



SPECIAL CITY COUNCIL MEETING

Wednesday, August 20, 2025

Special Meeting - 6:00 PM

City Hall – City Council Chambers
425 Webster Street, Colusa, CA 95932

AGENDA

Notice is hereby given that the City Council will hold a Special Meeting Wednesday, August 20, 2025, at 6:00 PM in the City Council Chambers, 425 Webster Street, Colusa, California. Any writings or documents pertaining to an open session item provided to a majority of the members of the legislative body less than 24 hours prior to the meeting shall be made available for public inspection at Colusa City Hall. Members of the public may address the City Council concerning any item described in this notice and agenda before consideration of that item. No City business other than that described in this notice and agenda shall be considered by the City Council.

Join Zoom Meeting: <https://us06web.zoom.us/j/81802413835>
Meeting ID: 818 0241 3835 Passcode: 970892
Phone: 669-444-9171, ID 970892

Mayor – Ryan Codorniz
Mayor Pro Tem – Denise Conrado
Council Member – Daniel Vaca
Council Member – Greg Ponciano
Council Member – Dave Markss

CALL TO ORDER

ROLL CALL

PUBLIC COMMENTS *(The public may comment only on items for the Special Meeting)*

COUNCIL CONSIDERATION

1. Appeal of the Planning Director's approval of a Minor Use Permit to authorize an animal processing facility (Colusa Meat) at 7295 Industrial Way (Portion of APN 017-030-115).

Recommendation: Open the Public Hearing and;

Council to adopt the Resolution denying the appeal by Mark Tomey and agreeing with the Planning Director's approval of the Minor Use Permit (Colusa Meat) at 7295 Industrial Way (portion of APN 017-030-115).

ADJOURNMENT

SHELLY KITTLE, CITY CLERK

In compliance with the Americans with Disabilities Act, persons requiring accommodations for a disability at a public meeting should notify the City Clerk at least 48 hours prior to the meeting at (530) 458-4740 in order to allow the City sufficient time to make reasonable arrangements to accommodate participation in this meeting.



City of Colusa California

STAFF REPORT

DATE: August 20, 2025

TO: City Council – Public Hearing Regarding Appeal of Planning Directors approval of a Minor Use Permit to authorize an animal processing facility (Colusa Meat)

FROM: Jesse Cain, City Manager
Jake Morley, Planning Consultant

AGENDA ITEM: Appeal of the Planning Directors approval of a Minor Use Permit to authorize an animal processing facility (Colusa Meat) at 7295 Industrial Way (Portion of APN 017-030-115).

Report in Brief: On July 15, 2025 the Planning Director held a public hearing and approved a Minor Use Permit for an animal processing facility at 7295 Industrial Way. The subject use will occupy 1-acre of the 10.92-acre site and utilize an existing 3,600 square foot structure. The project includes the addition of outdoor holding pens and corals, fencing, water, food and shade (See Planning Director Staff Report, **Attachment A**).

On July 25, 2025, Mark Tomey filed a timely appeal of the Planning Directors approval (See Appeal Letter, **Attachment B**).

Recommendation: Staff recommend that the City Council hold a public hearing and deny the appeal and uphold the Planning Directors approval of the Minor Use Permit (Colusa Meat) at 7295 Industrial Way (Portion of APN 017-030-115).

ANALYSIS:

Appeal Comment No. 1 – Procedural Error and Improper Zoning Disclosure

The subject property is located within the M-2-P-D (Heavy Industrial with Planned Development Overlay) zoning district. Public noticing for the Administrative Hearing failed to accurately identify this zoning designation and instead described the site under base M-2 zoning. This omission is not a minor error—it constitutes a material defect in public notice, misleading the public regarding the level of discretionary review required.

Under the correct M-2-P-D designation, the proposed use is subject to the Planned Development procedures outlined in Ordinance No. 533, which include additional discretionary review.

An Administrative Hearing is not a sufficient review mechanism under these circumstances, and the matter should have been referred to the Planning Commission at a minimum. Accordingly, the decision rendered on July 15, 2025, is procedurally flawed and must be considered null and void. We respectfully request that the City re-notice the matter under the correct zoning designation and schedule a full public hearing before the Planning Commission.

Staff Response

The public notice, staff report, zoning map on the city's website and all corresponding documents related to known public documents and maps for the Minor Use Permit make reference to the M-2 General Industrial zoning district. Although reference to the P-D – Planned Development is mentioned in the ordinance adopting the zoning for the property, there are no specific P-D development standards, regulations or other standards mentioned.

Upon review of the P-D Planned Development designation in the Colusa Municipal Code (CMC) Appendix A – Article 15 Planned Development – it too does not impose regulatory requirements to any zoning district. But rather, it is used as a tool by applicants for discretionary entitlements to seek deviations from development standards (lots sizes and design, parking requirements, setbacks, etc.). In this instance, the proposed animal processing facility meets all development standards in the CMC or as conditioned as part of the project and is not seeking deviations from the CMC.

As required a Public Hearing was notice both via mailed notices to all property owners within 300 feet of the project site and public notice was placed in the newspaper. Additional notices were in City Hall, both in the Planning Department and within Public Notice portion of City Hall.

For additional discussion on this item, see City Attorney Letter, dated July 25, 2025 (**Attachment C**)

Appeal Comment No. 2 - Noncompliance with Planned Development Requirements

The permit approval does not satisfy the conditions and discretionary procedures associated with the P-D overlay. As stated in Ordinance No. 533, projects within the M-2-P-D zone must be evaluated under enhanced public scrutiny to ensure compatibility with surrounding land uses and infrastructure. This standard has not been met.

Staff Response

As discussed above, there are no specific standards, conditions or other development regulations associated with a P-D Planned Development Overlay zoning district either in Ordinance No. 533 or in CMC Appendix A – Article 15 – Planned Developments.

Appeal Comment No. 3 – Environmental and Public Health Concerns

The approval failed to address several critical environmental and public health issues, which should be mitigated through enforceable Conditions of Approval:

Odor Mitigation: No odor analysis or odor-related conditions are included in the Staff Report. We request that the project undergo an:

- Odor Impact Assessment
- Odor Control Plan
- Air Quality Impact Analysis
- Odor Monitoring Plan, with regular review and coordination with the Air Quality Management District (AQMD)

Water Drainage and Runoff: The current condition stating "there shall not be an increase of runoff onto adjacent lands" is insufficient. It does not account for the change in runoff composition once operations begin. A more detailed runoff management and water quality plan is necessary.

ALUC and FAA Coordination:

Given the facility's proximity to the Colusa County Airport, and the increase in bird and scavenger activity, we request involvement of:

- Airport Land Use Commission (ALUC)
- California Department of Fish & Wildlife (CDFW)
- Federal Aviation Administration (FAA)

To assess risks related to bird strikes and aviation safety.

Interagency Oversight: Although CDFA and the RWQCB may have reviewed this facility, there is currently no condition ensuring ongoing coordination. We request enforceable conditions that:

- Require continuous oversight by CDFA, RWQCB, and CDFW
- Address pest control (flies, vermin)
- Prevent overburdening the Walnut Ranch sewer line
- Monitor waste handling and irrigation pond impacts

Staff Response

When analyzing the proposed project under the California Environmental Quality Act (CEQA) staff reviews the project description, the zoning district requirements, reviewed the scale of the use, the location of the project in relationship to existing uses, the orientation of the use on the land. In this instance, staff also reviewed existing adopted documents for both the City and County, the subsequent Environmental Impact Reports (EIRs) and an EIR for the Colusa Industrial Properties. Further, additional review and researched was conducted based upon Air Quality Requirements, USDA regulations, etc. As such, staff concluded that given the environmental baseline, the proposed use and its location, scale of the project, and the project description, that the project did not warrant additional CEQA review, the prior environmental impact reports and adopted mitigation measures adequately addressed any and all potential impacts of this project, and that there are no special circumstances that would require additional analysis.

