checkbox"/>   | <input type="checkbox"/>                    | <input checked="" type="checkbox"/> |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?   | <input type="checkbox"/>                      | <input type="checkbox"/>   | <input type="checkbox"/>                    | <input checked="" type="checkbox"/> |

*a), b), c), d) Response:*

*Adoption of the County's Housing Element will not result in any safety or environmental issues related to hazardous materials. Specific projects proposed after the Elements adoption will be evaluated for their potential impacts.*

*e), f) Response:*

*The land use plans for the cities of Colusa and Williams encourage development patterns that allow safe use of the airport and airstrips.*

*g), h) Response:*

*The proposed Housing Element will have no effect on an adopted emergency response or evacuation plan.*

**VIII. HYDROLOGY AND WATER**



**Issues:**

|   | <u>Potentially Significant Impact</u> | <u>Less Than Significant with Mitigation Incorporation</u> | <u>Less Than Significant Impact</u> | <u>No Impact</u>                    |
|---|---------------------------------------|--|-------------------------------------|-------------------------------------|
| QUALITY -- Would the project:   |                                       |  |                                     |                                     |
| a) Violate any water quality standards or waste discharge requirements?   | <input type="checkbox"/>              | <input type="checkbox"/>                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/>              | <input type="checkbox"/>                                   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?   | <input type="checkbox"/>              | <input type="checkbox"/>                                   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?  | <input type="checkbox"/>              | <input type="checkbox"/>                                   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?  | <input type="checkbox"/>              | <input type="checkbox"/>                                   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) Otherwise substantially degrade water quality?   | <input type="checkbox"/>              | <input type="checkbox"/>                                   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Issues:**

|  | <u>Potentially Significant Impact</u> | <u>Less Than Significant with Mitigation Incorporation</u> | <u>Less Than Significant Impact</u> | <u>No Impact</u>                    |
|--|---------------------------------------|--|-------------------------------------|-------------------------------------|
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/>              | <input type="checkbox"/>                                   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?  | <input type="checkbox"/>              | <input type="checkbox"/>                                   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?   | <input type="checkbox"/>              | <input type="checkbox"/>                                   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| j) Inundation by seiche, tsunami, or mudflow?  | <input type="checkbox"/>              | <input type="checkbox"/>                                   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

*a) Response:*

*County of Colusa's water and groundwater supplies are thought to be of good quality for agricultural and domestic use. Several studies have been conducted on water supplies downstream and upstream of the County, and it was determined that water quality is good. The State Department of Water Resources (DWR) monitors domestic and agricultural water resources. According to the DWR there are presently no critical water quality problems in the County (County of Colusa General Plan, Final EIR, 1989).*

*b) Response:*

*As indicated in the Housing Element of the General Plan, the County of Colusa's water supply comes from two sources; groundwater and surface water. All domestic systems in the County are supplied with groundwater, while most irrigation systems are supplied with surface water from the Tehama-Colusa or Glenn-Colusa Canals, the Colusa Drain, or Sacramento River. It is estimated that there is a significant supply of water for the County's anticipated growth under the County's General Plan.*

*c), d), e) Response:*

*Stormwater runoff is accommodated through the use of small, scattered retention bases. Adoption of the Housing Element will not result in alteration of drainage patterns. Individual project sites will be assessed according to their potential to alter drainage prior to their approval (County of Colusa,*

**Issues:**

|  |   |  |   |                             |
|--|---|--|---|-----------------------------|
|  | <b>Potentially<br/>Significant<br/>Impact</b> | <b>Less Than<br/>Significant<br/>with<br/>Mitigation<br/>Incorporation</b> | <b>Less Than<br/>Significant<br/>Impact</b> | <b><u>No</u><br/>Impact</b> |
|--|---|--|---|-----------------------------|

*General Plan, Final EIR, 1989).*

*The Community Plans have made a conscious effort to channel development away from flood-prone areas. Individual project sites will be assessed according to their potential to alter drainage prior to their approval (Project Description).*

*f), g), h) Response:*

*There are no aspects of the proposed project that would conceivably degrade water quality. Specific projects proposed after the Element's adoption will be evaluated for potential impacts to water quality (Project Description).*

*i) Response:*

*The Colusa Basin Watershed in Colusa County includes the eastern slopes of the inner Coast Range, the trough of the Colusa Basin, and the Sacramento River. The County's precipitation averages 10 to 21 inches annually. Five irrigation drainage areas (termed "Detailed Analysis Units" or DAU) are defined by DWR according to topography. Most of the County's irrigation water comes from the Glen-Colusa Canal, which takes its principal supply from the Sacramento River.*

*The areas of major flooding in the County of Colusa area are along the Sacramento River and the Sacramento and San Joaquin Drainage District, encompassing 1.5 million acres of the Central Valley, were created to acquire and assess lands benefiting the project. Five reservoirs which retain water from tributaries of the Sacramento River could cause damage in Colusa County. Flood hazards, although remote, would result from the failure (rupture) of an existing reservoir (Shasta Dam, Lake Oroville, Whiskeytown Lake, Black Butter Lake, and Eastpark Reservoir) in the upper Sacramento Valley; also, the possible break of an existing levee in Colusa County. Four local levee and reclamation districts maintain the Sacramento River levees in Colusa County, the DWR maintains the levees in these areas through zone of benefit assessment.*

*j) Response:*

*There are no aspects of this project that expose people to any significant risk of inundation by seiche, tsunami, or mudflow (see Project Description).*

**IX. LAND USE AND PLANNING -**

Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Physically divide an established community?                                    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Issues:**

|  | <b>Potentially<br/>Significant<br/>Impact</b> | <b>Less Than<br/>Significant<br/>with<br/>Mitigation<br/>Incorporation</b> | <b>Less Than<br/>Significant<br/>Impact</b> | <b><u>No</u><br/><u>Impact</u></b> |
|--|---|--|---|------------------------------------|
|--|---|--|---|------------------------------------|

with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

|   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

*a) Response:*

*The adoption of the County of Colusa's Housing Element and its policies and programs to improve future housing conditions will not result in the division of a community (Project Description).*

*b) Response:*

*The adoption of the County of Colusa's Housing Element upholds the policies and programs set forth in the County's General Plan (Project Description).*

*c) Response:*

*The County's Housing Element is in compliance with the General Plan and will not conflict with a habitat or natural community conservation plan (Project Description).*

**X. MINERAL RESOURCES -- Would the project:**

|  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

|   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

*a), b), Response:*

*Adoption of the plans and policies for improvements to housing conditions and additions of dwelling*

**Issues:**

|   |  |   |                             |
|---|--|---|-----------------------------|
| <b>Potentially<br/>Significant<br/>Impact</b> | <b>Less Than<br/>Significant<br/>with<br/>Mitigation<br/>Incorporation</b> | <b>Less Than<br/>Significant<br/>Impact</b> | <b><u>No</u><br/>Impact</b> |
|---|--|---|-----------------------------|

*units in residential areas included in the Housing Element will not result in a significant loss of a known mineral resource. Individual projects proposed as a result of the Element's adoption will be evaluated for potential impacts to mineral resources (Project Description).*

*It should be noted, however, that mineral activity in Colusa County is limited to sand and gravel extraction. There are currently two active producers in the County. In the past the City of Colusa has also extracted sand and gravel.*

*The sand and gravel activity in Colusa County is not regionally significant. Maximum production was 658,000 tons in 1967, more recently production totaled 20,250 tons. In contrast, Sacramento County produced three million tons in 1986.*

*Requirements of the surface mining and Reclamation Act of 1975 (or SMARA) states that cities and counties must adopt an ordinance(s)... "which establishes procedures for the review and approval of reclamation plans and the issuance of a permit to conduct surface mining operations" (Public Resource Code 2712).*

**XI. NOISE -- Would the project result in:**

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Issues:**

|  | <b>Potentially<br/>Significant<br/>Impact</b> | <b>Less Than<br/>Significant<br/>with<br/>Mitigation<br/>Incorporation</b> | <b>Less Than<br/>Significant<br/>Impact</b> | <b><u>No</u><br/><u>Impact</u></b> |
|--|---|--|---|------------------------------------|
|--|---|--|---|------------------------------------|

not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

|  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
|  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

a), b), c), d) Response:

*Policies exist in the Noise Element which limit the development of residential land uses to areas of existing or projected noise level less than 65 dB(A). In areas where this is not possible, proposed residential uses are required to include noise attenuation features which reduce the level of interior ambient noise to a maximum of 45 dB(A). These policies will mitigate the impact of noise sources on residential development and create a more pleasant living environment in the County (County of Colusa, Draft Housing Element, August 2003). Conflicts of land uses resulting in increased ambient noise levels will be minimal (County of Colusa General Plan, Final EIR, 1989).*

e), f) Response:

*The Colusa County Airport is situated within the County limits on the eastern side of town. The Colusa County General Plan identifies land use compatibility and noise measures in the County airport area. At present, the General Plan has set recommendations that will identify noise impacts in future development, and follow recommended guidelines and appropriate mitigation measures to ensure consistency with the County Housing Element and General Plan (see Project Description).*

**XII. POPULATION AND HOUSING --**

Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

|  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
|  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

b) Displace substantial numbers of existing housing, necessitating the

|  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
|  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Issues:**

|   | <u>Potentially<br/>Significant<br/>Impact</u> | <u>Less Than<br/>Significant<br/>with<br/>Mitigation<br/>Incorporation</u> | <u>Less Than<br/>Significant<br/>Impact</u> | <u>No<br/>Impact</u>                |
|---|---|--|---|-------------------------------------|
| construction of replacement housing elsewhere?  |   |  |   |                                     |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/>                      | <input type="checkbox"/>   | <input type="checkbox"/>                    | <input checked="" type="checkbox"/> |

*a) Response:*

*Population increases could have a potential impact on existing public services. However, improvements to public services and additional personnel can accommodate these future needs so that impacts are less than significant. Specific projects proposed after the Element's adoption will be evaluated with respect to their potential impacts on the environment through the environmental review process.*

*The addition of the housing units proposed in the Housing Element will help to improve existing housing conditions and increase the number of housing units in the County consistent with housing policies of the General Plan. All of the housing development proposed by the Housing Element is within the existing County areas on land that can be or is already served by the necessary infrastructure for residential development.*

*For these reasons, adoption and implementation of the Housing Element could not be expected to induce substantial growth that would require significant new infrastructure, displace substantial numbers of existing housing or necessitate the construction of replacement housing (Project Description).*

*b) c) Response:*

*The Housing Element proposes policies and plans supporting improvements to existing housing and the construction of additional dwelling units and will not result in the displacement of existing housing or people (Project Description).*

**XIII. PUBLIC SERVICES**

|  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Issues:**

|  | <u>Potentially<br/>Significant<br/>Impact</u> | <u>Less Than<br/>Significant<br/>with<br/>Mitigation<br/>Incorporation</u> | <u>Less Than<br/>Significant<br/>Impact</u> | <u>No<br/>Impact</u>     |
|--|---|--|---|--------------------------|
| ratios, response times or other performance objectives for any of the public services: |   |  |   |                          |
| Fire protection?   | <input type="checkbox"/>                      | <input type="checkbox"/>   | <input checked="" type="checkbox"/>         | <input type="checkbox"/> |
| Police protection?   | <input type="checkbox"/>                      | <input type="checkbox"/>   | <input checked="" type="checkbox"/>         | <input type="checkbox"/> |
| Schools?   | <input type="checkbox"/>                      | <input type="checkbox"/>   | <input checked="" type="checkbox"/>         | <input type="checkbox"/> |
| Parks?   | <input type="checkbox"/>                      | <input type="checkbox"/>   | <input checked="" type="checkbox"/>         | <input type="checkbox"/> |
| Other public facilities?   | <input type="checkbox"/>                      | <input type="checkbox"/>   | <input checked="" type="checkbox"/>         | <input type="checkbox"/> |

*a) Response:*

*The County of Colusa receives general public safety and law enforcement services from the County Sheriffs Department. The Department also serves as the Coroner's Office and the County Emergency Service Center. Municipal police departments serve the cities of Colusa and Williams. The State Highway Patrol (CHP) operates on state roads in the County and maintains an office and vehicle yard in Williams. Fire protection services in Colusa County are provided by eight rural districts, two city fire departments, the California Department of Forestry, and the U.S. Forest Service. The majority of the fire districts are staffed by volunteers.*

*There are six school Districts within Colusa County, including three districts which encompass portions of adjoining counties and three contained entirely in Colusa County. The Superintendent's Office is a public agency which operates a variety of academic, business, consulting, and vocational programs. The office serves as an intermediate unit between the State Department of Education and local school districts.*

**XIV. RECREATION --**

|  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|



**Issues:**

|  | <u>Potentially<br/>Significant<br/>Impact</u> | <u>Less Than<br/>Significant<br/>with<br/>Mitigation<br/>Incorporation</u> | <u>Less Than<br/>Significant<br/>Impact</u> | <u>No<br/>Impact</u>                |
|--|---|--|---|-------------------------------------|
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment? | <input type="checkbox"/>                      | <input type="checkbox"/>   | <input type="checkbox"/>                    | <input checked="" type="checkbox"/> |

*a) Response:*

*A variety of recreational opportunities exist within Colusa County. These are camping, picnic areas, hang-glider, off-road vehicle trails, hiking and horseback trails, fishing and hunting opportunities within the national forest. The Sacramento River also provides unlimited access to the public for recreational use. The County also provides a set of local park facilities. About 18 acres within the City limits have been developed as community and/or neighborhood parks. There are also private recreation areas such as two public 9-hole golf courses in Colusa County. Because of the County of Colusa's relatively low population and rural location, developed parks are not used as much as they would be in an urban area (County of Colusa, General Plan, 1989).*

*b) Response:*

*There are no recreational facilities included in the proposed project (Project Description).*

**XV. TRANSPORTATION/TRAFFIC --**

Would the project:

|  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Exceed, either individually or cumulatively, a level of service standard established by the County congestion management agency for designated roads or highways?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Result in a change in air traffic patterns, including either an increase in   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Issues:**

|  | <b>Potentially<br/>Significant<br/>Impact</b> | <b>Less Than<br/>Significant<br/>with<br/>Mitigation<br/>Incorporation</b> | <b>Less Than<br/>Significant<br/>Impact</b> | <b><u>No</u><br/><u>Impact</u></b>  |
|--|---|--|---|-------------------------------------|
| traffic levels or a change in location that results in substantial safety risks?   |   |  |   |                                     |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/>                      | <input type="checkbox"/>   | <input type="checkbox"/>                    | <input checked="" type="checkbox"/> |
| e) Result in inadequate emergency access?  | <input type="checkbox"/>                      | <input type="checkbox"/>   | <input type="checkbox"/>                    | <input checked="" type="checkbox"/> |
| f) Result in inadequate parking capacity?  | <input type="checkbox"/>                      | <input type="checkbox"/>   | <input type="checkbox"/>                    | <input checked="" type="checkbox"/> |
| g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?                       | <input type="checkbox"/>                      | <input type="checkbox"/>   | <input type="checkbox"/>                    | <input checked="" type="checkbox"/> |

