



PLANNING COMMISSION

Wednesday, December 3, 2025

Regular Meeting - 6:00 PM

City Hall – City Council Chambers

425 Webster Street, Colusa, CA 95932

MINUTES

Chair – John Martin

Vice Chair – Thomas Roach

Secretary – Jean-Pierre Cativiela

Commissioner – Amy Schmidt

Commissioner - Sara Andreotti

CALL TO ORDER – Chairman Martin called the meeting to order at 6:01 p.m.

PLEDGE OF ALLEGIANCE – The pledge of allegiance was given.

ROLL CALL – Commissioners Martin, Cativiela, Andreotti, and Roach were present. Commissioner Schmidt was absent.

APPROVAL OF AGENDA – The agenda was approved by consensus.

CONSENT CALENDAR – Minutes of the June 4, 2025, meeting were included on the consent calendar.

ACTION: Approve the consent calendar/minutes of the June 4, 2025, meeting.

Motion passed 4-0 by the following vote:

AYES: Andreotti, Cativiela, Martin, and Roach.

NOES: None

ABSENT: Schmidt

PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

No public comments were offered for items not on the agenda.

PUBLIC HEARING(S)

No public hearings were scheduled for this meeting.

PRESENTATION

Jake Kley and Ed Hulbert from Colusa Industrial Properties gave a presentation on the status of various cannabis businesses in operation at current and former CIP properties, and other business activities related to the CIP.

Hulbert said that low prices for cannabis products have forced some of the businesses to close or sell. However, others are producing at partial capacity; in all, the businesses are producing at about 20 percent of their permitted capacity, meaning that tax revenues, while significant, are smaller than what was initially expected. Hulbert also provided updates on a new slaughter

facility at the park, which he said is expected to grow from three to 20 employees by the end of the first quarter of 2026. He also said that work is proceeding to replace the roof at the mushroom growing/processing plant. He also said he expects housing needs and construction in the area to increase as the \$6.5 billion Sites Reservoir project continues to move forward.

PUBLIC COMMISSION MATTERS – None.

FUTURE AGENDA ITEMS

Commissioner Roach asked about the status of the General Plan update. Discussion ensued. City Manager Jesse Cain said he and staff are working on items such as ordinance revisions that will help make sure the city is complying with commitments made in the General Plan Housing Element.

ADJOURNED – Chair Martin adjourned the meeting at 7:31 p.m.

John Martin, Planning Commission Chairman

Jake Morley, Planning Consultant