Appendix A
Selected Excerpts, Figures, and Policies of the 1993 Glenn County General Plan

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Land Use Classifications 3-1 to 3-16
Land Use Diagram - Willows Urban Area Figure 3-7
General Plan Buildout Within the Willows Urban Limit Line Table 4-6
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VISION STATEMENT

County decision makers, staff and the General Plan Citizens Advisory Committee have examined a number of growth and development scenarios for Glenn County as a part of the general plan development process. These scenarios have focused on implications for natural resources, public safety and community development. From this process, a potential future for Glenn County has been identified and reflected in the preferred alternative. This future condition embodies several general concepts and actions, which form a vision for Glenn County as described below:

- Growth and development will occur predominantly within and adjacent to existing developed areas. A preponderance of the growth will occur within Orland, Willows, Hamilton City, and Artois, and to a lesser degree in Butte City and Elk Creek. Other established communities will continue to serve as local service centers, although actual growth within those communities will be limited. Urban limit lines will be placed around the six major communities, and most growth of an urban nature will take place within them. New areas for growth and development will emerge along I-5 at major interchanges. These new growth areas will be carefully planned, including requirements for establishment of specific plans for development and urban limit lines. Within the urban limit lines of Orland and Willows, the cities and the County will continue close communication and cooperation, to ensure that land resources and public services are utilized in the most beneficial and effective way.

- Housing types will become more diversified in the county. More planned unit developments (PUDs) or mixed use developments will occur as the scale of development enlarges. Such amenities as golf courses and lakes will be planned in conjunction with development. Cluster housing will be utilized to preserve agricultural land, and low and moderate income housing needs will be met utilizing a variety of new programs. People will be able to find high-quality, affordable housing in reasonably close proximity to their workplaces. Day care and other similar necessities of modern life will be planned for in conjunction with new housing developments.

- Agricultural land will continue to be carefully conserved, and new and more effective steps will be employed to preserve agricultural land. The preservation of agricultural land will not just be for nostalgic reasons,
however. The agricultural sector of Glenn County's economy and the county's rural heritage will remain prominent. Outside the six major development centers, population density will remain low, with scattered homesteads and some non-farm rural residential settlement around established communities.

- An increasing emphasis will be placed on tourism and recreation as economic generators, including hunting and other active use of private and public lands. The local economy will attain greater diversification, with a concerted and adequately funded economic development effort. New industries which no longer find urban environments attractive and efficient places to do business will locate within or near Orland and Willows, in industrial parks created through public and private action. Examples of new businesses which will locate in Glenn County include a variety of proprietary industries, outdoor equipment manufacturers, and packaging, assembly and recycling operations. This emphasis on creation of jobs will significantly reduce the county unemployment rate and will assist in reducing the public assistance burden.

- The retail and service sector will also grow, in part due to an aggressive economic development effort and in part to growth in population. Fewer goods and services will be available only in Chico, and sales tax leakage to Butte County will be reduced. Commuting to Butte County for employment as well as for goods and services will diminish in relative importance. The county will fully capitalize on its proximity to I-5, and will generate considerable economic activity related to motorists on the highway.

- Development patterns will stimulate demand for use of public transit with concentrations of population within urban limit lines. Employment, goods and services will also be planned for in conjunction with new housing in order to reduce the need for automobile trips. Air quality will remain good as decisions are made to minimize the impact of development and transportation on air resources.

- Major roadways and highways will be widened to avoid congested conditions. Improvements will be made to the collector system in the City of Orland to reduce local traffic demand on Highway 32. Forest Highway 7 will be paved to the coast, enhancing ease of movement through Mendocino National Forest and providing more destinations for tourists. A comprehensive bikeway system will be created and utilized as an alternative to some automobile trips and as an attraction to tourists visiting Glenn County. Natural areas, waterways and population centers will be linked to the bikeways.
The quality of education will remain high. New facilities necessary to meet demand will be funded to a great extent through new sources of revenue, particularly revenues generated from assessments and fees associated with new development. The presence of Butte College in Glenn County will grow, and an enlarged and full service campus will be developed within urban limit lines.

Glenn County's assets and heritage will be protected and preserved while providing for growth and development. County and special district supplied services will be upgraded to meet the demand generated by new development, and new development will be called upon to meet its fair share of service expansion costs. The role of volunteers within the various fire agencies will be preserved as part of the lifestyle and governmental structure in Glenn County. As population grows, more comprehensive health services will become available in the county. Fewer medically related trips out-of-county will be necessary. Consolidation of service delivery will occur over time, in response to growth demands.

The county's surface and groundwater resources will be protected through local and State action. Water resources will be put to their fullest use locally for agriculture, recreation, wildlife, and economic development. Groundwater recharge areas will be protected from harmful overcovering and pollution through careful land use planning, and creation or expansion of public sewer systems.

Public lands purchased for preservation of wildlife will generate additional economic activity as scientists and members of the public come to view and study remnant ecosystems. A bikeway and pathway system will permit ready access to such lands. The county will retain its abundant recreational opportunities, attracting people who are also attracted to outdoor activity, and a lifestyle which permits time to enjoy the out-of-doors. At the same time, new urban development will be fully complemented with parks and other open space features, ensuring a healthy and enjoyable living environment.
The vision described above will remain just that if it is not implemented. The role of the general plan is to provide the County with a "road map" to help it reach its desired future. The following chapters contain the tools and enumerate the steps necessary to allow the achievement of a more prosperous and dynamic Glenn County. They should be read thoughtfully and carefully and viewed as necessary steps to be taken toward a better future, while also providing for the retention of those things which make Glenn County a desirable and unique place to live.
SECTION 3
LAND USE AND ROADWAY CLASSIFICATIONS/LAND USE AND CIRCULATION DIAGRAMS

3.0 LAND USE CLASSIFICATIONS

To translate the goals and policies of the Policy Plan into diagram or map form, a set of land use classifications must be adopted to serve as a guide for designating the general land use distribution. Determining the land use designation for any area is generally based on the following criteria:

- Desire to protect agricultural areas from non-agricultural uses
- Existing uses of land when compatible with the goals and policies of the Plan
- Accessibility/circulation
- Soils classification
- Vegetation
- Existing parcel size, when consistent with goals and policies of the Plan
- Availability of public services and facilities and potential for expansion
- General characteristics of the area, such as slope, flood zone or biological significance
- Desire to remedy previous poor or obsolete land use decisions

Each land use classification has been defined and its purpose stated. Uses which would typically be permitted in each classification have been identified, as well as population density and building intensity standards. Where building intensity standards refer to net acreage, the standard must be met after roads and other dedications have been removed from the property. Where no reference to net acreage is made, acreages may be assumed to be gross acreage, including roads and other encumbrances. A zoning consistency matrix (see Table 3-1) has been developed that reflects the appropriate zoning classifications which meet the intent of the land use designations. This matrix is to be utilized when considering zoning reclassification proposals. The Glenn County Zoning Code may further define the uses which are permitted within each classification.
<table>
<thead>
<tr>
<th>LAND USE CLASSIFICATION</th>
<th>ZONING DESIGNATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Open Space/Public Lands</td>
<td>OS*</td>
</tr>
<tr>
<td>Foothill Agriculture/Forestry</td>
<td>FA, TPZ, AP, OS</td>
</tr>
<tr>
<td>Intensive Agriculture</td>
<td>AE-40, AE-80, AP</td>
</tr>
<tr>
<td>General Agriculture</td>
<td>AE-20</td>
</tr>
<tr>
<td>Agricultural/Residential</td>
<td>AT</td>
</tr>
<tr>
<td>Rural Residential</td>
<td>RE-5, PDR</td>
</tr>
<tr>
<td>Suburban Residential</td>
<td>RE-NW, RE-1, RE-2, PDR</td>
</tr>
<tr>
<td>Single Family Residential</td>
<td>R-1, PDR</td>
</tr>
<tr>
<td>Multiple Family Residential</td>
<td>R-M, PDR</td>
</tr>
<tr>
<td>Local Commercial</td>
<td>LC, PDC</td>
</tr>
<tr>
<td>Community Commercial</td>
<td>CC, PDC</td>
</tr>
<tr>
<td>Service Commercial</td>
<td>SC, PDC</td>
</tr>
<tr>
<td>Highway and Visitor Service Commercial</td>
<td>HVC, PDC</td>
</tr>
<tr>
<td>Industrial</td>
<td>M, PDC</td>
</tr>
<tr>
<td>Business Park</td>
<td>MP*</td>
</tr>
<tr>
<td>Public Facilities</td>
<td>All</td>
</tr>
<tr>
<td>Recreation</td>
<td>RZ</td>
</tr>
</tbody>
</table>
The table contains abbreviations for the following zones:

