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APPENDIX [in Volume II]

Appendix K	Land Use
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8.4 LAND USE

This section describes land use, land use designations, and zoning in the project vicinity. It also summarizes adopted local plans and policies that pertain to the proposed project and presents an analysis of the proposed project's compatibility with existing land uses and consistency with adopted local plans and policies. Finally, it describes local planning actions and permits that would be required for the proposed project.

8.4.1 Affected Environment

8.4.1.1 Regional Setting

Colusa County is a rural agricultural county located in the northern part of the Sacramento Valley. According to 2000 U.S. Census data, the county is 738,000 acres in size. Current land uses as indicated in the County's 2005 Crop Report (for orchards, vineyards, and cropland) and 1989 General Plan (for the remaining land uses) in the county are presented in Table 8.4-1¹.

Colusa County Planning Department staff indicated that land uses have not changed significantly since publication of the General Plan (Johanns, 2006a). As shown in Table 8.4-1, almost half of all land in the county is used for growing crops. Rice is the most common crop, with over 141,000 acres in Colusa County. Other important crops include wheat, almonds, and tomatoes (USDA, 2006). In 2005, the county's agricultural production was estimated at over \$392 million. Of this, crop sales were valued at over \$374 million, in comparison with a value of less than \$14 million for livestock production (Colusa County Department of Agriculture, 2006).

A substantial portion of Colusa County's land is in National Wildlife Refuges, the Mendocino National Forest, or forested rangeland owned by the U.S. Bureau of Land Management (BLM) or the U.S. Bureau of Reclamation. The National Wildlife Refuges are located in the area east of the I-5 corridor and west of the Sacramento River, as shown on Figure 8.4-1. BLM Resource Management Lands are concentrated in the western part of the county, along the Lake County border. The Mendocino National Forest encompasses approximately 72,000 acres in western Colusa County, or about 10 percent of all land in the county. Public recreational resources are located generally in the Mendocino National Forest, along the Sacramento River (in the eastern portion of the county), or in existing communities. There are no public recreation resources within 3 miles of the proposed project site.

The county has two incorporated cities—Colusa and Williams—and six unincorporated communities—Arbuckle, Maxwell, Princeton, Grimes, Stonyford, and College City. Three-fourths of the county's residents live in these eight communities, with the remainder living on farms or rural home sites. Together, the eight communities occupy approximately 2,500 acres, or less than 0.34 percent of the county's total land area. Colusa County has a population of 18,804. Of the county's total population, 47 percent live in the cities of Colusa and Williams (U.S. Census Bureau, 2006).

Land uses in Colusa County have remained relatively stable over the past decade, due to relatively slow economic growth and adopted local plans and policies that strongly favor the preservation and enhancement of agricultural uses. The Land Use Element of the County General Plan states that "Colusa County in the year 2010 will look much as it does today," with the exception of some additional rural residential growth planned for the communities of Grimes and Princeton (Colusa County, 1989).

A review of the Colusa County Planning and Building Department's permit application log entries (from February 2005 to August 2006) indicates that no permits have been issued or applied for that would significantly alter land use patterns in the county. During the past 18 months, approximately 120

¹ Note: not all of the County's land acreage is accounted for in these documents.

applications for permits were submitted. Most permits were for gas wells and changes to parcel maps. There is an increase in residential building applications, specifically for the communities of Arbuckle and Williams. The residential building application closest to the project site was in the community of Maxwell for a proposed 18-unit development, which is approximately 7 miles from the project site. No new communications antennae are located within 3 miles of the proposed project site (Johanns, 2006b).

8.4.1.2 Land Use in the Site Vicinity

The proposed project site is located in an unincorporated area of Colusa County that is designated for general agricultural use. The site is part of an existing 4,800-acre ranch that has been used historically for cattle grazing and dryland grain production. Since the construction of irrigation canals, portions of the property have been used for irrigated agriculture. There are two major irrigation canals in the site vicinity. The Tehama-Colusa Canal is approximately 2,000 feet west of the proposed project site, and the Glenn-Colusa Canal is approximately 3,000 feet to the east of the proposed plant site (see Figure 8.4-2). Figure 8.4-2 also shows existing land uses, jurisdictional boundaries, general plan designation, and zoning.

The proposed project is located on a ranch that has been owned by the Holthouse family for approximately 30 years. At present, the majority of the ranch (including the 100 acres proposed for the CGS site) is leased for cattle grazing. Approximately 80 acres at the northern end of the ranch are fenced and used to grow rice, and approximately 500 acres at the southern end of the ranch are used to produce row crops. None of the ranch acreage is affected by Williamson Act contracts (Colusa County Assessor's Office, 2001; Mussetter, 2001a).

Most of the land within a 1-mile radius of the proposed CGS site is used for open space, cattle grazing, or irrigated crops. Grazing and open space predominate west of the Glenn-Colusa Canal, while irrigated croplands are concentrated in the area east of the canal. Most of the land within 3 miles of the proposed project site consists of large-acreage farms used for a combination of cattle grazing, orchards, field crops, and rice production. As in the 1-mile radius, irrigated agriculture is located mainly to the east of the Glenn-Colusa Canal, where rice, wheat, and vegetables are grown. Some permanent orchards are planted 2 to 3 miles southeast of the project site.

