



City of Colusa California

STAFF REPORT

DATE: July 15, 2025
TO: Jesse Cain, City Manager
FROM: Jake Morley, Planning Consultant

AGENDA ITEM: Public Hearing for the consideration of a Minor Use Permit to allow Animal Processing at 7295 Industrial Way (portion of APN 017-030-115).

Recommendation: Open the Public Hearing and recommend that Colusa City Council approve the Minor Use Permit to allow Animal Processing and find that the Project is exempt from review under the California Environmental Quality Act pursuant to 15152 – Tiering and 15162 – Subsequent EIR or Negative Declaration.

BACKGROUND:

In 2019, the Colusa Industrial Properties (CIP) located around the Colusa County Airport on the southeastern corner of the city annexed into city limits. As part of that annexation, the subject properties were zoned to mirror the land use designations found in the Colusa County Municipal Code. In this instance, the subject property received a zoning designation of M-2-PD – General Industrial District. The intent of the zoning district is to serve land uses which provide for manufacturing and heavy industrial uses. In this instance, the proposal to operate an Animal Processing and Rendering facility is subject to the issuance of a minor use permit, which are reviewed and heard by the Planning Director (City Manager). An Animal Processing and Rendering facility is a facility where the slaughtering and processing of animals raised off-site for commercial purposes takes place.

7295 Industrial Way (Portion of APN 017-030-115) (See **Aerial Location Map, Attachment A**) is a 10.92 sized parcel is located in the M-2-PD General Industrial District, with a C3 – Secondary Traffic Pattern overlay zone as delineated by the Colusa County Airport Land Use Plan (CCALUP). Located near the terminus of Lincoln Avenue, just north of what is known locally as the “Colusa Duck Skeet Range” a gun range.

ANALYSIS:

Animal Processing facilities of amenable species, such as cattle, swine, sheep, and goats, are regulated and licensed by the California Department of Food and Agriculture (CDFA). While wild

game and exotic meat processing are regulated by the California Department of Fish and Wildlife (CDFW).

State regulated licensed livestock slaughter plants are required to follow animal welfare regulations, have in place sanitary dressing procedures, and at all times maintain the plant's sanitary conditions. Have a CDFA licensed inspector perform Ante-Mortem and Postmortem inspections. Such facilities are required to keep maintenance records, pest control, sanitation, record keeping and documentation. The basic intent of these procedures is to provide transparency for the buying and selling of livestock and products, ensure the slaughter of healthy animals in a humane manner and in sanitary conditions.

The subject property contains an existing 3,600 square foot structure that was permitted in early 2024 (See **Site Plan, Attachment B**). Pursuant to the applicant's project description (See **Project Description, Attachment C**), the facility has refrigeration capacity of up to 80 beef carcasses, while other animals are anticipated to be processed, most of the processing will be beef. Colusa Meat will process animals under CDFA regulations as "Not for Sale" as well as USDA regulations allowing animals to be further processed and available for retail sale upon deliver to local butchering facilities. Hours of operation are anticipated to be Monday through Friday from 6:00 a.m. to 6:00 p.m. and modified as necessary to satisfy demand. It is anticipated that the number of workers on site would be between 3 to 5. While CDFA inspectors will be on site on an intermittent basis and one full time USDA inspector when site is in operation.

The proposed request includes utilization of outdoor space for both long term and receiving holding pens. All outdoor areas will be fenced, and each pen will have access to water, shade and food. Notes on the site plan indicate that holding of animals (number of) will be in compliance with USDA requirements.

As currently illustrated on the site plan, the 10 parking stalls are located off site on the abutting property, which is under the same ownership as the proposed project site. Therefore, staff recommends a condition of approval that either the proposed parking stalls be relocated to the parcel on which the project is proposed, or that a Lot Line Adjustment (LLA) be processed to ensure the required parking is located on the parcel.

In addition, the site plan mentions "future expansion area" but does not go into detail about the scope and design of the expansion. In communication with the applicant, they expressed that such an expansion and its design is unknown, and they will apply for a modification to this use permit when and if an expansion takes place. Therefore, a condition of approval mentioning the need for a use permit for any future expansion is recommended.

