

Consistency with Local Plans and Policies, CRC Williams Production Facility	
<i>IS Section/Governing Document/Policy</i>	<i>Discussion</i>
Aesthetics	
<i>Colusa County 2030 General Plan Community Character Element (2012)</i>	
<i>Goal CC-1: Protect the Rural Qualities that make the County and its Communities Distinct from other Counties in California, and Conserve and Enhance the Elements that Contribute to a Favorable Quality of Life</i>	Consistent. As discussed under Aesthetics, scenic roadways do not occur in the Project area. The Project would not have any adverse effect on a scenic vista or substantially degrade the visual character of the surrounding area. Mitigation Measure AES1 mandates that "New structures shall be painted in colors similar to the existing Olam facility when possible." Therefore, the Project would be consistent with these policies.
<i>Objective CC-1A: To Maintain and Enhance Distinct and Desirable Communities</i>	
<i>Policy CC 1-1: Protect the rural atmosphere and historic character of Colusa County's towns and unincorporated communities.</i>	
<i>Objective CC-1B: To Maintain and Enhance the Aesthetic Beauty of the County</i>	
<i>Policy CC 1-16: Require all new development to protect the scenic beauty of the County, incorporate high quality site design, architecture, and planning so as to enhance the overall quality of the built environment in the County's communities and create a visually interesting and aesthetically pleasing built environment that respects the rural nature of the County.</i>	
<i>GOAL CC-2: Ensure that New Growth Addresses the Needs, Challenges and Opportunities Unique to Each Community</i>	Consistent. The Project would be consistent with the purpose and intent of the zone district as well as the land use designation. According to this analysis, with implementation of required mitigation measures for other issue areas, the Project would be consistent with all plans and policies.
<i>Policy CC 2-66: Ensure that new development within the Sphere of Influence is planned and designed to be compatible with adjacent lands within the Williams city limits.</i>	
<i>Colusa County 2030 General Plan Open Space and Recreation Element (2012)</i>	
<i>Goal OSR-1: Preserve and Protect the Natural Resources and Scenic Beauty of the County</i>	Consistent. As discussed under Aesthetics, scenic resources do not occur in the Project area. The Project would not have any adverse effect on a scenic vista or substantially degrade the visual character of the surrounding area. Mitigation Measure AES1 mandates that "New structures shall be painted in colors similar to the existing Olam facility
<i>Policy OSR 1-5: New development should be designed and constructed to preserve open space features such as scenic corridors, wetlands, riparian vegetation, native vegetation, trees and natural resource areas where feasible and appropriate.</i>	

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<i>Objective OSR 1-C: Maintain and Enhance the Quality of the County's Scenic and Visual Resources</i>	when possible." Therefore, the Project would be consistent with these policies.
<i>Policy OSR 1-10: To the maximum extent feasible, maintain and protect views of the County's scenic resources, including water bodies, the Sutter Buttes, Snow Mountain, St. John Mountain, Goat Mountain, unique geologic features, and wildlife habitat areas.</i>	
<i>Policy OSR 1-11: To the maximum extent feasible, the significant open space resources in the County, such as the western foothills, Indian Valley, and Bear Valley should remain visually undisturbed.</i>	
<i>Policy OSR 1-12: Limit visually intrusive development near scenic resources in order to minimize visual impacts to the greatest extent feasible.</i>	
<i>Policy OSR 1-13: Visual impacts to scenic resources, such as regional focal points, from new development or resource extraction activities shall be addressed and mitigated through the CEQA review process.</i>	
<i>Policy OSR 1-14: Reduce light and glare from artificial lighting within open space and agricultural areas to the extent that it does not adversely impact the County's rural character.</i>	Consistent. The Project has the potential to be inconsistent with these policies. However, Mitigation Measure AES2 mandates that "All lighting shall utilize downward shining shades in accordance with Colusa County Zoning Code Section 44-3.30 (except aviation safety lighting)." The Project would be consistent with this policy.
<i>Objective OSR 1-D: Encourage the Preservation of Scenic Vistas and Limit the Proliferation of Unsightly Signage along County Roadways and in Scenic Areas</i>	Consistent. As discussed under Aesthetics, the Project would not have any adverse effect on a scenic vista or substantially degrade the visual character of the surrounding area. Mitigation Measure AES1 mandates that "New structures shall be painted in colors similar to the existing Olam facility when possible." Therefore, the Project would be consistent with these policies.
<i>Policy OSR 1-15: Protect roadway viewsheds with high scenic value and "rural flavor" and encourage the establishment of public viewing areas in areas with rural character and scenic beauty.</i>	
<i>Policy OSR 1-16: Protect and preserve the following features along rural character corridors and in scenic areas to the extent appropriate and feasible:</i> <ul style="list-style-type: none"> • Trees, wildflowers, and other natural or unique vegetation • Landforms and natural or unique features 	

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<ul style="list-style-type: none"> Views and vistas, including expansive views of open space and agricultural lands Historic structures (where feasible), including buildings, bridges, and signs 	
<p><i>Policy OSR 1-18:</i> Discourage non-agricultural or non-recreational roadside commercial and industrial activities along rural character corridors.</p>	
Agriculture and Forestry Resources	
<i>Colusa County 2030 General Plan Agriculture Element (2012)</i>	
<i>Goal AG-1:</i> Preserve and protect agricultural land.	Consistent. The facility is not located on Prime Farmland or Farmland of Statewide Importance and is already disturbed by the previous industrial use. Therefore, the new facility would not affect agricultural land. The Project would be consistent with these policies.
<i>Goal AG-2:</i> Maintain and enhance agriculture as the County's most critical land use, economic sector, and resource.	
<i>Objective AG 2-C:</i> Preserve and Protect Water, Soil, and Natural Resources Necessary For Agricultural Operations	
<i>Policy AG 2-6:</i> Where existing agricultural and proposed urban uses are competing for the same water supply, priority should be given to agricultural uses.	
<i>Policy AG 2-14:</i> Preserve water resources for agriculture, both in quantity and quality, from competition with development, non-agricultural uses, mitigation banks, and/or interests from outside of the County.	Consistent. Two private onsite water wells would be the source of water for the facility. Therefore, the Project would be consistent with these policies.
<i>City of Williams Open Space and Conservation Element (2012)</i>	
<i>Policy 7.4:</i> Prime farmland shall be prioritized for agricultural (rather than industrial or residential) uses to ensure the most efficient use of land.	Consistent. The Project is zoned for industrial use. Therefore, the Project would be consistent with this policy.
Air Quality	
<i>Colusa County 2030 General Plan Conservation Element (2012)</i>	
<i>Goal CON-2:</i> Conserve, protect, and enhance energy, air, and mineral resources	Consistent. The Project would not exceed the applicable significance thresholds for construction or operational-source emissions with implementation of a mitigation measure requiring use of Tier 4 engines for construction equipment. Additionally, the Project is
<i>Objective CON-2B:</i> Minimize Air Pollutant Emissions and Improve Air Quality to Protect Public Health	

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<i>Policy CON 2-15: Improve air quality through continuing to require a compact development pattern that focuses growth in and around existing communities, locating new housing near places of employment, encouraging alternative modes of transportation, and requiring projects to mitigate significant air quality impacts to the extent feasible.</i>	consistent with the growth forecasts used to inventory air pollutant emissions in the North Sacramento Valley Air Basin. Finally, the Project would potentially displace a substantial amount of pollutants due to disposing orchard biomass through the Project process as opposed to disposing it via open burning as well as the export sale of 10 MW of electricity. For these reasons, the Project would be consistent with these policies.
<i>Policy CON 2-16: Cooperate with the Colusa County Air Pollution Control District to monitor air pollution within the County, enforce APCD, state, and federal air quality rules, and require mitigation of significant impacts to the maximum extent feasible.</i>	
<i>Policy CON 2-17: Require new sources of toxic air pollutants to prepare a Health Risk Assessment as required by Section 44300 of the California Health and Safety Code. The Health Risk Assessment shall be used to establish appropriate land use buffer zones around those areas posing substantial health risks based upon the California Air Resources Board’s guidance provided in the Air Quality Land Use Handbook.</i>	
<i>Policy CON 2-18: Ensure that any proposed new sources of toxic air contaminants or odors comply with applicable health standards and provide adequate maintained and managed buffers, including setbacks and screening, to protect sensitive receptors.</i>	
<i>Action CON 2-E: Refer development, infrastructure, and planning projects to the Colusa County Air Pollution Control District (APCD) for review. Require project applicants to prepare air quality analyses to address APCD and General Plan requirements, which include analysis and identification of:</i> <ul style="list-style-type: none"> a. Air pollutant emissions associated with the project during construction, project operation, and cumulative conditions. b. Significant air quality impacts associated with the project for construction, project operation, and cumulative conditions. 	