No sensitive receptors (child care facilities, schools, hospitals, libraries, or churches) were identified within a 3-mile radius of the site. A list providing assessor's parcel numbers and ownership information is provided in Appendix K1. Approximately a dozen homes are located within a 3-mile radius of the plant site. These are scattered homes associated with large-acreage farms. Most are single-family homes clustered with agriculture-related outbuildings such as barns or silos. The closest home is located approximately 1.7 miles southeast of the plant site.

Maxwell—Colusa County's fourth largest community—is the residential community closest to the proposed CGS site. Maxwell developed historically along the railroad tracks that were constructed through Colusa County in 1878. The town, which is approximately 400 to 480 acres in size, is surrounded by agricultural lands used mainly to grow rice and some vegetables.

The only industrial facility within 3 miles of the site is the PG&E Delevan Compressor Station, which is located along the eastern boundary of the proposed CGS site, as shown on Figure 8.4-3. PG&E's parallel 230 kV transmission lines traverse the eastern edge of the compressor station property, and the 500 kV California-Oregon Transmission Project (COTP) transmission lines are located approximately 1 mile west of the project site. These transmission lines carry electricity from power sources in the Pacific Northwest to customers throughout California (Colusa County, 1991). The PG&E system natural gas pipeline also parallels the site next to the PG&E transmission lines and intersects the PG&E Compressor Station.

8.4.1.3 Land Use Designations and Zoning

Figure 8.4-2 shows land use designations and zoning information for the area within 1 mile of the proposed CGS site and within ¼ mile of any project-related linear facilities. All of the land in these areas is designated Agriculture-General (A-G) in the County General Plan and zoned Exclusive Agriculture (EA) in the County's Zoning Ordinance. These terms are explained in Section 8.4.5.

8.4.2 Environmental Consequences

8.4.2.1 Significance Criteria

Appendix G of the California Environmental Quality Act (Resources Agency of California, 2005) describes project-related effects that would normally be considered to have a significant effect on the environment. Based on this guidance, project-related land use impacts are considered significant if the project would:

- physically divide an established community;
- conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project;
- conflict with any applicable habitat conservation plan or natural community conservation plan; or
- convert prime farmland to non-agricultural use.

8.4.2.2 Compatibility with Established Land Uses

The proposed project would not disrupt or divide an established community, nor would it conflict with established recreational, educational, religious, or scientific uses of the area.

The project would convert 100 acres of grazing land in Colusa County to industrial use, but it would not impair the productivity of other agricultural land in the site vicinity. Please see Section 8.2.2.4.4, Air Pollutant Emissions, for a detailed discussion of the emissions from the plant and their effect on vegetation and soils. The project would not result in conversion of prime agricultural land to nonagricultural land. The proposed plant would remove less than 2.1 percent of an existing 4,800-acre ranch from agricultural use. This represents a loss of approximately 0.03 percent of Colusa County's agricultural land. This is not considered a significant impact.

While a power plant could be viewed as a potentially incompatible use in an area dominated by agricultural activity, the proposed site vicinity is used primarily for low-intensity grazing and is separated from most irrigated cropland by the Glenn-Colusa Canal. Furthermore, the proposed plant is compatible with the existing PG&E Compressor Station, natural gas pipelines, and transmission lines that are located immediately adjacent to the proposed site. As noted in the section below, Colusa County supports locating power plants in proximity to these existing resources. Therefore, impacts associated with land use compatibility are less than significant.

8.4.2.3 Consistency with Adopted Local Goals and Policies

The proposed project does not conform with the current land use designation A-G (Agricultural-General) and site zoning EA (Exclusive Agriculture). This inconsistency will be addressed prior to certification through a General Plan amendment and zoning change. E&L Westcoast has submitted its application for

the General Plan amendment and zoning change to Colusa County. The application will be processed by the county concurrently with the CEC's review of the AFC (see Section 8.4.7 for further information).

Adopted local goals and policies pertinent to the proposed project are described in Section 8.4.5. Adopted goals and policies are embedded in the County General Plan, a document that provides broad policy direction to those responsible for making decisions that could affect future land use in Colusa County. The General Plan must balance competing interests and provide a framework for accommodating future growth and economic development while protecting the county's rural character and conserving farmland. The General Plan contains adopted goals and objectives in the following areas: land use, community character, circulation, community services, housing, resource conservation, open space and recreation, public health and safety, human resources, and economic development. The goals and objectives are stated in such a way as to provide general policy direction, but they leave sufficient latitude for decision makers to balance competing needs when making future decisions that could affect the distribution or intensity of land uses within Colusa County.

Many of the adopted goals and policies contained in the Colusa County General Plan are aimed at preserving and enhancing agricultural uses in the county. Because it would convert agricultural land to nonagricultural uses, the proposed project could be interpreted as being inconsistent with such policies. It is up to the County Board of Supervisors, however, to weigh the relative importance of potentially or apparently conflicting broad goals and objectives when they evaluate a particular project application.

The proposed project is generally consistent with adopted goals and policies addressing Colusa County's desire for a diversified economy, local employment opportunities, and efficient use of existing energy resources and transmission line corridors. Furthermore, the proposed project is consistent with the adopted local guidance that specifically addresses the location of new power generating facilities. Objective 1.2, Policy 1.2.1 of the Colusa County Transmission Line Element states:

“New power generating facilities which have minimal negative environmental impacts should be encouraged within Colusa County. Locations close to existing transmission lines should be considered first.”