Colusa County Airport Land Use Plan (CCALUP)

The subject site is in the C3 – Secondary Traffic Pattern zone of the Colusa County Airport and is located 3,900 linear feet (0.57 miles) to the southwest of the southern end of the airport. Table 3A – Compatibility Criteria of the CCALUP notes that "Livestock Uses: feed lots, stock yards, breeding, etc." the closes land use to a slaughtering facility, is conditionally acceptable in the C3 – Secondary Traffic Pattern zone and that the Policy 3.5.3(a), should be adhered too.

The policy 3.5.3(a) states:

Criteria addressing Other Flight Hazards:

Land uses that may cause visual, electronic, or wildlife hazards, particularly bird strike hazards, to aircraft in flight or taking off or landing at the airport shall not be allowed within the Airport Influence Area unless the uses are consistent with FAA rules and regulations.

(a) Specific characteristics to be avoided include:

- (1) Sources of glare (such as from mirrored or other highly reflective structures or building features) or bright lights (including search lights and laser light displays);*
- (2) Distracting lights that could be mistaken for airport lights;*
- (3) Sources of dust, steam, or smoke that may impair pilots' vision;*
- (4) Sources of steam or other emissions that cause thermal plumes or other forms of unstable air;*
- (5) Sources of electrical interference with aircraft communications or navigation; and*
- (6) Any proposed use that creates an increased attraction for wildlife and that is inconsistent with FAA rules and regulations. Of particular concern are landfills and certain recreational or agricultural uses that attract large flocks of birds which pose bird strike hazards to aircraft in flight.*

To ensure compliance with Policy 3.5.3(a), the following conditions of approval are recommended for the project.

- All exterior lighting shall be directed downward with full cut offs and shall not contain any colors (i.e.: red or blue) which are typically utilized for airport or runways.
- Building materials, such as fencing, shade structures, corals and any additions to the existing structures shall be made of materials that avoid glare and reflection. Materials that do create glare or reflections shall be painted or mated in a manner to remove any glare or reflection.
- Outdoor animals holding pens and yards shall be kept in a manner that limits animal waste and excessive food, which may attract, vermin, pest or birds. Outdoor areas shall be routinely cleaned with animal waste removed weekly, at a minimum.

GENERAL PLAN

The following General Plan Goals, Policies and Actions are applicable to the project:

Goal LU-10: To promote an expanding and increasingly diversified local economy that will meet the employment needs of local residents and strengthen the local tax base.

Policy LU-10.1: The City shall make every effort to attract new jobs-producing businesses that will maximize economic benefits to current and new residents and businesses.

Policy LU-6.1: Growth shall provide a strong diversified economic base and a reasonable balance between employment and housing for all income groups.

PUBLIC CONTACT and ENVIRONMENTAL REVIEW

A 20-day public hearing notice was published in the Pioneer Review on June 20, 2025, and a notice was also placed at the planning counter. At the time of the report being finalized, staff have received one phone call from the public regarding the matter.

The minor use permit has been determined exempt pursuant to the California Environmental Quality Act Section 15152 – Tiering and 15162 – Subsequent EIR or Negative Declaration, in that the project area has been subject to two prior Environmental Impact Reports (EIR). This area was also subject to more detailed analysis in the General Plan Amendment and Zoning Amendment for Colusa Industrial Properties Final EIR SCH No. 2006052113 approved and certified by the County of Colusa in 2008. The site was also subject to the EIR for the County of Colusa 2030 General Plan Update which was certified by Colusa County in 2012.

Pursuant to Colusa Municipal Code Appendix A, Article 33 Minor Use permits are effective after a 10-day appeal period expires, which will be July 25, 2025.