<table>
<thead>
<tr>
<th>Abbreviation</th>
<th>Description</th>
</tr>
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<tbody>
<tr>
<td>OS</td>
<td>Open Space Zone</td>
</tr>
<tr>
<td>FA</td>
<td>Foothill Agricultural/Forestry Zone</td>
</tr>
<tr>
<td>TPZ</td>
<td>Timberland Preserve Zone</td>
</tr>
<tr>
<td>AP</td>
<td>Agricultural Preserve Zone</td>
</tr>
<tr>
<td>AE</td>
<td>Exclusive Agricultural Zone (number indicates minimum parcel size in acres)</td>
</tr>
<tr>
<td>AT</td>
<td>Agricultural Transitional Zone</td>
</tr>
<tr>
<td>RE</td>
<td>Rural Residential Estate Zone (number indicates minimum parcel size in acres)</td>
</tr>
<tr>
<td>RE-NW</td>
<td>Rural Residential Estate Zone - North Willows</td>
</tr>
<tr>
<td>PDR</td>
<td>Planned Development Residential Zone</td>
</tr>
<tr>
<td>R-1</td>
<td>Single Family Residential Zone</td>
</tr>
<tr>
<td>R-M</td>
<td>Multiple Residential Zone</td>
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<tr>
<td>LC</td>
<td>Local Commercial Zone</td>
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<tr>
<td>CC</td>
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<td>Planned Development Commercial Zone</td>
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<tr>
<td>SC</td>
<td>Service Commercial Zone</td>
</tr>
<tr>
<td>HVC</td>
<td>Highway and Visitor Commercial Zone</td>
</tr>
<tr>
<td>M</td>
<td>Industrial Zone</td>
</tr>
<tr>
<td>MP</td>
<td>Industrial Park Zone</td>
</tr>
<tr>
<td>RZ</td>
<td>Recreation Zone</td>
</tr>
<tr>
<td>AV</td>
<td>Airport Zone</td>
</tr>
</tbody>
</table>

* Indicates new zoning classification

The land use classifications utilized to designate land within Glenn County, and which are shown on the Land Use Diagram (Figure 3-1, inserted separately at the back of this document, and Figures 3-2 through 3-13 at the end of this section), include:

- Open Space/Public Lands
- Foothill Agriculture/Forestry
- Intensive Agriculture
- General Agriculture
- Agricultural/Residential
- Rural Residential
- Suburban Residential
- Single Family Residential
- Multiple Family Residential

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• Local Commercial
• Community Commercial
• Service Commercial
• Highway and Visitor Service Commercial
• Industrial
• Business Park
• Public Facilities
• Recreation

In addition to the above land use classifications, several designations have been created in the form of overlays, to be applied in combination with the classifications listed above (Figures 3-14 through 3-19 at the end of this section). These Special Overlay Designations reflect special concerns and include the following:

• Biological Importance - BI
• Restorable Wetlands - RW
• Historic/Cultural - HC
• Floodway - FW
• Floodplain - FP
• Landfill/Septage Disposal Sites - SD
• Groundwater Recharge Areas - GR
• Streamside Protection Zone - SPZ

These overlay designations should be considered in conjunction with the underlying land use designation when reviewing development proposals, zoning reclassification proposals, or changes in land use designation, since they reflect constraints. In most cases, specific standards set forth in this Policy Plan assist in implementing the overlay designations. A list of zoning classifications compatible with each of the overlay designations is included in Table 3-2.
TABLE 3-2
OVERLAY DESIGNATION ZONING CONSISTENCY MATRIX

<table>
<thead>
<tr>
<th>OVERLAY DESIGNATION</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Biological Importance</td>
<td>All</td>
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<td>Restorable Wetlands</td>
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<td>Historic/Cultural</td>
<td>All</td>
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<td>Floodway</td>
<td>All</td>
</tr>
<tr>
<td>Floodplain</td>
<td>All</td>
</tr>
<tr>
<td>Landfill/Septage Disposal Sites</td>
<td>All</td>
</tr>
<tr>
<td>Groundwater Recharge</td>
<td>All</td>
</tr>
<tr>
<td>Streamside Protection</td>
<td>All</td>
</tr>
</tbody>
</table>

Three types of development areas have been identified in the Policy Plan: areas within Urban Limit Lines, Local Service Centers, and Development Nodes along Interstate 5. These areas are shown on the Land Use Diagram and described below. It is the intent of the County to direct development into these areas and away from more valuable agricultural lands.

3.0.1 Open Space/Public Lands

Definition and Purpose: The Open Space/Public Lands classification is used to identify areas having open space value as primitive or natural areas; to identify areas in public ownership which are reserved for wilderness use or as a wildlife or nature preserve; to retain certain lands in a natural or undisturbed state; to identify lake recreation areas and to provide for use of these areas for active or passive public recreation purposes.
Permitted Uses: Examples of uses which are considered appropriate under this classification include, but are not limited to: wildlife or nature preserves; passive, non-intensive recreational uses; public campgrounds; public parks; and important natural resource areas.

Standards for Population Density and Building Intensity: Areas designated as Open Space/Public Lands shall not be utilized for permanent residences.

3.0.2 Foothill Agriculture/Forestry

Definition and Purpose: The Foothill Agriculture/Forestry classification is used to preserve foothill areas of the county by providing for areas of intensive and extensive agricultural uses; to protect grazing land; to protect timber and forest lands economically suitable for logging; and to promote and encourage the use of forest lands for multiple purposes such as preserving wildlife, hunting, hiking, or other compatible uses.

Permitted Uses: Examples of uses which are considered appropriate under this classification include, but are not limited to: grazing; animal raising operations; growing and harvesting timber; uses directly related to growing, harvesting and processing forest products; growing and harvesting agricultural crops; uses directly related to growing, harvesting and processing agricultural products; and hunting lodges, clubs and camps.

Standards for Population Density and Building Intensity: The minimum parcel size shall be one hundred sixty (160) acres. Population density shall not exceed 12 persons per square mile (640 acres) and building intensity shall not exceed one permanent residence for every 160 acres.

3.0.3 Intensive Agriculture

Definition and Purpose: The Intensive Agriculture classification is used to identify areas suitable for commercial agriculture which provide a major segment of the county’s economic base; to protect the agricultural community from encroachment of unrelated agricultural uses which, by their nature, would be injurious to the physical and economic well-being of the agricultural community; to accommodate lands under Williamson Act contracts; to encourage the preservation of agricultural land, both in production and potentially productive, which contain State-designated Important Farmlands or Locally Significant Farmlands.
Permitted Uses: Examples of uses which are considered appropriate under this classification include, but are not limited to: growing and harvesting field crops, grain and hay crops; growing and harvesting fruit and nut trees, vines and vegetables; pasture and grazing land; and animal raising operations.

Standards for Population Density and Building Intensity: The minimum parcel size shall be forty (40) acres. Population density shall not exceed 100 persons per square mile (640 acres) and building intensity shall not exceed one residential unit per forty (40) acres except that housing for farm labor and senior citizens in excess of the above standard may be permitted subject to permitting procedures established in the Glenn County Zoning Code.

3.0.4 General Agriculture

Definition and Purpose: The General Agriculture classification is used to identify those areas where it is desirable to retain agriculture as the primary land use.

Permitted Uses: Examples of uses which are considered appropriate under this classification include, but are not limited to: growing and harvesting field crops, grain and hay crops; growing and harvesting fruit and nut trees, vines and vegetables; pasture and grazing land; and animal raising operations.

Standards for Population Density and Building Intensity: The minimum parcel size shall be twenty (20) acres. Population density shall not exceed 200 persons per square mile (640 acres) and building intensity shall not exceed one residential unit per twenty (20) acres except that housing for farm labor and senior citizens in excess of the above standard may be permitted subject to permitting procedures established in the Glenn County Zoning Code.

3.0.5 Agriculture/Residential

Definition and Purpose: The Agriculture/Residential classification is utilized to identify areas suitable for agricultural use and to provide for residential development with a range of densities compatible with a rural character and life-style; to use as a transition from Rural Residential to Intensive Agriculture; and to provide areas for "hobby farms".

Permitted Uses: Examples of uses which are considered appropriate under this classification include, but are not limited to: growing and harvesting field crops, grain
and hay crops; growing and harvesting fruit and nut trees, vines and vegetables; pasture and grazing land; domestic livestock farming on a limited scale; single family residential uses; and home occupations.

Standards for Population Density and Building Intensity: The minimum parcel size shall be ten (10) acres. Population density shall not exceed 400 persons per square mile (640 acres) and building intensity shall not exceed one residential unit per ten (10) acres except that housing for senior citizens in excess of the above standard may be permitted, subject to permitted procedures established in the Glenn County Zoning Code.