8.4.3 Cumulative Impacts

Potential development proposals have been brought to the attention of the Colusa County Planning Department, but no formal applications have been submitted at this time. These proposals consist of the potential development of an 18-unit subdivision near Maxwell, located about 5 miles southeast of the project site. No further information is available on these potential projects, nor is there any available information on their schedules or likelihood of an Applicant submitting an application. The Colusa County Planning Department is not aware of any planned development projects in closer proximity to the project site.

Thus, based on the information that no development applications have been submitted in conjunction with the distance of possible future planned development, potential cumulative impacts to land use would be less than significant.

8.4.4 Mitigation Measures

No significant adverse land use impacts were identified; therefore, no mitigation measures are proposed.

8.4.5 Laws, Ordinances, Regulations, and Standards

Land uses in unincorporated areas of Colusa County are governed by the County General Plan (adopted in 1989 and amended in 1992 to include a Transmission Line Element) and the Zoning Ordinance (adopted in 1991). No other specific plans or special area plans control land use in the project site vicinity.

8.4.5.1 County General Plan

The County General Plan includes a map which shows where various types of urban, agricultural and open space land uses are planned for the future—more specifically, for the 20-year period ending in 2010. This map shows the area around the project site (including all areas within 1 mile of the plant site and ¼ mile of linear features) is designated for Agriculture-General (A-G) use.

Lands carrying the A-G designation are to be used primarily for orchard and crop production. Residences in A-G areas are related to agricultural operations only. Allowed residential densities are typically one family per 100 to 400 acres. Secondary uses (including oil and gas drilling) are permitted in A-G areas provided they do not interfere with the viability of agricultural operations or create environmental hazards (Colusa County, 1989).

Many of Colusa County's adopted land use planning goals and policies embodied in the General Plan are aimed at preserving and protecting agriculture as the predominant economic activity in the County. Urban uses are encouraged to remain within existing, compact communities, to minimize conflicts with agricultural activities and to preserve the County's rural character. When the County General Plan was prepared in the late 1980s, power generating facilities were not envisioned in Colusa County; therefore, they were not addressed as a specific potential future land use.

The Goals and Objectives section of the General Plan describes the principles that are meant to guide future development in Colusa County. Goals and Objectives are included for ten issue areas: land use, community character, circulation, community services, housing, resource conservation, open space and recreation, public health and safety, human resources, and economic development.

Goals and Policies articulated for land use include the following:

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

Objective (a): To provide a balanced mix of land uses which reflect the needs of the local population.

Objective (d): To withhold development permits which would cause direct interference with viable agricultural operations.

Objective (j): To permit rural development contingent upon a range of natural factors, including environmental impact, safety hazards and the availability of water.

Objective (m): To ensure that reasonable development standards are not compromised in efforts to attract commercial and industrial growth.

Objective (n): To promote development which is consistent in character and appearance with existing development in the county and

limit development where it would be inconsistent with surrounding uses or detract from the area's character.

Goals and Policies for Economic Development include the following:

GOAL: Achieve a well-balanced, diversified economy with broadened employment opportunities for all Colusa County residents without sacrificing environmental quality and an agrarian lifestyle, and without creating conflicts between new urban uses and existing agricultural operations.

Objective (c): To diversify the local economic base to avoid complete dependence on agriculture.

Objective (f): To encourage new industries which offer stable, year-round employment.

Objective (g): To promote development which improves the local tax base.

Objective (j): To locate new industry in such a way that the impact on existing communities is minimized, and interference with agricultural operations is minimized.

Objective (s): To recognize the fiscal benefits of a diversified tax base without losing sight of the real fiscal, environmental, and social costs of growth.

8.4.5.1.1 Transmission Line Element

In 1992, the County prepared, with funding assistance from the CEC, and adopted a Transmission Line Element that addresses planning issues related to energy generation and transmission. The Transmission Line Element was prepared in response to several proposals for major new transmission line projects through Colusa County, including the Geothermal Public Power Line (GPPL) and the COTP lines. The GPPL proposal was particularly controversial, because the proposed line would have crossed productive agricultural lands and environmentally sensitive areas. The project raised local awareness of, and resistance to, the adverse impacts associated with building facilities through Colusa County that were perceived to generate little local benefit.

The Transmission Line Element acknowledges that increased energy transmission through Colusa County is inevitable, given the County's location between energy producers in the Pacific Northwest and the Sierra Nevada and customers in central and coastal areas of California. The purpose of the Element is to provide guidelines for expediting the review of similar future proposals. Like other adopted elements of the Colusa County General Plan, the Transmission Line Element emphasizes the importance of protecting agricultural lands in the County from incompatible land uses. Transmission lines can adversely affect agricultural operations in a variety of ways. The towers can obstruct equipment operation, and the transmission lines can create hazards for aerial spraying, in addition to creating controversy about such issues as aesthetics and landowner compensation.