BUDGET IMPACT: None Expected

ATTACHMENTS:

1. Aerial Location Map
2. Site Plan
3. Applicant's Project Description
4. Resolution 25-____
 - Exhibit I – Plat to Accompany Colusa Meat Use Permit
 - Exhibit II – Conditions of Approval

Aerial Location Map



NOTES:
1- HOLDING PENS ARE 300 SQ FT EACH.
2- HOLDING PENS ARE TO BE USED FOR CATTLE, HOGS AND SHEEP.
3- ANIMALS SHALL BE HELD IN ACCORDANCE WITH USDA STANDARDS
4- ANIMALS WILL BE FED IF HELD LONGER THAN 24 HOURS.

PARKING CALCULATIONS

REQUIRED: 1 PARKING STALL PER 1000 SF OF BUILDING

BUILDING SF= 8,400
REQUIRED NUMBER OF STALLS=9

PROVIDED:

10 STALLS

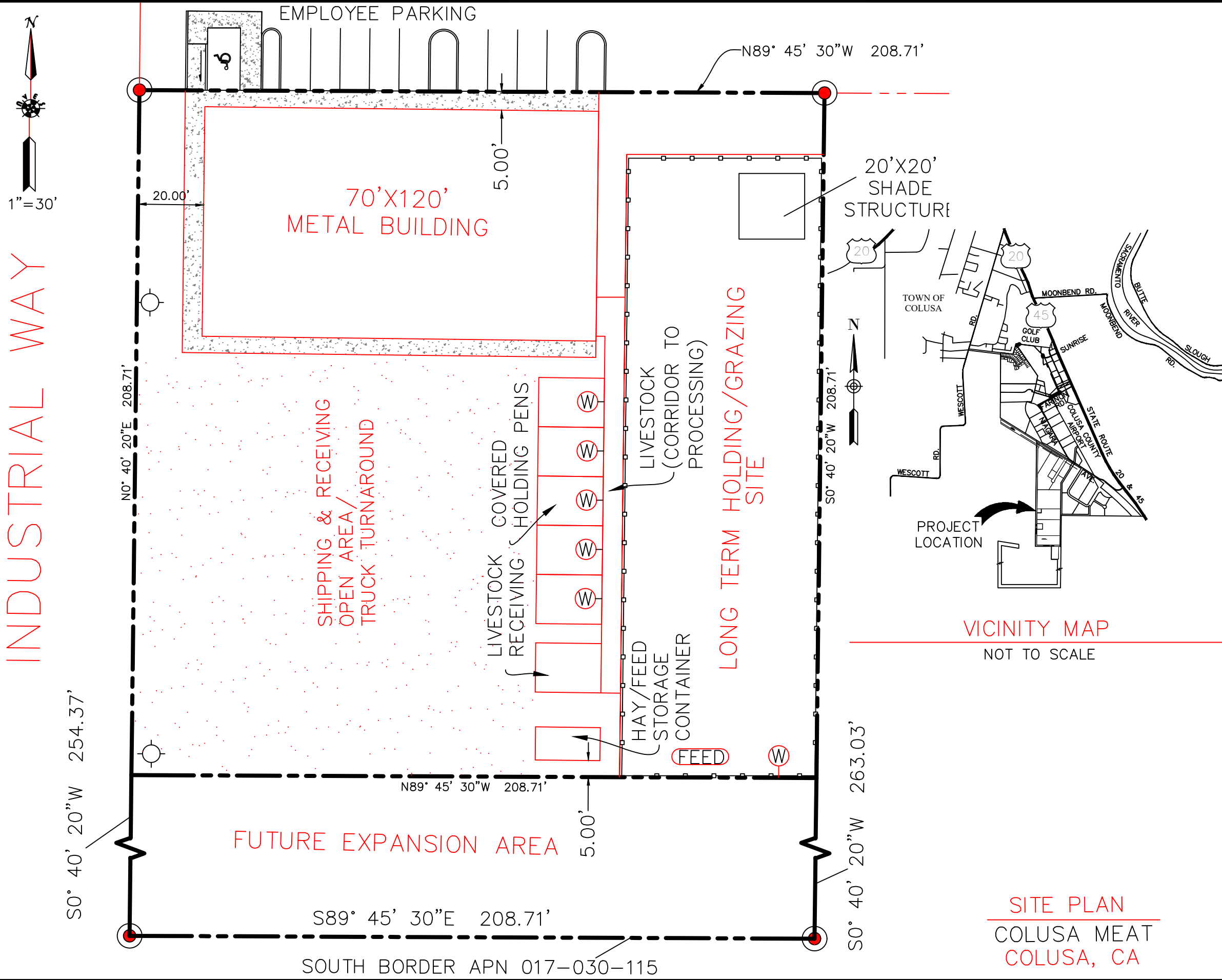
LEGEND

- 20' POLE LIGHT
- WATER
- FEED
- LIVESTOCK FENCING

PROJECT INFORMATION

PORTION OF APN 017-030-115
LEASED AREA= 1.00 ACRES +/-

PREPARED BY:
NVES
NORTH VALLEY ENGINEERING AND SURVEYING
P. O. BOX 3082
YUBA CITY, CA 95992
(530) 713-0417



Colusa Meat Slaughter Facility
Industrial Way, Colusa Industrial Park

Colusa Meat slaughter facility will be located on Colusa Industrial Properties, APN 017-030-115, zoned M-2 within the City of Colusa, approximately 1 Mile southeast of nearest residential development. Operations will be conducted within a 40'x90', 3,600 sq.ft. building with refrigeration capacity of up to 80 beef carcasses. Livestock anticipated to be processed at this facility are Beef, Hogs, Lambs and Goats. Beef is anticipated to be the majority of livestock processed. Colusa Meat will process animals under CDFA regulations as "Not for Sale" (private accounts) as well as USDA regulations allowing animals to be further processed and available for retail sale upon delivery to local butchering facilities. **CDFA Facility # CLS-10018** has already been obtained and assigned to Colusa Meat for this location. The exact volume for each is not known at this time and will be demand driven. Hours of operation of the facility are anticipated to be Monday thru Friday 6:00am to 6:00pm and modified as necessary to satisfy demand. Worker occupancy of the facility during operation is estimated to be 3-5 personnel, CDFA inspectors on an intermittent basis and one full time USDA inspector when conducting those operations. There will not be any walk-in customer interaction or business conducted at this facility.