3.0.6 Rural Residential

Definition and Purpose: The Rural Residential classification is utilized to identify areas suitable for large lot, low density residential use that provide for development which is compatible with a rural character and life-style.

Permitted Uses: Examples of uses which are considered appropriate under this classification include, but are not limited to: single-family residences; agricultural and domestic livestock farming on a limited scale; and home occupations.

Standards for Population Density and Building Intensity: The minimum parcel size shall be five (5) acres. Population density shall not exceed 800 persons per square mile (640 acres) and building intensity shall not exceed one residential unit per five (5) acres except that housing for senior citizens in excess of the above standard may be permitted, subject to the permitting procedures established in the Glenn County Zoning Code.

3.0.7 Suburban Residential

Definition and Purpose: The Suburban Residential classification is utilized to identify areas suitable for smaller lots, yet rural in character, and to provide for development that is compatible with subdivisions in a suburban setting.

Permitted Uses: Examples of uses which are considered appropriate under this classification include, but are not limited to: single-family residences; agricultural and domestic livestock farming on a limited scale; and home occupations.
Standards for Population Density and Building Intensity: The minimum parcel size shall be one (1) acre with building intensity not exceeding one residential unit per net acre. In areas containing gravelly soils similar to those found in the West Orland area, the minimum parcel size shall be two (2) acres with building intensity not exceeding one residential unit per two net acres. In addition, housing for senior citizens in excess of the above standard may be permitted, subject to the permitting procedures established in the Glenn County Zoning Code. Population density shall not exceed 4,000 persons per square mile (640 acres), except in gravelly soil areas where population density shall not exceed 2,000 persons per square mile.

3.0.8 Single Family Residential

Definition and Purpose: The Single Family Residential classification is utilized to provide areas suitable for development of dwelling units intended for occupancy by only one household, and physically independent from other dwelling units or structures.

Permitted Uses: Examples of uses which are considered appropriate under this classification include, but are not limited to: "traditional" single-family detached housing; mobilehome subdivisions; mobilehome parks; and planned residential developments.

Standards for Population Density and Building Intensity: The minimum parcel size shall be 6,000 square feet. Population density shall not exceed 8,000 persons per square mile (640 acres) and building intensity is limited to one main dwelling unit per parcel and shall not exceed six (6) residential units per net acre except that in areas served by public sewer and water systems with adequate capacity; one second dwelling unit may be permitted subject to the permitting procedures established in the Glenn County Zoning Code. The maximum height of structures shall be thirty feet (30'). The maximum lot coverage shall be forty percent (40%) except in areas with slopes of more than 30 percent (30%), where the maximum lot coverage shall be thirty percent (30%).

3.0.9 Multiple Family Residential

Definition and Purpose: The Multiple Family Residential classification is utilized to provide for areas suitable for development of structures containing more than one dwelling unit, including duplexes and triplexes.
Permitted Uses: Examples of uses which are considered appropriate under this classification include, but are not limited to: attached housing; apartments; group housing; condominiums; mobilehome parks; and planned residential developments.

Standards for Population Density and Building Intensity: The minimum parcel size shall be 6,000 square feet. Population density shall not exceed 16,000 persons per square mile (640 acres) and building intensity may range from eight (8) residential units per net acre to fifteen (15) dwelling units per net acre. The maximum height of structures shall be forty-five feet (45'). The maximum lot coverage shall be forty percent (40%) for single story buildings; thirty-five percent (35%) for two story buildings; and thirty percent (30%) for three story buildings.

3.0.10 Local Commercial

Definition and Purpose: The Local Commercial classification provides for the designation of areas for small, localized retail, recreational and service businesses which provide goods and merchandise serving the immediate surrounding area.

Permitted Uses: Examples of uses which are considered appropriate under this classification include, but are not limited to: eating and drinking establishments; food and beverage retail sales; limited personal, medical, professional and repair services; and retail sales. Such facilities may range from a single use to a cluster of uses.

Standards for Population Density and Building Intensity: Areas designated as Local Commercial shall not be utilized for permanent residences. The minimum parcel size shall be 8,000 square feet. Structures shall not cover more than forty percent (40%) of the site if single-story or thirty percent (30%) of the site if multi-story, or be higher than thirty feet (30').

3.0.11 Community Commercial

Definition and Purpose: The Community Commercial classification provides for a full range of commercial retail and service establishments. Community Commercial areas should satisfy a variety of personal needs as well as those of other nearby businesses.

Permitted Uses: Examples of uses which are considered appropriate under this classification include, but are not limited to: gasoline service stations; hardware stores; eating and drinking establishments; food and beverage sales; public buildings;

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general merchandise stores; professional offices; and finance offices. Community Commercial uses also include agricultural supply and commodities sales; veterinary services; and other agricultural-related services.

Standards for Population Density and Building Intensity: Areas designated as Community Commercial shall not be utilized for permanent residences. The minimum parcel size shall be 8,000 square feet. Structures shall not cover more than fifty percent (50%) of the site or be higher than thirty-five feet (35').

3.0.12 Service Commercial

Definition and Purpose: The purpose of the Service Commercial classification is to provide areas suitable for heavier commercial uses involving outdoor storage, display and work activity.

Permitted Uses: Examples of uses which are considered appropriate under this classification include, but are not limited to: automotive-related or heavy equipment services and sales; lumber yards; machine shops; trucking terminals/ printing/publishing facilities; and warehousing. The Service Commercial classification may be used in agriculturally-designated areas where it provides an area for agricultural equipment sales and services; wholesale commodities sales; and other agricultural-related service and commercial uses.

Standards for Population Density and Building Intensity: Areas designated as Service Commercial shall not be utilized for permanent residences. The minimum parcel size shall be 12,500 square feet. Structures shall not cover more than seventy-five percent (75%) of the site or be higher than thirty-five feet (35'), unless developed as part of a Planned Development. Outdoor storage shall be screened and generally shall not exceed fifty percent (50%) of the gross floor area.

3.0.13 Highway and Visitor Service Commercial

Definition and Purpose: The purpose of the Highway and Visitor Service Commercial classification is to provide sites to serve the commercial needs of travelers and visitors to the county.

Permitted Uses: Examples of uses which are considered appropriate under this classification include, but are not limited to: travel-related services such as gasoline service stations, truck stops, food and beverage sales, eating and drinking
establishments and lodging located along major streets, major collectors, and major highways for travelers. Resort development is appropriate under this designation, as are other types of development that would attract visitors to the county.

Standards for Population Density and Building Intensity: Areas designated as Highway and Visitor Service Commercial shall not be utilized for permanent residences except for those units required for caretaker and/or employee housing incidental to hotel or motel uses. The minimum parcel size shall be 8,000 square feet. Structures shall not cover more than fifty percent (50%) of the site or be higher than thirty feet (30’), unless developed as part of a Planned Development.

3.0.14 Industrial

Definition and Purpose: The purpose of the Industrial classification is to provide for a range of manufacturing operations; the processing of natural resources; and the processing of agricultural products. The intent is to encourage appropriate industrial/manufacturing development that will be compatible with adjacent land uses and will not create adverse environmental impacts.

Permitted Uses: Examples of uses which are be considered appropriate under this classification include, but are not limited to: light manufacturing uses; uses permitted in the Service Commercial category; fabrication shops; large warehouses; equipment storage yards; distribution sales; batch plants; lumber mills; auto wrecking, salvage and junk yards; fuel tank farms; and energy facilities.

Standards for Population Density and Building Intensity: Areas designated as Industrial shall not be utilized for permanent residences. The minimum parcel size shall be 10,000 square feet. Structures shall not cover more than seventy-five percent (75%) of the site or be higher than forty-five feet (45’), unless developed as part of a Planned Development. Outdoor storage shall be completely screened and shall not exceed one hundred percent (100%) of the gross floor area of all structures.

3.0.15 Business Park

Definition and Purpose: The purpose of the Business Park classification is to strengthen and enhance industrial and business development potential by designating areas where adequate infrastructure can be provided to support new industries or the relocation of industries, and a "workplace use" environment can be provided.
Permitted Uses: Examples of uses which are considered appropriate under this classification include, but are not limited to: offices; research and development parks; light industrial parks; warehousing; health clubs and gymnasiums; small proprietary industries; "incubator" businesses and industries; and incidental retail uses.

Standards for Population Density and Building Intensity: Areas designated as Business Park shall not be used for permanent residential uses. The minimum parcel size shall one (1) acre. Structures shall not cover more than thirty percent (30%) of the site or be higher than forty-five feet (45').

