



COUNTY OF COLUSA

DEPARTMENT OF
PLANNING AND BUILDING ADMINISTRATION

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COLUSA COUNTY PLANNING COMMISSION AGENDA

January 11, 2017

TIME: 9:00 A.M.

PLACE: Board of Supervisors' Chambers
Colusa Courthouse
547 Market Street
Colusa, California 95932

- I. PLEDGE OF ALLEGIANCE.**
- II. ROLL CALL:** Commissioners Beduhn, Johnson, Mathis, Morrell and Vanderpan.
- III. ACCEPTANCE OF AGENDA:** Commission members and staff may request additions, deletions, or changes in the Agenda order.
- IV. APPROVAL OF MINUTES:** Approve minutes from November 2, 2016 Planning Commission meeting.
- V. BUSINESS FROM THE FLOOR ON ITEMS NOT ALREADY ON THE AGENDA:** (Public comments for items of general interest and not agendized. Presentations will be limited to five minutes. (State Law prohibits the Planning Commission from taking action on any item presented if it is not listed on the Agenda.)
- VI. ANNOUNCEMENT OF EX PARTE COMMUNICATION.**
- VII. CONSENT ITEMS:** Consent items are set for approval in one motion. These items are considered non-controversial. No presentation will be made, however, some questions may be asked. The Chair will ask if any commissioner or member or the public wishes to pull a consent item for discussion. Brief questions may be asked on any item.

VIII. PUBLIC HEARINGS: The Chair will call for staff comments. The hearing will be opened to the public for proponents, opponents, comments, and rebuttals. The hearing will be closed to the public and discussion confined to the Commission. The Commission will then make a motion and vote on the item.

A. Administrative Permit #16-10-1, Westside Spreading/Witham (continued from November 2, 2016) - Proposed Administrative Permit for Agriculture Product Processing of Off-Site Materials (Soil Amendments) on property zoned Exclusive Agriculture (E-A) located at 6835 Wisconsin Avenue approximately 5-miles south of the community of Arbuckle; identified as APN 021-290-080.

B. Use Permit #05-5-1, (ED #05-43), Rancho Caleta, LLC - Proposed Mitigated Negative Declaration for the construction of eight duck club cabins (seasonal residences) on property zoned Exclusive Agriculture (E-A) located on the north side of Butte Slough Road approximately 2,250-foot west of the confluence of Butte Creek and the Sacramento River and three miles east of the City of Colusa; identified as APN 015-250-003; 015-250-017; 015-100-010; 015-100-013.

C. Environmental Determination #16-24, Colusa County Department of Public Works, Bridge Replacement - Proposed Mitigated Negative Declaration for a bridge replacement project under the Federal Highway Administration grant program on property zoned Exclusive Agriculture (E-A) located at the intersection of Finks Road and the GCID Canal approximately 3-miles southwest of the community of Maxwell.

D. General Plan Amendment #16-6-1 and Zoning Amendment #16-6-1, (ED #16-19), Butte Creek Farms (Ed Hulbert) – Recommendation to the Board of Supervisors on a Proposed Mitigated Negative Declaration, a General Plan Amendment from Designated Floodway (DF)/Agriculture General (AG) to Resource Conservation (RC), and a Zoning Amendment from Floodplain Management (F-M) to Resource Management (R-M) to allow the creation of a mitigation bank (habitat restoration) affecting approximately 350-acres located west of 7055 Laux Road approximately 2-miles northeast of the City of Colusa, identified as APN 015-100-013, 015-100-025, & 015-100-031.

IX. GENERAL BUSINESS: This section of the agenda is to be utilized by the Planning Commission and Director of Planning & Building on items of interest, general discussion, or items for which staff has been directed to do research and bring back to the Commission. Items A, B, & C may not always be addressed at every hearing, but will always be listed as part of the agenda.

A. Legislative Case Law Update

B. Planning Commission Concerns/Updates

C. Planning Workshop

X. ADJOURNMENT.

All decisions made by the Planning Commission are subject to appeal to the Board of Supervisors. Anyone wishing to appeal a decision must submit a letter of appeal and pay the required fee of \$750 to the Board Clerk within 10 calendar days after the decision.