Description of Process:

- Animals to be processed will be delivered to the facility 1-2 days prior to slaughter and held in paddock/pasture areas with water, feed and shelter as dictated by USDA requirements. These areas will be located on the same parcel adjacent to the facility and already exist.
- Animals to be processed under CDFA regulations will be moved directly from the paddock/pasture areas into the facility for processing. Animals processed under USDA regulations will be moved to pre-inspection pens prior to processing. Animals identified as "Suspect" will be isolated in separate pens for further USDA inspection. Animals deemed unfit for processing will be returned to the producer that delivered the animal. After USDA pre-inspection, animals will continue on for processing.
- Processing will consist of animal slaughter, bleeding, skinning, cleaning and cooling in preparation for transport to off-site butchering facilities
- Paddock/pasture areas and hard surface holding pens will be scraped and cleaned as necessary. Animal waste will be stockpiled and dried for later transport to composting facilities.

Waste Produced:

- This facility will have bathroom facilities and therefore domestic waste will be handled on site under Colusa Industrial Properties State Waste Discharge Requirements (**WDR**) # **R5-2017-0020**. This consists of a septic tank to hold waste solids on the property and an effluent pump tank for transporting domestic effluent to CIP's evaporative pond system.
- Industrial Process Waste Water (IPW) generated from slaughter operations and subsequent cleaning will be contained in a grease trap tank and subsequent effluent pump tank transporting

it to CIP's existing IPW holding pond. Further land application disposal of IPW will be conducted according to CIP's **WDR # R5-2017-0020** along with other existing IPW streams.

- : Animal parts not utilized after processing such as intestines, hides, hooves, horns, bone and trimmings will be contained for regular disposal to a rendering facility or appropriate land fill. This disposal is anticipated to be on a daily basis.