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<p>c. Mitigation measures to reduce significant impacts to less than significant or the maximum extent feasible where impacts cannot be mitigated to less than significant.</p>	
Biological Resources	
<i>Colusa County 2030 General Plan Conservation Element (2012)</i>	
<i>Goal CON-1: Conserve and protect Colusa County's ecosystem.</i>	<p>Consistent. The Project has the potential to be inconsistent with these policies; however, with implementation of mitigation measures to minimize impacts on biological resources, the Project would be consistent with these policies.</p>
<i>Objective CON-1A: Protect, Enhance, and Manage the County's Ecosystems and Habitats</i>	
<i>Policy CON 1-4: Encourage conservation, rather than preservation, through the active management of natural resources, including wildlife, water, air, minerals, forests, and land. Conservation and management techniques include replacing trees, crops, and other renewable resources at a pace that ensures they are not consumed more quickly than they can be replaced; use of non-renewable resources in a manner that ensures the resources are not depleted but available to future generations for use; strategic forest thinning and fuels management to prevent wildfires; making resource areas accessible to the public while protecting resources from being diminished to non-recoverable levels; reducing incompatible wildlife/agricultural interface; and increasing public understanding and responsible use of resource conservation areas.</i>	
<i>Objective CON-1B: Protect Endangered, Threatened and Special-Status Plant and Animal Species, their Habitats, and Other Sensitive Habitats</i>	
<i>Policy CON 1-14: Require any proposed project that may affect special-status species, their habitat, or other sensitive habitat to submit a biological resources evaluation as part of the development review process. Evaluations shall be carried out under the direction of the Colusa County Department of Planning and Building and consistent with applicable state and federal guidelines. Additional focused surveys shall be conducted during the appropriate season (e.g., nesting season, flowering season, etc.), if necessary.</i>	

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<p><i>Policy CON 1-17:</i> All discretionary public and private projects that identify special-status species or sensitive habitats in a biological resources evaluation shall avoid impacts to special-status species and their habitat to the maximum extent feasible. Where impacts cannot be avoided, projects shall include the implementation of site-specific or project-specific effective mitigation strategies developed by a qualified professional in consultation with state or federal resource agencies with jurisdiction (if applicable) including, but not limited to, the following strategies:</p> <ul style="list-style-type: none">a. Preservation of habitat and connectivity of adequate size, quality, and configuration to support the special-status species. Connectivity shall be determined based on the specifics of the species' needs.b. Project design measures, such as clustering of structures or locating project features to avoid known locations of special-status species and/or sensitive habitats.c. Provision of supplemental planting and maintenance of grasses, shrubs, and trees of similar quality and quantity to provide adequate vegetation cover to enhance water quality, minimize sedimentation and soil transport, and provide adequate shelter and food for wildlife.d. Protection for habitat and the known locations of special-status species through adequate buffering or other means.e. Provision of replacement habitat of like quantity and quality on- or off-site for special- status species.f. Enhancement of existing special-status species habitat values through restoration and replanting of native plant species.g. Provision of temporary or permanent buffers of adequate size (based on the specifics of the special-status species) to avoid nest abandonment by nesting migratory birds and raptors associated with construction and site development activities.	

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<ul style="list-style-type: none"> h. Incorporation of the provisions or demonstration of compliance with applicable recovery plans for federally listed species. i. Monitoring of construction activities by a qualified biologist to avoid impacts to on-site special status species. 	
<p><i>Policy CON 1-18:</i> Where sensitive biological habitats have been identified on or immediately adjacent to a project site, the following measures shall be implemented:</p> <ul style="list-style-type: none"> a. Pre-construction surveys for species listed under the State or Federal Endangered Species Acts, or species identified as special-status by the resource agencies, shall be conducted by a qualified biologist; b. Construction barrier fencing shall be installed around sensitive resources and areas identified for avoidance or protection; and c. Employees shall be trained by a qualified biologist to identify and avoid protected species and habitat 	
<p><i>Action CON 1-C:</i> Review development project proposals, infrastructure projects, long-range planning projects, and other projects that may potentially impact special-status species and sensitive resources to determine whether significant adverse impacts will occur. Where adverse impacts are identified, develop appropriate mitigation measures, in conformance with General Plan policies and relevant state and federal laws, to reduce or avoid impacts to the maximum extent feasible and practical.</p>	
<p><i>Objective CON-1E:</i> Ensure a Sustainable and Long-Term Supply of Safe and Reliable Water to Support the Needs of County Residents, Businesses, and Agricultural Operations</p>	
<p><i>Policy CON 1-33:</i> Require new development and expansion of existing uses to incorporate best management practices for water use and include water conservation measures.</p>	<p>Consistent. Two private onsite water wells would be used as the source of water for the Project and there is an adequate water supply without the need for expansion of facilities. The Project would be consistent with these policies.</p>
<p><i>City of Williams Open Space and Conservation Element (2012)</i></p>	

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<i>Policy 7.17:</i> The preservation and protection of rare, threatened, or endangered species within the planning area, including candidate species and species of special concern, warrants design consideration when developing new land.	Consistent. The Project has the potential to be inconsistent with these policies; however, with implementation of mitigation measures to minimize impacts on biological resources, the Project would be consistent with these policies.
<i>Policy 7.22:</i> Preservation and replacement measures will be encouraged for existing vegetation, with special emphasis on mature shade trees.	
<i>Policy 7.27:</i> In the removal and relocation of plants and trees, special consideration will be given to endangered species.	
Cultural Resources	
<i>Colusa County 2030 General Plan Conservation Element (2012)</i>	
<i>Objective CON-3A:</i> Conserve Important Cultural Resources and the County's Heritage	Consistent. As discussed under Cultural Resources, there are no known cultural resources in the Area of Potential Effect (APE) of the Project. There would be some potential for inadvertent discovery of cultural resources during construction. However, Mitigation Measure CUL1 would ensure that proper procedures are followed to avoid adverse impacts on cultural resources if they are discovered during construction. With implementation of this measures, the Project would be consistent with these policies.
<i>Policy CON 3-1:</i> Require a cultural and archaeological survey prior to approval of any project which would require excavation in an area that is sensitive for cultural or archaeological resources. If significant cultural or archaeological resources, including historic and prehistoric resources, are identified, appropriate measures shall be implemented, such as documentation and conservation, to reduce adverse impacts to the resource.	
<i>Policy CON 3-2:</i> Require all development, infrastructure, and other ground-disturbing projects to comply with the following conditions in the event of an inadvertent discovery of cultural resources or human remains: <ul style="list-style-type: none"> a. If construction or grading activities result in the discovery of significant historic or prehistoric archaeological artifacts or unique paleontological resources, all work within 100 feet of the discovery shall cease, the County Department of Planning and Building shall be notified, the resources shall be examined by a qualified archaeologist, paleontologist, or historian for appropriate protection and preservation measures; and work may only resume when appropriate protections are in place 	

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<p>and have been approved by the County Department of Planning and Building.</p> <p>b. If human remains are discovered during any ground disturbing activity, work shall stop until the County Coroner and County Department of Planning and Building have been contacted; if the human remains are determined to be of Native American origin, the Native American Heritage Commission (NAHC) and the most likely descendants have been consulted; and work may only resume when appropriate measures have been taken and approved by the County Department of Planning and Building.</p>	
<p><i>Objective CON-3B: Protect Important Historic Resources and Use these Resources to Promote a Sense of Place and History in Colusa County</i></p>	
<p><i>Policy CON 3-9: Encourage historic resources to remain in their original use whenever possible. The adaptive use of historic resources is preferred, particularly as museums, educational facilities, or visitor-serving uses, when the original use can no longer be sustained. Older residences may be converted to office/retail use in commercial areas and to tourist or business use in agricultural areas, so long as their historical authenticity is maintained or enhanced.</i></p>	
Energy	
<i>Colusa County 2030 General Plan Conservation Element (2012)</i>	
<p><i>Goal CON-2: Conserve, protect, and enhance energy, air, and mineral resources</i></p>	<p>Consistent. While the proposed facility would consume electricity, biogas from the process would be used in a new cogeneration system for the generation of electricity. According to the Project engineer, the process would provide up to 10 MW of net electric power (17 MW gross) for export sale to PG&E. Once in operation, it will decrease the need for energy from fossil fuel-based power plants in the state. The result would be a net increase in electricity resources available to the regional grid, generated from a renewable source. Therefore, the</p>
<p><i>Objective CON-2A: Use Energy Efficiently and Encourage the Use of Renewable and Sustainable Sources of Energy</i></p>	
<p><i>Policy CON 2-1: Encourage and facilitate the use of on-site alternative energy systems to support industrial operations within the County.</i></p>	
<p><i>Policy CON 2-2: Encourage the development of large-scale commercial energy projects that utilize renewable sources such as solar, wind, biomass, and agricultural byproducts.</i></p>	

