

ORDINANCE NO. _____
(Uncodified)

**ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COLUSA
ADDING APPENDIX A – CHAPTER 17.5 AG AGRICULTURAL DISTRICT - REGULATIONS TO THE
COLUSA MUNICIPAL CODE AND FINDING THE ORDINANCE SUBJECT TO CALIFORNIA
ENVIRONMENTAL QUALITY ACT (CEQA) IN WHICH AN INITIAL STUDY RESULTING IN A
MITIGATIVE NEGATIVE DECLARATION WAS PREPARED.**

WHEREAS, this Ordinance adds Appendix A – Chapter 17.5 – AG Agricultural District to the Colusa Municipal Code to allow the regulation of land uses and development within agricultural-zoned property located within the city of Colusa; and

WHEREAS, this Ordinance advances and protects agricultural uses and agricultural operations in areas where fertile soils particularly suited to crop production are present, areas where agriculture is the natural and desirable primary land use, and where the protection of agriculture from the encroachment of incompatible land uses is essential to the general welfare and economic prosperity of the County; and

WHEREAS, this Ordinance has been processed in connection with the Wastewater Treatment Plant Annexation – Colusa Triple Crown Development project (Project) in which an Initial Study /Mitigated Negative Declaration (IS/MND) was prepared to analyze any environmental impacts; and

WHEREAS, the Initial Study/Mitigated Negative Declaration determined that the proposed Project would not result in any environmental impacts that could not be mitigated to a less than significant level; and

WHEREAS, on March 18, 2026, the Planning Commission conducted a duly noticed public hearing to consider the staff report, staff recommendation, and public testimony concerning the ordinance. Following the public hearing, the Planning Commission voted to recommend forwarding the ordinance to the City Council with a recommendation in favor of its adoption; and

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

Section 1. The above recitals are true and correct and are incorporated herein by this reference.

Section 2. The 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 that 3) 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.

Section 3. In accordance with the State of California Government Code commencing with section

65800, the City of Colusa City Council finds that:

1. **Municipal Code Amendment:** The amendments to the Colusa Municipal Code (CMC) are consistent with the General Plan and are found to be consistent with and advances economic related policies for the City of Colusa as outlined in the Land Use (LU-5, LU-5.3, LU-6.1, LU-6.3, LU-10, LU-10.1) and Community Character (CCD-9.5 and CCD-9.7) Elements portions of the General Plan.
2. **Health, Safety, and Welfare; Illogical Land Use Pattern:** Adoption of this ordinance will not adversely affect the public health, safety, and welfare, as it updates the Colusa Municipal Code to include agricultural practices within city limits. This ordinance will not result in an illogical land-use pattern, as the subject land, to which the AG-Agricultural designation will be applied, is already designated E-A (Exclusive Agriculture) in the county, is currently owned by the City of Colusa, and is actively used for agricultural production.
3. This ordinance is consistent with Appendix A of the Colusa Municipal Code with the purpose of the district is to protect agricultural uses and operations in areas where fertile soils particularly suited to crop production are present, areas where agriculture is the natural and desirable primary land use and where the protection of agriculture from the encroachment of incompatible land use is essential to the general welfare and economic prosperity of the city. and intent of does not alter or revise the type of intensity of allowed uses in any commercial and residential zoning districts

Section 4 Code Amendment. Chapter 17.5 is hereby added in its entirety to Appendix A – Zoning of the Colusa Municipal Code to read as follows:

17.5 A-G Agricultural District - Regulations

Sec 17.5.01 Purpose of district.

The purpose of the A-G zone is to protect agricultural uses and agricultural operations in areas where fertile soils particularly suited to crop production are present, areas where agriculture is the natural and desirable primary land use, and where the protection of agriculture from the encroachment of incompatible land uses is essential to the general welfare and economic prosperity of the City.

Sec 17.02 Regulations generally.