RESOLUTION NO.- 25 ____

A RESOLUTION OF THE PLANNING DIRECTOR OF THE CITY OF COLUSA – APPROVALING MINOR USE PERMIT (COLUSA MEAT) AND FIND THE PROJECT EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT REVIEW PURSUANT TO SECTION 15152 – TIERING and 15162 – SUBSEQUENT EIR OR NEGATIVE DECLARATION (PORTION OF APN 017-030-115).

WHEREAS, an application has been received for an animal processing facility to utilize one acre of a 10.92 acre site located at 7295 Industrial Way.

WHEREAS, Appendix A, Article 13 – M-2 General Industrial District of the Colusa Municipal Code (CMC) allows the Planning Director to approve a use permit for animal processing; and

WHEREAS, the project site is located in C3 – Secondary Traffic Pattern zone of the Colusa County Airport Land Use Plan, and given the size and scale of the proposal it does not trigger Airport Land Use Commission review pursuant to Policy 2.3 of the Airport Land Use Commission Plan; and

WHEREAS, the Project has been found exempt from the California Environmental Quality Act pursuant to Section 15152 - Tiering and Section 15162 – Subsequent EIR or Negative Declaration in that the Project is consistent with the County’s General Plan and the Colusa Industrial Properties Environmental Impact Report and the subject zoning designation would accommodate the type of Project; and

WHEREAS, the Planning Director considered the Project, staff report, conditions of approval and comments submitted at a noticed public hearing held on July 15, 2025; and

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

1. With regard to the Use Permit, the Planning Director 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 as the proposed use is located significantly away from residential land uses and near a private wastewater treatment plant. The use is additionally regulated by state officials ensuring compliance with animal keeping laws, strict environmental health regulations to ensure a clean environment. The project has been additionally conditioned to ensure adequate upkeep and maintenance; and

- C. A CEQA exemption has been prepared in conformance with Section 15152 – Tiering and 15162 – Subsequent EIR or Negative Declaration provisions of the California Environmental Quality Act and reflects the independent judgement of the City of Colusa.

THE FOREGOING RESOLUTION was duly introduced and passed at a regular meeting of the City of Colusa Planning Director Meeting held on the 15th day of July 2025.

