



City of Colusa, California

STAFF REPORT

DATE: September 15, 2026

TO: City Council – Final reading for Ordinances pertaining to the Colusa Responsible and Compliant Retail LLC (Embarc)

FROM: Jake Morley, Planning Consultant

AGENDA ITEM: Ordinances pertaining to the Colusa Responsible and Compliant Retail LLC (Embarc)

Report in Brief: This is the final reading and adoption of the Ordinances pertaining to the Colusa Responsible and Compliant Retail LLC (Embarc)

Recommendation: The City Manager recommends that the City Council adopt the ordinances by reading the title only:

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COLUSA APPROVING THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF COLUSA AND COLUSA RESPONSIBLE AND COMPLIANT RETAIL LLC (EMBARC) (DA 26-01)

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COLUSA AMENDING APPENDIX A – CHAPTER 21.5, CANNABIS REGULATIONS, SUBSECTION 21.5.01(A), OF THE COLUSA MUNICIPAL CODE AND FINDING THE ORDINANCE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

BACKGROUND:

On September 1, 2026, the City Council voted (3-2) on each action associated with the project, including a resolution and ordinances related to a Development Agreement, as well as an amendment to the Colusa Municipal Code – Appendix A – Chapter 21.5 – Cannabis Regulations.

PUBLIC CONTACT

Pursuant to the Development Agreement, sales will be subject to an additional five percent tax on specific cannabis gross sales.

ENVIRONMENTAL REVIEW

On September 1, 2026, the Council found the project exempt from the California Environmental Quality Act (CEQA) pursuant to guidelines Section 15061.b.3 – Common Sense Exemption in that the proposed project is to permit a retail use (cannabis dispensary)

in a zoning designation, C-G General Commercial, which is a zoning district that is intended to be applied where general commercial facilities are necessary for public services and conveniences.

BUDGET IMPACT

Construction of a new police station is anticipated to be funded through a combination of grant funding and government loan programs, subject to final award and eligibility requirements. These funding sources may require a local match or other City contribution. The final funding structure, including any required match and loan repayment obligation, will be presented to the City Council before funds are committed

ATTACHMENTS

1. Ordinance 577 – Development Agreement
 - Exhibit I – Development Agreement
 - Exhibit II – Development Agreement Exhibit A – Owner Consent
 - Exhibit III – Development Agreement Exhibit B – Legal Description
 - Exhibit IV – Development Agreement Exhibit C – Overall Site plan
2. Ordinance 578 – Amendment to Article 21.5 Cannabis Regulations