

Planning Commission

Dave McCullough, District 1
Heath Krug, District 2, Chair
Gerry Nall, District 3, Vice-Chair
Kirk Pendleton, District 4
Elizabeth Yerxa, District 5



Community Development Department

Xzandrea Fowler,
Secretary to the Planning Commission
1213 Market Street, Colusa, CA 95932
Phone: (530)458-0480
Fax: (530)458-0482
colusacountyca.igam2.com
www.countyofcolusaca.gov

COLUSA COUNTY Planning Commission Agenda December 3, 2025

Board Chambers
546 Jay Street, Suite 108
Colusa, CA 95932

9:00 a.m. CALL TO ORDER/ROLL CALL

- Pledge of Allegiance

I. PUBLIC COMMENT

II. PUBLIC HEARING JANET VOELZ

1. Public Hearing and adoption of a Resolution approving Statutory Exemption and approving Tentative Parcel Map (PD-25-16 Voelz TPM) for Janet Voelz.

GARY J. EVANS

2. Public Hearing and adoption of a Resolution Approving CEQA Exemption, a Tentative Parcel Map, and Variance (PD-25-10) for Gary J. Evans.

III. PLANNING DIRECTOR COMMENTS/REPORTS

IV. PLANNING COMMISSIONER'S COMMENTS/REPORTS

ADJOURN

PERIOD OF PUBLIC COMMENT: Any person may speak about any subject of concern, provided it is within the jurisdiction of the Planning Commission and is not already on today's agenda. The total amount of time allotted for receiving such public communication shall be limited to a total of 15 minutes per issue and each individual or group will be limited to no more than 5 minutes each within the 15 minutes allocated per issue. **Note:** No action shall be taken on comments made under this comment period.

ADA COMPLIANCE: Upon request, Agendas will be made available in alternative formats to accommodate persons with disabilities. In addition, any person with a disability who requires a modification or accommodation to participate or attend this meeting may request necessary accommodation. Please make your request to the County Board Clerk, specifying your disability, the format in which you would like to receive this Agenda, and any other accommodation required no later than 24 hours prior to the start of the meeting.

Anyone wishing to appeal a decision of the Planning Commission may do so within 10 calendar days after the decision. Anyone wishing to appeal a decision must submit a letter of appeal and pay the required fee of \$750.00 to the Clerk of the Board of Supervisors at 547 Market Street, Ste. 102, Colusa, CA, 95932

All supporting documentation is available for public inspection and review in the Office of the Board Clerk, 547 Market Street, Suite 102, Colusa, CA 95932 during regular business hours 8:30 a.m. to 5:00 p.m., Monday through Friday.



Planning Commission

546 Jay Street, Suite 108
Colusa, CA 95932

SCHEDULED

Meeting: 12/03/25 09:00 AM
Department: Planning Commission
Category: Tentative Parcel Map
Prepared By: Ciara Fisher

Initiator: Ciara Fisher

Sponsors:

PLANNING COMMISSION (ID # 10934)

DOC ID: 10934 B

Detail

Applicant: Janet Voelz

File: Tentative Parcel Map #PD-25-16

General Plan: Agriculture General (AG)

Zoning: Exclusive Agriculture (E-A)

Formal Title / Summary

Public Hearing and adoption of a Resolution approving a CEQA Exemption and approving a Tentative Parcel Map (PD-25-16 Voelz TPM) for Janet Voelz.

Action Requested

Public Hearing and adoption of a Resolution approving Statutory Exemption and approving Tentative Parcel Map (PD-25-16 Voelz TPM) for Janet Voelz.

DETAILED DESCRIPTION/BACKGROUND OF REQUEST

The proposed Tentative Parcel Map (TPM) application proposes to divide an existing ± 278.16 -acre property into three parcels: Parcel A (69.379 acres), Parcel B (90.582 acres), and Parcel C (57.732 acres).

APNS:

022-200-047

LOCATION:

The project site is located on the north side of Yolo County Line Road, about three miles east of Interstate 5 and directly east of 7833 County Line Road, south of Arbuckle.

PROJECT AND SITE DESCRIPTION:

The proposed project is a request from Janet Voelz, co-owner of the S. B. & J. L. Voelz Trust, the Michael T. Bushman & Susan G. Bushman Family Trust, and the Grimm Family Credit Shelter Trust. Janet Voelz submitted the Tentative Parcel Map (TPM) application on June 11, 2025 with the help from Matthew Souza, Principal Surveyor, with Laugenour and Meikle. The request is for a TPM to split a ± 278.16 -acre property identified as Assessor's Parcel Number 022-200-047. The subject property has a General Plan designation of Agriculture General (AG) and is zoned Exclusive Agriculture (E-A). Approval of the requested TPM would result in the creation of three agricultural parcels- Parcel A (69.379 acres), Parcel B (90.582 acres), and Parcel C (57.732 acres)-all of which exceed the 40-acre minimum parcel size.

The purpose of the split is for estate planning purposes. It will divide the property into three independently accessible agricultural parcels that maintain existing cultivation patterns and infrastructure while complying with zoning, floodplain, and water service requirements.

The property currently contains three planted agricultural fields of olives and grapes, separated by existing irrigation and drainage ditches. An existing agricultural building, garage, and silos that support ongoing operations are located within the area proposed as Parcel B and will remain in place following the subdivision. The site is situated on the north side of Yolo County Line Road, south of Arbuckle. The proposed parcel configuration follows existing field boundaries, and all current agricultural uses are expected to continue with no changes to cultivation patterns, and no plans for future development or operational intensity.

The existing lot configuration was established through Parcel Map No. 82-5-1, filed on January 20, 1983, in Book 2 of Parcel Maps at Page 168, representing a division of the west half of Section 36, Township 13 North, Range 1 West, M.D.B. & M. The parcel map was subsequently amended by a Certificate of Correction, filed on July 20, 1987, in Book 595 of Parcel Maps at Page 1.

Access to the property, as well as to all three resulting parcels, is provided by an existing 30-foot access easement along the west side of the site, connecting from Yolo County Line Road to an established gravel road that extends north through the property. This access easement will be utilized for ingress, egress, and utilities over all three parcels, as shown on the amended TPM. Each proposed parcel will continue to utilize this main access road, with internal circulation provided by existing gravel farm roads that run along the ditches and currently serve individual fields. This configuration ensures that each parcel retains adequate, independent access for continued agricultural operations.

The eastern three-quarters of the proposed parcels are located within FEMA Flood Zone AE, as identified on the applicable Flood Insurance Rate Maps (FIRM). The flood zone boundary, along with the standard flood hazard note, shall be clearly depicted on the final Parcel Map. Any future construction or modification of existing structures within the FEMA-designated flood zone shall comply with all applicable FEMA floodplain management regulations and Chapter 33, Flood Damage Prevention, of the Colusa County Code.

The Colusa County Water District (CCWD) reviewed the proposed subdivision and provided comments to ensure consistent and equitable water service to all parcels. In accordance with District policies, each parcel must be served by its own water meter. To accommodate this, the applicant must dedicate a permanent waterline easement from CCWD Outlet #958 on Parcel B to proposed Parcel A, ensuring that future property owners maintain access to water service. Should Parcel A be sold, the new owner will be responsible for installing a separate service line and meter in compliance with District

standards. Prior to recordation of the final Parcel Map, the applicant will be required to install a water service pipeline and meter to serve Parcel A, subject to inspection and approval by the District and the Colusa County Department of Public Works.

ANALYSIS:

General Plan and Zoning

The project site has a General Plan Land Use Designation of Agriculture General (AG) and zoning classification of Exclusive Agriculture (E-A). The minimum parcel size for land divisions within areas designated and classified as such is 40 acres. The proposed parcel map meets this criterion as all three proposed parcels will be well above the minimum requirements of 40.0+ acres in size.

The project is considered consistent with Colusa County General Plan Policies, specifically AG 1-4, and AG 1-12, which state:

AG 1-4 - Maintain agricultural parcel sizes that are large enough to sustain agricultural activities. The following minimum parcel sizes shall apply to agricultural lands, except in those instances in which a parcel has been physically divided or split by a public work of improvement or public project, such as a highway, a water delivery canal, a water storage facility, or like type of public improvement, authorized and constructed by a public entity: Agricultural General - 40-acres, Agricultural Upland - 80-acres, and Agricultural Transition 10-acres.

The resulting parcels-69.379 acres, 90.582 acres, and 57.732 acres-exceed the 40-acre minimum parcel size required under the Exclusive Agriculture (E-A) zoning and Agriculture General (AG) General Plan designation. Each proposed parcel is capable of independent agricultural use and will remain in cultivation consistent with the site's existing use patterns.

AG 1-12 - Agricultural uses shall continue to be protected through on going adherence to implementation of the County's Right to Farm Ordinance (Colusa County Code Chapter 43, Farming Practices

All proposed parcels will remain in agricultural production and are subject to the County's Right to Farm provisions, ensuring that agricultural operations are protected from potential conflicts with non-agricultural uses.

Accordingly, the proposed parcel map supports the County's long-term goals of preserving agricultural land, maintaining productive parcel sizes, and upholding the integrity of agricultural operations within the County.

Subdivision Ordinance

Section 4.02 of the County Subdivision Ordinance requires the following findings be made in order to approve a tentative parcel map:

- (l) The proposed map or the design or improvement of the proposed subdivision is consistent with applicable general and specific plans.
- (b) The site is physically suitable for the type of development, or for the density of development proposed.
- (c) The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, or that they provide reasonable public access to public resources per Article 3.5 of the Subdivision Map Act.
- (d) The design of the subdivision or the type of improvements is not likely to cause serious public health problems.
- (e) The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision. The planning commission may approve a map if it finds that the alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction. The county does not have authority to determine that the public at large has acquired easements for access through or use of property within a proposed subdivision.
- (f) The discharge of waste from the proposed subdivision into a sewer system or into an individual sewage disposal system would not result in violation, or add to a violation, of existing requirements prescribed by a California Regional Water Quality Control Board.