With that said, although the staff found the project exempt from additional CEQA review, it does not mean that a project is not subject to regulatory requirements from agencies, such as obtaining any required permit to operate, be in compliance with regulations or be subject to

finances. As such, it is the responsibility of the applicant to know permitting requirements they must meet and ensure compliance with those agencies' rules and regulations, as those agencies have the permitting and authority that extend beyond that of the City.

Odor and Water/Runoff

City's General Plan and Environmental Impact Report

Colusa's General Plan Environmental Impact Report (EIR) specifically notes odors are regarded as an annoyance rather than a health hazard. However, manifestations of a personal reaction to foul odors can range from psychological (e.g., irritation, anger, or anxiety) to physiological (e.g.: circulatory and respiratory effects, nausea, vomiting and headaches).

The ability to detect odors varies among the population and overall is quite subjective. Some individuals have the ability to smell minute quantities of specific substances; others may not have the same sensitivity but may have sensitivities to odors of other substances. In addition, people may have different reactions to the same odor; in fact, an odor that is offensive to one person (e.g., from a fast-food restaurant) may be perfectly acceptable to another. It is also important to note that an unfamiliar odor is more easily detected and is more likely to cause complaints than a familiar one. This is because of the phenomenon known as odor fatigue, in which a person can become desensitized to almost any odor and recognition only occurs with an alteration in the intensity. Quality and intensity are two properties present in any odor. The quality of an odor indicates the nature of the smell experience. For instance, if a person describes an odor as flowery or sweet, then the person is describing the quality of the odor. Intensity refers to the strength of the odor. For example, a person may use the word "strong" to describe the intensity of an odor. Odor intensity depends on the odorant concentration in the air. When an odorous sample is progressively diluted, the odorant concentration decreases. As this occurs, the odor intensity weakens and eventually becomes so low that the detection or recognition of the odor is quite difficult. At some point during dilution, the concentration of the odorant reaches a detection threshold. An odorant concentration below the detection threshold means that the concentration in the air is not detectable by the average human.

Regarding land use, agricultural practices, and the location of such uses in relationship to residential lands General Plan Policy LU-4.2 states:

The City shall require at 200–250-foot residential buffer, based on the type of agricultural uses (e.g. field crops, orchards, grazing, etc.) and method of pesticide application (aerial, ground application) as appropriate.

Often the best management practice to reduce potential odor or nuisances is the placement of the proposed use. In this instance Colusa Meat is approximately 4,400 linear feet (0.80 miles) from the nearest residential zoned property and over 5,824 linear feet (1.1 miles) from existing residence. Exceeding the requirements mentioned in Policy LU-4.2. The EIR for the General Plan concluded that impacts associated with odor to be less than significant with implementation of the plan.

M-2 General Industrial Zoning District

As discussed in the General Plan, industrial designated properties are intended to accommodate more intense industrial land uses, such as manufacturing, warehousing, and food processing. The industrial lands are designated such because necessary services such as transportation and utilities exist and can be effectively provided and where disruption to adjacent uses will be minimal.

When reviewing the CMC several uses in the M-2 General Industrial zoning designation are permitted by right (no discretionary action necessary) that can cause odor or nuisance. These include agricultural activities such as raising crops, trees, or animals, including farming, dairying, pasturage, agriculture, horticulture, floriculture, viticulture, apiaries, and animal and poultry husbandry.

Colusa County General Plan and EIR

Language regarding odor in the County's General Plan mirrors that as found in the City's General Plan. That odor is subjective and based upon the individual and intensity of the source. The County's EIR concludes that odor impacts related to implementation of the General Plan are considered less than significant.

Air Pollution Control District

The Regulations and Rules of the Colusa County Air Pollution Control District handbook identifies certain uses which produce air emissions that are prohibited in the District. Regulations II – Prohibitions includes a nuisance rule that addresses odor exposure. Rule R2-10 states that no person shall discharge from any source whatsoever such quantities of air contaminants or other material that cause injury, detriment, nuisance, or annoyance to any considerable number of persons, or to the public, or that endanger the comfort, repose, health, or safety of any such persons, or the public, or that cause to have a natural tendency to cause injury or damage to business or property. The provisions of Rule R2-10 do not apply to odors emanating from agricultural operations necessary for the growing of crops or raising of fowl or animals.

Water and Runoff

The property contains a 3,600 square foot structure with additional improvements planned (fencing, parking, pervious surfaces for animal holding). All future improvements are required to meet existing regulations pertaining to water and runoff, as the State has a comprehensive system of regulations to manage water quality and ensure sustainable water resources. Including:

- National Pollutant Discharge Elimination Systems (NPDES) which permits construction and industrial activities.
- Construction Stormwater Permits, which required project more than 1-acre to obtain a permit and implement a Stormwater Pollution Prevention Plan (SWPPP).
- The State Water Resource Control Board requires projects to be subject to Low Impact Development (LID) standards that ensure development of sites maintain pre-development

runoff rates and volumes.

- Nonpoint Source Pollution (NPS) Control Program focus on reducing and preventing pollution from diffused sources like agricultural and urban runoff.

Airport Land Use Compatibility Plan (ALUCP)

The subject property is located in the C-3 – Secondary Traffic Pattern Zone of the Airport Compatibility Land Use Plan. The C-3 Secondary Traffic Pattern is second to last overlay zone and one of least restrictive districts. With a risk level of low and a noise impact of low to moderate.

Pursuant to ALUC Policy 2.2.1 and 2.2.2 projects are automatically referred to the Airport Land Use Commission (ALUC) when they involve specific actions or activities, such as General Plan Amendments, Sphere of Influence changes, residential projects or commercial buildings that are 10,000 square feet or larger. In this instance, in 2023, the property owner reached out to County ALUC staff to discuss the proposal. ALUC staff has already determined that further ALUC review is not necessary (See **ALUC Determination, Attachment D**) and that a navigational easement is required, which has subsequently been recorded by the property owner.

Interagency Oversight and additional Conditions of Approval

The appellant makes reference to California Department of Food and Agricultural (CDFA), Regional Water Quality Control Board (RWQCB) and the California Department of Fish and Wildlife (CDFW) and that conditions should be placed on the project addressing their oversight.

These agencies do not carry land use responsibility over the proposed project, but already have regulatory requirements, including the operation and inspection of the facility (CDFA), the release of water into the industrial waste ponded owned by CIP (RWQCB) and its existing monitoring and threshold requirements. The CDFW would only be responsible for the site in the event the operator harvested game animals, such as deer, elk, boar, etc. which they have indicated is to not take place.

It should be noted that the U.S. Department of Agriculture (USDA) is the primary regulatory agency with oversight of the operation. As such, the USDA has strict requirements when it comes to the harvesting of animals, including the Food and Safety Inspection Service (FSIS) oversees the meat and poultry slaughter and processing. The USDA also has the following guidance and regulations in place to regulate and reduce pathogens:

- Hazard Analysis and Critical Control Point (HACCP): laboratory testing programs to reduce the occurrence and number of pathogenic microorganisms, reduce incidences of foodborne illness and provide a framework for modernization of the inspection system.

- Public Health Information System (PHIS): a dynamic, comprehensive data analytic system to collect, consolidate and analyze dates in order to improve public health.
- Retail Guidance: recordkeeping regulations for all official establishments and retail stores that produce products for commerce must maintain supplier lots numbers, production dates, names of supplied materials, date and time of each lot of raw product, date and time when equipment and food contact surfaces are cleaned and sanitized.
- Recall Process: what defines a recall, expectation of FSIS inspected establishment, requiring sites to maintain a written recall plan.

Finally, the appellant refers to (1) conditions of approval regarding flies and vermin the (2) prevention of overburdening the Walnut Ranch sewer lines and (3) monitoring waste handling and irrigation.

1. Existing Conditions of Approval, No. 34, No 35, No. 37, No 38 and No.39 all address operational aspects of the project and are specifically designed to address flies and vermin and odor of the site. These include the requirement of installing fly traps, minimizing food quantities to what is just necessary for animal holding and limiting long term storage of animals and the continue maintenance and cleaning of holding pens and removal of animal waste.
2. The subject property does not connect to the Walnut Ranch sewer lines. But it will be connected to the existing industrial wastewater storage pond, which is privately owned by CIP and already monitored by the RWQCB. This pond abuts the project site immediately to the north.
3. The application does not reference irrigating the project site and Condition of Approval No. 34 and No.39 already speak to the handling and storage of waste. Waste from the site is also regulated by the USDA.