The Transmission Line Element notes that, of the 145 miles of transmission line rights-of-way in Colusa County, only the north-south PG&E lines actually deliver power to Colusa County (through a substation in Maxwell)—and the amount delivered for local use is only a small fraction of the carrying capacity of these lines. In a section addressing new proposed power plants, numerous proposed plants are identified in the counties surrounding Colusa. Only one, a small hydroelectric plant proposed for the East Park

Dam, is located in Colusa County. Nonetheless, the Element acknowledges that new power plants that may be constructed in the County in the future could require new transmission lines to export electricity.

The Transmission Line Element includes a discussion of the various environmental, agricultural, visual and aesthetic, health and safety, and fiscal and economic issues associated with transmission lines. It also contains maps illustrating sensitive exclusion areas and avoidance areas, along with specific suggested mitigation measures. The Element embodies a series of goals, objectives, and policies regarding future energy facility siting. Most of these pertain to transmission line corridors. One objective and one policy, however, have particular relevance to the proposed Project:

Objective 1.2: Capitalize on the economic opportunities presented by statewide growing energy demands without reducing the quality of the local environment or the character of the county.

Policy 1.2.1: New power generating facilities which have minimal negative environmental impacts should be encouraged within Colusa County. Locations close to existing transmission lines should be considered first.

8.4.5.1.2 Land Use Element

The Land Use Element of the General Plan contains additional policies aimed at shaping future development in Colusa County. In general, the policies contained in the Land Use Element are aimed at protecting and enhancing agricultural uses, while accommodating growth in existing communities (rather than allowing “leapfrog” development in viable agricultural areas) and diversifying the local economic base. Future industrial development is encouraged to locate in the area between old Highway 99 and I-5, because this area is relatively flat, has excellent transportation access, and is less feasible to use for agricultural purposes.

Adopted land use policies contained in the Land Use Element of the General Plan include the following:

LU-20: Lands designated for General or Upland Agriculture should continue to be used for agriculture for at least the duration of the planning period (1987-2010).

LU-23: Freestanding industries in agricultural areas shall be limited to those necessary to produce, process and distribute agricultural commodities.

LU-25: Exploration and extraction of oil, gas, and other mineral resources should be conducted in such a way that conflicts with agricultural uses are minimized and permanent interference with agricultural operations is avoided, and in a way that is consistent with the land use compatibility requirements of the Williamson Act, for those lands that are now under contract.

LU-44: The County Chamber of Commerce, Farm Bureau, Board of Supervisors and Economic Development Commission should work together to determine the types of business and industry appropriate to enhance the county’s economy, and endeavor to bring such industries into the county. First priority should be given to businesses that are compatible with Colusa County agriculture and that enhance the quality of life in Colusa County.

LU-48: Future industrial development should be concentrated in areas with direct access to rail, interstate, air or state highway transportation facilities.

8.4.5.2 County Zoning Ordinance

The Colusa County Zoning Ordinance applies “Exclusive Agriculture” (EA) zoning to areas designated A-G. This zoning “is intended to be applied to areas where agriculture is the natural and desirable primary land use, and where the protection of agriculture from the encroachment of incompatible uses is essential to the general welfare.” While agriculture is the principal permitted use of EA-zoned lands, some energy development activities (such as exploratory drilling and production of fossil fuels and geothermal power) are permitted with a use permit. Land zoned EA is subject to a 10-acre minimum lot size requirement, although the General Plan suggests that a minimum of 400 to 600 acres may be necessary for an economically viable grazing operation.

These LORS are summarized in Table 8.4-1.

8.4.6 Involved Agencies and Agency Contacts

Issue	Agency/Address	Contact/Title	Telephone
Planning and Zoning	Colusa County Department of Planning and Building 220-12th Street Colusa, CA 95932	Steve Hackney, Director	(530) 458-0480
Public Works: Grading Permits and Encroachment Permits	Colusa County Department of Public Works 1215 Market Street Colusa, CA 95932	Kevin Bradford, Grading Permits Daryl Pride, Encroachment Permits	(530) 458-0466

8.4.7 Permits Required and Permit Schedule

The California Energy Commission has exclusive authority to license power plants in California. According to Public Resources Code section 25500:

“The issuance of a certificate by the Commission shall be in lieu of any permit, certificate or similar document required by any state, local or regional agency...and shall supercede any applicable statute, ordinance or regulation of any state, local or regional agency...”

Nonetheless, barring a finding that a project is required for the public convenience and necessity and that there are no more prudent and feasible means of achieving that convenience and necessity (20 CCR 7752 (1)), the Commission may not issue a license for a project that is inconsistent with local land use designations. As discussed above, a power plant at the location proposed for the CGS is not specifically authorized under the Colusa County General Plan or Zoning Ordinance. However, the Commission could find the CGS project consistent with the Colusa County General Plan and Zoning Ordinance once the County of Colusa Board of Supervisors grants the General Plan and Zoning Amendments and Minor Subdivision approval requested by the applicant, E&L Westcoast.

8.4.7.1 General Plan Amendment and Zoning Change

E&L Westcoast has submitted to the Colusa County Planning Department an application form and associated environmental information for a General Plan Amendment (Appendix K2) changing the designation of the parcel from Agriculture General (A-G) to Industrial (I), and a Zoning Amendment from

Exclusive Agriculture (EA) to Industrial (M), as well as for a minor subdivision of the 100-acre site. This information is currently being reviewed for completeness by the appropriate County departments.