*a), b) Response:*

*Adoption of the plans and policies included in the Housing Element will not result in increases or changes in traffic patterns and circulation over and beyond that considered and analyzed in the Final EIR for the Colusa 1989 General Plan. A majority of the roads in Colusa County operate at a LOS C or better, and the impacts on traffic of specific projects will be evaluated as they are proposed. (Project Description, County of Colusa General Plan, Final EIR, January 1989, pp. 13-29).*

*c) Response:*

*Adoption of the Housing Element will not result in interference with air traffic patterns or safety. Individual projects proposed as a result of the Element's adoption will be evaluated for their potential impacts on air traffic and safety (Project Description).*

*d) Response:*

*The proposed policies and plans of the County's Housing Element include those for improvements to and additions of dwelling units. There will be no redesign of roadways to introduce hazards due to a design feature (Project Description).*

*e) Response:*

*Accessibility will not be affected by the Element's policies and plans supporting housing improvements*

**Issues:**

|  |   |  |   |                                    |
|--|---|--|---|------------------------------------|
|  | <b>Potentially<br/>Significant<br/>Impact</b> | <b>Less Than<br/>Significant<br/>with<br/>Mitigation<br/>Incorporation</b> | <b>Less Than<br/>Significant<br/>Impact</b> | <b><u>No</u><br/><u>Impact</u></b> |
|--|---|--|---|------------------------------------|

*and additions as they would not result in a substantial difference in the service of any roadways (Project Description, County of Colusa, General Plan, Final EIR, 1989 Draft Housing Element, 2003).*

*f) Response:*

*Adoption of plans and policies supporting additional housing and improvements to existing housing will not result in inadequate parking capacity (Project Description, County of Colusa, General Plan, Final EIR, 1989).*

*g) Response:*

*The Housing Element's plans for housing additions and improvements will not interfere with any alternative transportation plans, policies, or programs (Project Description).*

**XVI. UTILITIES AND SERVICE SYSTEMS** Would the project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Result in a determination by the wastewater treatment provider which  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Issues:**

|  | <u>Potentially<br/>Significant<br/>Impact</u> | <u>Less Than<br/>Significant<br/>with<br/>Mitigation<br/>Incorporation</u> | <u>Less Than<br/>Significant<br/>Impact</u> | <u>No<br/>Impact</u>                |
|--|---|--|---|-------------------------------------|
| <p>serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?</p> |   |  |   |                                     |
| <p>f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?</p>                                    | <input type="checkbox"/>                      | <input type="checkbox"/>   | <input type="checkbox"/>                    | <input checked="" type="checkbox"/> |
| <p>g) Comply with federal, state, and local statutes and regulations related to solid waste?</p>   | <input type="checkbox"/>                      | <input type="checkbox"/>   | <input type="checkbox"/>                    | <input checked="" type="checkbox"/> |

*a), b), d), e) Response:*

*According to the County of Colusa General Plan, Final EIR, wastewater is treated and returned to the natural environment using one of several methods. In Colusa County, the primary methods are on-site disposal and centralized disposal. Five communities in the County – encompassing about 65 percent of the population – are served by centralized systems. The areas served by on-site systems are generally rural or agricultural. Although most on-site systems serve an individual dwelling or commercial establishment, some serve groups of homes or businesses.*

*The five community treatment facilities, overall, are in good condition to handle the projected growth. However, future specific projects will be reviewed for potential impacts to utilities and service systems, with particular attention to limited resources such as energy and water (County of Colusa, General Plan, Final EIR, 1989).*

*The County's allocations are sufficient to serve the new housing that could be developed with implementation of the Housing Element.*

*c) Response:*

*According to the County's General Plan, the Community Plans have made a conscious effort to channel development away from flood-prone areas. Nevertheless, increased development will reduce the amount of permeable ground runoff rates. Additional storm drainage and channel improvements may be needed to prevent street flooding within developed areas. It will be necessary to evaluate specific projects for potential impacts (County of Colusa, General Plan, Final EIR, 1989).*

*f), g) Response:*

*There are four types of waste generated in Colusa County: residential wastes, commercial wastes; industrial wastes, and natural resource byproducts. Fifty percent of waste that is brought to a land-*

**Issues:**

|  |   |  |   |                             |
|--|---|--|---|-----------------------------|
|  | <b>Potentially<br/>Significant<br/>Impact</b> | <b>Less Than<br/>Significant<br/>with<br/>Mitigation<br/>Incorporation</b> | <b>Less Than<br/>Significant<br/>Impact</b> | <b><u>No</u><br/>Impact</b> |
|--|---|--|---|-----------------------------|

*fill is from residential customers. Commercial wastes make up about 30 percent of waste disposal and industrial waste makes up just over 10 percent. As mandated by a 1972 state law, Colusa County prepared a Solid Waste Management Plan in 1975. The Plan, which addresses the collection of solid waste, its disposal in landfills and recycling, provides the basis for the County's Solid Waste Disposal Program today. The current capacity is sufficient to accommodate waste management needs in the service area projected to 2010 (County of Colusa, General Plan, Final EIR, 1989).*

**XVII. MANDATORY FINDINGS OF SIGNIFICANCE --**

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

a) Response:

**Issues:**

| <b>Potentially<br/>Significant<br/>Impact</b> | <b>Less Than<br/>Significant<br/>with<br/>Mitigation<br/>Incorporation</b> | <b>Less Than<br/>Significant<br/>Impact</b> | <b><u>No</u><br/>Impact</b> |
|---|--|---|-----------------------------|
|---|--|---|-----------------------------|

*Adoption of the proposed Housing Element will not degrade the quality of the environment. As specific projects are proposed to carry out the Element's plans, they will be evaluated with respect to their impacts to the habitats of special status species within the project site (Project Description).*

*b) Response:*

*The Housing Element's policies and programs do not have environmental impacts that are cumulatively significant. The Element includes methods of meeting state mandated housing numbers, but does not include or imply approval of any specific project. Cumulative environmental analyses of specific projects will be undertaken as they are initiated by the developer or property owner. The Element will assist staff in such cumulative analyses by outlining Countywide development possibilities and providing a preliminary general overview of potential development impacts to resources, services and transportation systems.*

*It is important to note that the California Environmental Quality Act generally exempts in-fill development projects and certain affordable housing projects from environmental review (Project Description).*

*c) Response:*

*The project is intended to improve the living and housing conditions of the citizens of Colusa County and will not result in any adverse impacts to human beings. (Project Description).*

**APPENDIX A**

**HOUSING ELEMENT GOALS, POLICIES AND  
PROGRAMS**

## CHAPTER SIX- GOALS, POLICIES AND PROGRAMS

This chapter describes housing goals, policies, and programs for the County of Colusa. A goal is defined as a general statement of the highest aspirations of the community. A policy is a course of action chosen from among many possible alternatives. It guides decision-making and provides a framework around which the housing programs operate. A program is a specific action, which implements the policy and moves the county toward the achievement of its goals. Programs are a part of the County's five-year action plan and constitute the County's local housing strategy.

### ***State Housing Goals***

According to the California Statewide Housing Plan Update, it is the goal of the state to "ensure to all Californians the opportunity to obtain safe, adequate housing in a suitable living environment." Additionally, the State Department of Housing and Community Development has established the following four primary goals:

- Provision of new housing;
- Preservation of existing housing and neighborhoods;
- Reduction of housing costs; and,
- Improvement of housing conditions for special needs groups.

### ***Housing Element Update***

The County of Colusa General Plan Housing Element is consistent with and addresses these state goals. The goals, policies and programs of this Housing Element reflect and implement state goals and direction at the County level based upon local and regional needs determined through the Housing Element update process.

Policies and programs from the 1993 Housing Element have been either incorporated herein or updated, otherwise modified, or deleted as necessary to reflect accomplished programs and current needs.

Some policies were changed to reflect the more inclusive guiding principles for the decision-making processes. Others were refined into definitive programs with quantified objectives where appropriate.

### ***Implementation and Monitoring***

Implementation of programs shall be on a continuous basis unless otherwise noted in the program description. Monitoring will be accomplished on an annual basis primarily through the annual General Plan review process and reported to the Board of Supervisors.



## COLUSA COUNTY 2003 HOUSING ELEMENT GOALS

1. Development, through public and private resources, of sufficient new housing to ensure the availability of safe, affordable housing for all households in the Colusa County unincorporated area.
2. Assurance of choice of housing location for all residents of the Colusa County unincorporated area.
3. Maintenance and improvement of the quality and affordability of the existing housing stock and the neighborhoods in which it is located.
4. Equal access to safe and decent housing for all income groups.
5. Promotion of energy conservation activities in all residential areas.
6. Increased opportunities for special needs groups (elderly, large families, families with female heads of household, farm workers, disabled and homeless) to obtain adequate housing.

**GOAL 1: Development, through public and private resources, of sufficient new housing to ensure the availability of safe, affordable housing for all households in the Colusa County unincorporated area.**

### POLICIES

- HO-1 Designate a sufficient amount of residential land in the County General Plan to support the housing needs identified in this element. Revise the zoning maps of the county accordingly to ensure that all sites planned for residential use are appropriately zoned.
- HO-2 Use a range of zoning designations within those areas shown in the Land Use Element as "Urban Residential" in Arbuckle, Maxwell, and the unincorporated area around the cities of Colusa and Williams to encourage a mixture of residential densities. Provide additional sites for multi-family housing using these designations within each of the communities listed above.

- HO-3 Encourage the construction of self-help and owner-built housing to increase the supply of housing affordable to low and moderate-income residents.
- HO-4 Continue to be actively involved in federal and state housing assistance programs directed towards new construction. Emphasis should be placed on programs where the probability of securing funds is highest.
- HO-5 Encourage the construction of housing by nonprofit corporations and assist such corporations in their applications for state and federal funds.
- HO-6 Encourage the use of federal and state housing assistance programs by the private sector for the purpose of expanding housing opportunities for persons of low and moderate income, including programs incorporating the "self-help" concept.
- HO-7 Accommodate the level of housing construction determined to be necessary according to this element in short-range plans for public infrastructure, especially sewer, water, and drainage facilities. Support the cities in their efforts to obtain State and federal funding for improvements to their infrastructure that impact development in the unincorporated area adjacent to the cities.
- HO-8 Implement all policies and programs of the Housing Element with adequate consideration given to the protection of the County's agriculture and groundwater resources, and maintaining consistency with the County's Conservation Element of the General Plan.

***Action Program 1.1***

**PROGRAMS**

Continue to provide local developers and nonprofits with information and referral, contacts and guidance regarding available federal, State and local housing programs, with particular emphasis on the communities of Arbuckle, Grimes, Maxwell and Princeton. Pursue development of affordable housing within new subdivisions assisted with infrastructure subsidized financing. Coordinate, as appropriate,

with the Cities of Williams and Colusa for joint projects addressing the housing needs of each jurisdiction.

Timeframe: Immediate and ongoing

Funding Source: General Fund

Quantifier: 30 units constructed annually

**Action Program 1.2**

Develop and maintain an inventory of residentially zoned land within the County, providing the information to housing developers.

Timeframe: 2005

Funding Source: CDBG Planning/Technical Assistance Grant

Quantifier: Mapped inventory

**Action Program 1.3**

Conduct initial feasibility study regarding the formation of a redevelopment agency and adoption of a redevelopment plan for blighted area(s) of the County to address critical housing needs.

Timeframe: 2004

Funding Source: CDBG Planning/Technical Assistance Grant

Quantifier: Study completed

**Action Program 1.4**

Contingent on redevelopment project area(s) adoption, allocate a portion of any future redevelopment housing set-aside funds for the purchase of sites in support of assisted housing.

Timeframe: 2005

Funding Source: Potential redevelopment agency

Quantifier: Redevelopment Plan

**Action Program 1.5**

Work with special districts and the cities of Williams and Colusa to assure that sewer and water systems are improved to ensure that construction of new dwelling units can be accommodated in accordance with the quantified objectives of this Housing Element.

Encourage the cities and districts to apply for available State and federal grants and loans to finance construction of necessary improvements.

Timeframe: Immediate and ongoing

Funding Source: None required

**Action Program 1.6**

Request the Local Agency Formation Commission to update Spheres of Influence pursuant to the required Municipal Services Review for the cities of Colusa and Williams and for special districts to correspond to planning boundaries contained in the Colusa County General Plan, ensuring adequate site availability to accommodate new residential development.

Timeframe: 2004

Funding Source: None required

Quantifier: Request to LAFCo

**Action Program 1.7**

Conduct semi-annual meetings for the Planning Director to meet with representatives of the local building and real estate industry to discuss measures that may be taken to meet local housing needs.

Timeframe: Every six months beginning January 2004

Funding Source: None required

Quantifier: Report of comments to Board of Supervisors

**Action Program 1.8**

Enroll in the Army Corps of Engineers: *Sacramento and San Joaquin River Basins Comprehensive Study*. Enroll online at: [compstudy@usace.army.mil](mailto:compstudy@usace.army.mil)

Timeframe: August 2003

Funding Source: Use existing staff / 4-6 Hours

Quantifier: Study Enrollment

**Action Program 1.9**

Obtain studies recently completed by FEMA for the areas of Maxwell and Arbuckle. Ensure these studies are included within the Army Corps of Engineers: *Sacramento and San Joaquin River Basins Comprehensive Study*.

Timeframe: August 2003

Funding Source: Use existing staff / 2 Hours per week, September through October

Quantifier: Studies obtained and included with ACE study

**Action Program 1.10**

Submit application to secure CDBG P/TA funds to complete an impact fee analysis and plan to offset costs of needed infrastructure and services provision.

Timeframe: 2004

Funding Source: CDBG P/TA

Quantifier: Completed Study

**Action Program 1.11**

Consider Zoning Ordinance amendments to establish buffer between existing agriculture land uses and new development.

Timeframe: 2004

Funding Source: General Plan

Quantifier: Amended Zoning Ordinance or white (analysis) paper of considerations.

**GOAL 2: Assurance of choice of housing location for all residents of the Colusa County unincorporated area.**

**POLICIES**

HO-9 Maintain a sufficient inventory of developable land to accommodate timely development of needed new housing.

HO-10 Accommodate and encourage development of a full range of housing types in Colusa County.

**Action Program 2.1**

Continue to update the Land Use Element of the General Plan as necessary to provide for sufficient land area, circulation system and County services to meet future residential needs. Provide for sufficient infrastructure development through conditioning project approvals and implementing appropriate impact fees.

Timeframe: Immediate and ongoing

Funding Source: General Fund

Quantifier: Annual review of available land following completion of inventory (Program 1.2)

**Action Program 2.2**

Develop flexible land use regulations to not place undue restrictions on the siting of manufactured homes, and design standards which ensure that they are compatible in character with the surrounding community.