With respect to the findings: staff believes that:

- (1) the proposed tentative parcel map is consistent with the Colusa County General Plan and Colusa County Zoning Ordinance;
- (2) the project site is physically suitable for the type of development, or for the density of development proposed;
- (3) the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;

- (4) the design of the subdivision or the type of improvements is not likely to cause serious public health problems;
- (5) the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision; and
- (6) the discharge of waste from the proposed subdivision into a sewer system or into an individual sewage disposal system would not result in violation, or add to a violation, of existing requirements prescribed by a California Regional Water Quality Control Board.

As detailed above, staff believes the six (6) required findings are met by the tentative parcel map and is therefore recommending approval of the proposed tentative parcel map.

Issues and Concerns

Portions of the project site are located in FEMA FLOOD Zone AE. Future development in this area of the project site is subject to Chapter 33 Flood Damage Prevention of the Colusa County Code. No change in land use is proposed, and no development impacts are anticipated. Existing farming practices will continue.

Surrounding Land Use and Compatibility

No development is planned under this application, and any future construction will be regulated by the existing Exclusive Agriculture (E-A) zoning district. Both the subject property and the surrounding area have E-A zoning, and this zoning is not being modified by this project. Due to the proposed parcel sizes, the Colusa County Right to Farm Ordinance (Chapter 34, Farming Practices, of the Colusa County Code) and the existing performance standards of the Zoning Code, no impacts are anticipated.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

This proposed tentative parcel map is considered to be statutorily exempt from the California Environmental Quality Act (CEQA) due to the low level of development allowable under the Exclusive Agriculture (E-A) zoning and the potential application of the E-A performance standards. No significant changes or impacts are anticipated from the proposed project. Any future development that exceeds the performance standards will be evaluated at the time of project proposal to ensure that any required CEQA review is conducted. As a result, this project is considered exempt from CEQA pursuant to Title 14, Article 5 of the California Code of Regulations (CEQA Guidelines), Section 15061(b)(3) because there is no possibility this project may have a significant effect on the environment.

The proposed division will not result in any physical changes to the environment, as the property will remain in active agricultural production and no new development or change in land use is proposed. Given the low level of potential development allowed under the E-A zoning and the continued agricultural use of the property, no significant environmental impacts are anticipated. Any future development that exceeds applicable performance standards or results in a change in use will be evaluated at that time to determine the need for further CEQA review.

SUMMARY

The proposed tentative parcel map is consistent with the General Plan and Zoning requirements, is consistent with the requirements and findings of the Subdivision Ordinance, and is exempt from CEQA. Since the required findings can be met, staff is recommending the Planning Commission approve the project by making the motion previously noted above.

RESOLUTION NO. 25-__

**RESOLUTION OF THE COLUSA COUNTY PLANNING COMMISSION
ADOPTING A CEQA EXEMPTION AND APPROVING TENTATIVE
PARCEL MAP PD-25-16 FOR JANET VOELZ**

WHEREAS, Janet Voelz filed an application with the Colusa County Community Development Department for a project to subdivide an existing ±278.16-acre property into three parcels: Parcel A (69.379 acres), Parcel B (90.582 acres), and Parcel C (57.732 acres), as detailed in Exhibit A (“Project”); and

WHEREAS, the subject property is owned by Susan G. Bushman and Janet L. Voelz, Co-Trustees of the Grimm Family Credit Shelter Trust dated August 21, 1991; Michael T. Bushman and Susan G. Bushman, Trustees of the Michael T. Bushman & Susan G. Bushman Family Trust dated April 25, 2006; Samuel Blair Voelz and Janet L. Voelz, Trustees of the S.B. & J.L. Voelz Trust dated February 25, 2002, and amended January 12, 2011; Meghan S. Roberts; and Caylon S. Myers, also known as Caylon Ortiz, as their interests may appear; and

WHEREAS, the property is located on the north side of Yolo County Line Road, about three miles east of Interstate 5 and directly east of 7833 County Line Road, south of Arbuckle (APN 022- 200-047); and

WHEREAS, the County of Colusa is the Lead Agency and pursuant to the California Environmental Quality Act (CEQA) has determined that the project is exempt under the common sense exemption (CEQA Guidelines), Section 15061(b)(3); and

WHEREAS, A Notice of Public Hearing for consideration of the proposed Tentative Parcel Map was published in accordance with all applicable requirements; and

WHEREAS, on December 3, 2025 the Planning Commission held a public hearing on the Project at which time the Commission considered all information submitted by County staff and public testimony.

NOW, THEREFORE, BE IT RESOLVED that the Colusa County Planning Commission based on facts in the Staff Report, written and oral testimony, and exhibits presented, does the following:

- I. The project is considered exempt from CEQA pursuant to Title 14, Article 5 of the California Code of Regulations (CEQA Guidelines), Section 15061(b)(3), the Common Sense Exemption, because there is no possibility this project may have a significant effect on the environment.
 - A. Finds that the proposed CEQA exemptions are adequate and reflects the independent judgment and analysis of the County, which is the lead agency.
- II. Approves the application as attached in Exhibit A, subject to conditions found attached as Exhibit B and the following Findings:

BE IT FURTHER RESOLVED that the County Planning Commission makes the following findings:

- A. The proposed project will not impair the integrity and character of the zone in which the land lies, and that the use would not be injurious or detrimental to the health, safety and general welfare of the persons residing or working in the neighborhood, or to the general health, safety and welfare of the County.
 - 1. The Project would not be incompatible with surrounding land uses in the area
 - 2. The Project is in a zoning classification conditionally suitable for the proposed use.
 - 3. The configuration of the parcels and improvement of the property will not conflict with easements, access through, or use of the property.
 - 4. Approval of this project will not be detrimental to the public health, safety and welfare with compliance of the required conditions of approval.
- B. The Project is consistent with the Colusa County General Plan Land Use Element goals and policies for the Agriculture General (AG) land use designation.
- C. The project is consistent with the Colusa County Zoning Ordinance's Exclusive Agriculture (EA) zoning district.

PASSED AND ADOPTED this 3rd day of December, 2025 by the following vote:

AYES:

NOES:

ABSENT:

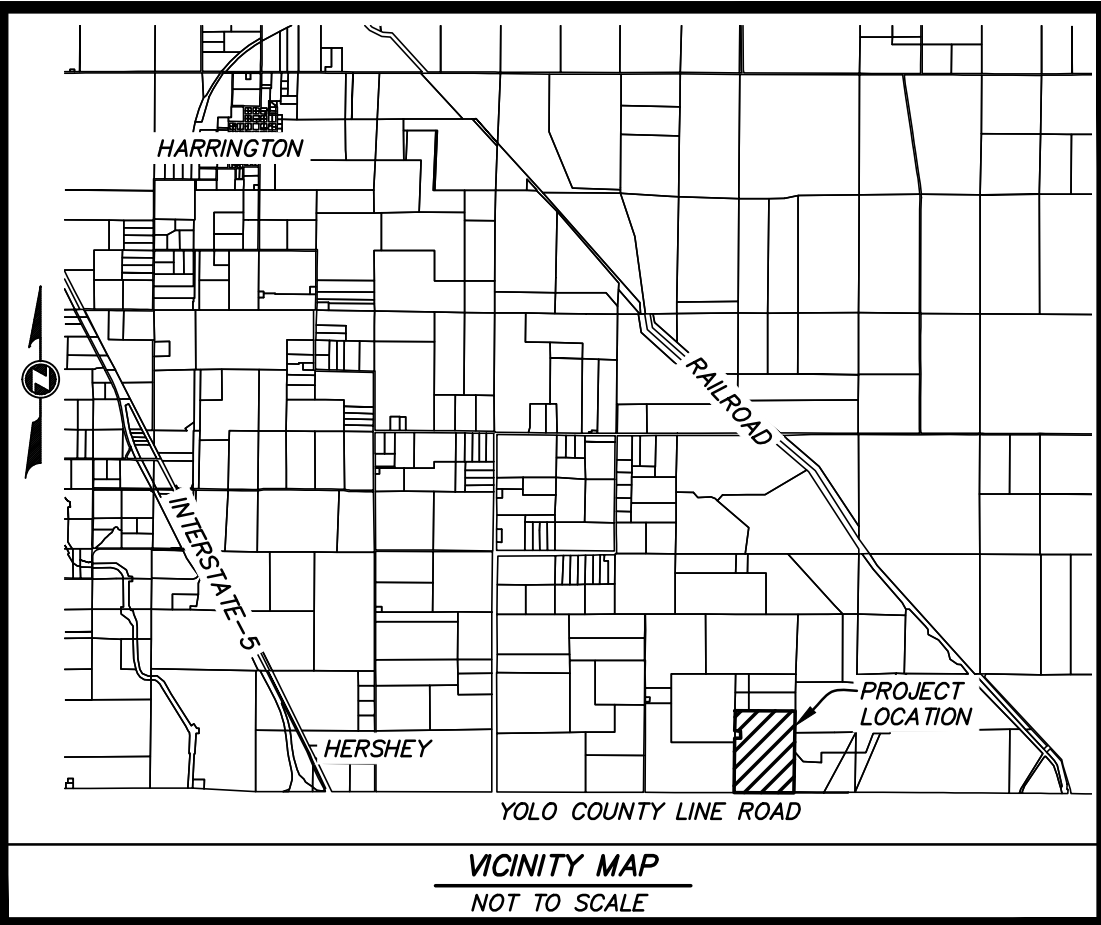
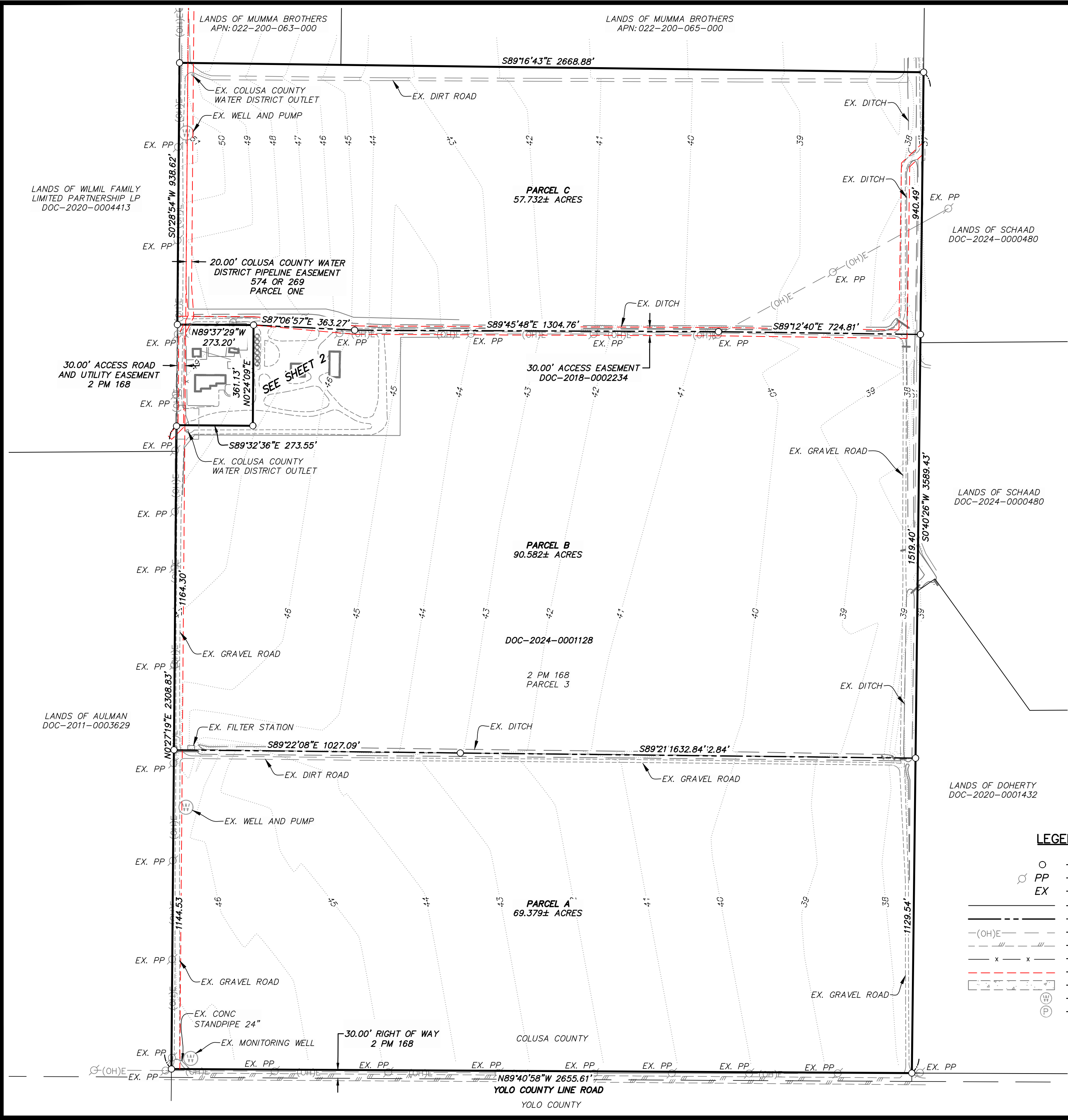
Heath Krug, Planning Commission Chair

ATTEST: Xzandrea Fowler, Secretary to
the Colusa County Planning Commission

Ann Nordyke, Chief Deputy Board Clerk

APPROVED AS TO FORM

Jennifer Sutton, Sr. Deputy County Counsel



OWNER/SUBDIVIDER:	JANET VOELZ, ETAL 201 W. SOUTHWOOD DRIVE WOODLAND, CA 95695
ENGINEER/SURVEYOR:	LAUGENOUR AND MEIKLE CIVIL ENGINEERS 608 COURT STREET WOODLAND, CA. 95695 PHONE: (530) 662-1755
ASSESSOR'S NUMBER:	022-200-047-000
EXISTING USE:	AGRICULTURE
PROPOSED USE:	AGRICULTURE
EXISTING GENERAL PLAN:	AG (AGRICULTURE GENERAL)
PROPOSED GENERAL PLAN:	AG (AGRICULTURE GENERAL)
EXISTING ZONING:	E-A
PROPOSED ZONING:	E-A
SEWER SERVICE:	PRIVATE SEPTIC
DRAINAGE SERVICE:	OVERLAND TO THE SOUTH
WATER SERVICE:	PRIVATE WELL & DISTRICT WATER
ELECTRIC SERVICE:	P.G.&E.
GAS SERVICE:	P.G.&E.
TELEPHONE SERVICE:	AT&T
FLOOD ZONES:	06011C0850G, ZONE X, ZONE AE
GROSS AREA:	217.680 ACRES±

- LEGEND:**
- -DIMENSION POINT
 - PP -POWER POLE
 - EX -EXISTING
 - -PROPERTY LINE (SUBJECT IS BOLD)
 - - -PROPOSED PROPERTY LINE
 - (OH)E -OVERHEAD ELECTRICAL
 - - -EDGE OF PAVEMENT
 - x - x -FENCE
 - - -EASEMENT
 - -CONCRETE
 - ⊙ -WELL
 - ⊙ -PUMP

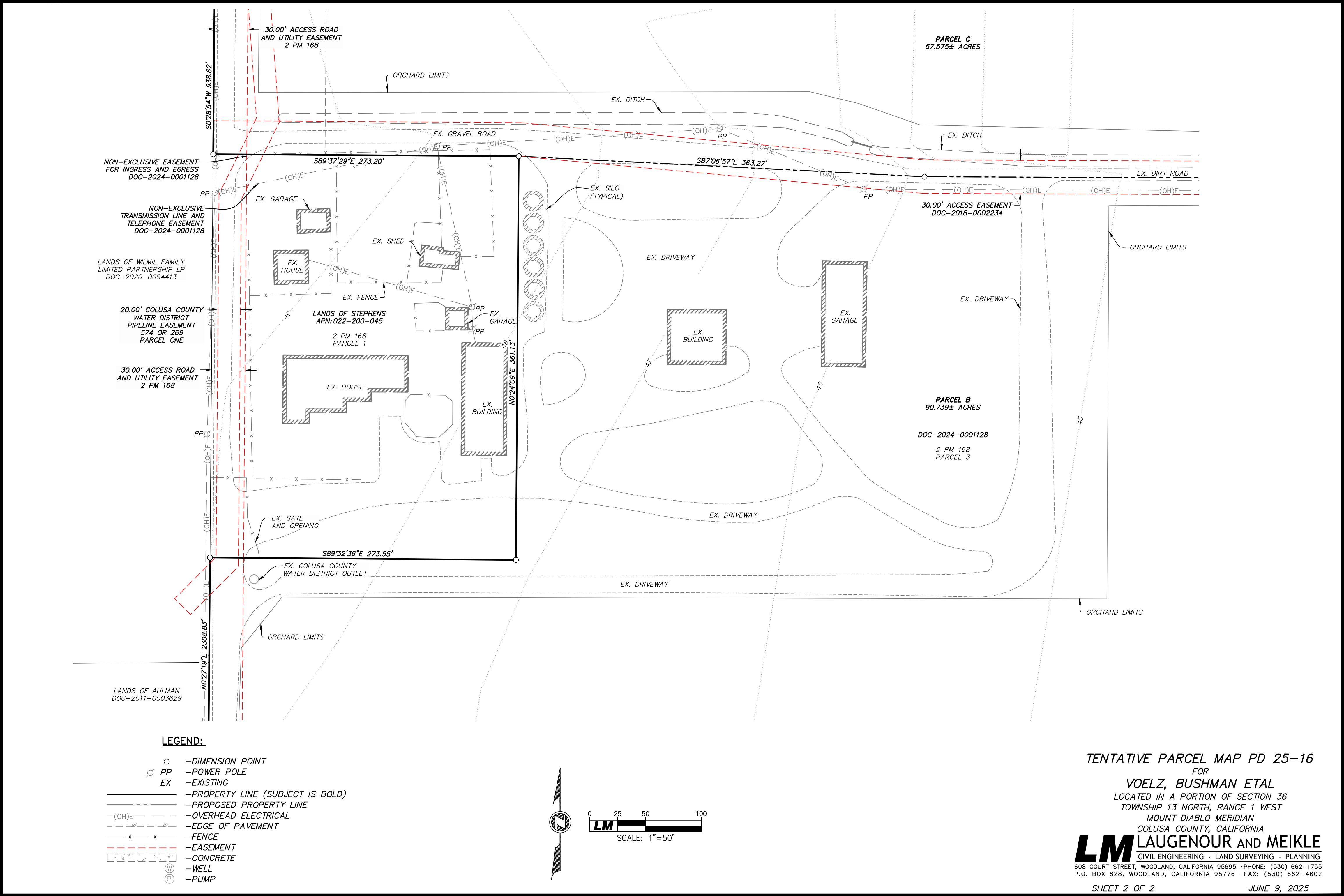
TENTATIVE PARCEL MAP PD 25-16
FOR
VOELZ, BUSHMAN ETAL
LOCATED IN A PORTION OF SECTION 36
TOWNSHIP 13 NORTH, RANGE 1 WEST
MOUNT DIABLO MERIDIAN
COLUSA COUNTY, CALIFORNIA

LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING · LAND SURVEYING · PLANNING
608 COURT STREET, WOODLAND, CALIFORNIA 95695 · PHONE: (530) 662-1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · FAX: (530) 662-4602

SHEET 1 OF 2
JUNE 9, 2025

Attachment: EXH A PD-25-16 Tentative Parcel Map Exhibit (10934 : Voelz Tentative Parcel Map)

X:\LAND PROJECTS\4895\DWG\4895_TPM.DWG



Attachment: EXH A PD-25-16 Tentative Parcel Map Exhibit (10934 : Voelz Tentative Parcel Map)

X:\LAND PROJECTS\4895\DWG\4895_TPM.DWG

EXHIBIT “B”

Tentative Parcel Map Conditions for Janet Voelz TPM (PD-25-16), a Tentative Parcel Map to divide a ±278.16-acre property into three parcels: Parcel A (69.379 acres), Parcel B (90.582 acres), and Parcel C (57.732 acres).