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<p><i>Policy CON 2-3: Allow commercial alternative energy facilities, including solar, wind and biomass in the Agriculture General, Agriculture Upland, Industrial, Forest, and Resource Conservation land use designations with a Conditional Use Permit.</i></p>	<p>Project would directly support the RPS goal of increasing the percentage of electricity procured from renewable sources.</p> <p>Additionally, the Project would also be consistent with the County's General Plan Conservation Element, which is the primary local plan for renewable energy and energy efficiency influencing unincorporated Colusa County. The General Plan Conservation Element addresses energy conservation through the promulgation of several energy consumption-reducing policy provisions. For instance, Policy CON 2-1 seeks to encourage and facilitate the use of on-site alternative energy systems to support industrial operations within the County. As previously described, biogas from the Project process would be used in a new cogeneration system for generation of electricity. The process would provide up to 10 MW of net electric power for export sale to PG&E. Policy CON 2-5 seeks to encourage the use of green building and design practices in new development, infrastructure, large-scale planning, and rehabilitation projects. The new Project buildings would be required to adhere to the 2019 Building and Efficiency Standards. The 2019 standards are a major step toward meeting Zero Net Energy. According to the California Energy Commission, nonresidential buildings will use about 30 percent less energy (due mainly to lighting upgrades) (CEC 2018). General Plan Policy CON 2-15 is intended to conserve energy by continuing to require a compact development pattern that focuses growth in and around existing communities. The site currently accommodates the existing Olam Tomato Processing facility and the Project is proposes to redevelop and repurpose the site. According to the U.S. Environmental Protection Agency (USEPA), redevelopment of a site, as proposed by the Project, saves on infrastructure expense and prevents additional energy consumption and environmental degradation compared with building on vacant sites (USEPA 2020). Additionally, the Project proposes to transport all manufactured product from the facility by rail during normal operations. Trucks would only be used if rail is out of service or other</p>
<p><i>Policy CON 2-4: Allow alternative energy production infrastructure (such as solar panel arrays) that limits energy generation to the amount necessary to support on-site uses in all land use designations as a principally permitted use, provided that the project complies with the following:</i></p> <ul style="list-style-type: none"> a. Does not detract from the visual character from the area and are either screened or designed to blend with the other uses on the site. b. Is sized to produce energy in amounts comparable with the amount demanded by on- site uses. c. Does not exceed noise standards. d. Does not create a nuisance to adjacent properties. 	
<p><i>Policy CON 2-5: Encourage the use of green building and design practices in new development, infrastructure, large-scale planning, and rehabilitation projects.</i></p>	
<p><i>Policy CON 2-13: Encourage LEED certification or equivalent for all public and private development, where feasible, and strongly encourage LEED Neighborhood Design (ND) certification or equivalent for other applicable projects, particularly within large-scale developments and Specific Plan areas.</i></p>	

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	<p>extraordinary circumstances. Railways consume up to 5.5 times less energy per ton per mile traveled than trucks (Freightera 2019).</p> <p>Lastly, the Proposed Project facility would manufacture a product that would be used as an alternative energy source to fossil fuels in order to produce energy, as well as steel. The result would be a net increase in alternative (non-fossil fuel) energy resources available to the global market.</p> <p>For these reasons, the Project would directly support state and local plans for renewable energy development and would be consistent with these policies.</p>
<i>Policy CON 2-14: Any proposed pipeline or transmission line within the county shall be aligned so that interference with agriculture is minimized.</i>	Consistent. The PG&E Williams 1101 12 kV distribution line upgrades would not significantly interfere with agricultural operations. The Project would be consistent with this policy.
Geology and Soils	
<i>Colusa County 2030 General Plan Safety Element (2012)</i>	
<i>Objective SA 1-C: Reduce Risks to Human Life and Property from Seismic and Geological Hazards</i>	Consistent. In accordance with Mitigation Measure GEO1, a geotechnical investigation will be performed, that will include a soils investigation, prior to application for building permits that will determine the appropriate methods for installation of new foundations for tanks, pipe bridges and other equipment. Construction would be consistent with the California Building Code. In accordance with Colusa County Zoning Code 44-5,40.050 Grading Standards and Mitigation Measure GEO2, grading shall be limited to building pads and access drives thereto, and extensive grading shall be discouraged. With implementation of these measures, the Project would be consistent with these policies.
<i>Policy SA 1-14: Require new land development proposals to avoid unreasonable exposure to geologic hazards, including earthquake damage, subsidence, liquefaction and expansive soils.</i>	
<i>Policy SA 1-15: All development and construction proposals shall be reviewed by the County to ensure conformance with applicable building standards.</i>	
<i>Policy SA 1-16: No development shall take place on or immediately adjacent to an existing landslide unless a geotechnical investigation has been performed and mitigation measures to reduce risks have been implemented. This investigation shall define slide activity and slide limits, and contain specific recommendations regarding avoidance, removal or repair.</i>	
<i>Policy SA 1-17: Limit construction and grading on slopes in excess of 30 percent.</i>	

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<i>Policy SA 1-18:</i> Permit development on soils sensitive to seismic activity only after adequate site analysis, including appropriate siting, design of structure, and foundation integrity.	
<i>Policy SA 1-21:</i> All projects subject to CEQA review shall address seismic safety issues and provide adequate mitigation for existing and potential hazards identified.	
<i>City of Williams General Plan Public Safety Element (2012)</i>	
4.17. Geotechnical investigation will be required by the City for any development proposed to occur in an area of known subsidence for which engineering modifications may be necessary to mitigate or eliminate adverse impacts.	Consistent. In accordance with Mitigation Measure GEO1, a geotechnical investigation will be performed, that will include a soils investigation, prior to application for building permits that will determine the appropriate methods for installation of new foundations for tanks, pipe bridges and other equipment. Construction would be consistent with the California Building Code. In accordance with Colusa County Zoning Code 44-5,40.050 Grading Standards and Mitigation Measure GEO2, grading shall be limited to building pads and access drives thereto, and extensive grading shall be discouraged. With implementation of these measures, the Project would be consistent with this policy.
<i>City of Williams Open Space and Conservation Element (2012)</i>	
<i>Policy 7.21:</i> Construction practices will minimize soil erosion with respect to wind, water, and site selection. This will impact site preparation, grading, sediment control, and structural foundations.	Consistent. In accordance with Colusa County Zoning Code 44-5,40.050 Grading Standards and Mitigation Measure GEO2, grading shall be limited to building pads and access drives thereto, and extensive grading shall be discouraged. With implementation of these measures, the Project would be consistent with this policy.
Greenhouse Gas Emissions	
None listed.	See Air Quality.
Hazards and Hazardous Materials	
<i>Colusa County 2030 General Plan Safety Element (2012)</i>	
<i>Goal SA-1:</i> Ensure the safety of County residents, businesses, and visitors from hazardous conditions, including natural catastrophes and human-caused emergencies.	Consistent. The Project has the potential to be inconsistent with these policies; however, with implementation of mitigation measures to minimize impacts on hazards and hazardous materials, the Project

