

RESOLUTION NO.- 2025 \_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLUSA – APPROVING THE NEXTGRID USE PERMIT AND LOT MERGER TO FACILITATE THE CONSTRUCTION OF A SOLAR ARRAY FIELD AND FIND THE PROJECT EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT REVIEW PURSUANT TO SECTION 15183 (APNs 017-130-122, 017-130-123, 017-130-124, 017-130-125, 017-130-126, 017-130-127 and 017-130-128).

**WHEREAS**, applications have been received to permit the construction of a 7,235.8-kilowatt Direct Current solar field on 27 acres and merge seven individual parcels into a single lot located on 2949 Niagara Avenue

**WHEREAS**, Appendix A, Article 12 of the Colusa Municipal Code (CMC) allows the Planning Commission to approve a use permit for manufacturing and utility purposes; and

**WHEREAS**, Chapter 17, Article VI of the CMC allows a lot merger when parcels are contiguous and held by the same owner, conform to the minimum parcel size of the applicable zoning designation; and

**WHEREAS**, the Project has been found exempt from the California Environmental Quality Act pursuant to Section 15813, in that the Project is consistent with the City's General Plan Environmental Impact Report and the subject zoning designation would accommodate the type of Project; and

**WHEREAS**, the Colusa County Airport Land Use Commission (ALUC) has reviewed the project on March 3, 2025, and have found the proposed use to be in compliance with the 2014 Colusa County Airport Land Use compatibility Plan (ALUCP); and

**WHEREAS**, the Planning Commission considered the Project, staff report, conditions of approval and comments submitted at a noticed public hearing held on June 4, 2025; and

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

1. With regard to the Use Permit, the Planning Commission 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; and

- C. A CEQA exemption has been prepared in conformance with Section 15183 provisions of the California Environmental Quality Act and reflects the independent judgement of the City of Colusa.

2. With regard to the Lot Merger the Planning Commission finds that:

- A. The affected parcels are held by the same owner and the General Plan will remain internally consistent as the subject site will retain its M2 – General Industrial zoning district designation. The resulting parcel will be consistent with the minimum lot sizes of the M2 – General Industrial zoning district and will result in an adequate size to permit the proposed solar array field.

***THE FOREGOING RESOLUTION*** was duly introduced and passed at a regular meeting of the City of Colusa Planning Commission Meeting held on the 4th day of June 2025, by the following vote.

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

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

ATTEST: \_\_\_\_\_  
*Planning Commission Chair, Martin*

\_\_\_\_\_  
*City Manager, Jesse Cain*

Exhibit I – Conditions of Approval

Exhibit II – Plat to Accompany Use Permit