Timeframe: 2005

Funding Source: General Fund

Quantifier: Development of design standards

**Action Program 2.3**

Update Zoning Ordinance to permit second housing units or "granny flats" where appropriate, recognizing such housing as an important component of the affordable housing supply.

Timeframe: 2005

Funding Source: General Fund

Quantifier: Zoning Ordinance update

**Action Program 2.4**

Encourage additional opportunities for market-rate and luxury housing within Colusa County during the Land Use Element update, through continued provision of 1 to 10 acre parcels, appropriately zoned, and within close proximity to urban services.

Timeframe: 2005

Funding Source: None required

Quantifier: Land Use update

**Action Program 2.5**

In accordance with Policy HO-2, and following completion of the residential land inventory, the County will consider designation of Planned Development zoning in at least a part of the residential-zoned areas. Prior to PD designation, the County will also consider requirements to be stipulated within PD agreements for inclusionary housing, and adding minimum development standards, for affordable housing. Inclusionary requirements oblige developers to provide a certain percentage of new units at affordable housing costs.

Planned Developments will be encouraged adjacent to already urbanized areas within the County to assure the availability of services.

Timeframe: 2005  
Funding Source: General Fund  
Quantifier: Zoning revised

**Action Program 2.6**

Modify County land use regulations to permit at least two of the following three options:

- (1) Inclusionary zoning (requiring developers to set aside a certain percentage of units in their projects for affordable housing)
- (2) Streamlined permitting and processing
- (3) Density bonuses for projects with low- to moderate- income units (permitting developers to build more homes than would be permitted under the Zoning Ordinance)

Timeframe: 2005  
Funding Source: General Fund  
Quantifier: Track number of affordable units assisted under program in annual report

**Action Program 2.7**

Revise Zoning Ordinance to ensure parcel map or subdivision map approval is dependent on demonstrated ability to provide potable water and meet septic capacity requirements.

Timeframe: 2004  
Funding Source: General Fund  
Quantifier: Revised Ordinance

**GOAL 3: Maintenance and improvement of the quality and affordability of the existing housing stock and the neighborhoods in which it is located.**

**POLICIES**

- HO-11 Encourage rehabilitation of homes in deteriorated condition by continued participation in rural community development block grant programs, focusing on identified target areas in unincorporated communities.
- HO-12 Protect the quality of existing neighborhoods in Colusa County from intrusion by incompatible uses.

Encourage programs which enhance the health, safety and visual quality of existing neighborhoods.

- HO-13 Require and enforce conformance with local building codes to ensure that housing is safe and sanitary and to minimize hazards to public health and safety.
- HO-14 Encourage proper maintenance of essential public services and facilities in residential developments.
- HO-15 Facilitate maximum use of federal and State programs that can assist lower-income homeowners to properly maintain their dwelling units.
- HO-16 Monitor units at risk and facilitate conservation or replacement of any federally-assisted housing units that are planned for conversion to market rate rents.

***Action Program 3.1***

Continue to work with nonprofit housing providers to assist in the preparation of supportive housing funds to provide housing rehabilitation assistance and infrastructure improvements.

Timeframe: Immediate and ongoing

Funding Source: CDBG, HOME, Prop. 46, Farmworker Housing, etc.

Quantifier: Agencies/Applications assisted

***Action Program 3.2***

Monitor the status of publicly-assisted projects within Colusa County that may become “at risk” of loss as affordable housing. Provide technical assistance as necessary regarding tenant rights and work with State HCD to identify potential non-profit buyers.

Timeframe: Immediate and ongoing

Funding Source: None required

Quantifier: Include activity in annual report



**Action Program 3.3**

Inspect housing units upon receiving complaints regarding health and safety problems, and require compliance with applicable building and housing codes; distribute housing assistance program brochure to address violation corrections. (See Program 4.6.) Require demolition of vacant dilapidated dwellings that are not economically feasible to improve to code standards.

Timeframe: Immediate and ongoing

Funding Source: General Fund – Code Enforcement/CDBG

Quantifier: Assist rehabilitation of 10 units identified resulting from code enforcement activity

**Action Program 3.4**

Continue to work in close cooperation with the Cities of Colusa and Williams to ensure orderly development of unincorporated lands adjacent to those cities, and the consistency of land use policies and development standards in those areas.

Timeframe: Immediate and ongoing

Funding Source: None required

Quantifier:

**Action Program 3.5**

Should any development impact fees be proposed for new residential development, the impact on low and moderate-income housing is to be considered and addressed for mitigation in the fee study.

Timeframe: Immediate and ongoing

Funding Source: None required

Quantifier:

**GOAL 4: Equal access to safe and decent housing for all income groups.**

**POLICIES**

HO-17 Support measures to eliminate housing discrimination on the basis of race, age, sex, marital status, ancestry and national origin.

HO-18 Encourage enforcement of fair housing laws throughout the County.

HO-19 Support programs that increase employment and economic opportunities.

**Action Program 4.1**

Provide assistance in referring and reporting housing discrimination complaints to the State Department of Fair Employment and Housing. Develop or procure a supply of brochures regarding fair housing assistance and agencies. Provide access to a County telephone and provide brochures to residents reporting complaints to County offices. Publicize this service through the local media, schools, library, the post office and local housing advocacy groups.

Timeframe: Immediate and ongoing

Funding Source: General Fund

Quantifier:

**Action Program 4.2**

Update Zoning Ordinance to include provision of second units, density bonuses and incentives for development of larger family units in accordance with State law.

Timeframe: 2004

Funding Source: General Fund

Quantifier: Zoning Ordinance update

**Action Program 4.3**

Identify appropriate lands throughout unincorporated Colusa County and rezone as necessary to ensure an adequate supply of sites for multi-family housing and mobile home parks.

Timeframe: 2005

Funding Source: CDBG Planning/Technical Assistance (survey, data collection)

Quantifier: Completion of land inventory analysis, necessary reorganizing

**Action Program 4.4**

Support economic development programs and strategies, including the Colusa County EDC, in support of job-housing balancing efforts.

Timeframe: Immediate and ongoing

Funding Source: None required

Quantifier:

**Action Program 4.5**

Develop First Time Home Buyers program in cooperation with local banking institutions. Apply for HOME CDBG grants to fund silent second, deferred loans.

Timeframe: 2004

Funding Source: HUD-HOME and/or CDBG

Quantifier: Program Guidelines adopted, funding application submitted.

**Action Program 4.6**

Design brochure covering County's rehabilitation, weatherization and FTHB programs for outreach distribution. Use during code enforcement, distribute through financial institutions, and have available at County and other public offices.

Timeframe: 2004

Funding Source: Program Income

Quantifier: Completed brochure

**GOAL 5: Promotion of energy conservation activities in all residential areas.**

**POLICIES**

HO-20 Promote housing construction close to planned employment centers to reduce gasoline consumption.

HO-21 Promote the expenditure of state and federal housing rehabilitation funds on weatherization and insulation of existing homes.

HO-22 Maintain zoning and building code regulations which permit energy-efficient architectural and subdivision design and the use of solar energy.

**Action Program 5.1**

During Zoning Ordinance update process, designate residential zoning near employment centers to conserve energy resources.

Timeframe: 2004

Funding Source: General Fund

Quantifier: Updated Zoning Ordinance

**Action Program 5.2**

Include in applications for state or federal housing rehabilitation assistance, up to a 5 percent set aside to implement a weatherization grant program for vulnerable, low-income targeted populations.

Timeframe: 2004

Funding Source: Federal or State grants

Quantifier: Funding applications

**GOAL 6: Increased opportunities for special needs groups (elderly, large families, families with female heads of household, farm workers, disabled and homeless) to obtain adequate housing.**

**POLICIES**

- HO-23 Encourage residential builders and developers to provide for the inclusion of dwelling units suitable for sale or rent to low and moderate-income households within their projects.
- HO-24 Encourage the provision of migrant farm worker housing by the private sector, and compliance of such housing with building code requirements established by the State Department of Housing and Community Development. Advise and support farm worker employers proposing to build such housing.
- HO-25 Encourage full use of federal and State housing assistance programs that can enable persons with unmet housing needs to obtain decent housing at prices they can afford.
- HO-26 Support the development of housing plans and programs, including new publicly-subsidized housing that maximize housing choice for special needs groups and lower-income households commensurate with need.
- HO-27 Fully provide for the housing needs of displaced persons in conjunction with any State or federal project - such as a reservoir or interstate highway improvement - which requires the relocation of existing housing.

**Action Program 6.1**

Assist private and/or nonprofit developers in identifying available sites in the Colusa County unincorporated area that could be utilized for farm worker housing. Encourage nonprofit and other potential developers to pursue funding for self-help housing and farm worker housing at selected locations. Provide expedited permit processing and technical assistance to developers for the permit process.

Timeframe: Immediate and ongoing

Funding Source: General Fund

Quantifier: Site inventory completed

**Action Program 6.2**

Assist Dos Rios Coalition to develop a Continuum of Care Plan according to HUD guidelines.

Timeframe: 2004-2005

Funding Source: General Fund

Quantifier: Completed plan

**Action Program 6.3**

The Zoning Ordinance will be amended to specify siting requirements for group homes consistent with state law for small group homes and with a conditional use permit for large facilities. Clearly stated requirements for approval of group homes will give greater certainty to an applicant and remove an impediment to fair housing choice for elderly, disabled or persons with special needs.

Timeframe: 2004

Funding Source: None required

Quantifier: Amended Ordinance

**Action Program 6.4**

The County will analyze and determine on an annual basis whether there are constraints on the development, maintenance, and improvement of housing intended for persons with disabilities, consistent with Senate Bill 520, in a report to the Board of Supervisors. The analysis will include an evaluation of existing land use controls, permit and processing procedures and building codes. If any constraints are found in these areas, the County will initiate actions within six months of the completion of the evaluation to

address them, including removing the constraints or providing reasonable accommodation for housing intended for persons with disabilities.

Timeframe: Immediate and ongoing

Funding Source: General Fund

Quantifier: Updated, state compliant Zoning Ordinance

***Action Program 6.5***

Update Zoning Ordinance pursuant to Health & Safety Code 1267.8 and Government Code 65008 to permit intermediate care facilities for the developmentally disabled (6 or fewer) in residential zones and prohibiting discrimination of residential development of emergency shelters. The Zoning Ordinance update will also state in which zones emergency and transitional shelter is allowed.

Timeframe: 2004

Funding Source: General Fund

Quantifier: Updated Ordinance

***Action Program 6.6***

State Farmworker housing grants can be matched with HOME or USDA, Rural Development 514 or 516 funds, for which the County is also eligible to apply. The County will assist housing provider agencies to obtain Proposition 46 Farmworker housing grant funds and HOME matching funds for development of farmworker housing.

Timeframe: 2004 and annually as needed

Funding Source: Proposition 46 Joe Serena Farmworker Housing.

Quantifier: Application filed

**Conclusion**

The foregoing programs are considered appropriate and desirable to ensure that the County's 2002-2008 Fair Share Housing Allocation shown in Table 6-1 are met in a timely and cost effective manner. The County has developed quantitative objectives, along with annual targets to ensure that the five-year objectives are met. Additional objectives of rehabilitation and conservation are also shown.

In implementing those objectives, the County will require funding from a variety of sources including, but not limited to, CDBG, HOME and Proposition 46 programs.

Tables 6-2 and 6-3 show the annual quantified objectives and funding plan; Table 6-4 illustrates the timeline for program implementation.

**Table 6-1**  
**Regional Housing Need Allocation by Income Group**  
**Unincorporated Colusa County, 1/1/02 through 6/30/08**

| Income Group   | New Construction<br>Number | Rehabilitation | Conservation |
|----------------|----------------------------|----------------|--------------|
| Very Low       | 137                        | 60             | 125          |
| Low            | 104                        | 40             | 80           |
| Moderate       | 120                        | 35             | 45           |
| Above Moderate | 270                        | 0              | 0            |
| <b>Total</b>   | <b>631</b>                 | <b>135</b>     | <b>300</b>   |

Of the 631 new units required, 270 are projected to be utilized by households in the Above-Moderate income category. Development of this type of housing has historically been market driven and requires no governmental subsidy or assistance. The number of new construction units that may need assistance, and for which programs have been addressed, is 361.

Table 6-2  
Quantified Objectives, Costs and Financing

| Program       | Program Objectives                        | Fiscal Year Ending |      |      |      |      | Total |
|---------------|---|--------------------|------|------|------|------|-------|
|               |   | 2004               | 2005 | 2006 | 2007 | 2008 |       |
| 1.5, 2.1      | Residential Infrastructure Improvements   | 30                 | 30   | 30   | 30   | 30   | 150   |
|               | Housing Rehabilitation                    |                    |      |      |      |      |       |
| 3.1, 3.3      | Moderate                                  | 4                  | 4    | 4    | 4    | 4    | 20    |
| 3.1, 3.3      | Substantial                               | 2                  | 2    | 2    | 2    | 2    | 10    |
| 3.1, 3.3      | Housing Replacement                       | 1                  | 1    | 1    | 1    | 1    | 5     |
| 1.1, 1.2, 4.6 | Information Dissemination                 | 50                 | 50   | 50   | 50   | 50   | 250   |
| 3.3           | Code Enforcement                          | 10                 | 10   | 10   | 10   | 10   | 50    |
| 4.5           | First Time Homebuyers                     | 20                 | 20   | 25   | 25   | 25   | 115   |
| 6.1-6.6       | New Construction-Low Income/Special Needs | 20                 | 20   | 20   | 20   | 20   | 100   |
| 6.4           | Special Needs Housing Rehabilitation      | 6                  | 6    | 6    | 6    | 6    | 30    |
| 5.2           | Weatherization                            | 15                 | 15   | 15   | 15   | 15   | 75    |
|               | Other                                     | -                  | -    | -    | -    | -    | -     |
|               | Total Assisted Units                      | 158                | 158  | 163  | 163  | 163  | 805   |



