



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

MEMORANDUM

Date: April 17, 2026

To: Jake Morley, City of Colusa

From: Xzandrea Fowler, Community Development Director

Subject: City of Colusa Preliminary Referral Review Request – 2967 Davison Court

The purpose of this memo is to detail the findings of the preliminary referral review request by the City of Colusa on February 10, 2026, for a proposed cannabis retail dispensary at 2967 Davison Court, Colusa, CA 95932 (APN: 017-150-007).

The subject property is ~1.74 acres and is located within both the B1 and C1 Airport Land Use Compatibility Plan (ALUCP) zones. The proposed project would operate within an existing single-story, approximately 9,500-square-foot building with approximately 16 employees.

Figure 1: Aerial Map of the Project Location

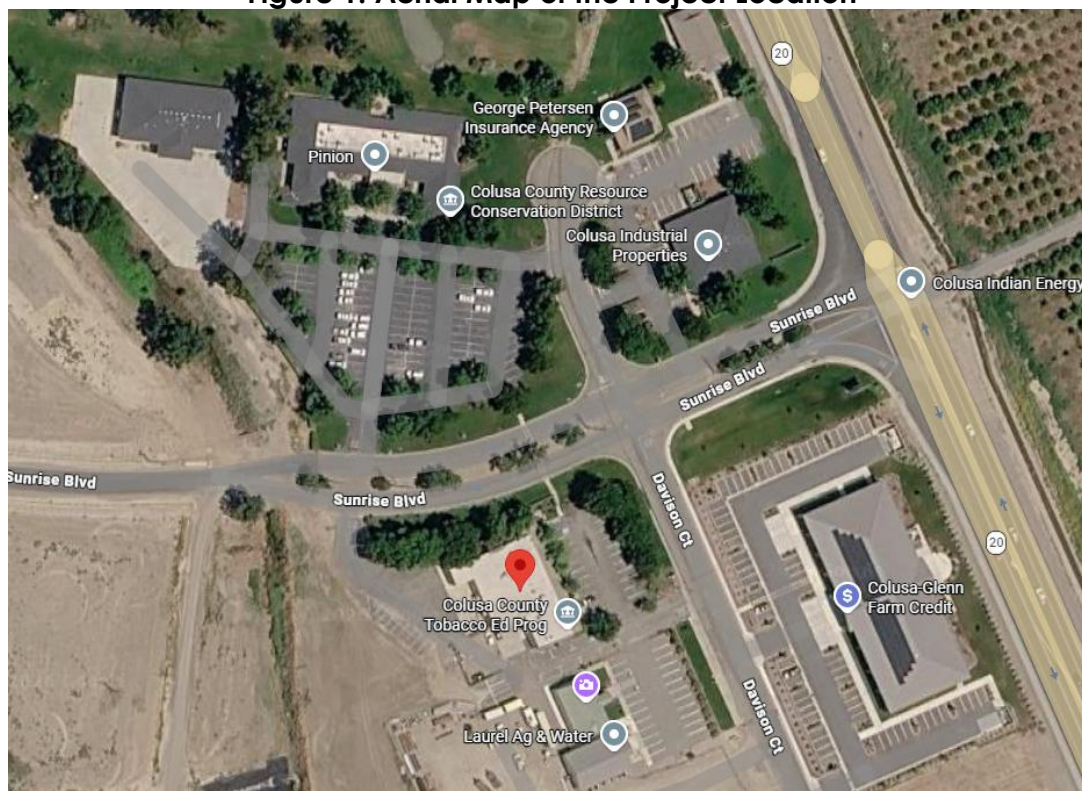


Figure 2: City of Colusa Zoning District Map of the Project Location

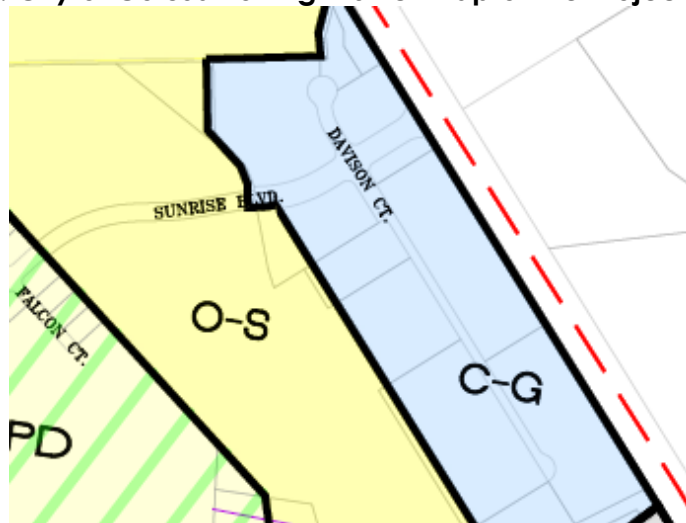


Figure 3: Airport Land Use Compatibility Plan – Project Location Overlay



Based on the following factors, a Major Land Use - ALUC consistency review is not required.

1. Chapter 2.2.2 Major Land Use Actions in the ALUCP provides a list of actions, regulations, and permits that are required to be referred by a Local Agency to the ALUC for an ALUCP consistency review. Proposed non-residential developments with a building floor area of less than 10,000 square feet are generally exempt from the review requirement. As are projects that are not expected to attract a congregation of people, do not exceed 35

feet in height within Compatibility Zone B1 or 70 feet in Compatibility Zone C1, and do not have the potential to create electrical or visual hazards for aircraft in flight.

The existing building has an approximately 9,500-square-foot floor area and is less than 35 feet tall. The existing building has no electrical or visual features that could pose hazards to aircraft in flight.

2. The proposed project site is zoned General Commercial (C-G) and Open Space (O-S). Pursuant to ALUCP Table 3A – Compatibility Criteria, the proposed use appears to most closely resemble Limited Retail, a conditionally compatible use in both Compatibility Zones B1 and C1, provided the intensity criteria and the building distance from the extended runway centerline are met.

B1 Compatibility Zone Maximum Density Intensity			
	People/Acre	Project Area Size	Allowed Persons
Max. Sitewide Average	25	1.74	43.5
Max. Single-Acre	50	1.74	87
C1 Compatibility Zone Maximum Density Intensity			
	People/Acre	Project Area Size	Allowed Persons
Max. Sitewide Average	80	1.74	139.2
Max. Single-Acre	240	1.74	417.6

The maximum allowable Single-Acre Intensity(people/acre) for Compatibility Zone B1 is 50, and 240 for Compatibility Zone C1. The distance between the existing property line closest to the extended Runway 13-31 centerline is approximately 5,545.6 feet, and the existing building is even further.

Based on the aforementioned factors, an ALUCP consistency review by the ALUC is not required.

It should be noted that this preliminary referral review does not address other Agency and/or County department requirements that may apply, such as:

- a) County Development Impact Fees associated with the change of use.
- b) Agricultural Commissioner (Weights and Measures Inspectors) compliance inspection for commercial weighing and measuring devices and labeling.
- c) Environmental Health review and inspection for health and safety permits for dispensaries.
- d) Sheriff review and inspection of cannabis retail operation for security compliance
- e) Applicable Tax Share Agreement provisions.