3.0.16 Public Facilities

Definition and Purpose: The purpose of the Public Facilities classification is to provide areas for development of public facilities to meet public needs.

Permitted Uses: Examples of uses which are considered appropriate under this classification include, but are not limited to: institutional, academic, governmental and community services, either publicly-owned or operated by non-profit organizations, such as fire stations, parks and community centers.

Standards for Population Density and Building Intensity: Areas designated as Public Facilities shall not be utilized for permanent residences. The minimum parcel size shall be 6,000 square feet. Structures shall not cover more than fifty to seventy-five percent (50 to 75%) of the site or be higher than forty-five feet (45').

3.0.17 Recreation

Definition and Purpose: The Recreation classification is used to identify areas having open space value for recreation purposes and provide for utilization of these areas for public or private recreational development.

Permitted Uses: Examples of uses which are considered appropriate under this classification include, but are not limited to: private and public campgrounds; private and public parks or playgrounds; water-related recreation activities; golf courses and/or driving ranges; restaurants; recreationally-related commercial activity; outdoor theaters; ball parks; and race tracks.

Standards for Population Density and Building Intensity: Areas designated as Recreation shall not be utilized for permanent residences. The minimum parcel size
shall be five (5) acres. Structures shall not cover more than twenty percent (20%) of the site or be higher than thirty feet (30').

3.0.18 Special Overlay Designations

Biological Importance: This overlay designation reflects areas of biological importance in Glenn County which are critical to the preservation of plant and animal life. The purpose of the designation is to identify areas where certain types of development may have an adverse impact on biological resources. In some instances, development should not occur; in others, development should occur only when it can be shown that proper protection of resources will be achieved either through mitigation or compensation. Areas identified include the Sacramento River corridor, the Sacramento National Wildlife Refuge, migratory deer herd range, naturally occurring wetlands, and stream courses such as Butte and Stony Creeks. In addition to these general areas, twelve specific sites have been identified as discussed in Section 2.4.2 of the Environmental Setting Technical Paper (Figure 3-14).

Restorable Wetlands: This overlay designation reflects those areas approved by the Glenn County Board of Supervisors, by Resolution No. 92-56, for waterfowl or wetland habitat easement acquisition by the U.S. Fish and Wildlife Service. The U.S. Fish and Wildlife Service proposes to acquire easements, upon a willing seller basis, using Migratory Bird Conservation Funds in accordance with the North American Waterfowl Management Plan and Central Valley Habitat Joint Venture Implementation Plan (Figure 3-15).

Historic/Cultural: This overlay designation reflects those areas of unique historical or cultural value within Glenn County. The purpose of this designation is to preserve those sites identified for educational, scientific and aesthetic purposes (Figure 3-16).

Floodplain: This overlay reflects those areas which are subject to flooding in a 100 year storm as determined by the Federal Emergency Management Agency. The purpose of this designation is to identify those areas in which special precautions should be taken to ensure that structures and other property are not exposed to undue risk of flood during periods of heavy rainfall and runoff (Figure 3-17).

Floodway: Floodways are areas necessary for the safe passage of water during periods of high flow, and are based on State Reclamation Board Designated Floodway maps. Such areas should be carefully regulated to protect them from encroachment by structures or other modifications which would impede the flow of
water. They are also areas in which close coordination with the State Reclamation Board is required (Figure 3-18).

Groundwater Recharge: This overlay identifies an area with very high groundwater recharge value. Groundwater recharge areas should be protected from excessive overcovering and the County should ensure that septic systems and other potential sources of groundwater pollution are carefully regulated and monitored. Groundwater recharge areas also identify areas potentially rich in aggregate resources. Included within the groundwater recharge overlay area is the Stony Creek Fan (Figure 3-19).

3.0.19 Development Areas

Urban Limit Lines: This designation reflects the boundary around cities and unincorporated communities within which urban development will be directed. These lines represent those areas where growth can be accommodated because full urban services and infrastructure sufficient to serve development is either available or can be made available within the planning period.

Urban Limit Lines are not to be confused with Spheres of Influence as administered by the Local Agency Formation Commission. A Sphere of Influence is defined as "...the probable ultimate physical boundary and service area of a local agency, as determined by the (Local Agency Formation) commission." They are also distinct from city limit lines, and may include territory within city limits as well as unincorporated areas. When unincorporated area is included within an Urban Limit Line adjacent to a city, there is no obligation on the part of the affected city to plan for or to serve the subject area.

Local Service Centers: This designation reflects those rural communities which have developed with a mixture of residential and commercial uses, and function as a service center for surrounding farms and rural areas. Local service centers provide a limited range of goods and services locally and provide housing for persons who are employed on local farms and in agriculturally-related activities. Community sewer and water do not exist in these communities and are not proposed within the life of this Plan. It is intended that no peripheral expansion will occur in these areas; only infill development will be allowed after case-by-case evaluation.

I-5 Development Nodes: This designation reflects designated development nodes along the Interstate 5 corridor where development may occur. These areas have
been identified because of their potential for development due to their location at existing freeway interchanges. Before actual development may occur, proposals will be evaluated on their merit in compliance with policies and standards established in this General Plan.

General Plans of Development that have been approved by the Board of Supervisors for specific locations are as follows:

- The 366.71 acre site located on the southwest corner of I-5 and Road 27 shall be developed for a golf course, recreational vehicle park, motel, restaurant and other highway visitor serving commercial and recreational uses and a farm products store.

Other General Plans of Development to be approved by the Board of Supervisors will be described in this Section.

3.1 CIRCULATION SYSTEM CLASSIFICATIONS

A five-level functional classification system has been created for roads within Glenn County as follows: Rural Principal Arterial, Rural Minor Arterial, Rural Major Collector, Rural Minor Collector, and Rural Local. In addition, a five-level functional classification system has been created for roads inside the urban areas of Orland and Willows, as follows: Urban Principal Arterial, Urban Minor Arterial, Urban Major Collector, Urban Minor Collector, and Urban Local. These classifications are shown on the Circulation Diagram (Figures 3-20 through 3-24 at the end of this Section).

The rural functional classification system applies outside of the urban area boundaries established by the U.S. Census for Orland and Willows (Figures 3-21 and 3-22), and the urban functional classification system applies within these boundaries. Urban area boundaries are established only for areas that have populations of 5,000 or greater and, at the present time, are limited to Willows and Orland.

3.1.1 Rural Principal Arterial

Functions Served: Interstate highway or roadway connecting a principal arterial with cities of 50,000 population or greater or two or more cities with 50,000 population or greater. Emphasis is on through traffic but some shorter trips occur to or from major trip generators.
<table>
<thead>
<tr>
<th>LAND USE CATEGORY</th>
<th>TOTAL ACREAGE BY DESIGNATION</th>
<th>ACREAGE AVAILABLE FOR DEVELOPMENT</th>
<th>POTENTIAL NEW UNITS/S.F.</th>
<th>EXISTING UNITS/S.F.</th>
<th>TOTAL BUILDOUT UNITS/S.F.</th>
<th>POPULATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family Residential</td>
<td>126</td>
<td>35</td>
<td>208</td>
<td>195</td>
<td>403</td>
<td>1,128</td>
</tr>
<tr>
<td>Multiple Family Residential</td>
<td>25</td>
<td>9</td>
<td>116</td>
<td>206</td>
<td>322</td>
<td>902</td>
</tr>
<tr>
<td>Suburban Residential</td>
<td>407</td>
<td>185</td>
<td>182</td>
<td>226</td>
<td>408</td>
<td>1,142</td>
</tr>
<tr>
<td>Rural Residential</td>
<td>288</td>
<td>216</td>
<td>47</td>
<td>10</td>
<td>57</td>
<td>160</td>
</tr>
<tr>
<td>Service Commercial</td>
<td>34</td>
<td>9</td>
<td>156,816 S.F.</td>
<td>383,328 S.F.</td>
<td>540,144 S.F.</td>
<td></td>
</tr>
<tr>
<td>Highway and Visitor Commercial</td>
<td>14</td>
<td>10.5</td>
<td>125,803 S.F.</td>
<td></td>
<td>125,803 S.F.</td>
<td></td>
</tr>
<tr>
<td>Industrial</td>
<td>38</td>
<td>28.5</td>
<td>496,584 S.F.</td>
<td></td>
<td>496,584 S.F.</td>
<td></td>
</tr>
<tr>
<td>Public</td>
<td>388</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>Agriculture/ Residential</td>
<td>147</td>
<td>110</td>
<td>12</td>
<td>-</td>
<td>-</td>
<td>34</td>
</tr>
<tr>
<td>General Agriculture</td>
<td>153</td>
<td>115</td>
<td>7</td>
<td>6</td>
<td>13</td>
<td>36</td>
</tr>
<tr>
<td>Intensive Agriculture</td>
<td>1,034</td>
<td>259</td>
<td>7</td>
<td>-</td>
<td>579</td>
<td>653</td>
</tr>
<tr>
<td>TOTAL</td>
<td>2,654</td>
<td>977</td>
<td>579</td>
<td>.653</td>
<td>1,232</td>
<td>3,450</td>
</tr>
</tbody>
</table>

1. Single and multiple family residential acreage based on vacant land; other categories based on vacant land and assumption that 75% of area designated will be available for development. In areas designated for intensive or foothill agriculture, it is assumed that approximately 25% will be available for development because of existing parcelization and retention of large parcels for agricultural production.