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<i>Objective SA 1-A: Ensure that Colusa County is Prepared to Provide an Organized Response to Natural and Human-Caused Emergencies.</i>	would be consistent with these policies. The Project is also not within a designated floodplain.
<i>Policy SA 1-3: Keep emergency access routes free of traffic impediments.</i>	
<i>Objective SA 1-B: Ensure that Planning and Development Procedures Identify and Mitigate Potential Hazards</i>	
<i>Policy SA 1-7: Permit development only in areas where the potential danger to the health and safety of people and property can be mitigated to an acceptable level.</i>	
<i>Policy SA 1-9: Except as otherwise allowed by Federal or State law, require new buildings intended for human use to be designed in compliance with the latest edition of the California Building Standards Code, California Fire Code, and other adopted standards based on potential risks.</i>	
<i>Policy SA 1-12: Require, where feasible, new road networks (public and private) to provide adequate access for emergency equipment and provide alternate routes for evacuation</i>	
<i>Policy SA 1-13: Require site investigations in areas planned for new development to determine susceptibility to landslides, subsidence/settlement, contamination, fire, and/or flooding.</i>	
<i>Objective SA 1-D: Take Appropriate Steps to Reduce the Risks to Life, Property, and Public Services Associated with Flooding.</i>	
<i>Policy SA 1-29: Require new development projects to demonstrate how storm water runoff will be detained or retained on--site and/or conveyed to the nearest drainage facility as part of the development review process. Project applicants shall demonstrate that project implementation would not result in increases in the peak flow runoff to adjacent lands or drainage facilities</i>	
<i>Policy SA 1-30: Ensure that construction activities will not result in adverse impacts to existing flood control and drainage structures.</i>	

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<i>Policy SA 1-31: Require project proponents to pay their fair share for construction of off-site drainage or flood control infrastructure improvements necessitated by their projects.</i>	
<i>Policy SA 1-34: Require new structures to be located outside of the 100-year floodplain to the greatest extent feasible. Exceptions may be made for agricultural structures that would not significantly impede flood waters or result in significant water quality impacts during a storm event.</i>	
<i>Policy SA 1-36: Encourage flood control measures that respect natural drainage features, vegetation and natural waterways, while still providing for adequate flood control and protection.</i>	
<i>Policy SA 1-37: Require a minimum of 100-year flood protection for new construction, and strive to achieve 200-year flood protection for unincorporated communities.</i>	
<i>Objective SA-1H: Minimize Risks to Residents and the Environment from Hazardous Materials and Waste</i>	
<i>Policy SA 1-48: Require businesses and agricultural operations to comply with all applicable local, state and federal regulations regarding the use, transport, storage and disposal of hazardous waste and hazardous materials.</i>	
<i>Policy SA 1-49: Utilize the development review process to reduce the risk of community exposure to hazardous materials.</i>	
<i>Policy SA 1-50: Require proponents of projects that would involve the use, storage, transport or disposal of hazardous materials or hazardous waste to demonstrate full compliance with all applicable local, state and federal regulations related to hazardous materials and waste. Any significant adverse environmental impacts associated with exposure to hazardous materials should be mitigated to a less than significant impact prior to approval of the project.</i>	
<i>City of Williams General Plan Public Safety Element (2012)</i>	

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<i>Policy 4.35:</i> The City will coordinate with appropriate federal, state, and regional agencies to address local sources of groundwater and soil contamination, including underground storage tanks, septic tanks, agriculture, and industrial uses.	Consistent. The Project has the potential to be inconsistent with these policies; however, with implementation of mitigation measures to minimize impacts on hazards and hazardous materials, the Project would be consistent with these policies.
<i>Policy 4.36:</i> The Williams Fire Protection Authority will assume responsibility for hazardous materials incidents that occur within the City limits, and provide assistance, as needed, in the instance of an incident in proximity to yet outside of the City.	
<i>Policy 4.37:</i> The City will work with the Colusa County Office of Emergency Services to coordinate their response to any hazardous materials incidents.	
<i>Policy 4.40:</i> The City will establish hazardous materials routes, which should be listed in the National Hazardous Materials Registry managed by the U.S. Department of Transportation Federal Motor Carrier Safety Administration (FMCSA).	
<i>Policy 4.41:</i> The City will establish designated truck routes through and around the City via an ordinance adopted by the City Council.	
<i>Policy 4.43:</i> New development adjacent to areas of ongoing agricultural development shall provide agricultural buffers that are adequate to protect residents from the harmful effects of agricultural chemical use.	
<i>Policy 4.45:</i> The City will require that development project proposals address existing hazardous materials concerns, particularly past agricultural uses, through preparation of Phase I or Phase II hazardous materials studies.	
Hydrology and Water Quality	
<i>Colusa County 2030 General Plan Conservation Element (2012)</i>	
<i>Policy CON 1-16:</i> Require new development projects to incorporate measures that eliminate or avoid direct impacts to lakes, reservoirs, rivers, creeks, streams, wetlands, and other waterways to the greatest extent feasible. Measures may include, but are not limited to,	Consistent. The Project has the potential to be inconsistent with these policies; however, with implementation of mitigation measures to minimize impacts on hydrology and water quality, the Project would be consistent with these policies.

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appropriate setbacks or the implementation of best management practices approved by the Department of Planning and Building.	
<i>Objective CON-1D: Protect Surface Water Quality in the County's Lakes, Streams, Creeks and Rivers</i>	
<i>Policy CON 1-22: Maintain lakes, rivers, streams, creeks, and waterways in a natural state whenever possible. These water features may be actively managed and/or improved or modified in order to function as natural flood protection and storm water management features during storms and flooding events.</i>	
<i>Policy CON 1-23: Protect and enhance streams, channels, seasonal and permanent marshland, wetlands, sloughs, riparian habitat and vernal pools through sound land use planning, community design, and site planning.</i>	
<i>Policy CON 1-24: If a proposed project may result in impacts to wetlands or other Waters of the U.S., require the project proponent to consult with the appropriate regulatory agency and implement all applicable permit requirements as a condition of project approval.</i>	
<i>Policy CON 1-26: Discourage development within 50 feet from the top of banks for all lakes, perennial ponds, rivers, creeks, sloughs, and perennial streams unless County-approved best management practices have been incorporated into the project's design in order to protect water quality and shoreline resources. Appropriate uses within the setback areas may include, but are not necessarily limited to:</i> <ul style="list-style-type: none"> a. Fire and flood protection areas b. Maintenance of riparian habitat c. Recreational trails d. Vegetated landscaping e. Boat launch facilities f. Levees g. Docks h. Irrigation pumps 	

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<i>Objective CON-1E: Ensure a Sustainable and Long-Term Supply of Safe and Reliable Water to Support the Needs of County Residents, Businesses, and Agricultural Operations</i>	
<i>Policy CON 1-33: Require new development and expansion of existing uses to incorporate best management practices for water use and include water conservation measures.</i>	Consistent. Two existing onsite water wells would be used as the source of water for the Project and there is an adequate water supply. Therefore, the Project would be consistent with these policies.
<i>Policy CON 1-35: Encourage the use of water conservation measures, including low flow plumbing; reclaimed wastewater for non-potable uses; dual plumbing that allows grey water from showers, sinks, and washers to be reused for landscape irrigation in new developments; and native and drought-tolerant landscaping.</i>	
<i>City of Williams General Plan Public Safety Element (2012)</i>	
<i>Policy 4.1: The City will require applicants for development to submit drainage studies that adhere to storm water design requirements and incorporate measures from the Storm Drainage Master Plan to prevent on- or off-site flooding.</i>	Consistent. The Project has the potential to be inconsistent with these policies; however, with implementation of mitigation measures to minimize impacts on hydrology and water quality, the Project would be consistent with these policies.
<i>Policy 4.2: Future development will include adequate provisions for on-and/or off-site collection, storage, and conveyance of storm water, in accordance with the City's policies and standards.</i>	
<i>Policy 4.3: Land within the floodplain that is indicated for future development in this general plan will mitigate flooding conditions through the means required by the City and FEMA.</i>	
<i>Policy 4.4: New development shall not cause downstream property owners, watercourses, channels, or conduits to receive storm water runoff at a higher peak flow rate than would have resulted from the same storm event occurring over the development site with the land in its natural, undeveloped condition.</i>	
<i>Policy 4.8: The City will promote and encourage the use of natural drainage configurations such as depression areas, wetlands, and natural swales versus underground storm drainage infrastructure.</i>	
<i>Policy 4.10: The City will encourage design strategies to reduce the impact of impervious surfaces on storm water quality through the use</i>	

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of water gardens, rain barrels or cisterns, pervious pavement, vegetated swales, swale blocks, and green roofs, among others.	
<i>Policy 4.12:</i> Discourage extensive areas of impermeable surfaces and promote the use of permeable materials for surfaces such as driveways and parking lots.	
Land Use and Planning	
<i>Colusa County 2030 General Plan Land Use Element (2012)</i>	
<i>Goal LU-1:</i> Maintain the efficient and harmonious use of land in the county, promoting a well-organized and orderly development pattern, avoiding random, haphazard growth, protecting public health and safety, and accommodating the orderly and sustainable growth of employment and population.	<p>Consistent. The Project would be consistent with the purpose and intent of the zone district as well as the land use designation. Therefore, the Project would be consistent with these policies. The impact analyses on the other issues also demonstrate consistency with these policies.</p>
<i>Policy LU 1-3:</i> All allowed land uses are subject to applicable County regulations and requirements, including the policies identified in this General Plan and the requirements and standards set forth in the Zoning Ordinance. Compatibility of General Plan land use designations with the districts and combining zones established by the Zoning Ordinance is shown in Table LU-2 of the Land Use Element.	
<i>Objective LU-1B:</i> Focus Future Growth In and Around Existing Communities While Preserving and Enhancing the County’s Agriculture and Rural Character	
<i>Policy LU 1-10:</i> Concentrate future development within or adjacent to the communities that provide urban services, including Arbuckle, College City, Colusa, Grimes, Maxwell, Princeton, Stonyford, and Williams, with an emphasis on placing large-scale and more intense development projects in these population centers as opposed to other rural and remote areas that lack public services and amenities or are not connected to an existing community.	
<i>Policy LU 1-11:</i> Make land use decisions that promote compact communities, generally filling in gaps of vacant and underutilized land between already developed areas before growing outward.	

