

ORDINANCE NO. 573

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COLUSA
AMENDING THE PRE-ZONING OF PROPERTY WITHIN THE CITY OF COLUSA SPHERE OF
INFLUENCE AS PART OF THE WASTEWATER TREATMENT PLANT – COLUSA TRIPLE
CROWN DEVELOPMENT PROJECT

BE IT ORDAINED by the Council of the City of Colusa that:

Section 1. The zoning of all that real property identified as Assessor's Parcel Nos 017-020-024, 017-020-025, 017-020-026, 017-020-027; 017-030-079, 017-030-080; and 015-130-128, 015-130-129, 015-130-068, and 015-130-082 is amended as depicted in Exhibit I.

Section 2. The City Council finds that:

- A. The rezoning is consistent with the General Plan as it would apply zoning districts that are consistent with the proposed General Plan diagram; and 1) a Mitigated Negative Declaration prepared for the Project has been completed in compliance with CEQA and consistent with state and local guidelines implementing CEQA; and 2) that the Mitigated Negative Declaration represents the independent judgment and analysis of the city as lead agency for the Project; and 3) that on the basis of the whole record before it, there is no substantial evidence that the project will have a significant effect on the environment with the application of mitigation measures.
- B. The site is physically suitable for the pattern of zoning classifications and anticipated development resulting therefrom, including the Colusa Triple Crown development on vacant property at the southern Will S. Green Road abutting the Wastewater Treatment Plant. The site is served by existing utilities, including power, water, and sewer. The sites are compatible with existing and adjoining land uses: the 161.73 acre site known as Brookins Ranch will receive an R-1 Single-Family zoning designation, and the 509.92 city-owned agricultural lands will receive an A-G Agricultural zoning designation. The site is flat and does not contain any physical constraints such as steep slopes, wetlands, or woodlands. There are no physical constraints to the site that would prohibit development or agricultural uses.

Section 3. This ordinance shall become effective 30 days following the date of its adoption.

THE FOREGOING ORDINANCE was adopted by the City Council of the City of Colusa at its meeting held on _____, 2026 by the following vote:

AYES:

NOES:

ABSENT:

DENISE CONRADO, MAYOR

ATTEST

SHELLY KITTLE, City Clerk

Exhibit I – Zoning Map