2. Based on building intensity standards included in the General Plan plus the following assumptions:
   - A 10% factor has been used to calculate net acreage where appropriate; a 14% factor used for multiple-family.
   - 10% of parcels will have additional housing for elderly.
   - Commercial and industrial development assumes an averaged lot coverage allowable with single story development except in community and highway and visitor commercial where 10% of area is calculated with two-story development.
must have at least one corresponding implementation measure. Implementation strategies have been prioritized based on the following ranking:

- Priority 1 - Implementation immediate
- Priority 2 - Implementation within three to five years
- Priority 3 - Implementation beyond five years

For housing implementation strategies, a funding source is also stated as required by State law. Lead and coordinating agencies have also been identified for each implementation strategy. The lead agency is the organizational unit most directly responsible for ensuring that the requisite actions are taken. Coordinating agencies are those whose cooperation or assistance is needed or desired.

The goals, policies, implementation strategies and programs are divided into three subject areas: Natural Resources, Public Safety, and Community Development. Within the subsections of each subject area, statements are arranged in hierarchical order: goals, policies, quantified objectives (for housing) and implementation strategies. The numbering system for these statements is based upon the subject area, e.g. Natural Resources, Public Safety or Community Development, and the type of statement (goal, policy, objective or implementation measure), abbreviated as follows:

- Natural Resources (NR)
- Public Safety (PS)
- Community Development (CD)
- Goal (G)
- Policy (P)
- Objective (O)
- Implementation Measure (I)

Within each subject area, statements are numbered sequentially. For example, the first goal statement for Natural Resources is number NRG-1; the third policy statement for Public Safety is numbered PSP-3.

5.1 NATURAL RESOURCES

5.1.1 Agriculture/Soils

Background:

Three of the seven mandated elements of the general plan—land use, open space, and conservation—must address agricultural land and soils. The land use element designates the distribution, location and extent of the uses
of land for open space, which includes agriculture and natural resources. The purpose of the open space element is to preserve open space land which by definition includes rangeland, agricultural lands and areas of economic importance for producing food or fiber. The conservation element must address the conservation, development, and utilization of natural resources, which includes soils. Agriculture and soils are discussed in Section 2.1 of the Environmental Setting Technical Paper, Section 2.0 of the Natural Resources Issue Paper and Section 2.1 of the Community Development Issue Paper.

Two-thirds of Glenn County's 1,317 square miles are agricultural croplands and pasture. As the most extensive land use in the county, agriculture constitutes a significant component of the local economy. Agricultural land also provides valuable open space and important wildlife habitat. It is important that the County take steps to preserve its agricultural land from both economic and environmental perspectives.

There are 173,565 acres of land within Glenn County classified as "prime". As defined by the State Department of Conservation through the Farmland Mapping and Monitoring Program, "prime farmland" is land which has the best combination of physical and chemical features for producing crops. Converting prime agricultural land to non-agricultural uses is considered an irreversible loss of resources. Additionally, urban encroachment into agricultural areas can restrict surrounding agricultural operations and result in the loss of additional productive soils if not properly monitored and controlled.

The general plan process provides an opportunity for the County to establish and maintain the importance of agricultural lands preservation on a local level. With the primary goal being that of preserving the county's valuable agricultural resources, a variety of preservation tools can be used. The following goals, policies, implementation strategies and programs reflect Glenn County's approach to agricultural land preservation.

Goal:

NRG-1 Preservation of agricultural land

Policies: It shall be the policy of Glenn County to:
NRP-1  Maintain agriculture as a primary, extensive land use, not only in recognition of the economic importance of agriculture, but also in terms of agriculture’s contribution to the preservation of open space and wildlife habitat.

NRP-2  Support the concept that agriculture is a total, functioning system which will suffer when any part of it is subjected to regulation resulting in the decline of agricultural productivity, unmitigated land use conflicts and/or excessive land fragmentation.

NRP-3  Recognize the value of ricelands for waterfowl habitat, watershed management, and for groundwater recharge in an effort to preserve such lands and to maintain necessary water supplies in Glenn County.

NRP-4  Support efforts underway to explore the potential to utilize ricelands as temporary storage reservoirs in winter months, thus increasing groundwater recharge and supplies of surface water for both agriculture and wildlife, and potentially providing an alternative to rice straw burning.

NRP-5  Continue participation in the Williamson Act, and allow new lands devoted to commercial agriculture and located outside urban limit lines to enter the program, subject to the specific standards for inclusion contained in this General Plan.

NRP-6  Lobby on a continuing basis for maintenance and enhancement of the Williamson Act subvention program in concert with other interested counties and organizations.

NRP-7  Recognize the importance of the dairy industry, as well as other confined animal agricultural uses, to the agricultural economy by actively supporting efforts to attract new dairies and to expand existing facilities.

NRP-8  Assure that future land use decisions protect and enhance the agricultural industry while also protecting existing uses from potential incompatibilities.
NRP-9 

Encourage use of agricultural lands preservation tools such as in-county transfer of development rights, conservation easements, exclusive agricultural zoning and continuation of minimum parcel sizes.

NRP-10 

Limit the application of rural residential and similar zoning in the county, and follow standards for its application as contained in this General Plan, so as not to encourage the premature conversion of otherwise viable agricultural land to rural residential environments which can no longer be farmed, and are typically too dispersed to be served efficiently by government services.

NRP-11 

Monitor requests for subdivision of agriculturally developed and zoned parcels, located outside urban limit lines, in order to determine if present minimum parcel sizes are working effectively to discourage agricultural lands conversion.

NRP-12 

Review agricultural lands conversion findings as described in NRP-11 with decision makers annually.

NRP-13 

Establish urban limit lines around existing and planned future communities, development nodes and other areas of urban use, in an effort to protect agricultural land and to encourage infill and concentric growth.

NRP-14 

Consult Important Farmland Maps and other sources of information on the relative value of agricultural lands when planning areas of growth, in order to direct growth and development toward lesser value agricultural lands.

NRP-15 

Recognize that, in order to realistically provide for the necessary diversity and growth required in the local economy, some lands presently committed to agriculture may be consumed by other development activities, and plan for and monitor such conversion to assure that it does not hinder or restrict existing agricultural operations. Priority shall be given to industries related to agriculture.
NRP-16  Retain grazing land in large contiguous areas of the foothills, in recognition of its value to the livestock industry and as open space for watershed management, and its contribution to groundwater recharge, wildlife and waterfowl.

NRP-17  Recognize that limited conversion of grazing lands to other uses may be less harmful to agriculture than conversion of cropland, if the new uses are properly planned and serviced.

NRP-18  Support the U.S.D.A. Soil Conservation Service effort to update soils survey information in Glenn County.

NRP-19  Support the erosion control programs, resource management programs, and agricultural conservation efforts of the Glenn County Resource Conservation District that benefit the county as a whole.

NRP-20  Recognize the potential restrictions urbanization places on nearby agricultural practices and mitigate such conflicts whenever possible. Continue to support the County's "right to farm" ordinance and effort.

NRP-21  Require notices of nonrenewal for Williamson Act lands as a condition of land division and boundary line changes which result in parcel sizes below zoning minimums.

Implementation Strategies, Programs and Priorities:

NRI-1  Maintain or adopt intensive agricultural zoning on all privately owned parcels shown on the Land Use Diagram for agricultural use.

Implements policies: NRP-1, NRP-2, NRP-20, NRP-34
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission, agricultural organizations

NRI-2  Maintain minimum parcel sizes in all agricultural zones and review present standards annually to assure their effectiveness.
Provide for nonrenewal of Willimason Act lands as a condition of County approvals resulting in lots below minimum parcel size allowed in the Zoning Code.

Implements policies: NRP-1, NRP-2, NRP-21, NRP-34
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission, agricultural organizations

NRI-3

Encourage rice growers as well as other agricultural crop growers and cooperatives to emphasize the value of rice land for waterfowl habitat, air quality enhancement, and groundwater recharge through promotions and advertisement.

