

Planning Commission

Dave McCullough, District 1
Heath Krug, District 2, Chair
Gerry Nall, District 3, Vice-Chair
Kirk Pendleton, District 4
Elizabeth Yerxa, District 5



Community Development Department

Xzandrea Fowler,
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COLUSA COUNTY Planning Commission

Minutes

September 3, 2025

**Board Chambers
546 Jay Street, Suite 108
Colusa, CA 95932**

The Colusa County Planning Commission meets in Regular Session this 3rd day of September 2025 at the hour of 9:00 AM. PRESENT: Commissioners Dave McCullough, Heath Krug, Gerry Nall, and Elizabeth Yerxa. ABSENT: Commissioner Kirk Pendleton.

Pledge of Allegiance

I. APPROVAL OF MINUTES

1. Minutes Approval

Planning Commission – Regular Meetings – August 6, 2025

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Yerxa
SECONDER:	McCullough
AYES:	McCullough, Krug, Nall, Yerxa
ABSENT:	Pendleton

II. PUBLIC COMMENT

None.

III. PUBLIC HEARINGS

Chair Krug makes time for a Public Hearing and adoption of a Resolution recommending the Board of Supervisors adopt a Mitigated Negative Declaration, a Mitigation Monitoring Reporting Program and approve a General Plan Amendment and Zoning Amendment (PD-25-7) for the Hamilton Bend Mitigation Bank Project.

Comments received by Ms. Fisher, Ms. Winchell, Ms. Bukogemsky.

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

WESTERVELT ECOLOGICAL SERVICES

1. Adopt **Resolution No. 25-002** recommending the Board of Supervisors adopt a Mitigated Negative Declaration, a Mitigation Monitoring Reporting Program

and approve a General Plan Amendment and Zoning Amendment (PD-25-7) for the Hamilton Bend Mitigation Bank Project.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Nall
SECONDER:	Mccullough
AYES:	Mccullough, Krug, Nall, Yerxa
ABSENT:	Pendleton

Chair Krug makes time for a Public Hearing and adoption of a Resolution adopting a CEQA Categorical Exemption, approving Use Permit (PD-25-13), and making the required Williamson Act Findings for Willow Bend Floodplain Reconnection Project.

Comments received by Ms. Fisher, Ms. Fink, Ms. Rotnem

9:27 a.m. Chair Krug opens the Public Hearing and calls for public comment. Hearing none, Chair Krug closes the Public Hearing.

FLOWWEST, INC.

2. **Adopt Resolution No. 25-003** adopting a CEQA Categorical Exemption, approving Use Permit (PD-25-13), and making the required Williamson Act Findings for Willow Bend Floodplain Reconnection Project.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Nall
SECONDER:	Yerxa
AYES:	McCullough, Krug, Nall, Yerxa
ABSENT:	Pendleton

Chair Krug makes time for a Public Hearing and adoption of a Resolution recommending the Board of Supervisors approve Use Permit #PD-25-6 with findings and conditions, adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, and approve the Franchise agreement for the Saloon Energy Storage Project.

Ms. Fisher states there was an error in the notice that was sent to the paper regarding the location of the project. She states the notice stated the project is located Arbuckle; it should have stated the project is located in Williams.

Ms. Fisher continues with her PowerPoint presentation.

9:51 a.m. Chair Krug opens the Public Hearing and calls for Public Comment.

Comments received by: Ms. Wiggen, Mr. Ornbaun, Mr. Alvord, Ms. Fisher, Chief Gilbert, Ms. Fowler. and Mr. Radford.

10:10 a.m. Chair Krug close the Public Hearing.

SALOON ENERGY STORAGE LLC

3. **Adopt Resolution No. 25-004** recommending the Board of Supervisors approve Use Permit #PD-25-6 with findings and conditions, adopt the Mitigated

Negative Declaration and Mitigation Monitoring and Reporting Program, and approve the Franchise agreement for the Saloon Energy Storage Project with the added condition regarding the existing orchard.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Nall
SECONDER:	McCullough
AYES:	McCullough, Krug, Nall, Yerxa
ABSENT:	Pendleton

Chair Krug makes time for a Public Hearing and adoption of a Resolution adopting a CEQA Exemption and approving a Tentative Parcel Map (PD-25-4).

Mr. Tomey states the notice that was published in the paper stated the property is going to be split into 3 parcels; it should have stated the property will be split into 2 parcels, one parcel will be 265.86 acres and the other parcel will be 77.81 acres.

Mr. Tomey continues with his PowerPoint presentation.

10:23 a.m. Chair Krug opens the Public Hearing and calls for public comment. Hearing none, Chair Krug closes the Public Hearing.

SHARON WIGGIN AND JOHNNA ORNBAUN

4. Adopt **Resolution No. 25-005** adopting a CEQA Exemption and approving a Tentative Parcel Map (PD-25-4).

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Nall
SECONDER:	Yerxa
AYES:	McCullough, Krug, Nall, Yerxa
ABSENT:	Pendleton

IV. PLANNING DIRECTOR COMMENTS/REPORTS

Ms. Fowler updates the Commissioners as follows:

Upcoming Agenda Items

The last community engagement meeting regarding the Maxwell Community Plan will be held Thursday, September 18, 2025 at 6:00 p.m. at the Maxwell Elementary School located in the Maxwell Wellness Center. Following that meeting the Plan will be scheduled for a Public Hearing on the Planning Commissions October agenda for review and to make recommendation to the Board of Supervisors.

Ms. Fowler states the Sites Reservoir Project Development agreement will be on the October agenda for review and recommendation to the Board of Supervisors.

Future Hearing Items

Westside Aggregates Project use permit planning application for a new surface mine, plant, and reclamation plan for construction aggregate is underway. The project site is west of Arbuckle off Cortina School Road and next to the Sand Creek Channel. In preparation for this hearing item, she will schedule a workshop in November to review the applicable state and county development standards regarding surface mines and reclamation plans.

Recent Board of Supervisors actions

The Board of Supervisors formed a Franchise Agreement Ad-Hoc Committee to review the County's policies regarding Franchise Agreements for public or private utilities to utilize the public right of way (ROW) to install and maintain private infrastructure within the public ROW

V. PLANNING COMMISSIONER'S COMMENTS/REPORTS

None.

Chair Krug adjourned the meeting at 10:35 a.m. to reconvene in Regular Session on October 1, 2025 at the hour of 9:00 a.m.

Respectfully submitted, Xzandrea
Fowler, Secretary to the Planning
Commission

Heath Krug, Chair

Ann Nordyke, Chief Deputy Clerk