PUBLIC CONTACT AND ENVIRONMENTAL REVIEW

A 10-day public hearing notice was mailed to all landowners and residents within 300 feet of the boundaries of the project site, and a legal notice was published in the Pioneer Review on August 8, 2025.

BUDGET IMPACT

None Identified .

ATTACHMENTS

- A. Planning Director Staff Report – July 15, 2025
- B. Appeal Letter, Mark Tomey, July 25, 2025
- C. City Attorney Reposed to Mark Tomey, July 25, 2025
- D. ALUC 2023 Exempt Memo
- E. Resolution



City of Colusa California

STAFF REPORT

DATE: July 15, 2025
TO: Jesse Cain, City Manager
FROM: Jake Morley, Planning Consultant

AGENDA ITEM: Public Hearing for the consideration of a Minor Use Permit to allow Animal Processing at 7295 Industrial Way (portion of APN 017-030-115).

Recommendation: Open the Public Hearing and recommend that Colusa City Council approve the Minor Use Permit to allow Animal Processing and find that the Project is exempt from review under the California Environmental Quality Act pursuant to 15152 – Tiering and 15162 – Subsequent EIR or Negative Declaration.

BACKGROUND:

In 2019, the Colusa Industrial Properties (CIP) located around the Colusa County Airport on the southeastern corner of the city annexed into city limits. As part of that annexation, the subject properties were zoned to mirror the land use designations found in the Colusa County Municipal Code. In this instance, the subject property received a zoning designation of M-2-PD – General Industrial District. The intent of the zoning district is to serve land uses which provide for manufacturing and heavy industrial uses. In this instance, the proposal to operate an Animal Processing and Rendering facility is subject to the issuance of a minor use permit, which are reviewed and heard by the Planning Director (City Manager). An Animal Processing and Rendering facility is a facility where the slaughtering and processing of animals raised off-site for commercial purposes takes place.

7295 Industrial Way (Portion of APN 017-030-115) (See **Aerial Location Map, Attachment A**) is a 10.92 sized parcel is located in the M-2-PD General Industrial District, with a C3 – Secondary Traffic Pattern overlay zone as delineated by the Colusa County Airport Land Use Plan (CCALUP). Located near the terminus of Lincoln Avenue, just north of what is known locally as the “Colusa Duck Skeet Range” a gun range.

ANALYSIS:

Animal Processing facilities of amenable species, such as cattle, swine, sheep, and goats, are regulated and licensed by the California Department of Food and Agriculture (CDFA). While wild

game and exotic meat processing are regulated by the California Department of Fish and Wildlife (CDFW).

State regulated licensed livestock slaughter plants are required to follow animal welfare regulations, have in place sanitary dressing procedures, and at all times maintain the plant's sanitary conditions. Have a CDFA licensed inspector perform Ante-Mortem and Postmortem inspections. Such facilities are required to keep maintenance records, pest control, sanitation, record keeping and documentation. The basic intent of these procedures is to provide transparency for the buying and selling of livestock and products, ensure the slaughter of healthy animals in a humane manner and in sanitary conditions.

The subject property contains an existing 3,600 square foot structure that was permitted in early 2024 (See **Site Plan, Attachment B**). Pursuant to the applicant's project description (See **Project Description, Attachment C**), the facility has refrigeration capacity of up to 80 beef carcasses, while other animals are anticipated to be processed, most of the processing will be beef. Colusa Meat will process animals under CDFA regulations as "Not for Sale" as well as USDA regulations allowing animals to be further processed and available for retail sale upon deliver to local butchering facilities. Hours of operation are anticipated to be Monday through Friday from 6:00 a.m. to 6:00 p.m. and modified as necessary to satisfy demand. It is anticipated that the number of workers on site would be between 3 to 5. While CDFA inspectors will be on site on an intermittent basis and one full time USDA inspector when site is in operation.

The proposed request includes utilization of outdoor space for both long term and receiving holding pens. All outdoor areas will be fenced, and each pen will have access to water, shade and food. Notes on the site plan indicate that holding of animals (number of) will be in compliance with USDA requirements.

As currently illustrated on the site plan, the 10 parking stalls are located off site on the abutting property, which is under the same ownership as the proposed project site. Therefore, staff recommends a condition of approval that either the proposed parking stalls be relocated to the parcel on which the project is proposed, or that a Lot Line Adjustment (LLA) be processed to ensure the required parking is located on the parcel.

In addition, the site plan mentions "future expansion area" but does not go into detail about the scope and design of the expansion. In communication with the applicant, they expressed that such an expansion and its design is unknown, and they will apply for a modification to this use permit when and if an expansion takes place. Therefore, a condition of approval mentioning the need for a use permit for any future expansion is recommended.

Colusa County Airport Land Use Plan (CCALUP)

The subject site is in the C3 – Secondary Traffic Pattern zone of the Colusa County Airport and is located 3,900 linear feet (0.57 miles) to the southwest of the southern end of the airport. Table 3A – Compatibility Criteria of the CCALUP notes that "Livestock Uses: feed lots, stock yards, breeding, etc." the closes land use to a slaughtering facility, is conditionally acceptable in the C3 – Secondary Traffic Pattern zone and that the Policy 3.5.3(a), should be adhered too.

The policy 3.5.3(a) states:

Criteria addressing Other Flight Hazards:

Land uses that may cause visual, electronic, or wildlife hazards, particularly bird strike hazards, to aircraft in flight or taking off or landing at the airport shall not be allowed within the Airport Influence Area unless the uses are consistent with FAA rules and regulations.

(a) Specific characteristics to be avoided include:

- (1) Sources of glare (such as from mirrored or other highly reflective structures or building features) or bright lights (including search lights and laser light displays);*
- (2) Distracting lights that could be mistaken for airport lights;*
- (3) Sources of dust, steam, or smoke that may impair pilots' vision;*
- (4) Sources of steam or other emissions that cause thermal plumes or other forms of unstable air;*
- (5) Sources of electrical interference with aircraft communications or navigation; and*
- (6) Any proposed use that creates an increased attraction for wildlife and that is inconsistent with FAA rules and regulations. Of particular concern are landfills and certain recreational or agricultural uses that attract large flocks of birds which pose bird strike hazards to aircraft in flight.*

To ensure compliance with Policy 3.5.3(a), the following conditions of approval are recommended for the project.

- All exterior lighting shall be directed downward with full cut offs and shall not contain any colors (i.e.: red or blue) which are typically utilized for airport or runways.
- Building materials, such as fencing, shade structures, corals and any additions to the existing structures shall be made of materials that avoid glare and reflection. Materials that do create glare or reflections shall be painted or mated in a manner to remove any glare or reflection.
- Outdoor animals holding pens and yards shall be kept in a manner that limits animal waste and excessive food, which may attract, vermin, pest or birds. Outdoor areas shall be routinely cleaned with animal waste removed weekly, at a minimum.

GENERAL PLAN

The following General Plan Goals, Policies and Actions are applicable to the project:

Goal LU-10: To promote an expanding and increasingly diversified local economy that will meet the employment needs of local residents and strengthen the local tax base.

Policy LU-10.1: The City shall make every effort to attract new jobs-producing businesses that will maximize economic benefits to current and new residents and businesses.

Policy LU-6.1: Growth shall provide a strong diversified economic base and a reasonable balance between employment and housing for all income groups.

PUBLIC CONTACT and ENVIRONMENTAL REVIEW

A 20-day public hearing notice was published in the Pioneer Review on June 20, 2025, and a notice was also placed at the planning counter. At the time of the report being finalized, staff have received one phone call from the public regarding the matter.

The minor use permit has been determined exempt pursuant to the California Environmental Quality Act Section 15152 – Tiering and 15162 – Subsequent EIR or Negative Declaration, in that the project area has been subject to two prior Environmental Impact Reports (EIR). This area was also subject to more detailed analysis in the General Plan Amendment and Zoning Amendment for Colusa Industrial Properties Final EIR SCH No. 2006052113 approved and certified by the County of Colusa in 2008. The site was also subject to the EIR for the County of Colusa 2030 General Plan Update which was certified by Colusa County in 2012.