- (a) General Standards. Allowed uses and associated structures shall comply with the following development standards, in addition to any other applicable requirements of this Title. Table 17.5.02-1 identifies the development standards applicable to the agricultural zones.

Table 17.5.02-1 Development Standards in the Agricultural Zones

Development Standards – Agricultural (A-G)			
Zoning Classification			
		A-G	Special Regulations
Minimum Parcel Size		5 ac	
Minimum Parcel Width		100 ft	
Minimum Parcel Depth		200ft	
Setback and Height Standards			
Minimum Setbacks for Agricultural Structures	Front	25 ft	
	Rear	20 ft	
	Side	10 ft	
Minimum Setbacks for Agricultural Structures	Front	25 ft	
	Rear	25 ft	
	Side	25 ft	
Maximum Height of Agricultural Structures		50 ft	
Maximum Accessory Agricultural Structure Height		100 ft	
Maximum Height for Nonagricultural Structures		30 ft	

- (b) Performance Standards. The following performance standards apply to permitted uses and uses allowed with an administrative permit in the agricultural zones as required in Table 17.5.02-1. Projects that cannot meet the following performance standards shall be elevated to a Minor Use Permit.
- (1) **Maximum Noise Levels.** Maximum noise levels shall meet the requirements of General Plan Table 7.4. Further, maximum noise levels shall not exceed 60 dB at the property line of adjacent uses that are not in an agricultural or industrial zone.
 - (2) **Maximum Daily Trips.** New daily trips shall not exceed an additional one hundred car or light truck vehicle trips or an additional seventy heavy truck or bus vehicle trips, or a combination of the two over existing or previously established traffic volumes.
 - (3) **Drainage and Water Quality.** There shall be no net increase in off-site drainage flows, including peak flows during a storm event, and water quality measures shall be implemented to reduce stormwater pollutants.

- (4) Roadway and Access Improvements. The project shall demonstrate adequate roadway and access improvements consistent with City standards to accommodate the maximum daily trips to the satisfaction of the Director of Public Works.

Sec 17.5.03 Allowed Uses in the Agricultural Zones

Table 17.5.03-1 Allowed Uses in the Agricultural Zones

Permitted Uses – Agricultural (A-G)		
P = Permitted M = Minor Use Permit U = Use Permit T = Temporary Use Permit - = Use Not Allowed	Zoning Classifications	
	A-G	Special Regulations
Agricultural Processing, Off-Site Products	A	
Agricultural Processing, On-Site Products	P	
Animal Grazing	P	
Animal Processing and Rendering	U	
Apiaries	P	
Crop Production and Cultivation, including Orchards and Vineyards	P	
Intensive Animal Operations	U	
Nurseries and Greenhouses	P	
Stables, Commercial	P	
Stables, Private	P	
Visitor-Serving Agricultural Support Use	P	
Wineries	P	
Natural Resource Uses		
Energy Generation for Off-Site Use	U	
Energy Generation for On-Site Use	P	
Forestry and Logging	P	
Mining	U	
Oil and Gas Extraction	U	
Timber Processing	U	
Commercial Uses		
Agricultural Product Sales, Off-Site	M	
Agricultural Product Sales, On-Site	P	

Agricultural Auction and Sales Yard	M	
Agricultural Chemicals Commercial Storage and Distribution	U	
Animal Hospitals and Kennels	M	
Commercial Recreation, Outdoors	U	
Construction, Maintenance and Repair Services	M	
Farm Equipment: Sale, Rental, Repair and Supplies	U	
Nursery, Retail	M	
Tasting Rooms	M	
Industrial Uses		
Warehousing, Wholesaling and Distribution	U	
Transportation, Communication, and Utility Uses		
Composting Facilities and Soil Amendment Facilities	U	
Telecommunications Facilities	M	
Utilities, Minor	P	

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:

ABSTAINED:

DISQUALIFIED:

DENISE CONRADO, MAYOR

ATTEST

SHELLY KITTLE, City Clerk