**Table 6-3  
Costs and Financing**

| Program Costs                             | Fiscal Year Ending |             |             |             |             | Total       |
|---|--------------------|-------------|-------------|-------------|-------------|-------------|
|   | 2004               | 2005        | 2006        | 2007        | 2008        |             |
| Residential Infrastructure Improvements   | \$30,000           | \$30,750    | \$31,519    | \$32,307    | \$33,114    | \$157,690   |
| Housing Rehabilitation                    |                    |             |             |             |             |             |
| Moderate                                  | \$60,000           | \$61,500    | \$63,038    | \$64,613    | \$66,229    | \$315,380   |
| Substantial                               | \$50,000           | \$51,250    | \$52,531    | \$53,845    | \$55,191    | \$262,816   |
| Housing Replacement                       | \$50,000           | \$51,250    | \$52,531    | \$53,845    | \$55,191    | \$262,816   |
| Information Dissemination                 | \$50               | \$50        | \$50        | \$50        | \$50        | \$250       |
| Code Enforcement                          | \$100,000          | \$102,500   | \$105,063   | \$107,689   | \$110,381   | \$525,633   |
| First Time Homebuyers                     | \$300,000          | \$300,000   | \$375,000   | \$375,000   | \$375,000   | \$1,725,000 |
| New Construction-Low Income/Special Needs | \$400,000          | \$400,000   | \$400,000   | \$400,000   | \$400,000   | \$2,000,000 |
| Special Needs Housing Rehabilitation      | \$9,000            | \$9,000     | \$9,000     | \$9,000     | \$9,000     | \$45,000    |
| Weatherization                            | \$3,750            | \$3,750     | \$3,750     | \$3,750     | \$3,750     | \$18,750    |
| Contingency and Admin                     | \$150,420          | \$151,508   | \$163,872   | \$165,015   | \$166,186   | \$257,782   |
| Total                                     | \$1,153,220        | \$1,161,558 | \$1,256,353 | \$1,265,113 | \$1,274,092 | \$5,571,118 |
| <b>Program Funding</b>                    |                    |             |             |             |             |             |
| CDBG                                      | \$500,000          | \$500,000   | \$500,000   | \$500,000   | \$500,000   | \$2,500,000 |
| HOME                                      | \$400,000          | \$400,000   | \$400,000   | \$400,000   | \$400,000   | \$2,000,000 |
| Joe Serna Fmworker (Prop 46)              | \$500,000          | \$-         | \$500,000   | \$-         | \$-         | \$1,000,000 |
| Program Income                            | \$100,000          | \$105,000   | \$110,250   | \$115,763   | \$121,551   | \$552,563   |
| Total                                     | \$1,500,000        | \$1,005,000 | \$1,510,250 | \$1,015,763 | \$1,021,551 | \$6,052,563 |

**Table 6-4  
Timeline for Program Implementation**

| Program | Program Description  | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 |
|---------|--|------|------|------|------|------|------|
| 1.1     | Developer Funding Guidance   | X    | X    | X    | X    | X    | X    |
| 1.2     | Info Inventory re: "Available" Residential   |      |      | X    |      |      |      |
| 1.3     | RDA Feasibility Study  |      | X    |      |      |      |      |
| 1.4     | RDA Funded Site Purchases  |      |      | X    |      |      |      |
| 1.5     | Infrastructure Improvements  | X    | X    | X    | X    | X    | X    |
| 1.6     | SOI's Updated by LAFCo   |      | X    |      |      |      |      |
| 1.7     | Bldg/RE Industry Semi-Annual Meetings  |      | X    | X    | X    | X    | X    |
| 1.8     | Enroll in ACE Study for Flood Control  | X    |      |      |      |      |      |
| 1.9     | Ensure New FEMA Studies Included   | X    |      |      |      |      |      |
| 1.10    | Secure P/TA for Impact Fee Study   |      | X    |      |      |      |      |
| 1.11    | Consider Z0 Amendment to Establish Buffer Between Age and Residential  |      | X    |      |      |      |      |
| 2.1     | Adequate Zone Land & Infrastructure  | X    | X    | X    | X    | X    | X    |
| 2.2     | Manufactured Home Standards  |      |      | X    |      |      |      |
| 2.3     | Allow Second Units   |      |      | X    |      |      |      |
| 2.4     | Continue 1-10 Acre Parcels   |      |      | X    |      |      |      |
| 2.5     | Add Density Zoning Near Cities & Arbuckle  |      |      | X    |      |      |      |
| 2.6     | Modify County Land Use Regulations for Affordable Development  |      |      | X    |      |      |      |
| 2.7     | Ordinance to Ensure Parcel or Subdivision Map Approval Dependent on Demonstrated Potable Water and Septic Capacity |      | X    |      |      |      |      |
| 3.1     | Work with Non-Profits, Assist Funding Applications   | X    | X    | X    | X    | X    | X    |
| 3.2     | Monitor 'At Risk'  | X    | X    | X    | X    | X    | X    |
| 3.3     | Code Compliance – Distribute Program Brochure (See 4.6)  | X    | X    | X    | X    | X    | X    |
| 3.4     | City Cooperation for Orderly Fringe Development  | X    | X    | X    | X    | X    | X    |
| 3.5     | Consider Impact Fee Bearing on Low-Income  | X    | X    | X    | X    | X    | X    |
| 4.1     | Assist with Housing Discrimination Complaints  | X    | X    | X    | X    | X    | X    |
| 4.2     | Update 2 <sup>nd</sup> Unit, Density Bonuses, Incentive in Zoning Ordinance for Large Family Developments          |      | X    |      |      |      |      |
| 4.3     | Identify and Rezone Land for MF and Mobile Home Parks  |      |      | X    |      |      |      |
| 4.4     | Support Economic Development Activities  | X    | X    | X    | X    | X    | X    |
| 4.5     | Develop FTHB with Banks – Apply to HOME  |      | X    |      |      |      |      |
| 4.6     | Design Program Brochure for Outreach   |      | X    |      |      |      |      |
| 5.1     | Zone for Housing Near Employment Centers   |      | X    |      |      |      |      |
| 5.2     | Set Aside up to 5% of Rehab Funds for Weatherization Grant Program   |      | X    |      |      |      |      |
| 6.1     | Identify Farmworker Housing Sites, Coordinate with Housing Agencies  | X    | X    | X    | X    | X    | X    |
| 6.2     | Assist Don Rios on Homeless Continuum of Care Plan   |      | X    | X    |      |      |      |
| 6.3     | Amend ZO with Specific Siting of Group Homes   |      | X    |      |      |      |      |
| 6.4     | Annually Determine Constraints to Housing Disabled   | X    | X    | X    | X    | X    | X    |
| 6.5     | Update ZO to Permit Intermediate Care Facilities in Residential Zones  |      | X    |      |      |      |      |
| 6.6     | Assist to Obtain Farmworker Housing Funds  |      | X    |      |      |      |      |

**The following is an approximate of the procedures the Department of Planning & Building follows in the review process. This process applies to discretionary permit applications such as Tentative Parcel Maps and Tentative Subdivision Maps.**

- The Department accepts the submission of the Tentative Map with the required application forms and fees;
- Staff reviews and determines if the application packet is complete;
- Staff sends applicant either a Letter of Completeness, or a Letter of Incompleteness. If incomplete, staff outlines specific material needed to complete the application, informing the applicant that timelines for processing are suspended until the specific items are provided to staff and a determination is made as to completeness. Once that material is received and a determination of completeness is made, staff sends the applicant a Letter of Completeness;
- A file is set up. Copies of the application packet, with Map, are made and distributed to those departments, agencies, and special districts identified as appropriate recipients on the department's standard Distribution List form. This List, with identifying check marks as to who received copies, is placed in the applicant's file. A cover letter accompanies each application packet copy to the respective recipient, providing an end date to respond to the department with Comments;
- **Initial Review:** The Director and the project planner review the documentation and Map individually and together. In the course of this initial review major potential issues and concerns are identified. The application request is reviewed against the Goals & Policies of the County's General Plan. [e.g. Is the Tentative Subdivision application located in an agriculturally zoned area? If so, is the request consistent with the Policies of the General Plan? Does the application request meet the standards of development for that particular zoning classification.]
- **Design Review:** Department staff will perform an initial design review of the proposal. Such review--using a Subdivision Map as an example--will include evaluating the proposed numbers of **lots**, the frontage, depth, and square footage; whether the plan includes **fire hydrants**--their number, location, and distance from one another; the **drainage infrastructure**--location and number of drop inlets, and tie-in to the community drainage infrastructure; **street lighting**--location and distancing of street lights, type of lights to be used; location of cul-de-sacs--distance to county maintained roads; **street design**; line-of-sight distancing at access points of the subdivision onto county maintained roads; **flood control/stormwater runoff infrastructure features**--use of detention basins, polymer exfiltrators embedded in landscape design; **emergency access road(s)**; sizing and location of **community water system and/or wastewater treatment plant** if the project is either not in an existing public utility district (PUD) providing such services, or, if the PUD doesn't have the capacity to handle the additional loads; **sidewalks and bike paths**--location, sizing, and cross-sections; **landscaping**--location, numbers, and type of species of trees & plants, entryway statements.

- **Inter-departmental Design Review:** Meet with staff from Public Works, Environmental Health, and Fire to discuss and review proposed project (e.g. residential subdivision). Discuss identified concerns, collect responses and recommendations from those specific departments with expertise in their respective fields, e.g. Public Works' recommendations/requirements for drainage and traffic/roads issues.
- **Pre-Development Conference:** Some projects may be of such complexity that the Department will require the applicant to have a Pre-Development Conference to discuss his proposal in a comprehensive manner before representatives of County, state, and federal agencies that may have an interest in the project.
- Once all the above has taken place, and the applicant has provided all the necessary documents, data, studies, etc. to the County, and any required changes in the map have been provided in a revised map, then staff proceeds to process the application:
- **CEQA Review:** Staff performs an environmental analysis, an Initial Study, and makes a determination as to whether the project shall require a Negative Declaration, a mitigated Negative Declaration, or an Environmental Impact Report;
- A draft copy of the Initial Study is provided to the applicant, with a cover letter informing the applicant he/she has 14-days to review the Initial Study's conclusion, and mitigation measures, if any, and to respond back to the Department; no response will be taken as an acceptance of the Initial Study's conclusion/mitigation measures;
- A copy of the Initial Study, with a Distribution List, is sent to the State Clearinghouse for distribution to the appropriate state agencies;
- **Staff Report to the Planning Commission:** Once staff has completed the above steps for CEQA requirements, staff writes an Agenda (Staff) Report to the Planning Commission. In the Report, staff includes: a recommendation of approval or denial; a Summary of the project; a Background of the project; an Analysis of the issues and concerns of the various County, state, and federal agencies and departments.

**DEPARTMENT OF HEALTH SERVICES**  
**OFFICE OF DRINKING WATER**  
411 WOLLCREST DRIVE, SUITE 110  
REDDING, CA 96002  
(916) 224-4800  
FAX (916) 224-4844



August 23, 1994



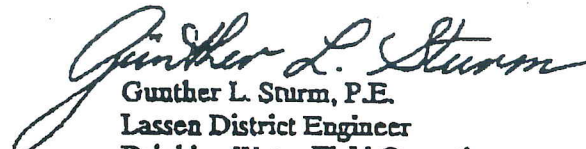
Colusa County Board of Supervisors  
546 Jay Street  
Colusa, CA 95932

Subject: Compliance Order for Century Ranch Water Company (System #0600012)

Enclosed is a copy of Compliance Order 01-02-94(O)-06001, issued by this Department under the authority of the California Health and Safety Code, Section 4033, Part 1 of Chapter 7, to the Century Ranch Water Company. The Order was issued for non-compliance with the California Health and Safety Code and the California Waterworks Standards.

Among other directives, the Order imposes a service moratorium on new services to the Century Ranch Water Company public water system. By copy of this letter to the Colusa County Health Department and the Colusa County Department of Planning and Building, we are requesting that no new building permits nor no new permits for on-site wastewater disposal systems be authorized for any facility that requires a new service connection to the Century Ranch Water Company's public water system. The service connection moratorium shall take effect immediately and shall remain in effect until the Department officially rescinds the order.

Please contact me if you have questions concerning this Order.

  
Gunther L. Sturm, P.E.  
Lassen District Engineer  
Drinking Water Field Operations  
Branch

Enclosure

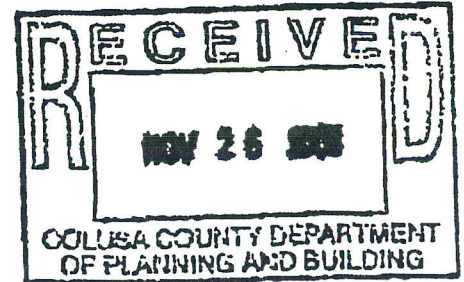
cc: Colusa County Health Department  
-(Certified Mail Z 007 098 647)  
Colusa County Department of Planning and Building  
-(Certified Mail Z 007 098 594)  
Bert L. Ellsworth, P.E., Chief  
-Northern California Section

GLS

# OFFICE OF WATER MASTER

STONY CREEK AND TRIBUTARIES  
828 Eighth Street, Orland, CA 95963  
Office (916) 865-4126 • Fax (916) 865-7631

G.G. WILSON  
WATER MASTER  
By Authority of the U.S. District Court  
for the Eastern District of California



November 21, 2003

Stephen M. Hackney  
Colusa County Planning and Building Director  
220 12<sup>th</sup> Street  
Colusa, California 95932

Dear Mr. Hackney:

In response to our telephone conversation on November 17<sup>th</sup>, I am enclosing a copy of the order by the United States District Court for the Eastern District of California, signed January 8, 1986.

My records and my observation of construction in the field indicate that in recent years Colusa County has not complied with the Court Order and has not provided the Water Master with copies of building permit applications for approval.

Will you please send me copies of all applications for all building permits located within the Stony Creek watershed in Colusa County for the years 2001, 2002 and 2003, which were approved by the county?

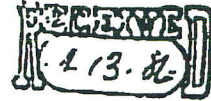
Sincerely,

A handwritten signature in cursive script that reads "George G. Wilson".

George G. Wilson  
Water Master  
Stony Creek and Tributaries

cc: Maria A. Iizuka

ORDER  
Jan. 8, 1986  
CERTIFICATE OF SERVICE



USA )  
 )  
v )  
 )  
H. C ANGLE, ET AL )  
 )

Case CIV S -80-581-PCW

I, the undersigned, do hereby certify that I am an employee in the office of the Clerk, U.S. District Court, Eastern District of California, and that on January 10, 1986, I served a copy of the attached STIPULATION FOR ORDER + ORDER CONFIRMING CHANGES IN CERTAIN DECREED RIGHTS by placing said copy in a postage paid envelope addressed to the persons listed below by depositing said envelope in the U.S. Mail at Sacramento, California; or by placing said copy into an inter-office mail box located in the Clerk's Office.

