



COUNTY OF COLUSA

Community Development Department
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Commissioners

Jacob Uhlenkott – District 1
Barry Morrell, Vice-Chair, District 2 Don Parsons, District 3
Marion Mathis, District 4 Gail Beduhn – Chair, District 5

PLANNING COMMISSION MINUTES

Wednesday, April 4, 2018
9:00 a.m.
Board Chambers
546 Jay Street, Suite 108
Colusa, CA 95932

The Colusa County Planning Commission meets in Regular Session this 4th day of April 2018 at the hour of 9:04 a.m. Present: Commissioners Marion Mathis, Don Parsons, and Barry Morrell. Absent: Commissioner Jacob Uhlenkott and Gail Beduhn.

Present: Marcos Kropf, County Counsel.
 Greg Plucker, Kent Johanns, Community Development
 Department.
 Ed Hulbert, Colusa Industrial Park.
 Dennis Johnson, Arbuckle citizen.
 Ann Nordyke, Patricia Rodriguez, Board Clerks.

Pledge of Allegiance

I. APPROVAL OF MINUTES

1. Minutes Approval

Planning Commission – Regular Meetings – March 7, 2018.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Marion Mathis, Planning Commissioner
SECONDER:	Don Parsons, Planning Commissioner
AYES:	Marion Mathis, Don Parsons, Barry Morrell
ABSENT:	Jacob Uhlenkott

II. PUBLIC COMMENT

None.

9:05 a.m. Chair Beduhn is now present and seated.

III. PUBLIC HEARINGS

Chair Beduhn makes time for a Public Hearing to adopt a Resolution adopting an addendum to a Mitigated Negative Declaration and approve Use Permit #17-10-1, for a

110-acre solar energy facility by Colusa Industrial Properties.

Mr. Johanns updates those Commissioners present on the Mitigated Negative Declaration, Mitigation Monitoring, and Tentative Parcel Map and speaks to the following:

- Projection Description
- General Location
- Site Location
- Surrounding Land Use
- Analysis
- Issues and Concerns
- California Environmental Quality Act (CEQA)
- Recommendation

9:12 a.m. Chair Beduhn opens the Public Hearing and calls for Public Comment. Hearing none, Chair Beduhn closes the Public Hearing.

PLANNING COMMISSION

1. Adopt Resolution No. **18-01**, a Resolution Of The Colusa County Planning Commission Adopting An Addendum To A Mitigated Negative Declaration (State Clearinghouse No. 2010052012, ED# 10-8) and Approve Use Permit #17-10-1 with conditions, for a 110-acre solar energy facility by Colusa Industrial Properties and authorize the Chair to sign.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Barry Morrell, Planning Commissioner
SECONDER:	Marion Mathis, Planning Commissioner
AYES:	Marion Mathis, Don Parsons, Barry Morrell, Gail Beduhn
ABSENT:	Jacob Uhlenkott

Chair Beduhn makes time for a Public Hearing to adopt a Resolution of The Colusa County Planning Commission Adopting A Categorical Exemption for ED#18-1 and approving Tentative Parcel Map #18-1-1, Dennis Johnson at 900 and 904 King Street in Arbuckle.

Mr. Johanns updates those Commissioners present on a Categorical Exemption and Tentative Parcel Map and speaks to the following:

- Project Description
- General Location
- Site Location
- Site Description and Surrounding Land Use
- Tentative Parcel Map
- Analysis
- Issues and Concerns
- Recommendation

9:15 a.m. Chair Beduhn opens the Public Hearing and calls for Public Comment. Hearing none, Chair Beduhn closes the Public Hearing.

PLANNING COMMISSION

2. Adopt Resolution No. **18-02**, a Resolution of The Colusa County Planning Commission Adopting A Categorical Exemption For ED# 18-1 and approve Tentative Parcel Map #18-1-1, with conditions, for Dennis Johnson at 900 and 904 King Street In Arbuckle and authorize the Chair to sign.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Marion Mathis, Planning Commissioner
SECONDER:	Barry Morrell, Planning Commissioner
AYES:	Marion Mathis, Don Parsons, Barry Morrell, Gail Beduhn
ABSENT:	Jacob Uhlenkott

Chair Beduhn makes time for a Public Hearing to adopt a Resolution Of The Colusa County Planning Commission Recommending To The Board Of Supervisors Adoption Of CEQA Categorical Exemptions And Passage Of Proposed Zoning Code Text Amendments To Sections 44-4.90, Home Occupations; Section 442.30, Residential Zoning Classifications (Professional Offices); And Section 44-2.50, Industrial Zoning Classifications (Food Establishments) Of Chapter 44 Of The Colusa County Zoning Code. **(Continued from April 4, 2018)**

Mr. Johanns updates those Commissioners present on a Categorical Exemption and Proposed Zoning Code Text Amendments and speaks to the following:

- Project Description
- General Location
- Changes to the Home Occupations Regulations
- Zoning Amendments#18-2-1 Table
- Analysis
- California Environmental Quality Act (CEQA)
- Recommendation

9:16 a.m. Chair Beduhn opens the Public Hearing and calls for Public Comment. Hearing none, Chair Beduhn closes the Public Hearing.

PLANNING COMMISSION

3. Adopt Resolution No. **18-03**, A Resolution Of The Colusa County Planning Commission Recommending To The Board Of Supervisors Adoption Of CEQA Categorical Exemptions And Passage Of Proposed Zoning Code Text Amendments To Sections 44-4.90, Home Occupations; Section 442.30, Residential Zoning Classifications (Professional Offices); And Section 44-2.50, Industrial Zoning Classifications (Food Establishments) Of Chapter 44 Of The Colusa County Zoning Code and authorize the Chair to sign. **(Continued from April 4, 2018)**

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Don Parsons, Planning Commissioner
SECONDER:	Marion Mathis, Planning Commissioner
AYES:	Marion Mathis, Don Parsons, Barry Morrell, Gail Beduhn
ABSENT:	Jacob Uhlenkott

IV. NEW BUSINESS

None.

V. PLANNING DIRECTOR COMMENTS/REPORTS

Mr. Plucker states that in the last two weeks cannabis workshops were conducted throughout the County and the survey will be available on the website until April 4, 2018. He further states DeNovo Group will take all the information they have collected from the communities and will put together a report with the results of the surveys and public comments. He states the Board of Supervisors will decide what changes will be made if any, after the report is received in May.

VI. PLANNING COMMISSIONER'S COMMENTS/REPORTS

Commissioner Mathis inquires as to the status of the compost on 99 and I-5.

Mr. Plucker states he has had discussions with the property owner regarding the issue and the compost has been monitored on a weekly basis with a very specific protocol and rating scale. He further states his Department will be going over the analysis and in addition, today is the first day the new code enforcement program goes into effect for the County, which will help deal with nuisances and provide new incentives.

Chair Beduhn adjourned the meeting at 9:28 a.m. to reconvene in Regular Session on May 2, 2018 at the hour of 9:00 a.m.

Respectfully submitted,
Greg Plucker, Secretary to the
Planning Commission

Gail Beduhn, Chair

By: _____
Patricia Rodriguez, Deputy Clerk