CONDITIONS OF APPROVAL:Department of Planning and Building

1. The final Parcel Map shall conform to Tentative Map (PD-25-16) submitted and on file at the Colusa County Community Development Department and as approved by the Colusa County Planning Commission.
2. The applicant agrees, as a condition of issuance and use of this entitlement, to hold harmless, indemnify and defend the County, at applicant's sole cost and expense, in any claim, action, or proceeding brought against the County after the issuance of this entitlement because of, or resulting from, or related to, any preliminary approval or actual issuance of this entitlement. Applicant will reimburse the County for any damages, costs of any kind including staff time, and attorney fees, including court ordered attorney fees, resulting from any such claim, action or proceeding. The County shall promptly notify the applicant of any such claim, action, or proceeding and will cooperate in its defense. The County may also, at its sole discretion, participate in the defense of any such claim, action, or proceeding but such participation shall not relieve applicant of its obligations under this condition.
3. The applicant shall comply with all state, federal and local statutes, ordinances and regulations.
4. Applications for future development are subject to the applicable development standards and are subject to the performance standards of the zone in which they are located.
5. A Conditions of Approval Section shall be included on the Parcel Map recordation cover page which states that the Conditions of Approval required for the development of the parcels created by the parcel map shall be completed in accordance with the conditions approved by the Planning Commission on said approval date. This notice shall also state that the Conditions of Approval are on file with the Colusa County Community Development Department and shall identify the applicable Resolution Number, and specifically reference the performance standards of the applicable zoning district. The final wording of this section shall be subject to the Community Development Director's review and approval prior to final map recordation.
6. Pursuant to the Subdivision Map Act, this Parcel Map shall be recorded within twenty-four (24) months of the effective date of this approval. A twelve (12) month extension may be granted provided that the extension request is applied for prior to the lapse of the approval.

Attachment: EXH B PD-25-16 Voelz COAs (10934 : Voelz Tentative Parcel Map)

Environmental Health

8. Prior to new well construction or any well abandonment, applicants shall obtain the necessary permits and inspection by the Environmental Health Division.
9. Prior to any septic system installation, applicants shall obtain the necessary permits and inspections by the Environmental Health Division.

Public Works

10. Any work within the County Road right-of-way shall require an encroachment permit.
11. All existing and proposed easements, including the access easement, shall be shown and clearly annotated on all parcels of the final Parcel Map, not just the northernmost parcel.
12. The eastern three-quarters of the project parcels are located within FEMA Flood Zone AE, as shown on the applicable Flood Insurance Rate Maps. The flood zone boundary, along with the standard flood zone note, shall be clearly depicted on the final Parcel Map. Any future construction or modification of existing structures within the FEMA-designated flood zone shall comply with all FEMA floodplain management requirements and Chapter 33, Flood Damage Prevention, of the Colusa County Code.

Colusa County Water District

13. The applicant shall ensure that each parcel has its own individual water meter in accordance with the Colusa County Water District's policies and standards.
14. The applicant shall dedicate a permanent waterline easement from Colusa County Water District outlet #958 on Parcel B to proposed Parcel A, to the satisfaction of the Colusa County Water District and the Colusa County Department of Public Works.
15. In the event Parcel A is sold, the new property owner shall have the right to access water service through the dedicated easement and shall be responsible for installing a separate water service line and meter in compliance with Colusa County Water District requirements.
16. Prior to recordation of the final Parcel Map, the applicant shall install a water service pipeline and meter to serve Parcel A, consistent with Colusa County Water District standards and subject to District inspection and approval.

NOTATION:

A minor change(s) may be approved administratively by the Planning Director pursuant to Section 44-1.90.080(B)(1-5) of the Colusa County Code.

Should the Planning Director determine that any proposed change(s) does not qualify under the provisions of Section 44-1.90.080(B)(1-5), said change(s) shall be processed pursuant before the original review authority pursuant to Section 44-1.90.080(C,D,E) of the Colusa County Code.

**COLUSA COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT**

TO: Supervisor, District 2
County Surveyor
Community Development Director
Public Works
Environmental Health
Arbuckle College City Fire District
Pierce Joint Unified School District
Yolo County Planning Department

FROM: Colusa County Community Development Department
1213 Market Street
Colusa, CA 95932
PH: 530-458-0480

RE: Request for Comments on the following Development Application:

Janet L Voelz (Trustees of the S. B. & J. L. Voelz Trust)
Tentative Parcel Map (TPM) - PD-25-16
APN 022-200-047

DATE: September 10, 2025

PROJECT PLANNER: Ciara Fisher, Principal Planner

The Community Development Department has received a project application for the property described below. The purpose of this sheet is to provide your Agency an opportunity to provide comments or Request Consultation to:

1. Determine if the information contained in the application is adequate to allow your jurisdiction to review the project and submit conditions, if any; and to
2. Determine the appropriate environmental documents to prepare for this project, as well as to identify particular environmental concerns to be addressed or required mitigation measures your office may want incorporated.

If you require additional time for review, or if additional information is needed, please contact the project planner at 530-458-0891.

A Tentative Parcel Map is proposed to divide a 278.16-acre property into three parcels: Parcel A (69.379 acres), Parcel B (90.582 acres), and Parcel C (57.732 acres). The property is zoned Exclusive Agriculture, 40-acre minimum (E-A), and is located on the north side of Yolo County Line Road, approximately three miles east of Interstate 5 and directly east of 7833 County Line Road, south of the Community of Arbuckle (APN 022-200-047). The map will delineate distinct existing planted fields, which will remain following the parcel split. No residential development is proposed. The property is not under a Williamson Act contract and is partially located within Flood Zones X and AE. Water is provided by both a private well and the local water district.

A REQUEST FOR CONSULTATION or COMMENTS, IF ANY, ARE REQUESTED BY NO LATER THAN **October 8, 2025**. *If no comments or communications are received by the above date, the assumption will be made that your agency has no comment.*

COMMENTS (Attach additional pages if necessary):

Colusa County Water District's policy is that each parcel have it's own meter. At a minimum the District requests County require landowner provide a dedicated/permanent easement from District outlet #958 on Parcel B to proposed Parcel A

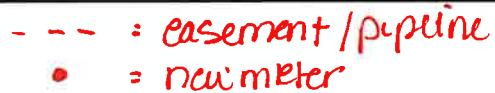
In the event current landowner sells Parcel A, the new owner would be able to access water and install own line and meter District prefers and recommends County require pipeline and meter be installed to serve Parcel A when approving parcel split.

By:

Print Name and Title

Date:

Agency or Department





2020



October 31, 2025

County of Colusa
C/O: Ciara Fisher
cfisher@countyofcolusa.gov

RE: Agency Notification and Request for Comments – Willow Bend (PD-25-13)

Dear Ciara Fisher,

Thank you for providing PG&E with the opportunity to review your proposed plans for the project indicated in the subject line above. Our review indicates your proposed improvements do not appear to directly interfere with existing PG&E facilities or impact our easement rights.

Please note this is our preliminary review and PG&E reserves the right for additional future review as needed. This letter shall not in any way alter, modify, or terminate any provision of any existing easement rights. If there are subsequent modifications made to your design, we ask that you resubmit the plans to the email address listed below.

If you require PG&E gas or electrical service in the future, please continue to work with PG&E's Service Planning department: <https://www.pge.com/cco/>.

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding our response, please contact me at Darren.Miles@pge.com or (916) 849-8443

Sincerely,

Darren J. Miles

PG&E Land Agent
Land Management

Attachment: ATT 1 Comment Letters (10934 : Voelz Tentative Parcel Map)

From: [Dhatt, Satwinder K@DOT](mailto:Dhatt.Satwinder.K@DOT) on behalf of D3.Local.Development@DOT
To: [Ciara Fisher](#)
Subject: RE: Agency Notification and Request for Comments – Voelz TPM (PD-25-16)
Date: Tuesday, September 16, 2025 3:46:35 PM
Attachments: [image002.png](#)

Warning: Unusual sender <d3.local.development@dot.ca.gov>

You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

This Message Is From an External Sender

This message came from outside your organization. Please be careful when viewing message

[Report Suspicious](#)

Hi Ciara,

Thank you for including the California Department of Transportation (Caltrans) in the review process for Voelz TPM (PD-25-16) Project. We wanted to reach out and let you know that we have no comments at this time.

Please provide our office with copies of any further actions regarding this proposal. We would appreciate the opportunity to review and comment on any changes related to this development.

Should you have questions please contact me, Local Development Review and System Planning Coordinator, by phone (530) 821-8261 or via email at D3.local.development@dot.ca.gov.

Thank you!