Implements policies: NRP-3, NRP-37
Priority: 1
Lead Agency: Glenn County Agricultural Commissioner
Coordinating Agencies: Glenn County Farm Bureau, Glenn County Agricultural Advisory Committee, agricultural organizations

NRI-4

Monitor and participate in efforts of State and federal agencies and private conservation groups to find alternatives to rice straw burning, including winter flooding of fields.

Implements policies: NRP-4, NRP-37, PSP-33
Priority: 1
Lead Agency: Glenn County Agricultural Commissioner
Coordinating Agencies: Glenn County Air Pollution Control District, agricultural organizations

NRI-5

Establish a process in the Planning Department allowing for the processing of "AP" zoning requests and Williamson Act contracts once annually, subject to the standards contained in this General Plan.

Implements policy: NRP-5
Priority: 2
Lead Agency: Glenn County Planning Department
PSI-104 Classify all existing solid waste disposal facilities as conforming uses and protect them from encroachment by incompatible uses.

Implements policy: PSP-70
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

5.3 COMMUNITY DEVELOPMENT

5.3.1 Land Use/Growth

Background:

The general distribution and general location and extent of land use for housing, business, industry, open space, agriculture, natural resources, recreation, education, public buildings and grounds, solid and liquid waste disposal facilities, and other public and private uses of land are all required components of the land use element. Land use classifications for each class of land use identified must be defined in order to distinguish between levels of intensity and allowable uses. With standards of population density and building intensity established for each of the land use classifications, the general plan is used to guide the physical development and growth of the county. The land use element has the broadest scope of all elements of the general plan and plays the central role of correlating all land use issues into a set of coherent development policies. Land use and growth are discussed in Sections 4.1 and 4.2 of the Environmental Setting Technical Paper and Section 2.0 of the Community Development Issue Paper.

Agriculture is the single most important component of the county's economic base, protection of agricultural land is of great importance. Land use patterns, goals and policies have been established which promote agricultural land preservation and protect these lands from urban encroachment. It is the intent of the County to direct development away from valuable agricultural lands into urban areas which can accommodate growth and provide adequate public services, including community sewer and water, police and fire protection. To accomplish this, urban limit lines (ULLs) will be established around the cities of Orland and Willows, the unincorporated communities of Hamilton City, Artois, Elk Creek and Butte City, and future
planned communities. These lines represent those areas where growth can be accommodated because full urban services and infrastructure sufficient to serve development is either available now or can be made available.

Other areas where new development may occur include: designated development nodes along Interstate 5 and within local service centers. Six development nodes have been identified along I-5 at the following interchanges:

- Road 7
- Road 27
- Road 33
- Road 39
- Road 57
- Road 68

Specific land use designations have not been assigned to these interchanges; rather, they have been shown as generalized areas for development. Before actual development may occur, development proposals will be evaluated on their merit in compliance with policies and standards established in this General Plan.

Local service centers include those small rural communities which have developed with residential and commercial uses, and function as service centers to surrounding farms and rural areas. Local service centers provide a limited range of goods and services locally and provide housing for persons who are employed on local farms and in agriculturally-related activities. Community sewer and water services do not exist in these communities, and are not proposed within the life of this Plan. It is intended that no peripheral expansion will occur in these areas; only infill development will be allowed after case-by-case evaluation. These local service centers include the unincorporated communities of:

- Bayliss
- Blue Gum
- Codora Four Corners
- Glenn
- Ord Bend

It is the intent of the County to promote orderly growth by directing new growth into areas where it can be accommodated and served adequately, and to avoid potential land use conflicts through the appropriate distribution
and regulation of land uses. Only compatible uses will be encouraged in agricultural areas; compatible uses are defined as those uses capable of existing together without conflict or ill effect.

Goal:

CDG-1 Preservation of agricultural land.

Policies: It shall be the policy of Glenn County to:

CDP-1 Establish urban-rural interface areas within which all new development shall incorporate a buffer zone to separate the development from surrounding agricultural land. This requirement may be eliminated or modified if there are significant topographical differences, substantial vegetation, or existing physical barriers between urban and rural areas.

CDP-2 Require that permanent, well-defined buffer areas be provided as part of new non-agricultural development proposals located adjacent to agricultural land uses on Important Farmlands designated as prime, of statewide importance, unique, or of local importance. These buffer areas shall be dedicated in perpetuity, shall be of sufficient size to protect agriculture from the impacts of incompatible development and to mitigate the effects of agricultural operations on adjacent land uses, and shall be credited as open space.

CDP-3 Use permanent physical features or barriers to separate agricultural from rural or urban uses wherever possible. Such features include rivers, streams, canals, roads, railroads, and topographical features.

CDP-4 Encourage clustering of residential development when parcels are adjacent to commercial agricultural lands, so as to place dwellings as far as possible from the agricultural land.

CDP-5 Encourage use of rural residential lot design which allows for the resubdivision of such lots, particularly when rural residential development occurs in proximity to growing communities.
CDP-6 Utilize urban limit lines as a method to preserve agricultural land and promote orderly growth in the county.

CDP-7 Solicit and encourage the voluntary donation of conservation easements or other development restrictions to the County or a qualified private nonprofit corporation to preserve the agricultural use of the land in areas designated for agricultural use, where subdivision of land would promote incompatible development.

CDP-8 Provide for the orderly transition of lands within urban limit lines from agricultural to urban use, and encourage and allow agricultural uses to continue until such time as urban development occurs.

CDP-9 Permit the conversion of agricultural or open land to urban development within urban limit lines to occur only as an extension of the urbanizing area. Urban limit lines shall not be used as justification for leapfrog development.

CDP-10 Encourage the preservation of agricultural lands, including those lands in production, and those which are potentially productive.

CDP-11 Direct nonagricultural development to marginal agricultural lands, avoiding Important Farmlands, wherever feasible alternative sites have been identified.

Goal:

CDG-2 Avoidance of land use conflicts in agricultural areas.

Policies: It shall be the policy of Glenn County to:

CDP-12 Utilize a "Right to Farm" Ordinance as a method to reduce the impacts of potential land use conflicts.

CDP-13 Require any new agricultural use or application to mitigate anticipated conflicts between proposed new agricultural uses and existing agricultural activities.
CDP-14 Require environmental review of all applications for residential building permits on undeveloped lots in antiquated subdivisions located in agriculturally designated areas.

CDP-15 Encourage the merger of lots or the reversion to acreage of lots in antiquated subdivisions in areas where development of the lots is substandard for agricultural purposes, and where development to non-agricultural use would impair surrounding agricultural operations.

CDP-16 Recognize that due to discrepancies arising from the original land surveys conducted in the State, which resulted in acreage shortages in sections of land, the existence of physical barriers such as canals, roads, streams, levees, etc., and parcel configuration, exceptions to minimum parcel size for properties zoned to exclusive agricultural categories may be necessary and appropriate to promote the spirit and intent of the General Plan.

CDP-17 Encourage agricultural water suppliers to make changes in their service requirements to increase the minimum sized parcel to be served in agricultural areas to ten (10) acres, and recommend that new parcels created within water supply district boundaries which are less than ten (10) acres in size be detached from the district(s), except for the Orland Unit Water Users' Association, for which the minimum size shall be 5.01 acres.

CDP-18 Within the Orland-Artois Water District, approve no zone changes allowing parcels smaller than twenty (20) acres in size, and approve no tentative maps for parcels less than twenty (20) acres in size.

CDP-19 Limit residential uses on agriculturally designated lands to farm-related single-family residences and quarters for farm labor and senior citizens, in accordance with State law.

Goal:

CDG-3 Appropriate distribution and regulation of land uses.
Policies: It shall be the policy of Glenn County to:

CDP-20 Assure that adequate provision is made in this General Plan for all types of uses and establish coherent land use patterns.

CDP-21 Establish standards for population density and building intensity for each land use category identified on the Land Use Diagram.

CDP-22 Allow a limited number of new planned communities and include within an existing or establish a new urban limit line for all approved planned communities.

CDP-23 Allow development nodes along the I-5 corridor at Road 7, Road 27, Road 33, Road 39, Road 57 and Road 68, and establish urban limit lines for all approved developments. All developments within development nodes shall be developed through the Planned Development process.

CDP-24 Discourage development of new planned communities away from established urban centers unless it can be demonstrated that they are self-sufficient and functional.

CDP-25 Prepare community plans for the unincorporated communities of Artois, Elk Creek, Hamilton City and Butte City which are consistent with this General Plan.

CDP-26 Adopt land use plans for the areas within the Orland and Willows urban limit lines, as recommended by the respective city, and as modified by the County to maintain consistency with this General Plan.