SERVED BY MAIL

Served by Inter-office

DOWNNEY, BRAND, SEYMOUR & ROHWER  
GEORGE BASYE  
555 Capitol Mall, Ste 1050  
Sacramento, CA 95814

AUSA- ROBINSON

JUDGE WILKINS

HAROLD WILSEY, FR.  
Colusa County Counsel  
Colusa, CA 95932

MINASIAN, MINASIAN, MINASIAN, SPRUANCE & BABER  
PAUL J. MINASIAN  
1681 Bird Street, P.O. Box 1679  
Oroville, CA 95965

MCDONOUGH, HOLLAND & ALLEN  
MARTIN MCDONOUGH  
555 Capitol Mall, Ste 950  
Sacramento, CA 95814

GEORGE WILSON  
C/O ORLAND UNIT WATER USERS ASSOC.  
828 Eight Street  
Orland, CA 95963

DANIEL F. GALLERY, APC  
926 Jay Building, #505  
Sacramento, CA 95814

  
Deputy Clerk

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**LODGED**

*8* JAN 7 1986 *PCW*

CLERK U.S. DISTRICT COURT  
EASTERN DISTRICT OF CALIFORNIA

BY BA DEPUTY

IN THE UNITED STATES DISTRICT COURT FOR THE  
EASTERN DISTRICT OF CALIFORNIA

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|                           |   |                           |
|---------------------------|---|---------------------------|
| UNITED STATES OF AMERICA, | ) | EQUITY NO. 30             |
|                           | ) | CIVIL NUMBER S-80-583-PCW |
| Plaintiff,                | ) |                           |
|                           | ) | ORDER CONFIRMING CHANGES  |
| v.                        | ) | IN CERTAIN DECREED RIGHTS |
|                           | ) |                           |
| H.C. ANGLE, et al.,       | ) |                           |
|                           | ) |                           |
| Defendants.               | ) |                           |
|                           | ) |                           |

17 WHEREAS, on February 3, 1984, the United States of America  
18 on behalf of the Department of Agriculture, U. S. Forest Service  
19 (hereafter Forest Service), filed a petition in this action to  
20 confirm changes in point of diversion, place of use and purpose  
21 of use of certain rights decreed herein, herein called the  
22 Forest Service right, and to transfer certain decreed rights,  
23 which petition is hereafter called the Forest Service Petition;  
24 and

25 WHEREAS, on February 13, 1984, the County of Colusa,  
26 Arthur W. Schaefer, Phil B. Shimmel, and Wanda M. Shimmel, here-  
27 inafter collectively called the Colusa County Petitioners, filed  
28 a petition to confirm change in point of diversion, place



1 of use, and purpose of use of certain rights decreed herein,  
2 herein called the Schaefer-Shimmel right, and to transfer cer-  
3 tain decreed rights, which petition is hereinafter called the  
4 Colusa County Petition; and

5 WHEREAS, Respondent Orland Unit Water Users' Association,  
6 and the U. M. Buckley Respondents, filed points and authorities  
7 in opposition to the Forest Service Petition and the Colusa  
8 County Petition; and

9 WHEREAS the Forest Service, the Colusa County Petitioners,  
10 Respondent Orland Unit Water Users' Association and the U. M.  
11 Buckley Respondents have stipulated to the following order  
12 providing for the granting of such petitions upon the following  
13 terms and conditions, and good cause appearing:

14 PART I.

15 IT IS HEREBY ORDERED that the following transfers and  
16 changes in points of diversion, place of use and purpose of use  
17 be confirmed as follows:

18 A. Schaefer-Shimmel Right

19 The transfer of the following decreed water rights set  
20 forth in the Final Decree in the above entitled action ("Angle  
21 Decree"), herein called the Schaefer-Shimmel Right from peti-  
22 tioners Arthur W. Schaefer, Phil B. Shimmel, and Wanda M.  
23 Shimmel to petitioner County of Colusa is confirmed: A portion  
24 of the decreed right to divert from Big Stony Creek through the  
25 Kesselring Ditch, shown in the Angle Decree (p. 125) as owned by  
26 F.M. Kesselring and Annie M. Kesselring, with a priority date

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1 of April 14, 1890 appurtenant to the lands conveyed to Arthur W.  
2 Schaefer and Phil B. Shimmel.

3 The Schaefer-Shimmel right is based on the ownership of  
4 three acres of land, two of which are within the Southeast  
5 one-quarter of the Northeast one-quarter of Section 32, T 18N,  
6 R 6 W, MDB&M, and the third of which is in the Northeastern-  
7 quarter of the Northeast one-quarter of the same section. The  
8 maximum diversion for the irrigation season applicable to such  
9 right is 11.25 acre-feet, of which not more than 2.82 acre-feet  
10 could be diverted during the month of maximum use under the  
11 Angle Decree. The maximum amount diverted during the month of  
12 maximum use under the Schaefer-Shimmel right is hereby increased  
13 to 4.02 acre-feet, but the maximum amount which can be diverted  
14 for the irrigation season is not changed.

15 The changes in point of diversion, place of use, and pur-  
16 pose of use of the above described decreed right is confirmed as  
17 follows:

18 (a) Point of Diversion. The current Angle Decree  
19 point of diversion for the above referenced right is described  
20 as being with in the Northeast Quarter of Section 31, Township  
21 8 North, Range 6 West, Mount Diablo Base and Meridian,  
22 California. The new point of diversion is confirmed to be at  
23 the Colusa County wells located within the Northeast Quarter of  
24 the Southwest Quarter of Section 29, Township 18 North, Range 6  
25 West, Mount Diablo Base and Meridian, California.

26 (b) Place of Use. The new place of use of the above  
27 referenced right includes the Colusa County Service Area No. 2

28 ///

1 (Stonyford); as shown on the map attached hereto and marked  
2 Exhibit A, and not more than five acres of the Schaefer-Shimmel  
3 property adjacent to and including that within said service area.

4 (c) Purpose of Use. The purpose of use of the above  
5 referenced right is confirmed to include, in addition to irriga-  
6 tion, domestic and municipal purposes including fire suppression.

7 (d) Fire Suppression. Water utilized for emergency  
8 use in suppressing fires by the Forest Service or by the County  
9 of Colusa shall not be included within the limitation expressed  
10 herein, as to the quantity used, and such water may be used  
11 anywhere within the existing fire district.

12 B. Forest Service Right

13 The Forest Service Right is described at page 121 of the  
14 Angle Decree under the name of F. M. Kesselring and Annie M.  
15 Kesselring. This right is for the diversion of water for the  
16 irrigation of 5 acres in the Southeast one-quarter of the South-  
17 east one-quarter of Section 29, T 18 N, R 6 W, MDB&M (with  
18 3.75 acre-feet of water per acre) from Big Stony Creek through  
19 Kesselring Ditch.

20 Diversion under this Forest Service Right may not exceed  
21 18.75 acre-feet for the irrigation season, and under the Angle  
22 decree, the right for the month of maximum use would be  
23 4.7 acre-feet. The maximum amount which can be diverted during  
24 the month of maximum use under the Forest Service Right is  
25 hereby increased to 6.7 acre-feet, but the maximum amount which  
26 can be diverted for the irrigation season is not changed.

27 ///

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1           The changes in point of diversion, place of use, and  
2 purpose of use of the Forest Service Right hereafter confirmed  
3 are for the term of the contract, dated May 17, 1983, between  
4 the Forest Service and Colusa County, that is, for a term of one  
5 year beginning with the first day of June, 1983, for a period of  
6 five years and any renewal or extension thereof; provided,  
7 however, that the Forest Service shall give one years' notice to  
8 the Watermaster under the decree of any failure to renew or  
9 extend, and upon the filing of such notice the Forest Service  
10 and Colusa County shall jointly file with this Court and serve  
11 upon all parties to this Decree a plan for future operations,  
12 for approval by this Court.

13           The changes in point of diversion, please of use, and pur-  
14 pose of use of the Forest Service Right is hereby confirmed,  
15 subject to the paragraph next above, as follows:

16           (a) Point of Diversion. The current Angle Decree  
17 point of diversion for the above referenced right is described  
18 as being with in the Northeast Quarter of Section 31,  
19 Township 18 North, Range 6 West, Mount Diablo Base and Meridian,  
20 California. The new point of diversion is confirmed to be at  
21 the Colusa County Wells located within the Northeast Quarter of  
22 the Southwest Quarter of Section 29, Township 18 North, Range 6  
23 West, Mount Diablo Base and Meridian, California.

24           (b) Place of Use. The new place of use of the above  
25 referenced right includes the Colusa County Service Area No. 2  
26 (Stonyford); as shown on the map attached hereto and marked  
27 Exhibit A and not more than five acres of the Schaeffer-Shimmel  
28 property adjacent to and including that within said Service Area.

1 (c) Purpose of Use. The purpose of use of the above  
2 referenced rights is confirmed to include, in addition to irri-  
3 gation, domestic and municipal purposes including fire  
4 suppression.

5 (d) Fire Suppression. Water utilized for emergency  
6 use in suppressing fires by the Forest Service or by the County  
7 of Colusa shall not be included within the limitation expressed  
8 herein, as to the quantity used, and such water may be used  
9 anywhere within the existing fire district.

10 PART II.

11 IT IS HEREBY FURTHER ORDERED that the foregoing transfer  
12 and confirmation of changes are the result of unique circum-  
13 stances and should not be considered as a precedent for future  
14 such petitions, and accordingly are made subject to the following  
15 conditions:

16 (a) All water diversion by the county wells will be  
17 metered at the wells by Colusa County on a monthly basis, and  
18 records of use provided to the Watermaster within ten days after  
19 the end of the month. The Watermaster and one person appointed  
20 from time to time by the Watermaster Supervision Committee shall  
21 have access to the well sites to make such additional inspection  
22 or monitoring as he shall deem appropriate. All such usage dur-  
23 ing the Angle Decree season shall be under the direction and  
24 supervision and control of the Watermaster.

25 The meter on the wells of the County of Colusa is presently  
26 calibrated in hundreds of gallons; if there is a change in the  
27 method of metering, Colusa County shall notify the Watermaster  
28 prior to making the change.

1 (b) The usage by the County of Colusa from the wells  
2 during the season April 15 to September 15 of each year shall  
3 not exceed the total amounts established herein for diversions  
4 under the Forest Service and Schaefer-Shimmel rights.

5 (c) No additional pumping capacity will be added to  
6 the two present pumping plants of the county and no additional  
7 wells will be installed except in replacement of existing wells.

8 (d) No water may be delivered to any lands lying out-  
9 side the present limits of the Stonyford service area as shown  
10 on Exhibit A, except from the Schaefer-Shimmel right to the  
11 extent of not more than five acres on the Schaefer-Shimmel  
12 property adjacent to and including that within said service area  
13 and except for fire suppression purposes.

14 (e) No change in any of the foregoing conditions may  
15 be made by any petitioner herein or their successors or assigns  
16 without prior written notice to the Watermaster and all parties  
17 who may be affected, and order of this court.

18 (f) This court makes no finding as to the nature or  
19 extent of any other water right of any petitioner or other water  
20 user under the Decree.

21 (g) If, in the event of a general water shortage,  
22 conservation is required to be imposed by the Watermaster upon  
23 water users under the Decree, petitioners shall comply with such  
24 water conservation as is directed by the Watermaster; however,  
25 this order does not intend that the conversion from irrigation  
26 to domestic use shall affect any priority existing prior to the  
27 transfer.

28 ///

1 (h) The Watermaster shall have the same power to  
2 order cessation or reduction of use by Petitioners as in  
3 applicable to all other users of water under the Angle Decree.

4 (i) Petitioners, the Watermaster, or any other party  
5 to the Decree may petition this court for review of this part of  
6 this order should any detriment appear to be caused thereby.  
7 Notice of any such petition shall be given to all parties who  
8 may be affected.

9 PART III.

10 IT IS HEREBY ORDERED, that the following additional pro-  
11 tection of present uses under the Angle Decree be provided:

12 The Watermaster Supervision Committee, created by order of  
13 this court entered in 1980, which is made up of one representa-  
14 tive of Glenn-Colusa Irrigation District, one representative of  
15 Orland Unit Water Users, one representative of the Bureau of  
16 Reclamation, and two representatives of the landowners within  
17 the watershed, plus the Watermaster himself, making up a total  
18 of six, is authorized to hear any proposals in regard to water  
19 use prior to any action by Colusa County in regard to a develop-  
20 ment proposal within the watershed of Stony Creek. A develop-  
21 ment proposal would be deemed to be a lot split, subdivision,  
22 planned unit development or building permit. If the Committee  
23 finds that there was adequate water available or rights avail-  
24 able under the Angle Decree, or that the use of water proposed  
25 would not impact the Angle Decree, by an affirmative vote of  
26 four members if all members are voting, or by an affirmative  
27 vote of three members if the representative of the Bureau of  
28 Reclamation does not participate, Colusa County may accept for

1 processing and take whatever action it deems proper in regard to  
2 the proposal.

3 If the Watermaster Supervision Committee does not make such  
4 a finding, then the water right and availability of water must  
5 be determined by this Court, and in such case Colusa County  
6 agrees and is ordered not to process and/or approve any develop-  
7 ment permit until a decree of the Court authorizes an adequate  
8 water supply for the use of land proposed.

9 The Watermaster Supervision Committee shall base its deci-  
10 sion upon a determination as to the water supply and storage  
11 needed for the development and determine whether that supply is  
12 considered by the Committee to be legally available to the prop-  
13 erty. All Health Department and environmental requirements shall  
14 also continue to apply to the proposed development.

15 The Watermaster Supervision Committee shall establish an  
16 informal procedure without formal notice and hearing but with an  
17 opportunity to the developer to present the proposed development  
18 plan. Upon disposition by the Committee, the applicant or any  
19 other interested party may petition this Court for de novo  
20 hearing and shall provide notice as may be ordered by the Court.

21 This Part III of this Order shall have a term of 25 years,  
22 or until this Court finds and determines that there are other  
23 adequate and reasonable measures to provide for the objects of  
24 this order and this order is no longer reasonably required,  
25 whichever first occurs.

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PART IV.

IT IS FURTHER ORDERED that all parties shall bear their own costs in this proceeding.

Dated: *JAN. 8, 1986*

*Philip C. Wilkins*  
UNITED STATES DISTRICT JUDGE

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CERTIFICATE OF SERVICE BY MAIL

The undersigned hereby certifies that she is an employee in the Office of the United States Attorney for the Eastern District of California and is a person of such age and discretion as to be competent to serve papers.