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<i>Policy LU 1-20: Allow for meaningful participation in the planning process by affected and interested groups or individuals.</i>	
<i>Goal LU-2: Maintain Agriculture as the Paramount Land Use in the County and Ensure Land Use and Planning Decisions Support a Strong Agricultural Economy</i>	
<i>Goal LU-3: Ensure that Future Development Achieves the County's Goals of Agricultural Conservation, Rural Character, Growth Focused Around Existing Communities and Uses Sustainable Practices through Application of Development Requirements</i>	
<i>Objective LU-3B: Ensure that Reasonable Development Standards and the County's Rural Character and Quality of Life are Not Compromised in Efforts to Attract Commercial and Industrial Growth</i>	
<p><i>Policy LU 3-24: Require proposed industrial development to be consistent with the following:</i></p> <ul style="list-style-type: none"> • The area can be readily hooked up to public sewer and water facilities where these facilities are available, or to private sewer and water facilities where utilities do not yet exist. • If the industry uses community utilities, that community systems can accommodate the added demand without additional costs to the existing community. • If the project is to be served by groundwater wells, that reliable, scientific data be provided in the project development application that demonstrates that groundwater will be available under all conditions, including drought, that surrounding the wells will not have appreciable adverse effects on the quality and quantity of existing domestic and agricultural water supplies, and that private sewage disposal systems can comply with Environmental Health Department standards. • The project will not significantly contribute to air, water, light, and noise pollution. • The area has access to a major transportation route. 	

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<ul style="list-style-type: none"> • The impact of the development on local streets can be mitigated to acceptable levels. • The area is located within 10 minutes of a fire station or can mitigate fire hazards through additional measures, such as, water storage and pressure systems, building sprinkler systems and/or providing its own fire protection independently. 	
<i>Policy LU 3-25: Concentrate future industrial development in areas with direct access to rail, interstate, air, or state highway transportation facilities.</i>	
<i>Policy LU 3-26: To the extent possible, future industrial development should occur within master-planned industrial parks adjoining existing communities. These developments should be designed and landscaped so that they are compatible and integrated with their surroundings and do not reduce the visual qualities of the adjoining communities.</i>	
<i>Policy LU 3-27: With the exception of light industrial or research and development uses that do not conflict with residential uses, prohibit new industrial uses in established residential neighborhoods.</i>	
<i>Policy LU 3-28: Require new industrial development to pay its fair share of increases in public service and facilities costs.</i>	
<i>Colusa County 2030 General Plan Economic Development Element (2012)</i>	
<i>Goal ED-1: Diversify the County's Economic Base and Create Sustainable Long-Term Economic Growth that will Benefit County Residents and Businesses by Providing High-Paying Jobs, and Reducing Unemployment, and Broadening the Range of Industries</i>	Consistent. The Project would fulfill the County's objectives and policies of diversifying the local economy through industrial development. The Project would be consistent with these policies.
<i>Objective ED 1-A: To Diversify the Local Economy through Encouraging Commercial and Industrial Development that Increases Local Employment and Career Opportunities, Especially those Businesses that Offer Stable, Year-Round, High-Paying Jobs and Attracts Emerging Market Sectors</i>	
<i>Policy ED 1-1: Attract commercial and industrial development.</i>	

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<i>Policy ED 1-2: Support local efforts to create and provide new products and services that will expand employment opportunities, such as technology and research centers, business parks, manufacturing nodes, and shipping centers</i>	
<i>Policy ED 1-3: Maintain and attract a broad range of businesses that offer a diverse range of career opportunities.</i>	
<i>Policy ED 1-5: Promote the use of solar technology, cogeneration, biomass systems, and water reuse to reduce the long-term operational costs for businesses and provide a sustainable approach to water and energy use.</i>	
<i>Policy ED 1-7: Require new office and industrial park developments to be pre-wired for comprehensive and advanced communications technology.</i>	
<i>Policy ED 1-10: Assist efforts to attract new industries and businesses that develop new products and expand markets, particularly those that involve research and development of agricultural and food products.</i>	
<i>City of Williams General Plan Land Use and Character Element (2012)</i>	
<i>Policy 3.1: The integrity of the original town neighborhoods will be protected and enhanced through conservation measures and allowances for improvement and reinvestment.</i>	Consistent. The portion of the Project in the City of Williams would involve the reconductoring and pole replacement of an existing PG&E electrical line in the same location. Therefore, the Project would be consistent with these policies. Mitigation measures required for other issues areas would ensure compliance with these policies as well.
<i>Policy 3.32: The City will grow contiguously to manage the efficiency of public services and municipal infrastructure provision, to maintain a compact and well defined community form, and to oblige its fiscal responsibility.</i>	
<i>Policy 3.37: Decisions to provide municipal infrastructure and public services will include, among others, the location of subject development relative to:</i> <ul style="list-style-type: none"> • existing development; and • the area of existing utility service; and • the City limits; and • existing sphere of influence. 	

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<i>Policy 3.43: Future development and redevelopment shall be planned and implemented with appreciation for the physical environment and natural features of the community and with recognition of potential physical constraints to ensure appropriate siting of various types of development.</i>	
<i>Policy 3.44: Development will occur in a manner that is compatible with the existing agricultural resources, including agricultural cropland, orchards, and ranchlands).</i>	
<i>Policy 3.45: Sensitive resources, including floodplains, wetlands, riparian buffer areas along stream channels, and valued view sheds, will be protected and preserved.</i>	
<i>Policy 3.47: Agricultural resources will be observed so as not to unnecessarily encroach upon their operations or create nuisance conditions.</i>	
<i>Policy 3.48: Resources will be protected and integrated as amenities into development.</i>	
<i>Policy 3.52: New development will be compatible with existing and well established neighborhoods through appropriate use and design transitioning and cohesive types and patterns of development</i>	
<i>Policy 3.53: Development patterns shall provide for transitions and buffering between various land use intensities. Where land uses of incompatible intensities abut, there shall be adequate bufferyards to separate them.</i>	
<i>Policy 3.55: The traditional street and lot pattern will be respected in the design of new areas adjacent to the original town area.</i>	
<i>Policy 3.56: Potential adverse impacts on adjacent land use types shall be considered in the City's development review process (including factors such as noise, odor, pollution, excessive light, traffic, etc.).</i>	
<i>Policy 3.57: New development or redevelopment on "in-fill" parcels in developed areas shall maintain compatibility with existing uses and the prevailing land use pattern in the area.</i>	