Pursuant to Colusa Municipal Code Appendix A, Article 33 Minor Use permits are effective after a 10-day appeal period expires, which will be July 25, 2025.

BUDGET IMPACT: None Expected

ATTACHMENTS:

1. Aerial Location Map
2. Site Plan
3. Applicant's Project Description
4. Resolution 25-____
 - Exhibit I – Plat to Accompany Colusa Meat Use Permit
 - Exhibit II – Conditions of Approval

Aerial Location Map

Item 1.



NOTES:
1- HOLDING PENS ARE 300 SQ FT EACH.
2- HOLDING PENS ARE TO BE USED FOR CATTLE, HOGS AND SHEEP.
3- ANIMALS SHALL BE HELD IN ACCORDANCE WITH USDA STANDARDS
4- ANIMALS WILL BE FED IF HELD LONGER THAN 24 HOURS.

PARKING CALCULATIONS

REQUIRED: 1 PARKING STALL PER 1000 SF OF BUILDING

BUILDING SF= 8,400
REQUIRED NUMBER OF STALLS=9

PROVIDED:

10 STALLS

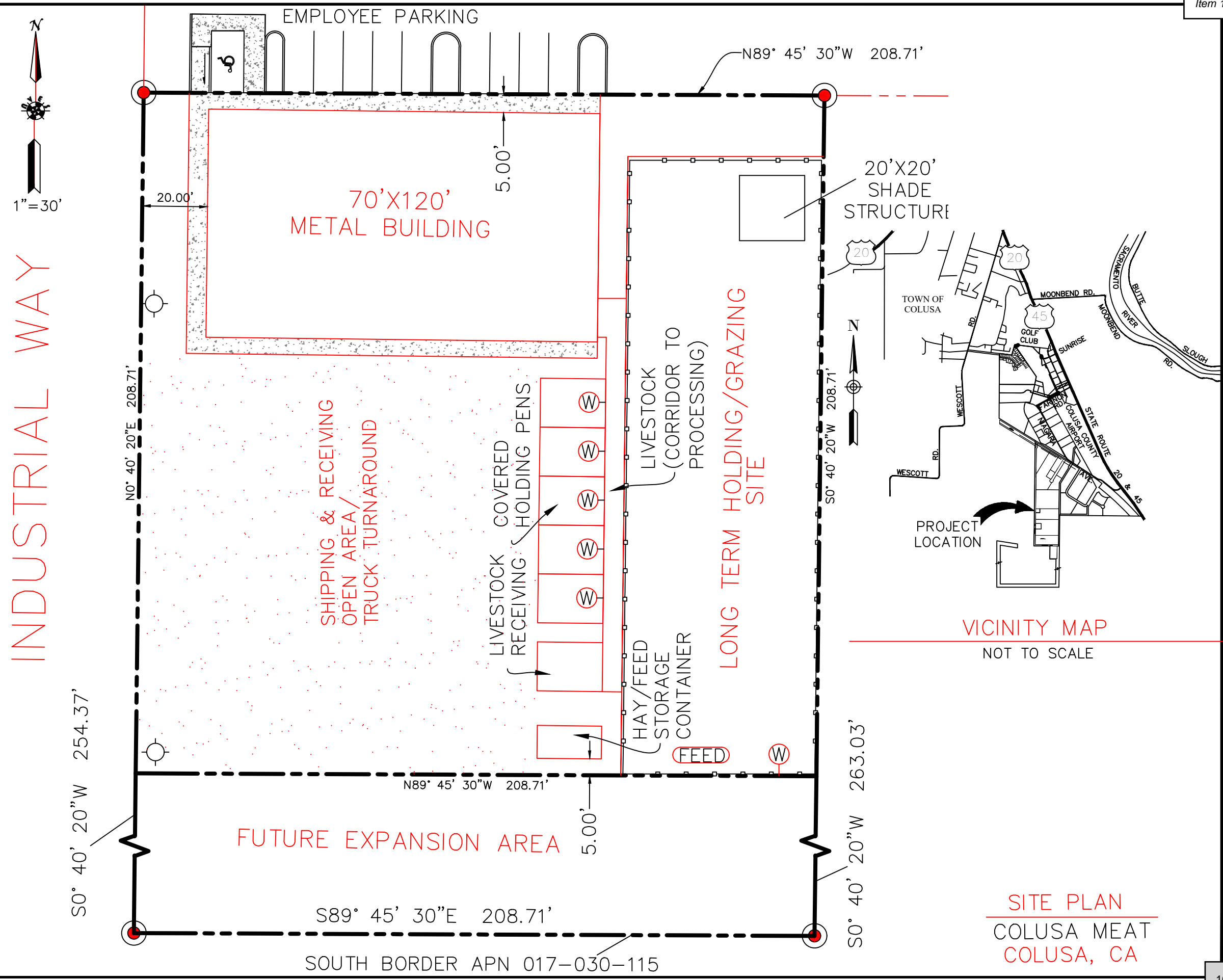
LEGEND

- 20' POLE LIGHT
- WATER
- FEED
- LIVESTOCK FENCING

PROJECT INFORMATION

PORTION OF APN 017-030-115
LEASED AREA= 1.00 ACRES +/-

PREPARED BY:
NVES
NORTH VALLEY ENGINEERING AND SURVEYING
P. O. BOX 3082
YUBA CITY, CA 95992
(530) 713-0417



SITE PLAN
COLUSA MEAT
COLUSA, CA

Colusa Meat Slaughter Facility
Industrial Way, Colusa Industrial Park

Colusa Meat slaughter facility will be located on Colusa Industrial Properties, APN 017-030-115, zoned M-2 within the City of Colusa, approximately 1 Mile southeast of nearest residential development. Operations will be conducted within a 40'x90', 3,600 sq.ft. building with refrigeration capacity of up to 80 beef carcasses. Livestock anticipated to be processed at this facility are Beef, Hogs, Lambs and Goats. Beef is anticipated to be the majority of livestock processed. Colusa Meat will process animals under CDFA regulations as "Not for Sale" (private accounts) as well as USDA regulations allowing animals to be further processed and available for retail sale upon delivery to local butchering facilities. **CDFA Facility # CLS-10018** has already been obtained and assigned to Colusa Meat for this location. The exact volume for each is not known at this time and will be demand driven. Hours of operation of the facility are anticipated to be Monday thru Friday 6:00am to 6:00pm and modified as necessary to satisfy demand. Worker occupancy of the facility during operation is estimated to be 3-5 personnel, CDFA inspectors on an intermittent basis and one full time USDA inspector when conducting those operations. There will not be any walk-in customer interaction or business conducted at this facility.

Description of Process:

- Animals to be processed will be delivered to the facility 1-2 days prior to slaughter and held in paddock/pasture areas with water, feed and shelter as dictated by USDA requirements. These areas will be located on the same parcel adjacent to the facility and already exist.
- Animals to be processed under CDFA regulations will be moved directly from the paddock/pasture areas into the facility for processing. Animals processed under USDA regulations will be moved to pre-inspection pens prior to processing. Animals identified as "Suspect" will be isolated in separate pens for further USDA inspection. Animals deemed unfit for processing will be returned to the producer that delivered the animal. After USDA pre-inspection, animals will continue on for processing.
- Processing will consist of animal slaughter, bleeding, skinning, cleaning and cooling in preparation for transport to off-site butchering facilities
- Paddock/pasture areas and hard surface holding pens will be scraped and cleaned as necessary. Animal waste will be stockpiled and dried for later transport to composting facilities.

Waste Produced:

- This facility will have bathroom facilities and therefore domestic waste will be handled on site under Colusa Industrial Properties State Waste Discharge Requirements (WDR) # R5-2017-0020. This consists of a septic tank to hold waste solids on the property and an effluent pump tank for transporting domestic effluent to CIP's evaporative pond system.
- Industrial Process Waste Water (IPW) generated from slaughter operations and subsequent cleaning will be contained in a grease trap tank and subsequent effluent pump tank transporting

it to CIP's existing IPW holding pond. Further land application disposal of IPW will be conducted according to CIP's **WDR # R5-2017-0020** along with other existing IPW streams.

