

PLANNING COMMISSION RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLUSA  
RECOMMENDING APPROVAL OF THE RIVERBEND DEVELOPMENT  
SUBDIVISION MAP 01-09 TO SUBDIVIDE 84.7 ACRES LOCATED ON THE  
NORTHEAST CORNER OF CITY**

**WHEREAS**, an application has been received from Colusa Riverbend Estates, LP for a proposed subdivision of land (APNs 002-270-002, -003, -004, -005, -006, -007, -008) into 271 lots for single-family homes with public streets and alleys, two lots for multi-family parcels, and 3 other parcels for landscaped and public facilities, including open space, parks, utility and drainage basin facilities, together with a General Development Plan and Development Standards (the "Project"); and

**WHEREAS**, the City of Colusa Subdivision Ordinance requires that the City Council review a tentative map when a proposed subdivision contains four or more lots and that certain findings must be made by the City Council when approving a subdivision. The Council's action should include consideration of the recommendations of the Planning Commission and testimony from the public on the proposed subdivision; and,

**WHEREAS**, the Planning Commission held noticed public hearings on the Riverbend Estates Project Tentative Map on November 16, 2011 and \_\_\_\_\_ for the purpose of receiving oral testimony. After the public hearings, the Planning Commission considered all public comments received and all pertinent documents regarding the proposed Riverbend Estates Project Vesting Tentative Subdivision Map before forwarding on \_\_\_\_\_, 2011 its recommendation to the City Council that the subdivision be granted; and,

**WHEREAS**, the Project site generally is located in the northeast corner of the City of Colusa, along the border of the Sacramento River levee. Unincorporated lands of Colusa County border the Project to the east, north on the other side of the river, and to the south; and

**WHEREAS**, a staff report was submitted to the Planning Commission recommending that the Planning Commission consider the Vesting Tentative Map subject to the findings and conditions contained herein; and

**WHEREAS**, following public notices given in the form, manner and times prescribed by law, the City Council has conducted a public hearings on the Riverbend Estates Project Tentative Subdivision Map presented as part of the Riverbend Estates Project, and during the course of said public hearing has received and considered all public testimony, staff and consultants' reports, correspondence, and other information provided; and,

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Colusa recommends the City Council approve Vesting Tentative Map TM 01-09 (**Exhibit A**), based upon the facts and findings as set forth below, and subject to the Conditions of Approval (**Exhibit B**) attached hereto and incorporated herein by reference:

1. The proposed subdivision, together with its provisions for its design and improvements, is consistent with the City of Colusa General Plan (“General Plan”). The Project is specifically referenced within the City of Colusa General Plan to subdivide and develop as a Planned Development, with development standards, design guidelines and an implementation program for development.
2. The proposed subdivision, together for its design and improvements, will not be detrimental to the public health or safety or welfare, in that adequate public facilities exist or will be installed, including roads, sidewalks, water, sewer, storm drains and other infrastructure.
3. Consistent with the General Plan, and the Riverbend General Development Plan, there are 265 single-family lots proposed on 66.37 acres of the site that is designated by the General Plan as Low Density Residential, resulting in a density of 3.99 units per acre. Six additional single-family lots and 105 multi-family units are proposed on approximately 9.18 acres of the site that is designated by the General Plan as Medium Density Residential, resulting in a density that is 12.09 total units per acre. The corresponding densities respective to the LDR and MDR districts are consistent with the “gross density” ranges established by the Colusa General Plan.
4. Further consistent with the General Plan, based upon the adopted standards of the *City of Colusa Parks and Recreation Master Plan*, the park and open space areas identified in the Vesting Tentative Subdivision Map exceed the City’s standards. Based on these estimates, the park and open space requirements for this Project are 5.32 acres of park land and 2.66 acres of open space.
5. The Property is physically suitable for the proposed type of development. The proposed subdivision of land provides for a mix of land uses that is suitable for the Property and consistent with the constraints and opportunities of the site. The subdivision is designed to include 271 single-family homes configured in a clustered development pattern that mimics the City’s traditional city blocks. These homes will be accessible by roads, many of which follow existing formal circulation patterns of the City and are narrowed to the extent possible to allow for emergency access, but also to reduce impacts on the environment. The proposed number of residential lots is consistent with the density allowed within the underlying land use designation and a substantial amount of natural open space is retained as part of the plan.
6. The Property is physically suitable for the proposed density of development. Approximately 9.15 acres of the Property will be retained as open space, and also 12.8 acres of Parkland will be provided, and this is a considerable amount of open space.
7. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The Project was part of the comprehensive MEIR, including this proposed Tentative Map. The City Council found that the MEIR was prepared in compliance with the California Environmental Quality Act (CEQA), including the state and local

environmental guidelines, and found that the MEIR adequately addressed the environmental impacts of the Project through reasonable mitigation measures. Additionally, a Mitigated Negative Declaration was prepared for this Project, and the Mitigated Negative Declaration adequately addressed the impacts through reasonable mitigation measures.

8. The design of the subdivision and the type of improvements is not likely to cause public health problems.
9. The proposed subdivision, together with the provisions for its design and improvement is consistent with the Subdivision Map Act, the City of Colusa General Plan, as well as the standards, rules and regulations of the City's Zoning Code and Municipal Code.
10. The proposed subdivision, as conditioned, is compatible with adjacent land uses, including residential uses and agricultural uses, and Colusa County service officers, maintenance yards, and proposed transitional housing complex and senior apartment complex.
11. Tentative Map 01-09 is consistent with the Planned Development (P-D) zoning for the property to be approved by the Council. Future development of the Property will be consistent with the land use and property development standards contained in the City's Zoning Code and the General Plan, which were established by the City to ensure protection of the public health.

EXHIBIT A – Vesting Tentative Map (May 2011)

EXHIBIT B – Conditions of Approval

Passed and adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2011 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

By: \_\_\_\_\_  
Chair

Attest:

\_\_\_\_\_  
Bryan Stice, Commission Secretary