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<i>Policy 3.58:</i> Land uses with unusual characteristics or a higher likelihood of raising compatibility issues shall be subject to more focused review and approval through a special approval process. Reasonable conditions or permit provisions shall be applied to mitigate potential adverse impacts on nearby properties and uses.	
<i>Policy 3.60:</i> Reuse and redevelopment of existing property will strictly adhere to the policies and principles of this general plan and the provisions of the development ordinances.	
<i>Policy 3.63:</i> Development along I-5 and the City's primary arteries will be designed with an increased standard of quality and appearance.	
<i>City of Williams General Plan Public Facilities Element (2012)</i>	
<i>Policy 5.22:</i> The City will ensure that future growth is closely coordinated with infrastructure investments, compatible with existing development, environmentally sensitive, and fiscally responsible.	Consistent. The portion of the Project in the City of Williams would involve the reconductoring and pole replacement of an existing PG&E electrical line in the same location. Therefore, the Project would be consistent with this policy.
Mineral Resources	
<i>Colusa County 2030 General Plan Conservation Element (2012)</i>	
<i>Goal CON-2:</i> Conserve, protect, and enhance energy, air, and mineral resources	Consistent. The Project would have no impact on mineral resources. The Project would be consistent with these policies.
<i>Objective CON-2C:</i> Protect Mineral and Natural Gas Resources and Avoid Land Use Conflicts from Mining and Resource Extraction Activities	
<i>Policy CON 2-24:</i> Conserve mineral resources identified by the State to be of regional or statewide significance for mineral resource extraction.	
<i>Policy CON 2-27:</i> Development within and adjacent to Resource Conservation lands where existing mineral resource extraction activities occur, or are likely to occur in the future, shall be regulated so that proposed future land uses will not be incompatible with mineral extraction operations. Regulations and development requirements shall be responsive to the type and intensity of the mining operation and the nature of the adjacent land use. Regulations and requirements may include, but are not limited to:	

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<ul style="list-style-type: none"> a. Development siting (setbacks, clustering, etc.). b. Land use buffer requirements, which include management and maintenance. c. Limitations on hours of operation for mining activities. d. Dust and noise controls on mining activities and operations. 	
Noise	
<i>Colusa County 2030 General Plan Noise Element (2012)</i>	
<i>Goal N-1: Protect people from the harmful and annoying effects of exposure to excessive noise.</i>	<p>Consistent. As discussed in the Noise Section and modeled in the Noise Impact Assessment contained in Appendix J, the contribution to existing noise and vibration during Project construction, both onsite and offsite, would not be perceptible and would be less than significant. In addition, Project operations roadway segments would not experience an increase of noise or vibration beyond the County significance standards as a result of the Project. The Project would be consistent with these policies.</p>
<i>Policy N 1-1: New proposed stationary noise sources shall not result in noise levels that exceed the standards of Table N-1 of the Noise Element, as measured immediately within the property line of lands designated for noise-sensitive uses.</i>	
<i>Policy N 1-2: Ensure that noise sources do not interfere with sleep by applying an interior maximum noise level criterion (Lmax) of 45 dBA in sleeping areas, for sensitive receptors.</i>	
<i>Policy N 1-3: Prohibit development of new noise-sensitive land uses in areas exposed to existing or projected noise levels that exceed the levels specified in Table N-2 of the Noise Element. An exception to this policy is provided when the project design demonstrates attenuated noise levels that meet the criteria specified in Table N-2.</i>	
<i>Policy N 1-4: Noise created by new mobile sources near existing noise-sensitive land uses shall not exceed noise levels specified in Table N-2.</i>	
<p><i>Policy N 1-5: The following criteria shall be used to determine the significance, for projects required by the California Environmental Quality Act to analyze noise impacts, of roadway noise impacts for roadway improvement, development, and other projects that increase roadway noise:</i></p> <ul style="list-style-type: none"> • Where existing traffic noise levels are less than 60 dB Ldn at the outdoor activity areas of noise-sensitive uses, a +5 dB Ldn increase in roadway noise levels will be considered significant; and 	

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<ul style="list-style-type: none"> • Where existing traffic noise levels range between 60 and 65 dB Ldn at the outdoor activity areas of noise-sensitive uses, a +3 dB Ldn increase in roadway noise levels will be considered significant; and • Where existing traffic noise levels are greater than 65 dB Ldn at the outdoor activity areas of noise-sensitive uses, a + 1.5 dB Ldn increase in roadway noise levels will be considered significant. 	
<p><i>Policy N 1-6:</i> Require new land use development proposals to address potential stationary and mobile noise impacts and land use incompatibilities from aircraft noise, train travel, and truck travel.</p>	
<p><i>Policy N 1-8:</i> Require new development projects and long-term planning projects to conform with the County's Airport Safety and Noise land use criteria, as identified in the Colusa County Airport Comprehensive Land Use Plan (CLUP).</p>	
<p><i>Objective N 1-B:</i> Protect the County's Economic Base by Preventing Incompatible Land Uses from Encroaching upon Existing or Planned Noise-Producing Agriculture, Industries, Farmland, Airports, and Other Sources</p>	
<p><i>Policy N 1-9:</i> Recognizing that existing and future traffic noise along the Interstate 5 corridor is an area of potential land use conflict for existing and future land uses, the County will allow reasonable use of this land, with an exterior noise exposure level not exceeding 65 dB Ldn/CNEL. Design of new development of noise sensitive uses, such as residential development, along this corridor should incorporate noise attenuation measures such as: larger setbacks from the highway, landscaped berms, and construction that emphasizes noise attenuation to reduce interior noise levels to those identified in Table N-2 of the Noise Element. Application of this noise standard is intended to provide for reasonable exterior noise levels while discouraging the use of excessively tall and unattractive sound walls.</p>	

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<i>Policy N 1-10:</i> New development of noise-sensitive uses shall not be allowed where the noise level due to stationary noise sources will exceed the exterior noise level standards of Table N-1 of the Noise Element unless effective noise mitigation measures have been incorporated into the development design to achieve the standards specified in Table N-1.	
<i>Objective N 1-C:</i> Encourage the Application of State of the Art Land Use Planning Methodologies in Areas of Potential Noise and Vibration Conflicts	
<p><i>Policy N 1-13:</i> An acoustical analysis shall be prepared and submitted to the County according to the requirements of Table N-3 of the Noise Element when:</p> <ul style="list-style-type: none"> • Noise sensitive land uses are proposed in areas exposed to existing or projected noise levels exceeding the Table N-1 (stationary) or Table N-2 (mobile) noise level standards. • A proposed project has the potential to create new noise levels exceeding the noise level standards of Table N-1 or Table N-2. 	
<i>Policy N 1-15:</i> As part of the review of new development projects, consider vibration impacts and require mitigation to reduce any significant adverse impacts to the maximum extent feasible and practical.	
<i>Policy N 1-16:</i> In making a determination of impact under the California Environmental Quality Act (CEQA), a significant impact will occur if the project results in an exceedance of the noise level standards contained in this Noise Element, or the project will result in an increase in ambient noise levels by more than 3 dB.	
<i>Policy N 1-17:</i> Require use of site design measures, such as the use of building design and orientation, buffer space, use of berms, and noise attenuation measures applied to the noise source, to reduce impacts to the maximum extent feasible and practical before mitigating noise impacts through use of sound walls. The use of sound walls or noise	

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barriers to attenuate noise from existing noise sources is discouraged, but may be allowed if the wall is architecturally incorporated into the project design, blends into the natural landscape, and does not adversely affect significant public view corridors.									
<i>Action N 1-J:</i> As part of the project review and approval process, require that all acoustical studies be prepared in accordance with Table N-3 of the Noise Element.									
<i>Action N 1-K:</i> As part of the project review and approval process, require construction projects and new development anticipated to generate a significant amount of ground borne vibration to ensure acceptable interior vibration levels at nearby noise-sensitive uses based on Federal Transit Administration criteria.									
<i>City of Williams General Plan Noise Element (2012)</i>									
<i>Policy 6.1:</i> All noise analyses prepared to determine compliance with the noise level standards contained within this Noise Element shall be prepared as described in Action 6 of the Noise Element.	Consistent. See analysis above for Colusa County.								
<i>Policy 6.6:</i> For capacity enhancing rail, or the construction of new rail, an acoustical analysis shall be prepared. If the project would result in a significant noise level increase as defined below, or if the project would cause noise levels to exceed the noise standards of Table 6.2, Noise Guidelines for New Uses Affected by Transportation Noise Sources of the Noise Element, noise mitigation measures shall be considered to reduce rail noise levels to a state of compliance with the Table 6.1. A significant increase is defined as follows:									
<table border="1"> <thead> <tr> <th>Pre-Project Noise Environment (Ldn)</th> <th>Significant Increase</th> </tr> </thead> <tbody> <tr> <td>Less than 60 dB</td> <td>5+ dB</td> </tr> <tr> <td>60 - 65 dB</td> <td>3+ dB</td> </tr> <tr> <td>Greater than 65 dB</td> <td>1.5+ dB</td> </tr> </tbody> </table>		Pre-Project Noise Environment (Ldn)	Significant Increase	Less than 60 dB	5+ dB	60 - 65 dB	3+ dB	Greater than 65 dB	1.5+ dB
Pre-Project Noise Environment (Ldn)		Significant Increase							
Less than 60 dB		5+ dB							
60 - 65 dB	3+ dB								
Greater than 65 dB	1.5+ dB								
There are various factors which may affect the feasibility or reasonableness of the mitigation which shall be considered including the following:									
1. The severity of the impact;									