CDP-27 Encourage the cities of Orland and Willows to utilize the County-adopted urban limit lines as planning boundaries for their respective General Plans.

CDP-28 Locate major new residential development in proximity to opportunities for employment.

CDP-29 Establish distinct land use categories for single family and multiple family residential uses.
CDP-30  Relate decisions concerning land use to the functional classification of nearby roadways.

CDP-31  Encourage commercial and industrial development in areas where adequate facilities and services exist or where facilities and services can be made available, including areas within incorporated cities, planned communities and along the I-5 corridor. Adequate facilities and services shall include community water and sewer if located within an incorporated city or urban limit line. In other areas, adequacy of sewer and water service shall be as determined by local health standards/regulations.

CDP-32  Encourage a diverse range of commercial and industrial development, consistent with community plans and the level of service available.

CDP-33  Prevent the loss of designated industrial land to other nonindustrial uses.

CDP-34  Ensure that industrial or commercial development which requires public water, sewer and other urban services is located within an urban limit line.

CDP-35  Allow resource-dependent industrial uses to locate outside urban limit lines and other areas planned for development, when such uses are dependent upon close proximity to resource production lands, and are not dependent on an urban level of service.

CDP-36  Where appropriate, promote development of well planned and designed industrial parks catering to local businesses, as well as to outside opportunities.

CDP-37  Discourage strip commercial development and locate future commercial development in well designed commercial centers having adequate and controlled access to public roads.

CDP-38  Allow home occupations in areas not otherwise designated for commercial and industrial use, subject to review.
CDP-39  Design commercial and industrial subdivisions and uses to prevent the intrusion of incompatible uses.

CDP-40  Discourage scattered unplanned urban development.

CDP-41  Establish a procedure for utilizing development agreements in conjunction with development proposals, and provide for the rezoning of property where development agreements are violated.

CDP-42  Encourage the clustering of radio and other communication towers exceeding present zoning height requirements in specific locations in order to minimize overall visual impacts, and to discourage unplanned location of towers.

CDP-43  Establish a threshold for when to use gross or net acreage to determine minimum parcel size in rural residential zones.

CDP-44  Discourage urban growth in floodplains, aquifer recharge areas, scenic and historic sites, or other sensitive areas as specified in this General Plan.

CDP-45  Refine existing design review guidelines for application to areas within urban limit lines, and establish new and creative design guidelines for development nodes along the I-5 corridor area.

CDP-46  Require a general plan of development for large-scale development proposals, including planned communities and development nodes, and a specific plan for planned communities.

CDP-47  Reserve adequate sites for new and expanded public facilities needed to serve new growth and development and designate general locations for such facilities, including but not limited to schools, solid and liquid waste disposal facilities, drainage facilities, fire stations, and County government buildings and facilities.

CDP-48  Consider septic system and septage disposal limitations when determining areas suitable for new development not served by
wastewater treatment facilities, and assure that density standards allow adequate area for septage disposal.

CDP-49 Support the orderly growth of the Willows-Glenn County and Orland-Haigh Field airports, the development of compatible uses for the areas surrounding these airports, and safeguard the general welfare of the inhabitants within the vicinity of each airport and the public in general.

Goal:

CDG-4 Establishment and maintenance of formal lines of communication between the County and the cities.

Policies: It shall be the policy of Glenn County to:

CDP-50 Provide an orderly framework for communication and coordination between the County and the cities of Willows and Orland regarding development, public services and improvements.

CDP-51 Afford the cities of Orland and Willows the opportunity to review and comment on matters within their adopted urban limit lines and consider their recommendations in rendering land use decisions.

CDP-52 Encourage urban development proximate to incorporated cities to occur within incorporated cities first, and within urban limit lines of incorporated cities upon satisfaction of all of the following:

(a) The city will not consent to annex or annexation is not possible under State law;

(b) Public service impacts of development are within service capabilities of the County and affected special districts; and
(c) The use and density is consistent with the County's General Plan and compatible with the City's General Plan.

CDP-53 Seek equitable tax-sharing agreements for proposed annexations which address property tax, sales tax and (when applicable) redevelopment funds, in exchange for directing new urban development to incorporated cities.

Implementation Strategies, Programs and Priorities:

CDI-1 Condition discretionary development permits for new non-agricultural uses proposed adjacent to agricultural lands to provide a buffer zone dedicated as open space.

Implements policies: CDP-1, CDP-2, CDP-3
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

CDI-2 Require adoption of "PDR" (Planned Development Residential) zoning for new residential development proposed on parcels located adjacent to land used for commercial agriculture.

Implements policy: CDP-4
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

CDI-3 Establish urban limit lines subject to the standards in this General Plan.

Implements policy: CDP-6, CDP-23, CDP-112, CDP-114, CDP-119, NRP-13
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission, Glenn County Local Agency Formation Commission

CDI-4
Apply general agricultural zoning to properties within urban limit lines not presently designated for development until a General Plan amendment is approved pursuant to the standards set forth in this General Plan.

Implements policies: CDP-8, CDP-9, CDP-119
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

CDI-5
Apply the provisions of the "Right to Farm" Ordinance to all lands designated for agricultural use and to all lands in proximity to agricultural uses.

Implements policy: CDP-12
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

CDI-6
Condition discretionary planning permits to require mitigation measures which will reduce anticipated land use conflicts between the new uses and existing surrounding uses.

Implements policy: CDP-13
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

CDI-7
Amend the Glenn County Environmental Guidelines to establish a procedure for environmental review of permit applications on lots in antiquated subdivisions, subject to the standards set forth in this General Plan.

Policy Plan - Glenn County General Plan

5-87
June 15, 1993
Implements policy: CDP-14  
Priority: 1  
Lead Agency: Glenn County Planning Department  
Coordinating Agency: Glenn County Board of Supervisors  

CDI-8  
Approve requests for the merger of lots or the reversion to acreage of lots in antiquated subdivisions when such requests are in compliance with the provisions set forth in the State Subdivision Map Act.  
Implements policy: CDP-15  
Priority: 1  
Lead Agency: Glenn County Planning Department  
Coordinating Agency: Glenn County Board of Supervisors  

CDI-9  
Amend the *Glenn County Zoning Code* to allow for exceptions to minimum parcel sizes in agricultural areas as specified in this General Plan.  
Implements policy: CDP-16  
Priority: 1  
Lead Agency: Glenn County Planning Department  
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission  

CDI-10  
Contact agricultural water suppliers and formally request establishment of a ten (10) acre minimum parcel size for agricultural water service.  
Implements policy: CDP-17  
Priority: 1  
Lead Agency: Glenn County Planning Department  
Coordinating Agencies: Glenn County Board of Supervisors, Water Districts, Irrigation Districts  

CDI-11  
Apply zoning to properties located within the Orland-Artois Water District that reflects a minimum parcel size of twenty (20) acres or larger.
Implements policy: CDP-18
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission, Orland-Artois Water District

CDI-12
Establish standards in this General Plan for the land use classifications shown on the Land Use Diagram.

Implements policies: CDP-19 through CDP-21, CDP-25 through CDP-40, CDP-46, CDP 47, CDP-79, CDP-81, CDP-143, CDP-152
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

CDI-13
Prepare and adopt a Land Use Diagram which is consistent with the goals and policies of this General Plan.

Implements policies CDP-28 through CDP-32, CDP-34, CDP-37, CDP-40, CDP-44, CDP-47, CDP-48, CDP-79, CDP-81
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

CDI-14
Apply zoning which is consistent with the Land Use Diagram and the standards set forth in this General Plan.

Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission
Approve the development of new planned communities and
development nodes consistent with the standards set forth in
this General Plan.

Implements policies: CDP-22 through CDP-24, CDP-46
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors,
Glenn County Planning Commission

As circumstances warrant, undertake more in-depth planning
studies of recognized communities.

Implements policies: CDP-25, CDP-26
Priority: 2 and 3
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors,
Glenn County Planning Commission

Apply a general agriculture designation on the Land Use
Diagram to land within urban limit lines which is projected for
development but which is currently vacant or used
agriculturally.

Implements policy: CDP-8
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors,
Glenn County Planning Commission

Modify local procedures to provide for the use of development
agreements in conjunction with development approvals,
including a provision requiring rezoning if the development
agreement is violated.

Implements policy: CDP-41
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors,
Glenn County Planning Commission
CDI-19 Identify areas within the county where it is desirable to locate radio and other communication towers and establish a permit procedure for such uses.

Implements policy: CDP-42
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

CDI-20 Amend the *Glenn County Zoning Code* to include a threshold for use of gross or net acreage when determining minimum parcel sizes in rural residential zones.