Satwinder Dhatt

**Local Development Review and Complete Streets
Division of Planning, Local Assistance, and Sustainability
California Department of Transportation, District 3
703 B Street, Marysville, CA 95901
(530) 821-8261**

From: Ciara Fisher <cfisher@countyofcolusaca.gov>
Sent: Wednesday, September 10, 2025 2:13 PM
Subject: Agency Notification and Request for Comments – Voelz TPM (PD-25-16)

EXTERNAL EMAIL. Links/attachments may not be safe.

Good afternoon,

Attachment: ATT 1 Comment Letters (10934 : Voelz Tentative Parcel Map)

Ciara Fisher

From: Anastacia Allen
Sent: Wednesday, October 22, 2025 9:56 AM
To: surveyor; Ciara Fisher
Cc: Colt Esenwein
Subject: Re: Agency Notification and Request for Comments – Voelz TPM (PD-25-16)

Hello Ciara,

The information in this application indicated that this division of EA land is compatible with production agriculture and the surrounding agricultural activities.

I do not see any need for additional conditions from my office at this time.

Thank you for the opportunity to comment on this application.

~Anastacia

M. Anastacia Allen

Agriculture Commissioner /

Sealer of Weights and Measures

Air Pollution Control Officer

Director of Migrant Housing

100 Sunrise Blvd. Ste F

Colusa County, CA

530-458-0580

Agriculture – Because starvation sucks!

From: surveyor <surveyor@countyofcolusaca.gov>
Sent: Wednesday, October 22, 2025 8:59 AM
To: Ciara Fisher <cfisher@countyofcolusaca.gov>; Anastacia Allen <mallen@countyofcolusaca.gov>
Cc: Colt Esenwein <cesenwein@countyofcolusaca.gov>
Subject: FW: Agency Notification and Request for Comments – Voelz TPM (PD-25-16)

Ciara-Anastacia

Attachment: ATT 1 Comment Letters (10934 : Voelz Tentative Parcel Map)

It can be dealt with during my map review, but the Eastern ¾ of these parcels are within the AE flood zone so the zone boundary along with the typical language concerning flood zones will need to be on the map. No other comments concerning the COA from Surveyor.

Daryl K. Pride
County Surveyor
County of Colusa
Department of Public Works
1215 Market Street
Colusa, CA 95932
Phone: (530) 458-0466
E-Mail: surveyor@countyofcolusaca.gov

From: Colt Esenwein <cesenwein@countyofcolusaca.gov>
Sent: Wednesday, October 22, 2025 8:25 AM
To: Ciara Fisher <cfisher@countyofcolusaca.gov>; Anastacia Allen <mallen@countyofcolusaca.gov>
Cc: surveyor <surveyor@countyofcolusaca.gov>
Subject: RE: Agency Notification and Request for Comments – Voelz TPM (PD-25-16)

No conditions. Access easement should be annotated on all parcels for clarification, not just the northernmost. I've copied the County Surveyor in case he has any further comments.



D. Colt Esenwein, PE
Public Works and Airport Operations Director
County of Colusa
1215 Market Street, Colusa, CA 95932
O: 530.458.0487 | M: 530.789.1778
[Road Maintenance Request](#)

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From: Ciara Fisher <cfisher@countyofcolusaca.gov>
Sent: Thursday, October 16, 2025 4:41 PM
To: Colt Esenwein <cesenwein@countyofcolusaca.gov>; Anastacia Allen <mallen@countyofcolusaca.gov>
Subject: FW: Agency Notification and Request for Comments – Voelz TPM (PD-25-16)

Hello, do you have any conditions of approval for this project? Please provide them by end of next week. This is going to the Nov 5th PC meeting.

Thank you,



Ciara Fisher
Principal Planner | Wildfire County Coordinator | Water Resources Manager
Community Development Department
County of Colusa
1213 Market St. Colusa, CA 95932
Direct: (530) 458-0891

Attachment: ATT 1 Comment Letters (10934 : Voelz Tentative Parcel Map)

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Colusa County Planning Commission will hold a Public Hearing on November 5, 2025, at 9:00 a.m. in the Board Chambers, 546 Jay Street, Suite 108, Colusa, CA, to consider the following:

Voelz Tentative Parcel Map (TPM) #PD-25-16: A request to divide a 278.16-acre property into three parcels: Parcel A (69.379 acres), Parcel B (90.582 acres), and Parcel C (57.732 acres). The property is zoned Exclusive Agriculture (E-A; 40-acre minimum) and is located on the north side of Yolo County Line Road, about three miles east of Interstate 5 and directly east of 7833 County Line Road, south of Arbuckle (APN 022-200-047). The map reflects existing planted fields, which will remain unchanged.

Pursuant to the California Environmental Quality Act (CEQA), the project is exempt from review under Section 15061(b)(3), the “Common Sense” exemption, as it can be seen with certainty that the parcel division will not result in a significant environmental effect or change in existing agricultural use

Evans Tentative Parcel Map (TPM) and Variance #PD-25-10: A request to divide a 29.66-acre property into three parcels: Parcel 1 (10.0 acres), Parcel 2 (10.0 acres), and Parcel 3 (9.66 acres) and a Variance to allow Parcel 3 to be less than the 10-acre minimum requirement. The property is zoned Upland Transition (U-T) and is located between Lodoga Stonyford Road and Leesville Lodoga Road in the town of Stonyford (APN 010-300-007).

Pursuant to CEQA, the project is exempt from review under Sections 15060(c)(2) and 15061(b)(3), the “Common Sense” exemption, as it can be seen with certainty that the parcel division will not result in a direct, indirect, or significant effect on the environment.

All documentation is available for review in accordance with Agenda scheduling deadlines at the Office of the Clerk of the Board. If you have questions, concerns or comments regarding this matter please contact Ciara Fisher and Mark Tomey at 1213 Market Street, Colusa, CA (530)458-0480, or by e-mail at cfisher@countyofcolusaca.gov and mtomey@countyofcolusaca.gov. All persons are invited to attend and to be heard.

Dated: October 17, 2025

ORIGINAL SIGNED
Patricia Rodriguez, Deputy Clerk II

10/24/2025 · CCPR



Planning Commission

546 Jay Street, Suite 108
Colusa, CA 95932

SCHEDULED

PLANNING COMMISSION (ID # 10937)

Meeting: 12/03/25 09:00 AM

Department: Community Development Department

Category: Resolution

Prepared By: Mark Tomey

Initiator: Mark Tomey

Sponsors:

DOC ID: 10937 A

Detail

Applicant: Gary J. Evans

File: PD-25-10

General Plan: Agriculture Transition (AT)

Zoning: Upland Transition (U-T)

Formal Title / Summary

Public Hearing and adoption of a Resolution Approving a CEQA Exemption, a Tentative Parcel Map, and Variance (PD-25-10) for Gary J. Evans

Action Requested

Public Hearing and adoption of a Resolution Approving CEQA Exemption, a Tentative Parcel Map, and Variance (PD-25-10) for Gary J. Evans

DETAILED DESCRIPTION/BACKGROUND OF REQUEST

This application involves a Tentative Parcel Map within the Upland Transition (U-T) zoning district and proposes to subdivide an existing 29.66-acre parcel into three rural residential parcels. The division would create two 10-acre parcels and one 9.66-acre parcel, maintaining the overall character and intended low-density development pattern of the U-T zone. Because one of the resulting parcels falls slightly below the 10-acre minimum lot size, a Variance is included as part of the request. The project, as proposed, remains consistent with the general intent of the zoning district and supports the orderly and compatible division of land in this area.

APN:

010-300-007

LOCATION:

The project site is located between Lodoga Stonyford Rd, and Leesville Lodoga Rd. in Stonyford.

PROJECT AND SITE DESCRIPTION:

The property consists primarily of open terrain with one existing single-family residence and several outbuildings. The site is generally flat, with gentle slopes along the southern portion. Vegetation is minimal, with a few trees concentrated near the existing homesite. There are no known cultural, historical, or scenic resources on the property.

Surrounding land uses are consistent with the proposed division. Adjacent properties to the east and north are developed with 10-acre parcels, while larger agricultural and rural parcels are located to the west and south. One residence is situated immediately

east of the subject property, with no other nearby dwellings. The topography of surrounding parcels is similar to that of the subject site.

Access to the proposed parcels will be provided via an existing 30-foot access/egress easement from Lodoga Stonyford Road. This easement traverses Parcel 1 and Parcel 2, extending to serve Parcel 3, ensuring adequate and consistent access for all three resulting parcels.

ANALYSIS:

General Plan and Zoning Designations

The purpose of the U-T zone is to provide opportunities for smaller-scale lot subdivision in the mountain and upland foothill areas where forestry, mining, grazing, and recreational uses are natural and desirable uses. The U-T zone provides opportunities for limited residential and commercial development in areas adjacent to established communities, and serves as a land use buffer between established communities and large-scale parcels.

The project site has a General Plan Land Use Designation of Agriculture Transition(AT) and zoning classification of Upland Transition (U-T). The minimum parcel size for land divisions within areas designated and classified as such is 10 acres. The proposed parcel map meets this criteria for two parcels, and the applicant is requesting consideration for a land size Variance for the third parcel, of 9.66 acres, which is just under the 10 acre minimum.

The project is considered consistent with Colusa County General Plan Policies, specifically AG 1-4, and AG 1-12, which state:

AG 1-4 - Maintain agricultural parcel sizes that are large enough to sustain agricultural activities. The following minimum parcel sizes shall apply to agricultural lands, except in those instances in which a parcel has been physically divided or split by a public work of improvement or public project, such as a highway, a water delivery canal, a water storage facility, or like type of public improvement, authorized and constructed by a public entity: Agricultural General - 40-acres, Agricultural Upland - 80-acres, and Agricultural Transition 10-acres.

AG 1-12 - Agricultural uses shall continue to be protected through on going adherence to implementation of the County's Right to Farm Ordinance (Colusa County Code Chapter 43, Farming Practices).