That on January 7, 1986, she served a copy of the attached:

ORDER CONFIRMING CHANGES  
IN CERTAIN DECREED RIGHTS

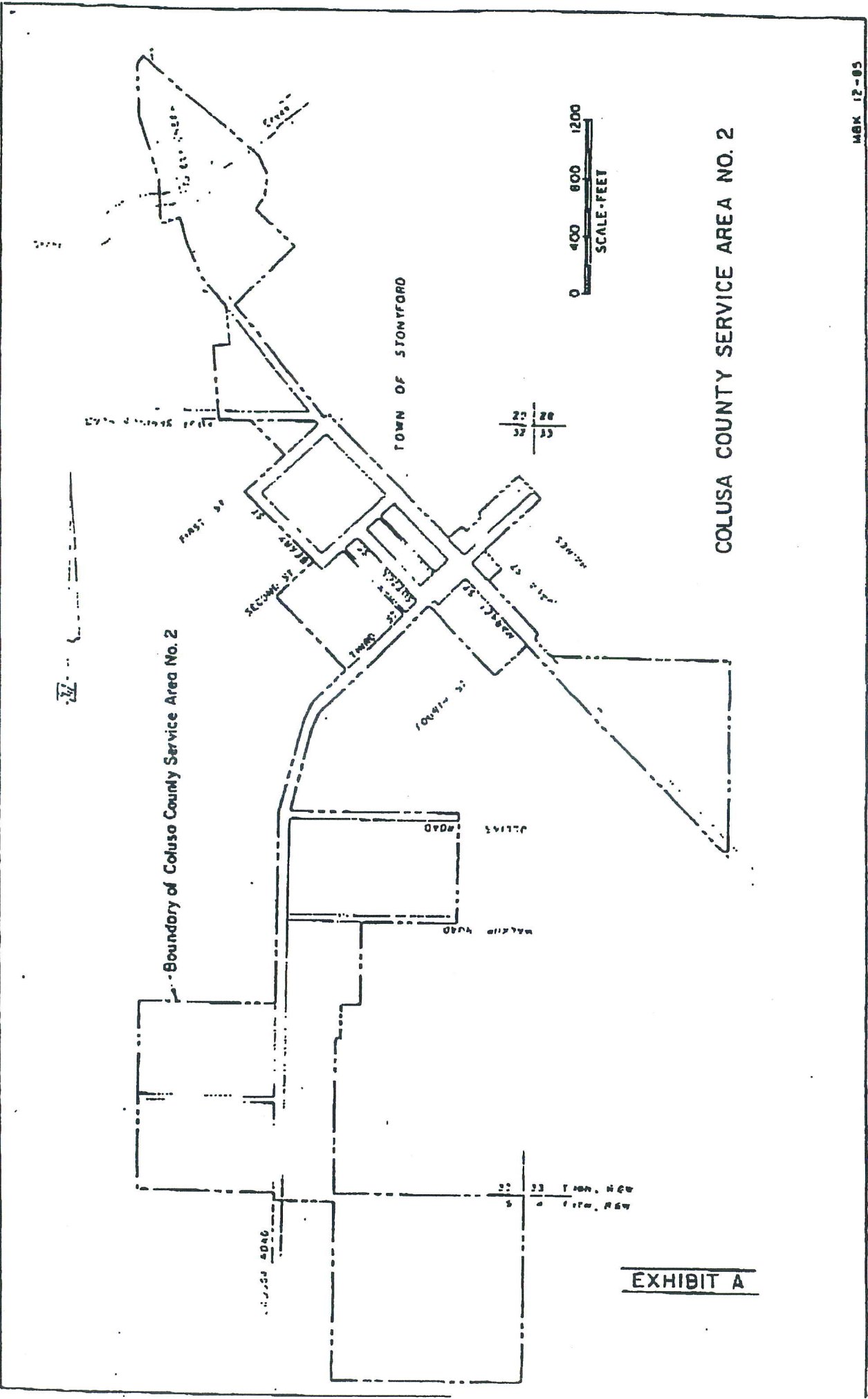
by placing said copy in a postpaid envelope addressed to the person(s) hereinafter named, at the place(s) and address(es) stated below, which is/are the last known address(es), and by depositing said envelope and contents in the United States Mail at Sacramento, California:

George Basye  
DOWNEY, BRAND, SEYMOUR  
& ROHWER  
555 Capitol Mall, Suite 1050  
Sacramento, CA 95814

Martin McDonough  
McDONOUGH, HOLLAND & ALLEN  
555 Capitol Mall, Suite 950  
Sacramento, CA 95814

Paul J. Minasian  
MINASIAN, MINASIAN, MINASIAN,  
SPRUANCE & BABER  
1681 Bird Street, P.O. Box 1679  
Oroville, CA 95965-1679

  
\_\_\_\_\_  
VIRGIE TOMS



Boundary of Colusa County Service Area No. 2

TOWN OF STONYFORD



SCALE - FEET

COLUSA COUNTY SERVICE AREA NO. 2

EXHIBIT A

Sec. 4.15. Open Space or O-S zone:

The Open Space or O-S zone is intended to be applied to public forest, scenic, and recreational lands, to wildlife preserves, to regional and local parks, golf courses and other such open areas, and to greenbelt buffers and similar features in urban development.

A. Principal permitted uses.

1. On public lands; uses as permitted by owner public agency.

B. Uses permitted with a Use Permit.

1. Uses as prescribed in use permits, and generally to include such uses as golf courses, riding, hiking and bike trails, ball parks, picnic areas and playground equipment, tennis and other games courts, open natural and landscaped areas, and uses similar to the foregoing.

C. Other regulations.

1. Development Standards as set forth in Article 8.

Article 8. Development Standards.

Sec. 8.01. General. The following minimum development standards shall apply to all buildings and uses in all zoning districts unless specific development standards of those zones are more restrictive, then the more restrictive standard shall apply.

(a) Noise. Noise generated by the proposed use as measured at the nearest residential zoned property shall not exceed a day-night of 60 dB, or a median hourly noise level of fifty dBA in daytime (seven a.m. to ten p.m.) and forty-five dBA nighttime (ten p.m. to seven a.m.), whichever is more restrictive. If the ambient noise level at the receiving residential property exceeds the applicable standard, the standard shall be increased in one decibel increments to include the ambient noise level.

(b) Storage. Visible storage of materials, parts or equipment, other than company vehicles, is not permitted.

(c) Landscaping.

(1) All required yard areas, except as otherwise noted, shall be landscaped with lawn or ground cover, and trees, and shall be provided with an irrigation system.

(2) At least one tree shall be required per fifty feet of frontage on public streets. The required trees shall be planted in addition to other required landscaping.

(3) When adjacent to residentially used and/or zoned property, trees capable of reaching a height of thirty feet at maturity shall be planted at least every thirty feet along the required barrier wall.

(4) In addition to the above, landscaping shall be provided internal to the proposed development in accordance with a landscaping plan submitted by the applicant and approved by the director of the planning and building department.

(5) Required planter or landscaped areas may be combined with appropriate pedestrian walks and similar hard surface area provided that such hard surface does not cover more than thirty percent of any required planter or landscaped area. Ornamental or landscaping rock and gravel areas shall be considered hard surface areas for the purposes of this provision.

(6) Land and ground cover are to be trimmed and mowed regularly. All planting areas are to be kept free of weeds and debris. All plantings are to be kept in a healthy and growing condition. Irrigation systems shall be kept in working condition.

(d) Buildings and fences.

(1) Exterior walls shall be of wood, brick, stone, masonry, or concrete construction, and shall be finished in "earth" tones such as redwood, natural stone, brick, or similar colors. Unpainted concrete walls shall be textured. The appropriate authority may approve other materials or surfaces for exterior walls.

(2) Walls or fences of sheet or corrugated iron, steel, aluminum, or asbestos are prohibited. Security chain-link fencing is permitted if it is screened with wood slats and shrubbery.

(3) Mechanical equipment such as air conditioning units shall be screened or enclosed in such a manner as to hide such equipment from public view.

(e) Lighting. Reflectors, spotlights, floodlights, and other sources of illumination may be used to illuminate buildings, landscaping, signs, and parking and loading areas on any site only if they are equipped with lenses or other devices which concentrate the illumination upon such buildings, landscaping, signs, and parking and loading areas. No unshielded lights, reflectors, or spotlights shall be so located and directed that they shine toward or are directly visible from adjacent properties or streets.

(f) Loading areas. Loading areas shall not be located within the yard area abutting or across the street from residentially used and/or residentially zoned property.

Sec. 8.02. Industrial. No building or structure shall be erected or maintained for any permitted uses within the buildable area of industrial lots within the M land use zones unless the standards and requirements set forth in this article are complied with and maintained.

(a) Yards. No building or structure nor the enlargement of any building or structure shall hereafter be erected or located within the industrial zone, or shall any use be conducted in the industrial zone unless the following yards are provided and maintained:

(1) Front and side street yards. There shall be a front and side street yard of at least twenty-five feet between any structure or use within this zone and the public street right-of-way. Such yard may be reduced to a minimum of twenty feet provided that for each square foot of additional buildable area created by the application of this provision an equivalent area of planter or landscaped area is provided in the corresponding front or side street yard. The remaining portions of either the front or side street yard may be used for off-street parking.

(2) Rear yard. A rear yard shall not be required except where the rear of a lot in the industrial zone abuts a lot in any residential zone, office-residential mix zone, or interim estate zone, or a commercial or office zone, in which case there shall be a rear yard of not less than fifteen feet.

(3) Side yard. A side yard shall not be required except where the side of a lot in the industrial zone abuts a lot in any residential zone, office-residential mix zone, or interim estate zone or a lot in the commercial or office zone, in which case there shall be a side yard of not less than ten feet.

(b) Development requirements. For any use within the M zone, no building or structure may be erected or enlarged unless the following development requirements are maintained in connection with such buildings or uses:

(1) A six-foot-high perimeter fence of solid wood or masonry shall be installed along the interior boundary lines of all adjoining residential, interim residential, interim estate, recreation, agricultural residential or interim agricultural zones. Said perimeter fence shall be reduced in height to four feet wherever it is located within twenty-five feet of a street right-of-way. Landscaping shall consist of trees planted thirty feet on center in individual planters sufficiently large and protected so that a parked vehicle does not overhang or intrude the minimum four-by-four foot tree planting area which shall include ground cover, shrubs or climbing plants. The landscaping and fence shall be designed so as to form a visual screen between this zone and the adjoining residential, interim residential, interim estate, recreation, agricultural, agricultural-residential, or interim agricultural zone. The height of such fence, and the screening requirements may be modified by a condition of approval of a use permit or development plan where the appropriate authority finds that due to a significant difference in elevation between parcels different screening requirements are necessary.

(2) A planter or landscaped area at least five feet wide, measured on a horizontal plane and excluding curbing, shall be provided adjacent to all street rights-of-way, excluding approved driveway entrances. In addition, any area within the street right-of-way between the edge of the sidewalk and outer edge of the right-of-way shall be developed as a planter or landscaped area in conjunction with the required five-foot area above, unless this requirement is waived by the director of the department of public works or his designee. The planter width shall be increased to at least eight feet measured on a horizontal plane, and excluding curbing, for at least seven feet of every fifty feet of frontage along street rights-of-way. Within this planter, trees from an approved list shall be planted no further apart than fifty feet on center, at least five feet but no further than ten feet from the back of the sidewalk. The planter shall be bounded by a curb at least six inches high, and shall include shrubs, hedges, and other natural growth, or other features such as berms designed to form a partial visual screen at least three feet in height.

Nothing in this section shall preclude the installation of additional landscaping and the planting of additional trees, except near street and driveway intersections where landscaping shall not exceed four feet in height.

(3) Additional planters or landscaped areas shall be provided in public parking areas as specified in parking lot standards of this code.

(4) Within each planter or landscaped area, an irrigation system and live landscaping shall be provided and maintained.

(5) Required planter and landscaped areas shall be protected from vehicle encroachment.

(6) Required planter or landscaped areas may be combined with appropriate pedestrian walks and similar hard surface areas provided that such hard surface does not cover more than twenty-five percent of any required planter or landscaped area. Ornamental or landscaping rick and gravel areas, artificial turf, or areas covered with other artificial materials shall be considered hard surface areas for the purposes of this provision.

(c) Height requirements. No building or structure erected on property in the industrial zone shall have a height greater than one hundred feet. Such height limitation may be exceeded by appurtenances necessary to the operation of any permitted use if approved by the appropriate authority; provided, however, that, where a parcel is contiguous to a parcel zoned, at the time of the issuance of the building permit for said building or structures, residential or residential mix zone, said structure or building may not exceed twenty-four feet in height or one story. The board may, however, after a recommendation from the planning commission, grant a conditional use permit to allow a structure or building to be erected to a height not to exceed one hundred feet. The board may consider the following factors before granting such a use permit:

- (1) The uses of all contiguous parcels.
- (2) The elevations of the respective parcels.
- (3) The height and number of stories of any structures or buildings on contiguous parcels.
- (4) The distance of the proposed building from buildings on contiguous parcels.
- (5) The beneficial or harmful effect of the height of the building on existing terrain and vegetation.
- (6) The opportunity for a higher structure to overlook yard areas of contiguous parcels and invade the privacy of such yard areas.
- (7) The impact of the proposed structure on traffic circulation.

Sec. 8.05. Development standards for multiple-family dwellings, condominiums, townhouses, row houses and cluster developments.

(a) Application. The provisions of this article shall apply to the following uses:

- (1) Apartment houses;
- (2) Boarding houses;
- (3) Fraternity or sorority houses, dormitories;
- (4) Group care facilities;
- (5) Child care centers with less than thirty-six children;
- (6) Child day care facilities with less than thirty-six children;
- (7) Townhouses;
- (8) Row houses;
- (9) Cluster developments;
- (10) Condominiums and stock cooperatives;
- (11) Any use found by the planning commission to be substantially similar to any of the above uses.

(b) Height regulations. No building or structure shall, when located within one hundred feet of property zoned at the time of issuance of the building permit for such building or structure in the single-family residential zones or any interim estate zone, be constructed to a height greater than two stories or thirty-five feet except that the planning commission may approve up to three stories or up to forty feet if the commission finds that any visual impacts are adequately mitigated. No building or structure shall have a height greater than three stories nor greater than forty feet when greater than one hundred feet from property in the zones listed above.

(c) Setback for structures from public and private streets. All structures, including carports, shall set back twenty-five feet from all streets, measured from the edge of the right-of-way, edge of the dedicated right-of-way, or edge of pavement, whichever is greater.

(d) Setback reductions. In order, to accomplish a better site design and to provide greater flexibility in building design and solar orientation, the twenty-five-foot setback requirement may be reduced as follows:

(1) The setback may be reduced to not less than twenty feet provided that no more than twenty percent of the units or building length are placed less than twenty-five feet from the street right-of-way; provided that the overall average setback of the units in the block is not less than twenty-five feet from a public street; and provided that no portion of a building or individual unit with a setback greater than fifty feet may be considered in obtaining an overall average.

(2) The above setback requirement may be further reduced by five feet for corners of buildings when the angle formed by extended lines of the building intersecting with the street are between thirty and sixty.

(e) Open space requirements. Buildings, roofed areas, and parking facilities, including drives, shall not cover more than seventy-five percent of the site. A minimum open space area around each building shall be maintained as follows:



(1) One-story buildings. Buildings having no entrance to the yard shall provide a yard of not less than five feet. Buildings having one or more entrances to the yard shall provide a yard of not less than ten feet.

(2) Two-story buildings. Buildings having no entrance to the yard shall provide a yard of not less than seven and one-half feet. Buildings having one or more entrances to the yard shall provide a yard of not less than fifteen feet.

(3) Three-story buildings. Buildings having no entrance to the yard shall provide a yard of not less than twelve and one-half feet. Buildings having one or more entrances to the yard shall provide a yard of not less than twenty-five feet.

(4) The required yard widths shall be provided adjoining each building face. The yard width required for one building may not overlap the space required for an adjacent building.

(f) Distance between buildings. The minimum distance between buildings or wings of a building shall be not less than the sum of the open space required for each building wing or building face. However, the appropriate authority may approve a lesser distance between buildings than required above if the design of the building entry courts provides adequate open space, light and air easements, and security lighting so that a lesser distance is appropriate. In no case shall an area between buildings covered by a roofed structure be less than ten feet in width.

(g) Landscaping.

(1) All open space areas shall be landscaped.

(2) Landscaping requirements for parking lots will be as required in special parking lot standards.