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<p>2. The cost and effectiveness of the mitigation;</p> <p>3. The number of properties which would benefit from the mitigation; and</p> <p>4. Aesthetic, safety, and engineering considerations.</p>	
<i>Policy 6.8:</i> Prevent the introduction of new industrial uses in noise-sensitive areas.	
<i>Policy 6.9:</i> Prevent the introduction of new noise-producing uses in noise-sensitive areas.	
<i>Policy 6.12:</i> Prevent encroachment of noise-sensitive uses upon existing industrial facilities.	
<i>Policy 6.13:</i> Noise associated with construction activities shall adhere strictly to the City Code restrictions regarding prohibited operating hours.	
Population and Housing	
<i>Colusa County 2030 General Plan Housing Element 2020 Update (2020)</i>	
<i>Goal HO-1:</i> Conserve and Improve the County's Existing Communities, Neighborhoods, and Housing Supply	Consistent. As discussed under Population and Housing, it is expected that nearly all construction and operating personnel will come from the local and regional area. Approximately 42 construction workers would be employed during Project construction, 50 operational workers would be present any given weekday after Project construction, and 40 operational workers would be present on weekends. The existing community and housing supply would not be affected by population change, and the Project would be consistent with this policy.
Public Services	
<i>Colusa County 2030 General Plan Public Services and Facilities Element (2012)</i>	
<i>Goal PSF-3:</i> Maintain adequate and efficient fire protection, emergency medical response, and law enforcement services for existing and new communities.	Consistent. As discussed under Population and Housing, the Project is expected to employ approximately 42 construction workers who are expected to commute to the Project site from local areas. 50 operational workers would be present any given weekday after Project
<i>Objective PSF-3A:</i> Ensure Public Protection and Safety	

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<i>Goal PSF-4: Provide community and utility services, including schools, libraries, and museums, that enhance the quality of life and desirability of the County's communities.</i>	construction, and 40 operational workers would be present on weekends. Therefore, the Project is not expected to increase the demand for public services. The Project would be consistent with these policies.
<i>Objective PSF-4A: Support Quality Schools, Educational Facilities, and Educational Opportunities to Serve the Growing Needs of Current and Future Residents</i>	
<i>Objective PSF-4B: Provide Library Services to Meet the Evolving Educational and Social Needs of County Communities</i>	
<i>Objective PSF-4C: Expand Utility and Telecommunications Infrastructure to Serve all Developed Areas of the County</i>	
<i>Goal PSF-5: Provide responsive, cost effective and high quality government services and facilities to County residents and businesses.</i>	
Recreation	
<i>Colusa County 2030 General Plan Open Space and Recreation Element (2012)</i>	
<i>Objective OSR 1-A: Provide a Diverse and Accessible Range of Open Space Lands</i>	Consistent. As discussed in the Recreation Section, the Project is expected to employ approximately 42 construction workers who are expected to commute to the Project site from local areas. 50 operational workers would be present any given weekday after Project construction, and 40 operational workers would be present on weekends. Therefore, the Project is not expected to increase the demand for recreational facilities. The Project would be consistent with these policies.
<i>Objective OSR 1-B: Balance Open Space Preservation with Economic Development Needs</i>	
<i>Policy OSR 1-7: Open space near transportation infrastructure, such as I-5, SR 20, SR 45 and existing railroads shall be given consideration for conversion to industrial, commercial, and other job-creating uses if there is a demonstrated need for such uses and there is not a viable alternative location already designated for urban uses.</i>	
<i>Goal OSR-2: Increase Opportunities for Recreational Activities in Open Space</i>	
<i>Objective OSR 2-A: Ensure Adequate and Increased Public Access is Available to Open Space Recreation Areas</i>	
<i>Objective OSR 2-B: Increase Opportunities for County Residents and Visitors to Engage in a Broad Variety of Outdoor Recreation Activities</i>	
<i>Goal OSR-3: Support the Creation and Expansion of Recreational Opportunities In and Around Existing Communities</i>	

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<i>Objective OSR 3-A: Ensure Adequate Parks and Active Recreational Facilities are Available to County Residents</i>	
Transportation	
<i>Colusa County 2030 General Plan – Circulation Element (2012)</i>	
<i>Goal CIRC-1: Provide an Efficient Multi-modal Road and Highway System that Meets the Needs of All Users for the Movement of People and Goods</i>	<p>Consistent. As discussed under Transportation, the proposed facility is accessed via Myer Road and will operate 24 hours a day, 7 days a week. The proposed number of employees for the facility are less than half the number of employees commuting to and from the site during recent operation of the Olam facility. Specifically, a maximum of 50 employees per day would be onsite for the proposed operations as opposed to 100 employees during recent Olam operations during the off-season and up to 500 employees per day during the peak season. In addition, the 125 heavy truck trips per day under the Project would be less than half of the number of heavy truck trips utilized during recent operations of the Olam facility (300 daily trips per day). Therefore, the Project would be consistent with these policies.</p>
<i>Policy CIRC 1-1: Provide a circulation system that is consistent with the roadway network shown in the Circulation Element Diagram Figure CIRC-1.</i>	
<i>Policy CIRC 1-2: Roadway classifications shall be built to the standards described below and illustrated in Figures CIRC-2a and CIRC-2b.</i>	
<i>Policy CIRC 1-3: Address the concept of "complete" streets, which requires more complete consideration of all users of the street, in new development and roadway improvement projects.</i>	
<i>Policy CIRC 1-4: Define level of service (LOS) consistent with the latest edition of the Highway Capacity Manual and calculate using the methodologies contained in that manual. At a minimum, weekday AM and PM peak hour traffic volumes will be used in determining compliance with the level of service standard. The analysis of other periods may be appropriate and will depend on type of use.</i>	
<i>Policy CIRC 1-5: Maintain LOS C or better for County roadways and intersections in the unincorporated County.</i>	
<i>Policy CIRC 1-6: Maintain levels of service on state highways consistent with Caltrans standards, to the extent feasible.</i>	
<i>Policy CIRC 1-7: Use transportation facilities to support the economic growth of the region and to provide safe and efficient movement of persons and goods.</i>	
<i>Policy CIRC 1-8: Plan and design transportation facilities to avoid damage to the County's scenic and environmental resources, such as reductions in air quality and disruption of soils, topography, vegetative cover, and wildlife habitat.</i>	

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<i>Policy CIRC 1-11: Require new development to: 1) finance and construct all off-site circulation improvements (including safety improvements) necessary to mitigate a project's transportation impacts to local roads, consistent with the policies of the General Plan: and 2) to analyze traffic impacts on the regional transportation system and require a fair-share contribution necessary to mitigate significant impacts to regional transportation improvements where a financing plan or other mechanism has been adopted to ensure the full funding and construction of improvements. Right-of-way dedication should be requested as a condition of a proposed new or widened major or minor collector.</i>	
<i>Policy CIRC 1-12: Require new development and other projects with transportation impacts to pay their fair share cost of all feasible transportation improvements, including bicycle/pedestrian, transit, and safety, necessary to reduce the severity of cumulative transportation impacts.</i>	
<i>Policy CIRC 1-13: Require specific plans, commercial and industrial projects, subdivisions, and other large-scale projects to implement appropriate transportation control measures to reduce vehicle miles traveled and traffic congestion.</i>	Consistent. See analysis above for Colusa County.
<i>Policy CIRC 1-19: Include safe routes to schools in new development projects, where appropriate.</i>	
<i>Objective CIRC-1B: Provide and Sustain a Viable Rural Public Transit System</i>	
<i>Objective CIRC-1C: Promote and Ensure the Provision of Safe, Convenient and Attractive Sidewalks, Bikeways, and Trails where Appropriate for Local, Regional and Recreational Travel</i>	
<i>Goal CIRC-2: Support the Movement of Goods through Trucking, Rail, Air, and Other Forms of Freight Service to and from Businesses in the County</i>	
<i>Objective CIRC-2A: Support and Improve Rail Services to Provide Goods and Passenger Movement</i>	