- Animal parts not utilized after processing such as intestines, hides, hooves, horns, bone and trimmings will be contained for regular disposal to a rendering facility or appropriate land fill. This disposal is anticipated to be on a daily basis.

RESOLUTION NO.- 25 ____

A RESOLUTION OF THE PLANNING DIRECTOR OF THE CITY OF COLUSA – APPROVALING MINOR USE PERMIT (COLUSA MEAT) AND FIND THE PROJECT EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT REVIEW PURSUANT TO SECTION 15152 – TIERING and 15162 – SUBSEQUENT EIR OR NEGATIVE DECLARATION (PORTION OF APN 017-030-115).

WHEREAS, an application has been received for an animal processing facility to utilize one acre of a 10.92 acre site located at 7295 Industrial Way.

WHEREAS, Appendix A, Article 13 – M-2 General Industrial District of the Colusa Municipal Code (CMC) allows the Planning Director to approve a use permit for animal processing; and

WHEREAS, the project site is located in C3 – Secondary Traffic Pattern zone of the Colusa County Airport Land Use Plan, and given the size and scale of the proposal it does not trigger Airport Land Use Commission review pursuant to Policy 2.3 of the Airport Land Use Commission Plan; and

WHEREAS, the Project has been found exempt from the California Environmental Quality Act pursuant to Section 15152 - Tiering and Section 15162 – Subsequent EIR or Negative Declaration in that the Project is consistent with the County’s General Plan and the Colusa Industrial Properties Environmental Impact Report and the subject zoning designation would accommodate the type of Project; and

WHEREAS, the Planning Director considered the Project, staff report, conditions of approval and comments submitted at a noticed public hearing held on July 15, 2025; and

NOW, THEREFORE, BE IT RESOLVED by the City of Colusa Planning Director BY THE PLANNING COMMISSION OF THE CITY OF COLUSA AS FOLLOWS:

1. With regard to the Use Permit, the Planning Director finds that:
 - A. The Project, as designed and subject to conditions of approval will be not detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the surrounding area; and
 - B. The Project will not be detrimental or injurious to property and improvements in the surrounding area or to the general welfare of the City as the proposed use is located significantly away from residential land uses and near a private wastewater treatment plant. The use is additionally regulated by state officials ensuring compliance with animal keeping laws, strict environmental health regulations to ensure a clean environment. The project has been additionally conditioned to ensure adequate upkeep and maintenance; and

- C. A CEQA exemption has been prepared in conformance with Section 15152 – Tiering and 15162 – Subsequent EIR or Negative Declaration provisions of the California Environmental Quality Act and reflects the independent judgement of the City of Colusa.

THE FOREGOING RESOLUTION was duly introduced and passed at a regular meeting of the City of Colusa Planning Director Meeting held on the 15th day of July 2025.

APPROVED: _____
Planning Director, Jesse Cain

Signed and approved as to form by me on this _____ day of _____ 2025

Exhibit I – Plat to Accompany Use Permit

Exhibit II – Conditions of Approval

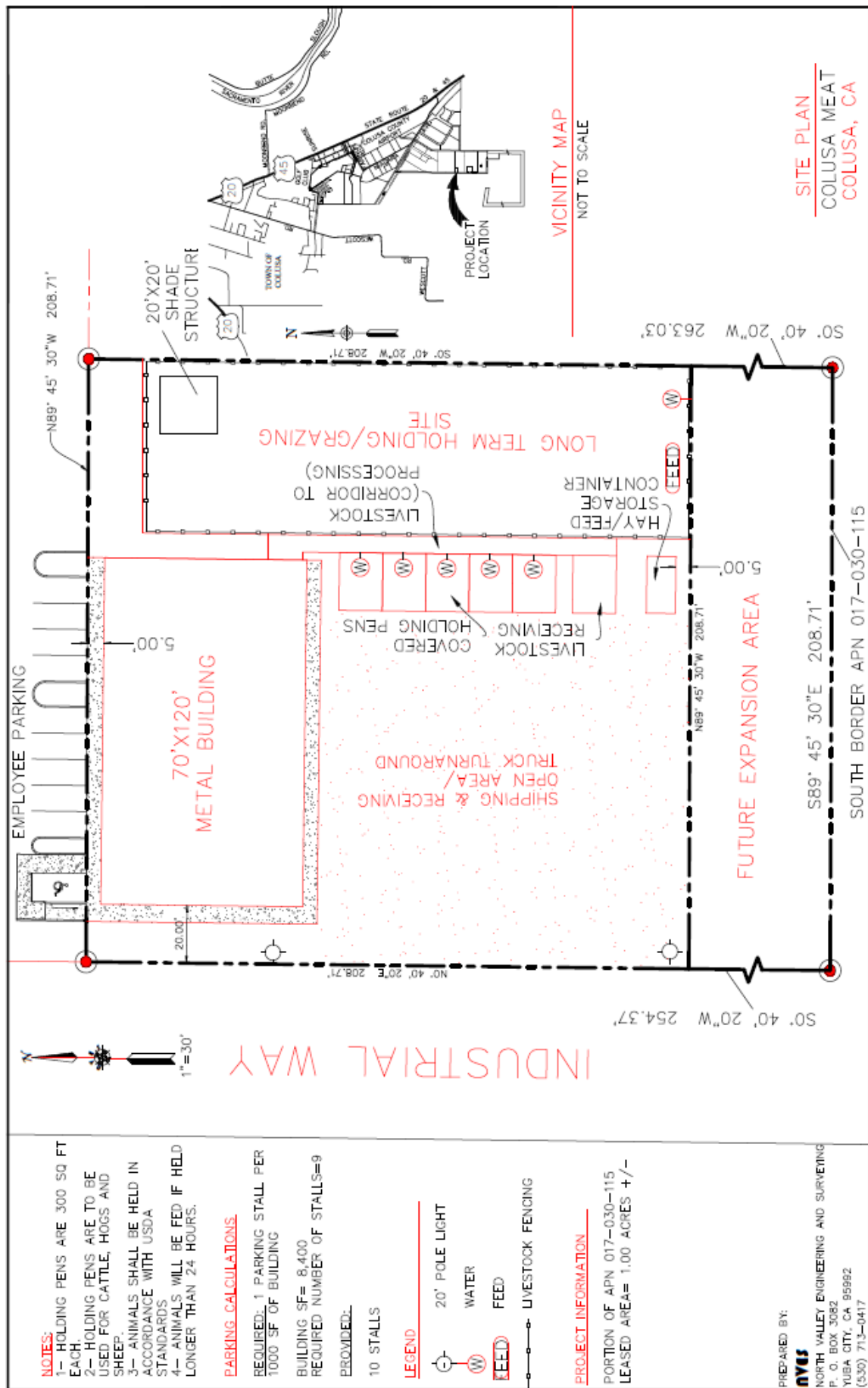


Exhibit I – Plat to Accompany Use Permit (Colusa Meat)

**COLUSA MEAT
CONDITIONS OF APPROVAL
(MINOR USE PERMIT)**

General Conditions

1. The approval for the Colusa Meat Use Permit shall expire 24 months from the date of its approval by the Planning Director if the Use Permit is not vested.
2. All outstanding planning application fees shall be paid in full prior to issuance of building permit.
3. All environmental document recordation fees shall be paid in full within 7 days of application approval. When applicable Department Fish & Wildlife environmental review fees shall be included in the total amount due.
4. Applicant's acceptance of this entitlement shall be deemed to be acceptance by the applicant of all Conditions of Approval.
5. The Conditions of Approval of this entitlement shall prevail over all omissions, conflicting notations, specifications, dimensions, typical sections, and the like, which may or may not be shown on the map or improvement plans.
6. All Department, Division, District, and Agency permits or "will-serve letters" shall be submitted to the City Engineer and Building Official prior to issuance of building permits.
7. Applicant agrees to annex to an existing Community Facilities District already in place, CFD 20-20 prior to the filing of the final map to cover costs of public maintenance. Assessments will be shown on the property owners' tax bills.
8. The applicant shall indemnify, exonerate, and hold harmless the City and all officers and employees thereof against all claims, demands, and causes of action arising out of improvements constructed within this subdivision; and defend at his/her sole expense, any action brought against the City as a result of this project. The applicant shall reimburse the City for any court costs and attorneys fees resulting from any such action. The City may, at its discretion, participate in the defense of any action, but such participation shall not relieve the applicant of the obligations under this Condition.
9. The final improvement plans shall be reviewed, approved, and signed by the Colusa Fire Chief, for compliance with the Uniform Fire Codes, fire flow gallons per minute requirements, the number/type of fire hydrants and their location.
10. The final improvement plans shall be reviewed, approved, and signed by the City Police Chief for compliance with public safety and emergency access.