(3) Within the perimeter open space areas adjacent to interior lots, there shall be a landscaped area at least five feet wide. Within this planter, one screen tree, from an approved list, shall be planted at least every thirty feet on center, in combination with other plant materials, to provide a dense visual screen.

(4) The setback areas between all streets and buildings shall be landscaped with live landscaping. Within the landscaped area, one tree, from an approved list, shall be planted at least every fifty feet, no closer than five feet from the back of the sidewalk.

Sec. 8.06. Mobile home park standards. All mobile home parks shall be subject to the following requirements:

(a) Minimum lot area: one acre.

(b) Minimum recreation space: ten percent of site.

(c) Minimum yards around parks: front, twenty feet; side and rear, ten feet; suitably landscaped to provide effective screening.

Sec. 8.07. Parking and loading facilities. Off-street parking and loading spaces shall be provided in all zones in conformity with the following:

(a) Each parking space shall be not less than eight feet wide, eighteen feet long and seven feet high, and each loading space shall be not less than ten feet wide, twenty-five feet long and fourteen feet high.

(b) Parking spaces shall be provided as follows:

(1) Dwellings: two covered for each dwelling unit.

(2) Motels and hotels: one for each unit or guest room.

(3) Hospitals: one for each bed and one additional for each three staff members.

(4) Offices and retail establishments: one for each three hundred square feet of floor area, with a minimum of four for each office building. Medical and dental offices shall provide one additional for each staff member.

(5) Restaurants and licensed premises: one for each four seats or one for each two hundred square feet of floor space, whichever yields the greatest number of spaces required.

(6) Wholesale, industrial and public utility buildings: one for each three employees, taking the largest number of employees on duty at any one time.

(7) Public assembly, including churches and theaters: one for each six seats.

(c) Every commercial use occupying more than five thousand square feet of floor area in any building shall provide one loading space and one additional loading space for every twenty thousand square feet of floor area in excess of five thousand square feet.

Sec. 8.08. Fire safe guides. Fire Safe Guides published by the California Department of Forestry and the United States Forest Service, dated 1980, adopted by reference by Colusa County Ordinance #497 are made a part of this ordinance. Where said Fire Safe Guides are more restrictive than the general terms of this zoning ordinance, said Fire Safe Guides shall prevail.

Sec. 8.09. Lurline area development standards.

(1) Land divisions into one acre or smaller parcels must have full public improvements in accord with city of Colusa standards.

(2) Building permits on existing public streets must have full public improvements plus utilities or the property owner shall agree to participate in a future improvement district.

(3) Private road standards will be permitted to provide access to single parcels that have no potential for further division. Private roads shall be maintained through a recorded road maintenance agreement for each participating parcel.

(4) Private road standards will not be permitted where the potential exists for further division of the land being divided unless a public standard of sixty feet is dedicated.

(5) All land divisions creating two or more parcels shall be accompanied by an overall development plan for the entire property under ownership by the applicant. This overall plan should show at a minimum the ultimate street patterns and widths and lot designs with approximate dimensions.

(6) All land divisions shall be subject to agreements to participate in future community waters sewer and storm drain systems as a condition of approval of the proposed division; or as an alternate method to assure adequate future public improvements, acreage development fees may be charged and deposited into a trust fund to pay for construction of the improvements.

(7) A reimbursement program should be established as a part of the sub-division ordinance to accomplish public improvements, utilities and services for the entire area or a significant portion of same instead of the fragmented or piecemeal approach now in use.

(8) Street standards for development in this area as well as others within the city of Colusa sphere of influence should be developed and adopted as an amendment to the subdivision ordinance along with the county's zoning ordinance and printed for distribution.

(9) The Robert's Ditch right-of-way is to be sixty feet (thirty feet from center to each side) or less where development conditions or local features will allow a lesser right-of-way and as approved by the Robert's Ditch Irrigation Company.

(10) A forty-eight-inch or larger pipe must be installed for bridge or access to private property at Robert's Ditch; pipe must have concrete bulkheads on each side.

(11) A limit of not less than one acre sized lot for properties on which both a well and septic tank and leach line system is proposed.

(12) Percolation tests must be made prior to permits. Height of water table should be determined.

(13) All wells be located one hundred feet from any individual subsurface sewage system.

(14) Compliance with new federal laws or regulations regarding use of chemical testing and chlorination as well as operator for those water systems which serve more than five family units. (Development of small water systems would make this obligatory.)

(15) Contact the city regarding availability of city water.

(16) A public water supply or fire hydrant system should be established when fifty percent of the total parcels are developed.

(17) A community water system shall be established for this area.

(18) All streets and roadways to be through streets and roadways wherever possible.

(19) All residences to install approved battery operated smoke detectors.

(20) All new residences install fire extinguisher in kitchen and garage areas.

(21) All chimney and stove pipes have approved spark arresters.

Sec. 8.10. Hillside standards. The hillside standards are intended to be applied to any principal zone or portion thereof to lands located within any hillside area.

Intent:

The intent and purpose of this zone is to provide for the orderly and harmonious development of the foothills and mountains which will result in the minimum amount of disturbance of the natural terrain through the relationship of design and engineering skills, slope density and soil investigation to insure the health, safety and welfare of the community.

The geographical area of the foothills and mountains is subject to increased erosion and decreased stability when subjected to land development such as grading, clearing of vegetation, altering drainage courses and local concentration of water.

Therefore, in order to maximize the health and safety of residents within this geographical area, any development should be carefully planned to cause minimum acceleration to the natural geologic processes.

Further, the appropriate standards of professional skills in site planning, engineering techniques and development is to be expected.

Slope-density regulations and appropriate professional skills shall be utilized to assist in relating the intensity of development to the steepness of terrain in order to minimize grading, removal of vegetation, runoff, erosion, geological hazards, fire hazards, and to insure utilization of land in balance with its natural capabilities to support development.

Geological and/or soil investigation reports shall be utilized to identify existing and potential geological and soil hazards to insure site design and development that is appropriate with identifiable varying geological conditions.

The following development guidelines are designed to reduce the environmental effects that can be expected to result from development on the physically constrained lands of the hillside areas.

(a) The developable area should be located, to the maximum extent possible, on stable land and on natural slopes which allow building without excessive cuts and fills. Access should be through lands where roads or driveways can be designed without cuts and fills. The area must include suitable land for a septic system unless the property is sewered. The developable area shall be designated on the tentative and final maps.

(b) The design of building sites within the hillside zone shall be done in the manner that best protects the hillsides from excessive disturbance of the terrain and natural vegetation. Excessively long roads and driveways shall be avoided by the design of the project. Excessive cuts and fills and land clearing shall not be allowed.

Variable slope density:

The slope-density (average land area per dwelling unit) shall be computed by the following formula:

(1) Minimum land area per dwelling unit shall not be less than "a" as determined by the formula:

$$a = \frac{10}{1-0.0109(S + 40)}$$

where S is the average slope of the parcel in percent determined by the following formula:

$$S = \frac{.00220 IL}{A}$$

where S is the average slope in percent;

I is the contour interval in feet;

L is the combined length of contour lines in scale feet;

A is the gross area in acres of the parcel or lot (as applicable).

(2) The maximum number of building sites permitted in a subdivision of a major or minor land division shall be determined by dividing the net land area (land area excluding streets and private rights-of-way) by the required minimum land area per dwelling unit rounding down to next whole number.

The slope-density equation: If the parcel has an average slope of ten percent or less, the average land area per dwelling unit shall be no less than ten acres. If the parcel has an average slope of forty-one percent or more, the minimum average land area shall be no less than eighty acres. If the parcel has an average slope of eleven percent to forty percent, the average land area per dwelling shall be determined by the equation as set forth above. (see Figure I)

Maximum number of dwelling units: The maximum number of dwelling units permitted in a subdivision shall be determined by dividing the gross land area by the average land area per dwelling unit, computed to the third significant figure and then rounded to the nearest whole number.

Specific standards: The following standards apply to issuance of a building permit on existing parcels as well as subdivision of existing parcels.

(A) Development plan. Prior to the approval of any parcel split, a development plan for all contiguous parcels under a single ownership shall be submitted and approved by the county planning commission.

(B) Water.

(i) Prior to the approval of any subdivision creating five or more parcels or any parcel map creating four or less parcels the proponent shall demonstrate to the satisfaction of the county that sufficient water exists within the underlying aquifer to support the ultimate population for the lands which overlie the aquifer, or the proponent shall provide a water development plan, which demonstrates that sufficient water will be provided to the residents for domestic use and fire protection.

(ii) Parcels shall have a test well dug and certified to yield a minimum of five gallons per minute for twenty-four hours. If feasible, the test should be conducted not sooner than one month after cessation of winter rains.

(C) Sewage. Prior to approval of the development plan the proponent shall demonstrate to the satisfaction of the environmental health officer that each parcel contains a sufficient sanitary disposal area. If any question exists that a suitable septic site exists, the technical advisory committee shall require a percolation test and soil profile for each proposed parcel under question.

(D) Fire protection.

(i) In order to provide adequate fire protection, the following conditions shall be met:

a. All water wells shall be on a separate electrical circuit independent of the house service panel.

b. One of the following conditions must be met for construction of the dwelling unit:

1. A clear zone, devoid of brush, thirty feet around a dwelling unit or to property line, whichever is less.

2. Dwelling constructed of approved one hour minimum fire rated material.

3. A two-thousand-five-hundred-gallon (minimum) water storage tank, located in close proximity of the dwelling unit.

(E) Roads.

(i) All roads shall be the responsibility of the landowner(s) whose properties are being served. Maintenance repair and upgrading shall be stipulated in a road maintenance agreement between the county and the landowner(s).

(ii) Minimum road improvement shall depend upon the number of parcels served as specified in the development plan. The development plan shall comply with or exceed the following minimum guidelines.

a. Roads longer than one mile in length shall have a second access/egress for emergency vehicles.

b. Maximum grade: fifteen percent.

c. Grading for road and prism shall be to a thirty-six-inch minimum. The initial roadway shall be twenty-four feet wide with four inches of base rock. Right-of-way shall not be less than sixty feet, but shall include slope easements.

(iii) All proposed developments shall provide paved access roads to all parcels, except where in the judgment of the county planning commission and upon favorable recommendation of the technical advisory committee, slope and density would permit all weather access roads.

**List of Subjects in 33 CFR Part 165**

Harbors, Marine safety, Navigation (water), Reporting and recordkeeping requirements, Security measures, Waterways.

For the reasons discussed in the preamble, the Coast Guard amends 33 CFR part 165 as follows:

**PART 165—REGULATED NAVIGATION AREAS AND LIMITED ACCESS AREAS**

- 1. The authority citation for part 165 continues to read as follows:

**Authority:** 33 U.S.C. 1231; 50 U.S.C. 191; and 33 CFR 1.05-1(g), 6.04-1, 6.04-6, and 160.5; Department of Homeland Security Delegation No. 0170.

- 2. Add a new § 165.T11-036 to read as follows:

**§ 165.T11-036 Safety Zone; Colorado River, Between Laughlin Bridge and Harrah's Hotel and Casino.**

(a) *Location.* The area described as follows is a safety zone: from that portion of the Colorado River, starting at Laughlin Bridge to Harrah's Hotel and Casino.

(b) *Effective dates.* This safety zone will be in effect from 8:30 a.m. (PDT) on May 9, 2003 until 4:30 p.m. (PDT) on May 10, 2003. If the event concludes prior to the scheduled termination time, the Captain of the Port will cease enforcement of this safety zone and will announce that fact via Broadcast Notice to Mariners.

(c) *Regulations.* In accordance with the general regulations in § 165.23 of this part, entry into, transit through, or anchoring within this zone by all vessels is prohibited, unless authorized by the Captain of the Port, or his designated representative. Mariners requesting permission to transit through the safety zone may request authorization to do so from the Patrol Commander, who will be Chief Petty Officer Rich Dann. The Patrol Commander may be contacted via VHF-FM channel 16.

Dated: April 23, 2003.

**Stephen P. Metruck,**  
Commander, U.S. Coast Guard, Captain of the Port, San Diego.

[FR Doc. 03-11163 Filed 5-5-03; 8:45 am]

BILLING CODE 4910-15-P

**ENVIRONMENTAL PROTECTION AGENCY****40 CFR Part 63****National Emission Standards for Hazardous Air Pollutants for Source Categories***CFR Correction*

In Title 40 of the Code of Federal Regulations, part 63 (§§ 63.1 to 63.599), revised as of July 1, 2002, on page 44 at the top of the first column, § 63.8 is corrected by adding paragraph designation (f) and its heading to read as follows:

**§ 63.8 Monitoring requirements.**

\* \* \* \* \*

(f) *Use of an alternative monitoring method—(1)* \* \* \*

\* \* \* \* \*

[FR Doc. 03-55514 Filed 5-5-03; 8:45 am]

BILLING CODE 1505-01-D

**DEPARTMENT OF HOMELAND SECURITY****Federal Emergency Management Agency****44 CFR Part 67****Final Flood Elevation Determinations**

**AGENCY:** Federal Emergency Management Agency, Emergency Preparedness and Response Directorate, Department of Homeland Security.

**ACTION:** Final rule.

**SUMMARY:** Base (1% annual chance) Flood Elevations (BFEs) and modified BFEs are made final for the communities listed below. The BFEs and modified BFEs are the basis for the floodplain management measures that each community is required either to adopt or to show evidence of being already in effect in order to qualify or remain qualified for participation in the National Flood Insurance Program (NFIP).

**EFFECTIVE DATE:** The date of issuance of the Flood Insurance Rate Map (FIRM) showing BFEs and modified BFEs for each community. This date may be obtained by contacting the office where the FIRM is available for inspection as indicated in the table below.

**ADDRESSES:** The final BFEs for each community are available for inspection at the office of the Chief Executive Officer of each community. The respective addresses are listed in the table below.

**FOR FURTHER INFORMATION CONTACT:** Mary Jean Pajak, Federal Emergency Management Agency, 500 C Street SW., Washington, DC 20472, (202) 646-2831.

**SUPPLEMENTARY INFORMATION:** The Federal Emergency Management Agency makes the final determinations listed below of BFEs and modified BFEs for each community listed. The proposed BFEs and proposed modified BFEs were published in newspapers of local circulation and an opportunity for the community or individuals to appeal the proposed determinations to or through the community was provided for a period of ninety (90) days. The proposed BFEs and proposed modified BFEs were also published in the **Federal Register**.

This final rule is issued in accordance with section 110 of the Flood Disaster Protection Act of 1973, 42 U.S.C. 4104, and 44 CFR part 67.

FEMA has developed criteria for floodplain management in floodprone areas in accordance with 44 CFR part 60.

Interested lessees and owners of real property are encouraged to review the proof Flood Insurance Study and FIRM available at the address cited below for each community.

The BFEs and modified BFEs are made final in the communities listed below. Elevations at selected locations in each community are shown.