APPROVED: _____
Planning Director, Jesse Cain

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

Exhibit I – Plat to Accompany Use Permit

Exhibit II – Conditions of Approval

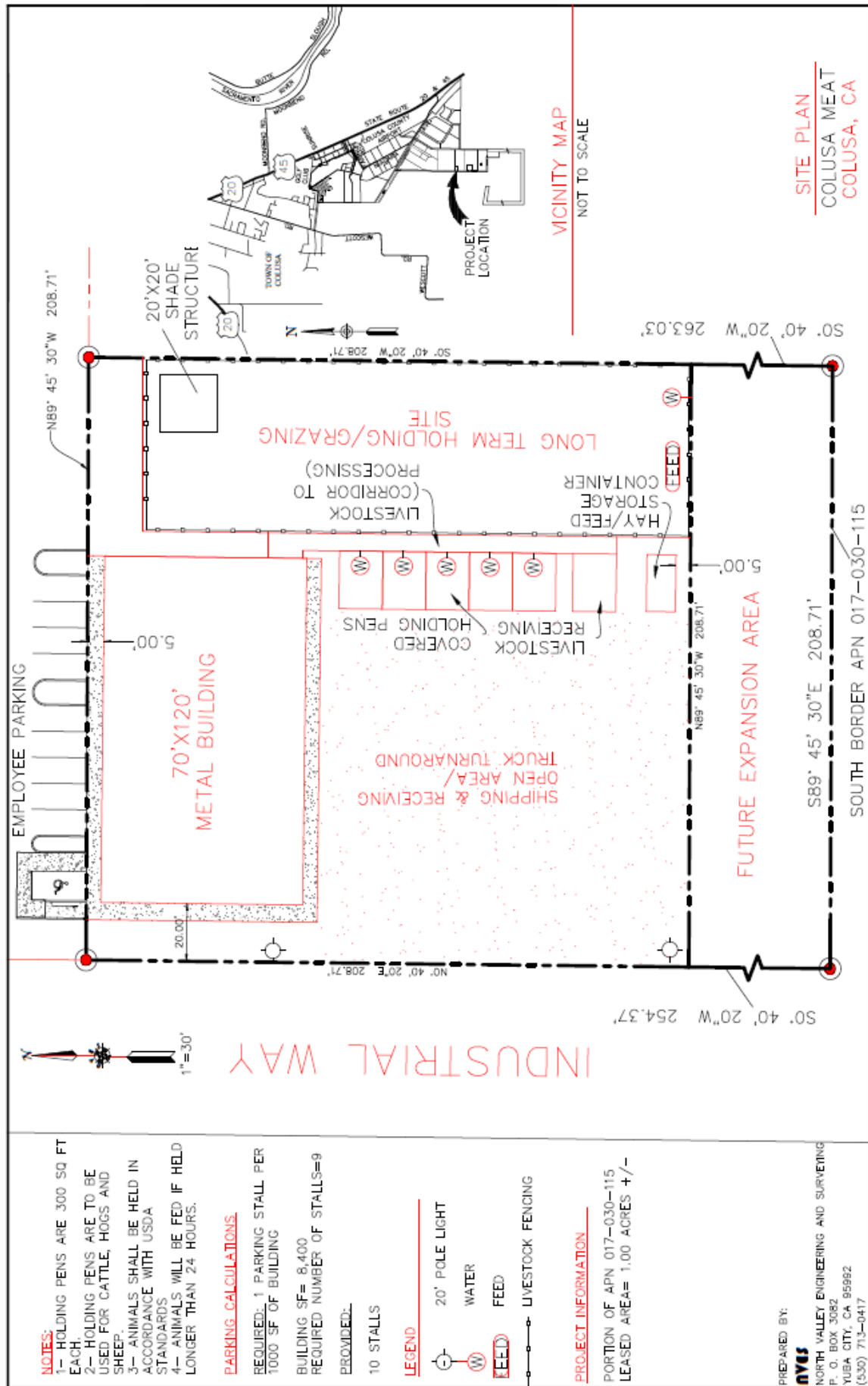


Exhibit I – Plat to Accompany Use Permit (Colusa Meat)

COLUSA MEAT
CONDITIONS OF APPROVAL
(MINOR USE PERMIT)

General Conditions

1. The approval for the Colusa Meat Use Permit shall expire 24 months from the date of its approval by the Planning Director if the Use Permit is not vested.
2. All outstanding planning application fees shall be paid in full prior to issuance of building permit.
3. All environmental document recordation fees shall be paid in full within 7 days of application approval. When applicable Department Fish & Wildlife environmental review fees shall be included in the total amount due.
4. Applicant's acceptance of this entitlement shall be deemed to be acceptance by the applicant of all Conditions of Approval.
5. The Conditions of Approval of this entitlement shall prevail over all omissions, conflicting notations, specifications, dimensions, typical sections, and the like, which may or may not be shown on the map or improvement plans.
6. All Department, Division, District, and Agency permits or "will-serve letters" shall be submitted to the City Engineer and Building Official prior to issuance of building permits.
7. Applicant agrees to annex to an existing Community Facilities District already in place, CFD 20-20 prior to the filing of the final map to cover costs of public maintenance. Assessments will be shown on the property owners' tax bills.
8. The applicant shall indemnify, exonerate, and hold harmless the City and all officers and employees thereof against all claims, demands, and causes of action arising out of improvements constructed within this subdivision; and defend at his/her sole expense, any action brought against the City as a result of this project. The applicant shall reimburse the City for any court costs and attorneys fees resulting from any such action. The City may, at its discretion, participate in the defense of any action, but such participation shall not relieve the applicant of the obligations under this Condition.
9. The final improvement plans shall be reviewed, approved, and signed by the Colusa Fire Chief, for compliance with the Uniform Fire Codes, fire flow gallons per minute requirements, the number/type of fire hydrants and their location.
10. The final improvement plans shall be reviewed, approved, and signed by the City Police Chief for compliance with public safety and emergency access.