11. Costs of all plan checking and field inspections related to onsite and offsite improvements shall be the responsibility of the applicant. Plan check fees shall be paid at the time the plans are submitted, and inspection fees shall be paid prior to the field inspection.
12. The applicant shall be responsible for all actions of his contractors, and subcontractors until such time as the improvements have been accepted by the City.
13. The developer shall designate in writing before starting work, an authorized representative who shall have complete authority to represent and to act for the developer. Such written authorization shall be provided to the City. Said authorized representative shall be present at the site of the work at all times while work is actually in progress on the development. During periods when work is suspended, arrangements acceptable to the City shall be made for any emergency work, which may be required.
14. It shall be the applicant's responsibility to ensure that all requirements of any other law or agency of the State of California and any other governmental entity, applicable to this development, shall be met.
15. The project shall be constructed in conformance with all applicable City codes, plans, standards and guidelines. In the event of a conflict, those standards adopted at the time of tentative map approval shall prevail.

Grading

16. The following shall be submitted to the City Engineer for approval, prior to issuance of a grading permit:
 - a. A master drainage plan and report that covers the interim and permanent drainage solutions shall be submitted and approved by the City Engineer, prior to submitting any civil design plans. The drainage report shall address each phase and any interim solutions for that phase, and an overall masterplan. The report shall include hydrologic and hydraulic calculations, and consideration of the 10 yr and 100 yr return flow periods. The report and calculations shall be stamped by a Registered Civil Engineer registered in the State of California.
 - b. Grading and drainage plans, shall be designed to meet the requirements of the Colusa Municipal Codes and City Engineer. Plans shall include provisions for permanent erosion and sediment control. Estimated quantities of excavation and embankment shall be noted on the plans.
 - c. A temporary erosion and sediment control plan shall be included with any phase of work, If grading will not be completed by October 15 or is scheduled to start prior to April 15, a winterization plan shall be

included for all work on that phase, with the developer responsible for implementation and maintenance of the winterization plan.

- d. Water, wastewater, and utility improvements.
 - e. Two (2) copies of the SWPPP Monitoring Program and Inspection Plan including the WDID and NOI and Filing with the State Water Board.
 - f. Drainage calculations prepared in accordance with the Colusa Municipal Codes and City Engineer.
 - g. A geotechnical investigation report with recommendations pertinent to the facilities being proposed, including site preparation and engineered fill, on-grade, asphalt concrete pavements, and retaining walls, and building pad construction
 - h. Engineer's estimate of probable construction cost.
 - i. The plan shall include sufficient topographic information on adjacent parcels. The statement "I hereby state that all improvements have been substantially constructed as presented on these plans" shall appear on the site grading and drainage plan and shall be signed by a registered civil engineer. The erosion control plan shall include, but not limited to, inlet filters and stabilized construction site access.
 - j. Offsite improvement plans.
 - k. Plan check fees.
17. All grading performed shall conform to the City Ordinance, Chapter 70 of the Uniform Building Code, and as recommended in the Soils/Geotechnical Report with review and approval by the City Engineer.
18. Onsite grading shall be limited to the locations shown on the approved plans or on subsequent City approvals. All grading shall be suspended when winds reach 20 miles per hour or greater.
19. All abandoned irrigation lines and wells, trees (except those to be preserved), and obstructions in the project site shall be removed and properly disposed of from the site during grading operations. Proper backfill and compaction of voids shall be subsequently accomplished to provide protection against settlement.
20. It is the contractor's responsibility to use watering, dust fences, or other methods as directed by the City, to control dust throughout the construction operation.
21. All grading construction debris materials shall be removed and disposed of offsite prior to any excavation or fill operations. The developer or his agents or employees shall be responsible for removal and cleanup of any spill on public streets during his entire grading operations.

22. FEMA Map study showing that the proposed improvements meet the current city minimum elevations above the FEMA floodplain.

Sewer

23. Sanitary sewer facilities shall be designed and constructed at the developer's expense in accordance with the City of Colusa Subdivision Standards, as approved by the City Engineer.
24. The method of sewage and waste disposal (non-animal by product) shall be by means of the City's collection and disposal system. All sewer system improvements shall meet or exceed the City's standards and the necessary separation between water mains and sanitary sewers shall be maintained as required by the State Department of Health, as directed by the City.
25. As applicable, sewer connection and impact fees shall be paid prior to a certificate of occupancy and shall be those in effect at the time the permit is issued, excepting therefrom any special development agreements which may or may not adjust the fees.

Water

26. Water facilities shall be designed and constructed at the developer's expense in accordance with the City of Colusa Standards, as directed by the City Engineer, and as proposed by the City Water Master Plan

Drainage

27. The project shall not increase runoff onto adjacent lands which are not owned by the developer, unless they are part of the master grading plan of the project. But in no case will the completed project discharge higher rates of runoff from the ultimate buildout boundary. Drainage calculations shall be completed and presented in a drainage analysis to the City Engineer for approval prior to issuance of grading permit. The drainage system design shall integrate, to the greatest extent feasible, techniques to minimize offsite runoff and maximize infiltration from not only large infrequent storms, but from small, frequent storms and irrigation.
28. Both onsite and offsite storm drainage facilities shall be designed and constructed in accordance with the City of Colusa Subdivision Standards, as approved by the City Engineer.
29. The developer shall install the required drainage facilities concurrently with the rough grading operations or provide an interim drainage and erosion control plan and construct interim improvements with prior approval from the City Engineer. Such improvements shall mitigate any potential flooding and erosion adversely affecting adjacent properties and public right-of-way.

30. The developer shall comply with the National Pollutant Discharge Elimination System (NPDES) requirements, as covered in the State of California General Permit for Storm Water Discharges Associated with Construction Activity. A Notice of Intent must be filed with the State Water Resources Control Board (SWRCB) prior to the onset of construction. A Storm Water Pollution Prevention Plan (SWPPP) Monitoring Program and Inspection Plan must be prepared and submitted to the City Engineer for approval, at the same time as the Improvement Plans for this project. The developer will solely be responsible for implementation of the SWPPP, Monitoring Program and Inspection Plan during construction.

Streets

31. The developer shall obtain an encroachment permit for any construction within the public right-of-way.

Design

32. All exterior lighting shall be directed downward with full cut offs and shall not contain any colors (i.e.: green, red or blue) which are typically utilized for airport or runways.
33. Building materials, such as fencing, shade structures, corals and any additions to the existing structures shall be made of materials that avoid glare and reflection. Materials that do create glare or reflections shall be painted or mated in a manner to remove any glare or reflection.
34. Outdoor animal holding pens and yards shall be kept in a manner that limits animal waste and excessive food, which may attract, vermin, pest or birds. Outdoor areas shall be routinely cleaned with animal waste removed weekly, at a minimum.
35. Fly traps and vermin control traps shall be placed around the structure and holding pens, with at least a minimum of 4 traps of each. UV fly light traps may be substituted around the perimeter of the structure.
36. The proposed parking stalls shall either be relocated to the parcel on which the project is proposed, or a Lot Line Adjustment (LLA) be processed to ensure the required parking is located on the parcel.
37. Any future expansion area, including outdoor animal pens or expansion of the structure, or land use, or similar, shall be subject to the issuance of a modification to the minor use permit.
38. No animal shall be held in the long-term holding/grazing site longer than three days.
39. Unused portions of harvested animals (i.e.: intestines, hides, hooves, horns, bones and trimming) shall be kept indoors and in a way to minimize odor,

such as sealable plastic drums or barrels or other similar storage devise and removed from the site routinely, no longer than every three days.

