

California Environmental Quality Act
NOTICE OF INTENT TO ADOPT NEGATIVE DECLARATION

LEAD AGENCY: City of Colusa, Contact: Dave Swartz – City Engineer Phone: (530) 682-9832

SUBJECT: Notice of Intent to adopt negative declaration pursuant to Section 21092 and 21092.3 of the Public Resources Code and CEQA Guidelines Section 15072

Project Title: Blue Heron Ridge General Plan Amendment and Rezone

Project Applicant: Blue Heron Ridge, LLC, 50 Sunrise Blvd. Colusa, CA 95932

Project Location: Two parcels are located in the southern portion of the City of Colusa, to the east of State Highway Route (SHR) 20 and just north of the Colusa County Airport. The cumulative site area is 15.035 acres, with one Assessor Parcel Number (APN) 017-130-080 occupying 13.31 acres and a portion of APN 017-130-116 occupying 1.725 acres.

Project Description: As directed by a Settlement Agreement between the County of Colusa (County) and the City of Colusa (City) the General Plan Amendment/Rezone would: 1) modify the existing General Plan designation of Low Density Residential and zoning of R-1 (Single Family) on a 13.31-acre parcel (APN# 017-130-080) to a General Plan designation of Industrial and zoning of M-1 (Light Industrial); 2) modify the existing General Plan designation of Low Density Residential and zoning of R-1 (Single Family) on a portion of a 1.725-acre parcel (APN# 017-130-166) to a General Plan designation of Parks Recreation Open Space and zoning of O-S (Open Space); and 3) amend the existing Development Agreement to acknowledge the General Plan Amendment and Rezone for the Sunrise Landing project.

The proposed General Plan Amendment/Rezone would result in lands that are in compliance with the Settlement Agreement, as well as bring the subject parcels in compliance with the Colusa County Airport Land Use Plan, which has C1 and C2 Compatibility overflight zones applied to the Project boundaries. On November 6, 2023 the ALUC reviewed the General Plan Amendment and Rezone and found the request to be consistent with the ALCUP.

The Project does not include a proposed development project at this time, nor does it involve any grading, earthwork, site enhancements or other improvements within the boundaries of the properties.

The Project boundary area has been previously subject to two separate Environmental Impact Reports (EIRs) that contemplated development of the area. Starting in 2007, with a sphere of influence update as part of the City of Colusa General Plan Update, an EIR which was adopted and certified by the City. Within that document, it noted that land within the sphere of influence would be subject to urban development.

In addition, a development proposal, which included the boundaries of the Project, was subject to a detailed analysis in the Colusa Industrial Properties (CIP) Final Environmental Impact Report (SCH No. 2006052113) which was approved and certified by the County of Colusa in 2008

Negative Declaration: A copy of the Negative Declaration and supporting documents are available for review at the City of Colusa, Clerk Office at 425 Webster Street, Colusa, CA

Written comments on the Negative Declaration must be addressed to:

Dave Swartz, City Engineer

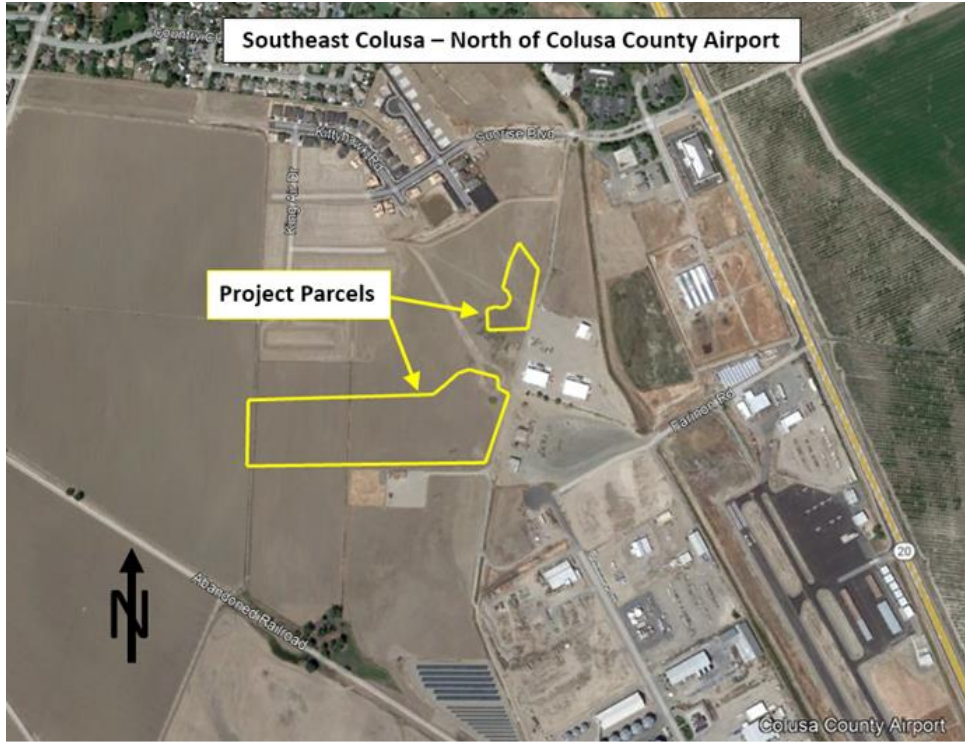
City of Colusa
425 Webster Street
Colusa, California 95932

Comments may also be sent by email to: swartz@cecusa.net.

Comments on the Negative Declaration will be received from November 9, 2023 until 5:00 pm on December 13, 2023

Public Hearing: On Wednesday, December 13 at 7pm, Chambers for the City Council for the City of Colusa, the Planning Commission will conduct a public hearing to make a recommendation on a General Plan Amendment and Rezone for 15.5 acres and make a recommendation to the City Council to adopt a Negative Declaration pursuant to the to the California Environmental Quality Act (CEQA). The hearing will be held at City Hall, 425 Webster Street, Colusa, CA 95932

Project Location Aerial:



Project – General Plan and Rezone Plat

