



COUNTY OF COLUSA
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING UNIT
1213 Market Street, Colusa, CA 95932
(530) 458-0480

MEMORANDUM

Date: August 29, 2023

To: CIP Meat Processing Facility File
APN: 017-030-115

From: Greg Plucker, Community Development Director

Subject: ALUC Consistency Review - Project Exemption

A handwritten signature in blue ink, appearing to read "G. Plucker", is written over the "From:" line.

The purpose of this memo is to detail the review exemption that the above referenced project has with respect to an ALUCP consistency determination from the ALUC.

The proposed project is a meat processing facility proposed to be located on a portion of APN: 017-030-115 off Industrial Way in the City of Colusa. As detailed on the submitted building permit plans of July 5, 2023, Exhibit "A" dated received August 28, 2023 on file with the Community Development Department, the building would measure 40 ft. by 90 ft. for a total of 3,600 sq.ft. The building would have a total height of 19' above the finish floor. However since the building will be placed on a 18" stemwall, the actual ridge height would be 20'-6" from the finished floor. As detailed on the plans, the projected BFE for the pad is at an elevation of 47.50' and the finish floor would be set at an elevation of 48.50'. Accordingly, the ridge peak would be at an elevation of 68'. The applicant has stated that the maximum number of employees could be up to 3 and that there would be a maximum of 7 customers on site at any one time. Accordingly, a site occupancy of 10 is being used for the density calculations.

The below figure shows that the project site is located in the C3 ALUCP compatibility zone some 3,050 feet from the end of Runway 31. The use is not specifically described in the ALUCP but appears to have characteristics of a Livestock Use (feed lots, stockyards, breeding, fish hatcheries, horse/riding stables, poultry and dairy farms) and a Light Industrial Use (food products preparation, electronic equipment, bottling plant). The ALUCP considers these conditionally compatible uses with concern for features that attract birds, have uses involving noise-sensitive animals, storage of hazardous materials for onsite use, and height concerns. None of these specific concerns are applicable to the described use.



Based on the following factors, ALUC consistency review is not required.

- 1.) The proposed project site was zoned a Planned Development M-2-PD district by Ordinance No. 533. This ordinance pre-zoned the property prior to its annexation into the City of Colusa and was adopted by the City Council in October, 2020. Following the project site annexation, the M-2-PD zoning became effective.

Pursuant to Section to Section 3.3., Permitted Land Uses, the use appears to most closely resemble an Animal Processing and Rendering use and is listed as

permissible upon the issuance of Minor Use Permit by the City.

The City's Minor Use Permit process is not classified as a Major Land Use Action under ALUCP Section 2.2.2 and there is no proposal to change the allowed uses of the applicable M-2-PD zoning district.

The building size does not trigger review under Section 2.2.2 (h) (Proposed nonresidential development having a building floor area of 10,000 square feet or greater).

The project site is located in the C3 compatibility zone and the building height is under the Section 2.2.2(k)(4) height trigger of 150 feet.

- 2.) The proposed project with 10 individuals is well under the density calculation using the limiting Maximum Sitewide Average of 200 persons as shown below.

C3 Compatibility Zone Maximum Density Intensity			
	People/Acre	Project Area Size	Allowed Persons
Maximum Sitewide Average	200	1.0	200
Maximum Single Acre ^a	800	1.0	800

Table 3A, ALUCP

COMPATIBILITY POLICIES AND MAPS CHAPTER 3

Intensity Criteria ¹	Compatibility Zones							Intensity Criteria Interpretation
	A	B1	B2	C1	C2	C3	D	
Max. Sitewide Average Intensity (people/acre)	0	25	60	80	160	200	no limit	* All nonresidential development shall satisfy both sitewide and single-acre intensity limits
Max. Single-Acre Intensity (people/acre)	0	50	180	240	640	800	limit	
Open Land Requirement ²	all remaining	30%	no req.	20%	10%	no Req.	no req.	* See Policy 3.4.10 for application

- 3.) The proposed maximum building height of an elevation of 68' is estimated to be some 41.9' feet below the 50:1 FAA construction notification elevation height of 109.9'. The Building Max Elevation is 68'. The 50:1 notification plane is 109.9' and is calculated with the 50:1 Slope Height of 61' (3050'/50') with the Runway 31 Elevation at 48.90.

- 4.) ALUCP Section 3.7(b) requires that an Avigation Easement be granted to the County. The developer is processing this easement and will be recorded prior to occupancy.

Based on the aforementioned, a consistency review by the ALUCP is not required.

The project site is covered by the annexation tax share agreement that specifies that the project is subject to certain County development impact fees. As shown below, impact fees total \$1,396.85.

						COUNTY DIF	FIRE
	Services in the CIP Annexation Area	Median Correction	Corrected Amount	3% Admin	Total Per 1,000 sq.ft.	Per Foot \$	
Industrial	\$ 225.53	63.72%	\$ 143.70	\$ 4.31	\$ 148.01	\$ 0.1480	\$ 0.24
Type of Building: <u>Industrial</u> Size of Building: <u>3,600</u>						\$ 532.85	\$ 864.00
Fee Component Break Down:							
	Sq.Ft. Amount						
Sheriff	32.87%		\$47.23	\$ 1.42	\$48.65	\$ 175.14	
Library	0.00%						
Probation	67.13%		\$ 96.47	\$ 2.89	\$ 99.36	\$ 357.70	
TOTAL						\$ 532.85	\$ 864.00
						Check	\$1,396.85

It should be noted that this permit sign-off only applies to the subject site and does not address other Agency and/or County department requirements that may include:

- 1.) USDA approval of the meat processing facility.
- 2.) RWQCB approval of the septage disposal system.
- 3.) Air Pollution Control and Department of Agricultural approvals for any feed lot use or other regulated use.