At no time shall unused portions be incinerated, composted, biodigested or buried on site. All unused portions must be disposed of pursuant to state regulations as dictated by either the California Department of Food and Agriculture (CDFA) or the California Department of Fish and Wildlife (CDFW).

*From the Desk of
Mark Tomey*

██████████ Colusa, CA 95932 213-██████████ ██████████@yahoo.com

Subject: Formal Appeal of Minor Use Permit Approval for Colusa Meat Processing Facility
(7295 Industrial Way, Colusa, CA 95932)

To: City of Colusa Planning Department

From: Mark Tomey

Date: 7/25/2025

Re: Appeal of Minor Use Permit Approval – Approved July 15, 2025

Dear City of Colusa Planning Department,

Pursuant to applicable provisions of the City of Colusa Zoning Code and the California Planning and Zoning Law, I, Mark Tomey, hereby submit this formal appeal of the City's approval of the Minor Use Permit (MUP) for the proposed Colusa Meat Processing Facility, located at 7295 Industrial Way, Colusa, CA 95932, approved on July 15, 2025.

Grounds for Appeal

1. Procedural Error and Improper Zoning Disclosure

The subject property is located within the M-2-P-D (Heavy Industrial with Planned Development Overlay) zoning district. Public noticing for the Administrative Hearing failed to accurately identify this zoning designation, and instead described the site under base M-2 zoning. This omission is not a minor error—it constitutes a material defect in public notice, misleading the public regarding the level of discretionary review required.

Under the correct M-2-P-D designation, the proposed use is subject to the Planned Development procedures outlined in Ordinance No. 533, which include additional discretionary review. An Administrative Hearing is not a sufficient review mechanism under these circumstances, and the matter should have been referred to the Planning Commission at a minimum.

Accordingly, the decision rendered on July 15, 2025 is procedurally flawed and must be considered null and void. We respectfully request that the City re-notice the matter under the correct zoning designation and schedule a full public hearing before the Planning Commission.

2. Noncompliance with Planned Development Requirements

The permit approval does not satisfy the conditions and discretionary procedures associated with the P-D overlay. As stated in Ordinance No. 533, projects within the M-2-P-D zone must be evaluated under enhanced public scrutiny to ensure compatibility with surrounding land uses and infrastructure. This standard has not been met.

*From the Desk of
Mark Tomey*

411 9th St. Colusa, CA 95932 213-448-3670 mark.tomey@yahoo.com

3. Environmental and Public Health Concerns

The approval failed to address several critical environmental and public health issues, which should be mitigated through enforceable Conditions of Approval:

- Odor Mitigation: No odor analysis or odor-related conditions are included in the Staff Report. We request that the project undergo an:

- Odor Impact Assessment
- Odor Control Plan
- Air Quality Impact Analysis
- Odor Monitoring Plan, with regular review and coordination with the Air Quality Management District (AQMD)

- Water Drainage and Runoff: The current condition stating "there shall not be an increase of runoff onto adjacent lands" is insufficient. It does not account for the change in runoff composition once operations begin. A more detailed runoff management and water quality plan is necessary.

- ALUC and FAA Coordination: Given the facility's proximity to the Colusa County Airport, and the increase in bird and scavenger activity, we request involvement of:

- Airport Land Use Commission (ALUC)
- California Department of Fish & Wildlife (CDFW)
- Federal Aviation Administration (FAA)

To assess risks related to bird strikes and aviation safety.

- Interagency Oversight: Although CDFA and the RWQCB may have reviewed this facility, there is currently no condition ensuring ongoing coordination. We request enforceable conditions that:

- Require continuous oversight by CDFA, RWQCB, and CDFW
- Address pest control (flies, vermin)
- Prevent overburdening the Walnut Ranch sewer line
- Monitor waste handling and irrigation pond impacts

4. Compliance, Enforcement, and Penalties

We propose that the following progressive enforcement conditions be incorporated into the permit:

- Valid complaints regarding odor, water quality, irrigation ponds, sewer issues, noise, flies, vermin, or excessive bird activity be reported to the City Council
- First violation: monetary penalty
- Second violation: doubled penalty
- Third violation: suspension of operations until mitigation measures are implemented

*From the Desk of
Mark Tomey*

411 9th St. Colusa, CA 95932 213-448-3670 mark.tomey@yahoo.com

If the applicant believes that these impacts will not occur, they should have no objection to such reasonable accountability measures.

Relief Requested

Based on the above, I respectfully request:

1. The approval of the Minor Use Permit be rescinded due to procedural defects;
2. A full discretionary review process be initiated, including hearings before the Planning Commission, ALUC, and, if necessary, the City Council;
3. That the project be subjected to updated and appropriate Conditions of Approval consistent with the M-2-P-D zone and associated public health and safety considerations.

Enclosed is the required appeal fee of \$1,500, as well as my contact information.

Thank you for your attention to this matter. I welcome the opportunity to collaborate with City staff to ensure that this project meets both regulatory requirements and community expectations.

Sincerely,

Mark Tomey

mark.tomey@yahoo.com

213-448-3670

July 25, 2025

Mark Tomey

Colusa, CA 95932

@yahoo.com

Dear Mr. Tomey:

I am writing to respond to your formal objection regarding the noticing for the Colusa Animal Slaughter and Meat Processing Facility. Your email states a material error was made and you ask for a rehearing on the project. You cite to the case of *Horn v County of Ventura* as legal authority.

Your request is denied for the following reasons. *Horn v County of Ventura* is good law, but that was a case of no notice being given. That is not particularly relevant to the circumstances in the instant matter. *Government Code section 65010* is the relevant law to apply to these facts.

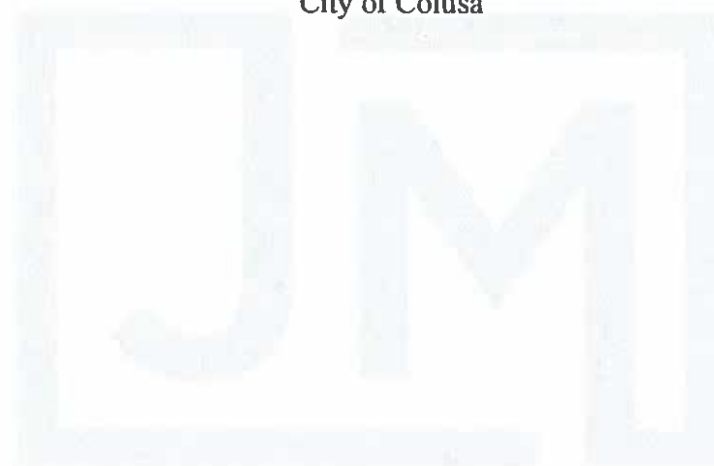
The legal standard for a rehearing under *G.C. 65010* is that you have shown a substantial injury from the irregularity in the notice, and that you have provided substantial evidence that the outcome would have been different had the notice been without error.

There is no evidence of substantial injury or that the irregularity in the notice was prejudicial to the outcome. Therefore, your request is denied.

Sincerely,



Ryan R. Jones
City Attorney
City of Colusa





COUNTY OF COLUSA
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING UNIT
 1213 Market Street, Colusa, CA 95932
 (530) 458-0480

MEMORANDUM

Date: August 29, 2023

To: CIP Meat Processing Facility File
 APN: 017-030-115

From: Greg Plucker, Community Development Director

Subject: **ALUC Consistency Review - Project Exemption**

The purpose of this memo is to detail the review exemption that the above referenced project has with respect to an ALUCP consistency determination from the ALUC.

