

**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**

**Objective CC-1A: *To Maintain and Enhance Distinct and Desirable Communities***

**Policy CC 1-1:** Protect the rural atmosphere and historic character of Colusa County’s towns and unincorporated communities.

**Policy CC 1-2:** Emphasize the unincorporated communities as retail, service and employment centers for local residents, as well as residents of surrounding rural (agricultural) areas. Where appropriate, promote economic development in the unincorporated communities that serves County visitors and regional tourism.

**Policy CC 1-3:** Encourage a range of shopping, dining, service, civic, and cultural uses in the downtown areas of the unincorporated communities to keep the community centers and downtown areas as the main focal point for activity, shopping, entertainment, business, pedestrian travel, tourism and culture.

**Policy CC 1-4:** Each community should have a “town center” or downtown core that serves as a social center where the public has access to schools, libraries, parks, community centers, civic buildings, and fire and law enforcement services.

**Policy CC 1-5:** Plan land uses within communities so that more intense land uses with higher development densities and community-oriented services, retail, and employment uses are located within the downtown or community center areas, transitioning to less intense land uses around community edges.

**Policy CC 1-6:** Require new commercial development to complement the character of the area in which it is proposed, to provide a pleasing aesthetic appearance and high-quality finishes, and to be designed with buildings, landscaping, and signage that enhance the community and surrounding uses, and to not detract from the character of existing communities.

**Policy CC 1-7:** Design commercial development so that buildings in downtown areas have zero front setbacks, except for approved plazas, seating areas, and entry nooks, and on-site parking located to the rear of the parcel (away from street and pedestrian access).

**Policy CC 1-8:** Implement the mechanisms and strategies identified in the Conservation and Open Space Elements of the General Plan as tools to actively protect open space and agricultural areas between cities and communities throughout the County.

**Policy CC 1-9:** Define community edges and boundaries through the use of the Agriculture Transition (AT) and Urban Reserve Area (URA) land use designations.

**Policy CC 1-10:** Encourage infill development and the appropriate redevelopment of vacant and underutilized properties within existing unincorporated communities and prioritize infill projects over development on land at the planned community edge.