Upon a completeness determination, the County Board of Supervisors will direct a letter to be sent to the Commission addressing the project’s compliance with the County’s General Land Use Objectives and Policies, the schedule for county processing of Zoning and General Plan amendments, and whether the project will comply with the amended General Plan and Zoning Ordinance. The county’s process provides for a recommendation of the Planning Commission to the Board of Supervisors and a final decision by the Board.

8.4.7.2 Use Permits

But for the CEC’s exclusive licensing jurisdiction, the County of Colusa Use Permit Ordinance would be applicable to the CGS. Use permits for power plants may be issued in any zone subject to a finding of necessity for the public health, safety, convenience or welfare (Colusa County Ordinances, Article 6, Section 6.03 C). In this case, while no use permit would be required to be issued in the county, the Commission would be required to make a determination of consistency with the county’s use permit criteria. The project has been conceived and designed to achieve this consistency. The actual finding of consistency would be accomplished through the county’s submission to the Commission of its comments and conclusions with respect to this issue (20 CCR 2026 (b)).

8.4.7.3 Development Standards

The County’s Development Standards are found in Article 8 of the County’s Ordinances. The project is designed to be consistent with the standards. The Commission would make its finding of consistency based on the county’s comments.

8.4.7.4 Ministerial Permits

Other post-authorization permits are likely to be required from the Colusa County Department of Public Works, such as grading and encroachment permits. A grading permit is required for grading that affects any area of 5 acres or more (Bradford, 2006). An encroachment permit is required for any construction that will encroach on county rights-of-way (such as bridge replacement, road widening and intersection improvements). The county right-of-way generally extends 30 feet on each side of the centerline of a roadway, for a total right of way width of 60 feet. Any work conducted in the right-of-way must conform to county standards. Any permittee must give the county at least two working days notice of any operations to be performed on the road right-of-way, and no such work is permitted on weekends or holidays (Oliver, 2006; Colusa County Department of Public Works, 1991).

Responsible Agency	Permit/Approval	Schedule
California Energy Commission	License power plant	File AFC November 2006 (6-month process)
Colusa County Department of Planning and Building	General Plan amendment approval Zoning and Minor Subdivision Approval	Amendment requests submitted November 2006
Colusa County Department of Public Works	Grading permit for areas of 5 acres or more	Prior to initiation of construction
	Encroachment permit for any construction that will encroach on county rights-of-way	Prior to initiation of construction

8.4.8 References

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Table 8.4-1 Current Land Uses in Colusa County	
Land Use	Acres
Communities	2,500
Rural Subdivisions	1,200
Orchards and Vineyards	37,566
Cropland	331,843
Undeveloped Bottomlands	9,300
Undeveloped Rangeland	244,800
National Wildlife Refuges	12,000
National Forest	72,000
Notes:	
a Not all of the County's land acreage is accounted for in these documents.	