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<i>Policy CIRC 2-2: Support the continuation of freight and rail service to businesses and communities along the main and branch lines of the California Northern Pacific Railroad.</i>	
<i>Goal CIRC-3: Provide a Circulation System that Supports Public Safety</i>	
<i>Objective CIRC-3B: Reduce Moving Traffic Hazards</i>	
<i>Policy CIRC 3-6: Ensure adequate access for emergency vehicles.</i>	
<i>Policy CIRC 3-9: Limit the intrusion of agricultural vehicles and heavy trucks on new residential streets.</i>	
<i>Action CIRC 3-B: As part of the development review process, ensure that roadside commercial uses, large-scale industrial uses, and large-scale commercial or industrial agricultural uses have an approved public access plan. The plan should address public safety and ease of access to the site.</i>	Consistent. See analysis above for Colusa County.
<i>Action CIRC 3-C: Bi-annually review truck routes and revise, where necessary, to reduce truck traffic through residential and pedestrian-oriented areas.</i>	
<i>Goal CIRC-4: Improve Livability in the County through Land Use and Transportation Decisions that Provide Residents with Choices to the Mode that they Use to Make Trips in the County</i>	
<i>Objective CIRC-4A: Provide Circulation Improvements that Address Livability, Accommodate Industrial and Commercial Development, and Consider Regional Planning Efforts, State Law, and Current Priorities</i>	
<i>Policy CIRC 4-1: Ensure that transportation control measures, alternative transportation options, and congestion management strategies are applied to long-term planning activities and large-scale new development projects.</i>	
<i>City of Williams Circulation Element (2012)</i>	
<i>Policy 8.d: Maintain roadways and circulation improvements to ensure safe, energy efficient and convenient daily travel for pedestrians, bicyclists, transit users and drivers as Williams grows.</i>	Consistent. See analysis above for Colusa County.
<i>Policy 8.e: Improve travel safety, accessibility and energy efficiency.</i>	
<i>Policy 8.f: Provide for truck and emergency vehicle traffic.</i>	

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<i>Policy 8.g:</i> The planning, alignment, and improvement of the street network will reflect the proposed land use pattern of the General Plan.	
<i>Policy 8.h:</i> Provide for desirable and safe alternative access to schools, parks, and shopping areas from residential areas within the City.	
<i>Policy 8.i:</i> Encourage the continued development and expansion of local and regional public transit systems.	
<i>Policy 8.j:</i> Improve and maintain the system of sidewalks and crosswalks to promote a pedestrian-friendly community.	
<i>Policy 8.k:</i> Publicize major transportation issues and solicit public input.	
<i>Policy 8.l:</i> Coordinate transportation planning with regional and local plans.	
<i>Policy 8.m:</i> Designate local scenic routes and enhance and protect their scenic qualities.	
<i>Policy 8.n:</i> Protect natural features.	
<i>Policy 8.o:</i> Provide parking in a way that balances the needs of motorists, pedestrians, bicyclists, transit users and community aesthetics.	
<i>Policy 8.p:</i> The City will strive to maintain Level of Service D or better for roadway and intersections except as specified below: <ul style="list-style-type: none"> • LOS E is acceptable in the Historic Downtown Area. • Utilize Caltrans LOS standards for Caltrans' facilities Exceptions to the LOS standards above may be considered by the City Council where reducing level of service would result in clear public benefit. Such circumstances include, but are not limited to if improvements necessary to achieve the LOS standard result in impact to a unique historic resource, a highly sensitive environmental area, requires infeasible right-of-way acquisition, or some other unusual physical constraint exists and or overriding economic or social circumstances.	
Tribal Cultural Resources	
None listed.	See Cultural Resources.
Utilities and Services Systems	

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<i>Colusa County 2030 General Plan Public Services and Facilities Element (2012)</i>	
<i>Goal PSF-1: Ensure that adequate water and wastewater services are available to serve existing land uses and areas of planned growth, as identified in the General Plan Land Use Map.</i>	<p>Consistent. Two existing onsite water wells would be used as the source of water for the Project and there is an adequate water supply. In addition, an onsite existing 1,500-gallon septic tank and leach field are located on the east side of the property under the existing gravel parking area for disposal of domestic wastewater. Use of this septic system is proposed for the new CRC Williams facility for non-process (domestic) wastewater disposal. The total projected domestic wastewater volumes generated from the facility would be similar to Olam's past use of the facility. No new water or wastewater facilities are anticipated to be required for the Project, other than storm water retention facilities onsite. Therefore, the Project would be consistent with these policies.</p>
<i>Objective PSF-1A: Provide Safe, Reliable, and Environmentally Sound Water Services to Existing County Land Uses and Areas of Planned Growth</i>	
<i>Policy PSF 1-1: Encourage and support the expansion of municipal water systems to areas identified for current or future development and growth on the General Plan land use map.</i>	
<i>Policy PSF 1-2: Prior to the approval of development, infrastructure, Specific Plans, or other projects that would result in increased demand for public water conveyance and treatment, projects must demonstrate proof of adequate water supply (e.g., that existing services are adequate to accommodate the increased demand, or improvements to the capacity of the system to meet increased demand will be made prior to project implementation), and that potential cumulative impacts to water users and the environment will be addressed.</i>	
<i>Policy PSF 1-7: Priority is given to serving existing water uses over new water uses.</i>	
<i>Policy PSF 1-8: Require proof of an adequate (as defined by the County Environmental Health Division) potable water supply to serve the entire project prior to approval of any division of land or use permit.</i>	
<i>Policy PSF 1-10: Prioritize water system improvements to areas prioritized for economic growth (commercial and industrial development as well as related housing) in the next 5-10 years.</i>	
<i>Objective PSF-1B: Provide Safe, Reliable, and Environmentally Sound Wastewater Services to Existing County Land Uses and Areas of Planned Growth</i>	
<i>Policy PSF 1-15: Prioritize wastewater service assistance and improvements to areas within the County that pose a threat to public</i>	

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health and the environment as a result of deficiencies in existing wastewater or septic systems.	
<i>Policy PSF 1-22:</i> For projects that will rely on on-site wastewater systems, applicants shall provide detailed plans demonstrating that the system will be adequate to serve the project and will meet or exceed all applicable water quality standards.	
<i>Policy PSF 1-24:</i> Installation of new wastewater lines should occur concurrently with construction of new roadways to maximize efficiency and minimize impacts from construction activities.	
<i>Policy PSD 1-26:</i> Privately owned package wastewater treatment plants which serve large-scale industrial operations, multiple users, or separate parcels shall be required to meet the following criteria: <ol style="list-style-type: none"> 1. The package treatment plant must comply with all applicable water quality and health standards and protect water resources; 2. The design and appearance of package treatment plants located in agricultural and other rural areas must be compatible with the rural area's character; 3. The project must include provisions for the operation, maintenance, and eventual replacement and/or removal of the package treatment plant; and 4. The project must include a financing program that ensures the long term costs for design, construction, operation and maintenance of the plant is fully paid by private sources. 	
<i>Goal PSF-2:</i> Ensure safe, convenient and environmentally responsible waste disposal and recycling services throughout the County.	
<i>Objective PSF-2C:</i> Provide Adequate Solid Waste Disposal Services and Increase Recycling and Reuse among Residents, Businesses and Public Agencies	Consistent. Solids generated from the process would be used to create a soil amendment co-product for beneficial reuse for agricultural purposes. Municipal solid waste generated by employees would be less than that generated during operation of the Olam facility. Finally, Olam is responsible for decommissioning and the demolition of facilities that would not be utilized by CRC, therefore, demolition waste generated by CRC would be minimal. In summary,

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	solid waste impacts would be less than significant and the Project would be consistent with these policies.
Wildfire	
<i>Colusa County 2030 General Plan Safety Element (2012)</i>	
<i>Objective SA 1-G: Minimize Risks to Human Life and Property from Fire in both Developed and Undeveloped Areas of the County</i>	Consistent. As discussed in the Wildfire, the Project is not located in or near a State Responsibility Area or lands classified as a Very High Fire Hazard Severity Zone. Due to the industrial nature of the facility and agricultural uses in the surrounding lands, wildfire risk could be considered low to very low with minimal potential to exacerbate wildfire risks and accompanying impacts. The Project would be consistent with these policies.
<i>Policy SA 1-45: Require identification of an adequate water source and supply system, including adequate fire flows, prior to development in very high, high or moderate Fire Hazard Severity Zones. Major industrial and other large- scale developments may be required to provide and maintain water storage facilities to ensure adequate water supply.</i>	
<i>City of Williams General Plan Public Safety Element (2012)</i>	
<i>Policy 4.25: The City will observe responsible land use planning as it relates to the management and protection against fire hazards.</i>	Consistent. See analysis above for Colusa County.