Implements policy: CDP-43
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

CDI-21 Apply design review guidelines to development proposals located within urban limit lines and development nodes along the I-5 corridor.

Implements policies: CDP-37, CDP-39, CDP-45, CDP-46
Priority: 2
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

CDI-22 Establish a city/county consultation and review process for development proposals located within urban limit lines.

Implements policies: CDP-27, CDP-50 through CDP-52
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Cities of Willows and Orland, Glenn County Public Works Department, Glenn County Health Department
CDI-23  Develop a formal written strategy for use in future tax-sharing negotiations for annexations which addresses sales tax and (when applicable) redevelopment funds, as well as property taxes.

Implements policy: CDP-53
Priority: 2
Lead Agency: Glenn County Board of Supervisors
Coordinating Agency: County Counsel

CDI-24  Apply "M" (Industrial) zoning on all land designated for industrial use on the Land Use Diagram and enforce the regulations of the "M" classification to prevent the intrusion of nonindustrial uses into industrial areas.

Implements policy: CDP-33
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

5.3.2 Transportation/Circulation

Background:

Transportation and circulation needs are closely tied to the location and distribution of land uses. Section 65302(b) of the Government Code requires that a circulation element be made a part of the general plan. The circulation element must address the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities, all correlated with the land use element. This Section contains the major portion of the mandated circulation element. Existing and proposed public utilities and facilities are addressed in Section 5.3.4, Public Services and Facilities. Transportation and circulation are discussed in Section 4.3 of the Environmental Setting Technical Paper and Section 3.0 of the Community Development Issue Paper.

No major increases in traffic levels on roadways within Glenn County are expected. The growth in traffic generally will be in relationship to population growth, which countywide is forecast to be three percent per year.
Appendix B

Recommended Land Uses for the Airport Safety Zones from the 1990 Willows Glenn County Comprehensive Airport Land Use Plan
WILLOWS GLENN COUNTY AIRPORT
COMPREHENSIVE AIRPORT LAND USE PLAN

Land Use Compatibility Guidelines

TABLE ONE, PART ONE
CLEAR ZONE SAFETY AREAS

The following land use guidelines shall be applied to the Clear Zone Safety Areas depicted on Map 2 as Safety Area I.

**GENERAL GUIDELINES**

Clear zones should be kept essentially clear. Development must be carefully restricted. No structures are allowed. ALUC recommends that airport owners obtain property and/or development rights for clear zone areas.

**LAND USE GUIDELINES**

<table>
<thead>
<tr>
<th>Category</th>
<th>Allowed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>No</td>
</tr>
<tr>
<td>Commercial/Retail</td>
<td>No</td>
</tr>
<tr>
<td>Industrial/Manufacturing</td>
<td>No</td>
</tr>
<tr>
<td>Transportation</td>
<td></td>
</tr>
<tr>
<td>Highways, streets</td>
<td>Yes (1)</td>
</tr>
<tr>
<td>Auto Parking Lots</td>
<td>No</td>
</tr>
<tr>
<td>Communications, Utilities</td>
<td>Yes (2)(3)</td>
</tr>
<tr>
<td>Public and Quasi-Public Services</td>
<td>No</td>
</tr>
<tr>
<td>Outdoor Recreation</td>
<td>No</td>
</tr>
<tr>
<td>Resource Production, Extraction, and Open Space</td>
<td></td>
</tr>
<tr>
<td>Agriculture</td>
<td>Yes (3)</td>
</tr>
<tr>
<td>Forestry Activities and Related Services</td>
<td>No</td>
</tr>
<tr>
<td>Mining Activities</td>
<td>No</td>
</tr>
<tr>
<td>Open Space uses (e.g. grazing)</td>
<td>Yes</td>
</tr>
</tbody>
</table>

(1) Highways and streets with moving traffic are considered compatible. Intersections which would result in a relatively high density of standing traffic in clear zones are discouraged.

(2) No above-grade transmission lines.

(3) No structures permitted.
WILLOWS GLENN COUNTY AIRPORT
COMPREHENSIVE AIRPORT LAND USE PLAN

TABLE ONE, PART TWO
APPROACH ZONE SAFETY AREAS

The following land use guidelines shall be applied to the Approach Zone Safety Areas depicted on Map 2 as Safety Area 2.

<table>
<thead>
<tr>
<th>LAND USE GUIDELINES</th>
<th>Yes (1)(3)</th>
<th>Yes (2)(3)</th>
<th>Yes (3)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subdivisions</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single Family</td>
<td>Yes (1)(2)(3)</td>
<td>Yes (3)</td>
<td></td>
</tr>
<tr>
<td>Multiple Family</td>
<td>No</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Mobile Home Parks</td>
<td>No</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Hotels, Motels</td>
<td>No</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Commercial/Retail</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>General Retail, Merchandise</td>
<td>Yes (2)(3)</td>
<td>Yes (3)</td>
<td></td>
</tr>
<tr>
<td>Wholesale Trade ()</td>
<td>Yes (3)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building materials, Retail</td>
<td>Yes (3)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Restaurants, Bars</td>
<td>No</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Small-scale repair</td>
<td>Yes (3)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Professional offices</td>
<td>Yes (2)(3)</td>
<td>Yes (3)</td>
<td></td>
</tr>
<tr>
<td>Industrial/Manufacturing</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Chemical, Petroleum,</td>
<td>No</td>
<td>Yes (3)</td>
<td></td>
</tr>
<tr>
<td>Rubber and Plastics</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Miscellaneous Manufacturing</td>
<td>Yes (3)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Warehousing, Storage of</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>non-flammables</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Transportation</td>
<td>Yes</td>
<td>Yes (3)</td>
<td></td>
</tr>
<tr>
<td>Communications, Utilities</td>
<td>Yes (3)</td>
<td></td>
<td></td>
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<tr>
<td>Public and Quasi-Public</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Services</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cemeteries</td>
<td>Yes (3)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other Public and Quasi-Public Services and Facilities (e.g. schools, hospitals)</td>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Outdoor Recreation Facilities</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Playgrounds, Neighborhood</td>
<td>No</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Parks</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Spectator Sports, arenas</td>
<td>No</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Auditoriums, Amphitheaters</td>
<td>No</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Motocross</td>
<td>Yes (3)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Riding Stables</td>
<td>No</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Resource Production, Extraction and Open Space</td>
<td>Yes (3)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
(1) Density of residential use shall not exceed one dwelling unit per 2.5 acres.

(2) Not within 2000 feet from the Clear Zone

(3) Projects must be reviewed on individual basis. Threshold for review of "large concentrations" is on the order of 10 people per acre for non-residential uses. Industrial projects must be reviewed to preclude smoke, electronic interference, lights and/or glare which may constitute operation hazards to aircraft. A finding, supported by facts in the record, must be made for any project approval stating: Approval of the project is consistent with the need to protect public health, safety and welfare by ensuring the orderly expansion of the airport and the adoption of land use measures that minimize the public's exposure to substantial noise and safety hazards within areas around public airports.
## Table One, Part Three
### Overflight Zone Safety Areas

The following land use guidelines shall be applied to the Overflight Safety Area depicted on Map 2 as Safety Area 3.

### Land Use Guidelines

<table>
<thead>
<tr>
<th>Land Use Category</th>
<th>Yes</th>
<th>Yes (1)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single Family</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multiple Family</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>Mobile Home Parks</td>
<td>Yes</td>
<td>(1)</td>
</tr>
<tr>
<td>Hotels, Motels</td>
<td>Yes</td>
<td>(1)</td>
</tr>
<tr>
<td>Commercial/Retail</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Warehousing, Storage of non-flammables</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>All others</td>
<td>Yes</td>
<td>(1)</td>
</tr>
<tr>
<td>Industrial/Manufacturing</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Transportation</td>
<td></td>
<td></td>
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<tr>
<td>Communications, Utilities</td>
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<td></td>
</tr>
<tr>
<td>Public and Quasi-Public Services</td>
<td></td>
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</tr>
<tr>
<td>Cemeteries</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>Schools, Hospitals</td>
<td>Yes</td>
<td>(1)</td>
</tr>
<tr>
<td>Other Public and Quasi-Public Services and Facilities</td>
<td>Yes</td>
<td>(1)</td>
</tr>
<tr>
<td>Outdoor Recreation Facilities</td>
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<td></td>
</tr>
<tr>
<td>Resource Production, Extraction and Open Space</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Subdivisions</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(1) Projects must be reviewed on individual basis. A finding, supported by facts in the record, must be made for any project approval stating: Approval of the project is consistent with the need to protect public health, safety and welfare by ensuring the orderly expansion of the airport and the adoption of land use measures that minimize the public's exposure to substantial noise and safety hazards within areas around public airports.