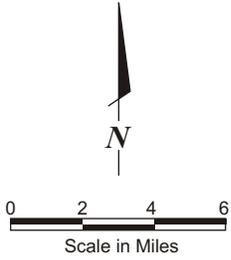
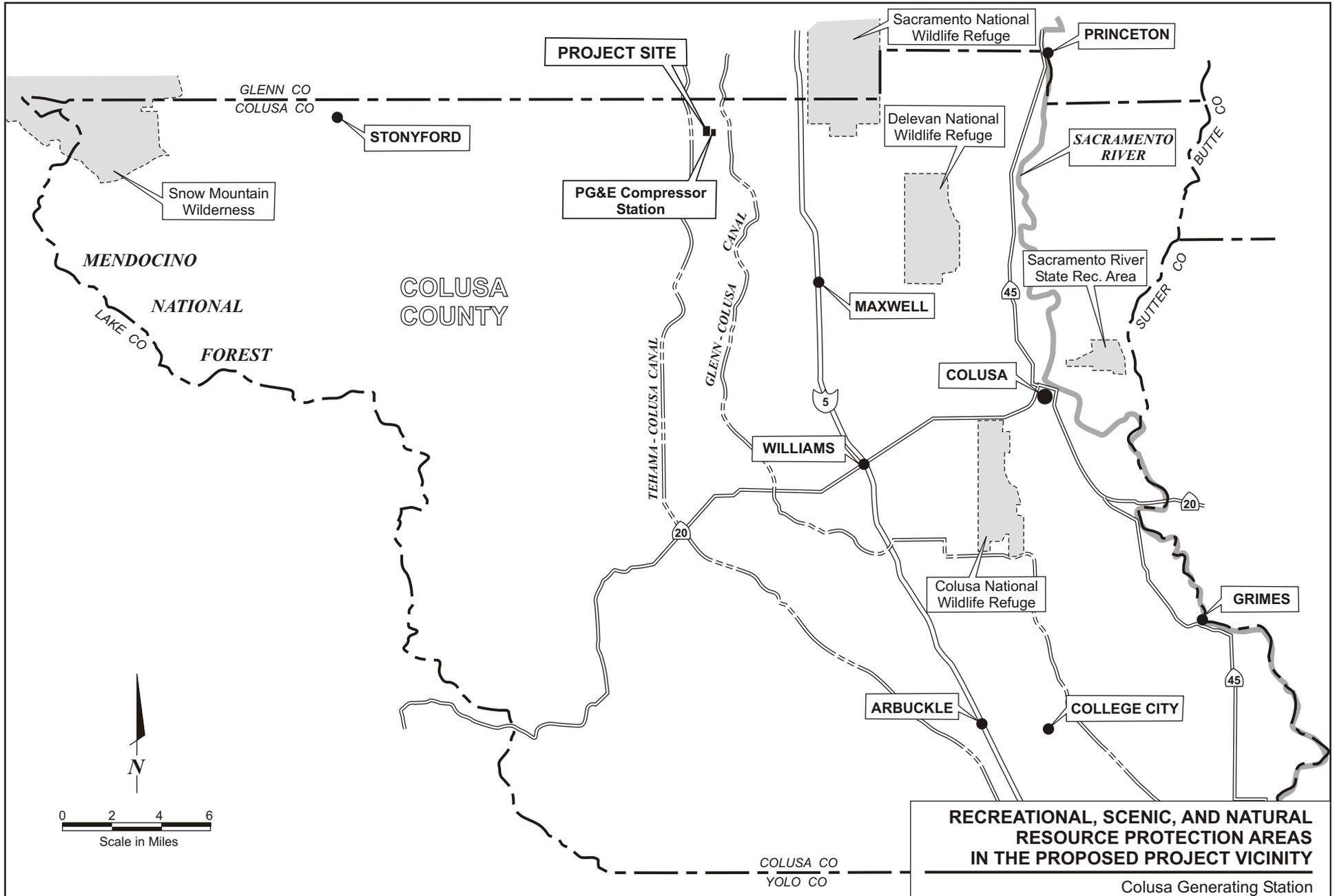
Table 8.4-2 Applicable Land Use Laws, Ordinances, Regulations, and Standards (Page 1 of 5)			
Laws, Ordinances, Regulations, and Standards	Administering Agency	Applicability	AFC Section
Federal			
None Applicable			
State			
California Environmental Quality Act (CEQA), Pub. Res. Code §§21000-21177	CEC	Appropriate Mitigation measures for potential environmental impacts	8.4.4
Local			
Colusa County Zoning Ordinance	Colusa County	Agriculture is the principal permitted use of EA-zoned lands, but some energy development activities are permitted with a use permit	8.4.2.3
Colusa County General Plan, Goals and Objectives (a)	Colusa County	Objective to provide a balanced mix of land uses which reflect the needs of the local population.	8.4.2.2
Colusa County General Plan, Goals and Objectives (d)	Colusa County	Objective to withhold development permits which would cause direct interference with viable agricultural operations	8.4.2.3
Colusa County General Plan, Goals and Objectives (j)	Colusa County	Objective to permit rural development contingent upon a range of natural factors, including environmental impact, safety hazards and the availability of water.	3.0 8.0

Table 8.4-2 Applicable Land Use Laws, Ordinances, Regulations, and Standards (Page 2 of 5)			
Laws, Ordinances, Regulations, and Standards	Administering Agency	Applicability	AFC Section
Colusa County General Plan, Goals and Objectives (m)	Colusa County	Objective to ensure that reasonable development standards are not compromised in efforts to attract commercial and industrial growth.	8.4.2.3
Colusa County General Plan, Goals and Objectives (n)	Colusa County	Objective to promote development which is consistent in character and appearance with existing development in the county and limit development where it would be inconsistent with surrounding uses or detract from the area's character	8.4.2.3
Colusa County General Plan, Goals and Policies for Economic Development (c)	Colusa County	Objective to promote diversifying the local economic base to avoid complete dependence on agriculture.	8.4.2.3
Colusa County General Plan, Goals and Policies for Economic Development (f)	Colusa County	Objective to encourage new industries which offer stable, year-round employment.	8.4.2.3
Colusa County General Plan, Goals and Policies for Economic Development (g)	Colusa County	Objective to promote development which improves the local tax base.	8.4.2.3
Colusa County General Plan, Goals and Policies for Economic Development (j)	Colusa County	Objective to locate new industry in such a way that the impact on existing communities is minimized, and interference with agricultural operations is minimized.	8.4.2.3

Table 8.4-2 Applicable Land Use Laws, Ordinances, Regulations, and Standards (Page 3 of 5)			
Laws, Ordinances, Regulations, and Standards	Administering Agency	Applicability	AFC Section
Colusa County General Plan, Goals and Policies for Economic Development (s)	Colusa County	Objective to recognize the fiscal benefits of a diversified tax base without losing sight of the real fiscal, environmental, and social costs of growth.	8.4.2.3
Colusa County General Plan, Land Use Element (LU-20)	Colusa County	Lands designated for General or Upland Agriculture should continue to be used for agriculture for at least the duration of the planning period (1987- 2010).	8.4.2.3
Colusa County General Plan, Land Use Element (LU-23)	Colusa County	Freestanding industries in agricultural areas shall be limited to those necessary to produce, process and distribute agricultural commodities.	8.4.2.3
Colusa County General Plan, Land Use Element (LU-25)	Colusa County	Exploration and extraction of oil, gas, and other mineral resources should be conducted in such a way that conflicts with agricultural uses are minimized and permanent interference with agricultural operations is avoided, and in a way that is consistent with the land use compatibility requirements of the Williamson Act, for those lands that are now under contract.	8.4.1.2 8.4.3

