

## ORDINANCE NO. 564

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COLUSA  
REZONING PROPERTY IDENTIFIED AS ASSESSOR'S  
PARCEL NO. 017-130-018 FROM R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO  
M-1 (LIGHT INDUSTRIAL) AND A PORTION OF PROPERTY IDENTIFIED AS  
ASSESSOR'S PARCEL NO. 017-130-116 FROM R-1 (SINGLE FAMILY RESIDENTIAL  
DISTRICT) TO O-S (OPEN SPACE)  
(Blue Heron Inc.)

The City Council of the City of Colusa does ordain as follows:

Section 1. The City Council of the City of Colusa finds and determines that:

A. The City has received an application, submitted by Blue Heron Ridge Inc. (“Developer”), for Rezone review and approval by the City of Colusa; and

B. The Developer desires to rezone real property situated in the City of Colusa, County of Colusa, State of California, identified as Assessor's Parcel Number 017-130-080 is amended from R-1 (Single Family Residential) to M-1 (Light Industrial) and a portion of real property situation in City of Colusa, County of Colusa, State of California, identified as Assessor's Parcel Number 017-130-116 is amended from R-1 (Single Family Residential District) to O-S (Open Space), as depicted on Exhibit I.

C. That the Rezone is consistent with and implements policies of the City of Colusa General Plan, including:

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

Policy LU-6.3: Growth shall be managed to ensure that adequate public facilities and services are planned for and provided in a manner that protects the public's health, safety, and welfare.

Policy LU-6.5: The City shall actively encourage employment-intensive industrial, service, research and development, and manufacturing uses from previously prepared materials (assembly or value-added industry) in the Industrial and Office Professional/Light Industrial land use districts.

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-10.5: Industrial and light industrial uses shall be concentrated in two areas of the City: on the west side of Colusa along Fourteenth Street, the SR 20 corridor south of Vann property and the Colusa County Fairgrounds, and the Pirelli property; and on the

southeast side of the City along the SR20/45 corridor, between Country Club Estates/Golf Course and the airport.

D. During a duly noticed public hearing on February 6, 2024, the City Council rezoned the Site to General Commercial Planned Development (C-G-PD) District, thereby subjecting the Project to preparation of and compliance with a GDP; and

E. The rezone will not be detrimental to the health, safety, and welfare of persons residing in the immediate area nor be detrimental or injurious to property or persons in the general neighborhood or to the general welfare of residents of the city as a whole; and

F. The GDP is consistent with the provisions of City Zoning Code Article 15.

Section 2. The Planning Commission, during a duly noticed public hearing held on December 13, 2023, passed a resolution recommending City Council approval of this Ordinance for the Blue Heron Inc project.

Section 3. The City Council of the City of Colusa hereby approves the Ordinance for the Blue Heron Inc. project, attached hereto and incorporated by reference herein.

Section 4. Within fifteen days of passage of this ordinance, the City Clerk shall cause the full text of the Ordinance, with the names of those City Council members voting for and against the ordinance, to be published in a newspaper of general circulation circulated in the City. In lieu of publishing the full text of the ordinance, the City Clerk, if so directed by the City Attorney and within fifteen days, shall cause a summary of the ordinance, prepared by the City Attorney and with the names of the City Council members voting for and against the ordinance, to be published in a newspaper of general circulation circulated in the City, and shall post in the office of the City Clerk a certified copy of the City Council members voting for and against the ordinance. The publication of a summary of the ordinance in lieu of the full text of the ordinance is authorized only where the requirements of Government Code section 36993 (c) (1) are met.

INTRODUCED at a regular meeting of the City Council of the City of Colusa held on February 6, 2024, by the following vote:

AYES: Ponciano, Conrado, Codorniz and Vaca.

NOES: None.

ABSENT: None.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Colusa held on \_\_\_\_\_, 2024 by the following vote:

AYES:

NOES:

ABSENT:

---

DANIEL VACA, MAYOR

ATTEST:

---

SHELLY KITTLE, City Clerk

ATTACHED:

BLUE HERON INC REZONE PLATS