*National Environmental Policy Act.* This rule is categorically excluded from the requirements of 44 CFR part 10, Environmental Consideration. No environmental impact assessment has been prepared.

*Regulatory Flexibility Act.* The Mitigation Division Director of the Emergency Preparedness and Response Directorate certifies that this rule is exempt from the requirements of the Regulatory Flexibility Act because final or modified BFEs are required by the Flood Disaster Protection Act of 1973, 42 U.S.C. 4104, and are required to establish and maintain community eligibility in the NFIP. No regulatory flexibility analysis has been prepared.

*Regulatory Classification.* This final rule is not a significant regulatory action under the criteria of section 3(f) of Executive Order 12866 of September 30, 1993, Regulatory Planning and Review, 58 FR 51735.

*Executive Order 12612, Federalism.* This rule involves no policies that have federalism implications under Executive Order 12612, Federalism, dated October 26, 1987.

*Executive Order 12778, Civil Justice Reform.* This proposed rule meets the applicable standards of section 2(b)(2) of Executive Order 12778.



List of Subjects in 44 CFR Part 67

Administrative practice and procedure, Flood insurance, Reporting and recordkeeping requirements.

■ Accordingly, 44 CFR Part 67 is amended to read as follows:

**PART 67—[AMENDED]**

■ 1. The authority citation for Part 67 continues to read as follows:

Authority: 42 U.S.C. 4001 *et seq.*; Reorganization Plan No. 3 of 1978, 3 CFR, 1978 Comp., p. 329; E.O. 12127, 44 FR 19367, 3 CFR, 1979 Comp., p. 376.

**§ 67.11 [Amended]**

■ 2. The tables published under the authority of § 67.11 are amended as follows:

| Source of flooding and location  | # Depth in feet above ground. * Elevation in feet (NGVD) |
|--|--|
| <b>CALIFORNIA</b>  |  |
| <b>Colusa County and Incorporated Areas, (FEMA Docket No. # B-7430)</b>  |  |
| <i>Elk Creek:</i><br>At confluence with Salt Creek<br>Approximately 1,250 feet<br>downstream of Reddington<br>Road .....                                     | * 138  |
| <i>Salt Creek:</i><br>Just upstream of Interstate 5<br>southbound .....  | * 156  |
| Approximately 1,250 feet up-<br>stream of Hillgate Road .....  | * 125  |
| <i>Stone Corral Creek:</i><br>Right overbank overflow at<br>landing strip in NW corner<br>of Section 34, Township<br>17N, Range 3W .....                     | * 172  |
| Approximately 350 feet up-<br>stream of Cemetery Road .....  | * 87   |
| <i>Stone Corral Creek, Right<br/>Overbank:</i><br>Right overbank overflow at<br>landing strip in NW corner<br>of Section 34, Township<br>17N, Range 3W ..... | * 102  |
| Approximately 350 feet up-<br>stream of Cemetery Road .....  | * 87   |
| <i>Stone Corral Creek, Left<br/>Overbank:</i><br>Approximately 2,200 feet<br>downstream of Interstate<br>99 .....  | * 102  |
| Approximately 350 feet of<br>Cemetery Road .....   | * 90   |
| <i>Salt Creek, Right Overbank:</i><br>Approximately 300 feet west<br>of the intersection of Bailey<br>Road and Southern Pacific<br>Road .....                | * 102  |
|  | * 128  |

| Source of flooding and location  | # Depth in feet above ground. * Elevation in feet (NGVD) |
|--|--|
| Approximately 2,500 feet<br>southwest of intersection of<br>Hillgate Road and Almond<br>Avenue .....   | #1   |
| <i>Salt Creek, Left Overbank:</i><br>Approximately 1,700 feet<br>north of confluence of Salt<br>Creek and Elk Creek .....  | #1   |
| Approximately 1,700 feet<br>west of intersection of<br>Hillgate Road and Almond<br>Avenue .....  | #1   |
| <i>Local Ponding:</i><br>Approximately 1,000 feet<br>southwest of Maxwell Sites<br>Road and Interstate 5 .....   | #1   |
| Approximately 1,500 feet<br>northwest of Maxwell Sites<br>Road and Interstate 5 .....  | * 87   |
| Approximately 1,700 feet<br>west of interstate of E<br>Street and Venice Boule-<br>vard .....  | * 89   |
| Approximately 1,100 feet<br>east of confluence of Salt<br>Creek and Spring Creek ...   | * 90   |
| Just upstream of intersection<br>of Maxwell Sites Road and<br>Southern Pacific Railroad ..   | * 88   |
| At intersection of Finks Road<br>and Cemetery Road .....   | #2   |
| Approximately 1,000 feet<br>northeast of Hillgate Road<br>and Interstate 5 .....   | #1   |
| Approximately 1,200 feet<br>southwest of Hillgate Road<br>and Interstate 5 .....   | #1   |
| Approximately 2,300 feet<br>east of Hillgate Road and<br>Southern Pacific Railroad ..  | #1   |
| Approximately 1,200 feet<br>east of Hillgate Road and<br>Southern Pacific Railroad ..  | #2   |
| Approximately 1,500 feet<br>west of Hillgate Road and<br>Southern Pacific Railroad ..  | #1   |
| <b>Maps are available for in-<br/>spection at the Colusa<br/>County Courthouse Office of<br/>County Clerk, 547 Market<br/>Street, or the Colusa County<br/>Department of Public Works,<br/>1215 Market Street, Colusa,<br/>California.</b> |  |
| <b>Lake Elsinore (City), River-<br/>side County, (FEMA Dock-<br/>et No. # B-7433)</b>  |  |
| <i>Lake Elsinore: At Lake Elsinore<br/>San Jacinto River:</i><br>Approximately 1,400 feet<br>downstream of Lakeshore<br>Drive .....  | * 1,263  |
| Just above U.S. Route 15 ...   | * 1,274  |
| Approximately 1.6 miles up-<br>stream of Summerhill Drive  | * 1,274  |
| <i>Tenesal Wash:</i><br>Just downstream of Riverside<br>Drive .....  | * 1,309  |
|  | * 1,258  |

| Source of flooding and location  | # Depth in feet above ground. * Elevation in feet (NGVD) |
|--|--|
| At Tenth Street .....  | * 1,259  |
| Just downstream of Chaney<br>Street .....  | * 1,262  |
| <b>Maps are available for in-<br/>spection at the City Hall City<br/>Engineers Office, c/o Mr.<br/>Richard A. Hess, 130 South<br/>Main Street, Lake Elsinore,<br/>California.</b>  |  |
| <b>Riverside County and Inco-<br/>rporated Areas, (FEMA<br/>Docket No. # B-7433)</b>   |  |
| <i>Lakeland Village Channel:</i><br>Approximately 460 feet<br>downstream of Grand Ave-<br>nue .....  | * 1,265  |
| Just upstream of Ralley Ave-<br>nue .....  | * 1,293  |
| At Nelson Avenue .....   | * 1,351  |
| <i>Lake Elsinore: At Lake Elsinore</i><br><b>Maps are available for in-<br/>spection at the Riverside<br/>County Flood Control and<br/>Water Conservation District,<br/>1995 Market Street, River-<br/>side, California.</b> | * 1,263  |
| <b>WASHINGTON</b>  |  |
| <b>Anacortes (City), Skagit<br/>County, (FEMA Docket<br/>No. # B-7425)</b>   |  |
| <i>Burrows Bay: Along shoreline<br/>to Fidalgo Head including<br/>Burrows Pass .....</i>   | * 7  |
| <i>Guemes Channel: Along shore-<br/>line from Shannon Point to<br/>Fidalgo Bay .....</i>   | * 9  |
| <i>Fidalgo Bay: Along shoreline to<br/>Guemes Channel .....</i>  | * 7  |
| <i>Rosario Strait: Along shoreline<br/>from Fidalgo Head to Shan-<br/>non Point .....</i>  | * 9  |
| <b>Maps are available for in-<br/>spection at City Hall, 904<br/>6th Street, Anacortes, Wash-<br/>ington.</b>  |  |
| <b>WYOMING</b>   |  |
| <b>Lincoln County, (FEMA<br/>Docket No. # B-7430)</b>  |  |
| Approximately 2,500 feet<br>downstream of McCox<br>Road .....  | * 5,623  |
| Just upstream of Secondary<br>Highway 239 .....  | * 5,775  |
| Approximately 9,000 feet up-<br>stream of U.S. Highway 89  | * 5,987  |
| <b>Maps are available for in-<br/>spection at the Emergency<br/>Management Office, 520<br/>Topaz Street, Kemmerer,<br/>Wyoming 83101.</b>  |  |

**List of Subjects in 44 CFR Part 67**

Administrative practice and procedure, Flood insurance, Reporting and recordkeeping requirements.

Accordingly, 44 CFR Part 67 is amended to read as follows:

**PART 67—[AMENDED]**

1. The authority citation for Part 67 continues to read as follows:

**Authority:** 42 U.S.C. 4001 *et seq.*; Reorganization Plan No. 3 of 1978, 3 CFR, 1978 Comp., p. 329; E.O. 12127, 44 FR 19367, 3 CFR, 1979 Comp., p. 376.

**§ 67.11 [Amended]**

2. The tables published under the authority of § 67.11 are amended as follows:

Source of flooding and location  
# Depth in feet above ground.

\* Elevation in feet (NGVD)

**CALIFORNIA**

**Colusa County and Incorporated Areas, (FEMA**

**Docket No. # B-7430)**

**Elk Creek:**

At confluence with Salt Creek \* 138  
Approximately 1,250 feet downstream of Reddington Road ..... \* 156

**Salt Creek:**

Just upstream of Interstate 5 southbound ..... \* 125  
Approximately 1,250 feet upstream of Hillgate Road .... \* 172

**Stone Corral Creek:**

Right overbank overflow at landing strip in NW corner of Section 34, Township 17N, Range 3W ..... \* 87

Approximately 350 feet upstream of Cemetery Road \* 102

**Stone Corral Creek, Right Overbank:**

Right overbank overflow at landing strip in NW corner of Section 34, Township 17N, Range 3W ..... \* 87

Approximately 350 feet upstream of Cemetery Road \* 102

**Stone Corral Creek, Left Overbank:**

Approximately 2,200 feet downstream of Interstate 99 ..... \* 90

Approximately 350 feet of Cemetery Road ..... \* 102

**Salt Creek, Right Overbank:**

Approximately 300 feet west of the intersection of Bailey Road and Southern Pacific Road ..... \* 128

Source of flooding and location

# Depth in feet above ground.

\* Elevation in feet

(NGVD)

Approximately 2,500 feet southwest of intersection of Hillgate Road and Almond Avenue ..... #1

**Salt Creek, Left Overbank:**

Approximately 1,700 feet north of confluence of Salt Creek and Elk Creek ..... #1

Approximately 1,700 feet west of intersection of Hillgate Road and Almond Avenue ..... #1

**Local Ponding:**

Approximately 1,000 feet southwest of Maxwell Sites Road and Interstate 5 ..... #1

Approximately 1,500 feet northwest of Maxwell Sites Road and Interstate 5 ..... \* 87

Approximately 1,700 feet west of intersection of E Street and Venice Boulevard ..... \* 89

Approximately 1,100 feet east of confluence of Salt Creek and Spring Creek ... \* 90

Just upstream of intersection of Maxwell Sites Road and Southern Pacific Railroad .. \* 88

At intersection of Finks Road and Cemetery Road ..... #2

Approximately 1,000 feet northeast of Hillgate Road and Interstate 5 ..... #1

Approximately 1,200 feet southwest of Hillgate Road and Interstate 5 ..... #1

Approximately 2,300 feet east of Hillgate Road and Southern Pacific Railroad .. #1

Approximately 1,200 feet east of Hillgate Road and Southern Pacific Railroad .. #2

Approximately 1,500 feet west of Hillgate Road and Southern Pacific Railroad .. #1

**Maps are available for inspection at the Colusa**

**County Courthouse Office of County Clerk, 547 Market Street, or the Colusa County Department of Public Works, 1215 Market Street, Colusa, California.**

**RESOLUTION NO. 03-98****A RESOLUTION OF THE COLUSA COUNTY BOARD OF SUPERVISORS AMENDING AND UPDATING THE HOUSING ELEMENT OF THE COLUSA COUNTY GENERAL PLAN (GENERAL PLAN AMENDMENT #03-9-1).**

**WHEREAS**, the County is required by State law to periodically update the Housing Element and its General Plan; and

**WHEREAS**, the County, assisted by the Housing Element consultant, Quad Knopf, has prepared a draft Housing Element and has submitted it for review and comment to the State Department of Housing and Community Development (HCD) as required by law; and

**WHEREAS**, HCD reviewed the draft Housing Element and recommended certain revisions, and the HCD revisions have been addressed and incorporated into the final Housing Element now before the County; and

**WHEREAS**, the Colusa County Planning Commission has conducted the necessary public hearing on the proposed environmental determination and amendment to the General Plan; and

**WHEREAS**, the Planning Commission has made the recommendation that the Board of Supervisors: 1) adopt an environmental determination of a Negative Declaration (ED #03-66); 2) approve a "de minimus" exemption; and 3) approve General Plan Amendment #03-9-1 (the updated Housing Element); and

**WHEREAS**, in accord with California Government Code Section 65355, the Colusa County Board of Supervisors has conducted public hearings on the Housing Element for inclusion as a part of the General Plan including all exhibits, text and graphic

materials of said Housing Element dated November 2003, attached hereto as Exhibit "A";  
and

**WHEREAS**, the Board of Supervisors has reviewed the actions and recommendations of the Planning Commission; and

**WHEREAS**, the County Board of Supervisors now desires to amend and update the Housing Element of the Colusa County General Plan;

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Supervisors of the County of Colusa, **FINDS, DETERMINES, ORDERS** and **HEREBY DECLARES AS FOLLOWS:**

1. The updated Housing Element, GPA #03-9-1, is consistent with all elements of the Colusa County General Plan.
2. The updated Housing Element is intended to improve the living and housing conditions of the citizens of Colusa County and will not result in any adverse impacts to human beings.
3. Design and development standards for housing in the various zones addressed in the updated Housing Element will not cause public health or safety problems because these standards already have been approved and are part of the County's Zoning Code.
4. Programs of the updated Housing Element will not cause public health or safety problems because the programs are intended to improve living conditions, provide directions toward securing sources of funding for housing improvements, identify and reduce constraints for affordable

housing, develop flexible land use regulations, and encourage development activities within close proximity to urban services.

PASSED AND ADOPTED this 16th day of December, 2003, by the

following vote:

AYES: Supervisors Womble, Waite, Marshall, White and Scofield.

NOES: None.

ABSENT: None.

*Christy K. Scofield*

Christy K. Scofield, Chairperson  
Board of Supervisors

ATTEST: Kathleen Moran  
County Clerk and ex officio  
Clerk to the Board of Supervisors

By: Kathy Strasser, Deputy

APPROVED AS TO FORM:

*[Signature]*  
Donald E. Stanton, County Counsel