Variance Findings

The applicant is requesting a Variance to allow the creation of a parcel that is slightly below the minimum lot size required by the Upland Transition (U-T) zoning district. This Variance is necessary to accommodate the proposed Tentative Parcel Map while

maintaining the overall functionality and intended use of the property. The following findings can be made for the project:

- The applicant has submitted a Tentative Parcel Map to divide an existing 29.66-acre parcel into three parcels consisting of 10.00 acres, 10.00 acres, and 9.66 acres, located within the Upland Transition (U-T) zoning district.
- Section 44-2.20-2 of the Colusa County Zoning Ordinance establishes a minimum parcel size of 10 acres within the U-T zoning district.
- Due to the existing configuration and dimensions of the property, strict application of the 10-acre minimum would result in an impractical parcel layout, thereby necessitating a Variance for one parcel measuring 9.66 acres.
- Strict application of the minimum lot size requirement would create a practical difficulty and unnecessary hardship due to the existing parcel configuration, topography, and the need to maintain logical and accessible parcel boundaries. The requested Variance allows for a reasonable and orderly division of land consistent with surrounding properties.
- The granting of this Variance will not constitute a special privilege inconsistent with the limitations upon other properties in the same zoning district. Similar variances have been granted in cases where physical constraints or existing parcel shapes prevented exact compliance with minimum lot size requirements.
- The Variance does not authorize any use or activity that is not otherwise expressly permitted within the U-T zoning district. All proposed parcels remain consistent with the intended rural residential and agricultural character of the area.
- The granting of this Variance will not be detrimental to the public health, safety, or welfare, nor injurious to other properties in the vicinity. The proposed lot configuration provides adequate access, utilities, and building sites in compliance with applicable County standards.
- The Variance request represents the minimum deviation necessary to allow reasonable use of the land and to achieve a practical and consistent parcel layout.
- The proposed project will not impair the integrity and character of the zone in which the land lies, and that the use would not be injurious or detrimental to the health, safety and general welfare of the persons residing or working in the neighborhood, or to the general health, safety and welfare of the County.

Subdivision Ordinance

Section 4.02 of the County Subdivision Ordinance requires the following findings be made in order to approve a tentative parcel map:

- (a) The proposed map or the design or improvement of the proposed subdivision is consistent with applicable general and specific plans.
- (b) The site is physically suitable for the type of development, or for the density of development proposed.
- (c) The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, or that they provide reasonable public access to public resources per Article 3.5 of the Subdivision Map Act.
- (d) The design of the subdivision or the type of improvements is not likely to cause serious public health problems.
- (e) The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision. The Planning Commission may approve a map if it finds that the alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction. The County does not have authority to determine that the public at large has acquired easements for access through or use of property within a proposed subdivision.
- (f) The discharge of waste from the proposed subdivision into a sewer system or into an individual sewage disposal system would not result in violation, or add to a violation, of existing requirements prescribed by a California Regional Water Quality Control Board.

The required Subdivision findings are as follows:

- (1) The proposed Tentative Parcel Map is consistent with the Colusa County General Plan and Colusa County Zoning Ordinance;
- (2) The project site is physically suitable for the type of development, or for the density of development proposed;
- (3) The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
- (4) The design of the subdivision or the type of improvements is not likely to cause

serious public health problems;

- (5) The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision; and
- (6) The discharge of waste from the proposed subdivision into a sewer system or into an individual sewage disposal system would not result in violation, or add to a violation, of existing requirements prescribed by a California Regional Water Quality Control Board.

As detailed above, staff believes the required findings are met and therefore recommends approval of the proposed Tentative Parcel Map and Variance.

Issues and Concerns

Staff has no issues or concerns with the proposed Tentative Parcel Map and Variance. The project provides adequate access, as well as suitable soils and sufficient repair areas for both the proposed well and septic systems. Noticing was completed to all property owners within a 300-foot radius, and no comment letters or complaints have been received to date.

Surrounding Land Use and Compatibility

No development is currently planned under this application and any future construction will be regulated by the existing Upland Transition (U-T) zoning district and the California Building and Fire codes. Both the subject property and the surrounding area have U-T zoning, and this zoning is not being modified by this project. Due to the proposed parcel sizes, the Colusa County Right to Farm Ordinance (Chapter 34, Farming Practices, of the Colusa County Code) and the existing performance standards of the Zoning Code, no impacts are anticipated.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

This proposed Tentative Parcel Map and Variance is considered to be statutorily exempt from the California Environmental Quality Act (CEQA) due to the low level of development allowable under the Upland Transition (U-T) zoning. No significant changes or impacts are anticipated from the proposed project. Any future development that exceeds the performance standards will be evaluated at the time of project proposal to ensure that any required CEQA review is conducted. As a result, this project is considered exempt from CEQA pursuant to Title 14, Article 5 of the California Code of Regulations (CEQA Guidelines), Section 15061(b)(3) because there is no possibility this project may have a significant effect on the environment.

SUMMARY

The proposed Tentative Parcel Map with the Variance is consistent with the General Plan and Zoning requirements, is consistent with the requirements and findings of the Subdivision Ordinance, and is exempt from CEQA. Since the required findings can be met, staff is recommending the Planning Commission approve the project by adopting the Resolution.

RESOLUTION NO. 25-__

**RESOLUTION OF THE COLUSA COUNTY PLANNING COMMISSION
ADOPTING CEQA EXEMPTION AND APPROVING TENTATIVE
PARCEL MAP & VARIANCE PD-25-10 FOR GARY J. EVANS**

WHEREAS, Gary J. Evans, filed an application with the Colusa County Community Development Department for a project to subdivide an existing 29.66 acre property into three parcels (Parcel 1 – 10 acres, Parcel 2 – 10 acres, & Parcel 3 – 9.66 acres) located within the Upland Transition (U-T) zoning district, as detailed in Exhibit A (“Project”);

WHEREAS, the property is located between Lodoga Stonyford Rd, and Leesville Lodoga Rd. in Stonyford (APN 010-300-007);

WHEREAS, the County of Colusa is the Lead Agency and pursuant to the California Environmental Quality Act (CEQA) has determined that the project is exempt under the common sense exemption (CEQA Guidelines), Section 15061(b)(3);

WHEREAS, Section 44-2.20-2 of the Colusa County Zoning Ordinance establishes a 10-acre minimum parcel size within the U-T zoning district; however, due to the property’s existing configuration and dimensions, strict application of this standard would create an impractical parcel layout, necessitating a Variance for one parcel proposed at 9.66 acres;

WHEREAS, A Notice of Public Hearing for consideration of the proposed Tentative Parcel Map and Variance was published in accordance with all applicable requirements;

WHEREAS, the Planning Commission finds that the proposed Tentative Parcel Map and Variance meet all required findings set forth in the Colusa County Zoning Code and is consistent with the goals and policies of the County General Plan; and

WHEREAS, on December 3, 2025 the Planning Commission held a public hearing on the Project at which time the Commission considered all information submitted by County staff and public testimony.

NOW, THEREFORE, BE IT RESOLVED by the Colusa County Planning Commission that the requested CEQA Exemption, Tentative Parcel Map, and Variance (PD-25-10) to allow a minimum parcel size of 9.66 acres where 10.0 acres is otherwise required is hereby approved, based upon facts in the Staff Report, written and oral testimony, and exhibits presented, with the following findings:

I. CEQA Findings

1. The project is considered exempt from CEQA pursuant to Title 14, Article 5 of the California Code of Regulations (CEQA Guidelines), Section 15061(b)(3), the Common Sense Exemption, because there is no possibility this project may have a significant effect on the environment.
2. Finds that the proposed CEQA exemptions are adequate and reflects the independent judgment and analysis of the County, which is the lead agency.

II. Tentative Parcel Map & Variance Findings

1. Approves the application as attached in Exhibit A, subject to conditions found attached as Exhibit B and the following Findings:

A. The proposed Variance is consistent with the intent of the County Zoning Code and General Plan. The reduction in parcel size from the minimum 10.0 acres to 9.66 acres is minor in nature and does not conflict with the land use designation or overall density permitted within the Upland Transition (U-T) zoning district.

B. Strict application of the minimum lot size requirement would create a practical difficulty and unnecessary hardship due to the existing parcel configuration, topography, and the need to maintain logical and accessible parcel boundaries. The requested variance allows for a reasonable and orderly division of land consistent with surrounding properties.

C. The granting of this Variance will not constitute a special privilege inconsistent with the limitations upon other properties in the same zoning district. Similar variances have been granted in cases where physical constraints or existing parcel shapes prevented exact compliance with minimum lot size requirements.

D. The Variance does not authorize any use or activity that is not otherwise expressly permitted within the U-T zoning district. All proposed parcels remain consistent with the intended rural residential and agricultural character of the area.

E. The granting of this Variance will not be detrimental to the public health, safety, or welfare, nor injurious to other properties in the vicinity. The proposed lot configuration provides adequate access, utilities, and building sites in compliance with applicable County standards.

F. The Variance request represents the minimum deviation necessary to allow reasonable use of the land and to achieve a practical and consistent parcel layout.

G. The proposed project will not impair the integrity and character of the zone in which the land lies, and that the use would not be injurious or detrimental to the health, safety and general welfare of the persons residing or working in the neighborhood, or to the general health, safety and welfare of the County.

III. General Findings

1. The Project would not be incompatible with surrounding land uses in the area.

2. The Project is in a zoning classification conditionally suitable for the proposed use.
3. The configuration of the parcels and improvement of the property will not conflict with easements, access through, or use of the property.
4. Approval of this project will not be detrimental to the public health, safety and welfare with compliance of the required conditions of approval.
5. The Project is consistent with the Colusa County General Plan Land Use Element goals and policies for the Agriculture Transition (AT) land use designation.
6. The project is consistent with the Colusa County Zoning Ordinance's Upland Transition (U-T) zoning district.