11. Costs of all plan checking and field inspections related to onsite and offsite improvements shall be the responsibility of the applicant. Plan check fees shall be paid at the time the plans are submitted, and inspection fees shall be paid prior to the field inspection.
12. The applicant shall be responsible for all actions of his contractors, and subcontractors until such time as the improvements have been accepted by the City.
13. The developer shall designate in writing before starting work, an authorized representative who shall have complete authority to represent and to act for the developer. Such written authorization shall be provided to the City. Said authorized representative shall be present at the site of the work at all times while work is actually in progress on the development. During periods when work is suspended, arrangements acceptable to the City shall be made for any emergency work, which may be required.
14. It shall be the applicant's responsibility to ensure that all requirements of any other law or agency of the State of California and any other governmental entity, applicable to this development, shall be met.
15. The project shall be constructed in conformance with all applicable City codes, plans, standards and guidelines. In the event of a conflict, those standards adopted at the time of tentative map approval shall prevail.

Grading

16. The following shall be submitted to the City Engineer for approval, prior to issuance of a grading permit:
 - a. A master drainage plan and report that covers the interim and permanent drainage solutions shall be submitted and approved by the City Engineer, prior to submitting any civil design plans. The drainage report shall address each phase and any interim solutions for that phase, and an overall masterplan. The report shall include hydrologic and hydraulic calculations, and consideration of the 10 yr and 100 yr return flow periods. The report and calculations shall be stamped by a Registered Civil Engineer registered in the State of California.
 - b. Grading and drainage plans, shall be designed to meet the requirements of the Colusa Municipal Codes and City Engineer. Plans shall include provisions for permanent erosion and sediment control. Estimated quantities of excavation and embankment shall be noted on the plans.
 - c. A temporary erosion and sediment control plan shall be included with any phase of work, If grading will not be completed by October 15 or is scheduled to start prior to April 15, a winterization plan shall be

included for all work on that phase, with the developer responsible for implementation and maintenance of the winterization plan.

- d. Water, wastewater, and utility improvements.
 - e. Two (2) copies of the SWPPP Monitoring Program and Inspection Plan including the WDID and NOI and Filing with the State Water Board.
 - f. Drainage calculations prepared in accordance with the Colusa Municipal Codes and City Engineer.
 - g. A geotechnical investigation report with recommendations pertinent to the facilities being proposed, including site preparation and engineered fill, on-grade, asphalt concrete pavements, and retaining walls, and building pad construction
 - h. Engineer's estimate of probable construction cost.
 - i. The plan shall include sufficient topographic information on adjacent parcels. The statement "I hereby state that all improvements have been substantially constructed as presented on these plans" shall appear on the site grading and drainage plan and shall be signed by a registered civil engineer. The erosion control plan shall include, but not limited to, inlet filters and stabilized construction site access.
 - j. Offsite improvement plans.
 - k. Plan check fees.
17. All grading performed shall conform to the City Ordinance, Chapter 70 of the Uniform Building Code, and as recommended in the Soils/Geotechnical Report with review and approval by the City Engineer.
18. Onsite grading shall be limited to the locations shown on the approved plans or on subsequent City approvals. All grading shall be suspended when winds reach 20 miles per hour or greater.
19. All abandoned irrigation lines and wells, trees (except those to be preserved), and obstructions in the project site shall be removed and properly disposed of from the site during grading operations. Proper backfill and compaction of voids shall be subsequently accomplished to provide protection against settlement.
20. It is the contractor's responsibility to use watering, dust fences, or other methods as directed by the City, to control dust throughout the construction operation.
21. All grading construction debris materials shall be removed and disposed of offsite prior to any excavation or fill operations. The developer or his agents or employees shall be responsible for removal and cleanup of any spill on public streets during his entire grading operations.

22. FEMA Map study showing that the proposed improvements meet the current city minimum elevations above the FEMA floodplain.