Table 8.4-2 Applicable Land Use Laws, Ordinances, Regulations, and Standards (Page 4 of 5)			
Laws, Ordinances, Regulations, and Standards	Administering Agency	Applicability	AFC Section
Colusa County General Plan, Land Use Element (LU-44)	Colusa County	The County Chamber of Commerce, Farm Bureau, Board of Supervisors and Economic Development Commission should work together to determine the types of business and industry appropriate to enhance the county's economy, and endeavor to bring such industries into the county. First priority should be given to businesses that are compatible with Colusa County agriculture and that enhance the quality of life in Colusa County.	8.4
Colusa County General Plan, Land Use Element (LU-48)	Colusa County	Future industrial development should be concentrated in areas with direct access to rail, interstate, air or state highway transportation facilities.	8.4
Colusa County General Plan Amendment, Transmission Line Element (Objective 1.2)	Colusa County	Objective to capitalize on the economic opportunities presented by statewide growing energy demands without reducing the quality of the local environment or the character of the county.	8.4

Table 8.4-2 Applicable Land Use Laws, Ordinances, Regulations, and Standards (Page 5 of 5)			
Laws, Ordinances, Regulations, and Standards	Administering Agency	Applicability	AFC Section
Colusa County General Plan Amendment, Transmission Line Element (Policy 1.2.1)	Colusa County	Required that new power generating facilities which have minimal negative environmental impacts should be encouraged within Colusa County. Locations close to existing transmission lines should be considered first.	8.4.2.3



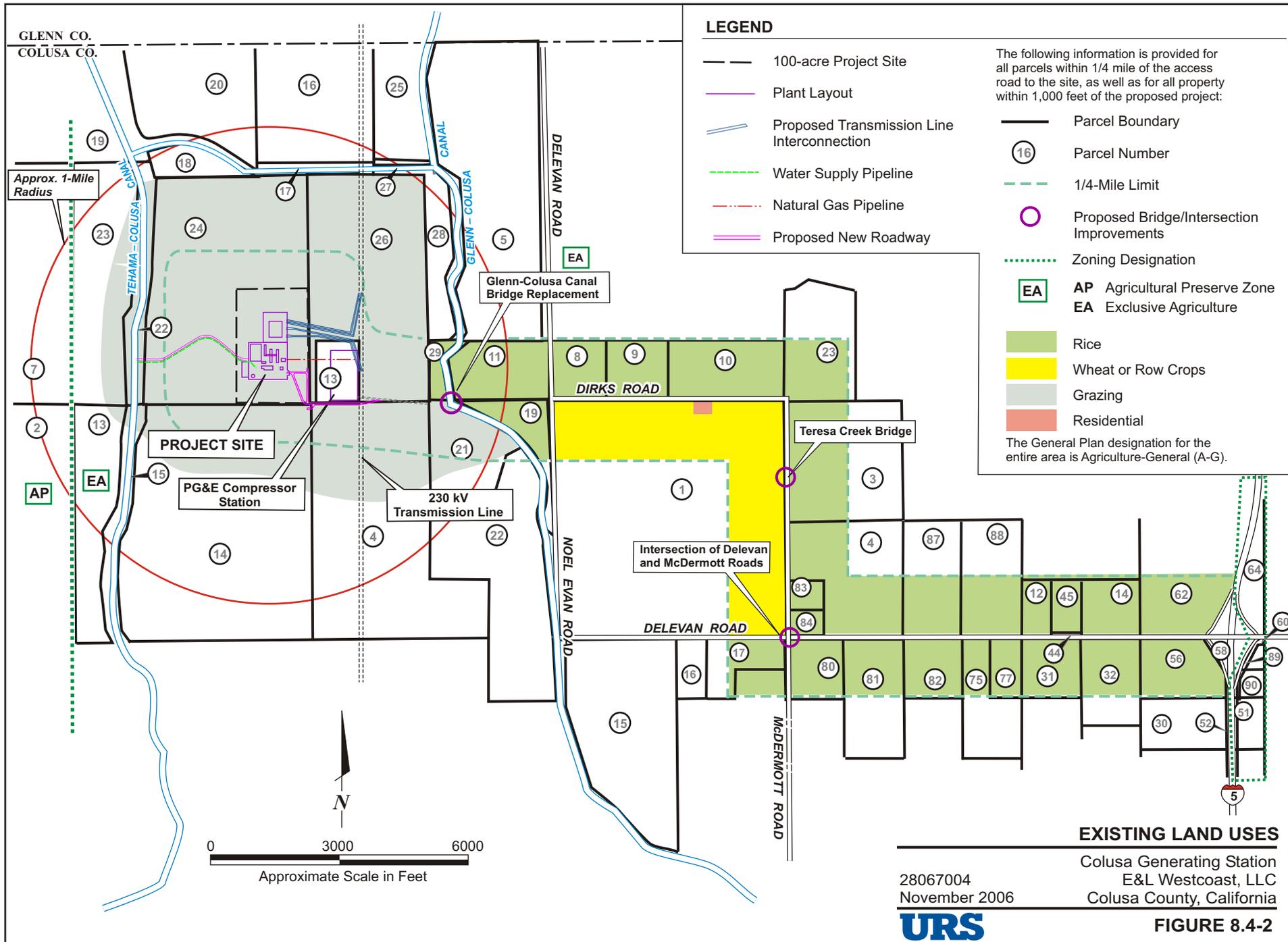
**RECREATIONAL, SCENIC, AND NATURAL
RESOURCE PROTECTION AREAS
IN THE PROPOSED PROJECT VICINITY**