PASSED AND ADOPTED this 3rd day of December, 2025 by the following vote:

AYES:

NOES:

ABSENT:

Heath Krug, Planning Commission Chair

ATTEST: Xzandrea Fowler, Secretary to
the Colusa County Planning Commission

Ann Nordyke, Chief Deputy Board Clerk

APPROVED AS TO FORM

Jennifer Sutton, Sr. Deputy County Counsel

Kriss
30-630-001-000

Evans
30-640-004-000

Evans
30-640-005-000

Existing Easement
to Lodoga Stonyford Rd

C1/4 CORNER
1313.90'
Center Section Line

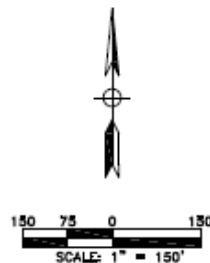
E1/16 CORNER

S 89°58'34"E

1313.90'

328.47'

W1/4 CORNER



PARCEL ONE
10.00 Acres (Gross)

508.81'

1309.86'

N 00°01'26"W

801.05'

802.58'

N 01°04'46"E

1094.08'

328.34'

SE 1/16 CORNER

1313.36'

S 89°49'17"E

516.92'

10-300-004-000

Westerly 3/4 of the NE1/4 of SE1/4

PARCEL TWO
10.00 Acres (Gross)

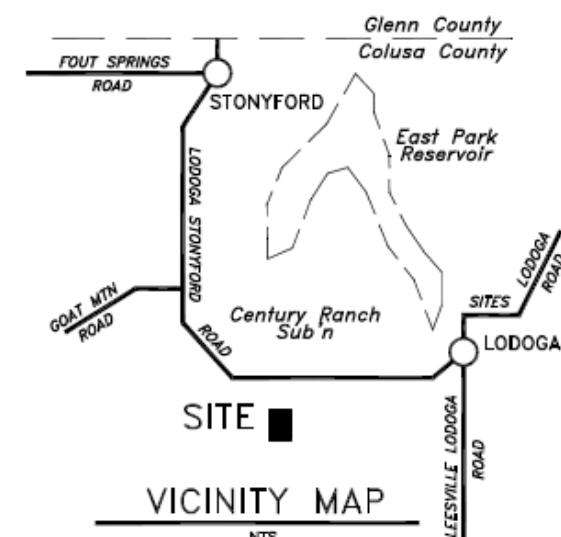
PARCEL THREE
9.66 Acres

Easterly 1/4
(Not a part of)

Stahr
10-300-039-000

N 00°00'21"W
(BASIS OF BEARINGS 3PM105)

SE CORNER



SURVEY NOTE:

THE SECTIONAL BREAKDOWN WAS ESTABLISHED USING RECORD INFORMATION FROM BOOK 3 PARCEL MAPS PAGE 105. DURING THE 2018 WILDFIRE, THE SOUTHWEST CORNER OF SECTION 27 WAS OBLITERATED AND ITS POSITION WAS RE-ESTABLISHED FOR THIS SURVEY USING RECORD BEARING AND DISTANCE FROM THE SOUTHEAST CORNER PER SAID MAP.

OWNER

GARY EVANS

P. O. Box 10
STONYFORD, CA 95975
(920) 570-1500

DATE

SURVEYOR

DARYL K. PRIDE
P. O. Box 2069
WILLOWS, CA 95988
(920) 517-1204

PLS 5150

DATE

TENTATIVE PARCEL MAP

SHOWING A PROPOSED PARCEL DIVISION WITHIN THE WESTERLY 3/4THS OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27 OF TOWNSHIP 17 NORTH, RANGE 6 WEST M,D,B,8.M.

COUNTY OF COLUSA

STATE OF CALIFORNIA

For
GARY EVANS

Prepared By
DARYL PRIDE SURVEYING
P. O. Box 2069 Willows, CA 95988

GENERAL INFORMATION

ASSESSORS PARCEL NO.:
ZONING:
CURRENT USE:
PROPOSED FUTURE USE:
UTILITIES:

ELECTRIC:
PHONE:
SEWER:
WATER:
GARBAGE:
TOPOGRAPHY:
SURFACE DRAINAGE:
FLOOD MAP 06011C0275F
DISTRICTS:
SCHOOL:
FIRE:
IRRIGATION:

10-300-007
UT
AGRICULTURE, GRAZING
RESIDENTIAL/AGRICULTURE

PO&E; OVERHEAD CROSS COUNTRY THRU PARCEL
AT&T
INDIVIDUAL SEPTIC UNIT
INDIVIDUAL WELL SYSTEM
STONY CREEK GARBAGE (OPTIONAL)
RELATIVELY FLAT EXCEPT SOUTHERLY EDGE
MOSTLY NORTH, SOUTH EDGE SOUTHERLY
ZONE "X"

MAXWELL UNIFIED
INDIAN VALLEY/SRA CALFIRE
N/A

LEGEND

- MONUMENT OF RECORD FOUND
- PROPOSED NEW SURVEY MONUMENT
- △ COMPUTED POINTS
- RECORD INFORMATION PER BOOK 3 PARCEL MAPS PAGE 105
- MEASURED PER FIELD SURVEY
- PROPOSED PARCEL BOUNDARIES
- PUBLIC OR PRIVATE ROAD OR LABELED EASEMENT
- FLOOD ZONE (N/A)
- DIRECTION OF SURFACE FLOW

Kriss
30-630-001-000

Evans
30-640-004-000

Evans
30-640-005-000

Existing Easement
to Lodoga Stonyford Rd

C1/4 CORNER
1313.90'
Center Section Line

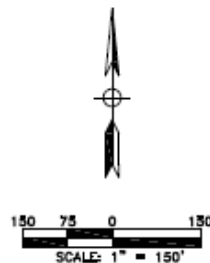
E1/16 CORNER

S 89°58'34"E

1313.90'

328.47'

W1/4 CORNER



PARCEL ONE
10.00 Acres (Gross)

508.81'

1309.86'

S 89°58'34"E

532.37'

N 57°20'56"E

537.87'

1312.51'

1094.08'

802.58'

801.05'

Westerly 3/4 of the NE1/4 of SE1/4

Easterly 1/4
(Not a part of)

PARCEL TWO
10.00 Acres (Gross)

Stahr
10-300-039-000

PARCEL THREE
9.66 Acres

516.92'

S 89°49'17"E

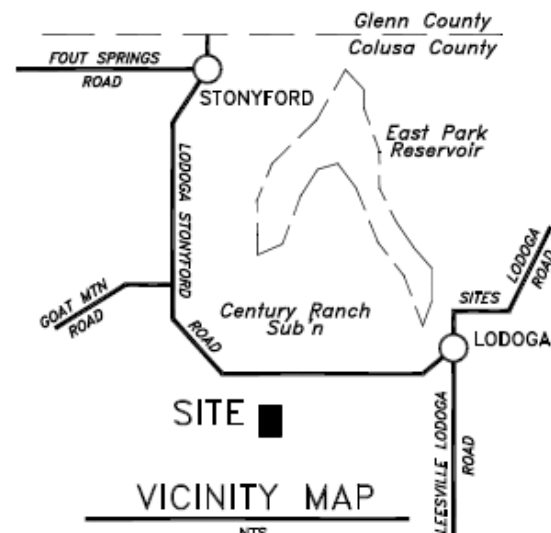
1313.36'

328.34'

SE 1/16 CORNER
McCoster
10-300-004-000

SE CORNER

Section 27
Section 26
N 00°00'01"W
1313.40'
(BASIS OF BEARINGS 3PM105)



SURVEY NOTE:

THE SECTIONAL BREAKDOWN WAS ESTABLISHED USING RECORD INFORMATION FROM BOOK 3 PARCEL MAPS PAGE 105. DURING THE 2018 WILDFIRE, THE SOUTHWEST CORNER OF SECTION 27 WAS OBLITERATED AND ITS POSITION WAS RE-ESTABLISHED FOR THIS SURVEY USING RECORD BEARING AND DISTANCE FROM THE SOUTHEAST CORNER PER SAID MAP.

OWNER

GARY EVANS

P. O. Box 10
STONYFORD, CA 95975
(920) 570-1500

DATE

SURVEYOR

DARYL K. PRIDE
P. O. Box 2069
WILLOWS, CA 95988
(920) 517-1204

PLS 5150

DATE

TENTATIVE PARCEL MAP

SHOWING A PROPOSED PARCEL DIVISION WITHIN THE WESTERLY 3/4THS OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27 OF TOWNSHIP 17 NORTH, RANGE 6 WEST M,D,B,8.M.

COUNTY OF COLUSA

STATE OF CALIFORNIA

For
GARY EVANS

Prepared By
DARYL PRIDE SURVEYING
P. O. Box 2069 Willows, CA 95988

GENERAL INFORMATION

ASSESSORS PARCEL NO.:
ZONING:
CURRENT USE:
PROPOSED FUTURE USE:
UTILITIES:
ELECTRIC:
PHONE:
SEWER:
WATER:
GARBAGE:
TOPOGRAPHY:
SURFACE DRAINAGE:
FLOOD MAP 06011C0275F
DISTRICTS:
SCHOOL:
FIRE:
IRRIGATION:

10-300-007
UT
AGRICULTURE, GRAZING
RESIDENTIAL/AGRICULTURE
PO&E; OVERHEAD CROSS COUNTRY THRU PARCEL
AT&T
INDIVIDUAL SEPTIC UNIT
STONY CREEK GARBAGE (OPTIONAL)
RELATIVELY FLAT EXCEPT SOUTHERLY EDGE
MOSTLY NORTH, SOUTH EDGE SOUTHERLY
ZONE "X"
MAXWELL UNIFIED
INDIAN VALLEY/SRA CALFIRE
N/A

LEGEND

● MONUMENT OF RECORD FOUND
○ PROPOSED NEW SURVEY MONUMENT
△ COMPUTED POINTS
— RECORD INFORMATION PER BOOK 3 PARCEL MAPS PAGE 105
— MEASURED PER FIELD SURVEY
— PROPOSED PARCEL BOUNDARIES
— PUBLIC OR PRIVATE ROAD OR LABELED EASEMENT
— FLOOD ZONE (N/A)
— DIRECTION OF SURFACE FLOW

EXHIBIT “B”

Tentative Parcel Map Conditions for Gary J. Evans, a Tentative Parcel Map to divide APN: 010-300-007, a 29.66 acre parcel into three parcels: 10 acres, & 10 acres, and 9.66 acres in size. A request for a Variance for the legal non-conforming lot size of 9.66 acres.