Sewer

23. Sanitary sewer facilities shall be designed and constructed at the developer's expense in accordance with the City of Colusa Subdivision Standards, as approved by the City Engineer.
24. The method of sewage and waste disposal (non-animal by product) shall be by means of the City's collection and disposal system. All sewer system improvements shall meet or exceed the City's standards and the necessary separation between water mains and sanitary sewers shall be maintained as required by the State Department of Health, as directed by the City.
25. As applicable, sewer connection and impact fees shall be paid prior to a certificate of occupancy and shall be those in effect at the time the permit is issued, excepting therefrom any special development agreements which may or may not adjust the fees.

Water

26. Water facilities shall be designed and constructed at the developer's expense in accordance with the City of Colusa Standards, as directed by the City Engineer, and as proposed by the City Water Master Plan

Drainage

27. The project shall not increase runoff onto adjacent lands which are not owned by the developer, unless they are part of the master grading plan of the project. But in no case will the completed project discharge higher rates of runoff from the ultimate buildout boundary. Drainage calculations shall be completed and presented in a drainage analysis to the City Engineer for approval prior to issuance of grading permit. The drainage system design shall integrate, to the greatest extent feasible, techniques to minimize offsite runoff and maximize infiltration from not only large infrequent storms, but from small, frequent storms and irrigation.
28. Both onsite and offsite storm drainage facilities shall be designed and constructed in accordance with the City of Colusa Subdivision Standards, as approved by the City Engineer.
29. The developer shall install the required drainage facilities concurrently with the rough grading operations or provide an interim drainage and erosion control plan and construct interim improvements with prior approval from the City Engineer. Such improvements shall mitigate any potential flooding and erosion adversely affecting adjacent properties and public right-of-way.

30. The developer shall comply with the National Pollutant Discharge Elimination System (NPDES) requirements, as covered in the State of California General Permit for Storm Water Discharges Associated with Construction Activity. A Notice of Intent must be filed with the State Water Resources Control Board (SWRCB) prior to the onset of construction. A Storm Water Pollution Prevention Plan (SWPPP) Monitoring Program and Inspection Plan must be prepared and submitted to the City Engineer for approval, at the same time as the Improvement Plans for this project. The developer will solely be responsible for implementation of the SWPPP, Monitoring Program and Inspection Plan during construction.

Streets

31. The developer shall obtain an encroachment permit for any construction within the public right-of-way.

Design

32. All exterior lighting shall be directed downward with full cut offs and shall not contain any colors (i.e.: green, red or blue) which are typically utilized for airport or runways.
33. Building materials, such as fencing, shade structures, corals and any additions to the existing structures shall be made of materials that avoid glare and reflection. Materials that do create glare or reflections shall be painted or mated in a manner to remove any glare or reflection.
34. Outdoor animal holding pens and yards shall be kept in a manner that limits animal waste and excessive food, which may attract, vermin, pest or birds. Outdoor areas shall be routinely cleaned with animal waste removed weekly, at a minimum.
35. Fly traps and vermin control traps shall be placed around the structure and holding pens, with at least a minimum of 4 traps of each. UV fly light traps may be substituted around the perimeter of the structure.
36. The proposed parking stalls shall either be relocated to the parcel on which the project is proposed, or a Lot Line Adjustment (LLA) be processed to ensure the required parking is located on the parcel.
37. Any future expansion area, including outdoor animal pens or expansion of the structure, or land use, or similar, shall be subject to the issuance of a modification to the minor use permit.
38. No animal shall be held in the long-term holding/grazing site longer than three days.
39. Unused portions of harvested animals (i.e.: intestines, hides, hooves, horns, bones and trimming) shall be kept indoors and in a way to minimize odor,

such as sealable plastic drums or barrels or other similar storage devise and removed from the site routinely, no longer than every three days.

At no time shall unused portions be incinerated, composted, biodigested or buried on site. All unused portions must be disposed of pursuant to state regulations as dictated by either the California Department of Food and Agriculture (CDFA) or the California Department of Fish and Wildlife (CDFW).