The proposed project is a meat processing facility proposed to be located on a portion of APN: 017-030-115 off Industrial Way in the City of Colusa. As detailed on the submitted building permit plans of July 5, 2023, Exhibit "A" dated received August 28, 2023 on file with the Community Development Department, the building would measure 40 ft. by 90 ft. for a total of 3,600 sq.ft. The building would have a total height of 19' above the finish floor. However since the building will be placed on a 18" stemwall, the actual ridge height would be 20'-6" from the finished floor. As detailed on the plans, the projected BFE for the pad is at an elevation of 47.50' and the finish floor would be set at an elevation of 48.50'. Accordingly, the ridge peak would be at an elevation of 68'. The applicant has stated that the maximum number of employees could be up to 3 and that there would be a maximum of 7 customers on site at any one time. Accordingly, a site occupancy of 10 is being used for the density calculations.

The below figure shows that the project site is located in the C3 ALUCP compatibility zone some 3,050 feet from the end of Runway 31. The use is not specifically described in the ALUCP but appears to have characteristics of a Livestock Use (feed lots, stockyards, breeding, fish hatcheries, horse/riding stables, poultry and dairy farms) and a Light Industrial Use (food products preparation, electronic equipment, bottling plant). The ALUCP considers these conditionally compatible uses with concern for features that attract birds, have uses involving noise-sensitive animals, storage of hazardous materials for onsite use, and height concerns. None of these specific concerns are applicable to the described use.

August 29, 2023
CIP Meat Processing Facility
Page 2 of 4



Based on the following factors, ALUC consistency review is not required.

- 1.) The proposed project site was zoned a Planned Development M-2-PD district by Ordinance No. 533. This ordinance pre-zoned the property prior to its annexation into the City of Colusa and was adopted by the City Council in October, 2020. Following the project site annexation, the M-2-PD zoning became effective.

Pursuant to Section to Section 3.3., Permitted Land Uses, the use appears to most closely resemble an Animal Processing and Rendering use and is listed as

August 29, 2023
CIP Meat Processing Facility
Page 3 of 4

permissible upon the issuance of Minor Use Permit by the City.

The City's Minor Use Permit process is not classified as a Major Land Use Action under ALUCP Section 2.2.2 and there is no proposal to change the allowed uses of the applicable M-2-PD zoning district.

The building size does not trigger review under Section 2.2.2 (h) (Proposed nonresidential development having a building floor area of 10,000 square feet or greater).

The project site is located in the C3 compatibility zone and the building height is under the Section 2.2.2(k)(4) height trigger of 150 feet.

- 2.) The proposed project with 10 individuals is well under the density calculation using the limiting Maximum Sitewide Average of 200 persons as shown below.

C3 Compatibility Zone Maximum Density Intensity			
	People/Acre	Project Area Size	Allowed Persons
Maximum Sitewide Average	200	1.0	200
Maximum Single Acre ^a	800	1.0	800

Table 3A, ALUCP

COMPATIBILITY POLICIES AND MAPS CHAPTER 3

Intensity Criteria ¹	Compatibility Zones							Intensity Criteria Interpretation
	A	B1	B2	C1	C2	C3	D	
Max. Sitewide Average Intensity (people/acre)	0	25	60	80	160	200	no limit	* All nonresidential development shall satisfy both sitewide and single-acre intensity limits
Max. Single-Acre Intensity (people/acre)	0	50	180	240	640	800	limit	
Open Land Requirement ²	all remaining	30%	no req.	20%	10%	no Req.	no req.	* See Policy 3.4.10 for application

- 3.) The proposed maximum building height of an elevation of 68' is estimated to be some 41.9' feet below the 50:1 FAA construction notification elevation height of 109.9'. The Building Max Elevation is 68'. The 50:1 notification plane is 109.9' and is calculated with the 50:1 Slope Height of 61' (3050'/50') with the Runway 31 Elevation at 48.90.

August 29, 2023
 CIP Meat Processing Facility
 Page 4 of 4

- 4.) ALUCP Section 3.7(b) requires that an Avigation Easement be granted to the County. The developer is processing this easement and will be recorded prior to occupancy.

Based on the aforementioned, a consistency review by the ALUCP is not required.

The project site is covered by the annexation tax share agreement that specifies that the project is subject to certain County development impact fees. As shown below, impact fees total \$1,396.85.

						COUNTY DIF	FIRE
	Services in the CIP Annexation Area	Median Correction	Corrected Amount	3% Admin	Total Per 1,000 sq.ft.	Per Foot \$	
Industrial	\$ 225.53	63.72%	\$ 143.70	\$ 4.31	\$ 148.01	\$ 0.1480	\$ 0.24
Type of Building: <u>Industrial</u> Size of Building: <u>3,600</u>						\$ 532.85	\$ 864.00
Fee Component Break Down!							
	Sq.Ft. Amount						
Sheriff	32.87%		\$47.23	\$ 1.42	\$48.65	\$ 175.14	
Library	0.00%						
Probation	67.13%		\$ 96.47	\$ 2.89	\$ 99.36	\$ 357.70	
TOTAL						\$ 532.85	\$ 864.00
						Check	\$1,396.85

It should be noted that this permit sign-off only applies to the subject site and does not address other Agency and/or County department requirements that may include:

- 1.) USDA approval of the meat processing facility.
- 2.) RWQCB approval of the septage disposal system.
- 3.) Air Pollution Control and Department of Agricultural approvals for any feed lot use or other regulated use.

RESOLUTION NO. 25-__**A RESOLUTION OF THE CITY OF COLUSA DENYING AN APPEAL BY MARK TOMEY AND AGREEING WITH THE PLANNING DIRECTORS' APPROVAL OF MINOR USE PERMIT (COLUSA MEAT) AT 7295 INDUSTRIAL WAY (PORTION OF APN 017-030-115)**

WHEREAS, on July 15, 2025 the Planning Directors approved of Minor Use Permit (Colusa Meat) to authorize an animal processing facility at 7295 Industrial Way on a portion of Assessor's Parcel number 017-030-115 subject to Conditions of Approval and finding the project exempt from California Environmental Quality Act review pursuant to 15152 – Tiering and 15162 – Subsequent EIR or Negative Declaration; and

WHEREAS, on July 25, 2025, a timely appeal was filed by Mark Tomey, requesting additional review and modifications to conditions of approval; and

WHEREAS, the Council of the City of Colusa has considered the appeal request, staff response, appeal and supplemental information, Planning Directors Staff Report and attachments thereto, City Council Staff report and attachments thereto and comments submitted at a public hearing held on August 20, 2025;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF COLUSA DOES HEREBY RESOLVE:

- A. The City of Colusa Council, in exercising its independent judgment, finds and adopts all facts stated above in the Preamble, and that based on the information proved in the request, staff response, all supplemental information, the Planning Directors Staff report and attachments thereto, the City Council Staff report and attachments thereto, and testimony provided during a public hearing on August 4, 2025 makes the following finding in support of the Planning Director approval of Minor Use Permit and denying the appeal.
 1. The appeal by Mark Tomey (appellant) of the determination by the Planning Director to approve a Minor Use Permit (Colusa Meat) for an animal processing facility was filed in a timely manner.
 2. That the P-D Planned Development overlay zoning district does not have any material impact, regulations or requirements upon the development of the site and does not itself require additional public review beyond that of a Minor Use Permit hearing.
 3. The proposed use, approximately 4,400 linear feet from residential zone property exceeds the 200 to 250 linear feet as mentioned in Land Use Policy LU-4.2 which discusses a residential buffer between agricultural uses and residential uses.
 4. The proposed use does not need additional Airport Land Use Commission review in that the in 2023 the County already determined that the proposed use was exempt from Airport Land Use Commission review and found the project in compliance with the Airport Land Use Plan.
 5. That odor is considered an annoyance rather than a health hazard and is subjective based upon the individual and the potential odor source.

6. That animal processing facilities, it's development and ongoing operation of the site and its supporting features are regulated by several agencies including the U.S. Department of Agricultural, the Regional Water Quality Control Board, The City of Colusa.

PASSED AND ADOPTED AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF COLUSA ON THE 20th DAY OF AUGUST 2025, BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSENT:

ABSTAIN:

RYAN CODORNIZ, MAYOR

ATTEST:

Shelly Kittle, City Clerk