CONDITIONS OF APPROVAL:Planning

1. The final Parcel Map shall conform to Tentative Map (PD 25-10) submitted and on file at the Colusa County Community Development Department and as approved by the Colusa County Planning Commission.
2. The applicant agrees, as a condition of issuance and use of this entitlement, to hold harmless, indemnify and defend the County, at applicant's sole cost and expense, in any claim, action, or proceeding brought against the County after the issuance of this entitlement because of, or resulting from, or related to, any preliminary approval or actual issuance of this entitlement. Applicant will reimburse the County for any damages, costs of any kind including staff time, and attorney fees, including court ordered attorney fees, resulting from any such claim, action or proceeding. The County shall promptly notify the applicant of any such claim, action, or proceeding and will cooperate in its defense. The County may also, at its sole discretion, participate in the defense of any such claim, action, or proceeding but such participation shall not relieve applicant of its obligations under this condition.
3. The applicant shall comply with all state, federal and local statutes, ordinances and regulations.
4. Applications for future development are subject to the applicable development standards and are subject to the performance standards of the zone in which they are located.
5. A Conditions of Approval Section shall be included on the Parcel Map recordation cover page which states that the Conditions of Approval required for the development of the parcels created by the parcel map shall be completed in accordance with the conditions approved by the Planning Commission on said approval date. This notice shall also state that the Conditions of Approval are on file with the Colusa County Community Development Department and shall identify the applicable Resolution Number, and specifically reference the performance standards of the applicable zoning district. The final wording of this section shall be subject to the Community Development Director's review and approval prior to final map recordation.
6. Pursuant to the Subdivision Map Act, this Parcel Map shall be recorded within twenty-four (24) months of the effective date of this approval. A twelve (12) month extension may be granted provided that the extension request is applied for prior to the lapse of the approval.

Environmental Health

8. Prior to new well construction or any well abandonment, applicants shall obtain the necessary permits and inspection by the Environmental Health Division.
9. Prior to any septic system installation, applicants shall obtain the necessary permits and inspections by the Environmental Health Division.

Public Works

10. Any work within the County Road right-of-way shall require an encroachment permit.
11. All existing and proposed easements shall be shown on the final Parcel Map.
12. The entirety of the parcel site is located within FEMA Flood Zone AE of the FEMA Flood Insurance Rate Maps. Any future construction or modification of existing structures in this area of the project site is subject to FEMA flood requirements and Chapter 33, Flood Damage Prevention, of the Colusa County Code.

NOTATION:

A minor change(s) may be approved administratively by the Planning Director pursuant to Section 44-1.90.080(B)(1-5) of the Colusa County Code.

Should the Planning Director determine that any proposed change(s) does not qualify under the provisions of Section 44-1.90.080(B)(1-5), said change(s) shall be processed pursuant before the original review authority pursuant to Section 44-1.90.080(C,D,E) of the Colusa County Code.

**COLUSA COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT**

TO: Supervisor, District 4
Public Works Director
Agricultural Commissioner
Environmental Health
Colusa County Assessor

FROM: Colusa County Community Development Department
Community Development Director
1213 Market Street
Colusa, CA 95932
PH: 530-458-0486

RE: Comments or a Request for Comments on a Planning Application:

Gary J. Evans Tentative Parcel Map, & Variance (TPM) (PD-25-10)
APN: 010-300-007
Between Lodoga Stonyford Rd and Leesville Lodoga Rd.

DATE: November 21, 2025

CONTACT PERSON: Mark Tomey, Associate Planner

The Community Development Department has received a project application for the property described below. The purpose of this sheet is to provide your Agency an opportunity to provide Comments to determine if the information contained in the application is adequate to allow your jurisdiction to review the project and submit conditions, if any.

If a response cannot be submitted within the time frame given, or if additional information is needed, please contact Mark Tomey at mtomey@countyofcolusaca.gov or (530) 458-0486. Thank you in advance for your time and efforts.

This application is for a **Tentative Parcel Map** located within the **Upland Transition (U-T)** zoning district. The proposal seeks to subdivide an existing **29.66-acre parcel** into **three parcels**. The **minimum lot size** in the U-T zone is **10 acres**. The proposed division will result in **two 10.0-acre parcels** and **one 9.66-acre parcel**, with the latter requiring a **variance** due to its substandard size.

The property consists primarily of **open terrain** with **one existing single-family residence** and several **outbuildings**. The site is generally **flat**, with some gentle slopes along the southern portion. **Vegetation is minimal**, with a few trees concentrated near the existing homesite. There are **no known cultural, historical, or scenic resources** on the property.

Surrounding land uses are consistent with the proposed division. Adjacent properties to the **east and north** are developed with **10-acre parcels**, while **larger parcels** exist to the **west and south**. One residence is located immediately **east** of the subject property, with **no other nearby dwellings**. The **topography of adjacent parcels** is similar to that of the subject site.

A REQUEST FOR CONSULTATION or COMMENTS, IF ANY, ARE REQUESTED BY NO LATER THAN **November 7, 2025**. *If no comments or communications are received by the above date, the assumption will be made that your agency has no comment.*

COMMENTS (Attach additional pages if necessary):

The Agricultural Commissioner's Office has reviewed the provided application and determines that there are no negative impacts to agricultural lands. No further comments.

By: 

Date: 11/07/2025

**COLUSA COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT**

TO: Supervisor, District 4
Public Works Director
Agricultural Commissioner
Environmental Health
Colusa County Assessor

FROM: Colusa County Community Development Department
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1213 Market Street
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This application is for a **Tentative Parcel Map** located within the **Upland Transition (U-T)** zoning district. The proposal seeks to subdivide an existing **29.66-acre parcel** into **three parcels**. The **minimum lot size** in the U-T zone is **10 acres**. The proposed division will result in **two 10.0-acre parcels** and **one 9.66-acre parcel**, with the latter requiring a **variance** due to its substandard size.

The property consists primarily of **open terrain** with **one existing single-family residence** and several **outbuildings**. The site is generally **flat**, with some gentle slopes along the southern portion. **Vegetation is minimal**, with a few trees concentrated near the existing homesite. There are **no known cultural, historical, or scenic resources** on the property.

Surrounding land uses are consistent with the proposed division. Adjacent properties to the **east and north** are developed with **10-acre parcels**, while **larger parcels** exist to the **west and south**. One residence is located immediately **east** of the subject property, with **no other nearby dwellings**. The **topography of adjacent parcels** is similar to that of the subject site.

A REQUEST FOR CONSULTATION or COMMENTS, IF ANY, ARE REQUESTED BY NO LATER THAN **November 7, 2025**. *If no comments or communications are received by the above date, the assumption will be made that your agency has no comment.*

COMMENTS (Attach additional pages if necessary):

Ensure all wells and septic are on their own parcel.

By: Kuljeet Mundi Date: November 7, 2025

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Colusa County Planning Commission will hold a Public Hearing on November 5, 2025, at 9:00 a.m. in the Board Chambers, 546 Jay Street, Suite 108, Colusa, CA, to consider the following:

Voelz Tentative Parcel Map (TPM) #PD-25-16: A request to divide a 278.16-acre property into three parcels: Parcel A (69.379 acres), Parcel B (90.582 acres), and Parcel C (57.732 acres). The property is zoned Exclusive Agriculture (E-A; 40-acre minimum) and is located on the north side of Yolo County Line Road, about three miles east of Interstate 5 and directly east of 7833 County Line Road, south of Arbuckle (APN 022-200-047). The map reflects existing planted fields, which will remain unchanged.

Pursuant to the California Environmental Quality Act (CEQA), the project is exempt from review under Section 15061(b)(3), the “Common Sense” exemption, as it can be seen with certainty that the parcel division will not result in a significant environmental effect or change in existing agricultural use.

Evans Tentative Parcel Map (TPM) and Variance #PD-25-10: A request to divide a 29.66-acre property into three parcels: Parcel 1 (10.0 acres), Parcel 2 (10.0 acres), and Parcel 3 (9.66 acres) and a Variance to allow Parcel 3 to be less than the 10-acre minimum requirement. The property is zoned Upland Transition (U-T) and is located between Lodoga Stonyford Road and Leesville Lodoga Road in the town of Stonyford (APN 010-300-007).

Pursuant to CEQA, the project is exempt from review under Sections 15060(c)(2) and 15061(b)(3), the “Common Sense” exemption, as it can be seen with certainty that the parcel division will not result in a direct, indirect, or significant effect on the environment.

All documentation is available for review in accordance with Agenda scheduling deadlines at the Office of the Clerk of the Board. If you have questions, concerns or comments regarding this matter please contact Ciara Fisher and Mark Tomey at 1213 Market Street, Colusa, CA (530)458-0480, or by e-mail at cfisher@countyofcolusaca.gov and mtomey@countyofcolusaca.gov. All persons are invited to attend and to be heard.

Dated: October 17, 2025

ORIGINAL SIGNED
Patricia Rodriguez, Deputy Clerk II

10/24/2025 · CCPR