28067004
November 2006

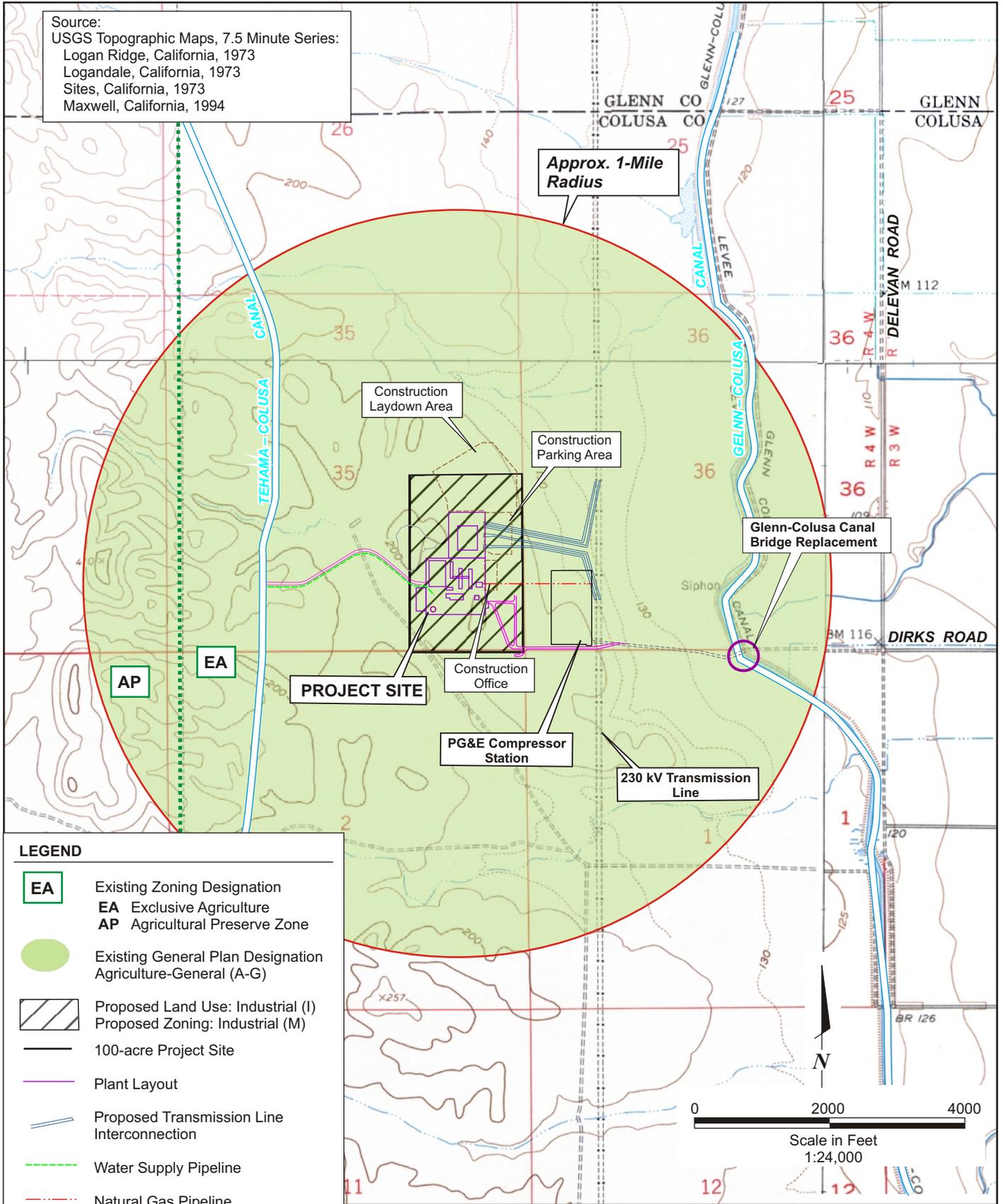
Colusa Generating Station
E&L Westcoast, LLC
Colusa County, California

URS **FIGURE 8.4-1**

Source:
Rand McNally City Map; Davis/Woodland,
West Sacramento, Glenn, Colusa, Yolo Counties



Source:
 USGS Topographic Maps, 7.5 Minute Series:
 Logan Ridge, California, 1973
 Logandale, California, 1973
 Sites, California, 1973
 Maxwell, California, 1994



LEGEND

- EA Existing Zoning Designation
- EA Exclusive Agriculture
- AP Agricultural Preserve Zone
- Existing General Plan Designation Agriculture-General (A-G)
- Proposed Land Use: Industrial (I)
Proposed Zoning: Industrial (M)
- 100-acre Project Site
- Plant Layout
- Proposed Transmission Line Interconnection
- Water Supply Pipeline
- Natural Gas Pipeline
- Proposed New Roadway
- Proposed Bridge/Intersection Improvements
- Construction Areas

0 2000 4000
 Scale in Feet
 1:24,000

GENERAL LAND USE

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 Colusa Generating Station
 E&L Westcoast, LLC
 Colusa County, California



FIGURE 8.4-3